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

**DOWNTOWN DEVELOPMENT AUTHORITY**
**ORGANIZATIONAL MEETING AGENDA**
**TUESDAY, FEBRUARY 24, 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. Committee Updates
2. St. Patrick's Day on Main
3. Board Membership
4. 2026 Officer Nominations
5. FY 26/27 Budget
6. Anything for the Good of the Order?

**PUBLIC COMMENT**

**ADJOURNMENT**

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**Regular Meeting of the**
**City of Morenci Downtown Development Authority**

January 27, 2026

**Call to Order**

Chairman Chelsea Craig opened the meeting at 4:02 p.m.

**Roll Call**

The following DDA Members were present: Brad Frederick, Matt Garrow, Mary Margaret Gallup, Chelsea Craig, Tony Muzzi, and Jeff Bell.

Ken Fether, Theresa Chang, and Tracy Schell were absent.

**Approval or Amendment to Agenda**

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

All ayes, motion carried.

**Public Comment on Agenda Items**

None

**Past Meeting Minutes**

A motion was made by Garrow, seconded by Frederick, to approve the meeting minutes from the Regular Meeting on November 25, 2025.

All ayes, motion carried.

**Consent Agenda**

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

All ayes, motion carried.

**Agenda Items**

1. Event Committee Update
    a. Committee has scheduled next year's summer concerts to take place on the second Fridays of June-August. Working on solidifying bands and beginning annual sponsorship solicitations.

2. Motion made by Frederick, seconded by Muzzi, to send the recommendation to the City Council for approval of the Façade Grant application for 148 W. Main Street in the amount of $5000.00

   All ayes, motion carried.

3. Motion made by Garrow, seconded by Gallup, to send the recommendation to the City Council for approval of the Façade Grant application for 301 W. Main Street in the amount of $637.79.

   All ayes, motion carried.

4. February Organizational Meeting Preparation
    a. Budget Review – Discussion included suggestion of additional funding to be allocated to Printing & Publishing to have a monthly advertisement in *The Morenci Advocate*.

**Public Comment**

No public comment.

**Adjournment**

A motion was made to adjourn the meeting by Garrow, second by Gallup. All ayes, motion carried. The meeting was adjourned at 4:42 p.m.

_____ _____

Chelsea Craig, Chairman Heather Sarnac, Executive Director

PERIOD ENDING 02/28/2026

| GL NUMBER | DESCRIPTION | BEG. BALANCE 07/01/2025 NORMAL (ABNORMAL) | 2025-26 AMENDED BUDGET | END BALANCE 02/28/2026 NORMAL (ABNORMAL) |
|---|---|---|---|---|
| Fund 248 - DDA | | | | |
| Assets | | | | |
| 248-000-00100.001 | CASH CONSOLIDATED SAVINGS | 105,071.92 | | 121,159.22 |
| 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 | | 121,463.66 |
| 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 | 6,730.00 |
| 248-000-60700.000 | FEES | | 0.00 | 250.00 |
| 248-000-66500.000 | INTEREST | | 2,500.00 | 2,117.45 |
| 248-000-67000.000 | MISC REVENUES | | 0.00 | 0.00 |
| TOTAL REVENUES | | | 36,486.10 | 32,084.41 |
| 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 | 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 | | 500.00 | 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 | | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | | 29,445.00 | 15,997.11 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF MORENCI
PERIOD ENDING 02/28/2026
% Fiscal Year Completed: 66.58



| GL NUMBER | DESCRIPTION | 2025-26 AMENDED BUDGET | YTD BALANCE 02/28/2026 NORMAL (ABNORMAL) | ACTIVITY FOR MONTH 02/28/2026 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 | 6,730.00 | 2,250.00 | 5,270.00 | 56.08 |
| 248-000-60700.000 | FEES | 0.00 | 250.00 | 0.00 | (250.00) | 100.00 |
| 248-000-66500.000 | INTEREST | 2,500.00 | 2,117.45 | 0.00 | 382.55 | 84.70 |
| 248-000-67000.000 | MISC REVENUES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 000 | | 36,486.10 | 32,084.41 | 2,250.00 | 4,401.69 | 87.94 |
| TOTAL REVENUES | | 36,486.10 | 32,084.41 | 2,250.00 | 4,401.69 | 87.94 |
| 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 | 210.00 | 290.00 | 42.00 |
| 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 | 0.00 | 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 | 500.00 | 54.61 | 0.00 | 445.39 | 10.92 |
| 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 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Dept 728 - DDA EXPENSES | | 29,445.00 | 15,997.11 | 210.00 | 13,447.89 | 54.33 |
| TOTAL EXPENDITURES | | 29,445.00 | 15,997.11 | 210.00 | 13,447.89 | 54.33 |
| Fund 248 - DDA: | | | | | | |
| TOTAL REVENUES | | 36,486.10 | 32,084.41 | 2,250.00 | 4,401.69 | 87.94 |
| TOTAL EXPENDITURES | | 29,445.00 | 15,997.11 | 210.00 | 13,447.89 | 54.33 |
| NET OF REVENUES & EXPENDITURES | | 7,041.10 | 16,087.30 | 2,040.00 | (9,046.20) | 228.48 |

