

CITY OF MT. MORRIS
Downtown Development Authority Meeting
July 16th, 2025
1:30 P.M.

- 1. MEETING CALLED TO ORDER:** Chairperson, Lou Templeton
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES:** Regular meeting minutes from June 18th, 2025.
- 5. COMMUNICATION:**
None.
- 6. APPROVAL OF TREASURER REPORT**
- 7. PUBLIC COMMENT**
- 8. UNFINISHED BUSINESS:**
 - a. 2025 Food Trucks**
 - b. 2026 U.S. celebration of 250 years**
- 9. NEW BUSINESS:**
 - a. Downtown digital sign**
 - b. Harvest festival discussion/ideas**
- 10. PUBLIC COMMENT**
- 11. DDA MEMBER COMMENTS**
- 12. ADJOURNMENT**

PLEASE SILENCE ALL CELL PHONES AND OTHER ELECTRONIC DEVICES PRIOR TO THE MEETING.

**CITY OF MT. MORRIS
DOWNTOWN DEVELOPMENT AUTHORITY
Meeting Minutes
June 18th, 2025**

At 1:30 p.m. Chairperson Lou Templeton called the meeting to order.

PRESENT: Shirley Corcoran, Matt Gunn, Chris Dixon, Erika Ratkov and Lou Templeton.

ABSENT: Mallory Young, Rich Young, Mike Cummings, and Joyce Bartos.

OTHERS: City Manager/Clerk Spencer Lewis.

ROLL CALL:

A motion was made by Shirley, and seconded by Matt Gunn to approve absent members listed above.

All ayes.

Motion carried.

AGENDA:

A motion was made by Mayor Sara Dubey, seconded by Chris Dixon to approve the agenda.

All ayes.

Motion carried.

MINUTES:

A motion was made by Chris Dixon, seconded by Matt Gunn to approve the regular meeting minutes for May 21st, 2025.

All Ayes.

Motion carried.

COMMUNICATIONS:

None.

APPROVAL OF TREASURER REPORT:

A motion was made by Shirley Corcoran, seconded by Chris Dixon to approve the Treasurers report.

Roll call: 6 Ayes 0 Nays 4 Absent

(R. Young)

(M. Young)

(Cummings)

(Bartos)

Motion Carried.

PUBLIC COMMENT

Wayne Walter, 12338 Parklane Ave. – Wayne stated that the food truck event in June was great.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

a. 2025 Food Trucks

Smoking on the grounds of the food truck event, which is owned by the school district, is prohibited, but there were a few people smoking at the last event. There is nothing posted on the property stating that there is no smoking allowed, so the hopes are we can get something posted on the property stating that there is no smoking permitted.

Matt Gunn questioned if the fire department would be able to set up their bounce house for the food truck event?

Mayor Sara Dubey and City Manager Spencer Lewis stated that they would check with Fire Chief James Young at the city council meeting on Monday about the bounce house for the July food truck event.

b. Discussion on ideas for downtown green sign

Mayor Sara Dubey questioned if we were going to get a hold of the art department through the high school and see if they were willing to come up and paint something on the green sign? She did get contact information for the high school art department and will reach out to them once school picks back up.

Matt Gunn questioned what the problem was with the downtown electronic sign?

City Manager/Clerk Spencer Lewis stated that he had been in touch with a technician from Signs By Crannie, and we cannot get replacement parts for the sign that we currently have. He will reach out to a company to see if we can get some quotes on replacing the sign.

c. 2026 U.S. celebration of 250 years

Lou Templeton stated that we need some ideas for holding a celebration of 250 years for the U.S. Between the city council, D.D.A, Mt. Morris Historical Society, and the Kiwanis Club we should hopefully be able to get some good ideas and things in motion.

Mayor Sara Dubey stated that when she asked A.I. it gave her a good list of ideas that could be relevant. Such as; a picnic in the park, local bands, sack races, pie eating contests, fireworks, etc.

Some of the members discussed ideas of a harvest festival in the fall possibly, discussions to follow in next meeting.

