

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

DATE OF MEETING: Wednesday, August 9, 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 July 12, 2023 minutes as presented.

PUBLIC COMMENT –

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

UNFINISHED BUSINESS:

1. Harbor Redevelopment Presentation – Edgewater
2. LBA/DDA Event Support – McGovern
3. Social District Update – McGovern
- 4.

NEW BUSINESS:

1. Façade Grant – Lexington Art Glass - McGovern
2. Streetscape Update – McGovern
 - a. Public Feedback on Large Pots
 - b. Façade Improvements in the works
 - c. Seasonal Décor

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT

VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
Village of Lexington – 7227 Huron Ave., Lexington, MI
July 12, 2023.

CALL TO ORDER: Chairperson McGovern called the meeting to order at 5:30 pm.

ROLL CALL: by Vicki Scott

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

ABSENT: Kaatz, VanDyke, Drouillard

OTHERS PRESENT: S. McCoy, P. Muoio, K. DeCoster, D. Roehl, and 1 citizen

APPROVAL OF AGENDA:

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

All Ayes

Motion Carried

APPROVAL OF MINUTES

MOTION by Adams, seconded by Zysk, to approve the June 9, 2023 minutes as presented.

All Ayes

Motion Carried

MOTION by Bales, seconded by McGovern, to approve the June 14, 2023 minutes as presented.

All Ayes

Motion Carried

PUBLIC COMMENT: None offered.

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

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

Roll Call:

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

Nays: None

Motion Carried

UNFINISHED BUSINESS:

- 1. Wayfinding Signs Update** –McGovern presented a few of the new wayfinding signs he donated to the Village. These signs were \$50.00 per sign with a 10-year guarantee. McGovern will put in a work order to have these new signs put up. Discussion followed on replacing all of the wayfinding signs.
Motion by Bales, seconded by Adams, to replace all of the wayfinding signs not to exceed \$200.00.
Discussion:
Roll Call:
Ayes – Bales, Adams, Bender, Zysk, Westbrook, McGovern
Nays – None
Motion carried
- 2. Harbor Steering Committee Update-** McGovern explained VanDyke is not here to give an update. Bender explained there will be a Public Townhall from Edgewater coming soon.

3. **Social District Update** – McGovern explained the website was updated on July 1, 2023. The sidewalk stickers were installed June 30, 2023. No additional trash containers were needed. The stickers for the cups were all printed and distributed to the licensee's that had their application approved from the Liquor Control Commission. Only two of the licensee's but three of the bars were included had their license approved by the time it started on July 1, 2023, which were Windjammer, Sweetwater, and Village Pub. 3 North Vine and Steiss did not have theirs done. Discussion followed on the boundaries, price of the license from the State, as well as what is a fair price to charge for the stickers. Board decided to bring this back next month with additional information.
4. **New Flower Pots Update** – Adams explained we mounted the flower pots on the poles too high. I feel we need to lower the pots. Over time my hope is to increase these pots and eventually get rid of the pots on the sidewalks. McGovern explains the DPW does not have the longer bolts to lower them at this time. Discussion followed on what the board would like. McGovern will put in a work order to move a few of the pots down.

NEW BUSINESS:

1. **Façade Grant Town Shoppe** – McGovern explained Regina was here and had to leave. McGovern noted Regina from the Town Shop could only get one quote for the awning. Bender asked about a rendering. Bender explained the Village can not pay for sales tax. The quote to recover the awning is \$6,129.27.
Motion by McGovern, seconded by Bales to approve the façade grant in the amount of \$3,064.69.
Roll Call
Ayes: McGovern, Bales, Bender, Zysk, Westbrook, Adams
Nays: None
Motion carried
2. **LBA/DDA Support** – McGovern explained the LBA was going to present a proposal to the DDA for monetary help for the events. They did not get it to us in time. McGovern noted we will put this back on the agenda for next month. Discussion followed.

CORRESPONDENCE:

PUBLIC COMMENT:

- Peter Muoio recommended having a subcommittee with the LBA to coordinate more efficiently. The new manager will be extremely busy and has no authority over these activities. The harbor front committee meetings should be posted.
- Shelly McCoy asked where the invoice is from the Keel.

ADJOURNMENT:

MOTION by Bales, seconded by Bender, to adjourn the meeting at 6:45 p.m.

All Ayes

Motion carried.

