



## **DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING**

**Monday, June 10<sup>th</sup>, 2024**

The Downtown Development Authority (DDA) meeting is normally scheduled the 2<sup>nd</sup> Monday of each month at 6:00 pm at the Village of Holly Council Chamber, 604 1/2 E. Maple, Holly, MI 48442.

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL**
- **APPROVAL OF MINUTES**
  - Meeting of May 2024
- **AGENDA APPROVAL**
- **FINANCIAL REPORT**

• May 1, 2024	Beginning Balance: \$424,333.57
• May 30, 2024	Ending Balance: \$420,828.19
- **PUBLIC COMMENT** for items on the agenda
- **NEW BUSINESS**  
Welcome new DDA board members
- **OLD BUSINESS**  
Election of Officers
- **REPORTS**
  - Committee Reports
  - Director Report
  - Village Manager Report
- **PUBLIC COMMENT**
- **BOARD COMMENTS**
- **ADJOURNMENT**

The next regularly scheduled meeting for the Holly  
Downtown Development Authority will be:

**Monday, July 8<sup>th</sup>, 2024, at 6:00 p.m.**

Date	JNL	Type	DESC	Reference #	AMT	ENC/BDGT CHG	BALANCE	AVAILABLE
Fund 770 Public Funds								
05/01/2024			770-000-214.248 DDA Fund					
05/01/2024	CD	CHK	Check: Gen 79760	79760	BEG. BALANCE (142.93)		(424,333.57)	
05/01/2024	CD	CHK	Check: Gen 79775	79775	(50.00)		424,190.64	
05/01/2024	CD	CHK	Check: Gen 79778	79778	(300.00)		423,890.64	
05/01/2024	CR	RCPT	DDA Fund	351191	40.00		423,880.64	
05/01/2024	CR	RCPT	DDA Fund	351255	100.00		423,980.64	
05/01/2024	CR	RCPT	DDA Fund	351256	50.00		424,030.64	
05/01/2024	CR	RCPT	DDA Fund	351257	50.00		424,080.64	
05/08/2024	CD	CHK	Check: Gen 79802	79802	(330.00)		423,750.64	
05/15/2024	CD	CHK	Check: Gen 79849	79849	(335.00)		423,415.64	
05/16/2024	CR	RCPT	DDA Fund	351731	20.00		423,435.64	
05/20/2024	CR	RCPT	DDA Fund	351785	20.00		423,455.64	
05/20/2024	CR	RCPT	DDA Fund	351786	20.00		423,475.64	
05/21/2024	CR	RCPT	DDA Fund	351887	20.00		423,495.64	
05/22/2024	CD	CHK	Check: Gen 79855	79855	(347.95)		423,147.69	
05/22/2024	CD	CHK	Check: Gen 79866	79866	(370.80)		422,776.89	
05/22/2024	CD	CHK	Check: Gen 79867	79867	(150.00)		422,626.89	
05/22/2024	CD	CHK	Check: Gen 79868	79868	(1,562.50)		421,064.39	
05/22/2024	CD	CHK	Check: Gen 79874	79874	(255.00)		420,809.39	
05/23/2024	CR	RCPT	DDA Fund	352075	20.00		420,829.39	
05/23/2024	CR	RCPT	DDA Fund	352079	50.00		420,879.39	
05/23/2024	CR	RCPT	DDA Fund	352080	50.00		420,929.39	
05/28/2024	CR	RCPT	DDA Fund	352269	20.00		420,949.39	
05/29/2024	CD	CHK	Check: Gen 79889	79889	(122.72)		420,826.67	
05/29/2024	CD	CHK	Check: Gen 79897	79897	(58.48)		420,768.19	
05/29/2024	CR	RCPT	DDA Fund	352286	20.00		420,788.19	
05/29/2024	CR	RCPT	DDA Fund	352352	20.00		420,808.19	
05/30/2024	CR	RCPT	DDA Fund	352436	20.00		420,828.19	
05/31/2024			770-000-214.248 DDA Fund		END BALANCE		(420,828.19)	

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CHECK DATE FROM 05/01/2024 - 05/31/2024