PUBLIC COMMENT

Wayne Walter, 12338 Parklane Ave. – Wayne stated that the Mt. Morris high school band would not be available next year on Memorial Day for any celebration due to them being in Washington D.C., but that if anyone wanted a high school band we could call around and see if we could arrange something with other local high school bands.

DDA MEMBER COMMENTS:

Erika Ratkov stated that on next month's agenda, we should talk about ideas for a harvest festival in the fall.

Chris Dixon questioned the status of the old ERA ministries building downtown, since it is owned by the Genesee County Land Bank currently.

ADJOURNMENT:

There being no further business, the meeting was adjourned at **2:21 p.m.**

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558



CITY OF MT MORRIS
11649 N SAGINAW ST
MT MORRIS MI 48458-2020

Have a Question or Concern?

Stop by your nearest
Huntington office or
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1-800-480-2001

www.huntington.com/
businessresources

Huntington Public Funds Analyzed Checking

Account: -----2498

Statement Activity From: 06/01/25 to 06/30/25		Beginning Balance	\$67,309.23
		Credits (+)	3,126.08
		Regular Deposits	1,935.00
		Electronic Deposits	1,191.08
		Debits (-)	2,756.31
		Electronic Withdrawals	2,756.31
		Ending Balance	\$67,679.00
Days in Statement Period	30		
Average Ledger Balance*	66,722.26		
Average Collected Balance*	66,684.26		

* The above balances correspond to the
service charge cycle for this account.

Deposits (+)

Account:-----2498

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
06/02	120.00		Brch/ATM	06/23	60.00		Brch/ATM
06/04	125.00		Brch/ATM	06/24	300.00		Brch/ATM
06/05	20.00		Brch/ATM	06/25	620.00		Brch/ATM
06/10	570.00		Brch/ATM	06/26	120.00		Brch/ATM

Other Credits (+)

Account:-----2498

Date	Amount	Description
06/25	1,191.08	BUS ONL TFR FRM CHECKING 062525 XXXXXXXX1399

Other Debits (-)

Account:-----2498

Date	Amount	Description
06/02	144.04	BUS ONL TFR TO CHECKING 060225 XXXXXXXX6790
06/02	62.49	BUS ONL TFR TO CHECKING 060225 XXXXXXXX1386
06/04	5.00	HARLAND CLARKE CHK ORDER 250531 910240581499700
06/04	75.41	HARLAND CLARKE CHK ORDER 250531 910240570490600
06/05	1,000.00	BUS ONL TFR TO CHECKING 060525 XXXXXXXX6787
06/16	371.30	BUS ONL TFR TO CHECKING 061625 XXXXXXXX6790
06/20	1,000.00	BUS ONL TFR TO CHECKING 062025 XXXXXXXX6787
06/25	19.27	BUS ONL TFR TO CHECKING 062525 XXXXXXXX6787
06/25	15.22	BUS ONL TFR TO CHECKING 062525 XXXXXXXX1386

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**Other Debits (-)****Account:-----2498**

Date	Amount	Description
06/30	63.58	BUS ONL TFR TO CHECKING 063025 XXXXXX6790

Balance Activity**Account:-----2498**

Date	Balance	Date	Balance	Date	Balance
05/31	67,309.23	06/10	66,857.29	06/24	65,845.99
06/02	67,222.70	06/16	66,485.99	06/25	67,622.58
06/04	67,267.29	06/20	65,485.99	06/26	67,742.58
06/05	66,287.29	06/23	65,545.99	06/30	67,679.00

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site <https://www.huntington.com/pdf/balancing.pdf> and also available on Huntington Business Online.