Respectfully submitted,

Vicki Scott

July 12, 2023

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 07/01/2023 TO 07/31/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
07/01/2023			248-248-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		0.00
07/31/2023	GJ	JE	ADMIN. REIMBURSEMENT JULY 2023	2660	916.74		916.74
07/31/2023			248-248-699.940	END BALANCE	916.74	0.00	916.74
07/01/2023			248-248-703.600 DPW WAGES		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		457.99		457.99
07/12/2023	PR	CHK	SUMMARY PR 07/12/2023		364.10		822.09
07/19/2023	PR	CHK	SUMMARY PR 07/19/2023		357.82		1,179.91
07/26/2023	PR	CHK	SUMMARY PR 07/26/2023		462.40		1,642.31
07/31/2023			248-248-703.600	END BALANCE	1,642.31	0.00	1,642.31
07/01/2023			248-248-703.650 DPW-WATER WAGES OVERTIME		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		24.00		24.00
07/31/2023			248-248-703.650	END BALANCE	24.00	0.00	24.00
07/01/2023			248-248-704.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		36.73		36.73
07/12/2023	PR	CHK	SUMMARY PR 07/12/2023		27.73		64.46
07/19/2023	PR	CHK	SUMMARY PR 07/19/2023		27.26		91.72
07/26/2023	PR	CHK	SUMMARY PR 07/26/2023		35.08		126.80
07/31/2023			248-248-704.100	END BALANCE	126.80	0.00	126.80
07/01/2023			248-248-704.200 BLUE CROSS		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		47.49		47.49
07/12/2023	PR	CHK	SUMMARY PR 07/12/2023		39.93		87.42
07/19/2023	PR	CHK	SUMMARY PR 07/19/2023		37.92		125.34
07/26/2023	PR	CHK	SUMMARY PR 07/26/2023		103.21		228.55
07/31/2023			248-248-704.200	END BALANCE	228.55	0.00	228.55
07/01/2023			248-248-704.300 LIFE INSURANCE		BEG. BALANCE		0.00
07/11/2023	AP	INV	JULY LIFE INSURANCE	211964732660	11.54		11.54
07/31/2023			248-248-704.300	END BALANCE	11.54	0.00	11.54
07/01/2023			248-248-704.400 PENSION		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		15.97		15.97
07/31/2023			248-248-704.400	END BALANCE	15.97	0.00	15.97
07/01/2023			248-248-704.401 AXA EQUITABLE MATCH		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		6.94		6.94
07/12/2023	PR	CHK	SUMMARY PR 07/12/2023		0.58		7.52
07/19/2023	PR	CHK	SUMMARY PR 07/19/2023		3.24		10.76
07/26/2023	PR	CHK	SUMMARY PR 07/26/2023		15.20		25.96
07/31/2023			248-248-704.401	END BALANCE	25.96	0.00	25.96
07/01/2023			248-248-704.500 MICH EMP SEC COM		BEG. BALANCE		0.00
07/05/2023	PR	CHK	SUMMARY PR 07/05/2023		8.68		8.68
07/12/2023	PR	CHK	SUMMARY PR 07/12/2023		8.10		16.78
07/19/2023	PR	CHK	SUMMARY PR 07/19/2023		5.93		22.71
07/26/2023	PR	CHK	SUMMARY PR 07/26/2023		3.22		25.93
07/31/2023			248-248-704.500	END BALANCE	25.93	0.00	25.93
07/01/2023			248-248-740.000 SUPPLIES		BEG. BALANCE		0.00
07/06/2023	AP	VOID	Void Invoice 775 WOODRUFF	775		900.00	(900.00)
07/11/2023	AP	INV	TRASH BAGS CLEANING SUPPLT P&R DDA	6598	110.00		(790.00)
07/20/2023	AP	INV	CLEANING SUPPLY	6616	110.00		(680.00)
07/31/2023			248-248-740.000	END BALANCE	220.00	900.00	(680.00)
07/01/2023			248-248-740.700 DPW EQUIPMENT		BEG. BALANCE		0.00
07/31/2023	GJ	JE	DPW EQUIPMENT REIMBURSEMENT JULY 202	2661	3,354.07		3,354.07
07/31/2023			248-248-740.700	END BALANCE	3,354.07	0.00	3,354.07
07/01/2023			248-248-820.000 CONTRACTED SERVICES		BEG. BALANCE		0.00
07/20/2023	AP	INV	DDA MEETING 7-12-23	DDA MEETING 7/12/	50.00		50.00
07/31/2023			248-248-820.000	END BALANCE	50.00	0.00	50.00
TOTAL FOR FUND 248 DOWNTOWN DEVELOPMENT AUTHORITY					6,641.87	900.00	5,741.87

