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

DOWNTOWN DEVELOPMENT AUTHORITY
MEETING AGENDA
TUESDAY, JANUARY 27, 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
3. FY25 PA 57 TIF Report

AGENDA ITEMS

1. Event Committee Update
2. Façade Grant Applications
    1. 148 W. Main St.
    2. 301 W. Main St.
3. February Organizational Meeting Prep
    - Budget Review
    - Board Membership
4. 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

November 25, 2025

Call to Order

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

Roll Call

The following DDA Members were present: Brad Frederick, Matt Garrow, Mary Margaret Gallup, Chelsea Craig, Ken Fether, Theresa Chang, and Tracy Schell.

Tony Muzzi and Jeff Bell were absent.

Approval or Amendment to Agenda

A motion was made by Frederick, seconded by Chang, to approve the agenda as presented.

All ayes, motion carried.

Public Comment on Agenda Items

None

Past Meeting Minutes

A motion was made by Frederick, seconded by Gallup, to approve the meeting minutes from the Regular Meeting on October 28, 2025.

All ayes, motion carried.

Consent Agenda

A motion was made by Gallup, seconded by Chang, to approve the Consent Agenda as presented.

All ayes, motion carried.

Agenda Items

1. Small Business Saturday
    a. Reviewed flyer, social media campaign, and encouraged sharing

2. Committee Updates
    a. Events Committee has scheduled next year's summer concerts to take place on the second Fridays of June-August. Discussion on additional ideas, planning raffles and corn hole competition at next committee meeting.
    b. Placemaking Committee has met and cleaned up this year's installations. Will meet in winter months to plan for next year. Locally made benches suggested as an idea.
    c. Façade Grant Committee have a few applications in the pipeline. Discussion on leveraging grants at the state level with local contribution of façade grant funding.

3. Motion made by Frederick, seconded by Chang, to approve an amendment to the Event Expenses budget line item from $10,000 to $15,000. Discussion around the increase in cost of summer events but those are matched with increased revenue.

   All ayes, motion carried.

4. DNR Grant Update
    a. Reviewed Urban + Community Forestry Project update prepared by Lisa DuRussel Landscape Architect, PLLC. Bid package is in review to go to Council at their December meeting.
5. Motion made by Garrow, seconded by Schell, to approve the 2026 DDA meeting calendar as presented.

   All ayes, motion carried.

6. Anything for the Good of the Order
    a. Tracy Schell gave update on Kiwanis tree decorations. Middle and high school art students painted ornaments that showcase downtown business and local points of attraction.
    b. Theresa Chang presented Mayor Schell and the City with a potted orchid plant from a recent event hosted by the Taiwanese Chamber of Commerce of Greater Detroit.

Public Comment

No public comment.

Adjournment

A motion was made to adjourn the meeting by Garrow, second by Frederick. All ayes, motion carried. The meeting was adjourned at 4:57 p.m.

_____ _____

Chelsea Craig, Chairman Heather Sarnac, Executive Director

REVENUE AND EXPENDITURE REPORT FOR CITY OF MORENCI
PERIOD ENDING 01/31/2026
% Fiscal Year Completed: 58.90

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 01/31/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 01/31/2026 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	4,230.00	0.00	7,770.00	35.25
248-000-60700.000	FEES	0.00	250.00	250.00	(250.00)	100.00
248-000-66500.000	INTEREST	2,500.00	1,164.04	0.00	1,335.96	46.56
248-000-67000.000	MISC REVENUES	0.00	0.00	0.00	0.00	0.00
Total Dept 000		36,486.10	28,631.00	250.00	7,855.10	78.47
TOTAL REVENUES		36,486.10	28,631.00	250.00	7,855.10	78.47
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	458.00	(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	0.00	0.00	500.00	0.00
248-728-89900.000	EVENT EXPENSES	10,000.00	10,773.93	0.00	(773.93)	107.74
248-728-90000.000	PRINTING & PUBLISHING	3,000.00	2,890.57	100.00	109.43	96.35
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	1,000.00	54.61	0.00	945.39	5.46
248-728-96900.000	FACADE GRANTS	15,000.00	1,610.00	0.00	13,390.00	10.73
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	(500.00)	0.00	0.00	(500.00)	0.00
Total Dept 728 - DDA EXPENSES		29,445.00	15,787.11	558.00	13,657.89	53.62
TOTAL EXPENDITURES		29,445.00	15,787.11	558.00	13,657.89	53.62
Fund 248 - DDA:						
TOTAL REVENUES		36,486.10	28,631.00	250.00	7,855.10	78.47
TOTAL EXPENDITURES		29,445.00	15,787.11	558.00	13,657.89	53.62
NET OF REVENUES & EXPENDITURES		7,041.10	12,843.89	(308.00)	(5,802.79)	182.41