GGL NUMBER	DESCRIPTION	2024-25	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL (ABNORMAL)	MONTH 06/30/2025 INCREASE (DECREASE)	NORMAL	ABNORMAL	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000							
2248-000-402.000	CURRENT PROPERTY TAXES	17,644.26	18,816.16	1,171.90	(1,171.90)	106.64	
2248-000-445.000	CURRENT PROPERTY TAX PENALTY	119.88	139.06	19.18	(19.18)	116.00	
248-000-672.000	OTHER REVENUE	25.00	25.00	0.00	0.00	100.00	
2248-000-675.100	FOOD TRUCK REVENUE	4,770.00	6,060.00	2,065.00	(1,290.00)	127.04	
Total Dept 000		22,559.14	25,040.22	3,256.08	(2,481.08)	111.00	
TOTAL REVENUES		22,559.14	25,040.22	3,256.08	(2,481.08)	111.00	
Expenditures							
Dept 103 - AUTHORITY BOARD							
2248-103-701.000	SALARY & WAGES	3,914.77	3,914.77	391.15	0.00	100.00	
248-103-714.000	FRINGE BENEFITS	1,241.00	1,241.00	124.19	0.00	100.00	
2248-103-740.000	OPERATING EXPENSE	6,237.75	7,108.16	1,370.41	(870.41)	113.95	
2248-103-880.000	COMMUNITY PROMOTIONS	1,000.00	1,000.00	1,000.00	0.00	100.00	
2248-103-940.000	RENTAL	574.24	608.73	96.98	(34.49)	106.01	
Total Dept 103 - AUTHORITY BOARD		12,967.76	13,872.66	2,982.73	(904.90)	106.98	
TOTAL EXPENDITURES		12,967.76	13,872.66	2,982.73	(904.90)	106.98	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		22,559.14	25,040.22	3,256.08	(2,481.08)	111.00	
TOTAL EXPENDITURES		12,967.76	13,872.66	2,982.73	(904.90)	106.98	
NET OF REVENUES & EXPENDITURES		9,591.38	11,167.56	273.35	(1,576.18)	116.43	

Signs By Crannie, Inc.
 4145 Market Place
 Flint, MI, 48507- USA
 Phone: (810)-487-0000 Fax: (810)-487-0711
 www.signsbycrannie.com



Proposal Submitted To:

Spencer Lewis
 City of Mt. Morris
 11649 N. Saginaw St.
 Mt. Morris, MI 48458- USA

Phone: (810) 686-2160

Fax:

E-mail: clerk@cityofmtmorris.org

Job Name Watchfire Digital Sign

Job Name and Location

City of Mt. Morris
 11649 N. Saginaw St.
 Mt. Morris, MI 48458- USA

Proposal No		Proposal Date	Payment Terms	Contact	Page
018591		6/23/2025	Bal upon Comp.	NickT	Page 1 of 2
Quantity	Product - Description	Unit Price		Extended Price	
1	New One sided Cabinet - 24" x 7'10" LED lit Cabinet with lexan faces and non-lit aluminum panel reading Established 1867 on top, and aluminum Pole cover	\$6,158.80		\$6,158.80	
1	New Watchfire 10 mm EMC - 1 sided Pixel Pitch: W10mm LED RGB Pixel Matrix: 60H X 210W Ventilation Style: Front Ventilation Cabinet Size: 29in H x 7ft 3in L x 5in D Viewing Area: 24in H x 7ft L Cabinet Style: Single Face (Slim) Character Size: 7 lines / 42.0 Characters at a 3" type Approx. Weight: 272.00 Lbs. Warranty: Standard 5 Year Watchfire warranty applies. Electrical Service: 120 VOLT 9.0 amps (9.00 per face) Single Phase Service. Software Ignite Opx (cloud-based, single region) Software Training Web Based Software Training Communications Opx - 4G Wireless with Watchfire Cellular Data Plan Wireless Data Plan Life-of-sign Data Plan	\$15,457.50		\$15,457.50	
1	Installation of quoted signage	\$1,680.00		\$1,680.00	

Proposal No
018591

Proposal Date
6/23/2025

Payment Terms
Bal upon Comp.

Contact
NickT

Page
Page 2 of 2

Quantity	Product - Description	Unit Price	Extended Price
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PRICE QUOTATION GOOD FOR 10 DAYS.

The client is responsible for supplying production ready, vectorized artwork of logos and custom letter styles in an eps or ai format.

PRICES DO NOT INCLUDE PERMIT FEES OR PRIMARY ELECTRICAL TO SIGNS AND WILL BE BILLED ADDITIONALLY.

TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.

WARRANTY - one year all parts and labor barring vandalism or acts of God.

PRICES as indicated above are minimal estimates for art or sign work only. Photostats, typography, photographs, overtime, changes and or time additions, delays caused by the client, special consultations and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art, mechanicals, and signs will be released for use by the client only. Mechanicals, original art, sketches and materials other than signs originated by the designer are the property of the designer, and will be held for the client, unless otherwise shown.

SPECIAL conditions on the client's purchase orders in no way negate the above conditions of sale. In ordering the work described above, the client accepts all of these conditions whether noted on his purchase or not.

IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charged a rate of 1.5% interest for every month, after the first 30 days.

THE SIGN SHALL REMAIN THE PROPERTY of Signs by Crannie, Inc. until paid for in full. In the event the client is delinquent in payment by more than 45 days Signs by Crannie, Inc. reserves the right to remove the signage from the premise without notice of the client. And the client shall hold Signs by Crannie, Inc. free of any liability what so ever.

Taxable	\$0.00
NonTaxable	\$23,296.30
SalesTax	\$0.00
Freight	\$0.00
Permits	\$0.00
OrderTotal	\$23,296.30
Deposit Req 70%	\$16,307.41

SALESPERSON: _____ DATE: _____

ACCEPTED BY: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

For: City of Mt. Morris

Signs By Crannie, Inc.
 4145 Market Place
 Flint, MI, 48507- USA
 Phone: (810)-487-0000 Fax: (810)-487-0711
 www.signsbycrannie.com



Job Name Think Sign Option

Job Name and Location

City of Mt. Morris
 11649 N. Saginaw St.
 Mt. Morris, MI 48458- USA

Proposal Submitted To:

Spencer Lewis
 City of Mt. Morris
 11649 N. Saginaw St.
 Mt. Morris, MI 48458- USA

Phone: (810) 686-2160

Fax:

E-mail: clerk@cityofmtmorris.org

Proposal No
 018598

Proposal Date
 6/24/2025

Payment Terms
 Bal upon Comp.

Contact
 NickT

Page
 Page 1 of 2

Quantity	Product - Description	Unit Price	Extended Price
1	New One sided Cabinet - 24" x 7'10" LED lit Cabinet with lexan faces and non-lit aluminum panel reading Established 1867 on top, and aluminum Pole cover	\$6,158.80	\$6,158.80
1	Think Sign Option Dimensions - 25" tall x 7'10" wide x 5" deep 10 mm Resolution Full color Warranty - 5 year manufacturers warranty on parts Broadband Communication w/ lifetime plan Cloud Based Software	\$10,800.00	\$10,800.00
1	Installation of quoted signage	\$1,680.00	\$1,680.00

Proposal No
018598

Proposal Date
6/24/2025

Payment Terms
Bal upon Comp.

Contact
NickT

Page
Page 2 of 2

Quantity	Product - Description	Unit Price	Extended Price
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PRICE QUOTATION GOOD FOR 10 DAYS.

The client is responsible for supplying production ready, vectorized artwork of logos and custom letter styles in an eps or ai format.

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TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.

WARRANTY - one year all parts and labor barring vandalism or acts of God.

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SPECIAL conditions on the client's purchase orders in no way negate the above conditions of sale. In ordering the work described above, the client accepts all of these conditions whether noted on his purchase or not.

IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charged a rate of 1.5% interest for every month, after the first 30 days.

THE SIGN SHALL REMAIN THE PROPERTY of Signs by Crannie, Inc. until paid for in full. In the event the client is delinquent in payment by more than 45 days Signs by Crannie, Inc. reserves the right to remove the signage from the premise without notice of the client. And the client shall hold Signs by Crannie, Inc. free of any liability what so ever.