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-002.000	EASTERN MICHIGAN BANK	311,166.49
248-000-040.000	ACCOUNTS RECEIVABLE	0.00
248-000-084.830	DUE FROM LEX TOWNSHIP	0.00
248-000-123.000	PREPAID EXPENSES	425.82
Total Assets		311,592.31
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	0.00
248-000-258.000	ACCRUED WAGES	444.73
Total Liabilities		444.73
*** Fund Balance ***		
248-000-390.000	FUND BALANCE ACCOUNT	260,881.96
Total Fund Balance		260,881.96
Beginning Fund Balance - 22-23		260,881.96
Net of Revenues VS Expenditures - 22-23		42,661.59
*22-23 End FB/23-24 Beg FB		303,543.55
Net of Revenues VS Expenditures - Current Year		7,604.03
Ending Fund Balance		311,147.58
Total Liabilities And Fund Balance		311,592.31

* Year Not Closed

Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	2023-24 ORIGINAL BUDGET	2023-24 AMENDED BUDGET	ACTIVITY FOR MONTH 07/31/2023 INCREASE (DECREASE)	YTD BALANCE 07/31/2023	% BDCGT USED
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Revenues						
Dept 000						
248-000-401.500	DDA TAXES FROM VILLAGE	101,124.00	101,124.00	8,750.01	8,750.01	8.65
248-000-401.600	DDA TAXES FROM TOWNSHIP	83,750.00	83,750.00	3,595.89	3,595.89	4.29
248-000-665.000	INTEREST EARNED	3,000.00	3,000.00	0.00	0.00	0.00
248-000-671.500	MISC ACCT OF REVENUE	0.00	0.00	1,000.00	1,000.00	100.00
248-000-699.101	TRANSFER IN FROM GENERAL FUND FOR CAPITA	0.00	0.00	0.97	0.97	0.00
248-000-699.248	TRANSFER IN OPEN ACCOUNT	0.00	0.00	0.00	0.00	0.00

Total Dept 000 187,874.00 187,874.00 13,345.90 13,345.90 7.10

Dept 248 - ****DDA EXPENSES****						
248-248-667.500	INTERNET REVENUE	0.00	0.00	0.00	0.00	0.00

Total Dept 248 - ****DDA EXPENSES**** 0.00 0.00 0.00 0.00 0.00

TOTAL REVENUES 187,874.00 187,874.00 13,345.90 13,345.90 7.10

Expenditures

Dept 248 - ****DDA EXPENSES****						
248-248-699.940	ADMINISTRATIVE REIMBURSEMENT	11,001.00	11,001.00	916.74	916.74	8.33
248-248-703.600	DPW WAGES	30,000.00	30,000.00	1,642.31	1,642.31	5.47
248-248-703.650	DPW-WATER WAGES OVERTIME	0.00	0.00	24.00	24.00	100.00
248-248-704.100	MATCH - SOCIAL SECURITY	2,437.00	2,437.00	126.80	126.80	5.20
248-248-704.200	BLDE CROSS	7,200.00	7,200.00	228.55	228.55	3.17
248-248-704.300	LIFE INSURANCE	260.00	260.00	11.54	11.54	4.44
248-248-704.400	PENSION	3,600.00	3,600.00	15.97	15.97	0.44
248-248-704.401	AXA EQUITABLE MATCH	1,000.00	1,000.00	25.96	25.96	2.60
248-248-704.500	MICH EMP SEC COM	300.00	300.00	25.93	25.93	8.64
248-248-728.000	COMPUTER-HARDWARE-SOFTWARE SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-248-740.000	DPW EQUIPMENT	4,000.00	4,000.00	(680.00)	(680.00)	(17.00)
248-248-745.000	CHRISTMAS SUPPLY	15,000.00	15,000.00	3,354.07	3,354.07	22.36
248-248-802.500	EDUCATION AND TRAINING	1,000.00	1,000.00	0.00	0.00	0.00
248-248-803.000	PHONE/INTERNET EXPENSE	0.00	0.00	0.00	0.00	0.00
248-248-803.100	MUSIC	500.00	500.00	0.00	0.00	0.00
248-248-805.000	ADVERT/PUBLICATIONS	12,000.00	12,000.00	0.00	0.00	0.00
248-248-810.000	MEMBERSHIP/DUES	200.00	200.00	0.00	0.00	0.00
248-248-811.000	LEGAL	500.00	500.00	0.00	0.00	0.00
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	25,000.00	25,000.00	50.00	50.00	0.20
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	15,000.00	15,000.00	0.00	0.00	0.00
248-248-955.000	DDA GRANT	30,000.00	30,000.00	0.00	0.00	0.00
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	0.00	0.00
248-248-971.000	CAPITAL OUTLAY	5,000.00	5,000.00	0.00	0.00	0.00

