

Lumber Yard at Paint Creek

OAKLAND COUNTY PLACEMAKING AND PUBLIC SPACES PROGRAM

STATUS REPORT NO. 1

Reporting Period: August 28, 2024 - December 31, 2024

Application Number	MSPM2406 - Lake Orion
County Grant Award	\$595,823.00
Approved Development Cost	\$1,909,806.00
County Expenditures This Period	\$15,595.00
Local / DDA Expenditures This Period	\$68,559.07
Total Project Expenditures This Period	\$84,154.07

Report Purpose

This Status Report documents project expenditures and implementation activity during the first reporting period under the Interlocal Agreement. The detailed expenditure schedule is provided as Attachment A and is organized using the Project Budget line items required by Oakland County.

Project Status Narrative

During the initial reporting period, the DDA advanced the Lumber Yard at Paint Creek from early site preparation into active project implementation. Work during this period concentrated on cleanup and site control, salvage and preservation activity, demolition and construction support, engineering and professional services, environmental due-care work, and preparation for the larger restoration and public-space improvements contemplated by the approved project.

Project expenditures reflect continued physical cleanup and stabilization of the site. Costs included roll-off dumpsters, equipment and truck rental, Lumber Yard supplies, contractor work, and salvage activity. The DDA also incurred engineering and field-service costs associated with planning and implementation, together with title and other professional services necessary to advance the site and its redevelopment.

Environmental conditions were addressed as part of the redevelopment process. The reporting period includes expenditures for a hazardous-material due-care plan, environmental engineering/planning, and hazardous-waste disposal. These activities allowed the DDA to continue cleanup and redevelopment while addressing site conditions in an organized manner consistent with the overall project plan.

Oakland County grant proceeds were used during this period for project salvage work and grant-related photographic documentation. The DDA simultaneously invested substantial local/bond funds in the project. For this reporting period, County-funded expenditures totaled \$15,595.00 and local/DDA expenditures totaled \$68,559.07, for total reported project expenditures of \$84,154.07.

Obstacles / Setbacks and Response

The principal implementation issues reflected in the expenditures for this period involved site cleanup, environmental due-care requirements, hazardous-material disposal, and the professional/engineering work necessary to prepare the property for subsequent restoration and public-space construction. The DDA addressed these matters directly through contracted services, disposal work, field and office engineering, and continued site preparation. No change to the overall public-space objective is reflected in the reporting-period records.

Next Steps

Following this initial reporting period, the project was positioned to continue demolition and debris removal, structural stabilization and restoration, engineering and site-plan development, and preparation of the historic structures and site for the trailhead, market/event, accessibility, utility, and other public-space improvements included in the approved project.

Expenditure Summary by Project Budget Line Item

Project Budget Line Item	Reported Amount
General Conditions	\$46,753.64
Site Improvements	\$1,922.00
Carpentry	\$461.53
Architectural & Engineering	\$14,635.90
Other Professional Fees	\$7,499.00
Other Environmental Mitigation	\$12,882.00
TOTAL	\$84,154.07

Attachment A - Detailed Expenditure Schedule

The accompanying Excel schedule identifies each expenditure by date, amount, approved Project Budget line item, purpose/description, paid invoice reference, and funding source.

Supporting Payment Documentation

Attach the applicable paid invoices, GL/payment-transfer records, or other payment documentation using the Paid Invoice Reference shown in Attachment A so the County can readily associate the supporting record with the reported expenditure. Representative reporting-period site photographs should also be included with the submission.