

MONROE

DOWNTOWN
DEVELOPMENT AUTHORITY

RULES OF THE CHAMBER

Any person wishing to address the Board shall step up to the podium/front of room, state their name and address in an audible tone of voice for the record, and unless further time is granted by the Board, shall limit their address to three (3) minutes. A person may not give up or relinquish all or a portion of their time to the person having the floor or another person in order to extend a person's time limit in addressing the Board.

Any person who does not wish to address Board from the podium/front of room, may print their name, address and comment/question which he/she would like brought before Board on a card provided by a staff member and return the card to a staff member before the meeting begins. The staff member will address the presiding officer at the start of Public Comments on the Agenda, notifying him of the card comment, and read the card into the record for response.

The City of Monroe will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon one weeks' notice to the City Clerk/Treasurer. Individuals with disabilities requiring auxiliary aids or services should contact the City of Monroe by writing or calling: City of Monroe, City Clerk/Treasurer, 120 E. First St., Monroe, MI 48161, (734) 384-9136.

AGENDA

REGULAR MEETING

Wednesday, July 19, 2023, 8:30 A.M.
CITY HALL, COUNCIL CHAMBER, 120 E. FIRST ST.

1. Call to Order

2. Roll Call

3. Vision Statement (1 minute)

4. Approval of the Meeting Agenda (1 minute)

5. Public Comment (3 minutes per individual)

6. Consent Agenda (2 minutes)

Action Requested

A. Approval of Minutes

i. Minutes of June 21, 2023 as presented

B. Financial Reports

i. June, 2023 DDA Preliminary Itemized Expenditure Report FY 2022-23

ii. June, 2023 DDA Revenue and Expenditure Report FY 2022-23

7. Election of Officers - Mayor Robert Clark (10 minutes)

8. Presentation re: 13 W. Front St. Renovation - Dave Olah (10 minutes)

A. Olah Contracting proposed project phasing, timeline, & budget

B. Olah Contracting proposed stair construction contract

C. Homrich additional demolition (abatement) contract

***Approval & project initiation contingent on City Council approval

Action Requested

Action Requested

Action Requested

9. Financial Updates

A. Budget overview & proposed amendments - William Slicker (10 minutes)

Information Only

10. Project/Work Plan Updates (20 minutes)

A. 13 W. Front St. Renovation

B. Pocket Park Project

C. Winter & Summer Banners

D. EV Stations

E. Connector Project

Action Requested

Minutes

Monroe Downtown Development Authority Regular Meeting June 21, 2023 Council Chambers, Monroe City Hall

1. Call to Order

Vice Chairperson Andy Clark called the meeting to order at 8:30 a.m.

2. Roll Call

Present: Mary Hastings, Andy Clark, Eric Drummonds, Robert Copp, Stuart Eastman

Absent: Mayor Robert Clark, Scott Kegerreis, William Slicker

Staff: Mark Cochran, Community and Economic Development Director
Amy Zarend, Economic Development & Authorities Coordinator

3. Vision Statement – Read by Eric Drummonds

4. Additions/Deletions to the Meeting Agenda – None

5. Public Comment

6. Consent Agenda

- A. Approval of Agenda
- B. Approval of Minutes
 - ❖ Minutes of May 17, 2023 as presented
- C. Financial Reports:
 - ❖ May, 2023 DDA Preliminary Itemized Expenditure Report FY 2022-23
 - ❖ May, 2023, DDA Revenue and Expenditure Report FY 2022-23

Motion by Hastings, seconded by Drummonds to approve items on the Consent Agenda. ***Motion carried, all ayes.***

7. Financial Updates

- A. Recent invoices for approval
Amy Zarend went over all the invoices that need to be approved for payment.

Motion by Copp, seconded by Drummonds to approve all invoices. ***Motion carried, all ayes.***

B. Project balances

Amy gave an update from chairperson Slicker that there is no update at this time.

8. Project/Work Plan Updates

A. Bike Rack Installation

Amy Zarend gave an update on the bike racks that were recently installed. Discussion followed.

B. Pocket Park/Alleyway Project Updates

Amy Zarend updated the board members that the pocket park will be done in phases due to the size of the project.

C. Dave Olah spoke about getting guidance on the proceeding of the optical building project from the board. Discussion followed.

9. New/Other Business

A. Ratify Agreement with Jim Jacobs Architects

Amy Zarend referred to the packet handout on the signed contract proposals and asked the board to ratify the agreement.

Motion by Eastman, seconded by Hastings to ratify the agreement with Jim Jacobs Architects as it appears in the attachment. ***Motion carried, all ayes.***

B. BIG and Pre- Application Process

Amy Zarend gave an update on the BIG grant and the rewrite of the pre-application. Discussion followed.

C. BIG Program rewrite

Amy Zarend asked if anyone is interested in helping with the rewrite of the process. Discussion followed.

D. Lease agreement cancellation at 9 Washington

Amy Zarend updated the board on the space that was being rented out and hasn't been used in months for a place to have meetings and appointments. There is space here at the city for free that can be used for that purpose instead of paying rent on an office space. It would save the DDA roughly \$4,000 a year.

Motion by Hastings, seconded by Eastman to cancel the lease agreement at 9 Washington. ***Motion carried, all ayes.***

E. MNX Phone cancellation

Amy Zarend discussed the phone that is not in use and is not on the website and she has a City phone that is on the website that people can call. It would save the DDA \$31 a month.

Motion by Eastman, seconded by Hastings to cancel the MNX phone line and pay the balance of \$186. ***Motion carried, all ayes.***

F. By-Laws Updates

Amy Zarend stated the by-laws have not been updated since 2019 and there are a number of updates needed. Discussion followed.

G. Attendance/Absence policy & terminology

This item was postponed until Chairperson William Slicker returned.

10. City/DDA Liaison Updates

A. Social Media Engagement

Amy Zarend gave an update on social media and increased followers and likes. Discussion followed.

B. Updates to Agenda Process & MinuteTraq

Amy Zarend gave an update on the DDA moving to MinuteTraq this summer where the agendas and minutes will be done. Discussion followed.

C. Meeting Schedule & Timeline

Amy Zarend updated the board on the meeting schedule and the timeline that would need to be met for agenda items. Discussion followed.

11. Council Comments

Mark Cochran thanked the board for their patience with the transition of Amy Zarend starting 6 weeks ago and her hard work so far. The next DDA meeting will be the annual meeting where they will elect their officers. Mark discussed Matt Vanisacker presenting to the city council on the murals and public art. The Social District signs are up and the stickers are in and ready to sell. The communication department will be updating the DDA website. Mark also discussed how the Parks and Recreation department has started "Finally Fridays" at Altrusa Park with small bands. Mark introduced the city manager Dave Robinson. Discussion followed.

Dave Robinson introduced himself and discussed the importance between DDA and the city government working together. He stated how well the Social District worked

really well in Belleville and can't wait to see how well it will work in downtown Monroe. He thanked the board as a resident and now as the city manager for their service.

Andy Clark thanked everyone at the meeting today and welcomed Mr. Robinson for coming to the meeting.

12. Adjournment

Motion to adjourn at 9:28 a.m. by Hastings seconded by Drummonds. ***Motion carried, all ayes.***

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GL ACTIVITY REPORT FOR CITY OF MONROE
TRANSACTIONS FROM 06/01/2023 TO 06/30/2023

