

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

DATE OF MEETING: Wednesday, November 13, 2024
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 REGULAR MEETING:

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

ATTENDANCE:

APPROVAL OF AGENDA

APPROVAL OF MINUTES – Motion to approve the October 16, 2024 minutes as presented.

PUBLIC COMMENT –

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

UNFINISHED BUSINESS:

1. **Christmas Decorations** – Bender/Zysk/McGovern
2. **Village Green Status & Next Steps** – McGovern
- 3.

NEW BUSINESS:

1. **Murals** – McGovern
2. **Façade Grant (Matt McDonald – 5520 Main St.)** – McGovern
3. **MDA Conference Points of Interest** – McGovern/Fisher
- 4.

CORRESPONDENCE

- **Historic Bell Information**

PUBLIC COMMENT

ADJOURNMENT

**VILLAGE OF LEXINGTON
DOWNTOWN DEVELOPMENT AUTHORITY
INFORMATIONAL/REGULAR MEETING
Village of Lexington – 7227 Huron Ave., Lexington, MI
October 16, 2024**

CALL TO ORDER INFORMATIONAL MEETING: 5:00 p.m.

PRESENT: Bender, Bales, Kaatz, Zysk, McGovern, (Adams @ 5:12 p.m.)

ABSENT: Westbrook, Drouillard, Diener

OTHERS PRESENT: L. Fisher, V. Scott, P. Muoio

ATTENDANCE: Motion by McGovern, seconded by Bender, to excuse Westbrook, Drouillard, & Diener.

All Ayes

Motion carried

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; updates on 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.

****L. Adams arrived @ 5:12 p.m.****

PUBLIC COMMENT: None

CLOSE INFORMATIONAL MEETING: 5:18 pm.

CALL TO ORDER: Chairperson McGovern called the meeting to order at 5:18 pm.

ROLL CALL: by Vicki Scott

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

ABSENT: Westbrook, Drouillard, Diener

OTHERS PRESENT: P. Muoio

ATTENDANCE: Motion by McGovern, seconded by Bender, to excuse Westbrook, Drouillard, & Diener.

All Ayes

Motion carried

APPROVAL OF AGENDA:

MOTION by Bales, seconded by Bender, to approve the agenda as amended adding #4 and #5 under New Business (#4 Appointment of a Representative to Tierney Park Renovation & #5 Purchase Candy).

All Ayes

Motion Carried

APPROVAL OF MINUTES:

MOTION by Bender, seconded by Adams, to approve the September 11, 2024 minutes as presented.

All Ayes

Motion Carried

PUBLIC COMMENT: None

REVIEW OF FINANCIAL INFORMATION: - Bales explained the financial reports and answered questions. Discussion on adding Social District general ledger numbers.

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

Roll Call:

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

Nays: None

Motion Carried

UNFINISHED BUSINESS:

1. **Harbor Update** – Fisher explained the DNR part of the project is expected to start September 2026. The amphitheater will be funded. The older trees that are coming down will be utilized for part of the playground. The Army Corp of Engineers project is expected to begin early summer of 2025. Discussion followed on the DNR funding.
2. **Christmas Decorations & RFP** – McGovern explained we received 2 bids, one from Croswell Greenhouse for the pots, and one from Hill Tree Services for installing lights on poles and businesses. McGovern opened both bids. Croswell Greenhouse provided a quote for 34 planters, same as last year, with boughs, pine cones, and festive decorations for a total amount of \$4,760.00. Hill Tree Service provided a quote to install garland & lights on poles, lights on buildings, and replace all old-style lights with new lights for a total amount of \$8,300.00. Discussion followed. Mickey Bender received quotes for the Garland. Western Tree Farm quoted 850 ft. of garland for a total of \$907.80. Centennial Pines quoted 800 ft. of garland for a total of \$1,100.00. Croswell Greenhouse and Lexington Gardens did not provide a quote this year. Discussion followed.

MOTION by McGovern, seconded by Bender, to accept the quote from Croswell Greenhouse for the pots in the amount of \$4,760.00.

Roll Call:

Ayes: McGovern, Bender, Kaatz, Zysk, Adams

Nays: None

Abstain: Bales

Motion carried

MOTION by Bender, seconded by Zysk, to approve the quote from Western Tree Farm for the garland in the amount of \$907.80.

Roll Call:

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

Nays: None

Motion carried

Board asked for point of clarification from Joseph Hill regarding the lights.

MOTION by Bender, seconded by Bales, to have Hill Tree Service install and maintain the garland and lights not to exceed \$9,000.00.

Discussion: Quote includes the Christmas Tree. Bender will work with Hill Tree Service on what lights to use.