PERIOD ENDING 01/31/2026

GL NUMBER	DESCRIPTION	BEG. BALANCE 07/01/2025 NORMAL (ABNORMAL)	2025-26 AMENDED BUDGET	END BALANCE 01/31/2026 NORMAL (ABNORMAL)
Fund 248 - DDA				
Assets				
248-000-00100.001	CASH CONSOLIDATED SAVINGS	105,071.92		117,915.81
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		118,220.25
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	4,230.00
248-000-60700.000	FEES		0.00	250.00
248-000-66500.000	INTEREST		2,500.00	1,164.04
248-000-67000.000	MISC REVENUES		0.00	0.00
TOTAL REVENUES			36,486.10	28,631.00
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	0.00
248-728-89900.000	EVENT EXPENSES		10,000.00	10,773.93
248-728-90000.000	PRINTING & PUBLISHING		3,000.00	2,890.57
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		1,000.00	54.61
248-728-96900.000	FACADE GRANTS		15,000.00	1,610.00
248-728-97000.000	CAPITAL OUTLAY		0.00	0.00
248-728-99960.000	COMMITMENT TO GENFUND FOR FACADE INSTAL		(500.00)	0.00
TOTAL EXPENDITURES			29,445.00	15,787.11

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

Subject

DDA Director's Report

Update

- Visited Jammers on January 5 for opening day at their new location. Discussed façade grant and ribbon cutting grand re-opening. Followed up with owner Travis Kruse and he would like to wait until they are fully settled in with some time for additional remodeling to the show room.
- Met with May Delosh, new owner of Evergreen Assisted Living Home (formerly CQC Stephenson Home), on January 8. She is planning renovations and updates to the building. Connected her with building inspector and shared information on the façade grant program. She is anticipating a spring grand re-opening and ribbon cutting.
- Visited Bows & Toes on January 9 to distribute façade grant and ribbon cutting information. Owner Morgan VanEpps would like to wait until warmer months and when her retail inventory is in place to host the ceremony.
- Toured the Twisted Canvas Tattoo new location (previously Jammers Designs) on January 12. They are planning to be open in March. Shared information on the façade grant program, and owners Jason and Rachel Sturmer submitted the application for review by the façade grant committee.

- Assisted the owners of 248 W. Main St. (grocery store building) with a Rural Development Fund Grant through the Michigan Department of Agriculture and Rural Development (MDARD) application that was submitted on December 3. Coordinated meeting with Michigan Small Business Development Center (SBDC) on December 8 with building owners and Lenawee Now. Next meeting will be with the USDA Rural Development Business Programs Director.
- Provided the Michigan Economic Development Corporation with a quote for local appreciation of their investment through the Revitalization and Placemaking grant program on January 12. This project with Brent Shea has been in the works for over 18 months, and will allow his business to expand with the rehabilitation of the old hardware store building at 148 W. Main St. Two new housing units will be constructed on the second floor.
- The Downtown Tree Planting Project RFP was posted on December 9, and bid opening was on January 7. Reviewed the proposals with Landscape Architect Lisa DuRussel and met with Midwest Contracting to review their bid and the project on January 14. Working on scheduling a Special City Council meeting the week of January 26 to move forward with the contractor and approve the proposed contract.
- Met with Arborist Steve Lane on January 14 to review second draft of Urban Forestry Management Plan and discuss upcoming visits. He plans to meet with DPW on February 9 and attend the City Council meeting to present the proposed Management Plan for public review. Met with DNR grant administrator on January 15 to check-in on project progress.
- The Events Committee will meet on January 27 prior to the DDA meeting to review 2026 event dates, fundraising, and planning.
- Meeting with muralist on January 30 at Deli wall.
- Meeting with Blissfield DDA Director on February 3.
- The 2026 Hometown Hero Banner program will launch at 9 AM on Wednesday, February 4. Details on registration have been shared in the Morenci Advocate, the City newsletter, on social media and our website.
- Planning to attend the Michigan Downtown Association Spring Workshop in Lansing on March 3-4.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	City of Morenci	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	City of Morenci DDA	**2025**

Year AUTHORITY (not TIF plan) was created:	2002
Year TIF plan was created or last amended to extend its duration:	2002
Current TIF plan scheduled expiration date:	Jun-29
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	2006
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	N/A

Revenue:	Tax Increment Revenue	$ 14,201
	Property taxes - from DDA millage only	$ -
	Interest	$ 4,529
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ 6,738
	Other income (grants, fees, donations, etc.)	$ 27,140
	Total	$ 52,608

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ 4,818	6.4370
From cities	$ 9,373	12.7278
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ -	
From community colleges	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	**$ 14,191**	

Expenditures	Professional Services	$ 445
	Seminar/Training	$ 165
	Event Expenses	$ 10,560
	Printing & Publishing	$ 100
	Place Making	$ 864
	Façade Grants	$ 14,683
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
	Transfers to General Fund	$ -
	Total	$ 26,817
Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ 104,780
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 229,861	$ 296,376	$ (66,515)	19.1648000	($1,274.75)
Ad valorem non-PRE Real	$ 2,351,502	$ 1,547,722	$ 803,780	19.1648000	$15,404.28
Ad valorem industrial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem commercial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem utility personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 1,844,098	$ 737,265	**Total TIF Revenue**	**$14,129.54**

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: S & A REAL ESTATE HOLDINGS, LLC

b. Mailing address: 133 W MAIN ST, MORENCI, MI 49256

c. Telephone number: 517-458-2274

d. Project address: 148 W 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? ACCOUNTING OFFICE

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.