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 248 D D A Fund								
Department: 691 REDEVELOPMENT								
05/01/2024	Gen	79714	203945144679	CONSUMERS ENERGY --	Utilities		** VOIDED **	
05/01/2024	Gen	79729	MAY 2024	NICK KLEMP	Communications		** VOIDED **	
05/01/2024	Gen	79732	04 30 24	REBECCA SEMAN	Contractural		** VOIDED **	
05/01/2024	Gen	79760	203945144679	CONSUMERS ENERGY --	Utilities	920.000	691	142.93
05/01/2024	Gen	79775	MAY 2024	NICK KLEMP	Communications	850.000	691	50.00
05/01/2024	Gen	79778	04 30 24	REBECCA SEMAN	Contractural	818.000	691	300.00
05/08/2024	Gen	79802	I21065	R & D SEPTIC TANK CLEANING	Ladies Night Out	967.606	691	330.00
05/15/2024	Gen	79849	355217	VIEW NEWSPAPERS GROUP	Ladies Night Out	967.606	691	335.00
05/22/2024	Gen	79855	KLEMP 5/28/24	CARDMEMBER SERVICE	05/01 1382 MEMBERSHIPWARE	818.000	691	29.00
			KLEMP 5/28/24		04/01 3766 MEMBERSHIPWARE.COM	818.000	691	29.00
			KLEMP 5/28/24		04/16 0027 BACKROADS BAR AND GRILL	967.303	691	41.60
			KLEMP 5/28/24		04/16 1553 PIGEON IN THE PARLOUR	967.303	691	40.00
			KLEMP 5/28/24		04/17 5188 MAROCCA'S KITCHEN	967.303	691	20.80
			KLEMP 5/28/24		04/16 3630 THE HOLLY CAFE	967.303	691	20.00
			KLEMP 5/28/24		04/16 5479 BATTLE ALLEY COFFE	967.303	691	40.00
			KLEMP 5/28/24		04/16 7221 ELEMENTS DAY SPA	967.303	691	20.00
			KLEMP 5/28/24		04/27 9567 BATTLE ALLEY COFFEE	967.303	691	31.50
			KLEMP 5/28/24		04/29 3046 FACEBK	967.606	691	75.00
			KLEMP 5/28/24		04/30 5027 FACEBK	967.606	691	1.05
				CHECK Gen 79855 TOTAL FOR FUN				347.95
05/22/2024	Gen	79866	000042	KELSEY ZSIDO	Project Costs/Promotion	967.303	691	370.80
05/22/2024	Gen	79867	K206072024	Kerry Zaremba	Project Costs/Promotion	967.303	691	150.00
05/22/2024	Gen	79868	3291	MEMBER MARKETPLACE, INC.	Project Costs	967.000	691	1,562.50
05/22/2024	Gen	79874	3275	THE UPS STORE	Project Costs/Promotion	967.303	691	255.00
05/29/2024	Gen	79889	204657103823	CONSUMERS ENERGY --	Utilities	920.000	691	122.72
05/29/2024	Gen	79897	3009207	MICHIGAN MUNICIPAL LEAGUE	Workers Comp	718.000	691	58.48
Total for department 691:								4,025.38
Total for fund 248 D D A Fund								4,025.38

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REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF HOLLY  
PERIOD ENDING 05/31/2024