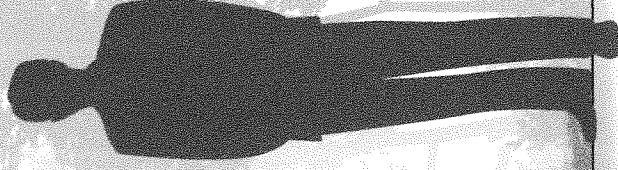
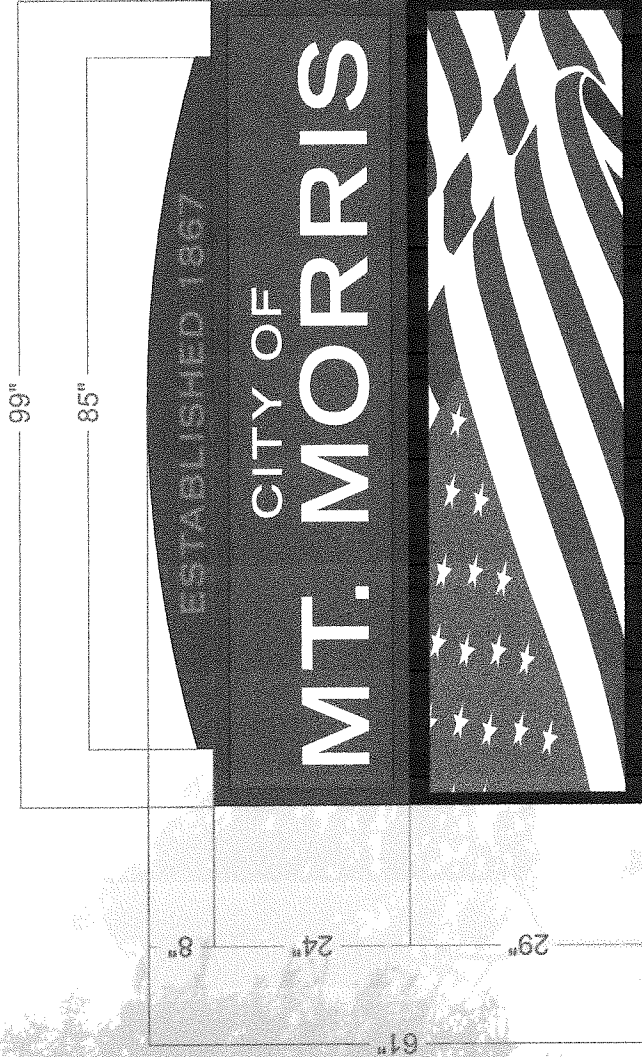
Taxable	\$0.00
NonTaxable	\$18,638.80
SalesTax	\$0.00
Freight	\$0.00
Permits	\$0.00
OrderTotal	\$18,638.80
Deposit Req 70%	\$13,047.16

SALESPERSON: _____ DATE: _____

ACCEPTED BY: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

For: City of Mt. Morris



OPTION #8

- Monument Sign - Qty. 1**
- Single Face, LED Illuminated Cabinet
 - Polycarbonate Face w/ Vinyl Graphics
 - Alum. Topper w/ Vinyl Graphics
 - Fabricated Alum Pole Cover
 - * To Use Existing Poles & Foundation
 - * Pole & Pole Cover Measurements TBD

X

Signature for approval of artwork - Proceed to production as shown



Filename: CityOfMtMorris-24-Mon Sign
Revision: KW 6-25-25

Salesperson: Nick Trifon
Date: 8-8-24
Drawn By: G.Alumbaugh
Scale: 1/2"=1'-0"

Customer: City Of Mt Morris
Address: X

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com

SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY



ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2024 Signs by Crannie



Proudly Serving Michigan for over



10 July 2025
Quote #22227AH

Spencer Lewis
City Of Mt Morris
720 Hughes St
Mt Morris, MI 48458

We at Bill Carr Signs would like to thank you for the opportunity to be of service. We look forward to completing the following project with your approval.

We will produce and install the following signage: (1) new illuminated monument sign with a digital display. The upper sign cabinet will be constructed using aluminum angle and sheet. We will install a new polycarbonate face with full color, UV protected, digitally printed vinyl graphics. The cabinet will be internally lit using LEDs and power supplies. The cabinet will measure 30" x 96" in overall size. The digital sign will consist of a Think Sign digital display, 10mm – Allura Series – Full Color – Wireless Display with a 64 x 240 Pixel Matrix. Electrical requirements are as follows: 20 AMP circuit minimum. We will reuse the existing foundation and steel pole for installation; a site survey will be needed to confirm it is sufficient. All permits will be billed on the final invoice with procurement added. All colors, copy, and placement, per customer approved layouts.