The building will be completely renovated to use the first floor as an office space, update the existing upstairs apartment to be habitable, and add a second apartment upstairs. The exterior / facade improvements will include all new window and doors, as well as some brick repair prior to installing new business signage.

j. Estimated project cost by project element (attach quotes from a minimum of two licensed contractors): Building purchase $125,000, renovations $928,000

k. Requested grant amount: $5,000

l. Proposed projects start date: Hoping by 7/1/25, depending on engineering

m. Proposed project completion date: ASAP

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):

_____

Date: 4-24-2025

Signature of applicant(s):

_____

Date: _____

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

_____

Date: _____

OFFICE USE ONLY

Submittal date: April 14, 2025

Façade Grant Committee meeting date: April 22, 2025

Façade Grant Committee action: Approve

DDA Board meeting date: _____

DDA Board action: _____

Approved grant amount: _____

City Council meeting date: _____

City Council action: _____

5.2 It would be helpful to have a location close to the site to park our trailers.
5.3 Dumpsters will need to be located. Initially we will have 2 40ft dumpsters

6.0 PROJECT EXECUTION:

6.1 Project execution details will be provided once a start date has been defined.

7.0 PROJECT PUNCH LIST

7.1 Minor punch list to be prepared upon completion of key milestones
7.2 Final punch list to be completed prior to final payment

8.0 PAYMENT SCHEDULE

8.1 Payment schedule will be included below

8.2 This is a multi-week project.

8.3 The NOT-TO-EXCEED total cost for the project is: **$1,158,736.00**

8.4 A NON-REFUNDABLE DEPOSIT OF 30% IS REQUIRED: **$347,620.80**

8.5 LABOR WILL BE INVOICED WEEKLY FOR MULTI-WEEK PROJECTS.

8.6 MATERIALS PURCHASES BEYOND THE INITIAL DEPOSIT WILL BE INVOICED AS PURCHASED.

8.7 ANY ADDITIONAL CHARGES MUST BE PAID IMMEDIATELY UPON RECEIPT OF INVOICE.

8.8 BALANCE TO BE PAID UPON **COMPLETION OF PUNCH LIST.**

9.0 CHANGE ORDERS

9.1 IF ANY CHANGE ORDERS ARE REQUIRED, THE CHANGE ORDER MUST BE PAID UPON ACCEPTANCE OF THE CHANGE ORDER.

10.0 PROPOSAL ACCEPTANCE

BRENT SHEA **Date** 10/2/25

PROPOSAL SUBMITTED BY KEMMER GROUP
8569 AVON COURT YPSILANTI, MI 48198
License # 2101213001

3.0 PROPOSAL DETAILS

1. Mobilization
2. Pull Permits
3. Demolition and Construction Prep
4. Concrete Work and Selective Demolition
5. Basement Masonry work
6. 2nd Floor Demolition
7. Selective 1st Floor Demolition
8. Demo and Rebuild Stairs to 2nd Floor Apartments
9. Remove Elevator
10. Begin renovation of second floor
11. Begin rough plumbing work
12. Begin rough electrical work
13. Complete 2nd floor demolition
14. Begin HVAC Installation
15. Demo Main Stairs and Infill 2nd Floor Opening
16. Start 2nd floor construction
17. Complete 1st floor demolition
18. Complete 2nd floor construction
19. Floor repairs
20. Begin 1st floor construction
21. Complete 1st Floor Construction
22. HVAC finish work
23. Electrical Finish Work
24. Plumbing Finish Work
25. Paint
26. Clean up
27. Punch List
28. Final Final Review and Punch List

4.0 POSSIBLE ADDITIONAL CHARGES

4.1 There is a three percent (3%) fee applied to credit card payments.

4.2 If necessary, there will be a fee for a dumpster if no dumpster is available on site. The price usually runs about $550 a week.

4.3 Equipment rental.

5.0 PROJECT PREPARATION:

5.1 Materials will be staged on site in 20 ft storage trailers

PROPOSAL SUBMITTED BY KEMMER GROUP
8569 AVON COURT YPSILANTI, MI 48198
License # 2101213001

1.0 GENERAL CONDITIONS

The contractor shall provide all necessary labor and materials (except where noted), and perform all work of every nature on the proposed project in accordance with this proposal, the contract, the specifications, and the accompanying drawings (if required). The customer shall provide the following:

1.1 A material storage and work space.
1.2 Access to sanitary facilities.
1.3 Access to electrical power and water for normal construction equipment.
1.4 Access to parking for employee parking, trailers, and other wheeled equipment.
1.5 If necessary, the Contractor shall work with the customer to secure the necessary permits and concessions.
1.5.1 All subcontractors will take out their own permits and pay for them.
1.6 The owner, if necessary, will have the lot surveyed and will apply for all zoning, historic preservation or other related permits as necessary.
1.7 All work is to be executed in a workman like manner in accordance with industry best practices, the contract, plans, current state and local codes, and unique specifications related to this project.