Roll Call:

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

Nays: None

Motion carried

3. Christmas Tree Lighting Budget –

MOTION by Kaatz, seconded by Zysk, to approve a budget for the tree lighting expenses not to exceed \$2,500.00.

Roll Call:

Ayes – Kaatz, Zysk, Adams, Bender, Bales, McGovern

Nays – None

Motion carried

4. Village Green Lease Status & Next Steps – McGovern explained the owner is still reviewing the lease.

5. Fall Decorations – McGovern stated the decorations look great in town. Thanks to Mickey Bender for donating the corn stalks.

NEW BUSINESS:

1. Parcel Development within DDA Boundary – McGovern briefly discussed the 3 lots the church owns.

2. MDA Annual Conference – McGovern explained this is a great conference to attend. Lori Fisher is interested in attending. McGovern is unable to attend the entire conference but is interested in attending a portion of it.

MOTION by Kaatz, seconded by Bender, to approve the MDA annual conference for a budget not to exceed \$2,000.00 for the time with hotel, food, expenses, etc. to be reimbursed upon receipts of those expenses.

Roll Call:

Ayes: Kaatz, Bender, Bales, Zysk, Adams

Nays: None

Abstain: McGovern

Motion Carried

3. Capital Improvement Plan – Fisher explained security cameras downtown may be something for the Board to consider adding to their CIP plan, especially after the renovations at Tierney Park area. Kaatz suggested adding light poles to the north end of town. Board agreed to have an update next month.

4. Appoint Representative to Tierney Park Renovation Committee –

MOTION by Bender, seconded by Kaatz, to appoint Sue Diener and Mike McGovern to Tierney Park Renovation Planning Committee.

All Ayes

Motion Carried

5. Purchase Halloween Candy – McGovern explained this was a success last year handing out candy to the Meyer School kids downtown. Any left-over candy was used for the Christmas tree lighting.

MOTION by Bales, seconded by Adams, to approve up to \$500.00 for the purchase of candy for Halloween and other events if there is any left to be purchased by Mickey or Lori.

Roll Call:

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

Nays: None

Motion Carried

CORRESPONDENCE: None

PUBLIC COMMENT:

- Peter Muoio commented on the signs regarding the security cameras.

ADJOURNMENT: McGovern adjourned the meeting at 6:12 p.m.