Total Dept 248 - ****DDA EXPENSES**** 186,498.00 186,498.00 5,741.87 5,741.87 3.08

TOTAL EXPENDITURES 186,498.00 186,498.00 5,741.87 5,741.87 3.08

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 07/31/2023 (INCREASE (DECREASE))	2023-24		YTD BALANCE 07/31/2023	% BDCY USED
		ORIGINAL BUDGET	AMENDED BUDGET		NORMAL (ABNORMAL)	INCREASE (DECREASE)		
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
	TOTAL REVENUES	187,874.00	187,874.00	13,345.90		13,345.90	7.10	
	TOTAL EXPENDITURES	186,498.00	186,498.00	5,741.87		5,741.87	3.08	
	NET OF REVENUES & EXPENDITURES	1,376.00	1,376.00	7,604.03		7,604.03	552.62	

LBA Request / Proposal

To Vicki Scott

8.3.23

The Lexington Business Association organizes and manages 15+ Village events per year. These events occur within the DDA boundaries and are a great attraction for residents and visitors alike. They are a vital part of our community.

Our events include parades, music and seasonal festivals, art & craft fairs, fireworks, and holiday festivities. Some of these events make money, enabling the LBA to continue operating, while others just have costs.

The LBA is run by many local business owners who volunteer a large amount of their time and expertise. We also have a paid Executive Director position to manage and coordinate events, oversee marketing and membership, and perform administrative tasks.

The LBA is in a rebuilding mode. We struggled through COVID, the ensuing labor shortages that still exist, inflation and more. We lost key people along the way and are grooming new talent. Finding and keeping talent is an ongoing challenge. Our once full coffers have dwindled. All this has contributed to a deteriorating level of execution we strive to overcome and wavering confidence among business owners who now question the value of being a member in the LBA, hence reducing membership income even more.

Until we rebuild our capital resources, we are forced to cut corners. Until we learn and document lost knowledge, we miss details and run into costly surprises.

A jumpstart bringing immediate relief to our operations would be a grant or donation. We respectfully request any amount the DDA would provide, perhaps like the donation given to The Arts Council. These funds would immediately be deployed for upcoming events.

In the recent past there's been discussions of sharing the cost of a staff position or contracted services that could perform work for both the DDA and LBA, particularly on overlapping tasks. Managing seasonal and holiday décor and signage, marketing and advertising, monitoring and reporting on activities and streetscape initiatives, updating website content, creating documentation and 'welcome package' for new businesses, and more.

With the remaining budget amount allotted for "DDA/LBA/Event Assistance we believe we can provide a shared position. That position's compensation would be paid primarily by the LBA with a monthly contribution from the DDA. Details can be worked out jointly between a subgroup of LBA and DDA members. Our draft organization chart with roles and responsibilities is nearly complete and ready for finalization.

We appreciate your consideration and look forward to working together to benefit our Village.

The LBA

Submitted by Donna Benoit, Secretary

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: Chris + Karla Winn
 2. Address of Applicant: 7530 Elmwood Rd, Lexington
 3. Phone Number: 586-530-3343 (313) 689-1149
 4. Property Owner: Chris + Karla Winn
 5. Phone Number of Property Owner(s): 586-530-3343 313-689-1149
 6. (a) Property Address: 5481 Main Street
(b) Property Parcel ID Number: 152-300-000-047-00
 7. Describe the Project (attach additional pages if needed): To rehab/update 5481 Main Street. Exterior updates: new landscaping removal of weeds/overgrowth, new picture windows, new stairs/landing/handrails for visual appeal and safety of customers.
 8. (a) Proposed Project Start Date: Sept 15, 2023
(b) Proposed Project End Date: Nov. 1, 2023
 9. Describe how the Project meets the purposes of the Façade Improvement Program: To make the former "Gazebo on Main" an appealing and inviting shop/gallery. Lexington Art Glass will be a viable/successful local business and a destination for locally produced art glass.
- 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. We are the owners of the property.
 13. Describe any conditions of blight existing at the property: Stairs and landing are old and in need of repair/rebuild. Weeds and overgrowth around the property is an eyesore.

