

**NOTIFICATION OF MEETING
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING**

DATE OF MEETING: Wednesday, June 14, 2023
TIME OF MEETING: 5:30 PM

MISSION STATEMENT

To take the Village of Lexington's history into the future through preservation, restoration and promotion

CALL TO ORDER:

ROLL CALL: Adams, Bender, Bales, Kaatz, VanDyke, Westbrook, Drouillard, McGovern, Zysk

APPROVAL OF AGENDA

APPROVAL OF MINUTES – Motion to approve the May 10, 2023 minutes as presented.

PUBLIC COMMENT –

REVIEW OF FINANCIAL INFORMATION – Motion to approve the financials as presented.

UNFINISHED BUSINESS:

1. **New Business Welcome Package** – McGovern
2. **Wayfair Signs Update** – McGovern
3. **Keel Update / 1 year contract renewal** – VanDyke

NEW BUSINESS:

1. **Façade Grant – Main Street Boutique** - McGovern
2. **DDA Light Pole Painting Extra for Clock** – McGovern
3. **Social District Stickers** – McGovern
4. **Blight within DDA Boundary** – McGovern
5. **Huron Avenue Sidewalk Railing** – McGovern

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT

**VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
INFORMATIONAL/REGULAR MEETING
Village of Lexington – 7227 Huron Ave., Lexington, MI
May 10, 2023 @ 5:00 p.m.**

CALL TO ORDER INFORMATIONAL MEETING: 5:08 p.m.

PRESENT: Adams, Bales, Zysk, McGovern, Westbrook, Bender

OTHERS PRESENT: V. Scott, S. McCoy, K. DeCoster, D. Zielinski, D. Roehl, D. Klaas

PURPOSE: To inform the public of goals and direction of the Authority, including upcoming projects.

McGovern provided a power point presentation and a synopsis of the DDA. McGovern discussed some of the activities over the last year including; the DDA Plan, the new social district, manage the streetscape improvements, seasonal flowers, holiday light pole decorations, and providing façade grant improvements. McGovern discussed the upcoming Harbor Redevelopment project as well.

PUBLIC COMMENT: D. Roehl – commented on the wayfaring signs and historical district.

CLOSE INFORMATIONAL MEETING: 5:34 pm.

CALL TO ORDER: Chairperson McGovern called the meeting to order at 5:35 pm.

ROLL CALL: by Vicki Scott

PRESENT: Adams, Bender, Bales, Westbrook, McGovern, Zysk

ABSENT: Kaatz, VanDyke, Drouillard

OTHERS PRESENT: S. McCoy, K. DeCoster, D. Zielinski, D. Roehl, D. Klaas

APPROVAL OF AGENDA:

MOTION by Bender, seconded by Bales, to approve the agenda as presented.

All Ayes

Motion Carried

APPROVAL OF MINUTES

MOTION by Adams, seconded by McGovern, to approve the April 12, 2023 minutes as presented.

All Ayes

Motion Carried

PUBLIC COMMENT:

- D. DeCoster (5203 Main St.) - commented on the attendance line being on the agenda.

REVIEW OF FINANCIAL INFORMATION: - Bales explained the financial reports.

MOTION by Bender, seconded by McGovern to approve the financials as presented.

Roll Call:

Ayes: Bender, McGovern, Bales, Westbrook, Adams, Zysk

Nays: None

Motion Carried

UNFINISHED BUSINESS:

1. **Social District Update** – McGovern explained the resolution was approved by Council. I have submitted this to the Michigan Liquor Control Commission, which has been approved. We are still working on a logo for the social district and prices for stickers. No new information on the signs. Council needs to approve each business that wants to participate then it would go to MMLC. Discussion on having a QR code on stickers.

2. **New Business Welcome Package** – McGovern explained most of this information is on the Village website. We just need to get it all in a central location and get packets put together for new businesses. McGovern spoke with Drouillard about forming one spot on the website that residents could go to. Zysk explained this would have been helpful when she opened her business and is willing to help with this as well.
3. **Wayfinding Signs Update** – McGovern explained as a donation to the Village he purchased one sign from Woodruff and one from Lakeshore Graphics, each making an 18 x 24 sign. Discussion followed on the signs acknowledging the DDA.
4. **DDA 2023-2024 Budget** – Bales explained the sub committee met and discussed some changes for the proposed budget. Bales noted we budgeted \$20,000.00 under contracted services to help with event assistance, and budgeted \$50,000.00 for DPW. McCoy noted any amendments can be done through the year. Discussion followed on the attached proposed budget.

MOTION by McGovern, seconded by Bender, to approve the 2023-2024 proposed budget and send to Council.

Roll Call:

Ayes: McGovern, Bender, Bales, Zysk, Adams, Westbrook

Nays: None

Motion carried

5. **Keel Update** – McGovern explained we asked for additional information last meeting. There is some additional provided in the packed. Unfortunately, VanDyke could not be here this evening to explain this. Discussion followed.

MOTION by Bales, seconded by Bender, to table this until next month for additional clarification from VanDyke.

All Ayes

Motion carried

NEW BUSINESS:

1. **MDA Update** – McGovern explained he attended the MDA conference and is looking into another one as well. A lot of information and networking took place.
2. **Harbor Redevelopment Committee Members** – McGovern explained we have to pick a committee member and an alternate for this committee. McGovern asks if anyone is interested in being the committee member, no interest is shown. McGovern explained VanDyke is interested in being a committee member if no one else is interested.

MOTION by Bender, seconded by Westbrook to appoint James VanDyke as the harbor redevelopment committee member and Mike McGovern as the alternate.

All Ayes

Motion carried

CORRESPONDENCE:

PUBLIC COMMENT:

- Kathy DeCoster – commented on the Keel advertising.
- D. Zielinski – commented on advertising.

ADJOURNMENT:

MOTION by Bender, seconded by Bales to adjourn the meeting at 6:31 pm.

All Ayes

Motion carried.

Respectfully submitted,
Vicki Scott
May 10, 2023

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-002.000	EASTERN MICHIGAN BANK	342,785.51
248-000-040.000	ACCOUNTS RECEIVABLE	120.00
248-000-084.830	DUE FROM LEX TOWNSHIP	0.00
248-000-123.000	PREPAID EXPENSES	0.00
Total Assets		342,905.51
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	0.00
248-000-258.000	ACCRUED WAGES	0.00
Total Liabilities		0.00
*** Fund Balance ***		
248-000-390.000	FUND BALANCE ACCOUNT	260,881.96
Total Fund Balance		260,881.96
Beginning Fund Balance		260,881.96
Net of Revenues VS Expenditures		82,023.55
Ending Fund Balance		342,905.51
Total Liabilities And Fund Balance		342,905.51

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	2022-23 ORIGINAL BUDGET	2022-23 AMENDED BUDGET	ACTIVITY FOR MONTH 05/31/2023 INCREASE (DECREASE)	YTD BALANCE 05/31/2023	% BUDGET USED
Revenues						
Dept 000						
248-000-401.500	DDA TAXES FROM VILLAGE	85,600.00	95,400.00	0.00	95,400.36	100.00
248-000-401.600	DDA TAXES FROM TOWNSHIP	76,000.00	76,000.00	9,306.03	83,742.90	110.19
248-000-665.000	INTEREST EARNED	0.00	700.00	0.00	1,264.95	180.71
248-000-671.500	MISC ACCT OF REVENUE	0.00	0.00	0.00	0.00	0.00
248-000-699.101	TRANSFER IN FROM GENERAL FUND FOR CAPITA	0.00	0.00	0.00	0.00	0.00
248-000-699.248	TRANSFER IN OPEN ACCOUNT	0.00	0.00	0.00	0.00	0.00
Total Dept 000		161,600.00	172,100.00	9,306.03	180,408.21	104.83