2.0 PROPOSAL SUMMARY

CURRENT STATE OF AFFAIRS

1. The building located at 148 W. Main St. Morenci, MI is in need of renovation.
2. Plans were created by Adrian Design Group.
    a. Pricing and Work sequencing are based on the drawings date 250814
3. This project needs to be completed with a NTE $1M Guarantee.
4. A potential issue that may need to be addressed is union interference.

RENOVATION PROPOSAL

We believe this project can be completed within 4 months. It will require a high level of cooperation between all the stakeholders

- The owner Shea Tax Consulting, Inc.
- The state of Michigan
- The city of Morenci
- Various subcontractors and vendors
- Neighbors to the building
- I'm sure there are many others and we will invite them to participate as appropriate

Upon project approval a deposit of 30% will be required. This deposit will be placed in a business account at the University of Michigan Credit Union setup specifically for this purpose. Demolition work would start within 10 days of deposit. As soon as demolition work is started the project management team will begin ordering materials and scheduling contractors for their specific activities.

PROPOSAL SUBMITTED BY KEMMER GROUP
8569 AVON COURT YPSILANTI, MI 48198
License # 2101213001

PROJECT INFORMATION

PROPOSAL NUMBER	**2509251610**
PROPOSAL DATE	**9/25/2025**
REVISION DATES	
PROJECT NAME	**Building Remodel**
PROJECT START DATE	**10/1/2025**
PROJECT EXPECTED END DATE	**2/4/2026**

CONTACT INFORMATION

	SUBMITTED TO	SUBMITTED BY
Company Name:	Shea Tax Consulting, Inc.	Kemmer Group
Contact Name:	Brent Shea	Richard Mishler
Contact Mobile #:	517.265.2390	734.218.0319
Contact Email:	brent@brentdsheacpa.com	rmishler@kemmergroup.com
Work Address:	148 W. Main St Morenci, MI 49256	8569 Avon Court Ypsilanti, MI 48198
Billing Address:	133 W. Main St. Morenci, MI 49256	
Billing Phone #:	Same	
Billing Email:	Same	
Billing Contact:	Same	