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Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY							
06/01/2023			248-00.000-001.000 CASH IN CHECKING		BEG. BALANCE		90.33
06/01/2023	GJ		MONTHLY P&L INSURANCE ALLOCATION	28001		221.50	(131.17)
06/12/2023	GJ	JE	5/3 SERVICE FEES - MAY 2023	28071		19.64	(150.81)
06/21/2023	CD	CHK	SUMMARY CD 06/21/2023			43.00	(193.81)
06/23/2023	CD	CHK	SUMMARY CD 06/23/2023			594.00	(787.81)
06/23/2023	GJ	JE	CLASS INVESTMENT AND WITHDRAWALS	28102	800.00		12.19
06/29/2023	GJ	JE	TRANSFER APPROPRIATED FUNDS	28128		10,000.00	(9,987.81)
06/29/2023	CD	CHK	SUMMARY CD 06/29/2023			607.82	(10,595.63)
06/29/2023	GJ	JE	CLASS INVESTMENT AND WITHDRAWALS	28141	10,000.00		(595.63)
06/30/2023			248-00.000-001.000	END BALANCE	10,800.00	11,485.96	(595.63)
06/01/2023			248-00.000-005.000 COOP LIQUID ASSET SEC SYS		BEG. BALANCE		238,786.63
06/23/2023	GJ	JE	CLASS INVESTMENT AND WITHDRAWALS	28102		800.00	237,986.63
06/29/2023	GJ	JE	CLASS INVESTMENT AND WITHDRAWALS	28141		10,000.00	227,986.63
06/30/2023			248-00.000-005.000	END BALANCE	0.00	10,800.00	227,986.63
06/01/2023			248-00.000-202.000 ACCOUNTS PAYABLE		BEG. BALANCE		0.00
06/20/2023	AP	INV	MOHR BUDDS LAW PLLC	17045		594.00	(594.00)
06/20/2023	AP	INV	MONROE DDA LEGAL FEES MAY				
06/20/2023	AP	INV	FIFTH THIRD BANK	05/11/2023		31.00	(625.00)
06/20/2023	AP	INV	DDA OFFICE TELEPHONE				
06/20/2023	AP	INV	FIFTH THIRD BANK	05/01/2023		12.00	(637.00)
06/21/2023	CD	CHK	DDA WEBSITE MAINTENANCE				
06/21/2023	CD	CHK	SUMMARY CD 06/21/2023		43.00		(594.00)
06/23/2023	CD	CHK	SUMMARY CD 06/23/2023		594.00		0.00
06/29/2023	AP	INV	CITY OF MONROE	29-00162-000 S-TAX		607.82	(607.82)
06/29/2023	CD	CHK	13 W FRONT DDA OWNED PROPERTY SUMMER				
06/29/2023	CD	CHK	SUMMARY CD 06/29/2023		607.82		0.00
06/30/2023			248-00.000-202.000	END BALANCE	1,244.82	1,244.82	0.00
06/01/2023			248-65.736-727.000 OFFICE SUPPLIES		BEG. BALANCE		550.59
06/20/2023	AP	INV	FIFTH THIRD BANK	05/01/2023	12.00		562.59
06/30/2023			248-65.736-727.000	END BALANCE	12.00	0.00	562.59
06/01/2023			248-65.736-818.005 LEGAL SERVICES		BEG. BALANCE		2,601.00
06/20/2023	AP	INV	MOHR BUDDS LAW PLLC	17045	594.00		3,195.00
06/30/2023			248-65.736-818.005	END BALANCE	594.00	0.00	3,195.00
06/01/2023			248-65.736-853.000 TELEPHONE		BEG. BALANCE		310.00
06/20/2023	AP	INV	FIFTH THIRD BANK	05/11/2023	31.00		341.00
06/30/2023			248-65.736-853.000	END BALANCE	31.00	0.00	341.00
06/01/2023			248-65.736-969.000 INSURANCE PREMIUM		BEG. BALANCE		2,436.50
06/01/2023	GJ		MONTHLY P&L INSURANCE ALLOCATION	28001	221.50		2,658.00
06/30/2023			248-65.736-969.000	END BALANCE	221.50	0.00	2,658.00
06/01/2023			248-65.736-971.000 LAND		BEG. BALANCE		90,264.25
06/29/2023	AP	INV	CITY OF MONROE	29-00162-000 S-TAX	607.82		90,872.07
06/30/2023			248-65.736-971.000	END BALANCE	607.82	0.00	90,872.07
06/01/2023			248-65.736-995.101 TRANSFER OUT-GENERAL		BEG. BALANCE		0.00
06/29/2023	GJ	JE	TRANSFER APPROPRIATED FUNDS	28128	10,000.00		10,000.00
06/30/2023			248-65.736-995.101	END BALANCE	10,000.00	0.00	10,000.00
06/01/2023			248-80.100-665.005 INTEREST ON INVESTMENTS		BEG. BALANCE		(20,848.19)
06/12/2023	GJ	JE	5/3 SERVICE FEES - MAY 2023	28071	19.64		(20,828.55)
06/30/2023			248-80.100-665.005	END BALANCE	19.64	0.00	(20,828.55)
GRAND TOTALS:					23,530.78	23,530.78	314,191.11

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REVENUE AND EXPENDITURE REPORT FOR CITY OF MONROE
PERIOD ENDING 06/30/2023

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GL NUMBER	DESCRIPTION	2022-23	YTD BALANCE	ACTIVITY FOR	AVAILABLE
		AMENDED BUDGET MAL	06/30/2023 (ABNORMAL) ASE	06/30/2023 NTH	06/30/2023 (DECREASE) MAL
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY					
Revenues					
Dept 80.100 - GENERAL REVENUE					
248-80.100-665.005	INTEREST ON INVESTMENTS	6,000.00	20,828.55	(19.64)	(14,828.55)
248-80.100-669.000	ASSET APPRECIATION	0.00	(4.63)	0.00	4.63
Total Dept 80.100 - GENERAL REVENUE		6,000.00	20,823.92	(19.64)	(14,823.92)
Dept 80.600 - GENERAL REVENUE					
248-80.600-402.000	REAL PROPERTY TAXES	312,446.00	312,625.35	0.00	(179.35)
248-80.600-410.000	PERSONAL PROPERTY TAXES	(24,615.00)	(24,602.69)	0.00	(12.31)
248-80.600-573.000	LCSA APPROPRIATION/PPT EXEMPT R	7,000.00	6,960.24	0.00	39.76
248-80.600-684.090	MISCELLANEOUS REVENUE	20,000.00	0.00	0.00	20,000.00
Total Dept 80.600 - GENERAL REVENUE		314,831.00	294,982.90	0.00	19,848.10
TOTAL REVENUES		320,831.00	315,806.82	(19.64)	5,024.18
Expenditures					
Dept 65.736 - DOWNTOWN DEVELOPMENT					
248-65.736-727.000	OFFICE SUPPLIES	500.00	562.59	12.00	(62.59)
248-65.736-730.000	POSTAGE	50.00	39.52	0.00	10.48
248-65.736-750.075	SEASONAL DECORATIONS-DDA	22,000.00	16,464.66	0.00	5,535.34
248-65.736-818.005	LEGAL SERVICES	2,000.00	3,195.00	594.00	(1,195.00)
248-65.736-818.010	AUDIT SERVICES	1,480.00	1,480.00	0.00	0.00
248-65.736-818.020	GENERAL CONTRACT SERVICES	135,000.00	58,616.72	0.00	76,383.28
248-65.736-818.020-22R0300000	GENERAL CONTRACT SERVICES	12,200.00	12,200.00	0.00	0.00
248-65.736-853.000	TELEPHONE	400.00	341.00	31.00	59.00
248-65.736-860.000	TRAINING & TRAVEL	205.00	288.19	0.00	(83.19)
248-65.736-880.000	COMMUNITY PROMOTION	5,000.00	3,460.91	0.00	1,539.09
248-65.736-942.000	RENTAL-BUILDING	3,600.00	3,588.00	0.00	12.00
248-65.736-943.000	RENTAL-EQUIPMENT	445.00	445.00	0.00	0.00
248-65.736-958.000	MEMBERSHIPS & DUES	600.00	495.00	0.00	105.00
248-65.736-964.700	FACADE IMPROVEMENTS	3,200.00	3,191.00	0.00	9.00
248-65.736-969.000	INSURANCE PREMIUM	2,658.00	2,658.00	221.50	0.00
248-65.736-971.000	LAND	100,000.00	90,872.07	607.82	9,127.93
248-65.736-974.000	LAND IMPROVEMENTS	122,500.00	22,105.00	0.00	100,395.00
248-65.736-995.101	TRANSFER OUT-GENERAL	10,000.00	10,000.00	10,000.00	0.00
248-65.736-995.301	TRANSFER OUT-DEBT SERVICE	125,060.00	125,060.00	0.00	0.00
Total Dept 65.736 - DOWNTOWN DEVELOPMENT		546,898.00	355,062.66	11,466.32	191,835.34
TOTAL EXPENDITURES		546,898.00	355,062.66	11,466.32	191,835.34
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		320,831.00	315,806.82	(19.64)	5,024.18
TOTAL EXPENDITURES		546,898.00	355,062.66	11,466.32	191,835.34
NET OF REVENUES & EXPENDITURES		(226,067.00)	(39,255.84)	(11,485.96)	(186,811.16)
BEG. FUND BALANCE		514,751.30	514,751.30		
END FUND BALANCE		288,684.30	475,495.46		

OLAH CONTRACTING

CONSTRUCTION MANAGEMENT PROFESSIONAL SERVICE FEE PROPOSAL

MONROE DOWNTOWN DEVELOPMENT AUTHORITY
120 E. FIRST ST.
MONROE, MI 48161
ATTN: MR. WILLIAM SLICKER, CHAIRPERSON

30 JUNE 2023

36-38 S. MONROE ST. AKA "MONROE OPTICAL BUILDING"
MONROE, MI 48161

Dear Monroe DDA Board Members,

Thank you for the opportunity to present a Professional Service Agreement for the Services that Olah Contracting is proposing to provide for the Design, Planning, and Construction Related Services for the Assessment and Renovation of the Building located at 36 S. Monroe St. - 13 W. Front St. aka Monroe Optical Building.

I made a brief presentation at the DDA Board meeting on May 17, 2023, and recommended the following Project Objective and Course of Action. It was my understanding that the Board agreed with those recommendations.

PROJECT OBJECTIVE

The City of Monroe DDA should proceed with renovating 36 S. Monroe St. – 13 W. Front St. to the eventual end of possessing a three-story shell structure that could be offered for sale to potential developers for final build-out. Potential Developers could feel confident that the building is structurally sound, clean of hazardous materials, has adequate utilities, a good roof, and a renovated façade.

To accomplish that goal, I am proposing that the City of Monroe DDA engage the services of Olah Contracting to assess, verify suitability, and provide, if determined to be unsatisfactory, the following Amenities and Utilities; Sanitary Sewer & Roof drains, Water service, Electric and Gas services, Code-Compliant Stairs, Asbestos and Hazardous Materials Clearance required to commence Selective Demolition resulting in an Empty Basement, a Structure stripped of existing finishes (ceilings, walls, etc.), to allow for inspection of structural components, Renovated Facade and Storefront, and a new Roof.

This could be done in a phased approach, with DDA Board approval being required, to move to each subsequent phase.

