



**Lathrup Village**

**Downtown Development Authority**

**Fiscal Year 2026/2027 Budget**





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## Mission

The Lathrup Village Downtown Development Authority's mission is to undertake public improvements that have the greatest impact to strengthen the downtown area and attract new investments. To serve this mission, the DDA is dedicated to combining public and private resources for the physical and economic development of properties located within the district borders.

## Board of Directors

Lisa Burr

Dr. Patricia Felton

Jim Fitryzk

Kelly Garrett, Alternate

Alex Green IV

Mike Greene, City Administrator

Charlotte Jones

Bruce Kantor, Mayor

Pam Shermeyer

Tracey Williams

## Staff

Austin Colson, DDA Director

Thomas Kennedy, DDA Intern

Steve Colliau, Code Enforcement

Michelle Townsend, Treasurer

## Historical Snapshot

Over the years, the DDA has supported a variety of initiatives, including hosting events and implementing business assistance programs such as façade and sign grants, as well as streetscape improvements. These efforts reflect the DDA's commitment to fostering a business-friendly environment and enhancing the commercial corridor as a recognizable and desirable destination. While the DDA intends to continue and expand these initiatives, the challenges presented by the pandemic prompted a reassessment of how best to support the business community. The 2025 DDA Annual Report highlights the activities and accomplishments achieved over the past year.

Southfield Road serves as the City's primary commercial corridor; however, its current design presents several challenges to creating a thriving business district. These include a wide public right-of-way, limited curbing and pedestrian crossings, high travel speeds, and an outdated stormwater ditch system.

The Road Commission for Oakland County (RCOC) has been working for several years with Lathrup Village, Southfield, and Beverly Hills to develop a preferred design for the corridor's reconstruction. While the project is progressing slowly, it continues to move through the required state and federal approval processes.

The City, DDA, and RCOC continue to pursue federal grant funding to support this project. Although a previous application submitted in 2024 was not selected, additional funding opportunities are being actively pursued. These efforts emphasize the project's importance in improving safety and supporting the long-term vitality of the DDA district. The corridor reconstruction concept is also a key focus of discussion as part of the ongoing update to the City's Comprehensive Plan.

Over the past three years, the Road Commission for Oakland County (RCOC) has completed resurfacing of Southfield Road and the I-696 service drives, along with drainage improvements between 11 Mile and 12 Mile Roads. The DDA has submitted a grant application to fund roadway and pedestrian safety improvements along 11 Mile Road between Lathrup Boulevard and Southfield Road.

The DDA has made significant investments in infrastructure improvements throughout the district, with a strong focus on streetscaping and accessibility. A key component of this effort was the implementation of a 5-year Alleyway Improvement Program, coordinated with the City's capital improvement efforts. This program resulted in the replacement of three alleys and 15 approaches, with the majority of work completed by summer 2025—representing a substantial direct investment of DDA funds into district infrastructure.

In addition, the DDA has supported pedestrian safety enhancements, including the installation of three High-Intensity Activated Crosswalk (HAWK) signals, all of which are expected to be fully operational by the end of 2026.

## **Planned Activities: 2026/2027**

### *Business Development*

Lathrup Village is experiencing a period of active business development, driven by strategic efforts to revitalize the commercial district and strengthen community engagement. The DDA continues to lead key initiatives focused on infrastructure improvements and business support, including alleyway upgrades to enhance access and aesthetics, façade and sign grant programs to support property and business owners, and the installation of three High-Intensity Activated Crosswalk (HAWK) signals to improve pedestrian safety and walkability. While disbursement of grant funding has slowed, staff remain committed to relaunching these programs and deploying resources to eligible applicants.

The DDA's support extends beyond financial assistance, with a continued emphasis on providing access to digital marketing tools, virtual events, and training opportunities. In partnership with the cities of Oak Park and Southfield, the DDA has helped develop a series of free educational programs for local businesses, supported by Main Street Oakland County and the Southfield Area Chamber of Commerce. Additional efforts underway include the revitalization of district marketing initiatives such as business feature campaigns, promotional videos, and the reestablishment of a quarterly e-newsletter tailored to the business community.

