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## DDA ACTION SUMMARY SHEET

**MEETING DATE:** September 16 2025

**TOPIC** Lumber Yard at Paint Creek Public Market – Non Profit

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### BACKGROUND BRIEF:

As we transition into the design and schedule for opening and use of the public space and barns at the Lumber Yard Project, the concept of how the DDA would like to operate and sustain the public market needs clarity and direction. The Board has previously authorized the exploration of the use of a non-profit structure to be the management and operational arm of the DDA for the project, allowing the entire public space to be a subsidiary of the DDA, but not tied to the historical discourse of being bound to the revenue and budget constraints of the TIF.

At this Board Meeting, the Director will walk you through the structure of what the diligence into this question could look like, and how the entity would be formed, leadership populated, and funded.

To get the board ready for a good discussion, and a directional initial recommendation by motion, the following documents are attached (and in order in your packet):

1. An article highlighting the benefits of building and maintaining a public market of the type we have been constructing. This showcases the success of the Flint Market, which is a good example of the walkable, vendor based, market we are driving towards.
2. A comparison sheet walking through the differing types of entity structures, and how they impact Board composition, management decisions and pro/cons. (I will try and get everyone a larger sheet prior to the meeting.)
3. SAMPLE - An initial EXAMPLE packet of By-Laws, applications, member handbook, vendor selection criteria and additional materials that will be part of our operational launch of the market. This is only the initial DRAFT packet, there would be much more.

This packet is an example. While it is the Director's preferred form, the Board needs to walk through this concept thoroughly and decide on the structure that best fits the long term sustainability of the market concept.

**FINANCIAL IMPACT:**

None, at this time.

**RECOMMENDED MOTION:**

Move to direct the filing of Articles of Incorporation (Formation) for an entity to be named "Lumber Yard at Paint Creek Public Market" and the cause the entity to be formed as

Choose one:

\_\_\_\_\_ A Directorship based Michigan non-profit corporation

\_\_\_\_\_ A Membership based Michigan non-profit corporation