Respectfully submitted, Vicki Scott

GL NUMBER	DESCRIPTION	2024-25		ACTIVITY FOR	YTD BALANCE	% BDCGT
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 248 - ****DDA	EXPENSES****					
248-248-402.500	DDA TAXES FROM VILLAGE	96,992.00	96,992.00	0.00	89,188.88	91.95
248-248-402.600	DDA TAXES FROM TOWNSHIP	104,341.00	104,341.00	23,824.96	60,242.09	57.74
248-248-477.000	INTERNET REVENUE	0.00	0.00	0.00	0.00	0.00
248-248-642.000	DONATIONS	0.00	0.00	0.00	0.00	0.00
248-248-642.002	PARADE FEE	0.00	0.00	0.00	175.00	100.00
248-248-642.003	SPONSORSHIP - JULY 4TH FIRE WORKS	0.00	0.00	0.00	5,530.00	100.00
248-248-665.000	INTEREST EARNED	10,000.00	10,000.00	1,501.21	5,220.82	52.21
248-248-686.500	MISC ACCT OF REVENUE	1,000.00	1,000.00	0.00	1,630.66	163.07
248-248-699.000	TRANSFER IN OPEN ACCOUNT	0.00	0.00	0.00	0.00	0.00
248-248-699.101	TRANSFER IN FROM GENERAL FUND FOR CAPITA	0.00	0.00	0.00	0.00	0.00
Total Dept 248 - ****DDA EXPENSES****		212,333.00	212,333.00	25,326.17	161,987.45	76.29
TOTAL REVENUES						
TOTAL REVENUES		212,333.00	212,333.00	25,326.17	161,987.45	76.29
Expenditures						
Dept 248 - ****DDA	EXPENSES****					
248-248-699.940	ADMINISTRATIVE REIMBURSEMENT	33,905.00	33,905.00	2,825.42	11,301.68	33.33
248-248-702.600	DPW WAGES	25,000.00	25,000.00	2,076.16	9,416.81	37.67
248-248-709.100	MATCH - SOCIAL SECURITY	1,963.00	1,963.00	157.90	809.78	41.25
248-248-710.500	MICH EMP SEC COM	150.00	150.00	15.51	87.27	58.18
248-248-713.650	DPW-WATER WAGES OVERTIME	0.00	0.00	0.00	1,232.92	100.00
248-248-715.400	PENSION	2,402.00	2,402.00	11.45	793.24	33.02
248-248-716.401	AXA EQUITABLE MATCH	900.00	900.00	50.31	294.73	32.75
248-248-719.200	BLUE CROSS	5,400.00	5,400.00	249.73	1,318.24	24.41
248-248-724.300	LIFE INSURANCE	280.00	280.00	42.26	105.71	37.75
248-248-752.000	SUPPLIES	0.00	0.00	55.00	3,261.04	100.00
248-248-779.000	CHRISTMAS SUPPLY	20,000.00	20,000.00	0.00	0.00	0.00
248-248-797.000	COMPUTER-HARDWARE-SOFTWARE	2,000.00	2,000.00	0.00	0.00	0.00
248-248-802.000	AUDIT	0.00	0.00	0.00	0.00	0.00
248-248-802.200	CONTRACTED SERVICES	10,000.00	10,000.00	1,630.00	2,880.00	28.80
248-248-811.000	LEGAL	1,000.00	1,000.00	0.00	90.00	9.00
248-248-850.000	PHONE/INTERNET EXPENSE	0.00	0.00	0.00	0.00	0.00
248-248-852.100	MUSIC	500.00	500.00	0.00	0.00	0.00
248-248-861.000	MILEAGE	0.00	0.00	0.00	0.00	0.00
248-248-880.100	ADVERT/PUBLICATIONS	10,000.00	10,000.00	0.00	0.00	0.00
248-248-909.500	EDUCATION AND TRAINING	500.00	500.00	0.00	0.00	0.00
248-248-915.000	MEMBERSHIP/DUES	200.00	200.00	0.00	0.00	0.00
248-248-934.000	LANDSCAPING MAINTENANCE	15,000.00	15,000.00	350.00	350.00	175.00
248-248-937.100	DDA SERVICE PROVIDED BY VILLAGE	0.00	0.00	0.00	1,520.00	10.13
248-248-940.700	DPW EQUIPMENT	15,000.00	15,000.00	0.00	0.00	0.00
248-248-940.800	VILLAGE GREEN RENT	0.00	0.00	3,063.64	14,338.41	95.59
248-248-955.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
248-248-956.200	DONATION	15,000.00	15,000.00	0.00	0.00	0.00
248-248-967.000	DDA GRANT	40,000.00	40,000.00	0.00	10,000.00	25.00
248-248-977.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
Total Dept 248 - ****DDA EXPENSES****		199,200.00	199,200.00	15,597.38	57,799.83	29.02
TOTAL EXPENDITURES						
TOTAL EXPENDITURES		199,200.00	199,200.00	15,597.38	57,799.83	29.02

GL NUMBER	DESCRIPTION	2024-25		ACTIVITY FOR MONTH 10/31/2024 INCREASE (DECREASE)	YTD BALANCE 10/31/2024 NORMAL (ABNORMAL)	% BDCGT USED
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		212,333.00	212,333.00	25,326.17	161,987.45	76.29
TOTAL EXPENDITURES		199,200.00	199,200.00	15,597.38	57,799.83	29.02
NET OF REVENUES & EXPENDITURES		13,133.00	13,133.00	9,728.79	104,187.62	793.33