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GL NUMBER	DESCRIPTION	2023-24 ORIGINAL BUDGET	YTD BALANCE 05/31/2024 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 05/31/2024 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)
Fund 248 - D D A Fund					
Revenues					
Dept 000					
248-000-402.000	Real Property Taxes	100,500.00	131,622.68	0.00	(31,122.68)
248-000-404.000	TIF Taxes	65,000.00	142,216.47	0.00	(77,216.47)
248-000-415.000	Personal Property Taxes	0.00	0.00	0.00	0.00
248-000-445.000	Delinquent Tax Penalties	0.00	0.00	0.00	0.00
248-000-608.000	Charges - ATM Fees	50.00	0.00	0.00	50.00
248-000-642.000	Post card sales	0.00	0.00	0.00	0.00
248-000-651.005	Ladies Night Out	0.00	0.00	0.00	0.00
248-000-651.006	FARMERS MARKET	7,000.00	3,180.00	340.00	3,820.00
248-000-655.000	Downtown Filming Fees	0.00	0.00	0.00	0.00
248-000-665.000	Interest	0.00	0.00	0.00	0.00
248-000-671.000	Contributions	0.00	0.00	0.00	0.00
248-000-671.001	Dickens Contributions	0.00	0.00	0.00	0.00
248-000-675.000	Miscellaneous Revenues	0.00	0.00	0.00	0.00
248-000-681.000	SUNDRY	0.00	0.00	0.00	0.00
248-000-687.000	Settlements/Recoveries	500.00	20,180.00	180.00	(19,680.00)
248-000-688.000	GRANT MONEY	0.00	0.00	0.00	0.00
248-000-690.001	Proceeds from bond	0.00	9,000.00	0.00	(9,000.00)
248-000-692.000	Sidewalk sales	0.00	0.00	0.00	0.00
248-000-692.001	Loan Proceeds	0.00	0.00	0.00	0.00
248-000-693.000	Sale of Assets	0.00	0.00	0.00	0.00
248-000-699.390	TRF FROM FUND BALANCE	70,000.00	0.00	0.00	70,000.00
Total Dept 000		243,050.00	306,199.15	520.00	(63,149.15)
TOTAL REVENUES					
		243,050.00	306,199.15	520.00	(63,149.15)
Expenditures					
Dept 000					
248-000-967.050	COVID19	0.00	0.00	0.00	0.00
Total Dept 000		0.00	0.00	0.00	0.00
Dept 691 - REDEVELOPMENT					
248-691-702.000	Wages - Full Time	49,000.00	28,569.21	0.00	20,430.79
248-691-703.000	Overtime	0.00	0.00	0.00	0.00
248-691-705.000	Wages - Part Time	250.00	271.75	0.00	(21.75)
248-691-713.000	FICA	2,000.00	3,313.48	0.00	(1,313.48)
248-691-714.000	Medical Insurance	0.00	0.00	0.00	0.00
248-691-715.000	Life & Disability	500.00	0.00	0.00	500.00
248-691-716.000	Retirement	0.00	0.00	0.00	0.00
248-691-717.000	Unemployment Comp	0.00	0.00	0.00	0.00
248-691-718.000	Workers Comp	100.00	16.81	0.00	83.19
248-691-727.000	Office Supplies	150.00	256.73	58.48	(106.73)
248-691-729.000	Postage Supplies	500.00	1,158.96	0.00	(658.96)
248-691-729.001	Postage/Organization	100.00	0.00	0.00	100.00
248-691-729.002	Postage/Design	0.00	0.00	0.00	0.00
248-691-729.003	Postage/Promotion	0.00	0.00	0.00	0.00
248-691-729.004	Postage/Econ Restructuring	0.00	0.00	0.00	0.00

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REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF HOLLY

