



## MINUTES

### JOINT INFORMATIONAL MEETING OF THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD/VILLAGE COUNCIL

Monday, December 08, 2025

5:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

**1. Call to Order**

The December 8, 2025, Village Council Regular Meeting was called to order at 5:32 PM by President Rutt.

**2. Roll Call and Determination of Quorum**

VILLAGE COUNCIL PRESENT

President Teresa Rutt

President Pro Tem Stan Ford

Council Member George Dandalides

Council Member Alex Comparoni Jr

Council Member Eric Papacek

VILLAGE COUNCIL ABSENT

Council Member Nancy Moshier

Council Member Michael Lamb

STAFF PRESENT

Village Manager Darwin McClary

Clerk/Treasurer Sonja Stout

DDA Executive Director Matthew Gibb

Police Chief Mark Amundson

DDA BOARD MEMBERS PRESENT

Secretary Hank Lorant

Board Member Alaina Campbell (arrived 5:35 PM)

Board Member Chris Barnett

President Teresa Rutt

DDA BOARD MEMBERS ABSENT

Chairperson Debbie Burgess

Vice Chairperson Sam Caruso

Board Member Lloyd Coe  
Treasurer Matt Shell  
Board Member Sally Medina

**MOTION** made by President Rutt, Seconded by Council Member Comparoni, Jr to excuse Council Member Lamb and Council Member Moshier from the December 8, 2025 Special Meeting.

**VOTING YEA:** Rutt, Ford, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** None

**ABSENT:** Moshier, Lamb

**MOTION:** Carried

### 3. Approval of Agenda

**MOTION** made by President Rutt, Seconded by Council Member Dandalides to approve the December 8, 2025, Special Meeting agenda as presented.

**VOTING YEA:** Rutt, Ford, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** None

**ABSENT:** Moshier, Lamb

**MOTION:** Carried

### 4. Call to the Public

None.

### 5. Reports, Resolutions and Recommendations

#### A. 2025 DDA Informational Meeting - Presentation of Annual Report

Executive Director Gibb provided an overview of state requirements for informational meetings, noting the obligation to host two meetings per year and adhere to proper public noticing guidelines. He also reviewed the role of the Board of Directors and delivered a brief summary of the TIF Plan.

Gibb outlined the 2025 priorities and focus areas, which include the Lumberyard project as a key gateway initiative, continued streetscape repair and maintenance, temporary parking maintenance solutions, support for economic growth and new businesses, implementation of the Village Capital Improvement Plan, and seasonal beautification efforts.

A comprehensive budget review was presented, covering revenues, expenditures, and the fund balance for fiscal year 2024–2025, along with projected figures for 2025–2026. He also reviewed the DDA Capital Improvement Plan and the updated 2025–2026 Strategic Action Plan, as well as the current list of contracts and vendors.

Key project priorities for 2025 include advancement of the Lumberyard at Paint Creek, ongoing maintenance activities, and reinvestment within the district—highlighted by the continued success of the façade grant program. Economic conditions in the district remain strong, with only one vacancy reported. Gibb also introduced the new “Downtown LODown,” a monthly business roundtable initiative emphasizing community engagement and volunteerism.

He presented communications and engagement metrics, noting increased online activity and growing volunteer participation in DDA events. Additionally, he reviewed DDA-led and sponsored events for 2025, as well as events supported by the organization.

Looking ahead to 2026, planned areas of focus include enhancing the façade grant program, progressing the Lumberyard project at the Paint Creek Public Market, improving streetscape electrical systems, addressing dumpster and trash enclosure areas, and further coordinating with the Village Capital Improvement Plan.

No action was required by the Village Council or the DDA.

Chris Barnett, Orion Township Supervisor, addressed the group regarding an email he received concerning the new TIF plan requirements. He noted that if the Lake Orion Downtown Development Authority were to amend its current TIF plan, it would be required to comply with the updated regulations. Barnett expressed concern that, under the new TIF scoring structure, the Lake Orion DDA may face challenges in achieving high scores.

## 6. Adjournment

**MOTION** made by President Rutt, Seconded by Council Member Dandalides to adjourn the December 8, 2025, Special Meeting.

**VOTING YEA:** Rutt, Ford, Dandalides, Comparoni Jr, Papacek

**VOTING NAY:** None

**ABSENT:** Moshier, Lamb

**MOTION:** Carried

The December 8, 2025, Village Council Special Meeting adjourned at 6:23 PM.

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Teresa Rutt  
President

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Sonja Stout  
Clerk/Treasurer

Date Approved: as presented on January 12, 2026