COST SUMMARIES

SECTION	SECTION TITLE	DESCRIPTION	COST

MATERIALS								LABOR				Labor and Materials TOTALS	SECTION TOTAL	COMMENTS
Division	CSI Section #	Section Title	Item	Qty.	Unit	Unit Cost	Subtotal	Qty.	Unit	Unit Cost	Subtotal			
1	1000	General Conditions	Dumpsters	1	ea	$6,000.00	$6,000.00	0			$0.00	$6,000.00	$146,500.00	
			equipment & misc	1	ea	$17,000.00	$17,000.00	0			$0.00	$17,000.00		
			Gen Contractor OH&P	1	ea	$0.00	$0.00	1	ea	$110,000.00	$110,000.00	$110,000.00		
			Permits	1	ea	$7,000.00	$7,000.00	0			$0.00	$7,000.00		
			Generator Rental	1	ea	$2,500.00	$2,500.00				$0.00	$2,500.00		
			Heater Rental	1	ea	$4,000.00	$4,000.00				$0.00	$4,000.00		
2	4119	Selective Demolition	1st Floor Walls	1	lump	$2,400.00	$2,400.00	1	lump	$13,148.00	$13,148.00	$15,548.00	$72,545.00	
			2nd Floor Apartment	1	lump	$3,500.00	$3,500.00	1	lump	$10,000.00	$10,000.00	$13,500.00		
			2nd Floor Other Walls	1	lump	$500.00	$500.00	1	lump	$3,144.00	$3,144.00	$3,644.00		
			Abatement	1	lump	$500.00	$500.00	1	lump	$8,500.00	$8,500.00	$9,000.00		
			Electrical Final Cleanup	1	lump	$800.00	$800.00	1	lump	$3,003.00	$3,003.00	$3,803.00		
			Elevator Removal	1	lump	$4,000.00	$4,000.00	1	lump	$6,000.00	$6,000.00	$10,000.00		
			Main Stairs Removal	1	lump	$944.00	$944.00	1	lump	$4,500.00	$4,500.00	$5,444.00		
			1st floor flooring repair and prep	1	lump	$1,200.00	$1,200.00	1	lump	$2,500.00	$2,500.00	$3,700.00		
			Plumbing	1	lump	$500.00	$500.00	1	lump	$3,960.00	$3,960.00	$4,460.00		
			2nd Floor Ceiling	1	lump	$300.00	$300.00	1	lump	$3,146.00	$3,146.00	$3,446.00		
3		Concrete	Demo Sidewalk	1	ea	$800.00	$800.00	1	ea	$1,200.00	$1,200.00	$2,000.00	$18,320.00	
			Infill Below Sidewalk	1	ea	$4,000.00	$4,000.00	1	ea	$2,000.00	$2,000.00	$6,000.00		
			Pour new Sidewalk	1	ea	$4,320.00	$4,320.00	1	ea	$6,000.00	$6,000.00	$10,320.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
4		Masonry	Exterior - Tuck point as necessary	1	lump	$1,200.00	$1,200.00	1	lump	$3,000.00	$3,000.00	$4,200.00	$7,900.00	
			Wall Infill - basement	2	ea	$650.00	$1,300.00	2	ea	$1,200.00	$2,400.00	$3,700.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
5		Fire Managemet	Fire escape stairs	1	ea	$14,000.00	$14,000.00				$0.00	$14,000.00	$132,427.00	
			Miscellaneous Materials	1	lump	$1,000.00	$1,000.00				$0.00	$1,000.00		
			Miscellaneous Metals	1	lump	$1,200.00	$1,200.00				$0.00	$1,200.00		
			Fire Extinguisher and Cabinet	8	ea	$150.00	$1,200.00	8	ea	$150.00	$1,200.00	$2,400.00		
			Sprinkler System	1	lump	$113,827.00	$113,827.00				$0.00	$113,827.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
6	2023	Wood, Plastic, and Composites	Finish Carpentry	1	ea	$15,000.00	$15,000.00	1	ea	$14,000.00	$14,000.00	$29,000.00	$147,875.00	
	1000		Floor Infills	200	sq ft	$35.00	$7,000.00	80	mhrs	$120.00	$9,600.00	$16,600.00		
			Millwork 2nd Floor Apt	1	ea	$15,000.00	$15,000.00	1	ea	$6,000.00	$6,000.00	$21,000.00		
			Millwork 2nd Floor Loft	1	ea	$25,000.00	$25,000.00	1	ea	$6,000.00	$6,000.00	$31,000.00		
			Millwork Main Floor	1	ea	$8,000.00	$8,000.00	1	ea	$5,500.00	$5,500.00	$13,500.00		
	2000		PLAM Counters	85	sq ft	$35.00	$2,975.00	85	sq ft	$40.00	$3,400.00	$6,375.00		Omit solid surface tops
	1000		Rough Carpentry	1	ea	$6,400.00	$6,400.00	1	ea	$24,000.00	$24,000.00	$30,400.00		
							$0.00				$0.00	$0.00		
7	8123	Thermal and Moisture	Intumescent Paint	3100	sq ft	$3.00	$9,300.00	3100	sq ft	$3.50	$10,850.00	$20,150.00	$74,200.00	
	8123		Intumescent Paint Primer	3100	sq ft	$3.00	$9,300.00	3100	sq ft	$3.50	$10,850.00	$20,150.00		
	9200		Miscellaneous Caulk	850	ln ft	$1.50	$1,275.00	850	ln ft	$1.50	$1,275.00	$2,550.00		
	2100		Roof Insulation	3400	sq ft	$2.00	$6,800.00	3400	sq ft	$2.50	$8,500.00	$15,300.00		
	2100		Roof Insulation Moisture Barrier	3400	sq ft	$0.75	$2,550.00	3400	sq ft	$1.50	$5,100.00	$7,650.00		
	2100		Wall Insulation	2400	sq ft	$1.50	$3,600.00	2400	sq ft	$2.00	$4,800.00	$8,400.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
8		Opening	Exterior 2nd Floor Windows	12	ea	$450.00	$5,400.00	12	ea	$550.00	$6,600.00	$12,000.00	$85,925.00	vinyl windows
	7100		Exterior Door Hardware	3	ea	$400.00	$1,200.00	3	ea	$500.00	$1,500.00	$2,700.00		
			Exterior Glass Doors	3	ea	$3,000.00	$9,000.00	3	ea	$650.00	$1,950.00	$10,950.00		price includes hardware
	1113		Exterior H.M. Doors and Frames	3	ea	$2,500.00	$7,500.00	3	ea	$650.00	$1,950.00	$9,450.00		
			Interior Doors 1st Floor	11	ea	$350.00	$3,850.00	11	ea	$650.00	$7,150.00	$11,000.00		Painted, no lites, includes hardware
			Interior Doors 2nd Floor	13	ea	$375.00	$4,875.00	13	ea	$650.00	$8,450.00	$13,325.00		Painted, no lites, includes hardware
			Miscellaneous Contingency	1	lump	$2,000.00	$2,000.00	1	lump	$2,000.00	$2,000.00	$4,000.00		
			Store Front Windows	300	sq ft	$40.00	$12,000.00	300	sq ft	$35.00	$10,500.00	$22,500.00		
							$0.00				$0.00	$0.00		
							$0.00				$0.00	$0.00		
9		Finishes	2x2 lay-in ACP & Grid	3100	sq ft	$5.50	$17,050.00	3100	sq ft	$5.00	$15,500.00	$32,550.00	$166,460.00	
	5113						$0.00				$0.00	$0.00		
			Floor finish 1st Floor	3100	sq ft	$4.50	$13,950.00	3100	sq ft	$3.50	$10,850.00	$24,800.00		
			Floor Finish 2nd Floor	3100	sq ft	$3.50	$10,850.00	3100	sq ft	$3.50	$10,850.00	$21,700.00		
			LVP	400	sq ft	$3.00	$1,200.00	400	sq ft	$3.00	$1,200.00	$2,400.00		
	9000		Painting	13650	sq ft	$1.20	$16,380.00	13650	sq ft	$1.20	$16,380.00	$32,760.00		
	2900		Wall Board 1st Floor	6050	sq ft	$1.00	$6,050.00	6050	sq ft	$2.50	$15,125.00	$21,175.00		
	2900		Wall Board 2nd Floor	5500	sq ft	$1.00	$5,500.00	5500	sq ft	$2.50	$13,750.00	$19,250.00		
	2900		Wall Board 2nd Floor Ceiling	2150	sq ft	$2.50	$5,375.00	2150	sq ft	$3.00	$6,450.00	$11,825.00		
							$0.00				$0.00	$0.00		
10	2800	Specialties	Bathroom - Grab bar set	2	ea	$250.00	$500.00	2	ea	$150.00	$300.00	$800.00	$5,484.00	
	2800		Bathroom - mirrors	5	ea	$200.00	$1,000.00	5	ea	$150.00	$750.00	$1,750.00		Uline
	2800		Bathroom - Paper Towel Dispenser	3	ea	$200.00	$600.00	3	ea	$150.00	$450.00	$1,050.00		
	2800		Bathroom - SN Dispenser	1	ea	$140.00	$140.00	1	ea	$108.00	$108.00	$248.00		
	2800		Bathroom - Soap Dispenser	3	ea	$60.00	$180.00	3	ea	$107.00	$321.00	$501.00		
	2800		Bathroom - TP Dispenser	5	ea	$75.00	$375.00	5	ea	$55.00	$275.00	$650.00		
			First Aid Kit	1	ea	$200.00	$200.00	1	ea	$55.00	$55.00	$255.00		10 lb Multi-purpose
			Signage	2	ea	$40.00	$80.00	2	ea	$75.00	$150.00	$230.00		OSHA Compliant
	1400						$0.00				$0.00	$0.00		1st floor Restrooms

