118 Orchard Street
Morenci, MI 49256
(517) 458-6828

DOWNTOWN DEVELOPMENT AUTHORITY
MEETING AGENDA
Tuesday, May 26, 2026
4:00 PM

ROLL CALL

APPROVAL OR AMENDMENT TO AGENDA

PUBLIC COMMENT ON AGENDA ITEMS

PAST MEETING MINUTES

CONSENT AGENDA

1. Financial Report
2. Director's Report

AGENDA ITEMS

1) Façade Grant Application – 248 W. Main St.
2) Run for the Roses 5k
3) Committee Updates
   a) Contract Approvals – Ryan Groth, DBA Entertainment, DJ VanDamage
   b) Purchase Approvals – Bar Height Folding Tables, Placemaking Installations
4) Main Street Discussion
5) Anything for the Good of the Order?

PUBLIC COMMENT

ADJOURNMENT

118 Orchard Street
Morenci, MI 49256
(517) 458-6828

Regular Meeting of the
City of Morenci Downtown Development Authority

April 21, 2026

Call to Order

Chairman Chelsea Craig opened the meeting at 4:04 p.m.

Roll Call

The following DDA Members were present: Chelsea Craig, Mary Margaret Gallup, Toni Muzzi, Ken Fether, and Jessica Poulson.

Brad Frederick, Jeff Bell, and Matt Garrow were absent.

Also present: DDA Director Heather Sarnac and City Councilor Kori Christle

Approval or Amendment to Agenda

A motion was made by Schell, seconded by Gallup, to approve the agenda as presented.

All ayes, motion carried.

Public Comment on Agenda Items

None

Past Meeting Minutes

A motion was made by Muzzi, seconded by Gallup, to approve the meeting minutes from the Regular Meeting on March 24, 2026.

All ayes, motion carried.

Consent Agenda

A motion was made by Schell, seconded by Muzzi, to approve the Consent Agenda as presented.

All ayes, motion carried.

Agenda Items

1. Main Street Presentation (Leigh Young)
2. Committee Updates
    a. Placemaking: Met on April 15 and planning installations for the Downtown Commons space. Looking to add a new seating type and possibly a new game this summer.
    b. Events: Met on April 8 and prior to DDA meeting. Finalized band for June 12 and July 10 event. $16,000 of $20,000 sponsorship goal has been pledged so far.

3. A motion was made by Muzzi, seconded by Schell, to approve the contract with the Pop's Garage Band for $1,750.

    All ayes, motion carried.

Public Comment

No public comment.

Adjournment

A motion was made to adjourn the meeting by Muzzi, second by Fether. All ayes, motion carried. The meeting was adjourned at 4:51 p.m.

_____ _____

Chelsea Craig, Chairman Heather Sarnac, Executive Director

REVENUE AND EXPENDITURE REPORT FOR CITY OF MORENCI
PERIOD ENDING 05/31/2026
% Fiscal Year Completed: 91.78

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 05/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DDA						
Revenues						
Dept 000						
248-000-40000.000	FUNDS FORWARD	0.00	0.00	0.00	0.00	0.00
248-000-40200.000	CURRENT REAL PROP TAXES	21,986.10	22,986.96	0.00	(1,000.86)	104.55
248-000-50100.000	FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00
248-000-51000.000	EVENT REVENUE	12,000.00	18,065.00	160.00	(6,065.00)	150.54
248-000-60700.000	FEES	0.00	250.00	0.00	(250.00)	100.00
248-000-66500.000	INTEREST	2,500.00	3,027.17	0.00	(527.17)	121.09
248-000-67000.000	MISC REVENUES	0.00	0.00	0.00	0.00	0.00
Total Dept 000		36,486.10	44,329.13	160.00	(7,843.03)	121.50
TOTAL REVENUES		36,486.10	44,329.13	160.00	(7,843.03)	121.50
Expenditures						
Dept 728 - DDA EXPENSES						
248-728-70200.000	SALARIES & WAGES	0.00	0.00	0.00	0.00	0.00
248-728-71500.000	SOCIAL SECURITY	0.00	0.00	0.00	0.00	0.00
248-728-71700.000	UNEMPLOYMENT INS	0.00	0.00	0.00	0.00	0.00
248-728-72700.000	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-728-72800.000	OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-728-72900.000	MAINTENANCE SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-728-77500.000	REPAIRS	0.00	0.00	0.00	0.00	0.00
248-728-80000.000	CONTINGENCY	0.00	0.00	0.00	0.00	0.00
248-728-80130.000	PROFESSIONAL SERVICES	445.00	458.00	0.00	(13.00)	102.92
248-728-80300.000	TRANSFER TO CITY-ICE GRANT	0.00	0.00	0.00	0.00	0.00
248-728-89018.000	SEMINAR/TRAINING	500.00	210.00	0.00	290.00	42.00
248-728-89900.000	EVENT EXPENSES	10,000.00	11,537.04	0.00	(1,537.04)	115.37
248-728-90000.000	PRINTING & PUBLISHING	3,000.00	3,430.57	90.00	(430.57)	114.35
248-728-91000.000	HOSP & LIFE INS	0.00	0.00	0.00	0.00	0.00
248-728-91200.000	PENSION	0.00	0.00	0.00	0.00	0.00
248-728-95500.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
248-728-96610.000	PLACE MAKING	500.00	54.61	0.00	445.39	10.92
248-728-96900.000	FACADE GRANTS	15,000.00	2,497.79	0.00	12,502.21	16.65
248-728-97000.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
248-728-99960.000	COMMITMENT TO GENFUND FOR FACADE INSTAL	0.00	0.00	0.00	0.00	0.00
Total Dept 728 - DDA EXPENSES		29,445.00	18,188.01	90.00	11,256.99	61.77
TOTAL EXPENDITURES		29,445.00	18,188.01	90.00	11,256.99	61.77
Fund 248 - DDA:						
TOTAL REVENUES		36,486.10	44,329.13	160.00	(7,843.03)	121.50
TOTAL EXPENDITURES		29,445.00	18,188.01	90.00	11,256.99	61.77
NET OF REVENUES & EXPENDITURES		7,041.10	26,141.12	70.00	(19,100.02)	371.26

PERIOD ENDING 05/31/2026

GL NUMBER	DESCRIPTION	BEG. BALANCE 07/01/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	END BALANCE 05/31/2026 NORMAL (ABNORMAL)
Fund 248 - DDA				
Assets				
248-000-00100.001	CASH CONSOLIDATED SAVINGS	105,071.92		131,213.04
248-000-04000.000	TAXES RECEIVABLE	0.00		0.00
248-000-05600.000	INTEREST RECEIVABLE	304.44		304.44
TOTAL ASSETS		105,376.36		131,517.48
Liabilities				
248-000-20200.000	ACCOUNTS PAYABLE	872.99		872.99
248-000-21403.101	DUE TO/FROM GENERAL	0.00		0.00
TOTAL LIABILITIES		872.99		872.99
Fund Equity				
248-000-39000.000	FUND BALANCE	104,503.37		104,503.37
TOTAL FUND EQUITY		104,503.37		104,503.37
Revenues				
248-000-40000.000	FUNDS FORWARD		0.00	0.00
248-000-40200.000	CURRENT REAL PROP TAXES		21,986.10	22,986.96
248-000-50100.000	FEDERAL GRANTS		0.00	0.00
248-000-51000.000	EVENT REVENUE		12,000.00	18,065.00
248-000-60700.000	FEES		0.00	250.00
248-000-66500.000	INTEREST		2,500.00	3,027.17
248-000-67000.000	MISC REVENUES		0.00	0.00
TOTAL REVENUES			36,486.10	44,329.13
Expenditures				
248-728-70200.000	SALARIES & WAGES		0.00	0.00
248-728-71500.000	SOCIAL SECURITY		0.00	0.00
248-728-71700.000	UNEMPLOYMENT INS		0.00	0.00
248-728-72700.000	OFFICE SUPPLIES		0.00	0.00
248-728-72800.000	OPERATING SUPPLIES		0.00	0.00
248-728-72900.000	MAINTENANCE SUPPLIES		0.00	0.00
248-728-77500.000	REPAIRS		0.00	0.00
248-728-80000.000	CONTINGENCY		0.00	0.00
248-728-80130.000	PROFESSIONAL SERVICES		445.00	458.00
248-728-80300.000	TRANSFER TO CITY-ICE GRANT		0.00	0.00
248-728-89018.000	SEMINAR/TRAINING		500.00	210.00
248-728-89900.000	EVENT EXPENSES		10,000.00	11,537.04
248-728-90000.000	PRINTING & PUBLISHING		3,000.00	3,430.57
248-728-91000.000	HOSP & LIFE INS		0.00	0.00
248-728-91200.000	PENSION		0.00	0.00
248-728-95500.000	MISCELLANEOUS		0.00	0.00
248-728-96610.000	PLACE MAKING		500.00	54.61
248-728-96900.000	FACADE GRANTS		15,000.00	2,497.79
248-728-97000.000	CAPITAL OUTLAY		0.00	0.00
248-728-99960.000	COMMITMENT TO GENFUND FOR FACADE INSTAL		0.00	0.00
TOTAL EXPENDITURES			29,445.00	18,188.01

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Prepared For	Staff Contact
Downtown Development Authority	Heather Sarnac
Date Submitted	**Department**
May 21, 2026	Community & Economic Development

Subject

DDA Director's Report

Update

- Visited the Coldwater Main Street Director on April 30 to tour their downtown and discuss recent projects with fellow DDA/Community Development Directors from Adrian and Tecumseh.
- Assisted the owners of 248 W. Main Street (grocery store building) with submission of the MDARD Underserved, Value-Added, Regional Food Systems grant application on April 15. Met again on May 7 to assist with a DDA Façade Grant application and on May 18 with USDA Rural Development to review additional funding opportunities.
- Met with the owner of Morenci Deli on May 14 and 18 to discuss the DDA Façade Grant Program in support of exterior painting improvements at 224 W. Main Street. The owner is currently obtaining project quotes and plans to apply in the coming weeks.
- Met on-site with Jeff Bell, Travis, Christa, Midwest Contracting, and landscape architect Lisa DuRussel on May 5 for the downtown street tree planting project. A total of 34 trees were planted along Main and North Streets, with two transplanted to West Main Street and two additional trees planted on Oak and LaGrange Streets

in alignment with recommendations from the Urban Forestry Management Plan. A project punch list was created, and the contractor will return to complete remaining items.

- Met with a prospective buyer interested in 244 W. Main Street (former Morenci Bible Fellowship building) on April 29, May 18, and May 19.
- Met with an interested party considering the purchase of 136 W. Main Street (bowling alley) on March 6 and April 24.
- Continued work toward Redevelopment Ready Communities Essentials certification. Met with the MEDC Community Planner on May 19 to review the Capital Improvement Plan (Best Practice 1.3) and available technical assistance resources.
- The Master Plan Steering Committee will meet on May 27 to review the implementation plan. The draft Master Plan remains on schedule for completion in June. This update supports Redevelopment Ready Communities Essentials requirements (Best Practice 1.1).
- Updated downtown property listings on the City website for properties available for sale or lease that are not listed on the MLS.
- The Events Committee is now meeting weekly to finalize plans for the Run for the Roses 5K on June 6 and the Summer Kickoff Block Party on June 12. Musician contracts are included on the agenda for approval. Volunteer support is still needed for both events.
- The 2026 DDA Sponsorship Campaign has secured $16,100 in pledges to date.
- The Placemaking Committee met on May 7 and 19 to continue planning this year's installation at The Downtown Commons. Purchases are on the agenda for approval.
- Attended the Building MI Community Conference in Lansing on May 12–13.
- Will be presenting at the Lenawee Community Foundation's *State of Our County: A Snapshot of Lenawee* event on May 29. Met on May 19 to prepare for the event.
- Continued outreach to vendors and attractions for Fall Fest. Met with department heads on May 18 to review logistics, traffic control, and event setup for upcoming downtown events involving street and parking lot closures.
- Met with the Greater Lenawee Chamber of Commerce Executive Director on May 20.
- Hometown Heroes banners are scheduled to be installed this week (May 18-22).
- Meeting with the consultant from Thomas P. Miller & Associates on May 21, who conducted the City's Retail Market Analysis.