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PERIOD ENDING 05/31/2024

GL NUMBER	DESCRIPTION	2023-24		YTD BALANCE		ACTIVITY FOR		AVAILABLE BALANCE
		ORIGINAL BUDGET	NORMAL	05/31/2024 (ABNORMAL)	INCREASE (DECREASE)	MONTH 05/31/2024	NORMAL (ABNORMAL)	
Fund 248 - D D A Fund								
Expenditures								
248-691-731.001	Vehicle Fuel	0.00		0.00	0.00	0.00	0.00	
248-691-782.000	Operating Supplies	100.00		75.46	0.00	0.00	24.54	
248-691-803.000	Audit Services	8,200.00		8,598.88	0.00	0.00	(398.88)	
248-691-810.000	Training	2,200.00		2,737.22	0.00	0.00	(537.22)	
248-691-811.000	Memberships	750.00		890.00	0.00	0.00	(140.00)	
248-691-818.000	Contractual	2,300.00		1,563.30	58.00	0.00	736.70	
248-691-818.002	Dist Expansion	0.00		0.00	0.00	0.00	0.00	
248-691-820.000	Legal Fees	0.00		0.00	0.00	0.00	0.00	
248-691-824.000	Personnel Costs	0.00		0.00	0.00	0.00	0.00	
248-691-825.000	Insurance	255.00		110.67	0.00	0.00	144.33	
248-691-850.000	Communications	600.00		500.00	0.00	0.00	100.00	
248-691-860.000	Travel	200.00		86.68	0.00	0.00	113.32	
248-691-900.000	Printing/Publications	2,000.00		1,158.92	0.00	0.00	841.08	
248-691-900.001	Printing/Publication Organiza	0.00		0.00	0.00	0.00	0.00	
248-691-900.002	Printing/Publication/Design	0.00		0.00	0.00	0.00	0.00	
248-691-900.003	Printing/Publication/Promotio	1,500.00		1,500.00	0.00	0.00	0.00	
248-691-900.004	Printing/Publications Economi	1,100.00		810.00	0.00	0.00	290.00	
248-691-905.000	Debt Pymt	0.00		0.00	0.00	0.00	0.00	
248-691-920.000	Utilities	800.00		1,377.38	122.72	0.00	(577.38)	
248-691-932.000	Labor Charges	0.00		0.00	0.00	0.00	0.00	
248-691-947.001	DPM/Equip/Veh Chrgs/organizat	0.00		0.00	0.00	0.00	0.00	
248-691-947.002	DPM/Equip/Veh. Chrgs/Design	0.00		0.00	0.00	0.00	0.00	
248-691-955.000	Administration Fees & Charges	8,200.00		0.00	0.00	0.00	8,200.00	
248-691-960.000	Business Expense	1,000.00		502.16	0.00	0.00	497.84	
248-691-962.000	Equipment & Vehicle Charges	0.00		0.00	0.00	0.00	0.00	
248-691-963.000	Contingency	0.00		0.00	0.00	0.00	0.00	
248-691-964.000	Tax Adjustments Prior Years	0.00		0.00	0.00	0.00	0.00	
248-691-967.000	Project Costs	126,000.00		124,549.45	1,562.50	0.00	1,450.55	
248-691-967.002	Dickens Festival	500.00		500.00	0.00	0.00	0.00	
248-691-967.004	Holly Days	2,750.00		2,050.00	0.00	0.00	700.00	
248-691-967.037	Saginaw Streetscape	0.00		0.00	0.00	0.00	0.00	
248-691-967.101	Project Costs/Organization	1,500.00		2,106.75	0.00	0.00	(606.75)	
248-691-967.202	Project Costs/Design	19,000.00		28,769.04	0.00	0.00	(9,769.04)	
248-691-967.303	Project Costs/Promotion	4,000.00		3,101.30	989.70	0.00	898.70	
248-691-967.404	PROTECT COSTS-BUSN DEVELOP	0.00		0.00	0.00	0.00	0.00	
248-691-967.505	Facade Grant	0.00		0.00	0.00	0.00	0.00	
248-691-967.606	Ladies Night Out	7,000.00		2,477.31	741.05	0.00	4,522.69	
248-691-967.700	Depot Donations	0.00		0.00	0.00	0.00	0.00	
248-691-967.707	FARMERS MARKET	0.00		0.00	0.00	0.00	0.00	
248-691-980.000	Office Equipment and Fixtures	0.00		0.00	0.00	0.00	0.00	
248-691-993.000	Interest Expense	0.00		0.00	0.00	0.00	0.00	
248-691-999.999	MISC REVENUE/EXPENSE	0.00		0.00	0.00	0.00	0.00	
Total Dept 691 - REDEVELOPMENT		242,555.00		217,051.46	3,532.45		25,503.54	
Dept 905 - DEBT SERVICE								
248-905-991.000	Principal	0.00		0.00	0.00	0.00	0.00	
248-905-993.000	Interest Expense	0.00		0.00	0.00	0.00	0.00	
Total Dept 905 - DEBT SERVICE		0.00		0.00	0.00		0.00	

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF HOLLY

PERIOD ENDING 05/31/2024

GL NUMBER	DESCRIPTION	2023-24		YTD BALANCE		ACTIVITY FOR		AVAILABLE	
		ORIGINAL	BUDGET	NORMAL	(ABNORMAL)	MONTH 05/31/2024	INCREASE (DECREASE)	NORMAL	(ABNORMAL)
Fund 248 - D D A Fund									
Expenditures									
TOTAL EXPENDITURES		242,555.00		217,051.46		3,532.45		25,503.54	
Fund 248 - D D A Fund:									
TOTAL REVENUES		243,050.00		306,199.15		520.00		(63,149.15)	
TOTAL EXPENDITURES		242,555.00		217,051.46		3,532.45		25,503.54	
NET OF REVENUES & EXPENDITURES		495.00		89,147.69		(3,012.45)		(88,652.69)	8,1