P.O. BOX 945, MONROE, MICHIGAN 48161
Phone: 734-645-3100 E-Mail: olahcontracting@gmail.com

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PROJECT COURSE OF ACTION

1. Determine which Building Permits will be required from the City of Monroe for this Project, and how those Permits will be applied for and paid for.
2. Engage the services of an Electrical Contractor to provide electric outlets for temporary work lighting on 1st, 2nd and 3rd floors and basement. Disconnect existing electrical that posed a potential safety hazard to future trades.
3. Engage the services of an Architect to prepare "As-Built" drawings of the building, and then prepare conceptual Floor Plans to determine the best locations for construction of code-compliant stairs to allow access to basement, 1st to 2nd floor, and 2nd to 3rd floor.
4. Construct stairs per No. 2 above.
5. Engage certified Hazardous Materials & Asbestos Abatement firm to remove and/or abate materials identified in Pre-Renovation Hazardous Materials Survey, done for the DDA by AKT Peerless on 4/3/2023.
6. Contract with Demolition firm (Homrich) to provide Selective Demolition as follows:
 - a. Remove basement brick/concrete/block debris, including 2 EA fuel oil tanks, fuel oil heater, and ductwork.
 - b. Remove existing tile/wood façade covering brick on Monroe and W. Front St.
 - c. Remove 1st, 2nd, and 3rd floor ceiling finishes to determine structural adequacy of framing.
7. Upon completion of selective demolition, continue assessment of building as follows:
 - a. Conduct visual inspection of Structural framing components. In the event, areas of concern are identified, engage a Structural Engineer to assess.
 - b. Confirm water service is usable and provides adequate flow/supply.
 - c. Engage Sewer Cleaning or Plumbing firm to Camera sanitary sewer and roof sump drainpipes to confirm sewer lines are of adequate size and in good condition.
 - d. Meet DTE Service planner to inspect existing electric service and explore options for installing individual service panels for each proposed tenant location. Determine capacity and code-compliance of existing service on 2nd Floor.
 - e. Discuss feasibility of an agreement with Owner of 40 S. Monroe to allow us to install gas service lines through their building or attach to exterior wall and/or roof. Solicit proposals from Plumbing Contractors to install service lines per agreement.
8. Upon completion of Phases 1-5, the DDA Board will have sufficient information to decide on whether to proceed with additional repairs/improvements. The two major priorities I would recommend addressing would be as follows:
 - a. The roof needs replacement, including installation of a Bilco roof hatch. The existing roof is in extremely poor condition and leaking into the interior with each rain.
 - b. Facade Renovation: Renovated Facade is also critical. We would start with a discussion with Jim Jacobs and the City of Monroe Building/Planning Dept to determine the level of Adherence to Secretary of Interior Standards for Rehabilitation and/or Reconstruction that will be required. Realistically, until the existing façade wood and tile covers are removed, it will be impossible to determine the condition, and extent of damage/deterioration of the masonry behind and develop a plan to restore masonry or propose an acceptable material to re-cover.

OLAH CONTRACTING COST BASIS PROPOSAL

There are several standard types of construction contracts: (1) Lump Sum, (2) Unit Price, (3) Guaranteed Maximum Price, (4) Time and Material, and (5) Cost-Plus contracts.

Lump Sum and Guaranteed Maximum Price contracts are typically recommended when there are detailed construction drawings, a well-defined scope of work, and known project challenges. The Unit Price contract is used when the project has an unknown quantity of repeatable elements. The Proposed Cost Bases for Phase A & B below are mandated due to the lack of construction drawings, the uncertainty of the amount of time and resources that will be required, and the likely potential for delays and complications that may be encountered throughout this phase.

A. BUILDING STRUCTURAL INTEGRITY & UTILITIES-ASSESSMENT, DESIGN, AND INSTALLATION LOGISTICS:

Olah Contracting proposes to perform the Discovery and Assessment Phase on a Time/Material basis for Services provided, capped at an initial Maximum Amount of \$10,000.00 based on a preliminary estimate of time required.

The OLAH 2023 Hourly Fee Schedule is attached and made part of this proposal. In the event OLAH is not able to complete this phase the maximum amount, due to unanticipated complications or issues, OLAH will prepare a report for the Board, and present an Estimated Additional Funding Request for Authorization.

TIME AND MATERIAL SCOPE COMPONENTS:

BUILDING UTILITIES-ASSESSMENT, DESIGN, AND INSTALLATION LOGISTICS

- Structural Integrity Inspection and Assessment.
- Façade Masonry Inspection after Existing Façade/Slipcover Removal.
- Electric Service.
- Gas Service.
- Water Service.
- Sanitary Sewer Service.
- Roof Drainage/Storm Sewer

What does this include for phases

B. CONSTRUCTION SERVICES:

Olah Contracting proposes to perform the Construction Services Phase, which includes all Labor and Material for Architecture/Design, Construction, Demolition, or Other Improvements, whether by Olah Contracting Employees, Subcontractors, Vendors, or Service Providers, provided or supplied to the building will be performed on a "Cost Plus" Basis.

All Services rendered or Materials received from said parties will be charged at Cost Plus 20% (10% Overhead and 10% Profit).

(CONT'D)

CONSTRUCTION SERVICES COST PLUS SCOPE COMPONENTS:

The Construction Services Phase, which includes Construction, Demolition, or Other Improvements to the building will be performed on a "Cost Plus" Basis.

The following items will be performed on a "Cost Plus" Basis:

- Architectural As-Built Drawings and Schematic Design Services General Scope (For Floor Plans and Facades).

Proposal attached by JAMES S. JACOBS ARCHITECTS PLLC. Amount: \$10,000.00

- Electric Review of Existing/Temporary Lighting/Safety Clean-Up.

Labor & Mat'l per attached estimate by P&R ELECTRIC, dated 4/19/23. Amount: \$1,740.00.

Temporary Lighting Mat'l purchase by OLAH from Amazon. Amount \$339.46.

Temporary Light Installation Labor by OLAH.

- Environmental Review, Abatement, and Clearance for Demolition.

Proposal attached by HOMRICH, dated 5/22/23. Amount: \$2,770.00.

- Stair Construction, including Required Shoring and Framing Revisions.

Labor & Mat'l. Proposal by OLAH, dated 6/30/2023. Amount: \$15,580.00

- Selective Demolition, including Basement Debris Removal, Removal of 1st, 2nd, and 3rd Floor Ceiling Finishes, and Removal of Existing Façade/Slipcover covering brick on Monroe St and Front St.

Proposal attached by HOMRICH, dated 5/21/23. Amount: \$97,000.00

- Roof Replacement, including Environmental Review, Abatement, and Clearance for Demolition. Waiting for Proposals to be Submitted.
- Façade/Storefront Construction. Proposals will be solicited upon receipt and acceptance of Architectural Construction Drawings and Documents for Façade and Building Restoration/Preservation, Renovation, and/or Remodeling Improvements.

All agreements contingent upon strikes, accidents, or delays beyond our control.

Olah Contracting to provide Workmen's Compensation and General Liability Insurance on above work.

Respectfully Submitted,



David Olah

NOTE: OLAH CONTRACTING MAY WITHDRAW THIS PROPOSAL IF NOT ACCEPTED WITHIN 30 DAYS.

BUILDERS LICENSE. A residential builder or a residential maintenance and alteration contractor is required to be licensed under Article 24 of Act 299 of the Public Acts of 1980, as amended, being Sections 339.2401 to 339.2412 of the Michigan Compiled Laws. An electrician is required to be licensed under Act No.217 of the Public Acts of 1956, as amended, being Sections 338.881 to 338.892 of the Michigan Compiled Laws. A plumber is required to be licensed under Act No.266 of the Public Acts of 1929, as amended, being Section 338.901 to 338.917 of the Michigan Compiled Laws.

If the Builder is required to be licensed to provide the contracted improvement, the Builder is so licensed. The Builder's license number is 2102084815.

P.O. BOX 945, MONROE, MICHIGAN 48161
Phone: 734-645-3100 E-Mail: olahcontracting@gmail.com

(CONT'D)

FEDERAL TAX ID NO.: D. R. OLAH, INC, is a State of Michigan corporation doing business as Olah Custom Homes and Olah Contracting.
The Federal Tax ID for D. R. OLAH, INC. is 38-2759808.

P.O. BOX 945, MONROE, MICHIGAN 48161
Phone: 734-645-3100 E-Mail: olahcontracting@gmail.com

OLAH CONTRACTING

2023 HOURLY FEE SCHEDULE ADDENDUM

36-38 S MONROE ST. AKA "MONROE OPTICAL BUILDING"
MONROE, MI 48161

MONROE DOWNTOWN DEVELOPMENT AUTHORITY
120 E. FIRST ST.
MONROE, MI 48161

30 JUNE, 2023

ATTN: MONROE DDA BOARD

DDA BOARD,

BELOW IS THE OLAH 2023 HOURLY FEE SCHEDULE WHICH WILL APPLY TO TIME & MATERIAL CONTRACT LABOR.

PROJECT MANAGER	\$100.00 PER HOUR
JOURNEYMAN CARPENTER	\$ 75.00 PER HOUR
APPRENTICE CARPENTER	\$ 55.00 PER HOUR
GENERAL LABORER	\$ 45.00 PER HOUR
CLERICAL	\$ 60.00 PER HOUR

What is the exact scope of work and breakdown of \$.
— ✓ with D. Olah to get phase amounts

P.O. BOX 945, MONROE, MICHIGAN 48161
Phone: 734-645-3100 E-Mail: olahcontracting@gmail.com

Professional Service Agreement Proposal for the Proposed Assessment of Condition, Preliminary Design, Selective Demolition, Interior Renovations and Renovation of 36 – 38 South Monroe and 13 West Front St., Monroe, Michigan 48161, located within the Downtown Development Authority District, and previously known as the “Monroe Optical Building.”