Dept 248 - ****DDA EXPENSES****						
248-248-667.500	INTERNET REVENUE	0.00	600.00	0.00	600.00	100.00
Total Dept 248 - ****DDA EXPENSES****		0.00	600.00	0.00	600.00	100.00

TOTAL REVENUES						
		161,600.00	172,700.00	9,306.03	181,008.21	104.81

Expenditures						
Dept 248 - ****DDA EXPENSES****						
248-248-699.940	ADMINISTRATIVE REIMBURSEMENT	9,755.00	9,755.00	812.94	8,942.34	91.67
248-248-703.600	DPW WAGES	30,245.00	30,245.00	2,582.44	21,589.39	71.38
248-248-703.650	DPW-WATER WAGES OVERTIME	0.00	700.00	103.86	708.34	101.19
248-248-704.100	MATCH - SOCIAL SECURITY	2,150.00	2,150.00	204.32	1,702.24	79.17
248-248-704.200	BLUE CROSS	0.00	7,200.00	442.85	5,651.78	78.50
248-248-704.300	LIFE INSURANCE	260.00	260.00	23.00	123.97	47.68
248-248-704.400	PENSION	5,320.00	3,550.00	382.23	3,031.52	85.39
248-248-704.401	AXA EQUITABLE MATCH	3,000.00	1,000.00	65.23	686.97	68.70
248-248-704.500	MICH EMP SEC COM	100.00	300.00	20.10	231.38	77.13
248-248-728.000	COMPUTER-HARDWARE-SOFTWARE	0.00	0.00	0.00	0.00	0.00
248-248-740.000	SUPPLIES	500.00	4,200.00	113.50	3,052.95	72.69
248-248-740.700	DPW EQUIPMENT	10,070.00	16,000.00	1,140.49	13,015.48	81.35
248-248-745.000	CHRISTMAS SUPPLY	12,000.00	7,400.00	0.00	7,356.60	99.41
248-248-802.500	EDUCATION AND TRAINING	1,000.00	1,000.00	0.00	1,000.00	100.00
248-248-803.000	PHONE/INTERNET EXPENSE	10,000.00	4,750.00	0.00	4,750.00	100.00
248-248-803.100	MUSIC	1,500.00	324.00	0.00	323.40	99.81
248-248-805.000	ADVERT/PUBLICATIONS	15,000.00	6,000.00	0.00	5,444.80	90.75
248-248-810.000	MEMBERSHIP/DUES	0.00	200.00	0.00	200.00	100.00
248-248-811.000	LEGAL	500.00	500.00	0.00	315.00	63.00
248-248-812.000	MILEAGE	0.00	0.00	0.00	0.00	0.00
248-248-815.000	AUDIT	0.00	0.00	0.00	0.00	0.00
248-248-820.000	CONTRACTED SERVICES	10,000.00	24,800.00	50.00	2,707.50	10.92
248-248-821.100	DDA SERVICE PROVIDED BY VILLAGE	0.00	0.00	0.00	0.00	0.00
248-248-840.000	LANDSCAPING MAINTENANCE	10,000.00	15,000.00	0.00	5,175.00	34.50
248-248-955.000	DDA GRANT	30,000.00	10,000.00	0.00	6,876.00	68.76
248-248-969.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
248-248-969.200	DONATION	7,500.00	7,500.00	0.00	7,000.00	93.33
248-248-971.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
Total Dept 248 - ****DDA EXPENSES****		158,900.00	152,834.00	5,940.96	98,984.66	64.77
TOTAL EXPENDITURES		158,900.00	152,834.00	5,940.96	98,984.66	64.77

GL NUMBER	DESCRIPTION	2022-23		ACTIVITY FOR MONTH 05/31/2023 INCREASE (DECREASE)	2022-23		YTD BALANCE 05/31/2023 NORMAL (ABNORMAL)	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET		AMENDED BUDGET	INCREASE (DECREASE)		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		161,600.00	172,700.00	9,306.03		181,008.21	104.81	
TOTAL EXPENDITURES		158,900.00	152,834.00	5,940.96		98,984.66	64.77	
NET OF REVENUES & EXPENDITURES		2,700.00	19,866.00	3,365.07		82,023.55	412.88	

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 05/01/2023 TO 05/31/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
05/01/2023			248-248-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		8,129.40
05/31/2023	GJ	JE	ADMIN. REIMBURSEMENT MAY 2023	2577	812.94		8,942.34
05/31/2023			248-248-699.940	END BALANCE	812.94	0.00	8,942.34
248-248-703.600 DPW WAGES							
05/01/2023					BEG. BALANCE		19,006.95
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		236.50		19,243.45
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023		220.64		19,464.09
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		1,206.24		20,670.33
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		463.79		21,134.12
05/31/2023	PR	CHK	SUMMARY PR 05/31/2023		455.27		21,589.39
05/31/2023			248-248-703.600	END BALANCE	2,582.44	0.00	21,589.39
248-248-703.650 DPW-WATER WAGES OVERTIME							
05/01/2023					BEG. BALANCE		604.48
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		33.84		638.32
05/31/2023	PR	CHK	SUMMARY PR 05/31/2023		70.02		708.34
05/31/2023			248-248-703.650	END BALANCE	103.86	0.00	708.34
248-248-704.100 MATCH - SOCIAL SECURITY							
05/01/2023					BEG. BALANCE		1,497.92
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		17.95		1,515.87
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023		16.77		1,532.64
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		94.19		1,626.83
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		35.22		1,662.05
05/31/2023	PR	CHK	SUMMARY PR 05/31/2023		40.19		1,702.24
05/31/2023			248-248-704.100	END BALANCE	204.32	0.00	1,702.24
248-248-704.200 BLUE CROSS							
05/01/2023					BEG. BALANCE		5,208.93
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		56.25		5,265.18
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023		35.27		5,300.45
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		255.74		5,556.19
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		95.59		5,651.78
05/31/2023			248-248-704.200	END BALANCE	442.85	0.00	5,651.78
248-248-704.300 LIFE INSURANCE							
05/01/2023					BEG. BALANCE		100.97
05/09/2023	AP	INV	LIFE INSURANCE MAY 2023	211964510059	11.50		112.47
05/25/2023	AP	INV	LIFE INSURANCE JUNE 2023	211963798310	11.50		123.97
05/31/2023			248-248-704.300	END BALANCE	23.00	0.00	123.97
248-248-704.400 PENSION							
05/01/2023					BEG. BALANCE		2,649.29
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		9.30		2,658.59
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023		9.30		2,667.89
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		288.38		2,956.27
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		75.25		3,031.52
05/31/2023			248-248-704.400	END BALANCE	382.23	0.00	3,031.52
248-248-704.401 AXA EQUITABLE MATCH							
05/01/2023					BEG. BALANCE		621.74
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		9.39		631.13
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023			1.73	629.40
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		28.70		658.10
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		14.62		672.72
05/31/2023	PR	CHK	SUMMARY PR 05/31/2023		14.25		686.97
05/31/2023			248-248-704.401	END BALANCE	66.96	1.73	686.97
248-248-704.500 MICH EMP SEC COM							
05/01/2023					BEG. BALANCE		211.28
05/03/2023	PR	CHK	SUMMARY PR 05/03/2023		1.38		212.66
05/10/2023	PR	CHK	SUMMARY PR 05/10/2023		2.73		215.39
05/17/2023	PR	CHK	SUMMARY PR 05/17/2023		9.13		224.52
05/24/2023	PR	CHK	SUMMARY PR 05/24/2023		3.05		227.57
05/31/2023	PR	CHK	SUMMARY PR 05/31/2023		3.81		231.38
05/31/2023			248-248-704.500	END BALANCE	20.10	0.00	231.38
248-248-740.000 SUPPLIES							
05/01/2023					BEG. BALANCE		2,939.45
05/09/2023	AP	INV	TRASH BAGS, GLOVES	6247	110.00		3,049.45
05/09/2023	AP	INV	MULTI FUNDS SUPPLY	SIMT 192 AP23	3.50		3,052.95
05/31/2023			248-248-740.000	END BALANCE	113.50	0.00	3,052.95
248-248-740.700 DPW EQUIPMENT							
05/01/2023					BEG. BALANCE		11,874.99
05/31/2023	GJ	JE	DPW EQUIP MAY 2023	2584	1,140.49		13,015.48
05/31/2023			248-248-740.700	END BALANCE	1,140.49	0.00	13,015.48
248-248-745.000 CHRISTMAS SUPPLY							
05/01/2023					BEG. BALANCE		7,356.60
05/31/2023			248-248-745.000	END BALANCE	0.00	0.00	7,356.60
248-248-802.500 EDUCATION AND TRAINING							
05/01/2023					BEG. BALANCE		100.00
05/31/2023			248-248-802.500	END BALANCE	0.00	0.00	100.00
248-248-803.000 PHONE/INTERNET EXPENSE							
05/01/2023					BEG. BALANCE		4,750.00
05/31/2023			248-248-803.000	END BALANCE	0.00	0.00	4,750.00