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
10/01/2024			248-248-699.940 ADMINISTRATIVE REIMBURSEMENT		BEG. BALANCE		8,476.26
10/31/2024	GJ	JE	ADMIN. REIMBURSEMENT 10/31/24	3171	2,825.42		11,301.68
10/31/2024			248-248-699.940	END BALANCE	2,825.42	0.00	11,301.68
10/01/2024			248-248-702.600 DPW WAGES		BEG. BALANCE		7,340.65
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		566.39		7,907.04
10/09/2024	PR	CHK	SUMMARY PR 10/09/2024		326.89		8,233.93
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		672.69		8,906.62
10/23/2024	PR	CHK	SUMMARY PR 10/23/2024		169.45		9,076.07
10/30/2024	PR	CHK	SUMMARY PR 10/30/2024		340.74		9,416.81
10/31/2024			248-248-702.600	END BALANCE	2,076.16	0.00	9,416.81
10/01/2024			248-248-709.100 MATCH - SOCIAL SECURITY		BEG. BALANCE		651.88
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		42.95		694.83
10/09/2024	PR	CHK	SUMMARY PR 10/09/2024		24.93		719.76
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		51.01		770.77
10/23/2024	PR	CHK	SUMMARY PR 10/23/2024		12.93		783.70
10/30/2024	PR	CHK	SUMMARY PR 10/30/2024		26.08		809.78
10/31/2024			248-248-709.100	END BALANCE	157.90	0.00	809.78
10/01/2024			248-248-710.500 MICH EMP SEC COM		BEG. BALANCE		71.76
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		3.26		75.02
10/09/2024	PR	CHK	SUMMARY PR 10/09/2024		3.81		78.83
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		3.53		82.36
10/23/2024	PR	CHK	SUMMARY PR 10/23/2024		1.91		84.27
10/30/2024	PR	CHK	SUMMARY PR 10/30/2024		3.00		87.27
10/31/2024			248-248-710.500	END BALANCE	15.51	0.00	87.27
10/01/2024			248-248-713.650 DPW-WATER WAGES OVERTIME		BEG. BALANCE		1,232.92
10/31/2024			248-248-713.650	END BALANCE	0.00	0.00	1,232.92
10/01/2024			248-248-715.400 PENSION		BEG. BALANCE		781.79
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		11.45		793.24
10/31/2024			248-248-715.400	END BALANCE	11.45	0.00	793.24
10/01/2024			248-248-716.401 AXA EQUITABLE MATCH		BEG. BALANCE		244.42
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		18.78		263.20
10/09/2024	PR	CHK	SUMMARY PR 10/09/2024		3.53		266.73
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		20.62		287.35
10/23/2024	PR	CHK	SUMMARY PR 10/23/2024		1.53		288.88
10/30/2024	PR	CHK	SUMMARY PR 10/30/2024		5.85		294.73
10/31/2024			248-248-716.401	END BALANCE	50.31	0.00	294.73
10/01/2024			248-248-719.200 BLUE CROSS		BEG. BALANCE		1,068.51
10/02/2024	PR	CHK	SUMMARY PR 10/02/2024		105.23		1,173.74
10/09/2024	PR	CHK	SUMMARY PR 10/09/2024		19.56		1,193.30
10/16/2024	PR	CHK	SUMMARY PR 10/16/2024		118.21		1,311.51
10/23/2024	PR	CHK	SUMMARY PR 10/23/2024		6.73		1,318.24
10/31/2024			248-248-719.200	END BALANCE	249.73	0.00	1,318.24
10/01/2024			248-248-724.300 LIFE INSURANCE		BEG. BALANCE		63.45
10/02/2024	AP	INV	OCT LIF INSURANCE	211968327646	21.13		84.58
10/30/2024	AP	INV	LIFE INSURANCE	211963366878	21.13		105.71
10/31/2024			248-248-724.300	END BALANCE	42.26	0.00	105.71
10/01/2024			248-248-752.000 SUPPLIES		BEG. BALANCE		3,206.04
10/30/2024	AP	INV	CLEANER, GLOVES ND TRASH BAGS	8685 8660	55.00		3,261.04
10/31/2024			248-248-752.000	END BALANCE	55.00	0.00	3,261.04
10/01/2024			248-248-802.200 CONTRACTED SERVICES		BEG. BALANCE		1,250.00
10/16/2024	AP	INV	STORAGE NOV 24 TO AP 25	NOVE 24- AP25	480.00		1,730.00
10/24/2024	AP	INV	PORTA POTTY DDA	3435 36 37 38 39	1,100.00		2,830.00
10/24/2024	AP	INV	DDA MTG OCT 16 2024	DDA MTG 10-16-24	50.00		2,880.00
10/31/2024			248-248-802.200	END BALANCE	1,630.00	0.00	2,880.00
10/01/2024			248-248-811.000 LEGAL		BEG. BALANCE		90.00
10/31/2024			248-248-811.000	END BALANCE	0.00	0.00	90.00
10/01/2024			248-248-915.000 MEMBERSHIP/DUES		BEG. BALANCE		0.00
10/02/2024	AP	INV	MEMBERSHIP DUES	3598	350.00		350.00
10/31/2024			248-248-915.000	END BALANCE	350.00	0.00	350.00
10/01/2024			248-248-934.000 LANDSCAPING MAINTENANCE		BEG. BALANCE		0.00
10/16/2024	AP	INV	FALL FLOWERS	3454	1,520.00		1,520.00
10/31/2024			248-248-934.000	END BALANCE	1,520.00	0.00	1,520.00
10/01/2024			248-248-940.700 DPW EQUIPMENT		BEG. BALANCE		11,274.77
10/31/2024	GJ	JE	DPW EQUIPMENT REIMBURSEMENT10/31/24	3172	3,063.64		14,338.41

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 10/01/2024 TO 10/31/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
			248-248-940.700 DPW EQUIPMENT				
						(Continued)	
10/31/2024			248-248-940.700	END BALANCE	3,063.64	0.00	14,338.41
10/01/2024			248-248-967.000 DDA GRANT				
					BEG. BALANCE		6,450.00
10/16/2024	AP	INV	BALANCE OF GRANT 2024	DDA GRANT 2024	3,550.00		10,000.00
10/31/2024			248-248-967.000	END BALANCE	3,550.00	0.00	10,000.00
TOTAL FOR FUND 248 DOWNTOWN DEVELOPMENT AUTHORITY					15,597.38		57,799.83