AUTHORIZATION TO PROCEED

We hereby accept the terms, conditions, and costs as quoted in the above Proposal and the attached Hourly Fee Schedule. We also understand that should any additional work (items not delineated in this Proposal) be required, Olah will submit an estimate for said work, prior to commencement of those services.

**Accepted for:
Consultation & Construction Management Svc.**

Dated: _____, 2023

By _____

Printed Name

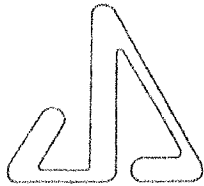
Title

Phone: _____

Mailing Address:

Email: _____

**P.O. BOX 945, MONROE, MICHIGAN 48161
Phone: 734-645-3100 E-Mail: olahcontracting@gmail.com**



JAMES S. JACOBS ARCHITECTS, PLLC

25 WASHINGTON STREET • MONROE, MICHIGAN 48161 • (734) 241-7933

May 25, 2023

The Monroe Downtown Development Authority (DDA)

120 E First Street

Monroe, Michigan 48161

Attn. William C. Slicker, Chairman

Phone: 734-384-9146

Email: wcslick@yahoo.com

Re: Professional Service Fee Proposal for the Proposed Façade and Interior Renovations and Remodeling of 36-38 S. Monroe Street, Monroe, Michigan 48161 located in the City of Monroe within The Downtown Development Authority District. Previously known as the "Monroe Optical Building".

Dear Mr. Slicker,

Thank you for the opportunity for Jacobs Architects to provide a proposal for professional design services for the DDA's proposed development of this Historic Structure within the City's Downtown Development Authority District. Thank you for having Mr. Dave Olah take the time to meet with me on Wednesday May 3, 2023 to share your initial development plans.

From this meeting, it is our understanding that you wish to first conduct an initial investigation and assessment of the building and develop a set of "As-Built" existing drawings to establish basic scaled plans to work from. Then create concept sketches to determine the best locations for new stair structures to be constructed. And finally, create a set of demolition plans in order to obtain Permits to clean up the building and shore up the structure for the next stages of development.

In general, the initial end goal is to develop the first floor as commercial retail space and the second and third floors as apartments. It has not been determined if the DDA will fully develop the space or secure the building structure and market the building for development by others.

The present plan is to remove debris from all floors, including the basement, and demo damaged structural elements and make necessary repairs to restore the structural integrity. The intent is to also restore basic utilities (Gas, Water, & Electric) to the building. Further, this work is to include the removal of the slip cover on both facades, those facing S. Monroe Street and W. Front Street, to expose the brick facades for further evaluation for the next stage of design services.

Preliminary Building Investigation & Schematic Design Services General Scope (For Facades & Floor Plans):

Jacobs Architects' fee for the Services outlined below would be a fixed fee of ten thousand ~~eight hundred~~ (\$10,000.00) dollars plus reimbursable expenses. Possible reimbursable expenses include: reproductions, review fees, and plotting; herein after referred to simply as reimbursable expenses.

6

In general, this proposal includes.

- Three (3) Meeting(s) with the Owner to review conceptual project scope and development planning
- Pre-Development Meeting with the Builder and City of Monroe Building Department
- Coordination meeting(s) with Dave Olah Contracting as the Pre-Selected Builder
- Preliminary Code and Zoning Review
- Site Planning and Layout design services to provide up to four (4) Schematic Design Concepts. These Sketch (SKA) drawings are to generate a layout consistent with the Owner's needs for selection of a final concept to proceed into Permit and Construction Drawings. (Note: These Sketches are not usable for Permit and Construction)
- Field measuring of existing exposed architectural features. Input of existing field measurement data obtained into AutoCAD to establish base drawings for layout purposes in defining the scope of work
 - Provide overall room dimensions and ceiling heights
 - Identify location and size of windows, doors, and stairways
 - Identify location, size and spacing of exposed structural components, such as bearing walls, columns, beams, and floor and roof joints
 - Identify location of exposed plumbing, electrical, and mechanical equipment and services
- Demolition drawings for permit including details for the construction of new stairways.
- Structural review of any areas of concern identified including sizing and detailing of repairs that may be necessary to restore or preserve the structural integrity of the building. (As this scope is unknown, these services will be provided as an additional service on an hourly basis as identified).

The following services are NOT included in this proposal: (Any or all of these services can be provided as additional services upon request.)

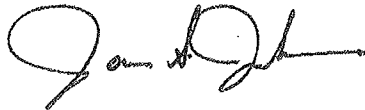
- Professional Design Services and Construction Documents for Façade and Building Restoration/Preservation, Renovation, and/or Remodeling improvements.
- Structural analysis and design consultation services (to be provided as additional services as-needed)
- Fire Protection systems design
- Engineering analysis and design consultation services by JDRM Engineering, Inc. for Plumbing, Mechanical, Electrical systems design and construction plans, details, schedules, legends, code data and general notes.
- Estimate of Probable Construction Costs
- Detailed written specification and project manual for bidding
- Consultation for Programs including, but not limited to, Incentive Funding, Tax Credits for Historic Preservation, Brownfield, Obsolete Building, Façade Grants and other similar programs
- Renderings and/or models
- Professional photographic documentation
- Professional witness testimony

If you wish to proceed with the project, please sign both copies of the proposal "Authorization to Proceed" attachment and return one copy of the complete proposal letter. Final Documents will only be issued to the Client and City of Monroe following final payment for services completed.

James S. Jacobs Architects, PLLC appreciates this opportunity to be of service to you on this project. Should you have any questions, I can be reached by email at jimj@jsjacobsarch.com or by phone at 734-241-7933.

Sincerely,

JAMES S. JACOBS ARCHITECTS, PLLC

A handwritten signature in black ink, appearing to read "James S. Jacobs", with a stylized flourish at the end.

James S. Jacobs, AIA

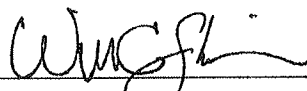
Professional Service Fee Proposal for the Proposed Façade and Interior Renovations and Remodeling of 36-38 S. Monroe Street, Monroe, Michigan 48161 located in the City of Monroe within The Downtown Development Authority District. Previously known as the "Monroe Optical Building".

AUTHORIZATION TO PROCEED

We hereby accept the terms, conditions, and costs as quoted in the above Proposal and the attached hourly fee schedule. We also understand that any extra work (items not delineated in this Proposal) will be negotiated prior to the inception of any additional work.

Accepted for:
Professional Architectural Services

Dated: May 26, 2023

By 

Printed Name: William C. Slicker

Title: Chair - City of Monroe DDA

Telephone: 734.735.7674

Mailing Address:

Fax: _____

145 Chalmette Cir

Email: wcslick@yahoo.com

Monroe, MI 48162

Please return one copy this entire document with original signature. Work will not begin until James S. Jacobs Architects, PLLC receives the retainer and the signed Authorization to Proceed.

JAMES S. JACOBS ARCHITECTS, PLLC
25 Washington Street • Monroe, Michigan 48161

HOURLY FEE SCHEDULE:

Clerical	\$ 60.00 per hour
Intern	\$ 45.00 per hour
Drafter	\$ 65.00 per hour
Designer	\$ 75.00 per hour
Designer I	\$ 80.00 per hour
Architect	\$ 90.00 per hour
Project Manager	\$100.00 per hour
Project Architect	\$115.00 per hour
Civil Engineer	\$120.00 per hour
Project Director	\$125.00 per hour
Principal	\$140.00 per hour

Hourly rates are computed in fifteen minute increments rounded to the nearest increment. Reimbursable expenses are charged at 1.10 times cost.

P & R ELECTRIC

412 RUFF DR
MI 48162-3525

Estimate

Date	Estimate #
4/19/2023	1016

Name / Address
Olah Contractors P.O.Box 945 Monroe, MI. 48161

			Project
Description	Qty	Rate	Total
36 S. Monroe, St. Monroe, MI.		0.00	0.00
Proposal to make safe the electrical system at 36 S. Monroe St. Monroe, Michigan.			
Labor cost for 16 hours .To make the electrical system safe for demolition..	16	85.00	1,360.00
Install power outlets on each floor for use during demolition.			
Material cost for job.		380.00	380.00
			Completed! Paid
		Total	\$1,740.00

Contractor will pull permit when returns
branch out of town

HOMRICH

May 22, 2023

Olah Contracting
PO Box 945
Monroe, MI 48161

Re: Revised Phase 1 Selective Demolition 36, 38 W. Monroe St. 17 W Front St.

Dear Dave,

Homrich is pleased to submit our proposal for demolition work at the above referenced project as follows:

Base Bid:

- Provide all necessary labor, equipment, and material to perform the demolition, removal, and legal disposal of the existing building debris as listed below.
- Set up and takedown of conveyor system.
- Removal of basement debris including ducting.
- Removal of (2) Storage tanks and heating unit in basement.
- Removal of 1st, 2nd, and 3rd floor ceiling finishes
- Removal of existing facade covering brick on Monroe and Front St.
- One (1) mobilization is included.

Pricing

The above work to be performed for a lump sum of..... **\$97,000.00**

**** NINETY SEVEN THOUSAND AND NO/100 DOLLARS****

Add Alternate: Hazardous Materials & Asbestos Abatement as Listed Below ...\$2,770.00.