Think Sign 10M	\$	10,100.00
Sign Cost	\$	6,160.00
Installation	\$	2,400.00
Total Cost	\$	18,660.00

For the sum of eighteen thousand six hundred sixty and 00/100 dollars

Production Time: 10-12 weeks, after we receive the signed quote, drawing, deposit, and permit if required.

PRICE QUOTATION GOOD FOR 5 DAYS

TERMS: 65% down, balance due upon completion

SALES TAX: A 6% State of Michigan Sales Tax will be added to non-labor items if not listed.

PERMIT/VARIANCE FEES – If required will be billed at additional cost, plus a \$150 procurement / Engineering cost is extra.

FINAL ELECTRICAL – Hook up by others (if applicable)

WARRANTY – 12 MONTHS ON CRAFTSMANSHIP AND MATERIALS BARRING VANDALISM & ACTS OF GOD [see Manufacturer's Warranty for complete details]

PRICES, as indicated above, are minimal estimates for art or sign work only. Changes and or time additions, delays caused by the client, engineered drawings, special consultations, and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art renderings will be released for use by the client only. Art renderings, sketches, and prototypes are the property of Bill Carr Signs, Inc. and are for exclusive use by the customer only.

SPECIAL conditions on the client's purchase orders in no way negate the above terms of this sale. In ordering the work described above, the client accepts all these terms whether noted on purchase orders or not.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including the actual attorney's fee. In the event of delinquent payments, the client will be charged 1.5% interest for every month, after the first 45 days. If payment is not made within 80 days of job completion and a lien must be placed on the property, there will be a \$175 filing fee added to the balance. This fee along with the balance on the account will have to be paid in full before the line is released.

THE SIGNS SHALL REMAIN THE PROPERTY of Bill Carr Signs, Inc. until paid for in full. In the event the client is delinquent in payment for more than 45 days Bill Carr Signs, Inc. reserves the right to remove the signage from the premises without notice of the client. The client is responsible for any re-installation costs of said signage. The client shall hold Bill Carr Signs, Inc. free of any liability whatsoever.

THIS AGREEMENT IS BEING ENTERED INTO GENESEE COUNTY, Michigan.

Aaron Hinman

07/10/2025

Spencer Lewis
City Of Mt Morris

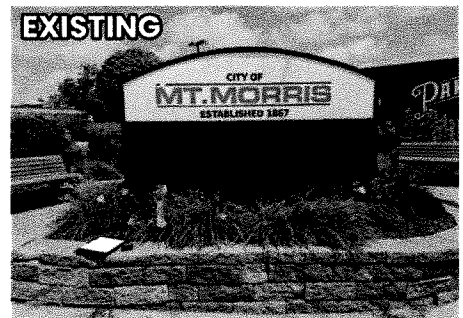
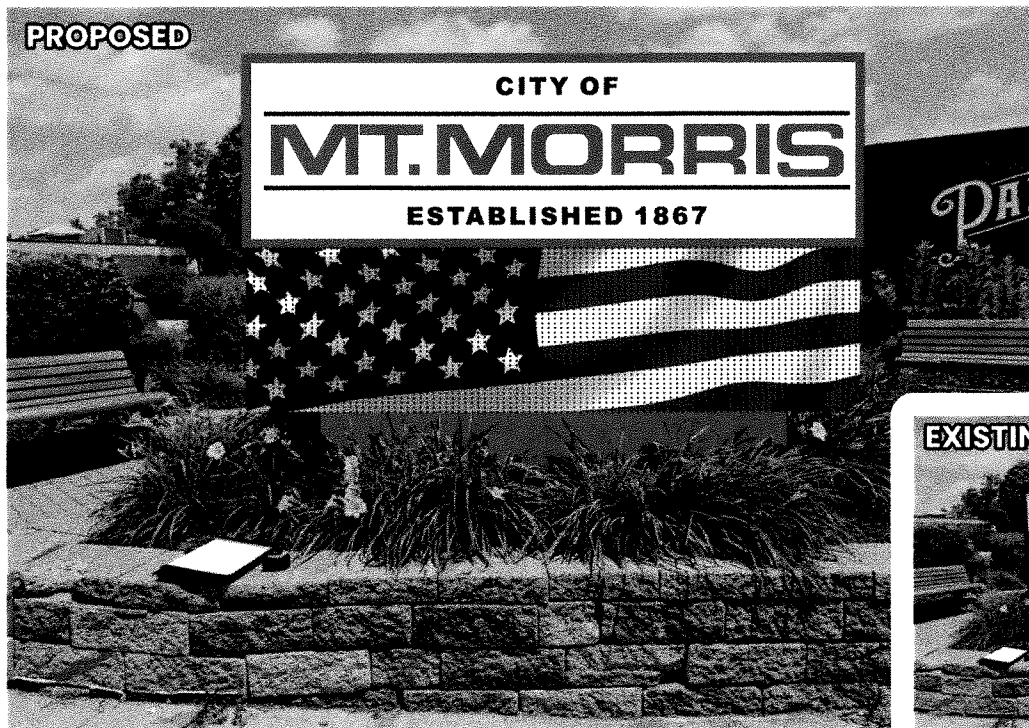
Date