The DDA's partnership with Oakland Thrive continues to expand, with a growing number of local businesses engaging with the nonprofit to access no-cost business support services. This increased presence has brought additional workshops, technical assistance, and one-on-one support opportunities directly to Lathrup Village, further strengthening the local business ecosystem.

### *Streetscaping and Beautification*

In recent years, the DDA budget has included funding for façade improvement and sign grant programs. While the sign grant program has maintained steady participation, interest in the façade improvement program—expanded to include site beautification elements such as landscaping and parking lot enhancements—has declined following recent guideline revisions. To address this, staff are currently developing updated program guidelines that will streamline the application process and provide greater transparency for businesses and the public. These improvements are intended to support a successful relaunch of both programs in 2025 and encourage broader participation.

Enhancing the curb appeal of the Southfield Road corridor remains a top priority for the DDA. In prior years, uncertainty surrounding the timing of the anticipated roadway reconstruction limited private investment and long-term planning. Over the past three years, however, the DDA has made meaningful progress in beautification and streetscape improvements. These efforts include the installation of street banners, seasonal plantings, and decorative planters, as well as increased corridor clean-up activities. Targeted enhancements at key entry points, including gateway landscaping and improvements near the City Hall campus, have further strengthened the corridor's visual identity.

Significant investments have also been made in infrastructure to improve accessibility and functionality. Through programs such as the Sidewalk Replacement Program and the Alleyway & Approach Program, the DDA has supported tangible upgrades throughout the district, reinforcing its commitment to long-term corridor improvement.

### *Events*

DDA-sponsored events include the annual Southfield Corridor Cleanup, Juneteenth Celebration, Winter Festival, and Lathrup Village Music Festival. These events are closely coordinated with the City and the Parks & Recreation Committee to ensure cohesive programming and strong community engagement.

Opportunities to further expand the DDA's presence and visibility at these events will continue to be explored. Collaboration with the Lathrup Village Chamber of Commerce has been strong in its first year, and staff look forward to identifying additional opportunities to partner on enhanced programming that strengthens connections between the DDA business community and City residents.

The DDA's partnership with the nonprofit Oakland Thrive, which provides business support services to businesses within the district, has continued to strengthen. This collaboration has resulted in an increased number of workshops and training opportunities being hosted in Lathrup Village, providing valuable resources to local entrepreneurs and business owners.

### *Training & Strategic Planning*

It is essential that staff remain well-trained and up to date on best practices, and equally important that Board members have access to training opportunities and are encouraged to take advantage of them.

The Board of Directors recently participated in strategic planning efforts led by the City's planning consultant, Giffels Webster, including a dedicated workshop with the DDA to develop work plans for the coming year. These work plans will serve as a foundation to guide DDA activities over the next several years.

All Board members have been provided with annual memberships to the Michigan Association of Planning (MAP), which offer access to in-person, online, and self-guided training opportunities. In addition, Board members will be encouraged to attend the National Main Street Conference to further expand their knowledge and exposure to best practices in downtown development.

### *Joint Meetings*

The DDA Board of Directors will continue to participate in joint meetings with the City Council and Planning Commission to ensure consistent communication and collaboration on planning projects, zoning ordinance amendments, and related initiatives. The most recent joint meeting was held in October 2025 as part of the kickoff for the City's Comprehensive Plan update. During this meeting, the City's planning consultant facilitated a workshop that included a SWOT analysis to identify the perceived strengths, weaknesses, opportunities, and threats within the City's commercial and residential districts.

### *Future Development*

Renewed interest for redevelopment in Lathrup Village continues to build, with a growing number of commercial projects underway. As of April 2026, the City is working with a consultant to explore opportunities to introduce small-scale production and maker spaces within the commercial corridors as a strategy to activate vacant retail and office space. Additive manufacturing has been identified as a potential strong fit for the community.

As part of this effort, the City's cohort team is participating in the Recast Leaders program, a 10-month initiative led by Ilana Preuss of Recast City and supported by the Michigan Municipal League and funded by the Ralph C. Wilson Jr. Foundation. Through this program, staff are identifying opportunities and implementing strategies to support entrepreneurs, activate underutilized spaces, and strengthen the local business ecosystem. The overarching goal is to create a pathway for entrepreneurs and "side hustlers" to transition into brick-and-mortar businesses and contribute to a more vibrant local economy.