							$0.00				$0.00	$0.00	
11		Equipment	Dishwasher	3	ea	$1,000.00	$3,000.00	3	ea	$550.00	$1,650.00	$4,650.00	
			Garbage Disposal	3	ea	$200.00	$600.00	3	ea	$250.00	$750.00	$1,350.00	
			Gas Fireplace	0	ea	$3,200.00	$0.00	0	ea	$1,000.00	$0.00	$0.00	
			Microwave	3	ea	$350.00	$1,050.00	3	ea	$200.00	$600.00	$1,650.00	
			Oven, Range, & Vent	2	ea	$2,400.00	$4,800.00	2	ea	$350.00	$700.00	$5,500.00	
			Refrigerators	3	ea	$1,500.00	$4,500.00	3	ea	$300.00	$900.00	$5,400.00	$18,550.00
			Washer / Dryer	0	set	$3,200.00	$0.00	0	set	$800.00	$0.00	$0.00	
							$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
22		Plumbing	Drains	12	ea	$350.00	$4,200.00	12	ea	$500.00	$6,000.00	$10,200.00	
			Hot water tank	3	ea	$850.00	$2,550.00	3	ea	$1,000.00	$3,000.00	$5,550.00	
			Miscellaneous Plumbing	1	lump	$4,000.00	$4,000.00	1	lump	$4,000.00	$4,000.00	$8,000.00	
	4000		Plumbing Fixtures Allowance	1	ea	$4,000.00	$4,000.00	1	ea	$4,000.00	$4,000.00	$8,000.00	Customer to select styles
			Showers	3	ea	$1,800.00	$5,400.00	3	ea	$1,800.00	$5,400.00	$10,800.00	
			Sinks	8	ea	$500.00	$4,000.00	8	ea	$600.00	$4,800.00	$8,800.00	$68,450.00
			Supply	12	ea	$400.00	$4,800.00	12	ea	$400.00	$4,800.00	$9,600.00	
			Toilet	5	ea	$850.00	$4,250.00	5	ea	$650.00	$3,250.00	$7,500.00	
			Fire Department Connection				$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
23		HVAC	Exhaust Fan	6	ea	$500.00	$3,000.00	6	ea	$500.00	$3,000.00	$6,000.00	Broan QT 140E
			HVAC Existing Apartment	1	ea	$9,500.00	$9,500.00	1	ea	$5,000.00	$5,000.00	$14,500.00	
			HVAC Loft Apartment	1	ea	$14,000.00	$14,000.00	1	ea	$6,500.00	$6,500.00	$20,500.00	
			HVAC Main Floor	1	ea	$15,500.00	$15,500.00	1	ea	$8,500.00	$8,500.00	$24,000.00	$65,000.00
							$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
26		Electrical	Dist. Panel & MDP	5	ea	$1,500.00	$7,500.00	5	ea	$1,500.00	$7,500.00	$15,000.00	
			ER Lighting	20	ea	$350.00	$7,000.00	20	ea	$400.00	$8,000.00	$15,000.00	
	5600		Exterior Lighting	5	ea	$150.00	$750.00	5	ea	$150.00	$750.00	$1,500.00	Scale down fixture quality?
	2726		General Electrical	1	lump	$20,000.00	$20,000.00	1	lump	$25,000.00	$25,000.00	$45,000.00	Power and lighting
	5100		Interior Lighting	60	ea	$100.00	$6,000.00	60	ea	$125.00	$7,500.00	$13,500.00	
			Miscellaneous Wiring	1	ea	$4,000.00	$4,000.00	1	ea	$2,000.00	$2,000.00	$6,000.00	$149,100.00
			Switches & Outlets	180	ea	$120.00	$21,600.00	180	ea	$175.00	$31,500.00	$53,100.00	
							$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
							$0.00				$0.00	$0.00	
													$1,158,736.00