- **Removal of (100) Mercury Florescent Light Bulbs, 25 light Ballast PCB/Mineral Oil, (1) Mercury Thermostat, and (3) Fire Extinguishers.**
- **Abatement of 300 SF of Existing Asbestos Containing Floor Tile and Mastic**

Notes:

- If any item is not explicitly noted above, it is not included.
- Quote/Proposal is based on current conditions.
- Performance and Payment Bonds are not included, unless noted above.
- Homrich, Inc. standard current liability insurance will apply.
- Removal of hazardous and/or contaminated material is not included (i.e. asbestos (friable and/or non-friable), PCB's, mercury, lead, Freon, etc.) Unless specifically listed.
- Utility disconnects not included.
- Excludes obtaining permit for dumpster staging and sidewalk closure.
- Excludes 1750 SF of Asbestos Roofing
- Proposal is good for 30 Days.

HOMRICH

If you have questions or require additional information, please feel free to contact me at:
734-755-2560 or Jamesw@homrich.com.

Sincerely,

James Wood

Homrich

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby accepted.
You are authorized to perform the work as specified. Change Order forthcoming.

DATE: _____ SIGNATURE: _____

PRINT: _____

TITLE: _____

OLAH CONTRACTING

36 S. MONROE ST. STAIR CONSTRUCTION PROPOSAL

MONROE DOWNTOWN DEVELOPMENT AUTHORITY
120 E. FIRST ST.
MONROE, MI 48161
ATTN: MR. WILLIAM SLICKER, CHAIRPERSON

30 JUNE 2023

36-38 S. MONROE ST. AKA "MONROE OPTICAL BUILDING"
MONROE, MI 48161

Dear Monroe DDA Board Members,

OLAH CONTRACTING PROPOSES TO SUPPLY LABOR AND MATERIAL TO CONSTRUCT 3 EA SETS OF STAIRS: BASEMENT TO 1ST FLOOR, 1ST FLOOR TO 2ND FLOOR, AND 2ND FLOOR TO 3RD FLOOR AS FOLLOWS.

 THESE STAIRS ARE REQUIRED TO PROVIDE RENOVATION ACCESS AND CAN BE CONVERTED FOR USE AS PERMANENT STAIRS. FUTURE USE WOULD BE DEPENDANT ON FINISH FLOOR MATERIAL & TREAD FINISH SELECTIONS BY DEVELOPER.

1. Material to be purchased from Carter Lumber-Monroe or 84 Lumber-Maumee OH, by OLAH per attached Estimates. Waivers of Lien will be submitted with payment request.
2. Material Logistics: Take material delivery move material into Building.
3. Lay out stairwell openings per drawings to be received from James S Jacobs Architects.
4. Brace floor framing components of floor directly below work area, as required to cut new stairwell opening and reframe existing floor.
5. 11-1/4" LVL to be used for Stair Stringers. Lay out and cut as required.
6. Double 2x6 to be installed on Stair Stringers as temporary treads.
7. Install temporary 2x4 guard rails as required.
8. Clean up and haul away debris.

PROPOSAL CONTINUED ON PG. 2.

P.O.BOX 945, MONROE, MICHIGAN 48161
PH: 734-645-3100 olahcontracting@gmail.com

110

**36 S. MONROE ST.
STAIR CONSTRUCTION PROPOSAL (CONTINUED)**

Labor based upon 2 men (Journeyman Carpenter - Steve Wos @ \$75.00/Hr.) and a (General Laborer @ \$45.00/HR.), requiring 86-1/2 working hours each.

Total Labor Estimate:	\$120.00/Hr. x 86.5 Hrs	=	\$10,380.00
Material Estimate:			\$ 4,900.00
Misc Materials Allowance:	Adhesive, Shims, Etc.		\$ 300.00

TOTAL STAIR PROPOSAL AMOUNT: **\$15,580.00**

AUTHORIZATION TO PROCEED

We hereby accept the terms, conditions, and costs as quoted in the above Proposal and the attached Hourly Fee Schedule. We also understand that should any additional work (items not delineated in this Proposal) be required, Olah will submit an estimate for said work, prior to commencement of those services.

Accepted for:
STAIR CONSTRUCTION LABOR & MATERIAL

Dated: _____, 2023

By _____

Printed Name

Title

Phone: _____

Mailing Address:

Email: _____

P.O.BOX 945, MONROE, MICHIGAN 48161
PH: 734-645-3100 olahcontracting@gmail.com

CARTER

Lumber

123 Carter Lumber MI 123 (50-5)
850 N. Dixie Hwy.
Monroe, MI 48162

PH(734)-242-6444

Fax(734)-242-0630

REQUEST DATE	
05/17/23	
EXPIRATION DATE	
06/01/23	
FILLED-BY	DELV-BY
DELIVERED	WILL CALL

SOLD TO	
Olah Custom Homes	
PO Box 945	
Monroe, MI	48161
734-242-8950	

SHIP TO	
Olah Custom Homes-Misc	
PO Box 945	
Monroe, MI	48161
734-242-8950	

QUOTE NUMBER
12300057606
QUOTE DATE
05/17/23 09:08:07
ACCOUNT NUMBER
G1230253-001
CUSTOMER PO
Monroe Optical Bld.
OPERATOR
CORY MCMULLIN
PAGE NUMBER
001 OF 003

ESTIMATE

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
3		2X6X16 SPF #2	2616	13.52	EACH	40.56
16		2X6X96" SPF STUD-GRADE	2698	5.79	EACH	92.64
1		2X12X16 HF #2	91216	29.55	EACH	29.55
1		2X12X10 HF #2	91210	20.06	EACH	20.06
64		LVL 1-3/4"X11-1/4" LF 4 - 16'0" PIECES	70410	9.39	LFT	600.96
2		2X4X14 SPF #2	2414	7.89	EACH	15.78
6		2X6X16 SPF #2	2616	13.52	EACH	81.12
		BASEMENT TO FIRST FLOOR				880.67
3		2X6X16 SPF #2	2616	13.52	EACH	40.56
18		2X6X14 SPF #2	2614	11.66	EACH	209.88
1		2X12X16 HF #2	91216	29.55	EACH	29.55
2		2X12X10 HF #2	91210	20.06	EACH	40.12
128		LVL 1-3/4"X11-1/4" LF 8 - 16'0" PIECES	70410	9.39	LFT	1,201.92
4		2X4X16 SPF #2	2416	8.87	EACH	35.48
12		2X6X16 SPF #2	2616	13.52	EACH	162.24
5		2X6X10 SPF #2	2610	9.35	EACH	46.75
14		2X4X96" SPF PREM STUD GRADE	77468	4.28	EACH	59.92

Divisions of the Carter Lumber Company

Holmes Lumber

Kempsville
Building Materials

Kight
HOME CENTER

Continued on page 2

16

CARTER

Lumber

123 Carter Lumber MI 123 (50-5)
850 N. Dixie Hwy.
Monroe, MI 48162

PH(734)-242-6444

Fax(734)-242-0630

REQUEST DATE	
05/17/23	
EXPIRATION DATE	
06/01/23	
FILLED-BY	DELV-BY
DELIVERED	WILL CALL

SOLD TO	
Olah Custom Homes	
PO Box 945	
Monroe, MI 48161	
734-242-8950	

SHIP TO	
Olah Custom Homes-Misc	
PO Box 945	
Monroe, MI 48161	
734-242-8950	

QUOTE NUMBER
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QUOTE DATE
05/17/23 09:08:07
ACCOUNT NUMBER
G1230253-001
CUSTOMER PO
Monroe Optical Bld.
OPERATOR
CORY MCMULLIN
PAGE NUMBER
002 OF 003

ESTIMATE

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
2		23/32X4X8 SE OSB	86522	26.48	EACH	52.96
		1ST FLOOR TO 2ND FLOOR				1,879.38
30		2X6X12 SPF #2	2612	10.73	EACH	321.90
1		2X12X16 HF #2	91216	29.55	EACH	29.55
2		2X12X10 HF #2	91210	20.06	EACH	40.12
96		LVL 1-3/4"X11-1/4" LF 4 - 24'0" PIECES	70410	9.39	LFT	901.44
4		2X4X12 SPF #2	2412	5.60	EACH	22.40
11		2X6X16 SPF #2	2616	13.52	EACH	148.72
		2ND TO 3RD FLOOR				1,464.13
2		3-1/4"16D VC SINKER 30#PAIL	81461	69.19	EACH	138.38
2		48311 8TH PP EXTERIOR 10X3	190751	74.29	BOX	148.58
2		650830 3X131 SM 2.5M	2635	63.39	EACH	126.78
		MISC.				413.74

Divisions of the Carter Lumber Company

Holmes Lumber

Kempsville
Building Materials

Kight
HOME CENTER

Continued on page 3

19

————— Lumber

123 Carter Lumber MI 123 (50-5)
850 N. Dixie Hwy.
Monroe, MI 48162

Fax (734) -242-0630

SOLD TO	
Olah Custom Homes	
PO Box 945	
Monroe, MI	48161
734-242-8950	

SHIP TO
Olah Custom Homes-Misc
PO Box 945
Monroe, MI 48161
734-242-8950

QUOTE NUMBER
12300057606
QUOTE DATE
05/17/23 09:08:07
ACCOUNT NUMBER
G1230253-001
CUSTOMER PO
Monroe Optical Bld.
OPERATOR
CORY MCMULLIN
PAGE NUMBER
003 OF 003

ESTIMATE

QUANTITY X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE

CUSTOMER COPY

NON-TAXABLE	0.00
TAXABLE	4,637.92
MONROE, MI, 48161, MONROE	278.28
TOTAL	4,916.20

Divisions of the Carter Lumber Company

Holmes Lumber 



Knight

HOMES CENTER

SEE TERMS AND CONDITIONS ON REVERSE OF CUSTOMER COPY.