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
05/01/2023			248-248-803.100 MUSIC		BEG. BALANCE		323.40
05/31/2023			248-248-803.100	END BALANCE	0.00	0.00	323.40
05/01/2023			248-248-805.000 ADVERT/PUBLICATIONS		BEG. BALANCE		5,444.80
05/31/2023			248-248-805.000	END BALANCE	0.00	0.00	5,444.80
05/01/2023			248-248-810.000 MEMBERSHIP/DUES		BEG. BALANCE		200.00
05/31/2023			248-248-810.000	END BALANCE	0.00	0.00	200.00
05/01/2023			248-248-811.000 LEGAL		BEG. BALANCE		315.00
05/31/2023			248-248-811.000	END BALANCE	0.00	0.00	315.00
05/01/2023			248-248-820.000 CONTRACTED SERVICES		BEG. BALANCE		2,657.50
05/18/2023	AP	INV	DDA MTG MINUTES MAY 23	DDA MAY 23 MTG	50.00		2,707.50
05/31/2023			248-248-820.000	END BALANCE	50.00	0.00	2,707.50
05/01/2023			248-248-840.000 LANDSCAPING MAINTENANCE		BEG. BALANCE		5,175.00
05/31/2023			248-248-840.000	END BALANCE	0.00	0.00	5,175.00
05/01/2023			248-248-955.000 DDA GRANT		BEG. BALANCE		6,876.00
05/31/2023			248-248-955.000	END BALANCE	0.00	0.00	6,876.00
05/01/2023			248-248-969.200 DONATION		BEG. BALANCE		7,000.00
05/31/2023			248-248-969.200	END BALANCE	0.00	0.00	7,000.00
TOTAL FOR FUND 248 DOWNTOWN DEVELOPMENT AUTHORITY					5,942.69	1.73	98,984.66



The Keel + Village of Lexington 2023 Partnership Proposal

Objective: Issue Media Group (IMG) will continue to partner with Village of Lexington and a coalition of regional stakeholders to identify and capture the stories of talent, innovation and developments that are helping to shape Port Huron Region's future. During an annual engagement, IMG will actively engage Lexington as a sponsor and underwriter to capture and amplify the story of Lexington. The stories will be published to a regional audience via Port Huron's *The Keel*, selected for publication to statewide Michigan audiences and made available for syndication and re-use to community sponsors and stakeholders.

What The Village of Lexington Receives

- Keel Coalition Member status and underwriting support of Lexington stories.
 - A minimum 4 X per year "Focus on Lexington" feature story.
 - Lexington branding and advertising in The Keel (logo in footer PLUS ads on newsletter and website) See Ad Specs: <https://www.issuemediagroup.com/ad-specs/>
 - Participation in Keel advisory meetings 4 x per year
 - Content reuse rights (IMG can help with content integration into Lexington website)
 - 2X metrics and reporting on Keel + Lexington related story performance.

Annual Program Investment \$ 6,000

**3 year contract intent.*

Editorial Advisory Meetings:

All coalition partner organizations, and community stakeholders, will be invited to attend and participate in quarterly editorial advisory meetings to help inform editorial direction and story concepts. Additional private partner/funder meetings may be held on a bi-annual basis.

Review & evaluation:

Analytic and performance reporting from IMG will be provided during quarterly advisory meetings, then disseminated to partner organizations. Analytic and performance reporting will be communicated on a quarterly basis. More frequent stakeholder touch points may be organized to communicate platform and engagement highlights.

Duration:

April 1, 2023- Feb 28, 2024

Annual Program Investment:

\$6,000

Terms:

IMG will invoice the Village of Lexington upon signature.

Authorization:

Issue Media Group: _____

Village of Lexington: _____

Date:

Issue Media Group's Underwriting Policy

Issue Media Group (IMG) offers its underwriters the opportunity to directly align their brands with content about talent, innovation, diversity, and place. In addition, IMG provides corporations, governments, institutions, nonprofits, and foundations with similarly focused missions a way to use their media budgets to support and expand coverage of job growth, economic development, real estate, non-profit innovation, city building, and placemaking.

Underwriting is the basis of our model as a publication. Underwriters are considered crucial to our organization and their support is the reason that IMG is able to produce content within a broad spectrum of topics. Support from underwriters allows IMG to dedicate editorial resources to cover key issue areas that are of importance to both the underwriter and IMG's mission.

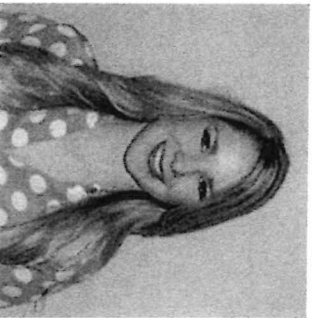
We work with like-minded stakeholders who have shared values and missions. Because of our intersecting interests, we may cover our underwriters' work journalistically. However, IMG observes strict boundaries regarding the direction, review, and approval of content that is published.

IMG encourages underwriters to pitch ideas through Editorial Advisories and to our editorial teams. We value the knowledge our partners bring to our work, and we encourage underwriters to send story ideas, trends in underwriters' areas of expertise, and press releases. However, published content is at the discretion of the editorial teams and all final decisions regarding content are made without client approval.

While underwriters are not allowed to review or approve content, IMG works with them to establish focus areas that will be included in coverage. If an underwriter desires the ability to direct or edit content, the content will be considered "Partner Content," and given a treatment that distinguishes it from editorial content. The underwriter's logo will be embedded in the story and a transparency statement will be included.

IMG works with underwriters to fully understand the issues they care about. However, IMG trusts its editorial teams to shape stories around issues in a way that will resonate with readers.

IMG honors truthfulness and strives to avoid conflicts of interest in our reporting. This includes real conflicts and acts that may appear to be a conflict. To this end, we opt to disclose any relationships with underwriters that could be perceived as complicating our journalistic mission.



the keel

What's next for the Port Huron region

2022 Annual Report

Issue Media Group

Our Contributors

Our team has grown this quarter!