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. Taxes were paid at time of purchase

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

16. Describe long-lasting improvements made by the project: Lexington Art Glass will be a viable/successful small business locally owned in the Village of Lexington. LAG will be a destination shop selling locally made art glass.

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: Aug. 2, 2023

DATE: Aug. 2, 2023

Chris P. Winn

PRINT NAME: Christopher P. Winn

TITLE: Lexington Art Glass owner

Karla Winn

PRINT NAME: Karla Winn

TITLE: Lexington Art Glass Owner

STATE OF MICHIGAN)

) ss

COUNTY OF Sanilac)

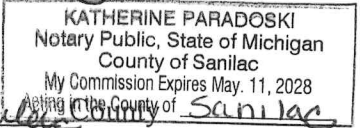
On this 6 day of June, 2023 before me a Notary Public in and for said County and State, appeared Christopher Winn, to me personally known, who, being by me sworn, did say that he/she is the Applicant submitting this Application, together with all its attachments.

Katherine Paradloski

Notary Public

Sanilac County, Michigan

My Commission Expires: 5/11/28 Acting in Sanilac County of Sanilac



THIS SECTION FOR DDA USE ONLY

Notes: _____

DDA Recommendations: _____

Grant Approved By DDA Board: Yes No

Maximum Amount of Grant Awarded: \$ _____

06/05/2023

LEXINGTON TOWNSHIP

2022

PROPERTY #:	152-300-000-047-00	SCHOOL:	76080
CLASS:	201	PRE/MBT %:	0.0000
TAXABLE VAL:	20,763	SEV:	20,900
TAXPAYER:	WINN CHRISTOPHER/KARLA 215 RIVIERA DR SAINT CLAIR SHORES MI 48080	MORTGAGE CODE:	

PROP ADDRESS: 5481 MAIN

SUMMER TAX INFO

AD VALOREM TAX	208.62
SP. ASSMENTS:	0.00
ADMIN FEE:	2.08
INTEREST:	0.00
TOTAL:	210.70
TOTAL PAID	210.70
DATE PAID	07/07/2022
BALANCE DUE	0.00

WINTER TAX INFO

AD VALOREM TAX:	609.75
SP. ASSMENTS:	0.00
ADMIN FEE:	6.09
INTEREST:	0.00
TOTAL:	615.84
TOTAL PAID	615.84
DATE PAID	01/27/2023
BALANCE DUE	0.00

VILLAGE TAX INFO

AD VALOREM TAX	221.95
SP. ASSMENTS:	0.00
ADMIN FEE:	2.21
INTEREST:	0.00
TOTAL:	224.16
TOTAL PAID	224.16
DATE PAID	07/07/2022
BALANCE DUE	0.00

TOTAL BALANCE DUE 0.00

LEGAL DESCRIPTION:

T10N R17E SEC 30 COM AT NW COR LOT 47 THE 32 FT, TH S 32 FT, W 32 FT, N 32 FT TO POB ANSON SIMONS PLAT



SANILAC COUNTY
 APRIL 20, 2023
 RECEIPT #2846

STATE OF MICHIGAN
 REAL ESTATE
 TRANSFER TAX STAMP

\$ 82.50-CO
 \$ 562.50-ST
 23219



LIBER 1554 PAGE 868

2023 APR 20 PM 2:31



RECEIVED FOR RECORD
 MICHELE VANNORMAN, REGISTER OF DEEDS
 SANILAC COUNTY, MICHIGAN
 04/20/2023 2:48:07 PM

WARRANTY DEED

Drafted By:
 Miracle Bosi, Member
 MIR Foods, LLC
 1875 Oxford Rd
 Grosse Pointe Woods, MI 48236

Return To:
 Christopher Winn
 6966 Aitken Rd
 Lexington, MI 48450

Send Tax Bills To:
 Christopher Winn
 6966 Aitken Rd
 Lexington, MI 48450

Recording Fee: \$35.00
 File Number: 4031-303299

State Transfer Tax: \$562.50
 County Transfer Tax: \$82.50

Tax Parcel No.: 76-152-300-000-047-00

Know All Persons by These Presents: That **MIR Foods, LLC** whose address is 1875 Oxford Rd, Grosse Pointe Woods, MI 48236

Convey(s) and Warrant(s) to **Christopher Winn and Karla Winn, husband and wife** whose address is 215 Riviera Drive, St. Clair Shores, MI 48080

the following described premises situated in the Village of **Lexington**, County of **Sanilac**, State of Michigan, to wit:

Commencing at the Northwest corner of Lot 47, Anson Simons plat of the Village of Lexington, according to the plat thereof as recorded in Liber of Town Plats, pages 24 and 25, Sanilac County Records, Running thence East 32 feet, thence South 32 feet, thence West 32 feet, thence North 32 feet to the point of beginning.