**VILLAGE OF HOLLY**  
**DOWNTOWN DEVELOPMENT AUTHORITY**  
**Minutes of Monday, May 13th, 2024**

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The Village of Holly Downtown Development Authority meeting was called to order at 6:00 p.m. by  
Chair Robert Hoffman

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**Board Members Present**

Robert Hoffman  
Ryan Delaney  
Cari Cucksey  
Holly Herrick  
Linda Stouffer

**Board Members Absent**

Lisa Clark  
John Winglemire  
Steven Sulfaro  
Tina Hembree

**Others Present**

Jennifer Klempp  
John Lauve  
Hilary Allgeyer  
Marlo Davidson  
Laurie Lacey

**Staff Present**

Nick Klempp  
Jerry Walker

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**Meeting called to order at 6:00 pm by Chair Hoffman.**

**Director Klempp called the role.**

Hembree, Sulfaro, Clark. Winglemire absent  
Motion by Delaney to excuse. Cucksey supports.  
Motion carried by all ayes and no nays

**APPROVAL OF THE MINUTES:**

Motion by Herrick and supported by Cucksey.  
Motion carried by a voice vote of all ayes.

**AGENDA APPROVAL:**

Motion by Herrick to approve agenda Second  
by Cucksey. Motion carried by a voice vote of  
ayes and no nays.

**FINANCIAL REPORT:**

Motion by Stouffer support by Cucksey  
Passed all ayes and no nays

**PUBLIC COMMENT ON AGENDA:**

**John Lauve:** Don't know what you spent  
money on. The room acoustics are bad. Tacky  
things in town- H overgrown in park, trees all  
have xs on them. Shouldn't cut down trees and  
replace with baby trees.

**Delaney:** Excuse me, President Hoffman. Point  
of order; these items are not on the agenda.

**Hoffman:** It's either now or later. So go ahead.

**Lauve:** Ha. Thank you. Too bad on that one.  
The clock is not right, not sure if its been fixed.  
Hotel is the big one. I've saved the Village

thousands of dollars fixing up old buildings.  
Point is we have to do something about the  
Hotel. They shouldn't be holding up things like  
they did me with the Hotel.

Lauve: Spent money on banners. Says Holly  
Michigan- didn't know we were in Michigan.

**NEW BUSINESS:**

**1. Held Public Act 57 Informational  
meeting**

Presented about the accomplishments  
and goals of each of the four Main  
Street Committees.

Motion made by Stouffer to approve the  
DDA Committees work plans as  
purposed, Second by Cucksey. Vote all  
ayes no nays.

**OLD BUSINESS**

**Klempp:** How this works is someone  
can nominate someone else to be the  
elected positions which are Chair, Vice  
chair and secretary. Right now the  
positions are held by Chair: Mr.  
Hoffman, Vice by Ms. Stouffer and  
Secretary by Ms. Herrick. Once they  
accept that we can vote on them. We can  
keep them the same or change them  
however the board would like to  
proceed.

**Delaney:** I would like to nominate Ms. Stouffer for Chair.

**Herrick:** I actually like how it is now. I like the job Bob is doing as chair.

**Stouffer:** Do we have any positions that are expiring?

**Klempp:** Yes. Both Mr. Hoffman and Dr. Sulfaro.

**Hoffman:** Ok. So Ryan's motion died for lack of support.

**Stouffer:** I'd like to make a motion to wait until we know who will be on the board.

**Hoffman:** Are they planning to replace us.

**Stouffer:** I don't know or have any insight on that.

**Delaney:** We have two possibilities for new board members joining us. Of course that will be up to Council tomorrow night.

**Hoffman:** Who are the nominations?

**Delaney:** Jerome Raska and Dave Elliot

**Hoffman:** You make the nominations, correct?

**Delaney:** Correct

**Hoffman:** So, if you made those nominations don't you think you should have picked the phone up to let us know? You say it is up in the air still?