Several new faces have recently joined our talented team of contributors. We are thrilled to have such a diverse group who are all passionate about storytelling and connecting with our community through The Keel!

Read about some of our newest contributors at secondwavemedia.com/the-keel/authors.



Audience Overview: 2022

January-December

Reach and Engagement:

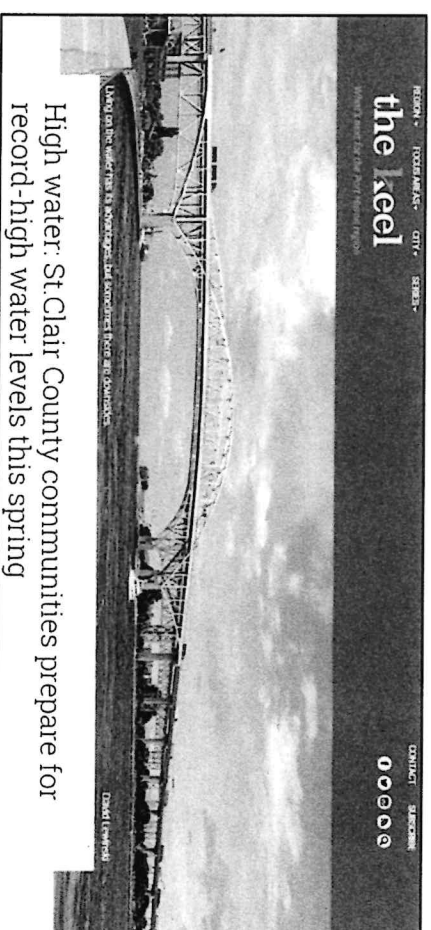
- Total Reach 443,341
- Engagement 30,552

Social Media:

- 4,795 social audience - 20%
 - Facebook: 3,462
 - Twitter: 259
 - Instagram: 1,075

the keel

What's next for the Port Huron region



*Reach is the total number of people who see your content. A page view is an instance of a page being loaded in a browser.

Top Story Performance 2022



Movie surrounding urban legend of Morrow Road begins filming in September

Reach: 106,159
Engagement: 4,982



Murphy Inn resident ghost makes it a top haunting in Michigan's Thumb Coast

Reach: 26,428
Engagement: 1,295



Port Huron Nutrition: New downtown business offering a healthy lifestyle alternative

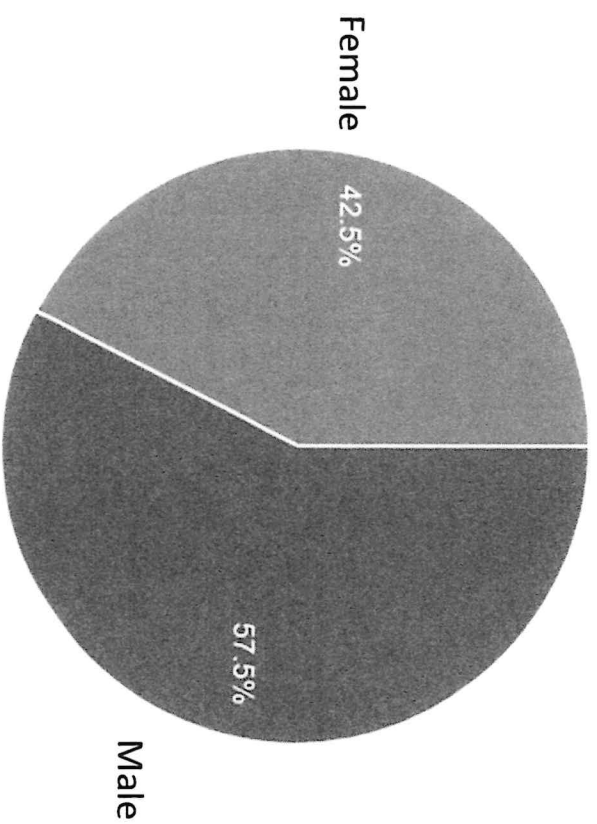
Reach: 8,952
Engagement: 1,158

Audience Demographics 2022

AGE

55-64	18%
45-54	21%
65+	12%
35-44	23%
25-34	17%
18-24	9%

GENDER



the keel

What's next for the Port Huron region

Audience Geography

Top MI Cities

- Port Huron (25%)
- Detroit (11%)
- St. Clair (5%)
- Fort Gratiot Township (2%)
- Ann Arbor (2%)

Top Metros

- Detroit (71%)
- Grand Rapids (4%)
- Flint (3%)
- Lansing (1%)
- Traverse(1%)

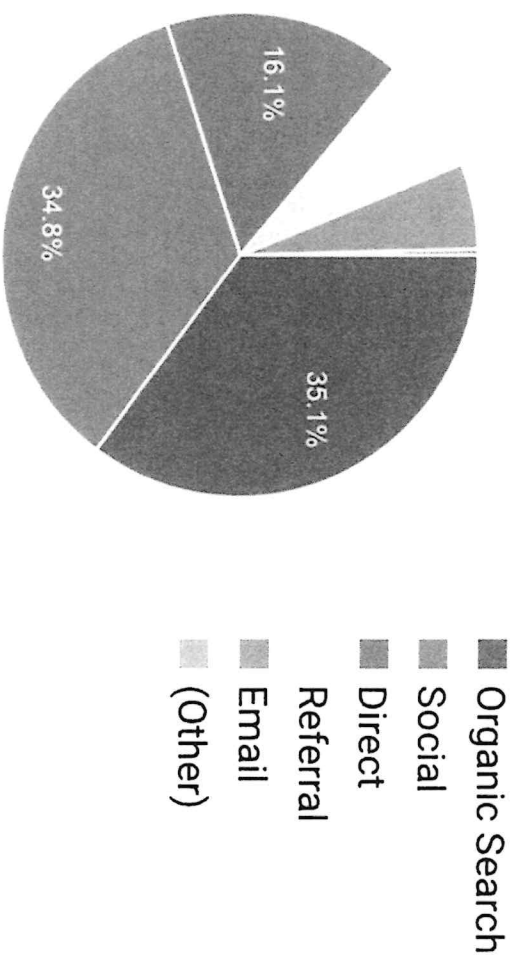
the keel

What's next for the Port Huron region



Traffic Sources

18,778	social
3,100	newsletter
8,685	direct
18,961	search
4,198	referral



Top Referring Sites:

riverbanktheatre.com, stclairfoundation.org, bluewater.org, business.macombgov.org, government.macombgov.org, bluwaterchamber.com, edascc.com, lexingtonbrewery.com, secondwavemedia.com, riverbanktheatre.com, bluwatermiddlecollege.org, bluwatercreativity.com

the keel

What's next for the Port Huron region

Social Shares

Community Foundation of St. Clair County
Blue Water Chamber of Commerce
Blue Water CVB
The Thumb (Michigan)
My Port Huron
Port Huron Museums
Birchwood Mall
Port Huron Schools
St. Clair County Community Mental Health
PHS - Port Huron Northern
City of St. Clair, MI
Blue Water Creatives
Avoca Area, MI Community Group

the keel

What's next for the Port Huron region



Focus Area Performance - 2022

Section	% of readers
Features	72%
Development News	16%
Cities	1%
About	1%
Focus Areas	1%
In the News	1%

Focus Area	% of readers
Arts and Culture	19%
Economic Dev.	9%
Healthy Communities	9%
Community Development	15%
Technology	11%
Entrepreneurship	11%
Kids and Education	4%
Equity	3%

the keel

What's next for the Port Huron region

Community Correspondent

Harold Powell continues on as The Keel's Community Correspondent

In 2020, Harold Powell joined The Keel as the community correspondent. In 2022, so far, his news outreach has contributed 23 stories from across the community. His work was intended to be a consistent voice and to add a diverse perspective in our local media, and we are pleased to have Harold continue on in that role in the community. Thank you to the support of the Community Foundation of St. Clair County.