Aaron Hinman
Bill Carr Signs

Date

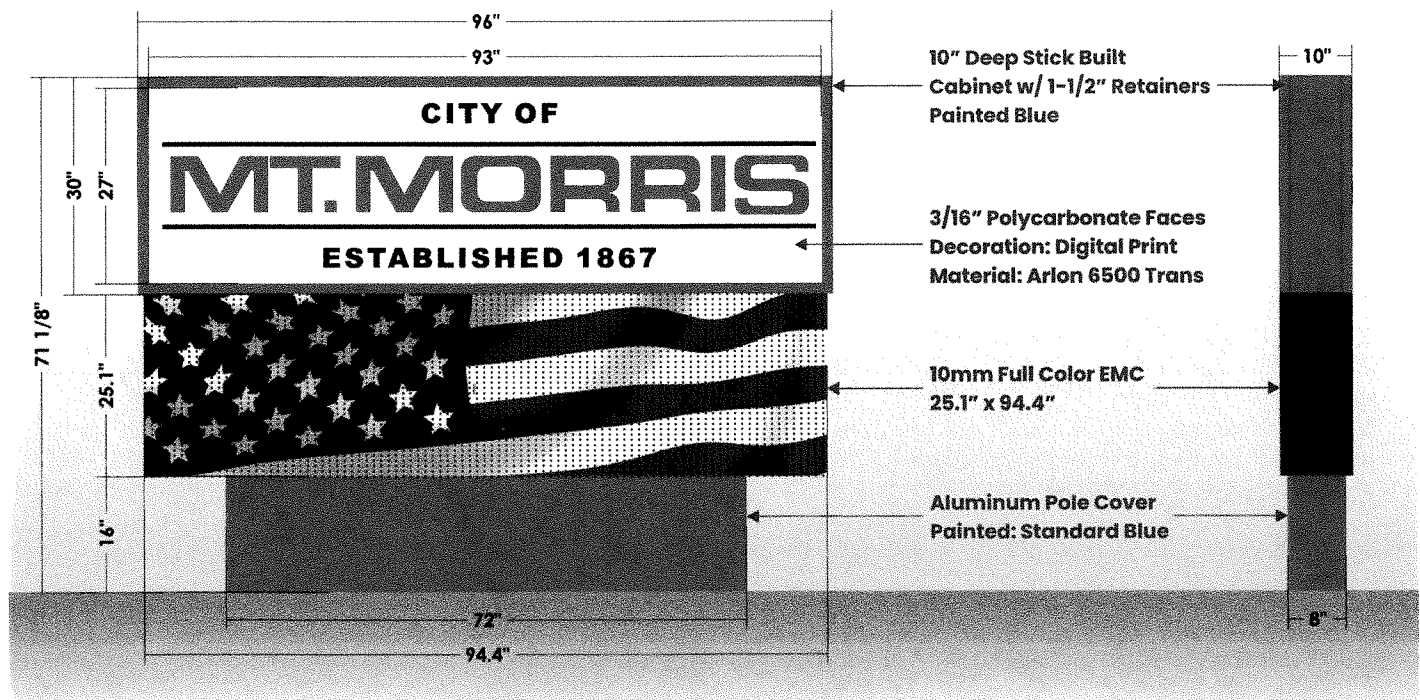
(810) 232-1569 • Toll Free: (800) 231-1581 • Fax: (810) 232-6879