**Delaney:** Yes because it is up to council to vote on it.

**Hoffman:** I'm surprised you didn't call myself or Dr. Sulfaro

**Delaney:** Would it have made a difference?

**Hoffman:** That's not the point. Are we not doing a good job? What's the reasoning?

**Delaney:** Longevity was a part of the consideration. I think it's healthy to include as many qualified people as possible and both Mr. Raska and Elliot had showed interest by turning in a participation form. So, I gave them their due consideration.

**Hoffman:** If you would have called, one of us may have said that was ok and the other myself would say I would want to continue because I have been invested in Holly for many years and to check if we would want to continue on. I'm surprised because I heard the rumors, but I

thought. No Ryan would have called me about it. Did you hold interviews? You were supposed to last time but you didn't.

**Delaney:** Well, lets not get the facts twisted Mr. President. A vetting process was done in both cases, the last time this issue was raised with the President nominating for this board and in this case. So, that can not be a complaint.

**Hoffman:** It was a complaint then and it is now.

**Delaney:** Yes but there has to be fact for that complaint in order for someone to take it seriously.

**Hoffman:** So, is there a process open for this where people can apply and then a vetting process?

**Delaney:** There is always an open process and always a vetting process

**Hoffman:** How does someone know?

**Delaney:** It is common knowledge that if someone desires to be on a board or commission there is a citizen participation form; I believe on the Village website?

**Walker:** I believe so, I'm not a 100% on that but it is in the office and we do get several inquiries about it.

**Delaney:** Right.

**Hoffman:** Ok. Thank you. There has been a motion to postpone the election of officers. Is there a second?

**Cucksey:** Support

**Hoffman:** Lets have a role call

**Klempp:** Herrick-yes, Stouffer- yes, Hoffman-No Delaney- Yes Cucksey- Yes

**Hoffman:** Have you ever considered that since you are a lame duck president that you would push this down the road?

**Delaney:** No. Because we handle the appointments as they expire.

**Hoffman:** Well sometimes we do that.

**Delaney:** Well also a lame duck president is the president non the less and I repeat that my nominations are subject to approval of the entire council. So, this is made not just by the president but by the whole council.



**COMMITTEE REPORTS:**

**Klempp:** I think we just did a bunch of them for the meeting

**DIRECTOR'S REPORT**

**Klempp:** Wanted to say that along with my written report that I will not be at the next meeting, Mr. Walker will lead the meeting. We will be on vacation for our 25<sup>th</sup> anniversary.

**VILLAGE MANAGER REPORT:**

**Walker:** Just one, the Grange Hall intersection will be started with new building, new turn lane and new signals. And new dispensary will be started soon.

**Stouffer:** Will they wait until Muggs and Bopps is back running, or will we have two out of commission at the same time?

**Walker:** They didn't say that but I think they will wait because of economics- right now they have all the business. But I think the Marathon is going to stay open until new building is built with just small time of being closed while they do the parking lot.

**PUBLIC COMMENT:**

**Marlo Davidson:** Not enthusiastic with what just took place. The DDA started in 1984 and I have to say thank you for all you do. You do wonderful things.

**John Lauve:** I don't understand why the names for replacements are not on the agenda, that is very unprofessional. Also, I own the mill and I've never been contacted by anybody about this. I guess because I don't own a business, I don't know but it's not appropriate. I don't know why you are not talking about the Hotel that is a problem for the community. We don't want to talk about that. We are not moving in the right direction. I've never been thanked for anything I have done in town.

**BOARD COMMENTS:**

None

**ADJOURNMENT:**

**Hoffman:** adjourned the meeting at 6:42 pm

  
Nick Klempp, Transcriber

## **June directors report**

Had a successful Ladies Night Out

Went to National Conference and helped with a presentation

Prepared for Art in the Alley event

Met with committees to plan for upcoming year and to continue work

Wrote for Oakland County grant for depot move

Continued to meet with MEDC, Oakland County and Andy's Place on grant to help with rebuild

Met with designer about creating a general Holly brochure to be used at rest areas through out Michigan and other "tourist areas"

Worked on pieces for moving the depot

Started work on GM grant received

Worked with Oakland County with design assistance for downtown business