Many of these projects include significant physical improvements that will enhance both the appearance and functionality of commercial properties, strengthening overall corridor appeal and supporting DDA revenue growth.

Several aging plazas are experiencing renewed investment, with façade improvements enhancing the appearance and functionality of key commercial areas. Most notably, the long-vacant historic school building is advancing toward redevelopment. The site plan, originally approved in April 2025, received a 12-month extension to allow the developer to secure gap financing from the Michigan State Housing Development Authority (MSHDA). The project includes approximately 140 residential units within the DDA district, along with the incorporation of public meeting and co-working space within the

1920s-era structure—representing a significant milestone in the City’s continued growth by bringing more housing units into our DDA district and community.

### *Main Street Oakland County*

Lathrup Village is proud to be part of the Main Street America network through its partnership with Main Street Oakland County (MSOC). The DDA adopted the Main Street Four-Point Approach in 2013 and is currently recognized by Oakland County as a Partner Level community, formerly known as Associate Level. Through MSOC, Lathrup Village has access to valuable training, technical assistance, and revitalization tools that support continued progress in the downtown corridor. At the national level, Lathrup Village has also received Main Street America Affiliate recognition through the MSOC program. As the DDA continues to grow its volunteer network and strengthen community engagement, it remains focused on advancing within the Main Street framework to unlock additional resources, support, and opportunities. We value our strong partnership with MSOC and look forward to continuing our collaboration on programs and initiatives that strengthen the district.

## DDA Revenue

### *Revenue 2010 through 2025*

The district has navigated a range of economic conditions over the past decade, with revenues beginning a steady upward trajectory around 2015. By FY 2019–2020, the LVDDA surpassed its prior revenue peak from a decade earlier, reflecting continued reinvestment and stabilization within the district.

More recently, the broader economic environment—characterized by elevated interest rates, increased construction costs, and ongoing inflationary pressures—has introduced new challenges for redevelopment activity. In addition, roadway and infrastructure improvements along key corridors, including Southfield Road and the I-696 service drives, have created short-term disruptions for businesses, impacting access, visibility, and customer traffic.

Despite these challenges, the business community has remained resilient. While investment activity may advance at a more measured pace compared to some neighboring markets, the district continues to see consistent redevelopment interest. This ongoing reinvestment has contributed to gradual increases in property values, supporting stable and growing DDA revenues over time.

### *Revenue Sources*

The revenue sources for the DDA are outlined and briefly described below:

*Tax Increment Financing (TIFA-CAPTURE TAXES):* Tax increment financing is the largest funding source. This funding mechanism captures increases in taxable value for the DDA.

*DDA Millage (TAX COLLECTED OTHER):* The DDA levies an additional millage on properties within its boundaries. This is the second largest funding source for the DDA. For the past three years, the millage rate has remained consistent at 1.8823 **mils** for every dollar of taxable value in the DDA District. This rate will remain the same in 2025/2026.

*Special Assessment:* No revenues are planned in this category.

*Investment Interest:* The DDA earns interest on its saved fund balance.

*Federal/State Grants:* The DDA routinely seeks out and applies for grant funding to support its programs & initiatives.

*Miscellaneous Revenues:* This is comprised of personal property taxes paid to the state and passed on to the DDA.

*Table: 2025-2026 Budget Revenue Summary*

REVENUES	ACTUAL 23/24	ACTUAL 24/25	ADOPTED 25/26	ACTUAL 4/16/2026	BUDGETED 26/27	INCREASE (DECREASE)
TIFA-CAPTURE TAXES	26,761	410,901	422,500	459,902	470,000	47,500
DELQ PERSONAL PROPERTY REVENUE	-	-	-	(653)	1,000	1,000
TAX COLLECTED OTHER	7,459	37,488	38,000	37,336	38,000	0
MISC. REVENUES	3,000	21,974	23,000	-	4,000	(9,000)
INVESTMENT INTEREST	35,471	40,000	40,000	-	30,000	30,00
MUSIC FEST. REVENUE			10,00	14,213	29,000	19,000
<b>Total Revenues</b>	<b>72,691</b>	<b>510,488</b>	<b>533,500</b>	<b>510,798</b>	<b>572,000</b>	<b>77,500</b>