4,916.20
included
On pag. 17
estimate

20

ESTIMATE #773
05/17/23 10:49 AM

84 LUMBER CO.

PAGE 1

NAME: OLAH CONTRACTING
CODE: 0631030500-000-000
ADDRESS: 42596 ARGYLE CT
CANTON, MI 48187
PHONE: (734) 645-3100 FAX:
PROJECT: MONROE OPTICAL

STORE: 0305 - MAUMEE
ADDRESS: 732 ILLINOIS MAUMEE OH 43537
PHONE: (419) 893-8400
ASSOCIATE: DOUG VALLADE
EST DATE: 05/17/23 START: / /

< THIS IS NOT A RECEIPT >

#773

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
1. 2061601	3	2X6X16 #2&BTR KD SPF	12.61	37.83
2. 2060801	16	2X6X8 #2&BTR KD SPF	5.39	86.24
3. 2121601	1	2X12X16 DRY SPF/HF 2B	26.43	26.43
4. 2121001	1	2X12X10 DRY SPF/HF 2B	17.34	17.34
5. 88494	56	11-1/4" LVL 4-14'	10.47	586.32
NOTE-I STOCK 11-7/8" SAME PRICE. HAVE TO ORDER 11-1/4"				
7. 2041401	2	2X4X14 #2&BTR KD SPF	5.70	11.40
8. 2061601	6	2X6X16 #2&BTR KD SPF	12.61	75.66
9. 2061601	3	2X6X16 #2&BTR KD SPF	12.61	37.83
10. 2061401	18	2X6X14 #2&BTR KD SPF	10.18	183.24
11. 2121601	1	2X12X16 DRY SPF/HF 2B	26.43	26.43
12. 2121001	2	2X12X10 DRY SPF/HF 2B	17.34	34.68
13. 88494	128	11-1/4" LVL 8-16'	10.47	1340.16
14. 2041601	4	2X4X16 #2&BTR KD SPF	6.68	26.72
15. 2061601	12	2X6X16 #2&BTR KD SPF	12.61	151.32
16. 2061001	5	2X6X10 #2&BTR KD SPF	8.62	43.10
17. 2040801	14	2X4X8 #2&BTR KD SPF	3.73	52.22
18. 4506400	2	23/32X4X8 OSB T&G	23.70	47.40
19. 2061201	6	2X6X12 #2&BTR KD SPF	8.94	53.64
20. 2061201	24	2X6X12 #2&BTR KD SPF	8.94	214.56
21. 2121601	1	2X12X16 DRY SPF/HF 2B	26.43	26.43
22. 2121001	2	2X12X10 DRY SPF/HF 2B	17.34	34.68
23. 88494	88	11-1/4" LVL 4-22'	10.47	921.36

ESTIMATE #773

05/17/23 10:49 AM

84 LUMBER CO.

PAGE 2

NAME: OLAH CONTRACTING
 CODE: 0631030500-000-000
 ADDRESS: 42596 ARGYLE CT
 CANTON, MI 48187
 PHONE: (734) 645-3100 FAX:
 PROJECT: MONROE OPTICAL

STORE: 0305 - MAUMEE
 ADDRESS: 732 ILLINOIS MAUMEE OH 43537
 PHONE: (419) 893-8400
 ASSOCIATE: DOUG VALLADE
 EST DATE: 05/17/23 START: / /

< THIS IS NOT A RECEIPT >

#773

CUSTOMER COPY

	P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
24.	2041201	4	2X4X12 #2&BTR KD SPF	4.96	19.84
25.	2061601	11	2X6X16 #2&BTR KD SPF	12.61	138.71
26.	7867200	1	16D CTD SINKER 30# BUCKET	50.25	50.25
27.	9945309	1	3" CAMO GREEN DECK 1750CT	100.67	100.67
28.	4683511	2	650830 3X131 RD NEXT GEN	74.04	148.08

SUBTOTAL \$4,492.54
 TAX \$348.17
 TOTAL \$4,840.71

84

84 LUMBER CO. ESTIMATE AND PRICING POLICY

1. REGULAR UNIT PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ANYTIME AFTER 7 DAYS FOLLOWING DATE OF ESTIMATE.
2. SALE PRICES ARE IN EFFECT ONLY UNTIL THE END OF THE ADVERTISED SALE PERIOD.
3. CUSTOMER DEPOSIT OF FULL AMOUNT OF ESTIMATED TOTAL PRICE WILL RENDER UNIT PRICES FIRM FOR 30 DAYS FROM DATE OF DEPOSIT.
4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt. LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2165 or visit 84insurance.com.

Maggie's Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

22

BEGINNING FUND BALANCE 2022-23	\$	514,751.30
ACTUAL REVENUE	\$	315,806.82
ACTUAL EXPENSES	\$	355,062.66
ACTUAL END BALANCE 2022-23	\$	475,495.46

				65%	35%	
			\$ -	\$ -	\$ -	
			\$ 546,898.00	\$ 355,062.66	\$ 191,835.34	
			AMMENDED	ACTUAL FINAL	ACTUAL FINAL	Actual Expenses Reported -->
			BUDGET	EXPENSES	BUDGET BALANCE	RUNNING Exp Totals-->
			\$ 546,898.00	\$ 355,062.66	\$ 191,835.34	MONTHLY Exp Totals-->
ACTIVITY	579263	\$ 32,365.00				NOTES
PARKING LOT		ACCOUNT				
TRANSFER OUT-DEBT SERVICE		248-65.736-995.301	\$ 125,060.00	\$ 125,060.00	\$ -	Debt Service
			\$ 125,060.00	\$ 125,060.00	\$ -	
13 W. FRONT ST.			\$ 202,000.00	\$ 94,067.07	\$ 107,932.93	
LAND	20: 248-65.736-971.000		\$ 100,000.00	\$ 90,264.25	\$ 9,735.75	Building Purchase
LEGAL SERVICES	248-65.736-818.005		\$ 2,000.00	\$ 3,195.00	\$ (1,195.00)	Closing/Legal
LAND IMPROVEMENTS	248-65.736-974.000		\$ 100,000.00	\$ -	\$ 100,000.00	Renovation Costs
LAND	20: 248-65.736-971.000		\$ -	\$ 607.82	\$ (607.82)	Summer Taxes
HEART OF MONROE			\$ 86,000.00	\$ 9,616.72	\$ 76,383.28	
GENERAL CONTRACT SERVICES	248-65.736-818.020		\$ 70,000.00	\$ -	\$ 70,000.00	Balance - TBD
GENERAL CONTRACT SERVICES	248-65.736-818.020		\$ 10,000.00	\$ 9,616.72	\$ 383.28	PEA Group
GENERAL CONTRACT SERVICES	248-65.736-818.020		\$ 6,000.00	\$ -	\$ 6,000.00	Mannick&Smith
			\$ -	\$ -	\$ -	
EV STATIONS			\$ 22,500.00	\$ 22,105.00	\$ 395.00	
LAND IMPROVEMENTS	20: 248-65.736-974.000		\$ 22,500.00	\$ 22,105.00	\$ 395.00	LilyPod Make-Ready
			\$ -	\$ -	\$ -	
FRONT/FIRST TRAFFIC STUDY			\$ 49,000.00	\$ 49,000.00	\$ -	
GENERAL CONTRACT SERVICES	20: 248-65.736-818.020		\$ 49,000.00	\$ 49,000.00	\$ 0	OHM Group/City
			\$ -	\$ -	\$ -	
BANNERS/SEASONAL DECORATIONS			\$ 22,000.00	\$ 16,464.66	\$ 5,535.34	
SEASONAL DECORATION-DDA	248-65.736-750.075		\$ 22,000.00	\$ 16,464.66	\$ 5,535.34	Floral/Banners
			\$ -	\$ -	\$ -	
BIG PROGRAM			\$ 3,200.00	\$ 3,191.00	\$ 9.00	
FAÇADE IMPROVEMENTS	20: 248-65.736-964.000		\$ 3,200.00	\$ 3,191.00	\$ 9.00	39 S. Monroe St.
			\$ -	\$ -	\$ -	
DEVELOP DESIGN STANDARDS			\$ -	\$ -	\$ -	
GENERAL CONTRACT SERVICES	248-65.736-818.020		\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
RIVERWALK ENHANCEMENT PROJECT			\$ 12,200.00	\$ 12,200.00	\$ -	
GENERAL CONTRACT SERVICES	20: 248-65.736-818.020-22R		\$ 12,200.00	\$ 12,200.00	\$ -	Connector Lighting
			\$ -	\$ -	\$ -	
MARKETING			\$ 5,000.00	\$ 3,460.91	\$ 1,539.09	
COMMUNITY PROMOTION	248-65.736-880.000		\$ 2,100.00	\$ 2,100.00	\$ -	CMS Software Support
COMMUNITY PROMOTION	248-65.736-880.000		\$ 500.00	\$ 500.00	\$ -	Monroe County Fair
COMMUNITY PROMOTION	248-65.736-880.000		\$ 860.91	\$ 860.91	\$ -	Radio/TV/Rock Cards
COMMUNITY PROMOTION	248-65.736-880.000		\$ 1,539.09	\$ -	\$ 1,539.09	Balance
UNRECONCILED			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	
NON-DEVELOPMENT EXPENSES			\$ 19,938.00	\$ 19,897.30	\$ 40.70	
OFFICE SUPPLIES	248-65.736-727.000		\$ 500.00	\$ 562.41	\$ (62.41)	
POSTAGE	248-65.736-730.000		\$ 50.00	\$ 39.70	\$ 10.30	
UNIFORMS/CLOTHING	248-65.736-730.015		\$ -	\$ -	\$ -	
LEGAL SERVICES	248-65.736-818.005		\$ -	\$ -	\$ -	
AUDIT SERVICES	248-65.736-818.010		\$ 1,480.00	\$ 1,480.00	\$ -	
GENERAL CONTRACT SERVICES	248-65.736-818.020		\$ -	\$ -	\$ -	
TELEPHONE	248-65.736-853.000		\$ 400.00	\$ 341.00	\$ 59.00	
TRAINING & TRAVEL	248-65.736-860.000		\$ 205.00	\$ 288.19	\$ (83.19)	
PUBLISHING/ADVERTISING	248-65.736-905.000		\$ -	\$ -	\$ -	
INSURANCE PREMIUM	248-65.736-969.000		\$ 2,658.00	\$ 2,658.00	\$ -	
RENTAL-BUILDING	248-65.736-942.000		\$ 3,600.00	\$ 3,588.00	\$ 12.00	
RENTAL-EQUIPMENT	248-65.736-943.000		\$ 445.00	\$ 445.00	\$ -	
MISCELLANEOUS EXPENSE	248-65.736-955.000		\$ -	\$ -	\$ -	
MEMBERSHIPS & DUES	248-65.736-958.000		\$ 600.00	\$ 495.00	\$ 105.00	
TRANSFER OUT-GENERAL	20: 248-65.736-995.101		\$ 10,000.00	\$ 10,000.00	\$ -	