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| Prepared For | Staff Contact |
|---|---|
| Downtown Development Authority | Heather Sarnac |
| **Date Submitted** | **Department** |
| February 17, 2026 | Community & Economic Development |

**Subject**

DDA Director's Report

**Update**

- Meeting with Jason and Rachel Sturmer (Twisted Canvas Tattoo) on February 20 to sign façade grant contract, share annual events, and schedule ribbon cutting.
- Facilitated meeting with the owners of 248 W. Main St. (grocery store building) and the Michigan USDA Rural Development Business Programs Director on January 28. Met with owners and Lenawee Now on February 11 to review USDA grant program and upcoming MDARD grant funding opportunities.
- Participated in an interview with WTOL 11 News on January 28 about the Michigan Economic Development Corporation Revitalization and Placemaking grant funding for 148 W. Main St. and its impact on downtown Morenci.
- City Council held a Special Meeting on January 28 to approve the contract with Midwest Contracting for the Downtown Morenci Street Tree Planting Project. A kickoff meeting is scheduled for this week.
- Visited Bows & Toes on February 6 to share DDA annual events and information.
- At the February 9 City Council meeting, façade grants for 148 W. Main St. and 301 W. Main St. were approved.

- The 2026 DDA Sponsorship campaign has started off strong. A total of $8000 has been pledged so far. Contact has been made with 56 businesses thus far.
- The Events Committee will meet again on February 24 prior to the DDA meeting to connect on fundraising and continue planning. The Placemaking Committee will also meet during this time due to overlap of members to review plans for a new mural.
- St. Patrick's Day on Main planning is going well. Eight downtown businesses are participating with specials/events. The Scavenger Hunt will run March 12-22.
- Met with Blissfield DDA Director on February 3. Exploring the Main Street Program came highly recommended. Chair Chelsea Craig are scheduled to meet with the program organizers on February 25 to learn more.
- Met with Visit Lenawee on February 3 to review 2025 DDA event demographic data. Reports for each date are forthcoming.
- The 2026 Hometown Hero Banner program launched on Wednesday, February 4. As of Wednesday, February 11, all banners were claimed. This year, nine registrants are new and 31 are renewals.
- Jeff and I met with contracting company who will be working at 148 W. Main St (old hardware store) on February 3 to discuss logistics and coordinating nearby projects. Will connect again prior to construction.
- Meeting with the MEDC Public Spaces Community Places grant representative on February 23.
- Meeting with May Delosh, new owner of Evergreen Assisted Living Home (formerly CQC Stephenson Home), on February 26.
- Attending the Michigan Downtown Association Spring Workshop in Lansing on March 3 and 4.
- Attending the Greater Lenawee Chamber of Commerce Conference on March 13.

DOWNTOWN MORENCI

# ST. PATRICK'S DAY on Main

more info

**(SAT) 14**

**REX THEATRE BLOCK PARTY**
**HIP HOP MIX CONCERT** tickets $15
6 PM THE REX THEATRE

**ST. PATTY'S TRIVIA & KARAOKE**
**FOOD & DRINK SPECIALS**
8:30 PM NORTH STREET PUB

**(SUN) 15**

**FREE MOVIE - ZOOTOPIA 2** free admission & popcorn!
3 PM THE REX THEATRE

**(MON) 16**

**$2.99 6" SANDWICH OR FLATBREAD**
**W/ PURCHASE OF LARGE DRINK**
10 AM - 7 PM SUBWAY

**(TUES) 17**

**CORNED BEEF & CABBAGE**
11 AM - 2 PM VILLAGE INN RESTAURANT

**10% OFF ORDERS WITH LUCKY #7**
**& 17TH ORDER GETS FREE MED. PIZZA**
4 - 9 PM PIZZA BOX

**REUBEN DINNER**
5 - 7 PM MORENCI EAGLES

**LUCKY SPECIALS & DISCOUNTS**
5 - 7 PM THE GRAB SHACK

**(SAT) 21**

**CELEBRATE SPRING!** free!
11 AM - 1 PM STAIR DISTRICT LIBRARY

ST. PATRICK'S
# DAY Scavenger Hunt

Form

FIND ALL THE LUCKY CHARMS FOR A CHANCE TO WIN!

## MARCH 12-22 | DOWNTOWN MORENCI

A fun leprechaun is visiting Morenci and will be leaving lucky charms in downtown business windows.

Follow his clues and fill in what you find and where.

Scavenger Hunt forms will be available on our website, at City Hall, downtown businesses, & via the QR code.

Enter by Sunday, March 22 for your chance to win a Downtown Morenci prize basket!