CITY OF MORENCI

Receipt: 95915 04/24/25

118 ORCHARD STREET
MORENCI, MI 49256

(517) 458-6828

WWW.CITYOFMORENCI.ORG

Cashier: ASHLEY
Received Of:

The sum of: 250.00

MIS	SHEA TAX FACADE GRANT AP		250.00
		Total	250.00

CHECK 5272 250.00

Signed: _____

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: Josh Baumgartner

b. Mailing address: 813 Walnut Ct.

c. Telephone number: (517) 416-4729

d. Project address: 301 W. Main St. Ste B
Morenci, MI 49256

e. Existing use of building: Tattoo Shop

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? Apparell to Tattoo

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.

See attached photo

j. Estimated project cost by project element (attach quotes from a minimum of two licensed contractors): Signage + installation $1275.58

k. Requested grant amount: $637.79

l. Proposed projects start date: 10 Feb 26

m. Proposed project completion date: 1 Mar 26

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): _____

Date: 1-13-26

Signature of applicant(s): _____

Date: 1-13-26

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

Date: 1/13/26

OFFICE USE ONLY

Submittal date: January 16, 2026

Façade Grant Committee meeting date: January 21, 2026

Façade Grant Committee action: Approve

DDA Board meeting date: January 27, 2026

DDA Board action: _____

Approved grant amount: _____

City Council meeting date: February 9, 2026

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) Jason and Rachel Sturman have been approved to participate in the Façade Improvement Program, fiscal year(s) 2026. 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 1 Mar 26 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_____

"One Team, One Town, One Family"
Morenci City Offices
118 Orchard Street
Morenci, MI 49256
(517) 458-6828

APPLICATION FOR SIGN PERMIT

The undersigned hereby applies for a Zoning Compliance Permit for the following sign(s), to be issued on the basis of the information contained herein, including attached drawing and/or photograph, all of which applicant says are true.

Address: 301 W. Main St Ste B Zoning District: C2

Occupant: Twisted Canvas Tattoo

Name of Owner(s): Jason and Rachel Sturmer Phone # (517)416-4729

Address: 301 W. Main St. Ste B

Sign Contractor: Insignia Phone # (517)682-5896

New Sign(s) applied for:

Residential ( ) Commercial (X) Industrial ( )

Freestanding ( ) Building ( ) Location on Building Front Window

Banner ( ) Temporary ( ) Date requested to be put up: 10Feb26
Date will be taken down: _____ (Allowed for 30 days only)

Setbacks – Front: _____ (Measured from Right of Way) Sides: _____ and _____

Purpose of Sign: Shop Name

Describe all existing signage present at site: Healthy Spot next door

The Undersigned state(s) that this Application and the attached site plan are true, accurate and complete with all required documentation. City of Morenci relies on the completeness, relevancy and accuracy of this application. All signs subject to regulations in the City of Morenci Zoning codes. Any certificate issued upon a false statement of any fact, which is material to the issuance hereof, shall be void.

Submitted by
(Please print): Jason Sturmer Signature _____ Date: 13 Jan 26

Office Use Only: Date Received: 1/13/26 Fee paid: $50 Check# cash

ZONING APPROVAL: _____ YES (X) NO ( ) DATE: 1-13-26
Signature

PAID

Estimate

Date	Transaction #
1/13/2026	4289

3625 Townline Hwy
Adrian, MI 49221
Ph: 517-263-7446 (SIGN)

Name / Address
Twisted Canvas Tattoo 217 W Main St Hudson, MI 49247

There is a 4% Convenience Fee for all Debit and Credit Card Transactions

Terms	P.O. No.
Due on receipt	

Description	Qty	Rate	Total
1105/1060 Printed Store Front Graphics	1	832.91	832.91T
SC950 Cut Vinyl Store Front Graphics	1	45.00	45.00T
Labor to install [item] on site	2.5	120.00	300.00
Graphic Design Charge to Set Up Files for Print	0.5	90.00	45.00

Customer Signature _____

Insignia Graphics, Inc (hereby known as "Insignia") reserves the right to change prices at any time. Quotes are not guaranteed until final order is placed. Artwork supplied is for reference and customer approval only. All original artwork is the sole property of Insignia and cannot be copied or used without prior written consent until purchased by the customer. All work created by Insignia is subject to use for marketing purposes. Any unauthorized use is forbidden and is subject to prosecution. Deposits made to Insignia may be left on account for future services and are non-refundable after 90 days or on ordered materials. Insignia will assess a monthly finance charge, in the amount of $10 or 18% APR, whichever is greater, to each invoice carrying any balance for over 30 days regardless if items have been picked up or not. Insignia reserves the right to charge storage fees in the amount of $10/day on any item left over 30 days.