City of Morenci
Downtown Development Authority
118 Orchard Street
Morenci, MI 49256
Façade Improvement Application
Downtown Development Authority Building Application

a. Building owner's name: Sydney Borton

b. Mailing address: 10675 W. Mulberry Rd Morenci, MI 49256

c. Telephone number: 419-551-1795

d. Project address: 248 N. Main St. Morenci, MI 49256

e. Existing use of building: vacant

f. Are you a first-time applicant of the Morenci DDA Façade Improvement Program? Circle one
(Y) N

g. Do you understand that a $250 refundable (nonrefundable if project is not complete within one year) application fee must accompany each application to ensure that the applicant is serious about the project? Circle (Y) N

h. Will proposed project correspond with a change in building use? Circle one (Y) N

If yes, to what use? turn building into a meat market/deli/coffee shop/market

i. Project description (A rendering of the proposed improvements may be comprised of products used, color schemes, signage, dimensions, pictures, etc.) Attach additional sheets if necessary.

Painting the entire exterior of the building (new exterior windows and doors)

j. Estimated project cost by project element (attach quotes from a minimum of two licensed contractors): $24,400

k. Requested grant amount: _____

l. Proposed projects start date: 08/2026

m. Proposed project completion date: 10/2026

City of Morenci
Downtown Development Authority
118 Orchard St
Morenci, MI 49256

Façade Improvement Application
Downtown Development Authority Building Application

The undersigned applicant affirms that:

a. The information submitted is true and accurate to the best of my (our) knowledge.

b. I (we) have read and understand the conditions of the Façade Improvement Program and agree to abide by its conditions and guidelines.

Signature of applicant(s): Sydney Bo

Date: 5-13-26

Signature of applicant(s):

Date:

Signature of property owner (only if applicant is a tenant):

Date:

OFFICE USE ONLY

Submittal date: 5/13/2026

Façade Grant Committee meeting date: 5/18/2026

Façade Grant Committee action: Approve $5000.00

DDA Board meeting date: 5/26/2026

DDA Board action:

Approved grant amount:

City Council meeting date:

City Council action:

City of Morenci
Downtown Development Authority
118 Orchard St
Morenci, MI 49256

Façade Improvement Grant
Downtown Development Authority Building Application

CONTRACT

I (We) _____ have been approved to

participate in the Façade Improvement Program, fiscal year(s) _____. The portion of my

(our) building project for which I (we) have been approved to receive a grant will consist of

_____

_____

_____

I (we) will complete all work by _____ and will not receive a grant until all work specified in this contract has been approved as authorized and meets all City of Morenci building and zoning codes and procedures.

I (we) have been approved for a grant of _____ once the above work is completed as approved, and understand that the contract is between the Morenci DDA and myself, no money will be paid to any contractor.

Program Participant	DDA Program Representative
_____	_____
_____	_____
Date_____	Date_____
Witness_____	Witness_____
Date_____	Date_____

Dan Hoffman
Hoffman Painting
517-667-1269
dlhoffman78@hotmail

6/9/25

Micah Borton
517-605-8493
micahborton@gmail.com

Exterior Painting
Property at:
248 W. Main St.
Morenci, MI 49256

Building

- Power wash
- Prime any rust w/ Sherwin-Williams Pro-Cryl Universal Acrylic Primer
- Prime bare brick and mortar w/ Sherwin-Williams Loxon Masonry Primer
- Caulk cracks between blocks
- Prime and paint awnings
- Paint concrete walls 2 coats Sherwin-Williams Duration (Tricorn Black)
- Paint metal walls 2 coats Sherwin-Williams Duration (Tricorn Black)
- Paint metal doors 2 coats Sherwin-Williams Duration (Tricorn Black)
- Paint stripe on south and west sides

Labor Estimate - $17,600

Paint & Primer Estimate - $6800

$24,400

Brent Paints LLC

1
Toledo, OH 43614 USA
brentpaints@yahoo.com
https://www.Brentpaints.com

Estimate

ADDRESS
Sydney Borton
248 W Main Street
Morenci, MI 49256 USA

ESTIMATE 1230
DATE 06/18/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Commercial Store labor- Prep and re paint all white brick on the sides and back of store (white). Anything attached to the walls will be painted white for uniformity minus any meter boxes, signs, or other object that otherwise should not be painted. Recommend painting the trim on the sides and rear of the building white to match the walls. Front section of the building to be stained or painted pending a decision from the customer. Trim will/can be a different color from the brick walls. Color choices are still to be determined. If we have to paint the front bricks there will be an additional charge for primer of ($2,400)			31,750.00
	Services	Man lift for accessible areas.			2,500.00
	Services	Sherwin Williams A 100 Exterior paint. White. 95 gallons $45 each			4,275.00
	Services	Misc supplies for a full exterior repaint.			500.00
	Services	First Responder Discount off labor			-1,500.00

Contact Brent Paints LLC to pay.
We are an LLC, insured, and accredited by the BBB. We can be found on line at brentpaints.com and on Facebook, Brent Paints LLC.

This Job is estimated to take us up to 15+ working days. We schedule on a first come, first serve basis. Once you confirm the quote we can schedule you for September 2nd. We will leave the entire month blocked off so there is no chance of interruption of other jobs and to account for weather delays. we will run a 2-4 man crew.

Payment plan open for discussion: This would require a 10% deposit of $3,700 to hold the dates which would be applied to the payment. Upon completion of work September 2nd request partial payment of $11,300. Once 50% of the building is painted payment of $10,000. Final payment upon completion, of $12,525 pending the need for primer for the red bricks.

Methods of payment can be cash, check, or card. There is a 4% service provider fee from on all card transaction.

Thank you!

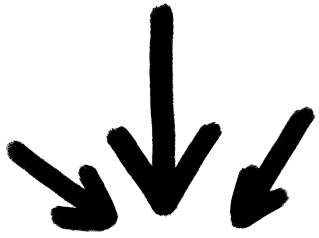
SUBTOTAL	37,525.00
TAX	0.00
TOTAL	**$37,525.00**


BIBLE

JUNE 6

DOWNTOWN MORENCI
RUN FOR THE ROSES
5K RACE & WALK

REGISTER ONLINE!





Check-in | 8:00 AM

Start Time | 9:00 AM

Line-up | Mill/Locust Street Municipal Parking Lot

$35 Entry Fee

Register by May 27 for a free race t-shirt!

Hosted by the Morenci DDA in partnership with the Morenci Middle School & High School cross country program. Proceeds will help fund updates to the cross country course.


DOWNTOWN MORENCI
RUN FOR THE ROSES
5K
START HERE
FINISH
1
2
3
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6
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26
27
28
W Congress St
E Congress St
W Union St
E Union St
W Chestnut St
W Main St
E Main St
W Locust St
E Locust St
Baker St
Mill St
N Summit St
S Summit St
N East St
S East St
Maple Dr
Burley St
Page St
Orchard St
N Washington St
Carter Drain
Salisbury St
Bear Creek
Wakefield City Park-volleyball court
Greenjak Inc
Wakefield City Park-skateboard park
Wakefield Park
Eagle Funeral Home
Cawley Rd
First Congregational Church
Candy Land Daycare
North Street Pub
Grill
Sunoco
Pizza Box
Pizza
The Dairy Depot
Ice Cream
Village Inn
Breakfast
New Beginnings Adult Foster
Morenci Board of Education
Morenci Area Elementary School

CONCERT LINE-UP

DOWNTOWN 2026 MORENCI



12 JUN

Block Party
6-11 PM

Amelia Airharts

Kick-off your summer with a fun mix of rock, folk & soul!



10 JUL

Block Party
6-11 PM

56Daze

High energy dance music under the stoplight!



14 AUG

Block Party
6-11 PM

Pop's Garage

Back by demand with your fav pop, rock & hip-hop classics!



3 OCT

Fall Fest
4-7 PM

DJ VanDamage

Setting the festival vibe with all the best hits!



3 OCT

Fall Fest
8-11 PM

Chase VanBrandt & The Dive Bar All-Stars

Our local favorite with country songs and soulful rock!



DOWNTOWN DEVELOPMENT AUTHORITY • MORENCI MICHIGAN •
Morenci
Your first step into Pure Michigan
DDA

downtown morenci

Summer Kickoff

block party

FRIDAY, JUNE 12 **6-11 PM**

food trucks & beer tents

50/50 raffle

free concerts

FADE TO BLACK BBQ

FUNKY DAWGS -Gourmet Hot Dogs-





GBC GENERAL BROACH COMPANY
The Spot Baumgartner Chiropractic & Nutritional Wellness Center
Healthy SPOT MORENCI
Auto-Owners INSURANCE LIFE • HOME • CAR • BUSINESS
TJ DECKER
WesBanco
Visit Lenawee
TLC Community Credit Union Community Owned. Always!
Kiwanis CLUB OF MORENCI
ROTH FABRICATING
Kumi Kamco Industries, Inc
North Star BlueScope
AdviceSolutions Financial Planning EGR Financial Wealth Management Engler, Garrow & Roth, Ltd
GREENJAK
bhm bhm cpa group Your Trusted Business Advisors
Bells TAX SERVICE 129-2 W Main St Morenci, MI 49256 517-458-3015 Owners: Jeff & Kelly Bell
SUBWAY
Accelera IT

Ryan Groth | (517) 366-8912 | ryangrothmusic@gmail.com

Performance Agreement

This agreement is made between Morenci DDA ("Venue") and Ryan Groth ("Performer").

Event Details

Date: June 12, 2026

Performance Time: 6:00 PM – 7:30 PM

Location: Morenci Stage

Setup Time: Performer will have access for setup beginning at 5:00 PM.

Compensation

Venue agrees to pay Performer a total of $500 for the performance. Payment shall be made on the day of the event.

Performer Responsibilities

Performer agrees to:

Provide live musical entertainment during the scheduled performance time.

Supply necessary instruments and standard performance equipment unless otherwise discussed.

Arrive on time and conduct themselves professionally.

Venue Responsibilities

Venue agrees to:

Provide adequate performance space and access to electricity if needed.

Allow setup access one hour prior to performance time.

Promote the event as reasonably able.

Cancellation

If either party must cancel, reasonable notice should be provided as soon as possible. Any rescheduling will be based on mutual agreement.

Signed (Morenci DDA):_____ Date:_____

Signed (Ryan Groth):_____ Date:_____

DBA Entertainment

2871 Pfister Hwy Adrian, MI 49221

INVOICE #1378

BILL TO: MORENCI DDA

EVENT: Morenci Fall Festival 10/03/2025

FEE: $1,500.00

DUE DATE: 10/03/25

Payable to / amount:

Erik Skampo - $500.00

Chase VanBrandt -$500.00

Jeremy Bennett - $500.00

TERMS:

-Event will be cancelled if rain / weather is forecasted above 70% chance 24 hours prior to showtime.