Read more of Harold's work for [The Keel on his author page](#). Also, you can now listen to Harold on his new spot at WGRT radio.

REGION ▾ FOCUS AREAS ▾ CITY ▾ SERIES ▾

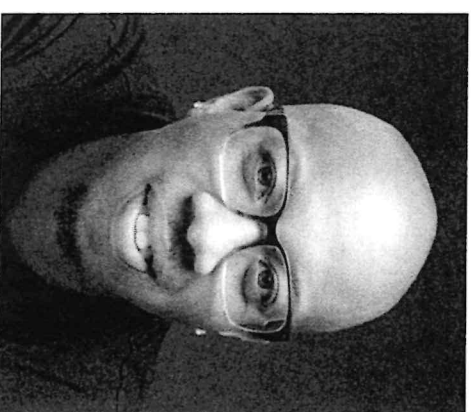
the keel
What's next for the Port Huron region

ABOUT CONTACT

📞 📧 📺 📻 📱

The Keel welcomes Harold D. Powell as its Community Correspondent

VIEW THE VIDEO AND PHOTOS



Harold D. Powell, the new Community Correspondent for The Keel

Connecting People to Place Creates Impact

NEW FEATURE: Impact Measurement Tool

IMG's CMS connects story sources interviewed to capture Impact. Story Sources receive a notice when their story publishes, and then again 60-90 days after a story is published. An Impact survey is sent to story sources asking about impact. Followed by Source interviews to dig deeper.

1

Sources

First Name	The first name of the source
Last Name	The last name of the source
Email	The email address of the source
Contacts	

add

2

[TEST] Your Test Publication Story has Published! edit




contact@kepublication.com edit

Your story has published!
[Test Story Title](#)

It can be found 1) on our website, 2) in our next weekly e-edition, and 3) on our social media within the next week.

See an error? Email Cole Bradley, managing editor, at cole@highgroundnews.com.

Here's how you can help bring more readers to your story:

- Share it now with your personal and professional networks
- Sign up now for our [weekly e-magazine here](#). Forward it to people who might be interested in your story.
- Like/follow us on social media.   

Watch for your story on our social channels and share those posts! Most of our readers find our stories via social media. We're @highgroundnews on Facebook, Twitter, and Instagram.

Thank you and best regards,

Cole Bradley, managing editor
Emily Trenholm, publisher

3

Publication Impact Survey

We're interested in hearing about your experience with our publication. Thank you for taking the time to complete this survey as we work to improve our programming.

Name

Your email

Email

Your answer

Organization/Business featured in publication

Your answer

Comments

Connecting People to Place Creates Impact

Friends of the St. Clair River

"Many co-workers from different state and county agencies saw the article and asked me questions regarding the project and how could more of those project help benefit the downtown Port Huron Area. It was a fantastic article that showcased the cause for the Friends of the St Clair River and it showcased my artwork as well. Thank you so much for doing an article on this great community event."

Reached new audiences, Grew social media followers, Established new collaborative partnerships (e.g., partnered with community organizations, state and local government, etc)

Local artists participate in storm drain art initiative to spread awareness about pollution - August 15, 2022



Connecting People to Place Creates Impact

St. Clair County Community Mental Health has selected The Keel as the recipient of CMH's Media Award.

In early 2022, IMG partnered with SCCCMH to capture and amplify the story of community mental health. The goal is to put a human face on mental health issues and help remove stigma.

Stories published include:

[Promoting recovery with education](#)

[As mental health becomes priority in the workplace, St. Clair County CMH leads employers by example](#)

[What is integrated healthcare and why is it important?](#)

[A woman's journey of healing from a lifetime of abuse](#)

[When grief clouds the holiday season, Community Mental Health says give yourself grace](#)

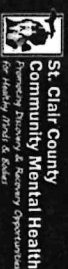
[Community Mental Health introduces partnership with virtual therapy tool, Talkspace](#)

St. Clair County Community Mental Health

Hats off to this year's Media Award winner, The Keel 548! The Media Award is presented annually to a member of local media or a media outlet who has demonstrated a commitment to creating a positive recovery environment by reporting positive community news, events, and information, and raises awareness about behavioral health issues. The Keel was selected as the 2022 Media Award winner for their partnership with SCCCMH to provide a platform to discuss mental health concerns, highlight recovery stories, and for being a positive news source in the community. Click the link to sign up for The Keel newsletter to have stories like this delivered right to your inbox. <https://www.scccmh.com/newsletter-subscribe>. Congratulations to The Keel!

COMMUNICATIONS

AWARD

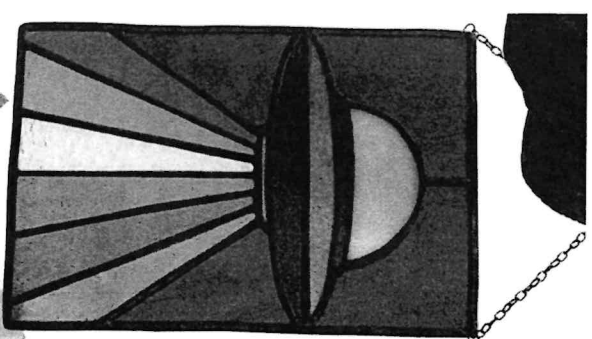


SCCCMH
ANNUAL AWARDS

Celebration

Upcoming Stories

- Brass Rail Bar's reopening
- A look at the partnership & impact of Blue Water Middle College
- Port Huron's Exterior Housing Rehabilitation Program
- A guide to St. Clair County's wineries
- Tips and tricks to starting a garden
- Mushroom hunting in St. Clair County
- Historic architecture highlight - Pere Marquette Railroad Bridge
- St. Clair County Community College's 100th anniversary
- Lunch Buddies program at Port Huron Schools
- New Lexington restaurant - Mama's Eatery
- Ren Senkmajer - Stained glass artist



the keel

What's next for the Port Huron region

the keel

Port Huron

Issue
Media

G R O U P



LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY
FACADE IMPROVEMENT PROGRAM POLICY

ARTICLE I
INTRODUCTION

The Lexington DDA was created to promote and enhance the commercial core of the community, to preserve public investment and to improve the viability of businesses within the DDA district.

This facade improvement program establishes criteria and procedures for evaluating facade improvement proposals requesting the use of DDA Facade Improvement Program funding. The criteria set forth herein should be considered guidelines for preparing an application only; compliance with the criteria does not guarantee approval of a request for DDA Facade Improvement Program funding. Development projects supported by the policy are anticipated to be ones that make permanent or long-lasting improvements to the aesthetic conditions of the district.

ARTICLE II

PURPOSES

The DDA recognizes the following purposes for the use of DDA Facade Improvement Program funding towards facade improvements:

1. To encourage the redevelopment of deteriorated or otherwise blighted real property and to stimulate economic development in the downtown district by assisting projects which promote long-term economic growth and diversity in the downtown district.
2. To stimulate increased private investment in areas that would have otherwise remained undeveloped or underdeveloped and which will in the long term provide a significant source of additional tax revenues to all taxing entities.