MONROE OPTICAL BUILDING									
36 S. MONROE ST.									
MONROE, MI 48161									
PRELIM BUDGET ESTIMATE									
1 = Budget \$'s are estimates based on current conditions, and dependent on Supply Chain and Building Condition Discovery									
2 = Start and Finish times are estimates and can be affected by Supply Chain, Labor, Building, and Weather Conditions.									
SITE READINESS	EST BUDGET 1	EST START 2	EST FINISH 2	FY 2023-24	FY 2024-25				
ELECTRIC-DEMO EXISTING-INSTALL TEMP OUTLETS & LIGHTING	2,000.00	07-Jun-23	15-Jun-23	2,000.00	-				
ARCHITECTURE-PRELIM PROPOSAL	10,000.00	08-Jun-23	30-Jun-23	10,000.00	-				
STAIRS-BASEMENT, 1ST TO 2ND FLR, AND 2ND TO 3RD FLR	14,515.00	05-Jul-23	14-Jul-23	14,515.00	-				
ENVIRONMENTAL ABATEMENT - PRE DEMOLITION	2,770.00	10-Jul-23	14-Jul-23	2,770.00	-				
SELECTIVE INTERIOR - EXTERIOR DEMOLITION	97,000.00	17-Jul-23	11-Aug-23	97,000.00	-				
SITE READINESS SUBTOTAL	126,285.00			126,285.00	-				
PROJECT MANAGEMENT	25,257.00			25,257.00	-				
SITE READINESS TOTAL	151,542.00	07-Jun-23	11-Aug-23	151,542.00	-				
BUILDING UTILITIES & STRUCTURAL ASSESSMENT									
STRUCTURAL INSPECTION - NO STRUCTURAL ENGINEER	3,500.00	14-Aug-23	31-Aug-23	3,500.00	-				
SANITARY SEWER	1,500.00	14-Aug-23	31-Aug-23	1,500.00	-				
WATER SERVICE	1,000.00	14-Aug-23	31-Aug-23	1,000.00	-				
ELECTRIC SERVICE	1,500.00	14-Aug-23	31-Aug-23	1,500.00	-				
GAS SERVICE	1,500.00	14-Aug-23	31-Aug-23	1,500.00	-				
ROOF DRAINAGE	2,200.00	14-Aug-23	31-Aug-23	2,200.00	-				
UTILITIES & STRUCTURAL ASSESSMENT TOTAL	11,200.00	14-Aug-23	31-Aug-23	11,200.00	-				
ROOF - INSULATION									
ROOFING AND INSULATION	32,000.00	05-Sep-23	01-Oct-23	32,000.00	-				
ENVIRONMENTAL TESTING - ROOF (ASSUMED)	-			-	-				
ENVIRONMENTAL ABATEMENT - ROOF TEAR OFF	-			-	-				
DUMPS/TER-ROOF DEBRIS	1,050.00	05-Sep-23	01-Oct-23	1,050.00	-				
BILCO ROOF ACCESS	3,000.00	05-Sep-23	01-Oct-23	3,000.00	-				
PARAPET REPAIR (ALLOWANCE)	3,500.00	05-Sep-23	01-Oct-23	3,500.00	-				
ROOF DECK REPAIR (ALLOWANCE)	5,000.00	05-Sep-23	01-Oct-23	5,000.00	-				
ROOF SUBTOTAL	44,550.00			44,550.00	-				
PROJECT MANAGEMENT	8,910.00			8,910.00	-				
ROOFING - INSULATION TOTAL	53,460.00	05-Sep-23	01-Oct-23	53,460.00	-				
2ND & 3RD FLOOR FAÇADE - MONROE ST. & FRONT ST.									
ARCHITECTURE - ENGINEERING	6,000.00	10-Jul-23	28-Jul-23	6,000.00	-				
BUILDING PERMIT	1,200.00	06-Nov-23	15-Dec-23	1,200.00	-				
DEMOLITION - DEBRIS REMOVAL	4,800.00	06-Nov-23	15-Dec-23	4,800.00	-				
DOORS - WINDOWS - GLASS	56,000.00	06-Nov-23	15-Dec-23	56,000.00	-				
BRICK REPAIR - TUCKPOINTING - PAINT PREP	14,000.00	20-Apr-24	31-May-24	14,000.00	-				
PAINT FAÇADE	12,000.00	20-Apr-24	31-May-24	12,000.00	-				
2ND & 3RD FLOOR FAÇADE SUBTOTAL	94,000.00			94,000.00	-				
PROJECT MANAGEMENT	18,800.00			18,800.00	-				
2ND & 3RD FLOOR FAÇADE TOTAL	112,800.00	10-Jul-23	31-May-24	112,800.00	-				
STOREFRONTS - MONROE ST. & FRONT ST.									
ARCHITECTURE - ENGINEERING	6,000.00	10-Jul-23	28-Jul-23	6,000.00	-				
DEMOLITION - DEBRIS REMOVAL - SAFETY BARRICADES	1,200.00	01-Jul-24	01-Dec-24	-	1,200.00				
BUILDING PERMIT	4,500.00	01-Jul-24	01-Dec-24	-	4,500.00				
DOORS - WINDOWS - GLASS	33,500.00	01-Jul-24	01-Dec-24	-	33,500.00				
CARPENTRY LABOR & MATERIALS	14,000.00	01-Jul-24	01-Dec-24	-	14,000.00				
PAINT FAÇADE	17,000.00	01-Jul-24	01-Dec-24	-	17,000.00				
FAÇADE LIGHTING - LABOR & MATERIALS	10,000.00	01-Jul-24	01-Dec-24	-	10,000.00				
STOREFRONTS - MONROE ST. & FRONT ST. SUBTOTAL	86,200.00			86,200.00	-				
PROJECT MANAGEMENT	17,240.00			17,240.00	-				
STOREFRONTS - MONROE ST. & FRONT ST. TOTAL	103,440.00	01-Jul-24	01-Dec-24	7,200.00	96,240.00				
TOTAL BUDGET AMOUNT	432,442.00	07-Jun-23	01-Dec-24	336,202.00	96,240.00				
City Demo Funds	\$ 97,000.00			\$ 97,000.00	\$ -				
DDA Budget	\$ 335,442.00			\$ 239,202.00	\$ 96,240.00				

BEGINNING FUND BALANCE 2023	\$	475,495.46
PROJECTED INCOME	\$	306,200.00
PROJECTED EXPENSES w/CHANGES	\$	673,337.00
PROJECTED END BALANCE 2024	\$	108,358.46

BEGINNING FUND BALANCE 2023	\$	475,495.46
PROJECTED REVENUE	\$	306,200.00
PROJECTED EXPENSES	\$	462,535.00
PROJECTED END BALANCE 2024	\$	319,160.46
	\$	500,921.00