- Not responsible for sound system for other entertainment

- Payment due upon arrival

Performance Agreement

Event Details

Event Type: **Morenci Fall Festival**
Event Date: **10/04/2026** Event Time: **4-7pm**
Event Location: **Downtown**

Services Provided

Meyer Van Dam agrees to provide the following:
- Professional DJ services for the above time to include set up and break down of equipment
- Music performance tailored to client's preferences
- Use of sound system, speakers, lighting, and/or microphone. If additional equipment is needed the client will provide at the client's expense if not written in the signed agreement

Fees and Payment

Total Fee: $150 per hour: City of Morenci discount of $50 per hour to be applied
Deposit: none required for this event. Non-refundable due on signing
Balance Due: On the day of the event date

Cancellation Policy

- Client may cancel in writing. The deposit is non-refundable
- Cancellations within 5 days of the event require full payment
- If DJ must cancel due to emergency, a full refund will be issued

Client Responsibilities

- Provide access to power within 10 feet of DJ stand and setup space
- Ensure venue allows amplified music
- Provide shelter for outdoor events
- Ensure any required permits or insurance are obtained

Liability

-Meyer Van Dam is not liable for damage caused by guests or venue issues. The client is responsible for any damage to DJ equipment by event attendees.

-The client is responsible for any personal injury occurrence from the audience at the event

Additional Terms

- DJ will arrive 60 minutes prior for setup
- Overtime may be charged at $100 per hour
- Song requests or playlists must be submitted 30 days in advance

Signatures

By signing, both parties agree to the terms above.

Client Signature: _____ Date_____
DJ Signature: _____ Date: _____

WWW.56DAZE.COM

56DAZE 2026 Entertainment Agreement

AGREEMENT made this 21st day of May 2026 between Tony Poling-dba. 56DAZE and Brad Frederick (Morenci (DDA)), hereinafter called the purchaser.

IT IS MUTUALLY AGREED between parties that:

1. 56DAZE will furnish, and the purchaser will accept, for the engagement herein described the services of 56 DAZE
2. 56DAZE comprised of 4 musical players/performers.
3. NAME AND ADDRESS of the place of engagement: Downtown Morenci, MI - 118 Orchard St, Morenci, MI 49256
4. DATE(s) OF ENGAGEMENT: Friday July 10th, 2026
5. HOURS OF ENGAGEMENT: 6PM_ to 11PM
6. TYPE OF ENGAGEMENT: Morenci's (DDA) Summer Block Party
7. AGREED PRICE FOR ENGAGEMENT: $2,000.00
8. PURCHASER will make payment as follows: cash/check to Tony Poling-56Daze
9. A $0 non-refundable deposit towards the balance is due to secure the date.
10. A balance of $2,000.00 is due on or before the date of the engagement.
11. The purchaser agrees to feed the members of 56DAZE before playing.
12. 56DAZE shall always have complete supervision, direction, and control over its personnel on this engagement and expressly reserves the right to control the manner, means, and details of the performance of the services, as well as the ends to be accomplished.
13. It is understood that 56 DAZE executes this agreement as an independent contractor and is not an employee of the Purchaser.
14. Please see the attached contract rider for technical specifications and needs for the performance.
15. Cancellation of this Contract shall be as follows;
    a) Between 7 and 30 days from the performance date; 80% of the balance due.
    b) Day of the event to 6 days from the performance date; 100% of the balance due.

PURCHASER Brad Frederick	ARTIST: Tony Poling –dba. 56DAZE
SIGNATURE: _____	SIGNATURE: *Tony Poling ~56Daze*
ADDRESS: _____	ADDRESS: 9853 Wethersfield Dr.
bradfrederick@hotmail.com	Perrysburg, OH 43551
PHONE #: **517-605-1020**	PHONE #: 419-509-8669
DATE: _____	DATE: May 21, 2026

56DAZE 2026 CONTRACT RIDER

WE REALIZE THAT NOT ALL ARTICLES MAY APPLY TO ALL VENUES OR EVENTS. WE WISH TO KNOW IN ADVANCE IF THIS IS THE CASE SO ALTERNATE, ACCEPTABLE ARRANGEMENTS CAN BE MADE FOR THE BEST PERFORMANCE AND PRESENTATION POSSIBLE.

1) Purchaser will provide a minimum of Two (2) separate 120V power circuits (separate breakers) for power. The purchaser must also provide adequate grounds of all electrical equipment to prevent electrical hazards.

2) ARTISTS shall provide adequate lighting for the stage area and the area just in front of the stage if needed. The buyer should provide any additional lighting that is needed for the event.

3) Purchaser shall allow ARTIST access to the performance area no later than 10AM the day of the performance. ARTIST will be able to set up and test sound equipment up to 30 minutes before the official start of the event or guests' arrival.

4) Purchaser shall provide meals with drinks for the ARTIST members and any crew if food and drink are available onsite. One meal should be a vegetarian option.

5) Purchaser shall provide ample parking arrangements for the ARTIST near the performance area or venue including space for three personal vehicles and one truck with attached trailer.

6) If a stage is provided for the ARTIST by the BUYER, at minimum, a stage 12’ deep and 20’ wide is ideal.

7) If the performance is to be held outdoors, BUYER agrees to provide at no cost to ARTIST, a raised stage area with a suitable roof as protection against inclement weather. In the event this show is not presented due to inclement weather, ARTIST must be paid in full. Any outdoor show must always provide a suitable roof, rain, or shine.

PLEASE RETURN THIS PAGE AND THE SIGNED AND COMPLETED CONTRACT TO:

56DAZE ~TONY POLING
9853 Wethersfield Rd. Perrysburg, OH 43551

WE ARE LOOKING FORWARD TO WORKING WITH YOU!

_____ (initials)

Shop Simplay3

Sponsored



Click to see full view



ıtdoor Library Outdoor Book ıx Storage Small Wooden binet Little Literature Box r Neighborhoods Community d Schools Sharing Books, ers, Newspapers, Food and t (D)

the Exttlliy Store

★★★★☆ (159) | Search this page

100+ bought in past month

-7% $139.96

List Price: ~~$149.96~~

ime Two-Day

FREE Returns

usive Prime price

Buying multiple items? Go to multi-select

Item Shape: **D**

A	B	C	D	E	F
$49.96	$56.96	$104.96 FREE Delivery **Friday**	$139.96 ~~$149.96~~ FREE Delivery **Friday**	$125.96 FREE Delivery **Friday**	$59.96 FREE Delivery **Friday**

Brand	Exttlliy
Color	Wood
Material	Pine
Special Feature	Weathertight
Style	Classic

About this item

- 【Enjoy DIY】: You can freely paint and draw your favorite patterns on the wooden board. Please note that in order to extend the life of the product, the wooden board must be waterproofed after the work is completed. This product does not include the wooden posts required for installation.
- 【Product size】: The product size is 14*20*22 inches, which is spacious enough to hold multiple books of different sizes. You can install the book

$139.96

prime Two-Day

FREE Returns

FREE delivery **Friday, May 22**. Order within 12 hrs 42 mins

Deliver to City - Morenci 49256

In Stock

Qty: 1

Add to cart

Buy Now

Secure transaction

Sold by Exttlliy and Fulfilled by Amazon.

Return policy: FREE 30-day refund/replacement

This item has been tested to certify it can ship safely in its ...void ... Since ... the ...kaging ... average, that's over 2 million tons of packaging material.

If you still require Amazon packaging for this item, choose "Ship in Amazon packaging" at checkout.

Add a gift receipt for easy returns

Add to Auto Buy

Add to List

Ask Alexa

Can it hold magazines? | Does it come with a lock?

Sponsored Why choose Exttlliy book boxes?

Is it easy to assemble? | Why you might like this

Ask something else

organizer in your front yard and share your various books with your neighbors.

- 【Quality materials】: This small outdoor storage box is handmade of quality pine wood, sturdy and enduring, with a transparent and viewable window design, which makes the outdoor book box easy for you to find the right books to read. Note: Please remove the protective film from both sides of the glass before use.
- 【Outdoor book box】: This outdoor wooden storage box can be DIY pattern by yourself, the top of the book box is added with iron protection, with simple waterproof function. In order to extend the overall life of the product, you need to waterproof it.
- 【Multi-purpose library】: The outdoor storage box can be used in home, neighborhood, school and other places. Create a shared book space outdoors with this Neighborhood Exchange Book Box and make a positive impact on your surroundings.

› See more product details

Report an issue with this product or seller



HAFTKD Little Library, Outdoor...
3.6 81
$42.79

Sponsored

Sponsored

Bundle these items



+



+



Total price: $446.94

Add all 3 to Cart

Some of these items ship sooner than the others.
Show details

This item: Exttlliy Outdoor Library Outdoor Book Box Storage Small Wooden Cabinet…
4.1 159
-7% $139.96
~~$149.96~~

Sponsored
Wonderjune Little Library Box Outdoor, Durable Weatherproof Solid Wood Free Library Book…
3.5 11
$206.99
prime

Sponsored
WONFUlity Library Box Outdoor,Free Library Box Little Outdoor Book Storage,Wood…
4.1 71
$99.99
prime

Customers who viewed this item also viewed

Shop Simplay3
Sponsored



Click to see full view

Ask Alexa

- Can it be painted?
- Does it come with a library box?
- Sponsored Why choose SISIPAI LIFE mount kits?
- Is the wood treated?
- Why you might like this
- Ask something else

Little Library Mount Kit, No-Dig Ground Anchor, Waterproof 4x4x31.5" Wood Post & Bracket, Easy Installation for Outdoor Use, Ideal for Community Sharing, Support All Sizes of Little Libraries

Visit the SISIPAI LIFE Store

4.4 ★★★★☆ (35) | Search this page

100+ bought in past month

List Price: ~~$116.93~~ Details

Business Price $104.41

FREE Returns

You Save: $12.52 (11%)

Buying multiple items? Go to multi-select

Style: **Square -Little Library Mounting Kit**

Classic	Roman Column -...	Square - Little...	Triangle - Little...	Triangle - Little...
$88.99 FREE Delivery **Friday**	$24.99 FREE Delivery **Tomorrow**	$104.41 ~~$116.93~~ FREE Delivery **Tuesday**	$25.38 ~~$32.99~~ FREE Delivery **Friday**	$110.26 ~~$115.99~~ FREE Delivery **Tuesday**

- Little Library Mount Kit: Includes a heavy-duty ground anchor (2.76"L x 2.76"W x 27.2"H), a one-piece solid 4x4x31.5-inch wood post, and a bracket holder (11.02"L x 7.87"W). All required screws and tools are provided for simple installation, supporting over 150 lbs
- Easy Installation with Pre-Drilled Holes & Groove: The base's top board has a groove for easy post alignment, ensuring stability. Pre-drilled holes make setup quick and simple, allowing you to install the kit in just minutes
- Quick & Secure Setup: Unlike garden supports that loosen soil and cause instability, or concrete-based setups that are a hassle, the No-Dig Ground Anchor allows fast, secure installation with no digging or mess
- Sturdy Solid Wood & Waterproof Design: Crafted from solid wood with a waterproof coating, this mount kit is built to endure harsh outdoor conditions, ensuring long-lasting durability and protection for your Little Library box outdoor
- Fits All Sizes of Little Libraries: Whether small, medium, or large, this versatile mount kit is designed to support all sizes of Little Libraries, making it the perfect solution for any community project, from neighborhoods to parks and schools

Report an issue with this product or seller

$104.41

FREE Returns

FREE delivery **Tuesday, May 26** for Prime members. Order within 13 hrs 11 mins

Deliver to City - Morenci 49256

Only 13 left in stock - order soon.

