

EXECUTIVE DIRECTOR REPORT

Matthew Gibb – Executive Director

August 20, 2024



I. NEWS AND UPDATES

OFFICE – In preparation for hosting our DDA family in celebration of our 17th consecutive Main Street Accreditation, we rebuilt the rotted and collapsing fencing between our property and the Little Ceasars. We also rebuilt the stairs on the front porch from reclaimed supplies out of the Lumber Yard. The rear roof and gutters were cleaned, and we had a mold test done from the dampness in the old basement. This was done by the Exec Dir and Daniel.

SERVICE AGREEMENT – The Village Manager has provided an outline of potential service charges and the transfer of other costs to the DDA. We are analyzing that information, pulling details of the prior expenses and how they were paid, and attempting to calculate forecasted expenses. One of the difficult areas is trying to model previous years expenses in areas like DTE and Consumers. Previous to this leadership, the Village paid utility expenses out of our budget, but as part of their administration of the TIF. When we were hired, they transferred the review and payment of utilities to our review, BUT, there are no historic expense records to build a comparison or trend. This is true for several line items, so we are building it from other details. The whole matter is requested to be referred to the Budget Task force.

BANNERS. We partnered with the Township to “borrow” time and a bucket truck and got all the banners hung along M24.

GREASE TRAPS. We partnered with the new Chief of Police to forego ordinance tickets mailed to the grease trap haulers, allowing our office to inform the property owners (Sagebrush and Johnny Blacks) of the issues and begin a final resolution effort.

44 E Flint St. We provided in person support of the project at this vacant lot in downtown. Our support includes the shared opportunity of a dumpster solution for the east side of downtown. The project is moving forward towards initial construction.

Flint Street Alley. We pulled down the signs on either end o the Alley and in partnership with the Art Center are having the lettering repainted prior to Dragon on the Lake.

Façade Grant Program. We began distributing the new facade grant materials and have several businesses interested and applying for possible support to update their image and façade.

Flowers. We need help now that Daniel has gone back to College.

II. TO DO'S AND MORE

On tonight's agenda is a snapshot of the larger policy work being done, including a new FOIA policy, Budget Task Force, sourcing for Lumber Yard, and budgetary process.

III. LUMBER YARD

The project is moving forward despite a myriad of community "spys" who seem bent on bringing the whole thing down. We won't let that happen.... Of significant note, the following work being conducted is:

- a. We have meetings upcoming with three well qualified builders specializing in historic preservation and public spaces. These firms are coming to provide insight as to what exactly we can pull off, the process to bring in a firm, how to approach re-construction, and other aspects of design service.
- b. The roof for what we are saving is shot, and badly rotting. We have had four firms in to possibly quote, and all have declined. We have three other firms working towards a decision and interest, and two of the historic preservation builders coming in also have roofing expertise.
- c. We have had not less than 120 people through the site by guided tour in the past three weeks. This has been informative but has also caused the false gossip. We are about to call all further access done, and let the public know they missed their chance.
- d. We have submitted for a demo and debris removal permit.
- e. We have obtained quotes on alta and conditions based survey work.
- f. The environmental firm AKT has provided budget for the initial due care plans for demo and the broader full site assessment.
- g. We have four private firms doing diligence on possible PPP development concepts.
- h. The owner of Leo's has agreed to participate in the redesign of access and parking.

IV. MAIN STREET COMMITTEE WORK / POWER HOUR

The initial schedule for Power Hour, and business supported topics will be rolled out by September.

Respectfully Submitted,
Matthew Gibb
gibb@downtownlakeorion.org
(248) 464-0307