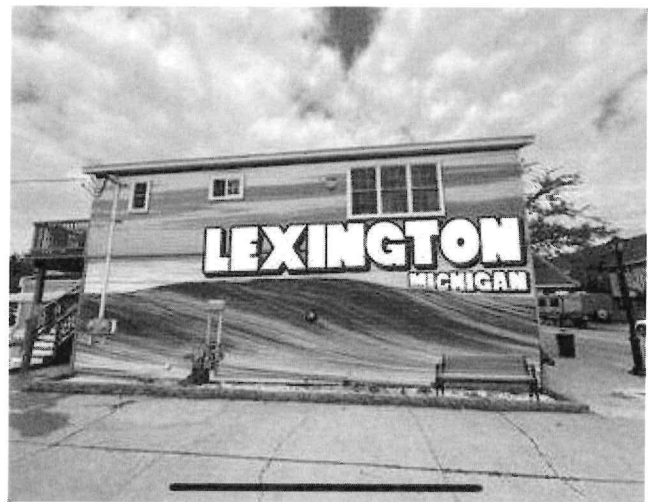
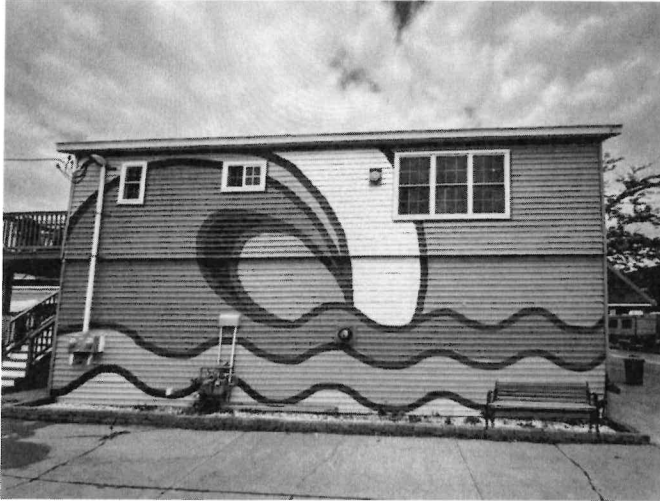
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001.100	EASTERN MICHIGAN BANK	107,062.93
248-000-017.000	INVESTMENTS IN SECURITIES GOV MIC	0.00
248-000-017.100	POOLED INVESTMENT ACCOUNT GOV.MIC	389,933.96
248-000-018.100	ACCOUNTS RECEIVABLE	0.00
248-000-076.001	DUE FROM LEX TOWNSHIP	0.00
248-000-123.000	PREPAID EXPENSES	0.00
Total Assets		496,996.89
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	540.00
248-000-257.100	ACCRUED WAGES	0.00
Total Liabilities		540.00
*** Fund Balance ***		
248-000-390.000	FUND BALANCE ACCOUNT	303,989.55
Total Fund Balance		303,989.55
Beginning Fund Balance - 23-24		303,543.55
Net of Revenues VS Expenditures - 23-24		88,279.72
*23-24 End FB/24-25 Beg FB		392,269.27
Net of Revenues VS Expenditures - Current Year		104,187.62
Ending Fund Balance		496,456.89
Total Liabilities And Fund Balance		496,996.89

* Year Not Closed

For Mural Discussion.

We will show more on the projector – in color.



Correspondence:

Just a quick update on the Historic Fire Bell

We got the bell weighed and results are below (900lbs is Bell weight)

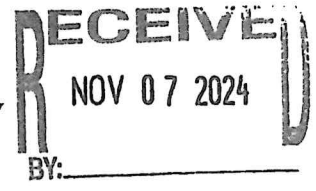
HELENA CHEMICAL • 810-679-3565		
NAME _____		
Weighed By _____		
Product _____		
Driver _____		
On <input type="checkbox"/>		
Off <input type="checkbox"/>		
INBOUND	4820	lb
Loop 1	BELL	
11/1/24		09:42 AM
11/1/24		10:05 AM
5720	lb	GROSS
4820	lb	TARE
900	lb	NET
Loop 1	BELL	

Started effort to determine how to clean it up and reinstall.

Current goal is to make it able to ring. We tested hitting the bell with its original clapper and it sounded wonderful.

Some funds have been raised by individuals in the community. More fundraising is needed. McGovern to pursue.

Legal work to ensure that Village always retains ownership of the bell regardless of where it is; underway – no charge to Village or DDA.