Qty: 1

Add to cart

Buy Now

Secure transaction

Sold by SISIPAI-US and Fulfilled by Amazon.

Return policy: FREE 30-day eplacement

support included

a gift receipt for easy ns

Add to List

Other sellers on Amazon

New & Used (2) from $104.41
FREE delivery for Prime members



AMEROUS Magnetic Wooden Chess Pieces, Tournament Staunton Wood Chessmen Pieces Only, 3.03" King Figures Chess Game Pawns Figurine Pieces with 2 Storage Bags, Replacement of Missing Pieces

$13.99

Business Price

& FREE Returns

Ships from Amazon.com

Sold by Amerous Store

Disclaimers

1

Tax Exemption Applied. Remove

Add gift options



Sooez 6 Pack Small Plastic Containers with Lids, 6.4" x 4.4" x 2.7", Clear Crayon Box Pencil Pouch, Stackable Stroage Organizer for Beads Craft and Art Supplies, Storage Bins for Jewelry and Stickers

300+ bought in past month

$18.99

Business Price

prime & FREE Returns

Ships from Amazon.com

Sold by Sooez Official

1

Tax Exemption Applied. Remove

Add gift options



Little Library Mount Kit – No-Dig Ground Anchor, Waterproof 4x4x31.5" Wood Post & Bracket, Easy Setup for Outdoor Use, Supports All Sizes of Little Libraries, Perfect for Community Sharing

$113.99

prime & FREE Returns

Ships from Amazon.com

Sold by ZuoMei life

1

Tax Exemption Applied. Remove

Place your order

By placing your order, you agree to the Amazon Business Accounts Terms and Conditions and Amazon's privacy notice.

Items (6):	$306.31
Shipping & handling:	$0.00
Estimated tax to be collected:	$0.00
Order total:	**$306.31**

Add gift options

Item often ships in manufacturer's container to reduce packaging and reveals what's inside. To change, click below.

Reduce packaging, ship in manufact…



Exttlliy Outdoor Library Outdoor Book Box Storage Small Wooden Cabinet Little Literature Box for Neighborhoods Community and Schools Sharing Books, Flyers, Newspapers, Food and Art (D)

50+ bought in past month

$139.96

prime & FREE Returns

Exclusive Prime price

Ships from Amazon.com

Sold by Exttlliy

1

Tax Exemption Applied. Remove

Add gift options

Item often ships in manufacturer's container to reduce packaging and reveals what's inside. To change, click below.

Reduce packaging, ship in manufact…



Cannon Sports Checkers Replacement Pieces - 24 Pack Checkers Pieces (12 Black, 12 Red) - Plastic Stackable Checkers for Board Games

100+ bought in past month

$9.69 ($0.40 / count)

Government Price

prime & FREE Returns

Ships from Amazon.com

Sold by Cannon Online

Disclaimers

2

Tax Exemption Applied. Remove

Add gift options

Place your order

Order total: $306.31

By placing your order, you agree to the Amazon Business Accounts Terms and Conditions and Amazon's privacy notice.

Why has sales tax been applied? See tax and seller information.

Business Order Information

Change

PO Number: No value entered

Delivering to CITY OF MORENCI

Change

118 ORCHARD ST, MORENCI, MI, 49256-1432, United States

Edit delivery preferences
Deliver to multiple addresses

Paying with Visa 2055

Change

Select a payment plan

Use Business Prime Rewards
$0.58 (58 points) available

Want to use Elan Financial Services issued credit card rewards points for this order? Learn more

Use a gift card, voucher, or promo code

Checkout defaults have been set for this order

☐ Your order is ready to be placed. Select this option if you would like to remove your defaults for your next order. Admin defaults will remain the same.

Important message

If tax exemption is applied to this order, you acknowledge your tax exemption certificate may be provided to any marketplace seller you purchase from when applicable.

Arriving May 21, 2026

If you order in the next 5 hours and 25 minutes



Best Choice Products 32in Bar Height Folding Table, Round Indoor Outdoor Accessory for Patio, Backyard, Dining Room, Events w/Thick Table Top, Metal Frame, Locking Legs, 330lb Weight Capacity - Black

200+ bought in past month

$69.99

prime & FREE Returns

Ships from Best Choice Products Inc

Sold by Best Choice Products Inc

8

Tax Exemption Applied. Remove

◉ **Tomorrow, May 21**
FREE One-Day Delivery

Place your order

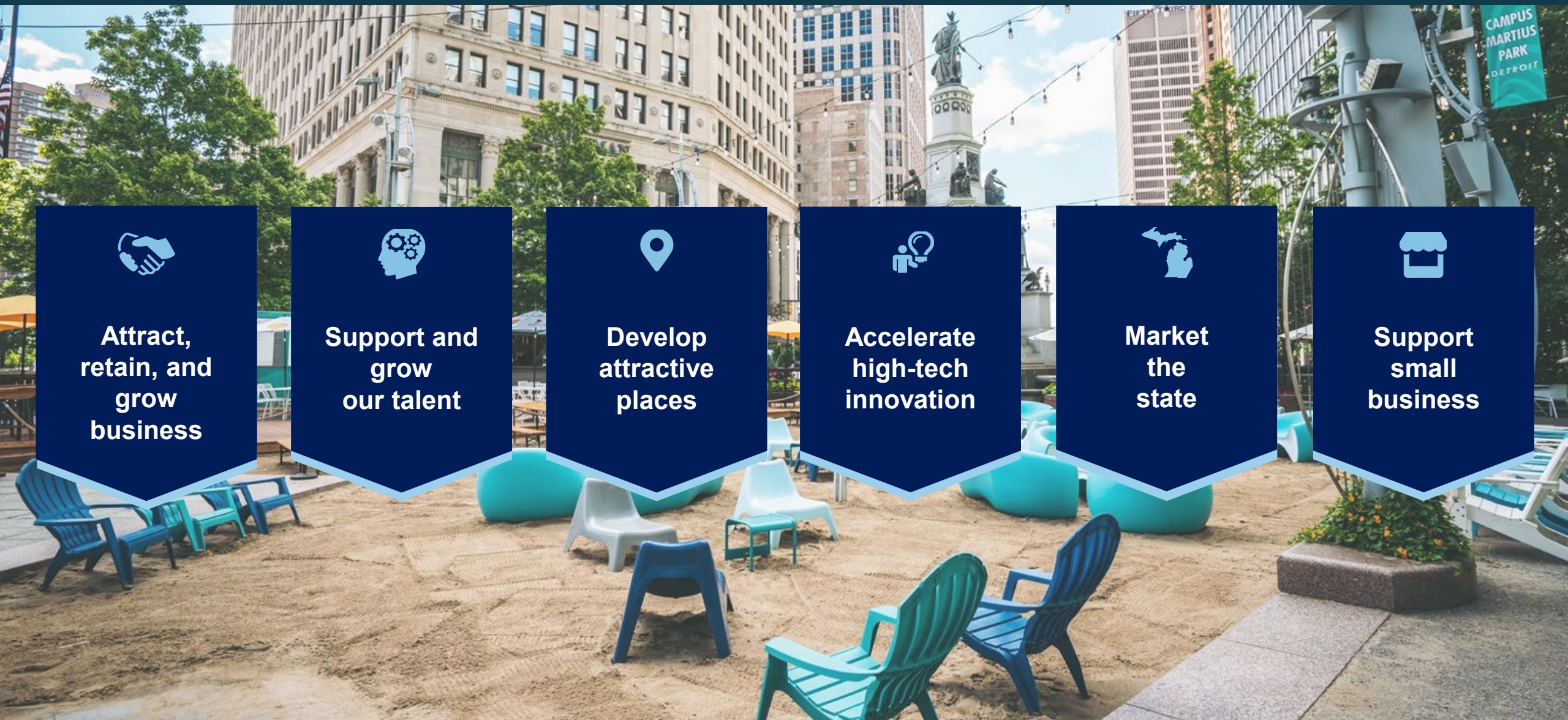
By placing your order, you agree to the Amazon Business Accounts Terms and Conditions and Amazon's privacy notice.

Items (8):	$559.92
Shipping & handling:	$0.00
Estimated tax to be collected:*	$0.00
Order total:	**$559.92**
Business Prime Rewards:	+1,680 points ($16.80 value)

Main Street 101

Introduction to Michigan Main Street

Michigan Main Street and MEDC



- Attract, retain, and grow business
- Support and grow our talent
- Develop attractive places
- Accelerate high-tech innovation
- Market the state
- Support small business

National Main Street Center



- Established 1980
- 45 state, city or county coordinating programs providing technical assistance to over 2,000 communities nation-wide
- Movement grew out of the decline of vibrant downtowns due to suburbanization, shopping malls and big box retailers
- Paved the way for the renaissance of healthy, vibrant downtowns throughout the nation

Reinvestment on the Rise

MAIN STREET AMERICA®

Since 1980, the Main Street Movement has resulted in $115.27 billion reinvested locally, 181,647 net new businesses, 815,894 net gain in jobs, 345,801 buildings rehabbed, and 37.3 million volunteer hours.



MICHIGAN MAIN STREET

Michigan Main Street exists to help communities develop main street districts that:

ATTRACT
residents and businesses

ENCOURAGE
local investments

BUILD
community ownership



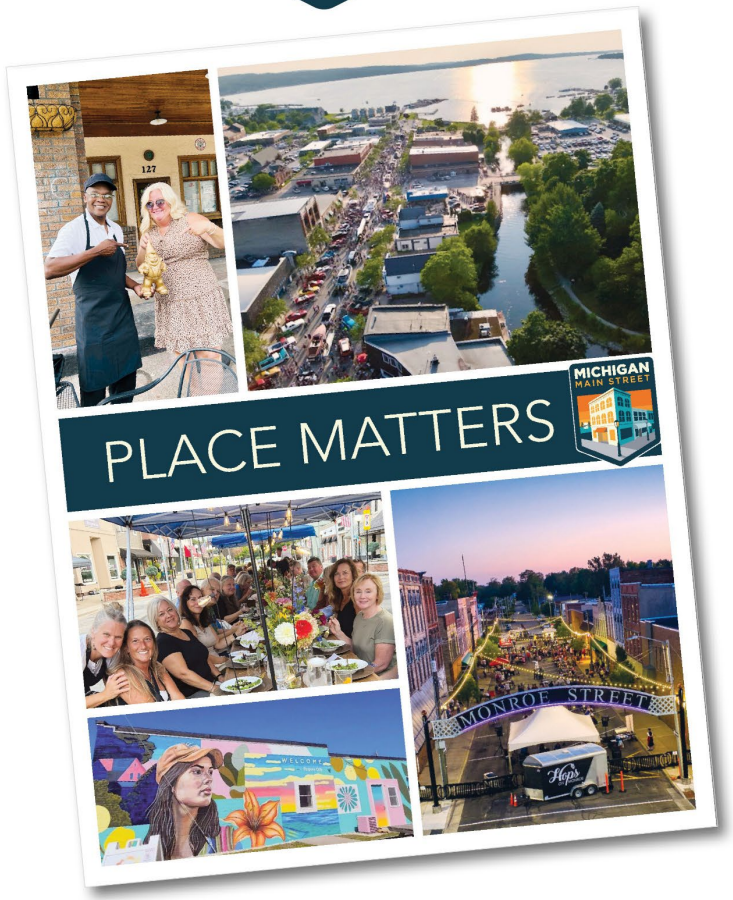
Michigan Main Street

- Michigan Main Street became a coordinating program of the National Main Street Center in 2003.
- In partnership with the National Main Street Center, we provide tailored technical assistance to Main Street communities.
- Technical assistance:
  - *Branding*
  - *Communication plan*
  - *Business recruitment*
  - *Market data analysis*
  - *Board development and training*
  - *Retail merchandising*
  - *Small business support*
- Grants:
  - *Match on Main*
  - *Main Street Vibrancy Grant*



MAIN STREET IMPACT

Over the past 22 years, the **Michigan Main Street (MMS)** has facilitated real results in participating communities.