3. To correct and prevent deterioration in the downtown district.
4. To encourage historic preservation.

ARTICLE III
FACADE IMPROVEMENT USES OF DDA FUNDING

Grant types and Levels include:

Level 1 - Design Incentives Available Up to \$2500

- Exterior Design Assistance
- Signage Improvement

Level 2 - Business Start Up Incentives up to \$5000

- Retail Start-Ups
- Arts, Culture and Creative Businesses
- Incubators
- Pop-ups

Level 3 - Design Incentives for matching funds up to, but not exceeding \$10, 000

- Facade Improvement
- Expansion/Development

Eligible Cost for Level 1 Grant

- Professional design fees
- Exploratory research costs related to historically significant buildings
- Restoration of historically significant signage
- New signage installation
- Signage lighting and electrical

Eligible Cost for Level 2 Grants

- All items in Level 1
- Repair, replacement or addition of windows, doors, walls, or other appropriate architectural elements
- Interior painting
- Interior lighting

- Conversion of storefront
- Restoration of historic elements
- Construction or installation of ADA facilities
- Construction of or installation of bathrooms
- Installation or upgrades to energy efficient heating and cooling systems
- Installation of fixed artwork
- Installation of bike racks
- All materials and labor for work performed in association with above mentioned improvements

Eligible Costs for Level 3 Grant - matching fund grant up to \$10,000

- All items in Level 1
- Repair, replacement or addition of roofing, windows, doors, walls or other appropriate architectural elements
- New or replacement of HVAC systems
- Total Exterior or complete single facade painting
- Awnings or exterior canopies
- Masonry repair, cleaning or paint removal
- Conversion of storefront
- Restoration of historical elements
- Removal of historically inaccurate facade treatments
- Exterior landscaping, outdoor cafes or seating areas
- Construction or installation of ADA facilities
- Installation of fixed artwork
- Installation of bike racks
- All materials and labor for work performed in association with above mentioned improvements
- New Construction

DDA Facade Improvement Program funding shall not be used for routine maintenance, which includes, but is not limited to, the following: painting of structures, landscaping, roofing, parking lot maintenance, such as seal coating and striping, or other improvements of a temporary nature. Notwithstanding the foregoing, the Board may consider these uses if it is found that they are necessary to preserve and achieve the purposes put forth in Article II.

ARTICLE IV APPLICATION REQUIREMENTS AND APPROVAL PROCESS

A. Application and Mandatory Criteria

All Designs and Facade Improvement Grants must adhere to the DDA design guidelines:<https://villageoflexington.com/wp-content/uploads/2021/12/2022-0303-Lexington-Design-Guidelines-final.pdf>. The DDA will use these Design Guidelines and the Village of Lexington's codes to judge grant awardees. Each person or entity seeking to use DDA Facade Improvement Program funding must submit a completed application to the DDA to be reviewed by the DDA Board at the next scheduled meeting. Incomplete applications, or applications that do not meet these requirements shall be rejected. The application must demonstrate how the proposal conforms to and facilitates the purposes of the DDA Facade Improvement Program and must contain the following:

1. The name of the owner of the property where the project is located, the property address, parcel ID number, and applicant's telephone number.
2. The application must be dated, notarized, and signed by a person having the authority to enter into legally binding contracts on behalf of the applicant.
3. A detailed project description, including a legal description of the development area, a description of the proposed work to be performed, the proposed starting and completion dates for the project, and the name of any architect or firm designing the project.
4. A description of how the project's use of DDA Facade Improvement Program funding meets the purposes of the Facade Improvement Program as set forth in Article II.
5. Two (2) written estimates of the cost of the project provided by outside contractors, including a cost breakdown by category, such as electrical, carpentry, masonry, or other projected costs.
6. Evidence of the following:
 - a. Title to the property;
 - b. Written approval of the proposed changes from the property owner;
 - c. The property is located within the DDA district; cl. All personal and real property taxes are paid up to date;

- d. Payment of all special assessments are current; and
 - e. If the applicant is a business entity, such as a corporation or LLC, a certificate of good standing from the State of Michigan.
7. A statement that the project complies with and shall continue to comply with all Village of Lexington regulations, codes and ordinances.
 8. Other material that the DDA considers pertinent in order to make an informed decision.

B. Discretionary Criteria

The following criteria, if present, will be considered by the DDA, and shall be given such weight as the DDA deems appropriate when awarding DDA Facade Improvement Program funding. Failure to meet these criteria shall not preclude a grant of DDA Facade Improvement Program funding

1. The building or site that is to be redeveloped displays conditions of blight.
2. The project involves the startup of an entirely new business or business operation at an existing location within the Village of Lexington and will result in the rehabilitation of that location.
3. The project involves the expansion of an existing business located within the district.
4. The project is a permanent or long-lasting improvement to the DDA District.

C. Approval Process

- I. If the application meets the requirements of this Article IV, the DDA shall consider the application. The Board shall then review the application for DDA Facade Improvement Program funding and determine whether to approve or deny it. A majority of a quorum of the Board must approve the grant of DDA Facade Improvement Program funding. The Board's decision shall be based on the extent to which the application meets the requirements listed above and supports the purposes of the Facade Improvement Program and the DDA's strategic plans and goals for the DDA district. If the Board approves the

application, the application shall become a contract, binding on the applicant and property owner. A tax-exempt entity which meets the criteria established in this Policy shall be eligible to receive DDA Facade Improvement Program funding, at the discretion of the DDA.

2 The DDA will not consider a grant application for facade improvements after the commencement of work or labor, or the purchase of materials, except as provided for in Section a. below.

a. When an application for a grant was not timely filed, an applicant may file an application along with a notarized statement of facts explaining the delay, subject to the restriction and limitation imposed by Section 2b below.

The Board may consider the length and the reasons for the delay in deciding whether to accept a delayed application for consideration. However, acceptance of a delayed application shall not be construed or implied to mean that (1) the delayed application has been accepted by the Board for grant consideration or (2) the DDA will approve the request for DDA Facade Improvement Program funding.

b. Notwithstanding anything contained herein to the contrary, the DDA shall not accept or consider any application filed more than ninety (90) days after the commencement of work or labor or the purchase of materials.

ARTICLE V AWARD OF GRANTS

A. Payment of DDA Facade Improvement Program Grant

All grants awarded shall only be paid upon completion of the project and the submission by the applicant of paid invoices for the project and proper documentation to the DDA. An applicant may file an explanation, along with a notarized statement of facts explaining a hardship which would necessitate the award of the grant prior to the completion of the project and an early award be initiated at the DDA Board's discretion.

B. Financial Responsibilities

I. The applicant shall be responsible for acquiring all other necessary financing. Except for the grant awarded hereunder, the Village of Lexington

and the DDA assume no responsibility or liability whatsoever for any obligations of the applicant and/or property owner.

2. If the property owner(s) sell the property within three (3) years after the award of the facade grant, the facade grant is forfeited and the grantee(s) must reimburse the DDA the full amount of the facade monies granted.

l). Limitation of Grant Awards

1. Only one (l) grant of DDA Facade Improvement Program funding for facade improvements shall be awarded to any property owner, zoning parcel, or tax parcel during any eighteen (18) month period, commencing on the date of the grant of DDA Facade Improvement Program funding.
2. The number and amount of grants are limited to the monetary amounts remaining within the annual DDA budget specified for the DDA Facade Grant Program, as set forth herein and at the discretion of the DDA.

LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY

FACADE IMPROVEMENT PROGRAM APPLICATION

*ALL APPLICANTS ARE ADVISED TO REVIEW THE DDA FACADE IMPROVEMENT PROGRAM POLICY AS IT IS DIRECTLY APPLICABLE TO THE FOLLOWING APPLICATION

Information and Attachments

1. Name of Applicant: _____
2. Address of Applicant: _____
3. Phone Number: _____
4. Property Owner: _____
5. Phone Number of Property Owner(s): _____
6. (a) Property Address: _____
(b) Property Parcel ID Number: _____
7. Describe the Project (attach additional pages if needed): _____

8. (a) Proposed Project Start Date: _____
(b) Proposed Project End Date: _____
9. Describe how the Project meets the purposes of the Façade Improvement Program: _____

10. Attach two (2) written cost estimates, with breakdowns of the cost by category.
11. Attach a copy of the deed to the property.
12. Attach a written statement from the property owner indicating that he/she approves of the project.
13. Describe any conditions of blight existing at the property: _____

14. Attach a statement from the Village of Lexington/Lexington Township's Assessor's office indicating that all personal and real property taxes on the property are paid up to date, and that all payments of special assessments are current.

15. If the applicant is a business entity, attach evidence that it is currently in good standing.

16. Describe long-lasting improvements made by the project: _____

Certifications.

By signing this application, the Applicant(s) certifies that this project complies with, and shall continue to comply with, all Village of Lexington regulations, codes and ordinances.

By signing this application, the Applicant(s) certifies that he/she has read and understands the conditions of the Façade Improvement Program and agrees to its terms, conditions, policies and guidelines.

By signing this application, the Applicant(s) agrees that this Application, along with the terms and conditions set forth in the Façade Improvement Program terms, conditions, policies and guidelines, shall become a binding on the applicant and property owner.

The applicant(s) certifies that this application does not obligate the Village of Lexington or the Lexington Downtown Development Authority to provide the applicant with any money until such time that the application is approved by the DDA Board.

The applicant(s) understands that any financial assistance provided by the DDA or the Village of Lexington shall be limited to the amount granted by the DDA under the Façade Improvement Program.

The applicant(s) certifies that if the property is sold within three (3) years of the façade grant being awarded will result in the façade grant being forfeited and the applicant(s) must reimburse the DDA the full amount of the façade monies granted.

By signing this application, the Applicant(s) certifies that the information is true and accurate to the best of his/her knowledge as of the date of the application.

APPLICANT(S)

DATE: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

PRINT NAME: _____

TITLE: _____

STATE OF MICHIGAN)

) ss

COUNTY OF _____)

On this ____ day of _____, 2____, before me a Notary Public in and for said County and State, appeared _____, to me personally known, who, being by me sworn, did say that he/she is the Applicant submitting this Application, together with all its attachments.

Notary Public

County, Michigan
My Commission Expires: _____ Acting in _____ County

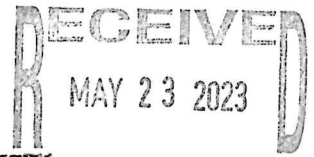
THIS SECTION FOR DDA USE ONLY

Notes: _____

DDA Recommendations: _____

Grant Approved By DDA Board: ____ Yes ____ No

Maximum Amount of Grant Awarded: \$ _____



LEXINGTON DOWNTOWN DEVELOPMENT AUTHORITY: _____

FAÇADE IMPROVEMENT PROGRAM APPLICATION

*ALL APPLICANTS ARE ADVISED TO REVIEW THE DDA FAÇADE IMPROVEMENT PROGRAM POLICY AS IT IS DIRECTLY APPLICABLE TO THE FOLLOWING APPLICATION

Information and Attachments

- 1. Name of Applicant: June Hunt
- 2. Address of Applicant: _____
- 3. Phone Number: 810-488-2230
- 4. Property Owner: James Hunt
- 5. Phone Number of Property Owner(s): _____
- 6. (a) Property Address: 7266 Boynton St.
(b) Property Parcel ID Number: 152-340-000-025-00
- 7. Describe the Project (attach additional pages if needed):
Quality metal signs on the front and the west side of building. I prefer to have Woodruff sign Company because the total price is 700.00 and he can accomplish the project sooner.
- 8. (a) Proposed Project Start Date: ASAP
(b) Proposed Project End Date: _____
- 9. Describe how the Project meets the purposes of the Façade Improvement Program:
Signage Improvement
- 10. _____

Attach two (2) written cost estimates, with breakdowns of the cost by category.

- 11. Attach a copy of the deed to the property.
- 12. Attach a written statement from the property owner indicating that he/she approves of the project.
- 13. Describe any conditions of blight existing at the property: _____

Vickie or Michelle

14. Attach a statement from the Village of Lexington/Lexington Township's Assessor's office indicating that all personal and real property taxes on the property are paid up to date, and that all payments of special assessments are current.

15. If the applicant is a business entity, attach evidence that it is currently in good standing.

16. Describe long-lasting improvements made by the project: A regular Metal sided Board which last up to 40 yrs. would look alot nicer

Certifications.

By signing this application, the Applicant(s) certifies that this project complies with, and shall continue to comply with, all Village of Lexington regulations, codes and ordinances.

By signing this application, the Applicant(s) certifies that he/she has read and understands the conditions of the Façade Improvement Program and agrees to its terms, conditions, policies and guidelines.

By signing this application, the Applicant(s) agrees that this Application, along with the terms and conditions set forth in the Façade Improvement Program terms, conditions, policies and guidelines, shall become a binding on the applicant and property owner.

The applicant(s) certifies that this application does not obligate the Village of Lexington or the Lexington Downtown Development Authority to provide the applicant with any money until such time that the application is approved by the DDA Board.

The applicant(s) understands that any financial assistance provided by the DDA or the Village of Lexington shall be limited to the amount granted by the DDA under the Façade Improvement Program.

The applicant(s) certifies that if the property is sold within three (3) years of the façade grant being awarded will result in the façade grant being forfeited and the applicant(s) must reimburse the DDA the full amount of the façade monies granted.

By signing this application, the Applicant(s) certifies that the information is true and accurate to the best of his/her knowledge as of the date of the application.

APPLICANT(S)

DATE: May, 23, 23

June A. Hunt

PRINT NAME: June A. Hunt

TITLE: owner of Business

DATE: _____

PRINT NAME: _____

TITLE: _____

STATE OF MICHIGAN)

) ss

COUNTY OF Sanilac)

On this 23rd day of May, 2023, before me a Notary Public in and for said County and State, appeared Jane Hunt, to me personally known, who, being by me sworn, did say that he/she is the Applicant submitting this Application, together with all its attachments.

Jaclyn Clark

Notary Public

Sanilac County, Michigan

My Commission Expires: 5-3-2025 Acting in Sanilac County

JACLYN CLARK
Notary Public, State of Michigan
County of Sanilac
My Commission Expires May, 03, 2025
Acting in the County of Sanilac

THIS SECTION FOR DDA USE ONLY

Notes: _____

DDA Recommendations: _____

Grant Approved By DDA Board: Yes No

Maximum Amount of Grant Awarded: \$ _____

05/18/2023

LEXINGTON TOWNSHIP

2022

PROPERTY #: 152-340-000-025-00
 CLASS: 401
 TAXABLE VAL: 51,804

SCHOOL: 76080
 PRE/MBT %: 0.0000
 SEV: 71,900

TAXPAYER: HUNT JIM/LORI/CYNTHIA
 7050 WILDCAT
 CROSWELL MI 48422

MORTGAGE CODE:

PROP ADDRESS: 7266 BOYNTON

SUMMER TAX INFO

AD VALOREM TAX 520.53
 SP. ASSMENTS: 0.00
 ADMIN FEE: 5.20
 INTEREST: 0.00
 TOTAL: 525.73

TOTAL PAID 525.73
 DATE PAID 09/12/2022
 BALANCE DUE 0.00

WINTER TAX INFO

AD VALOREM TAX: 1,521.44
 SP. ASSMENTS: 0.00
 ADMIN FEE: 15.21
 INTEREST: 0.00
 TOTAL: 1,536.65

TOTAL PAID 1,536.65
 DATE PAID 02/13/2023
 BALANCE DUE 0.00

VILLAGE TAX INFO

AD VALOREM TAX 553.81
 SP. ASSMENTS: 0.00
 ADMIN FEE: 5.53
 INTEREST: 0.00
 TOTAL: 559.34

TOTAL PAID 559.34
 DATE PAID 09/12/2022
 BALANCE DUE 0.00

TOTAL BALANCE DUE 0.00

LEGAL DESCRIPTION:

T10N R17E SEC 31 LOT 25 & E 21 FT OF LOT 24 PLAT OF MONROVIA

- 7266 Boynton
-
- I give full permission
- to place new signs
- on the building.

