



## LUMBER YARD at PAINT CREEK

### **PROGRESS REPORT**

#### **PHASE 2 – RESTORATION**

### Report to the Board

For the Period 8/15/25 – 9/15/25

September 16, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project is nearing the end of the initial repair and re-roofing of the structures subject to adaptive reuse and preservation. This includes the main barn which has undergone extensive repair, and remains in need of footing repair on the east and west walls. This report outlines what has been done in the immediately prior work period and concludes with next steps.

#### **MAIN OFFICE BUILDING**

The re-roofing of the main office building is complete, except for the rear gutter system. This was paused as the intended tenant/owner of the structure upon completion, Tringali's Bakery, requires a small addition on the rear to accommodate health department related equipment and wash sinks. We are in the process of that design criteria and will be attempting to move forward under our current zoning compliance permit with the Village.

- NEXT STEPS:
- Complete the design drawings for the rear addition
  - Permit and re-install electrical service
  - Confirm and cap gas service
  - Complete a final Letter of Intent with Tringali's



Roof Coping and Cap (finished 9.10.25)



Area for Addition

### **NORTH WALL OF MAIN BARN**

The north annex of the main barn is roughed/completed on the interior, and the exposed and unsafe floor is repaired using source material from the main barn. The footings were repaired (as reported in a prior month), and now the north wall and openings have been structurally repaired and the openings closed by the rebuilding of the doors, again incorporating both historic design and a mix of materials from the site.

#### **NEXT STEPS**

Secure drawings and permit for electrical (inter/exterior)

Craft the Vendor Plan and Contract Structure for Market Space

Select Lighting / Fixtures



Structurally Rebuilt North Wall and Doors



## **NORTH DECK.**

It was determined during field inspections by the building official and the contractor that additional footing support is needed to handle the load from the new roofing, as well as, the access to the structure. The Village has confirmed that our existing zoning compliance permit allows us to construct the deck, adjacent to the north face of the annex.

Three quotes were obtained on labor for the install of the deck, and three material quotes likewise obtained. The total cost was presented to the Board who voted by motion to secure installation by change order from Mickey's Construction at a cost not to exceed \$24,900, with this office securing materials in accord with our procurement policy for the lumber yard project.



## **FOUNDATION REPAIR**

The Board reviewed the status of Architectural services as affirmed in cost and quote by the Director. A decision was made to contract for as built drawings and initial design services for the main barn from Davis & Davis at an initial cost not to exceed \$25,000. These as built drawings will fulfil the open permit(s) through the Township for re-roofing and structural/foundation repairs as need to secure the buildings.

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|------------|---|
| NEXT STEPS | inspect and pour the repaired footings on the East and West walls |
|            | Coordinate field inspection to obtain sealed as built drawings    |
|            | Start the design and architectural for the interior market build  |



Footing repairs ongoing. The West and East Walls are intended to be rebuilt with original materials but to have glass panels for light and structure.



## **STORAGE**

The Village Manager has restricted the DDA's long use of the basement of the Village Hall for storing Christmas and holiday lighting materials. That, combined with the denial of use of tools and other equipment of the DPW for maintenance purposes, has caused the DDA a need to find storage solutions and to build out a DPW style yard area. On a temporary basis that is at the Lumber Yard. We have secured two shipping containers, which will be repurposed for the LY as part of the long term maintenance and activity at the market area.



## **NEXT STEPS**

### **SITE DEVELOPMENT**

1. Apply for PUD Eligibility
2. Complete Site Engineering and Plan
3. Secure MDOT/DTE approvals for site work
4. Renew SEC permit

### **USE DEVELOPMENT**

1. Finish LOI documentation for proposed uses of bakery, florist, creamery and bike shop
2. Build non-profit package and vendor market contract and offering package
3. Build sponsorship pre-listings
4. Secure design assistance on public areas
5. Build native plantings list and rain garden concepts