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: Matt McDonald
- 2. Address of Applicant: 3153 Babcock Lexington MI 48450
- 3. Phone Number: 313 218 5231
- 4. Property Owner: M3R Lex LLC
- 5. Phone Number of Property Owner(s): 313 218 5231
- 6. (a) Property Address: 5520 Main St
(b) Property Parcel ID Number: 152-320-000-057-00
- 7. Describe the Project (attach additional pages if needed): We are incorporating a mural on the side of the building to advertise the beauty of Lexington, to make a known spot for tourist to take photos and spread the word about Lexington Ability to QR Code to animate and engage visitors on a high level.
- 8. (a) Proposed Project Start Date: _____
(b) Proposed Project End Date: _____
- 9. Describe how the Project meets the purposes of the Façade Improvement Program: _____
This project's ^{sole} purpose is to enhance the downtown appeal.

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: The effects of this project will last long after the paint dries. This will become a staple of Lexington and homage to our beautiful community!

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: 11-7-24


PRINT NAME: Matt McDonald
TITLE: _____

DATE: _____

PRINT NAME: _____
TITLE: _____

STATE OF MICHIGAN)

) ss

COUNTY OF Sanilac)

On this 7th day of November, 2024, before me a Notary Public in and for said County and State, appeared Matthew McDonald, 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.

Vicki A. Scott
Notary Public, Sanilac County, Michigan
My Commission Expires Dec 1, 2027

Vicki A. Scott
Notary Public
Sanilac County, Michigan

My Commission Expires: 12-1-27 Acting in Sanilac 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
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:

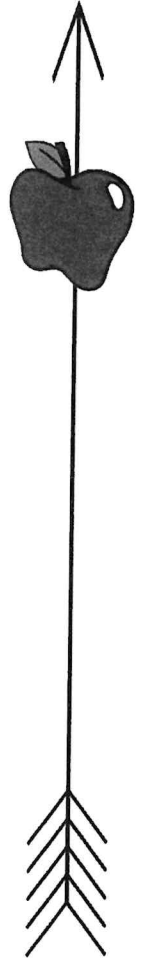
1. To encourage the redevelopment of deteriorated or otherwise blighted real property and to stimulate economic development in the downtown district by assisting projects which promote long-term economic growth and diversity in the downtown district.
2. To stimulate increased private investment in areas 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.

Proposal Date: November 2, 2024 (Proposal is valid for 30 days)

MURAL PROPOSAL CONTRACT

for

M & R Lex LLC



Presented to:

Client Name
David Rickerman / Matt McDonald
M & R Lex LLC
5520 Main St. Lexington, MI 48450

Presented By:

Ryan DeMattio
DEMATTIO ARTS LLC
663 Pemberton
Grosse Pointe Park, MI
48230



OVERVIEW

Client wishes to enhance their space with original artwork in the form of a wall mural painted by Ryan DeMattio (Artist).

Wall to be painted is outdoors and is sized 24' x 50' (1200 Square Feet). The mural wall will be cleaned & paint-ready, prepared with pressure washing by artist.

Artist will strategically plan, design and paint (Artwork) in the theme of Lexington wave idea from customer.

PROJECT SCOPE OF WORK

Artist will provide (included in price):

- Art direction and strategy that articulates Client's desired theme
- Sketch process between Artist and Client, for Client approval prior to painting. Up to three (3) sketch changes made by client are included. (Changes beyond three sketches will incur an additional \$200/sketch fee)
- Mural painting on location
- All Painting Materials
- Salary/Expense of assistant(s) if applicable
- Rental of scaffolding/lift, if applicable
- Artist Travel Expenses

Artist does not include in this proposal:

- Unplanned complex painting design changes made by Client which requires additional mural work
- Liability insurance
- Local or state fees or licensing
- Unforeseen additional work due to adverse conditions on surface that may require extraneous labor
- Artist would not be responsible should vandalism or an Act of God impede upon process, production or final product

PRICING

Entire project as described in this proposal priced at **\$23,500**

A non-refundable installment payment of **\$500** is required to begin the sketch process and produce the color rendering.

A second installment payment of **\$11,500** is required to schedule the painting and order supplies.

Final payment of **\$11,500** is due no later than the last day of mural painting.

Any late payments shall incur a \$25 per week late fee.

Payment shall be made to: DEMATTIO ARTS LLC, by check or cash

Pricing is based on the details provided in this proposal. Should the project scope expand or change while in process, additional pricing will apply.