More commonly known as: **5481 Main, Lexington, MI 48450**

For the full consideration of: **seventy five thousand Dollars (\$75,000.00)**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

Date April 20 2023

I hereby certify that I have searched the records in my office relating to the description of the lands in the within instrument and from such examination it appears that the real property taxes have been fully paid for the five years preceding the date of this instrument. This certification does not include taxes, if any, now in the process of collection by the City, Village, or Township Treasurer.

BY: Judy M. Bowers
 SANILAC COUNTY TREASURER



Maritime Title Agency, LLC



(Attached to and becoming a part of Warranty Deed dated: April 14, 2023 between MIR Foods, LLC, as Seller(s) and Christopher Winn and Karla Winn, husband and wife, as Purchaser(s).)

Dated this April 14, 2023.

Seller(s):

MIR Foods, LLC, a Michigan limited liability company

By: Miracle Bosi
Name: Miracle Bosi
Title: Sole Member

State of Michigan
County of St. Clair

The foregoing instrument was acknowledged before me this April 14, 2023 by MIR Foods, LLC, by Miracle Bosi, Sole Member.

Janet M. Lachon
Notary Public: Janet M. Lachon
Notary County/State: St. Clair / Michigan
County Acting In: St. Clair
Commission Expires: 10-12-2028

Smeader Bros. Construction
 2390 S. Sherman Rd.
 Applegate, MI 48401

ESTIMATE

Christopher Winn
 5421 Main St. Lexington, MI 48450

Estimate # 0000246

Estimate Date 05/31/2023

Item	Description	Unit Price	Quantity	Amount
Service	Demo labor	500.00	1.00	500.00
Service	Haul away/dump fees	350.00	1.00	350.00
Service	Build new deck, railings, and steps	1500.00	1.00	1,500.00
Product	Building materials	1100.00	1.00	1,100.00
<p>NOTES: Estimate is for partial demolition of existing concrete porch. As well as hauling away debris and building new lumber deck at 8 ft wide with 4 full width steps, 2x6 top handrail, and black steel balusters.</p> <p>Estimate is subject to change with any additional work outside the above description.</p>				
Subtotal				3,450.00
Total				3,450.00
Amount Paid				0.00
Estimate				\$3,450.00

SANILAC GLASS COMPANY

07.19.2023

QUOTE: KAR07312023

Bill To:
 KAREN
 5481 MAIN ST
 LEXINGTON MI
 313-689-1149

FOR:
 POLAR SEAL REPLACEMENT WINDOWS, WHITE-WHITE, LOW-E GLASS

Item Number	Description	Price	Quantity	Amount
	70" X 60" STATIONARY PICTURE WINDOW		2	
	70" X 60" DOUBLE CASEMENT MULLED TOGETHER		1	
	28" X 36" DOUBLE HUNG		1	
Subtotal	Total Items: 0			

Make all checks payable to:
 Sanilac Glass

Sales Tax Rate: 6.0% Tax Exempt

Sales Tax	INCLUDED
Labor & Installation	INCLUDED
Invoice Total	\$ 4,400.00

If you have any questions concerning this invoice, contact:
 Sanilac Glass Company
 810-648-4211
 markkatz@att.net

Sanilac Glass Company

Tel 810-648-4211 167 E Sanilac Rd Tax ID: 38-3477012
 Fax 810-648-4011 Sandusky, MI 48471 markkatz@att.net

- THERMAL WINDOW REPAIR
- GLASS SHOWER ENCLOSURES
- GLASS SHOWER DOORS
- REPLACEMENT WINDOWS
- CUSTOM MIRRORS

- AUTO GLASS
- COMMERCIAL DOORS & WINDOWS
- CUSTOM PATTERN GLASS
- SCREEN REPLACEMENT & REPAIR
- NEW CONSTRUCTION WINDOWS & DOORS

~NO CAR WASH FOR 48 HOURS
 ~REMOVE THE TAPE AROUND THE EDGES TOMORROW MORNING
 ~WHEN OPENING & CLOSING THE DOOR BE SURE TO LEAVE A WINDOW OPEN 3-4 INCHES TO
 AVOID ANY PRESSURE ON THE NEWLY INSTALLED SEAL FOR 12 HOURS



MICHIGAN SERVICES SOLUTIONS INSTALLED SALES PROPOSAL

Table with columns: LOWE'S AUTHORIZED REPRESENTATIVE, SALES ID, DATE, CUSTOMER NAME, STORE NO., STREET ADDRESS, CITY, STATE, ZIP, TELEPHONE, EMAIL, LOWE'S CONTRACTOR LICENSE #, LOWE'S REPRESENTATIVE LICENSE #, CREDIT/DEBIT, CHECK, LCC CARD, GIFT CARD.