WWW.CITYOFMORENCI.ORG

| ***FUND 248:*** | **DDA FUND** | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 7/1/2026 - 6/30/2027 | 7/1/2025 - 6/30/2026 | 7/1/2024 - 6/30/2025 | 7/1/2024 - 6/30/2025 | 7/1/2023-6/30/2024 | 7/1/2022-6/30/2023 |
| (REVENUES) | | Proposed | Adopted | As of December 18, 2025 | Actual as of June 30, 2025 | Actual as of June 30, 2024 | Actual as of June 30, 2023 |
| | CURRENT REAL PROP TAXES | 19,411.13 | 21,986.10 | 22,986.96 | 20,939.14 | 13,803.49 | 662.66 |
| | INTEREST INCOME | 1,000.00 | 2,500.00 | 1,164.04 | 4,528.66 | 3,732.96 | 2,253.54 |
| | EVENT REVENUE | 20,000.00 | 12,000.00 | 4,730.00 | 26,640.00 | 13,590.00 | 10,797.50 |
| | FEES | 0.00 | 0.00 | 250.00 | 500.00 | 500.00 | 0.00 |
| | MISC | 1,000.00 | 0.00 | 0.00 | 0.00 | 4,000.00 | 250.00 |
| TOTAL REVENUE | | 41,411.13 | 36,486.10 | 29,131.00 | 52,607.80 | 35,626.45 | 13,963.70 |
| | | | | | | | |
| (EXPENDITURES) | | | | | | | |
| | SALARIES & WAGES | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| | WAGES TRANSFER TO GENERAL FUND | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| | UNEMPLOYMENT INSURANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | HOSP & LIFE INSURANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | PENSION | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | SOCIAL SECURITY | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | | |
| | OPERATIONS | 35,972.00 | 29,445.00 | 15,997.11 | 26,816.79 | 21,310.65 | 18,542.50 |
| | PROFESSIONAL SERVICES | 472.00 | 445.00 | 458.00 | 445.00 | 420.00 | 0.00 |
| | SEMINAR / TRAINING | 500.00 | 500.00 | 210.00 | 165.00 | 260.00 | 150.00 |
| | EVENT EXPENSES | 15,000.00 | 10,000.00 | 10,773.93 | 10,559.80 | 9,452.78 | 7,525.79 |
| | OFFICE SUPPLIES & POSTAGE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 |
| | OPERATING SUPPLIES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 59.44 |
| | TRANSFER TO CITY | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |
| | TRANSFER TO CITY-STATE LINE OBSERVER WALL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | FAÇADE GRANTS | 15,000.00 | 15,000.00 | 1,610.00 | 14,682.88 | 7,072.87 | 500.00 |
| | PLACEMAKING | 500.00 | 500.00 | 54.61 | 864.11 | 0.00 | 0.00 |
| | PARKING LOT RESTRIPING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | PRINTING & PUBLISHING | 4,500.00 | 3,000.00 | 2,890.57 | 100.00 | 95.00 | 0.00 |
| | MISCELLANEOUS | 0.00 | 0.00 | 0.00 | 0.00 | 4,010.00 | 57.27 |
| TOTAL EXPENSES | | 35,972.00 | 29,445.00 | 15,997.11 | 0.00 | 31,310.65 | 18,542.50 |
| | | | | | | | |
| *TOTAL REVENUE* | *DDA FUND* | 41,411.13 | 36,486.10 | 29,131.00 | 52,607.80 | 35,626.45 | 13,963.70 |
| *TOTAL EXPENSE* | *DDA FUND* | 35,972.00 | 29,445.00 | 15,997.11 | 26,816.79 | 31,310.65 | 18,542.50 |
| | | | | | | | |
| *EXCESS REVENUE OR EXPENDITURES* | | 5,439.13 | 7,041.10 | 13,133.89 | 25,791.01 | 4,315.80 | -4,578.80 |
| | | | | | | | |
| *CASH FUND PERCENTAGE CREATED AGAINST ANNUAL EXPENDITURES* | | 15.12% | 23.91% | 82.10% | 96.17% | 13.78% | -24.69% |
| | | | | | | | |
| | FISCAL YEAR STARTING FUND BALANCE | 102,597.69 | 95,556.59 | 95,556.59 | 69,765.58 | 65,449.78 | 70,028.58 |
| | | | | | | | |
| | FISCAL YEAR EXCESS REVENUE OR EXPENDITURES | 5,439.13 | 7,041.10 | 13,133.89 | 25,791.01 | 4,315.80 | -4,578.80 |
| | | | | | | | |
| | FISCAL YEAR ENDING FUND BALANCE | 108,036.82 | 102,597.69 | 108,690.48 | 95,556.59 | 69,765.58 | 65,449.78 |
| | | | | | | | |
| | FUND BALANCE PERCENTAGE AGAINST ALL EXPENDITURES | 300.34% | 348.44% | 679.44% | 356.33% | 222.82% | 352.97% |