REAL IMPACT The Numbers prove it!

$9,179,872
2024–25
Total Private Investment
Program to date: $482,929,076

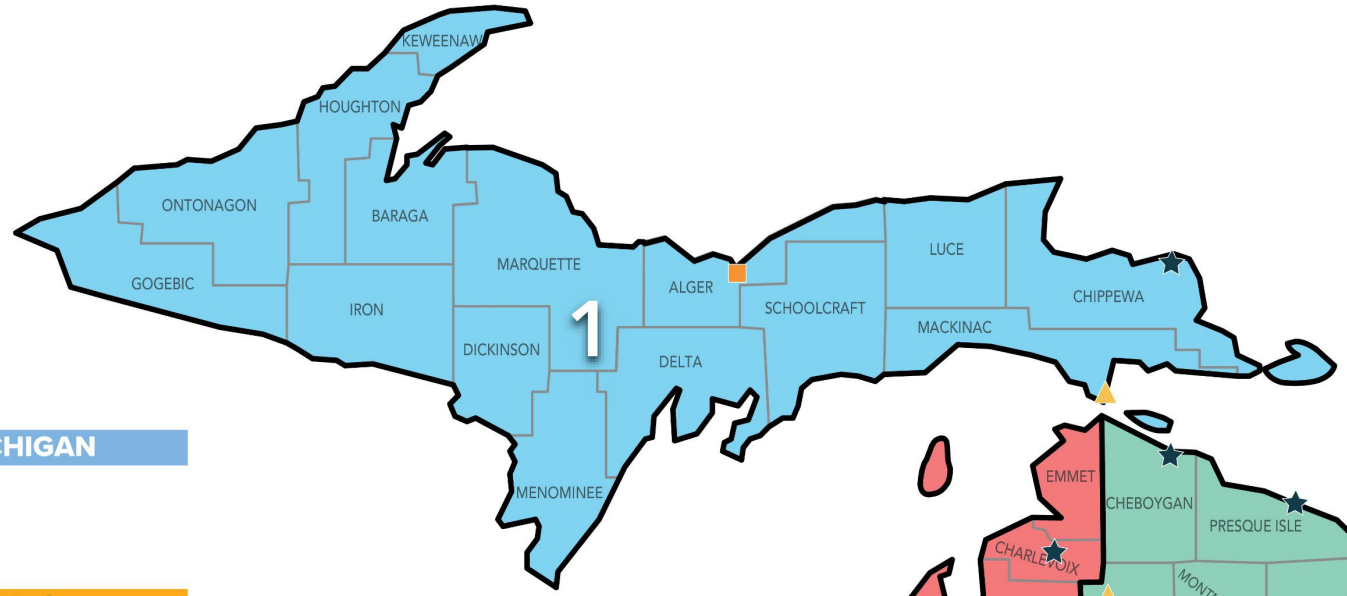
$12,898,910
2024–25
Total Public Investment
Program to date: $165,451,898

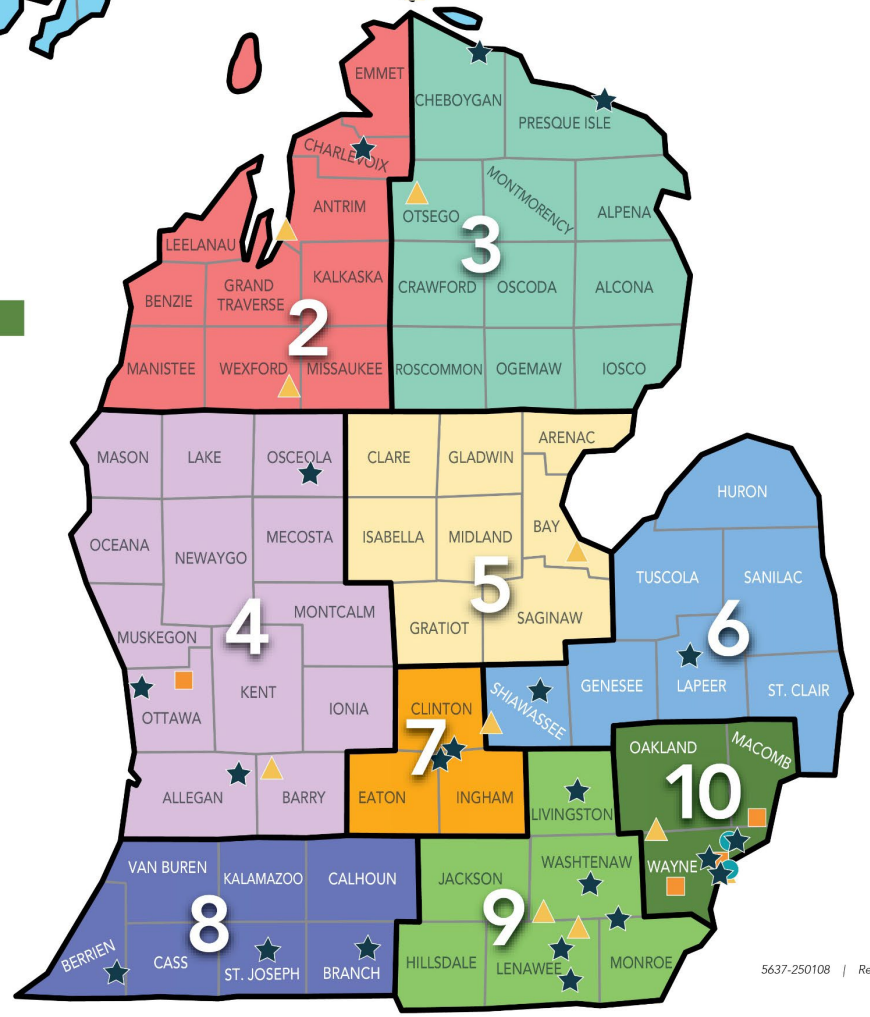
29,220
2024–25 Volunteer Hours
Program to date: 952,016

93
2024–25 New Businesses
Program to date: 2,126

83
2024–25 Façade & Building Improvements
Program to date: 3,017

Michigan Main Street Communities 2026





REGION 1: Upper Peninsula
- Munising
- St. Ignace
- Sault Ste. Marie

REGION 2: Northwest
- Boyne City
- Cadillac
- Elk Rapids

REGION 3: Northeast
- Cheboygan
- Gaylord
- Rogers City

REGION 4: West Michigan
- Evart
- Coopersville
- Grand Haven
- Middleville
- Wayland

REGION 5: East Central
- Bay City

REGION 6: EAST MICHIGAN
- Laingsburg
- Lapeer
- Owosso

REGION 7: South Central
- Downtown Lansing Inc.
- Old Town Lansing

REGION 8: Southwest
- Coldwater
- Niles
- Three Rivers

REGION 9: Southeast
- Adrian
- Blissfield
- Howell
- Manchester
- Saline
- Tecumseh

REGION 10: Detroit Metro
- East Warren (Detroit)
- Eastpointe
- Grandmont Rosedale (Detroit)
- Grosse Pointe
- Hamtramck
- Historic North End (Detroit)
- Live6 Alliance (Detroit)
- Mexicantown Hubbard Communities (Detroit)
- Northville
- Romulus

Master Level | Select Level | Engaged Level | Network Level

5637-250108 | Revised Feb 2026

Main Street: A Framework



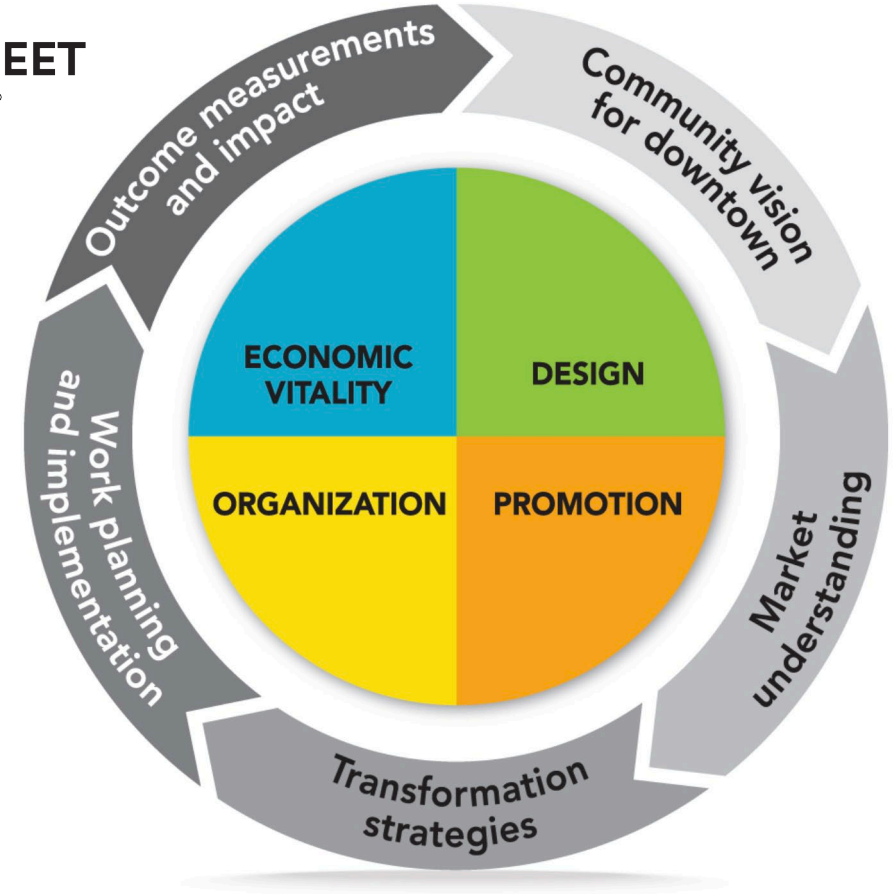
A community-driven economic development strategy encouraging downtown revitalization through **historic preservation** and **stakeholder engagement.**

- Comprehensive
- Leverage Existing Assets + Partnerships
- Self-Empowerment
- Incremental
- Quality Change - Making
- Implementation

MICHIGAN MAIN STREET

The Main Street Approach

MAIN STREET AMERICA®



Community Vision + Market Understanding

Establish a community vision for the Main Street district that acknowledges market realities and provides a foundation for future (re)development.
Key tools: local surveys, market data

Transformation Strategies

Select a strategy aligned with the community vision and local market to guide programming, planning and investment in the downtown district.
Key tools: focused strategy, implementable goals

Implementation & Measurement

Identify programming, partners and capital needed to implement transformation strategy; define measures of success to track impact over time.
Key tools: project work plans, data collection and tracking

MICHIGAN MAIN STREET

The Main Street Approach

MAIN STREET AMERICA®



Economic vitality

Strengthens existing economic assets, while also identifying opportunities for new development and growth.

Design

Leverages unique, historic character to create inviting districts that attract visitors, residents and businesses.

Organization

Cultivates partnerships and coordinates resources around a shared community vision for downtown.