This is only a quote for the merchandise and services printed below. Lowe's does not offer services to paint, seal or stain fences.

Table with columns: INSTALLATION STREET ADDRESS, CITY, STATE, ZIP. Values: 5481 Main St, Lexington, Michigan, 48450.

Additional charges may apply for permit fees. Installation services guaranteed by Lowe's labor warranty & available thru independent contractors, licensed, & registered where applicable. License numbers & certifications held by or on behalf of Lowe's Home Centers, LLC: AK #Cone39289 Business License #1001769; AL #56683; #8187; #OO2157; AR #37290723; AZ #ROC340281 (KB-1 Dual Building Contractor License) CA B#991832; CO MP030000763; CT #HIC.0639387 #MCO.0903044; #HIC.0566468; DC #420222000012; #410522000535; DE #DE-2021-000001841; FL #CRC1327732 #CGC1531687 #CCC1326824 #CGC1508417 #FRO6140; GA #GCLT-CO000422 #GCLT-CO000421 #GCQA006895 #GCCO006889; #CN208589; HI #CT-33489; IA #C110383; ID #RCE-36837; IL #104.016796; IN #PC12000047; CO52100003; PC12000047; KS #21-012652; LA #LMP15296; #CL.69642; #866245; MA #CSL-081810; HIC#148688; MD #143468; #107639-10; MI #2102144445; #242200453; #2101165238; MN #BC692087; MB682496; MS #18898; #24721-MC; MT #161006; NC #70220; ND #000042957; NE #23319-21; NM GB98#408449; NV #0079079; NY #2106326-DCA; WC-27241-H14; ME-48295; #H-20080; #MP-44066; #HF-63803; #HI-63767; OK #0002337/16238; #8005039-2021; #00200358; 204908; OR #202237; PA PA174402; RI #GC-20575; SC #RBB.51013; #CLG.118696.GC; CLM115764; TN #3070 #00064743; TX #EC29349 #EC27606 #TACLA116836E #246 #M-43442; #325084; UT #9002087-5501; VA #2701036596; WA #LOWESH863DH; WI #DC-031000124 #DCQ-081800073; DCQ-090900098; WV #WV014656 See Lowes.com/licensing for current license numbers.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Services Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days. Roofing, Gutters and Fencing Estimates are good for 7 days). Installation fees will be, and additional charges may be, based on total product required to fulfill order (including waste). If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.

MERCHANDISE AND INSTALLATION SUMMARY: (I.E. ITEM NUMBERS, COLORS, DIMENSIONS, CONSIDERATIONS):

Windows

Product

Windows Project

Install 4 Windows

Brand: Pella

Series: 250

Unit Type:

* 1-Twin Double Hung

* 2-Picture

* 1-Double Hung

Install Type: Full Frame

Features and Upgrades:

Additional Notes & Product Description:

* Energy Star

* Low E

* Argon Gas Filled

* White Exterior

* White Interior

* White Hardware

* White Screens

* Tilt Wash

* Night Latch

***** Black Exterior *****

\$7535.89

Pella 250 Windows (Excluding Bays/Bows) Qty 4

Bring more comfort to your home with a beautiful look that lasts for years. Quality vinyl windows backed by Pella.

Installation Process

- Remove & haul away existing windows
- Check existing windows for leaks and evidence of pest infestation
- Install new windows & accessories, including caulk, stops, and fasteners
- Follow Lead Safe Practices (if required)
- Follow Health and Safety Guidelines

Clean-up/Final Inspection

- Complete final clean-up and haul away all job-related debris
- Test product & perform complete inspection with customer
- Review warranty information

Project Preparation Process

- Dedicated project support staff keeps you up-to-date through every process
- Installer conducts Pre-Installation Inspection
- Provides appropriate protection to home during installation
- Obtain & post any necessary permits
- Perform Lead Assessment (if applicable)

toggle menu

Send Message

Store Card on File

Before & After Pics



First Choice Lawn&Landscape LLC

Phone: (810) 710-0247
Email: firstchoicelandscape11@yahoo.com
Address: PO Box 66
Sandusky, MI 48471

Customer Name: Lexington Art Glass (Karla Winn)
Estimate Date: 06/23/2023

Due to ever changing material/labor costs. This estimate reflects for the next 14 days. If you're wanting to get your project underway and, on the schedule, please click on the approval button. Deposit for the cost of materials is required before job begins, deposit link will be sent via email. Remaining balance will be due upon completion of work. Thank You for choosing First Choice for your landscaping needs. Hope to hear from you soon.