May, 18, 23

X
[Signature]

810.300.7906



PLEASE ENSURE ALL INFO. AND DESIGNS ARE CORRECT BEFORE PROCEEDING TO PRINT PRODUCTS

ANY PRODUCTS PRINTED WITH LOGO AFTER APPROVAL WILL NOT BE REFUNDED

ANY DESIGNS PROVIDED ARE PROPERTY OF WOODRUFF SIGN UNTIL PURCHASED FOR AND ARE NOT TO BE REPRODUCED OR CUSTOMER WILL BE CHARGED

WOODRUFFSIGN@GMAIL.COM

29X96 METAL SIGN \$350



36X96 METAL SIGN \$350



BOTH SIGNS PRINTED AND INSTALLED \$700

MAIN STREET BOUTIQUE



29" TALL

8 FEET WIDE

MAIN STREET BOUTIQUE

~~3~~ FEET TALL

8 FEET WIDE

MAIN STREET
BOUTIQUE



7047 Lakeshore Road
Lexington, MI 48450

810-359-7055

lsg@lakeshoregraphics.net
lakeshoregraphics.net

Work Order #

Customer

Details

1 Bucket Truck Fee \$100
Install Fee \$250

~~2~~x8 \$350

29"x8 \$350

TOTAL \$1050

Colors In Use

Color selection grid with 5 columns and 4 rows of boxes.

Client Approval

Signature _____ Date _____

By signing here you verify that all items are correct including but not limited to: spelling, colors, sizes and materials. By signing this you also show that you understand that this proof is not camera ready artwork and there may be slight variations in the final product due to production method, end user color management and more



SEAWAY PAINTING, L.L.C.
 INDUSTRIAL PAINTING ENGINEERS
 PROTECTIVE COATING SPECIALISTS
 AN EQUAL OPPORTUNITY EMPLOYER

31801 SCHOOLCRAFT RD., LIVONIA, MI 48150-1808
 PH. (734) 522-2441 FAX (734) 522-6022

INVOICE

INVOICE NUMBER: 28936

INVOICE DATE: Jun 5, 2023

PAGE: 1

Voice:
 Fax:

SOLD TO: _____ BILL TO: _____

Village of Lexington
 7227 Huron Ave, Suite 100
 Lexington, MI 48450
 Attn: Mr. Mike McGovern & Vicki Scott

Village of Lexington
 7227 Huron Ave, Suite 100
 Lexington, MI 48450
 Attn: Mr. Mike McGovern & Vicki Scott

CUSTOMER ID		CUSTOMER P.O.		PAYMENT TERMS		
V-115		Painting Poles in Lexington, MI - Verbal		Net 30 Days		
SALES REP I.D.		SHIPPING METHOD		SHIP DATE		DUE DATE
Bill Loughrey		Mail		5/24/2023		July 5, 2023
QUANTITY	ITEM	DESCRIPTION		BACK ORDER	UNIT PRICE	EXTENSION
74		Light Poles in DDA Area			\$ 297.00	\$ 21,978.00
1		Clock in front of Sub Shop			\$ 297.00	\$ 297.00
		SW Kem Kromik				
		SW Acrylic DTL Gloss Black				
CHECK/CREDIT MEMO NO.:				subtotal	\$	22,275.00
				sales tax		
				freight		
				total invoice amount	\$	22,275.00
				payment received		
				total	\$	22,275.00

Lexington Village Manager

April 20, 2023

Lexington Village Hall

7227 Huron Ave.

Lexington, MI. 48450

RE: Huron Avenue Sidewalk Railing

Dear Mayor Kaatz;

On behalf of the Harborpointe Condominium Board of Directors, I am writing to you to express our concern for pedestrian safety along the sidewalk adjacent to our condo building at 7344 Huron Avenue. As Huron Avenue goes down to the harbor, there is a sidewalk only on the south side of the street. Near the top of the hill there is a 40 to 50 foot stretch where the sidewalk takes a rather steep decent. Many of our residents have noticed over the years that many people struggle to climb the hill, especially the older and handicapped population.

Although we have a wooden fence along much of this sidewalk which helps people with something to grab, many people would benefit from a strong handrail along the street side of the sidewalk. Naturally, this is a more serious issue when the weather is raining or snowing. We would hate to see someone fall in this area so we are bringing it to your attention. Since we don't know if this is an issue for the DPW or the DDA, I thought you, through the Village Council, might get this to the proper committee or department.

Thank you for taking a look at this situation on behalf of all the residents and visitors to our wonderful Village.

Sincerely,

Brian L. Blaesing

Harborpointe Condominium Pres.

cc. HPC Board



Michelle Irwin

From: Christopher Heiden <utilitymanager@villageoflexington.com>
Sent: Friday, May 19, 2023 10:11 AM
To: Michelle Irwin; Kristen Kaatz
Subject: RE: Pedestrian Railing on Huron Ave. Hill
Attachments: IMG_5868.jpg; IMG_5869.jpg; IMG_5870.jpg; IMG_5871.jpg; IMG_5872.jpg; IMG_5873 (1).jpg

Morning all,

I went for a walk this morning to check on this concern. In pic 5868, you can see our white metal rail which has been there since before my time here with the village. I would say that it spans probably 70% of the sidewalk from its start at the bottom of the hill up to Coles Ally. In pic 5869, there is about a ten foot separation at Coles ally where there is neither hand rail on the North or South side of the walkway. In pic 5870, from Coles Ally the rest of the way up the hill, there is a wooden fence/handrail made of 4x4 support posts with 2x4 top and bottom rails, and 2x2 slats. This fence has also been there a number of years from what I can remember. Walking along the entire length of the wooden section of fence, the hand rail appears to be in good condition and more than adequate for stabilization of a pedestrian ascending or descending that area of sidewalk. In pic 5871, at the top of the hill the sidewalk starts to level out with no rail on either side. In pics 5873, and 5872, you can see that this is a unique spot, as the sidewalk narrows in this area due to landscaping features and utilities. This would make it extremely difficult to install an alternate hand rail on the North side of the sidewalk without creating a significant bottleneck or requiring major modifications to that area. I can't say as to ever hearing about anyone falling in this area, and would venture to say that if the appurtenances that are currently available in this area are not adequate to safely navigate the hill by an individual, they should probably not be on foot walking this hill to begin with. If you still wish to pursue the option of installing another rail on the north side, this would fall in the DDA district and would probably be something to forward to them for consideration. Please let me know if you need anything further.

Sincerely,

Christopher M. Heiden
Utilities Manager, Village of Lexington
810-359-5901

From: Michelle Irwin
Sent: Tuesday, April 25, 2023 8:37 AM
To: Christopher Heiden
Subject: FW: Pedestrian Railing on Huron Ave. Hill

Hi Chris,

This letter came in and Kristen asked that I send it you for a more formal evaluation. Could you or Jerry take a look and see what they are referring to, and determine a plan of action.

Thanks,

Michelle

58 68



5869



5870



5871



5872



5873