		2024 ADOPTED BUDGET	2024 PROPOSED CHANGES	2024 AMMENDED BUDGET ASK	2024 ACTUAL EXPENSES	2024 ACTUAL BUDGET BALANCE	
		\$ 462,535.00	\$ 210,802.00	\$ 673,337.00	\$ -	\$ 462,535.00	RUNNING Exp Totals--> MONTHLY Exp Totals-->
ACTIVITY	579263	\$ 116,728.00					NOTES
PARKING LOT	ACCOUNT	\$ 130,940.00		\$ 130,940.00	\$ -	\$ 130,940.00	
TRANSFER OUT-DEBT SERVICE	248-65.736-995.301	\$ 130,940.00		\$ 130,940.00	\$ -		Debt Service
13 W. FRONT ST.		\$ 150,000.00	\$ 110,702.00	\$ 260,702.00	\$ -	\$ 150,000.00	
LAND IMPROVEMENTS	248-65.736-974.000	\$ 100,000.00	\$ 63,035.00	\$ 163,035.00	\$ -		Renovation Costs
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ 50,000.00	\$ 4,167.00	\$ 54,167.00	\$ -		Project Management
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -	\$ 22,000.00	\$ 22,000.00	\$ -		Architect
LAND IMPROVEMENTS	248-65.736-974.000	\$ -	\$ 18,000.00	\$ 18,000.00	\$ -		Contingency
LAND	248-65.736-971.000	\$ -	\$ 1,500.00	\$ 1,500.00	\$ -		13 W. Winter/Summer Taxes
LEGAL SERVICES	248-65.736-818.005	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -		Counsel
HEART OF MONROE		\$ -	\$ 76,000.00	\$ 76,000.00	\$ -	\$ -	
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -	\$ 76,000.00	\$ 76,000.00	\$ -		Continue Phase 1
EV STATIONS - SUBSCRIPTION		\$ 5,000.00	\$ 2,000.00	\$ 7,000.00	\$ -	\$ 5,000.00	
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -		EV Subscription
TRANSFER OUT-CAPITAL PROJECTS	248-65.736-995.401-23C	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -		Upgrade Service Panel EVs
BANNERS/SEASONAL DECORATIONS		\$ 16,000.00	\$ -	\$ 16,000.00	\$ -	\$ 16,000.00	
SEASONAL DECORATION-DDA	248-65.736-750.075	\$ 16,000.00	\$ -	\$ 16,000.00	\$ -		
RIVERWALK ENHANCEMENT PROJECTS		\$ 100,000.00	\$ 25,700.00	\$ 125,700.00	\$ -	\$ 100,000.00	
TRANSFER OUT-CAPITAL PROJECTS	248-65.736-995.401-23C	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -		ARK Lighting
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -	\$ 15,110.00	\$ 15,110.00	\$ -		Connector 05/23 GEAL#18223
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -	\$ 4,590.00	\$ 4,590.00	\$ -		Connector GEAL Completion
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -		Mannick&Smith Open Invoice
MARKETING		\$ 25,000.00		\$ 25,000.00	\$ -	\$ 25,000.00	
COMMUNITY PROMOTION	248-65.736-880.000	\$ 25,000.00		\$ 25,000.00	\$ -		Marketing
UNRECONCILED		\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00	
TRANSFER OUT-CAPITAL PROJECTS	248-65.736-995.401	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -		Need Clarification
NON-DEVELOPMENT EXPENSES		\$ 25,595.00	\$ (3,600.00)	\$ 21,995.00	\$ -	\$ 25,595.00	
OFFICE SUPPLIES	248-65.736-727.000	\$ 500.00		\$ 500.00	\$ -		OFFICE SUPPLIES
POSTAGE	248-65.736-730.000	\$ 500.00		\$ 500.00	\$ -		POSTAGE
UNIFORMS/CLOTHING	248-65.736-730.015	\$ 100.00		\$ 100.00	\$ -		UNIFORMS/CLOTHING
LEGAL SERVICES	248-65.736-818.005	\$ 1,000.00		\$ 1,000.00	\$ -		LEGAL SERVICES
AUDIT SERVICES	248-65.736-818.010	\$ 3,500.00		\$ 3,500.00	\$ -		AUDIT SERVICES
GENERAL CONTRACT SERVICES	248-65.736-818.020	\$ -		\$ -	\$ -		GENERAL CONTRACT SERVICES
TELEPHONE	248-65.736-853.000	\$ 400.00		\$ 400.00	\$ -		TELEPHONE
TRAINING & TRAVEL	248-65.736-860.000	\$ 300.00		\$ 300.00	\$ -		TRAINING & TRAVEL
PUBLISHING/ADVERTISING	248-65.736-905.000	\$ -		\$ -	\$ -		PUBLISHING/ADVERTISING
INSURANCE PREMIUM	248-65.736-969.000	\$ 2,050.00		\$ 2,050.00	\$ -		INSURANCE PREMIUM
RENTAL-BUILDING	248-65.736-942.000	\$ 3,600.00	\$ (3,600.00)	\$ -	\$ -		9 Washington
RENTAL-EQUIPMENT	248-65.736-943.000	\$ 445.00		\$ 445.00	\$ -		Computer?
MISCELLANEOUS EXPENSE	248-65.736-955.000	\$ 1,000.00		\$ 1,000.00	\$ -		MISCELLANEOUS EXPENSE
MEMBERSHIPS & DUES	248-65.736-958.000	\$ 200.00		\$ 200.00	\$ -		MEMBERSHIPS & DUES
TRANSFER OUT-GENERAL	248-65.736-995.101	\$ 12,000.00		\$ 12,000.00	\$ -		DDA Coordinator

DOWNTOWN DEVELOPMENT AUTHORITY FUND BALANCE TREND

	Actual FY21-22	Budget FY22-23	Projected FY22-23	Adopted FY23-24	Projection FY24-25	Projection FY25-26
Revenue:						
General Revenue:						
General Government	\$ 956	\$ 1,000	\$ 6,000	\$ 1,000	\$ 1,000	\$ 1,000
Community Development	304,348	294,300	314,831	305,200	314,200	318,000
Total Revenue	305,304	295,300	320,831	306,200	315,200	319,000
Total Expenditures	356,766	579,263	546,898	462,535	250,356	258,541
Excess (Deficiency of Revenues) over Expenditures	(51,462)	(283,963)	(226,067)	(156,335)	64,844	60,459
Beginning Fund Balance	566,213	514,751	514,751	288,684	132,349	197,193
Ending Fund Balance	\$ 514,751	\$ 230,788	\$ 288,684	\$ 132,349	\$ 197,193	\$ 257,652

DOWNTOWN DEVELOPMENT AUTHORITY FUND EXPENDITURE SUMMARY

	Actual FY21-22	Budget FY22-23	Projected FY22-23	Adopted FY23-24	Projection FY24-25	Projection FY25-26
Community Development Department						
Downtown Development						
Supplies	\$ 2,317	\$ 1,100	\$ 550	\$ 1,100	\$ 1,100	\$ 1,100
Other Operating	82,973	243,103	188,788	108,495	96,056	98,201
Capital Outlay	140,976	200,000	222,500	100,000	-	-
Operating Transfers	130,500	135,060	135,060	252,940	153,200	159,240
Downtown Development Total	\$ 356,766	\$ 579,263	\$ 546,898	\$ 462,535	\$ 250,356	\$ 258,541

**DOWNTOWN DEVELOPMENT AUTHORITY
FUND BALANCE TREND**

	Actual FY21-22	Budget FY22-23	Projected FY22-23	Adopted FY23-24	Projection FY24-25	Projection FY25-26
Revenue:						
General Revenue:						
General Government	\$ 956	\$ 1,000	\$ 6,000	\$ 1,000	\$ 1,000	\$ 1,000
Community Development	304,348	294,300	314,831	305,200	314,200	318,000
Total Revenue	305,304	295,300	320,831	306,200	315,200	319,000
Total Expenditures	356,766	579,263	546,898	462,535	250,356	258,541
Excess (Deficiency of Revenues) over Expenditures	(51,462)	(283,963)	(226,067)	(156,335)	64,844	60,459
Beginning Fund Balance	566,213	514,751	514,751	288,684	132,349	197,193
Ending Fund Balance	\$ 514,751	\$ 230,788	\$ 288,684	\$ 132,349	\$ 197,193	\$ 257,652

**DOWNTOWN DEVELOPMENT AUTHORITY FUND
EXPENDITURE SUMMARY**

	Actual FY21-22	Budget FY22-23	Projected FY22-23	Adopted FY23-24	Projection FY24-25	Projection FY25-26
Community Development Department						
Downtown Development						
Supplies	\$ 2,317	\$ 1,100	\$ 550	\$ 1,100	\$ 1,100	\$ 1,100
Other Operating	82,973	243,103	188,788	108,495	96,056	98,201
Capital Outlay	140,976	200,000	222,500	100,000	-	-
Operating Transfers	130,500	135,060	135,060	252,940	153,200	159,240
Downtown Development Total	\$ 356,766	\$ 579,263	\$ 546,898	\$ 462,535	\$ 250,356	\$ 258,541

PROPOSAL



GEAL ELECTRIC CO.
7020 E. DUNBAR RD.
MONROE, MI 48161

(734) 243-2325

TO: MONROE DDA
120 E FIRST ST.
MONROE, MI. 48161

PHONE	DATE 7/5/2023
JOB NAME / LOCATION Riverwalk Connector Lighting	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

- > Complete Riverwalk Connector Lighting Project for East Connector, after project delay due to owner's building repairs.
Completion costs to include:
1. Balance of labor from original proposal.
 2. Re mobilize costs.
 3. Man lift equipment costs.
 4. Labor cost increases 6/1/2023

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: dollars (\$ 4,590.00).

Payment to be made as follows: Upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Signature _____

Signature _____

DDA Meeting Schedule & Agenda Timeline

Fiscal Year 2023 - 2024

DDA Meeting Date <i>*(3rd Wednesday of the month)</i>	Agenda Items Due to Amy By: <i>*(2 days prior to publication)</i>	Agenda Finalized & Published <i>*(1 week prior to the DDA mtg)</i>
July 19, 2023	July 10, 2023	July 12, 2023
August 16, 2023	August 7, 2023	August 9, 2023
September 20, 2023	September 11, 2023	September 13, 2023
October 18, 2023	October 9, 2023	October 11, 2023
November 15, 2023	November 6, 2023	November 8, 2023
December 20, 2023	December 11, 2023	December 13, 2023
January 17, 2024	January 8, 2024	January 10, 2024
February 21, 2024	February 12, 2024	February 14, 2024
March 20, 2024	March 11, 2024	March 13, 2024
April 17, 2024	April 8, 2024	April 10, 2024
May 15, 2024	May 6, 2024	May 8, 2024
June 19, 2024	June 10, 2024	June 12, 2024