NEXT STEPS:

To proceed to the Sketch phase, next steps are:

- Client accepts by signing this Agreement and emailing to ryandemattio11@gmail.com
- Submit installment payment of \$500

PROPOSED TIMELINE

Our estimated timeline for this project is as follows:

Phase	Activities	Completion
Sketch Process	Artist researches, strategizes best layout. Creates rough sketches, submits for Client feedback, creates new sketches until final is approved by Client	Winter 2024
Painting Process	After Client approves final sketch and pays 2 nd installment, a date will be determined; Artist proceeds to paint mural	Approximately 2 weeks, weather permitting in spring 2025

TERMS AND CONDITIONS:

ARTIST REPRESENTATION:

Artist represents to Client that Artist will be the sole creator of the Artwork and sole owner of the copyrights and that the Artwork does not infringe upon any statutory copyright or any other right whatsoever.

COPYRIGHTS AND COPYRIGHT NOTICE:

Artist retains copyrights to Artwork and all reproduction rights. Printed articles and/or online platforms showing the Artwork shall legibly indicate artist's copyright notice: "Artwork © DEMATTIO ARTS."

EARLY TERMINATION/KILL FEE/ACT OF GOD:

Installment payments are non-refundable.

In the event Client terminates the Artwork project after Artist has completed 50% of the Artwork, a Kill Fee of 75% of the remaining amount due of the total price is due upon termination.

Artist would not be responsible should vandalism or an Act of God impede upon the project.

LIABILITY:

Artist agrees to keep public safety in mind during the painting of the mural. However, Artist assumes no liability for incidents that occur on Client property before, during or after the process of painting the mural.

Client is responsible to secure any required government agency approval for mural, if applicable.

ACCEPTANCE OF PROPOSAL

Client: M & R Lex LLC
Contact: David Rickerman
Date: 11/2/2024
Project: Wall Mural

DESCRIPTON OF SERVICES

Wall mural at Client's location, as described in this proposal

METHOD OF PAYMENT

A non-refundable installment payment of \$500 is required to begin the sketch process and produce the color rendering.

A second installment payment of \$11,500 is required to schedule the painting and order supplies.

Final payment of \$11,500 is due no later than the last day of the mural painting.

Payment shall be made to DEMATTIO ARTS LLC 663 Pemberton, Grosse Pointe Park, Michigan 48230, by Check or Cash. Tax ID# 99-2851676

PROPOSAL AND TERMS ACCEPTED BY:

Client

Date

PROPOSAL AND TERMS ACCEPTED BY:

Artist

Date

Other options...

Overlay vinyl matrix for windows

- *some additional cost
- Allows mural image to be visually unbroken by building structures (windows)

Brand XR virtual reality enhancement

- Ability with QR code to animate and engage visitors on a higher level
- Ability to further point customers to sister business location downtown Lexington
- Next level uniqueness!
- Approximately \$5k in additional cost
- Approximately 4 weeks production



SANILAC COUNTY
 SEPTEMBER 10, 2019
 RECEIPT #98481

STATE OF MICHIGAN \$ 220.00-CO
 REAL ESTATE \$ 1500.00-ST
 TRANSFER TAX STAMP * 190.10



LIBER 1414 PAGE 233

2019 SEP 10 PM 2:18



RECEIVED FOR RECORD
 MICHELE VANNORMAN, REGISTER OF DEEDS
 SANILAC COUNTY, MICHIGAN
 09/10/2019 2:27:48 PM

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Wayne E. Meyers and David Meyers, as joint tenants with full rights of survivorship** whose address is 2416 E Sanilac Rd Carsonville, MI 48419 Convey(s) and Warrant(s) to **M & R Lex L.L.C.** whose address is 19960 Wedgewood Drive, Grosse Pointe Woods, MI 48236 the following described premises situated in the Village of Lexington, County of Sanilac, and State of Michigan to-wit:

The North one-half of Lot 57, excepting the West 27 feet thereof, Commissioner's Plat in partition in the Estate of Samuel W. Munro, according to the plat thereof recorded in Liber 5 of plats page 84, Sanilac County Records.

Commonly known as: 5520 Main St, Lexington, MI 48450
 Tax Parcel # 152-320-000-057-00

for the consideration of: **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**

subject to easement, use, building, and other restrictions of record, if any.

Dated: September 05, 2019

Signed and Sealed:

Wayne E. Meyers

Wayne E. Meyers

Wayne E. Meyers, attorney-in-fact for David Meyers

David Meyers, by Wayne E. Meyers,
 his Attorney in Fact

Date September 10 2019

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: *Judith Bonnell*
 SANILAC COUNTY TREASURER

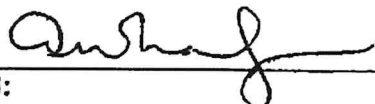


(Warranty Deed (page 2) dated: September 05, 2019
between Wayne E. Meyers, David Meyers, Seller(s) and M & R Lex L.L.C., Purchaser(s).)