Estimate # 2655

New

Subtotal: \$1,615.00
Tax: \$42.30
Past Balance: \$0.00
Total Amount: \$1,657.30

Approve

Contact Us

Item	Quantity	Tax%	Total Price
21aa Gravel	4.0	6.0	\$218.00
Hydrangea	4.0	6.0	\$160.00
Straw Blanket-Pins/Grass Seed	1.0	6.0	\$57.00
Separation Fabric	300.0	6.0	\$75.00
Topsoil/Compost	3.0	6.0	\$135.00
Waste, Sod and Debris - Remove and Haul	5.0		\$100.00
Install- Landscaping Labor Tools,Transport	9.0		\$810.00
Plastic Black Diamond Edging/Brown Mulch	1.0	6.0	\$60.00

QUOTE

The Farm Lawn Care Services

6220 Basler Road
Carsonville, MI 48419
(810) 844-3799



To:
Kara Winn
5481 Main Street
Lexington, MI 48450

Quote # 1424
Quote Date 06/27/2023
Total Amount \$1,617.25

p: (313) 689-1149

Item	Quantity	Price	Tax1	Tax2	Line Total
Install of Lime Stone Gravel	2.5	\$149.00 / Yards	6.000%		\$372.50
Nature Seed- Grass Seed- Blue Grass Mix	1.0	\$109.75 / 1000 sq ft. - 5 lbs			\$109.75
Removal/Trimming of current flowers	1.0	\$149.00			\$149.00
Landscape - Topsoil Install	1.5	\$133.00	6.000%		\$199.50
Landscape - Install Landscaping- Hydrangas- 3 gallon Pots	4.0	\$177.40 / Delivered and Installed	6.000%		\$709.60

Subtotal: \$1,540.35
Tax: \$76.90
Past Due Amount: \$0.00
Total Amount: \$1,617.25

Thank you for allowing us to quote your project. If you chose to accept our estimate, please do so through the link and add a credit card to your account. No work will be started without a card on file. If estimate is more than \$500 a 50% down payment will be charged at time of acceptance. Once job is completed then the other 50% will be charged. Credit Card Processing fees will be added on when payment is made at 3.4% per transaction.

Notes

Thank you for your time. We look forward to building a quality working relationship with you soon.

Landscape - Mulch Install - Description

- Deliver and install 2" of customer's choice of color mulch to existing landscaped areas/mulch beds.
- Clean up staging area after job is completed including newly mulched landscaping beds/mulch beds.
- Bed edging / redefining may be performed for an additional charge, and not included in above quoted price.

Nature Seed- Grass Seed- Blue Grass Mix - Description

Kentucky Bluegrass Seed: Blue Ribbon Mix
Seeding Rate: 5 lbs. / 1000ft²
80% Kentucky Bluegrass (4 elite varieties)
20% Perennial Ryegrass (2 elite varieties)

Tree Removal/Trimming - Description

Removal of trees to within 18 inches of the ground.
Trimming of discussed areas. Ditches, ponds, fence lines/rows etc.

Current Banners (& LBA St. Patrick's Day clover):



For clover type signs, need to invent universal mount using existing pole/pin mount to protect pole finish.

Additional Seasonal Décor Ideas:

1. Banners
 - a. Fall / Harvest Pictures & Verbiage
 - b. Halloween Jack-o-lantern, ghosts, witches, trick-or-treat
 - c. Derby week (2 or 3 weeks): horses, hats, etc.
 - d. Winter skating, ice fishing, Norman Rockwell winter scene ...
 - e. Christmas Cards (each banner a different card face)
 - f. More
2. Décor around Poles
 - a. Corn stalks, hay bales, etc
 - b. Ski's
 - c. More

Next month is Christmas Décor RFP time. Adams & McGovern propose good quality artificial garland like that used at Cadillac House. We need to bring costs & availability info to next meeting.