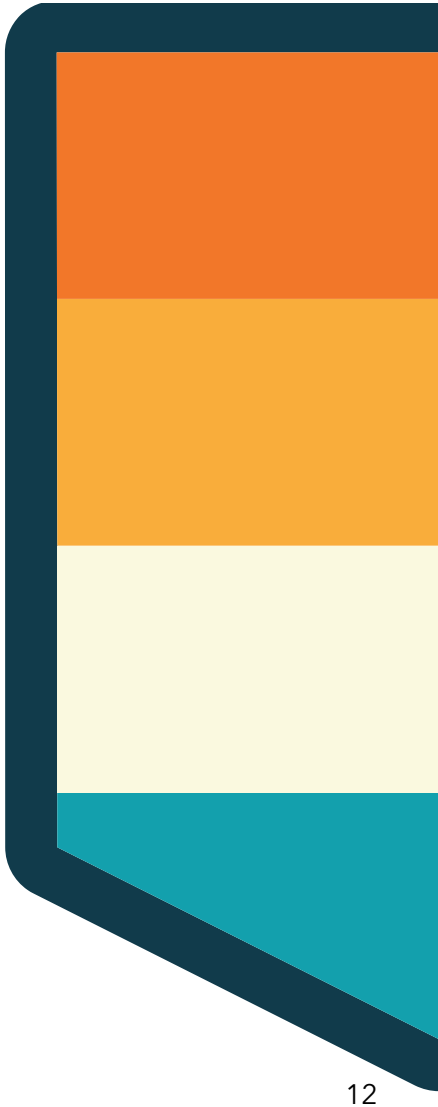
Promotion

Communicates the value and vitality of downtown to community members, potential investors and key stakeholders.

MICHIGAN MAIN STREET

Is Main Street right for your community?

- Does your potential district meet MMS standards for traditional downtown and/or neighborhood commercial districts?
- Is historic preservation important to local citizens and stakeholders?
- Is downtown revitalization a community priority?
- Do you want to leverage human and financial resources in support of downtown?
- Do public and private stakeholders desire to build broad-based community support for downtown revitalization?



MICHIGAN MAIN STREET

Goals of participating in Main Street



Familiarize community and key stakeholders with Main Street Approach[tm]



Access tools designed to build awareness and resources for future Main Street programming



Identify local stakeholders and strategies to engage them in the Main Street effort



Join state-wide network of MMS communities, including MMS Listserv access, to ask questions, make connections and see Main Street in-action

MICHIGAN MAIN STREET

Michigan Main Street Program Levels

NETWORK LEVEL
No Commitment

Communities looking for additional resources but not full MMS Designation

ENGAGED LEVEL
1 – 3 Year Commitment

- Communities on-track to full MMS Designation
- Communities complete an application for participation in the Select Level

SELECT LEVEL
5 Year Commitment

- Communities dedicated to implementing the Main Street Approach
- Receive specialized technical assistance for downtown or district revitalization

MASTER LEVEL
2+ Year Commitment

- Communities that have completed the Select Level and met the National Accreditation Standards set by Main Street America
- Receive more sophisticated technical assistance
- Opportunity to mentor other MMS Communities

MICHIGAN MAIN STREET

Main Street Participation

MICHIGAN MAIN STREET CHECKLIST

Communities should use this checklist as a guide to understand the responsibility of participation at varying levels to build capacity and participate at the level of the Michigan Main Street Program that is most appropriate.

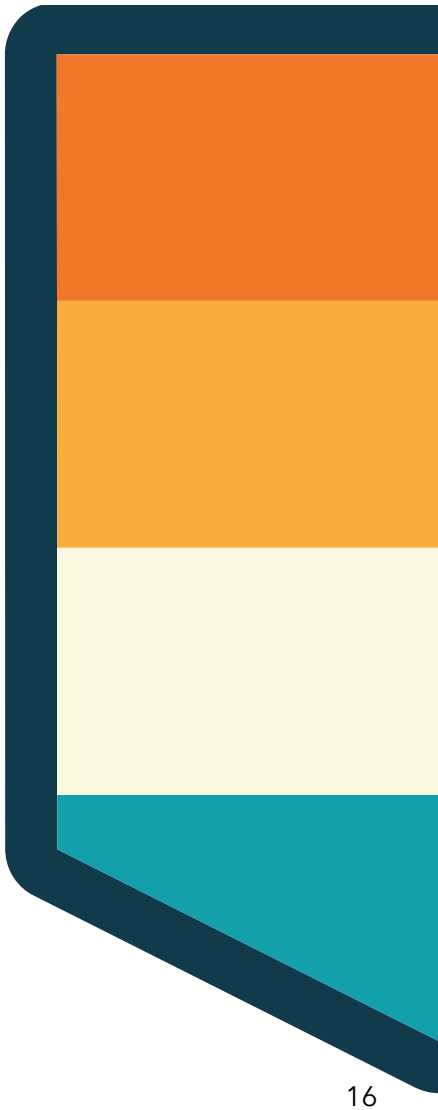
	NETWORK	ENGAGED	SELECT	MASTER
Complete community interest form	●	●		
Complete downtown scorecard	●	●		
Submit progress reports due June and December annually	●	●		
Complete online training series		●		
Attend downtown forums annually		●		
Identify or establish a local Main Street organization and district		●		
Complete Main Street application			●	
Hire a full-time executive director			●	●
Maintain an active downtown/district board			●	●
Ensure a dedicated budget for downtown/district transformation			●	●
Submit progress reports due monthly			●	●
Attend MMS workshops and/or national conference			●	●
Meet national accreditation standards set by Main Street America			by year 5	●

MICHIGAN MAIN STREET

Main Street Online Training

Best Practices and Outcomes:

- Don’t solely rely on one staff person to complete the training
- Aim for at least 80% of your local DDA Board, or intended Main Street Organization Board complete the training
- Start the process of building a Main Street program in your community
- Define roles and responsibilities for Main Street organization and potential partners
- Identify strategies to recruit, engage and sustain volunteers and key stakeholders
- Develop tools to implement fundraising strategies to fund the local Main Street program
- Learn about Main Street best practices through real-world examples



MICHIGAN MAIN STREET



Successful businesses are vital to a thriving district.

BUSINESS KEY FOCUS AREAS

Business Retention Strategies | Business Recruitment Strategies | Business Plan Competitions
Incentive Strategies | Rightsized Retail | Expansion Exploration | Retail Market Data
Succession Planning | New Business Start Up Package

business solution scorecard

PERFORMANCE MEASURE	STARTING 0	STARTING 1	EVOLVING 2	EVOLVING 3	EXCELLING 4	EXCELLING 5
1. Business development efforts and the broader scope of district revitalization initiatives are focused on a targeted geographic area that is clearly defined and mapped	○	○	○	○	○	○
2. A building and business inventory of the district has been completed for all properties and businesses within the district	○	○	○	○	○	○
3. A map identifying and analyzing the district's business and activity mix on first and upper floors is in place and updated regularly or as changes warrant	○	○	○	○	○	○
4. The organization has programming and resources in place to actively assist small businesses and entrepreneurs in the district	○	○	○	○	○	○
5. The organization maintains current market information and a list of targeted business expansion and recruitment opportunities	○	○	○	○	○	○
6. Business development and recruitment collateral materials are in place and updated regularly or as needed	○	○	○	○	○	○
7. The organization hosts regular business owner meetings and/or communicates regularly with business owners to determine needs or challenges, and share successes	○	○	○	○	○	○
					BUSINESS TOTAL SCORE	

SCORING SCALE

0—1 Starting: Doesn't exist or we're just getting started (in the early discussion, research or planning stages) — or — underperforming and in need of a re-boot.

2—3 Evolving: Getting ready to launch or already in place, operating or programmed — but with opportunities for growth or enhancement.

4—5 Excelling: Actively and consistently demonstrated or mastered with a high degree of proficiency and quality— commonly viewed among our greatest strengths.

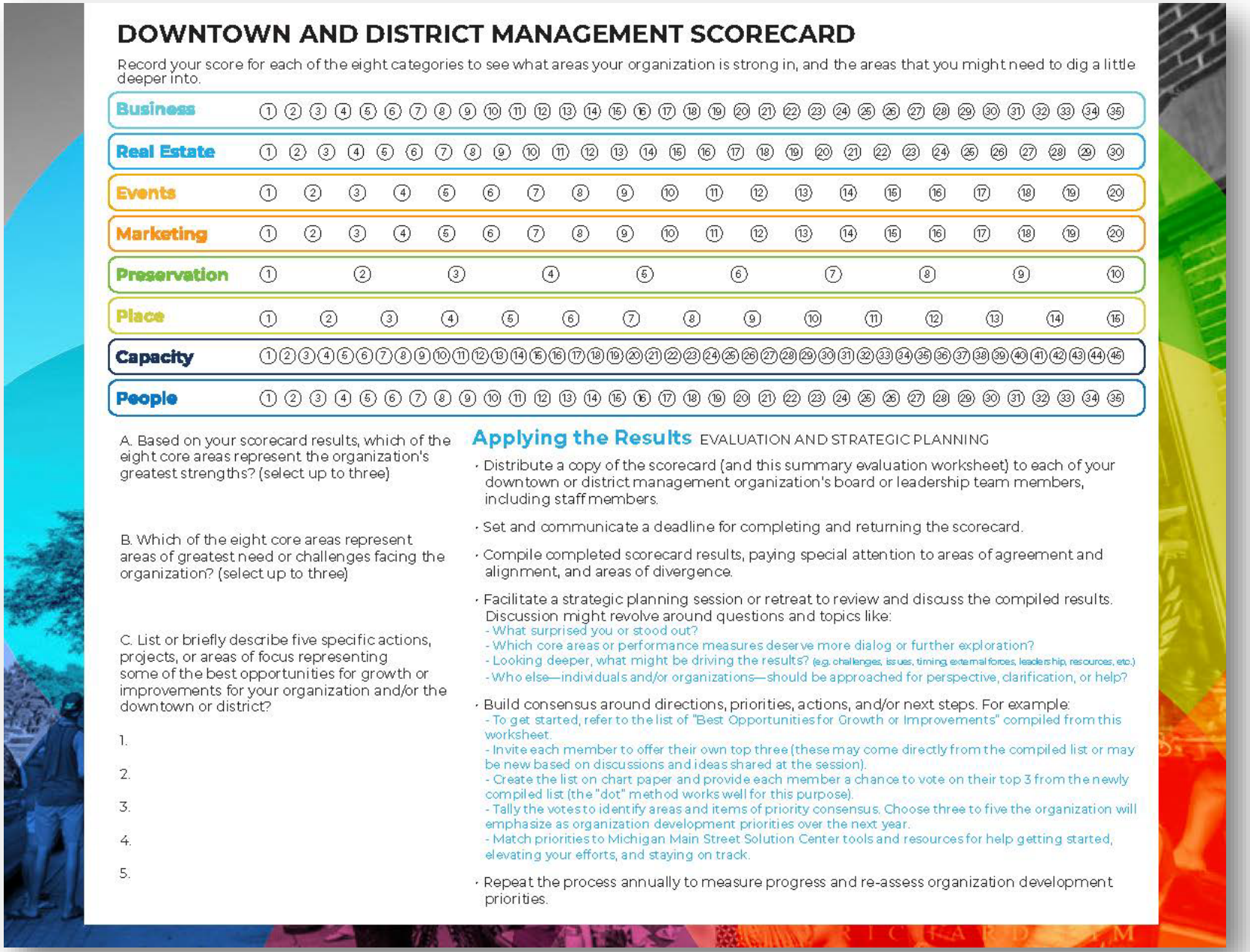
Scan the QR code here to go directly to the resource library and download the tools you need to keep your revitalization efforts moving forward!

