



DDA ACTION SUMMARY SHEET

MEETING DATE: September 15, 2026

TOPIC Budget Adjustment – Lumber Yard

Background

In 2024, the Lake Orion Downtown Development Authority, in partnership with the Village of Lake Orion, was awarded **\$595,823 through Oakland County's Placemaking and Public Spaces Program** for the Lumber Yard at Paint Creek project. The grant is supported with federal **American Rescue Plan Act (ARPA)** funds and was incorporated into an approved overall project development budget of **\$1,909,806**, including approximately \$1.314 million in identified local funding.

The grant was awarded to support the DDA's redevelopment of the historic Lumber Yard property into a permanent downtown public gathering and placemaking destination. The project includes the adaptive reuse of historic structures for an event and market venue, vendor and entrepreneurial spaces, trailhead amenities, public restrooms, pedestrian improvements, utilities and supporting infrastructure, public art, seating and other improvements intended to connect the Paint Creek Trail with Downtown Lake Orion and create a flexible community gathering space.

The grant agreement requires the DDA to document both County grant expenditures and the local investment supporting the project and to provide periodic status reports describing project progress, expenditures, challenges, upcoming work and photographic documentation. The grant performance period concludes **September 30, 2026**.

Staff has completed a comprehensive reconciliation of project expenditures and the required quarterly reporting. **Status Reports 1 through 8**, together with the associated expenditure schedules and project progress/photo documentation, provide the complete reporting record for the grant period.

As part of the final reconciliation, eligible project expenditures have been allocated between County grant funds and DDA/local project funds consistent with the approved project and grant requirements. The reconciliation accounts for the **entire \$595,823 Oakland County grant award**, resulting in a **\$0 remaining grant balance**. The final expenditure was accounted for prior to the September 30, 2026 performance deadline.

Board acceptance of the completed reporting and expenditure reconciliation will allow staff to submit the final grant documentation to Oakland County and complete any remaining administrative, financial or accounting actions required for formal grant closeout. Because County review may result in requests for minor classifications, supporting documentation, accounting entries or other administrative

corrections, authorization is also requested for the Executive Director to make any non-material adjustments necessary to reconcile the DDA's records with the final County-approved grant accounting, provided that such adjustments do not increase the grant award, create a new DDA financial obligation, or materially alter the Board-approved project budget.

Recommended Motion

Motion to accept and approve Oakland County Placemaking and Public Spaces Program Status Reports 1 through 8 and the accompanying expenditure reconciliation for the Lumber Yard at Paint Creek project; to acknowledge that the DDA has accounted for the full \$595,823 grant award through eligible project expenditures incurred within the grant performance period; and to authorize the Executive Director to submit all final reports, expenditure schedules, certifications, supporting documentation and other materials necessary to complete grant closeout with Oakland County.

Further, to authorize the Executive Director to make such administrative, accounting, funding-source allocation, classification and reconciliation entries as may be necessary or requested by Oakland County to document the proper use and final disposition of the grant funds and close the associated grant accounts, provided that such actions do not increase the grant award, materially increase the DDA's approved project budget, or create a new financial obligation requiring Board approval.