## DDA Expenditures

Throughout the fall of 2020, the DDA Executive Committee and City worked to develop a Cost-Share Agreement that clearly articulated shared expenses and areas ripe for formalized collaboration. This agreement was adopted in January 2021 and is included in the appendix. The expenditures outlined below are aligned with this agreement. A detailed breakdown is included in the appendix.

### *Proposed 2026-2027 Expenditures*

*Salary & Wages:* The DDA pays the salary for the DDA Director, DDA Project Coordinator, and a percentage of the City Administrator, City Treasurer, and Code Enforcement Officer salaries.

*Employee Taxes & Benefits:* The DDA pays the taxes and benefits for the DDA Director, DDA Project Coordinator, and a percentage of the City Administrator, City Treasurer, and Code Enforcement Officer salaries.

*Legal Services:* This fund covers the costs of legal advice and/or the drafting of agreements.

*Office Supplies:* This fund covers general office supplies, Adobe subscriptions for staff, and shared cost of website, technology/software subscriptions.

*Auditing & Accounting:* The DDA sets aside approximately \$1,000 for these financial services.

*Training and Memberships:* Training sessions and memberships are important for staff and boards/commission. These opportunities help sharpen skills, educate about latest trends and research, and build social capital for the city. Funds in this line item include registration and travel expenses for regional, state & national conferences.

*Main Street Program:* The funds in this line item are broadly defined as business assistance. The DDA works to craft programs which are more accessible to Lathrup Village businesses and effective at achieving the district goals. This line includes costs incurred in the Southfield Corridor Cleanups, Juneteenth, Lathrup Village Music Festival and updated branding materials.

*Streetscaping:* Investing in the DDA district includes the maintenance of the two gateway gardens/signs in the district, landscaping surrounding City Hall. This line items includes district flowers, banners, holiday decorations, and Municipal Park Play Structure match.

*Planning/Consulting Fees:* This includes a monthly fixed retainer cost, development plan review fees, zoning ordinance updates, and implementation of the Comprehensive Plan.

*Printing/Publication Costs:* Expenses related to advertising & marketing of the DDA.

*Postage Fees:* Expenditures for mailing DDA-related items.

*Repairs & Maintenance:* This fund reflects investment in the DDA district and is used for paying electricity bills for the streetlights within the district, I-696 Service Drive Grass Mowing & Snow Removal contracts.

*Miscellaneous Expenditures:* This includes general and/or unanticipated costs, as well as general board of directors' costs and portion of liability insurance premium.

*Depreciation Infrastructure:* This is related to the annual audit regarding infrastructure – primarily alleys – in the DDA district and is typically determined well after the budgeting process.

*Capital Expenditure:* This fund would include investments in the DDA district in the form of equipment purchases or maintenance.

*Sign Grant Program:* This program was reinstated two years ago and has been successful tool for new and existing businesses.

*Façade Improvement Program Grant:* A program expressly identified in the TIF Plan, the façade improvement program was reinstated three years ago. The program was revamped to be more responsive to business/property owner needs related to overall site beautification.