STATE OF MICHIGAN

COUNTY OF Sanilac

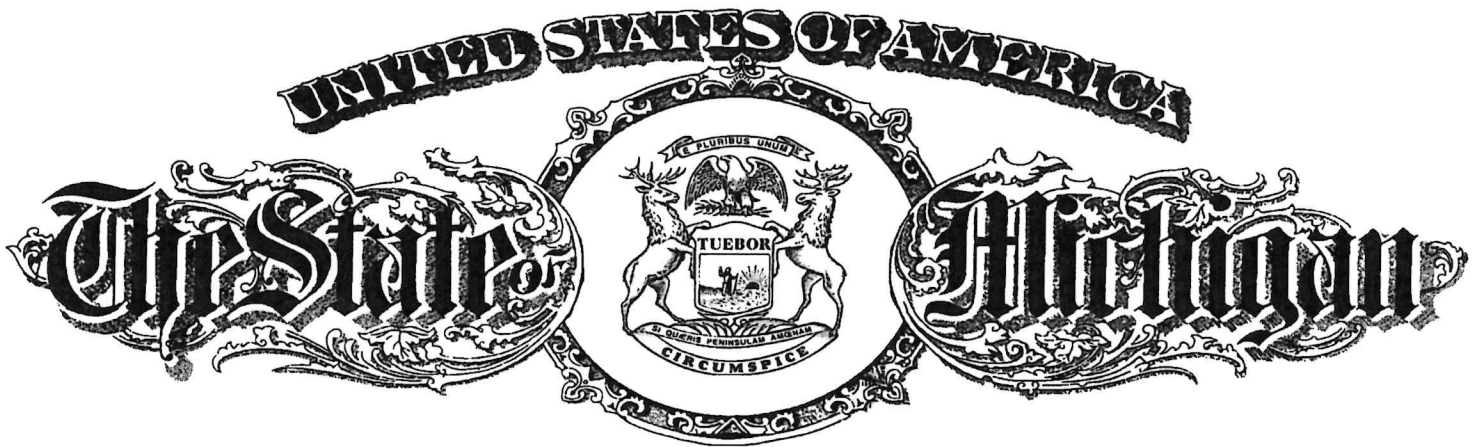
The foregoing instrument was acknowledged before me on September 05, 2019, by
Wayne E. Meyers, David Meyers.

Notary Signature: 
Notary Name Printed:
Notary Sanilac County, Michigan
Acting in Sanilac County
My commission expires: 7.3.23

A. WHALING, Notary Public
State of Michigan, County of St. Clair
My commission expires July 3, 2023
Acting in the County of Sanilac

File No. 268875MAR

Drafted by:	Return to:
Wayne E. Meyers 2416 E Sanilac Rd Carsonville, MI 48419	M & R Lex L.L.C. 19960 Wedgewood Drive Grosse Pointe Woods, MI 48236
County Treasurer's Certificate	City Treasurer's Certificate



Department of Licensing and Regulatory Affairs
Lansing, Michigan

This is to Certify That
M & R LEX L.L.C.

was validly authorized on July 31, 2019, as a Michigan
DOMESTIC LIMITED LIABILITY COMPANY
and said limited liability company is validly in existence under the laws of this state and has satisfied its
annual filing obligations.

This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is
in good standing in Michigan as of this date.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit
given it in every court and office within the United States.



Sent by electronic transmission

Certificate Number: 24110046008

In testimony whereof, I have hereunto set my hand,
in the City of Lansing, this 4th day of November, 2024.

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

11/07/2024
11:17 AM

152-320-000-057-00
Property Address: 5520 MAIN
M & R LEX LLC
19980 WEDGEWOOD DR
GROSSE POINTE WOODS MI 48236

History Info Printout FOR LEXINGTON TOWNSHIP

TAX HISTORY

	2024	2023
TAXABLE	106,900	118,226
BOR/MTT	106,900	118,226
ASSESSED	106,900	129,900
BOR/MTT	106,900	129,900
PRE/MBT %	0.0000	0.0000
BOR/MTT	0.0000	0.0000
SCHOOL	76080	76080
SUM TAXES	1,084.79	1,199.82
SUM INTRST	0.00	0.00
SUM PAID	1,084.79	1,199.82
SUM PMT DATE	09/03/2024	07/10/2023
SUM RECPT NO	00001385	00000117
WIN TAXES	0.00	3,506.95
WIN INTRST	0.00	0.00
WIN PAID	0.00	3,506.95
WIN PMT DATE	/	01/31/2024
WIN RECPT NO	/	00001904
VIL TAXES	1,131.59	1,276.52
VIL INTRST	0.00	0.00
VIL PAID	1,131.59	1,276.52
VIL PMT DATE	09/03/2024	07/10/2023
VIL RECPT NO	00000574	00000063