SCAN ME

MICHIGAN MAIN STREET

Downtown Scorecard

Business Category



DOWNTOWN AND DISTRICT MANAGEMENT SCORECARD

Record your score for each of the eight categories to see what areas your organization is strong in, and the areas that you might need to dig a little deeper into.

Business	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35
Real Estate	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
Events	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
Marketing	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
Preservation	1 2 3 4 5 6 7 8 9 10
Place	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
Capacity	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 46
People	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35

A. Based on your scorecard results, which of the eight core areas represent the organization's greatest strengths? (select up to three)

B. Which of the eight core areas represent areas of greatest need or challenges facing the organization? (select up to three)

C. List or briefly describe five specific actions, projects, or areas of focus representing some of the best opportunities for growth or improvements for your organization and/or the downtown or district?

1.

2.

3.

4.

5.

Applying the Results EVALUATION AND STRATEGIC PLANNING

- Distribute a copy of the scorecard (and this summary evaluation worksheet) to each of your downtown or district management organization's board or leadership team members, including staff members.
- Set and communicate a deadline for completing and returning the scorecard.
- Compile completed scorecard results, paying special attention to areas of agreement and alignment, and areas of divergence.
- Facilitate a strategic planning session or retreat to review and discuss the compiled results. Discussion might revolve around questions and topics like:
  - What surprised you or stood out?
  - Which core areas or performance measures deserve more dialog or further exploration?
  - Looking deeper, what might be driving the results? (e.g. challenges, issues, timing, external forces, leadership, resources, etc.)
  - Who else—individuals and/or organizations—should be approached for perspective, clarification, or help?
- Build consensus around directions, priorities, actions, and/or next steps. For example:
  - To get started, refer to the list of "Best Opportunities for Growth or Improvements" compiled from this worksheet.
  - Invite each member to offer their own top three (these may come directly from the compiled list or may be new based on discussions and ideas shared at the session).
  - Create the list on chart paper and provide each member a chance to vote on their top 3 from the newly compiled list (the "dot" method works well for this purpose).
  - Tally the votes to identify areas and items of priority consensus. Choose three to five the organization will emphasize as organization development priorities over the next year.
  - Match priorities to Michigan Main Street Solution Center tools and resources for help getting started, elevating your efforts, and staying on track.
- Repeat the process annually to measure progress and re-assess organization development priorities.

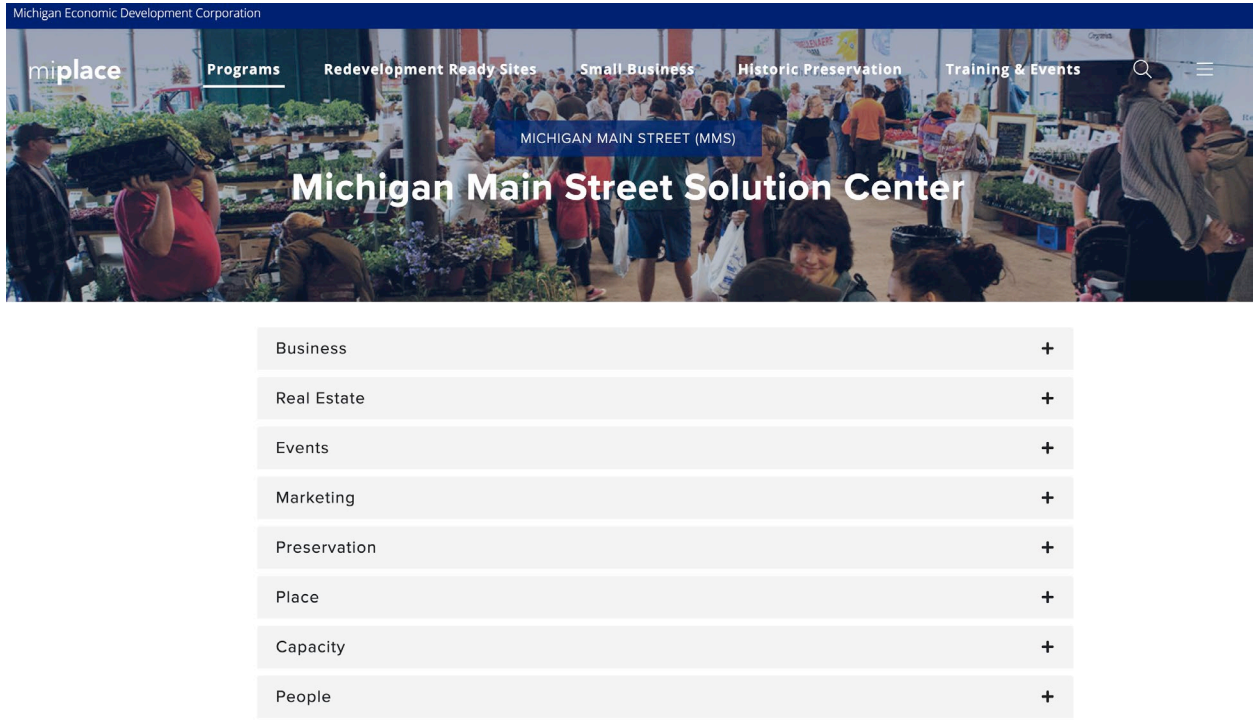
Downtown Scorecard

Organization Overview

MICHIGAN MAIN STREET

MI Main Street Solution Center





https://www.miplace.org/programs/michigan-main-street/resources/

MICHIGAN MAIN STREET

Value of Main Street Participation

Provides a framework and proven methodology for sustainable revitalization

Engages the community in the future of downtown, cultivating belonging and pride

Proactively manages the market rather than relying on external forces

Access to support, tailored technical assistance and outside experts, plus national network of communities

Drives economic growth by revitalizing businesses, attracting new investments, increasing foot traffic and local spending, and making the district hub for social and economic activity

MICHIGAN MAIN STREET

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MICHIGAN MAIN STREET

www.miplace.org/programs/michigan-main-street





PLACE MATTERS

MICHIGAN MAIN STREET









Michigan Main Street

Main Street, two words that evoke nostalgic feelings and warm memories in many people. That's proof that place matters, and that main streets exist as places of civic pride and community congregation. They are a reflection of what we love about our towns and our neighbors.

The Michigan Main Street program exists to help communities develop main street districts that attract both residents and businesses, promote commercial investment and spur economic growth.

HOW CAN WE HELP YOUR COMMUNITY?

Michigan Main Street staff provides technical assistance and services to communities at four levels: **Network, Engaged, Select** and **Master.** Each level is designed to assist the community in tackling increasingly sophisticated downtown revitalization efforts.



Over the past 20 years, the **Michigan Main Street (MMS)** has facilitated real results in participating communities.

REAL IMPACT

The Numbers prove it!

$9,179,872
2024–25
Total Private Investment
Program to date: $482,929,076

$12,898,910
2024–25 Total Public Investment
Program to date: $165,451,898

29,220
2024–25 Volunteer Hours
Program to date: 952,016

93
2024–25 New Businesses
Program to date: 2,126

83
2024–25 Façade & Building Improvements
Program to date: 3,017

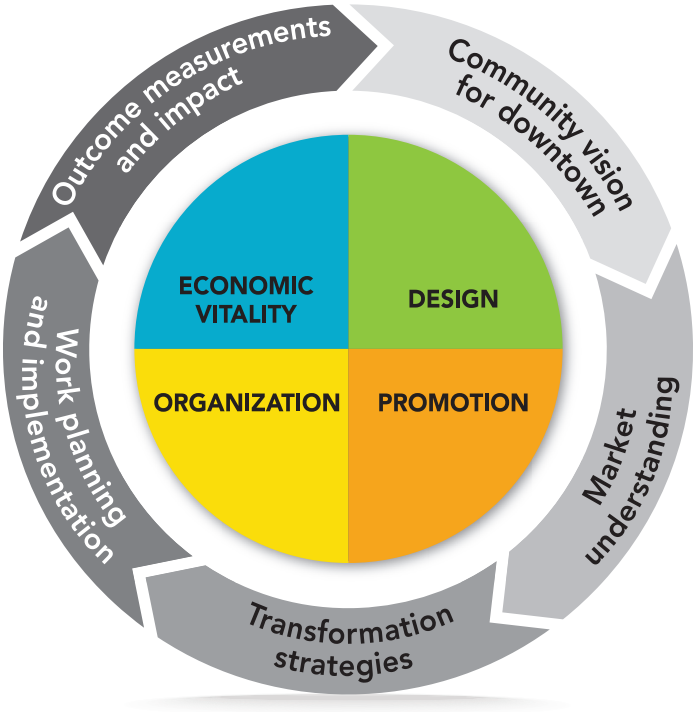


WHY ARE DOWNTOWNS IMPORTANT?

- Downtowns are the **heart of communities,** typically containing a significant amount of jobs and portion of communities' tax base.
- Downtowns **create a network** that supports independent businesses and entrepreneurs.
- Downtowns **provide identity and cultural value** to the region.

MAIN STREET APPROACH®

The **Main Street Approach**® is a unique, historic preservation based economic development strategy that focuses on leveraging existing social, economic, physical and cultural assets to energize community revitalization efforts and help manage success for the long term. The approach leads to tangible outcomes that benefit the entire community through encouraging communities to enact long-term change while also implementing short-term, inexpensive and place-based activities that attract people to the commercial core and create a sense of enthusiasm about the community.



The Main Street Approach is a methodology consisting of three integrated components:

1. The vision provides a foundation for outlining the community's identity, expectations and ideals for future development while being grounded in an understanding of the economic market realities of the district.
2. Transformation strategies identify long-term and short-term actions that provide a clear sense of priorities and direction to help move a community closer to implementing their vision. Work on these strategies should align with the Main Street Four Points® of organization, promotion, design and economic vitality.
3. The Main Street organization must show visible results that can only come from implementing action items and completing projects in the short-term and long-term. Main Street must focus on measuring progress and results in order to justify and demonstrate the wise use of scarce resources.

MAIN STREET APPROACH®

MAIN STREET FOUR POINTS®

ECONOMIC VITALITY

Economic vitality strengthens the existing economic assets while diversifying the economic base of the Main Street District to support and improve profitability. The goal is to build a strong commercial district that creates a supportive environment for small businesses, entrepreneurs and consumers.

Examples of economic vitality activities include: analyzing current market forces, providing a balanced commercial mix, supporting and expanding existing businesses, recruiting new businesses, supporting housing options, developing infill space, and converting unused or underused commercial space into economically productive property.

DESIGN

Design capitalizes on and enhances the visual aspects of a Main Street District to create a safe, appealing and inviting atmosphere for people to shop and spend time. The physical elements such as the storefronts and building architecture, streetscape, public art, street furniture, parking areas, and public spaces are used to convey a positive image for the downtown.

Examples of design actions include: improving the physical appearance of the Main Street District, quality maintenance practices, historic building rehabilitation and adaptive use, and design review processes.

ORGANIZATION

A successful Main Street organization builds consensus between the many vested stakeholders throughout a Main Street District to ensure everyone is mobilized and working toward a shared vision for the future of the district. Organizational structure can take many forms depending on community capacity.

Examples of organization actions include: fundraising, volunteer recruitment and development, public relations, fostering collaboration between stakeholders, and developing work plans to guide the organization's work.

PROMOTION

Effective promotion creates a positive image of the Main Street District to instill community pride and encourage commercial activity and investment in the area. Promotions can be used to communicate the unique characteristics of a Main Street District to spark interest in shopping, dining, living or investing in the community.

Examples of promotion actions include: marketing an enticing image, social media campaigns, street festivals, parades, and retail or other special events.