*Table 2025-2026 Budget Expenditures Summary*

<b>EXPENDITURES</b>	<b>ACTUAL 23/24</b>	<b>ACTUAL 24/25</b>	<b>Adopted 25/26</b>	<b>ACTUAL 4/16/2026</b>	<b>BUDGETED 26/27</b>
SALARIES & WAGES	125,298	108,477	130,00	<b>90,932</b>	<b>184,736</b>
PART TIME SEASONAL CREW	4,525	5,000	28,000	<b>18,668</b>	-
EMPLOYEE TAXES & BENEFITS	52,435	37,979	40,000	<b>13,867</b>	<b>18,500</b>
DEFINED CONTRIBUTION PENSION PLAN	-	-	-	-	<b>9,250</b>
DEFINED BENEFIT PENSION PLAN CONT	-	-	-	-	<b>15,000</b>
HEALTH INSURANCE PREMIUMS					<b>19,000</b>
LEGAL SERVICES	-	-	900	<b>488</b>	<b>900</b>
OFFICE SUPPLIES	1,768	270	3,500	<b>93</b>	<b>3,500</b>
TAX TRIBUNAL RETURNS	-	-	-	<b>82,148</b>	-
AUDITING & ACCOUNTING	5,959	10,923	2,500	<b>723</b>	<b>1,000</b>
MEMBERSHIPS	3,121	1,811	5,000	<b>350</b>	<b>500</b>
PROFESSIONAL DEVELOPMENT/TRAINING	-	-	-	-	<b>2,500</b>
MAIN STREET PROGRAM	13,170	25,721	12,500	<b>10,986</b>	<b>12,500</b>
STREETSCAPING	9,980	34,126	25,000	<b>29,618</b>	<b>19,500</b>
MUSIC FESTIVAL EXPEN	-	-	-	-	<b>10,000</b>
PLANNING/CONSULTING FEES	17,059	15,300	15,300	<b>15,300</b>	<b>20,000</b>
PRINTING/PUBLICATION COSTS	1,807	787	2,000	<b>497</b>	<b>2,000</b>
POSTAGE FEES	-	-	250	-	<b>250</b>
REPAIRS & MAINTENANCE	40,606	45,833	64,500	-	<b>64,500</b>
CONTINGENCY	-	-	-	-	<b>66,684</b>
MISCELLANEOUS EXPENDITURES	1,366	1,986	24,000	<b>193</b>	<b>24,000</b>

DEPRECIATION INFRASTRUCTURE	-	30,000	40,000	<b>40,000</b>	<b>40,000</b>
SIGN GRANT PROGRAM	3,730	-	10,000	-	<b>10,000</b>
FAÇADE GRANT PROGRAM	-	-	20,000	-	<b>20,000</b>
<b>TOTAL EXPENDITURES</b>	<b>280,824</b>	<b>318,213</b>	<b>528,950</b>	<b>303,863</b>	<b>570,500</b>

*History of Expenditures and Revenues*

The following charts and graphs are meant to provide an overview of previous budget years.

<b>History of Revenues &amp; Expenditures</b>		
<b>Fiscal Year</b>	<b>Revenue</b>	<b>Expenditure</b>
2011-2012	254,118	200,418
2012-2013	193,228	198,028
2013-2014	156,217	176,392
2014-2015	142,843	215,848
2015-2016	151,691	200,782
2016-2017	137,045	264,682
2017-2018	146,375	171,420
2018-2019	163,875	106,400
2019-2020	366,232	143,678
2020-2021	419,011	324,610
2021-2022	420,776	378,589
2022-2023	489,396	293,531
2023-2024	437,364	932,790
2024-2025	<b>510,488</b>	<b>990,017</b>
<b>2025-2026</b>	<b>526,738</b>	<b>945,406</b>
<b>2026-2027*</b>	<b>572,000</b>	<b>570,500</b>

\*budgeted

Since its inception the DDA has been building a fund balance with the intent of utilizing those funds as the primary match for the reconstruction of Southfield Road. The DDA has only used its fund balance for operational expenses in a limited manner. The DDA began dipping into the fund balance to enhance the physical appearance and functioning of the Southfield Road corridor. Projects include the Sidewalk Replacement Program, Alley & Approach Paving, and installation of pedestrian (HAWK) signals.