Subtotal	$1,222.91
Sales Tax (6.0%)	$52.67
Total	$1,275.58


4 1/2
Follow Us
Contact Us
517.123.4567
inkbyrachel@gmail.com
Twisted Canvas
Tattoo
7 1/2
6
8 1/2

Gmail **Rachel Sturmer <inkbyrachel@gmail.com>**

Twisted Canvas Tattoo Signage Quote

Tiffany Shaw <tiffany@adriansign.com> Sun, Jan 11, 2026 at 10:14 PM
To: Rachel Sturmer <inkbyrachel@gmail.com>

Rachel,

Thank you for reaching out to Adrian Sign. Our graphics are charged by the sqft - $12 per sqft. for cut vinyl.

Here is an estimate based on the sizes you gave of the windows.

8'x4' - $384
5.5'x4' - $264
7' x 4' - $336
FB/Phone Information - $100
Installation - $350

$1434.00

Is there a certain date that you're looking to have them installed by? Ideally we need it to be 45 degrees or higher to assure that they'll stay.

Please let me know if you have any questions.

Thanks,
Tiffany

Tiffany Shaw
Graphic Artist - Adrian Sign Shop Inc.
tiffany@adriansign.com - www.adriansign.com
[Quoted text hidden]


Twisted
Canvas
Tattoo
517-458-1300

CITY OF MORENCI

118 ORCHARD STREET
MORENCI, MI 49256

(517) 458-6828

WWW.CITYOFMORENCI.ORG

Receipt: 101230 01/13/26

Cashier: ASHLEY

Received Of:

The sum of: 50.00

ZON	301 W MAIN SIGN PERMIT STU		50.00
		Total	50.00

CASH 50.00

Signed: _____

CITY OF MORENCI

Receipt: 101231 01/13/26

118 ORCHARD STREET
MORENCI, MI 49256

(517) 458-6828

WWW.CITYOFMORENCI.ORG

Cashier: ASHLEY
Received Of:

The sum of: 250.00

MIS	FACADE GRANT APPLICATIO	250.00
	Total	250.00

CASH 250.00

Signed: _____

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

City of Morenci Downtown Development Authority
2025/2026 Goals | Mid-year progress

1-year

- **Improved Advertising – Priority #1** (Brad Frederick)
  - Sign on west entrance of City limits
    - ***Progress:*** *Brad and Jeff researching ownership of current sign*
  - Check presentations to façade grant recipients
  - Increase DDA awareness and promote positive culture
    - ***Progress:*** *Events Committee initiated creation of new Facebook page specific to Downtown Morenci*
- **Lighting Mural – Priority #2** (Jeff Bell)
    - ***Progress:*** *Chelsea has been in contact with Ted Hutchison about lighting mural and follow-up meeting with Jeff Bell*
- **Add crosswalks – Priority #3** (Jeff Bell)
- **Downtown trees**
    - ***Progress:*** *MDNR Grant received for planting*
- **Install hitching post and watering hole for horses**

3-year

- **Install new poles for temporary banner across Main Street – Priority #1**
- **Downtown Commons Development – Priority #2** (Matt Garrow)
  - Plant golf turf-grade grass at Downtown Commons
  - Add irrigation to Downtown Commons lawn
- **String lights across Main St. – Priority #3**
  - USDA grant identified for streetscape. Need technical design assistance for scope and budgeting. Will need to take place after tree planting.
    - ***Progress:*** *Heather meeting with Office of Rural Prosperity about USDA grant*
- **Redevelopment Ready Communities Essentials Certification**
    - ***Progress:*** *Master Plan grant received to align with RRC Best Practices 1.1. Master Plan update is currently in process.*
- **Explore Parking Day**
- **Pet-friendly opportunities**

- **Bike-friendly events**
    - Add bike lane

5-year

- **Replace light poles**
- **Successful pop-up installations to become permanent**

2025/2026 Completed Goals

- **Update landscaping material in downtown parking areas**
- **Regularly scheduled business hosted events**

2024/2025 Completed Goals

- **Weed control in landscaped areas + sidewalks**
- **Continue Façade Grant Program**
    - Recent grants awarded to Janie's Salon, Morenci Hatchery 2.0, and North Street Pub.
- **Explore ideas for pop-up installations/experiences**
    - North Street lot donated to City
    - Placemaking Committee created Downtown Commons
- **Identify opportunities for murals**
    - Deli wall considered. USDA grant identified for full streetscape project.
- **Reusable canopy structure/band shell for outdoor performances**
    - Purchased June 2025
- **Expand Social District boundaries + hours**

2023/2024 Completed Goals

- **Dedicated DPW worker assigned to DDA district**
- **Downtown esthetics + beautification**
    - Light poles painted black
- **Downtown Trees – Explore grants**
    - MDNR Community Urban Forestry grant applied and awarded
- **Murals**
    - Welcome to Morenci mural painted at the Village Inn Restaurant