



DDA ACTION SUMMARY SHEET

MEETING DATE: September 15, 2026

TOPIC PUD Development Agreement – Lumber Yard

Requested action

It is recommend that the Board adopt the Director's draft Planned Unit Development (PUD) Agreement for the Lumber Yard at Paint Creek, authorize the Director to incorporate all edits and revisions recommended directly by the Village Attorney, and authorize execution of the resulting agreement on behalf of the DDA following Village approval. The draft agreement is included with the agenda materials for the Board's review.

Purpose and principal terms

The agreement establishes the land-use framework for redevelopment of the approximately 4.19-acre property at 215 South Broadway Street. It incorporates the approved PEA Group final site plans and permits an integrated mix of adaptive reuse, commercial space, public gathering and event areas, market activity, trail amenities, parking, utilities, landscaping and future buildings. Its central purpose is to preserve the approved development concept while allowing construction and operation to proceed in practical phases as funding, tenants and final designs are available.

The draft treats the site as one coordinated campus. Parking, circulation, utilities, stormwater facilities, pedestrian connections and other shared improvements may serve multiple buildings and future parcels. It also permits separate development parcels, leases or transfers, including to a DDA-affiliated nonprofit, while keeping the applicable rights and responsibilities tied to the property. Future building locations and uses are established at the PUD level without requiring every future building to be constructed now.

The agreement distinguishes site and land-use approval from construction approvals. Building-specific engineering, fire suppression, emergency access, accessibility and life-safety details are reviewed under applicable law when each phase or building seeks permits or occupancy. It authorizes ordinary markets, events and programming as part of the development, while preserving independently required licenses and permits, including those for alcohol, food service and regulated temporary structures. Routine adjustments may be handled administratively; a change that materially alters the overall development concept requires a formal PUD amendment.

The draft also addresses infrastructure phasing, interim site conditions, ownership transfers, shared-facility obligations, notice and cure of defaults, and recording so that the agreement gives notice to future owners. Adoption by the DDA Board would establish the DDA's position on the attached draft; the agreement becomes effective only upon approval and execution by both parties.

RECOMMENDED MOTION

I move that the Lake Orion Downtown Development Authority Board adopt the draft Planned Unit Development Agreement for the Lumber Yard at Paint Creek, as prepared by the Executive Director and included in the Board agenda packet; authorize the Executive Director to complete and incorporate all necessary edits and revisions recommended directly by the Village Attorney; and authorize the Executive Director to execute and deliver the final agreement on behalf of the Authority following Village approval, together with any related exhibits and documents reasonably necessary to implement and record the agreement.