*Fund Balance: FY 17-18 to FY 25-26*

Historical Fund Balance	
Fiscal Year	Fund Balance
FY 17-18	\$1,237,849
FY 18-19	\$1,329,994
FY 19-20	\$1,340,050
FY 20-21	\$1,340,050
FY 21-22	\$1,611,212
FY 22 -23	\$1,417,808
FY 23-24	\$1,284,694
FY 24-25	\$1,437,734
FY 25-26	\$1,622,910

**Appendix**

*Fiscal Year 2026/2027 Budget Detail*

## LATHRUP VILLAGE DDA FY26/27 BUDGET

REVENUES	BUDGET 25/26	NOTES	RECOMMENDED BUDGET 26/27	INCREASE (DECREASE)	NOTES
TIFA-CAPTURE TAXES	422,500		470,000	47,500	
DELQ PERSONAL PROPERTY REVENUE	1,000		1,000		
TAX COLLECTED OTHER	38,000		38,000	-	
MISC. REVENUES	23,000		4,000	(19,000)	reclass Music Fest ; add OC Month End
MUSIC FESTIVAL REVENUE	10,000		29,000	19,000	
INVESTMENT INTEREST	-		30,000	30,000	
Total Revenues	533,500		572,000	38,500	
EXPENDITURES	BUDGET 25/26	NOTES	RECOMMENDED BUDGET 26/27	INCREASE (DECREASE)	NOTES
SALARIES & WAGES	130,000		184,736	54,736	
<i>Code Enforcement (45%)</i>		27,540			
<i>DDA Director (90%)</i>		73,440			
<i>DDA Project Coordinator (100%)</i>		52,000			Changing the PT Special Projects Coordinator position to a FT role
<i>City Administrator (10%)</i>		11,800			
<i>Finance Director (10%)</i>		11,100			
PART TIME SEASONAL CREW	30,100		-	(30,100)	Changing the PT Special Projects Coordinator position to a FT role
EMPLOYEE TAXES & BENEFITS	40,000		18,500	(21,500)	Changing the PT Special Projects Coordinator position to a FT role + Increased Insurance Costs
DEFINED CONTRIBUTION PENSION PLAN			9,250		
DEFINED BENEFIT PENSION PLAN CONT			15,000		
HEALTH INSURANCE PREMIUMS			19,000		
OFFICE SUPPLIES	3,500		3,500	-	
<i>Adobe Subscription</i>		400			
<i>Misc. Technology</i>		1,000			
<i>Cell Phone</i>		800			
<i>Misc. Office Supplies</i>		500			
AUDITING & ACCOUNTING	2,500		1,000	(1,500)	Allocation Adjustment
LEGAL SERVICES	900		900	-	
MAIN STREET PROGRAM	12,500		12,500	-	
<i>Corridor Cleanup</i>		500			
<i>Juneteenth</i>		2,000			
<i>Branding/Swag</i>		2,000			
<i>Tri-City Partnership/Business Mini-Grant</i>		4,500			
STREETSCAPING	20,500		19,500	(1,000)	
<i>Plant Materials</i>		5,000			
<i>Banners</i>		2,500			
<i>Holiday Decorations</i>		12,000			
MUSIC FESTIVAL EXPEN	10,000		10,000	-	DDA contribution to the Music Festival
PLANNING & CONSULTING FEES	15,300		20,000	4,700	Planner Fees are covered under Cost Share Agreement.
PRINTING & PUBLICATION COSTS	2,000		2,000	-	
POSTAGE FEES	250		250	-	
PROFESSIONAL DEVELOPMENT/TRAINING			2,500		Not renewing membership to Michigan Association of Planning (MAP)
MEMBERSHIP			500		
REPAIRS & MAINTENANCE	64,500		64,500	-	
<i>Streetlight/DTE</i>		12,500			
<i>Paradise Gardens Landscape Maintenance</i>		52,000			
CONTINGENCY			66,864		Used to balance budget
MISCELLANEOUS EXPENDITURES	24,000		24,000	-	
<i>Liability Insurance</i>		5,000			
<i>Flock Safety Cameras</i>		15,000			
<i>LVTV - DDA Meetings</i>		3,300			
<i>Misc. Expense</i>		500			
DEPRECIATION INFRASTRUCTURE	40,000		40,000	-	
CAPITAL IMPROVEMENTS	98,900		26,000	(72,900)	Decrease from the prior year as Capital Improvements (alley projects and HAWK signals) has been completed.
SIGN GRANT PROGRAM	10,000		10,000	-	
FAÇADE GRANT PROGRAM	20,000		20,000	-	
TOTAL EXPENDITURES	528,950		570,500	41,550	
<b>NET</b>			<b>1,500</b>		