MICHIGAN MAIN STREET **LEVELS**

The **first step** for communities interested in participating in the Main Street program is participation in the **online Main Street training.** The intent of the training series is to provide communities with a basic understanding and knowledge of the Main Street Approach™, as well as strategies that build awareness and participation in future Main Street efforts.

Online Training >> Click Here

NETWORK LEVEL
No commitment

Network Level communities are communities that are looking for additional resources to bolster their downtown or district revitalization efforts, but may lack capacity and/or desire to fully participate in Michigan Main Street.

ENGAGED LEVEL
1–3 year commitment

Engaged Level communities are communities that are on-track to full participation in Michigan Main Street. A community will officially be recognized as an Engaged Level Main Street Community once they have completed the online Main Street training series and have submitted their downtown/district management scorecard. At the Engaged Level, communities are working to complete the Select Level application.

SELECT LEVEL
5 year commitment

Select Level communities are communities that are dedicated to implementing the Main Street Approach to revitalization. The local Main Street program will have an active board of directors, providing oversight and direction, volunteer-driven committees completing projects and a Main Street director assisting with day-to-day needs. Michigan Main Street staff, along with other professionals, work closely with Select Level communities to train their boards and committees, hire a full-time Main Street director, recruit volunteers and get the local program up and running. In addition, at the Select Level, communities receive over $100,000 worth of specialized technical assistance designed to help revitalize their downtown or traditional neighborhood commercial district.

MASTER LEVEL
2+ year commitment

The Master Level is the most prestigious of the four levels of the Michigan Main Street program and is available to communities only after they have successfully completed five years in the Select Level and have achieved National Accreditation through Main Street America. The intent of the Master Level is to continue assisting communities that have successfully integrated a full Main Street program into their community. This is achieved by continuing to offer technical assistance, resources, training, and networking opportunities. Master Level communities have the opportunity to act as mentors for other Michigan Main Street communities.

MICHIGAN MAIN STREET **CHECKLIST**

Communities should use this checklist as a guide to understand the responsibility of participation at varying levels to build capacity and participate at the level of the Michigan Main Street Program that is most appropriate.

	NETWORK	ENGAGED	SELECT	MASTER
Complete community interest form	✔	✔		
Complete downtown scorecard	✔	✔		
Submit progress reports due June and December annually	✔	✔		
Complete online training series		✔		
Attend downtown forums annually		✔		
Identify or establish a local Main Street organization and district		✔		
Complete Main Street application			✔	
Hire a full-time executive director			✔	✔
Maintain an active downtown/district board			✔	✔
Ensure a dedicated budget for downtown/district transformation			✔	✔
Submit progress reports due monthly			✔	✔
Attend MMS workshops and/or national conference			✔	✔
Meet national accreditation standards set by Main Street America			by year five (5)	✔

MAIN STREET SOLUTION CENTER

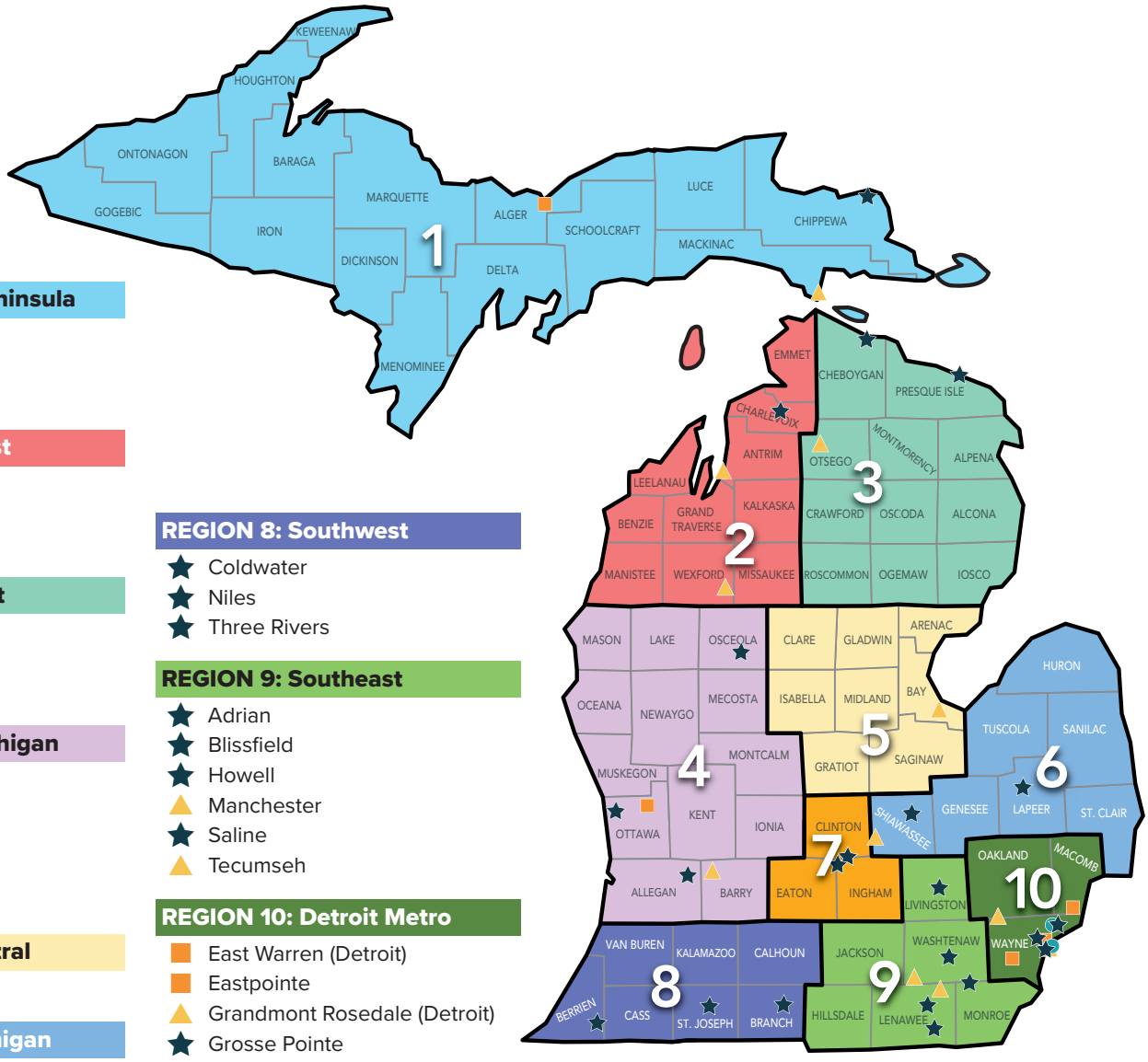
Our **online resource library** provides a comprehensive collection of best practices, case studies, guides and videos on the challenges and solutions for downtown and commercial district revitalization and management. The solution center is organized into eight categories: business, preservation, events, place, real estate, capacity, marketing, and people. To learn more, click **here**.

MICHIGAN MAIN STREET **SUITE OF SERVICES**

Michigan Main Street has developed a robust number of resources, training opportunities, and curriculum of technical assistance services. These offerings can be customized and tailored to meet individual community's needs.

MAIN STREET RESOURCES	NETWORK	ENGAGED	SELECT	MASTER
Access to Main Street Solution Center	■	▲	●	★
Reduced MSA membership for two (2) years		▲		
Engaged Level toolkit (communication templates and resources)		▲		
Annual Impact report			●	★
MAIN STREET TRAININGS	**NETWORK**	**ENGAGED**	**SELECT**	**MASTER**
Main Street 101 presentation	■	▲		
Downtown forums	■	▲		
MMS workshops		One (1) per year	●	★
Executive director leadership retreat (held every other year)			●	★
Yearly variety of webinars			●	★
National conference registration (one [1] per year)			●	★
New director orientation/on-boarding			●	★
Board training			●	★
Committee chair and volunteer training			●	★
MAIN STREET TECHNICAL ASSISTANCE SERVICES	**NETWORK**	**ENGAGED**	**SELECT**	**MASTER**
Virtual technical assistance from MMS staff based on solution center resources	■	▲	●	★
Engaged Level community site visit		▲		
Engaged Level virtual check-ins		▲		
Pre-application site visit		▲		
Asset mapping		▲	●	★
Market data snapshot and subsequent updates			●	★
Transformation strategy identification and implementation			●	★
Executive director hiring assistance			●	★
Executive director support and professional development			●	★
Main 5 communication plan			●	★
Branding			●	★
Business recruitment primer			●	★
Business recruitment challenge			●	★
Fund development			●	★
Visitor data snapshot			●	★
Property development primer			●	★
Retail merchandising			●	★
Storyville Social storytelling basic			●	★
Strategic planning			●	★
Annual accreditation visit			●	★
Downtown futures service				★
Entrepreneurial ecosystem				★
Storyville social storytelling blitz				★
Website development grant				★
Pilot new technical assistance opportunities				★
MAIN STREET GRANTS	**NETWORK**	**ENGAGED**	**SELECT**	**MASTER**
Match on Main			●	★
Vibrancy Grant: Track one and two			●	★

Michigan Main Street Communities 2026



REGION 1: Upper Peninsula
- Munising
- St. Ignace
- Sault Ste. Marie

REGION 2: Northwest
- Boyne City
- Cadillac
- Elk Rapids

REGION 3: Northeast
- Cheboygan
- Gaylord
- Rogers City

REGION 4: West Michigan
- Evart
- Coopersville
- Grand Haven
- Middleville
- Wayland

REGION 5: East Central
- Bay City

REGION 6: East Michigan
- Laingsburg
- Lapeer
- Owosso

REGION 7: South Central
- Downtown Lansing Inc.
- Old Town Lansing

REGION 8: Southwest
- Coldwater
- Niles
- Three Rivers

REGION 9: Southeast
- Adrian
- Blissfield
- Howell
- Manchester
- Saline
- Tecumseh

REGION 10: Detroit Metro
- East Warren (Detroit)
- Eastpointe
- Grandmont Rosedale (Detroit)
- Grosse Pointe
- Hamtramck
- Historic North End (Detroit)
- Live6 Alliance (Detroit)
- Mexicantown Hubbard Communities (Detroit)
- Northville
- Romulus

Master Level | **Engaged Level**

Select Level | **Network Level**

The Michigan Economic Development Corporation is the state's marketing arm and lead advocate for business development, job awareness and community development, with the focus on growing Michigan's economy. Dedicated to shared economic success, MEDC promotes the state's assets and opportunities that support business investment and community vitality. Michigan Main Street is a technical assistance offering of the MEDC working to revitalize and strengthen Michigan's downtowns and traditional commercial districts.

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

MAIN STREET AMERICA™

MICHIGAN MAIN STREET

www.michiganmainstreetcenter.com | **www.michiganbusiness.org**

5800-260205 | 02.05.2026

MI Main Street Community Interest Form

Any community interested in participating in the Michigan Main Street Program must start by completing and submitting this interest form to Leigh Young at youngl11@michigan.org. This form will be reviewed by the Main Street Team and used for continued engagement with your community as you pursue participation in the Michigan Main Street Program.

General Information (Completed by Community)

Community Name:	
Organization Name and Type (DDA, PSD, CIA, BID, non-profit, specify if other):	
Main Point of Contact (Name and Title):	
Main Point of Contact Email:	
What is the community's RRC Designation?	
Is the community actively working on a project with the Community Development Manager for your region?	
Please provide a brief background about your community's historic commercial district or traditional downtown. Include its history, major challenges, and opportunities.	

Please provide a brief background on your prospective Main Street organization. *Include when it was established, current programming and major initiatives.*	
Please provide a list of your prospective Main Street organization's board members.	