Shipping: 719 West Twelfth Street • Flint, Michigan 48503 • Mailing: P.O. Box 7340 • Flint, Michigan 48507



FRONT VIEW

SIDE VIEW



CUSTOMER APPROVAL: _____ DATE: _____



Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

Salesperson: Aaron Hinman

COMPUTER CODE: Mt. Morris - Main ID

DRAWING SCALE: NA

DATE: 7.9.25

DESIGNER: MRR

7-6 W. TWELFTH STREET, F.LINT, MICHIGAN 48503 • 810-232-1565 • FAX: 810-232-3879 • WWW.BILLCARRSIGNS.COM





ALLURA | 10mm

The All Aluminum EMC

Features a borderless design to maximize allowed square footage and universal module that makes installs, retrofits, and upgrades a breeze.



Highest Refresh Rate

281 trillion colors
60 Frames Per Second
Up to 700K pixels



Easiest EMC Software

Studio Cloud from any device
Full edit from your phone



Highest Quality

Highest Quality LED's mean long lasting better looking content



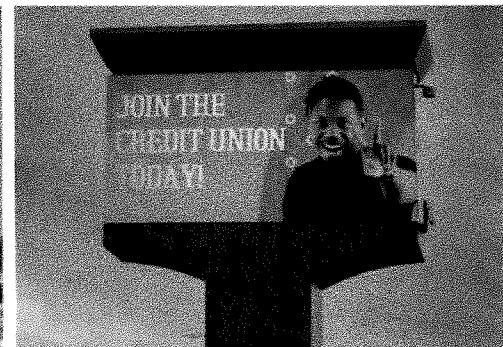
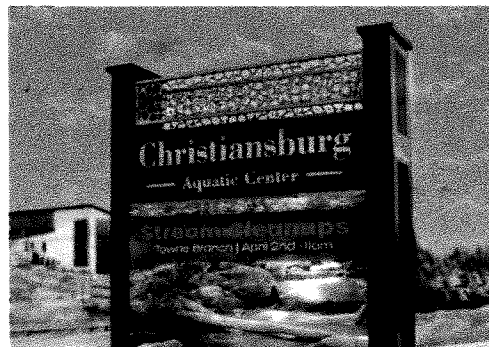
Easily display videos, pictures, or text with the best value in the business. With **7,000 NITS** of brightness and border less design, ThinkSIGN's 10mm Venus EMC's are crisp and sharp as close as 18 feet away. Instantly message your target audience where it matters.

most popular sizes

matrix

dimension

64 x 192	2'1" x 6'3"
64 x 240	2'1" x 7'10"
64 x 288	2'1" x 9'5"
96 x 192	3'1" x 6'3"
96 x 240	3'1" x 7'10"
96 x 288	3'1" x 9'5"
128 x 192	4'2" x 6'3"
128 x 240	4'2" x 7'10"
128 x 288	4'2" x 9'5"



contact us | 877.767.9949
to learn more! marketing@thinksign.com



Resolution **Matters!**

ThinkSIGN's 10mm borderless Allura EMC, when compared to other brands, maximizes your allowable square footage resulting in MORE pixels and resolution.

3 x 8 VIEWING AREA COMPARISON

ThinkSIGN



96 x 240 pixel matrix
23,040 pixels
Full Resolution
24.8 SQ. FT ACTIVE

Competitor A



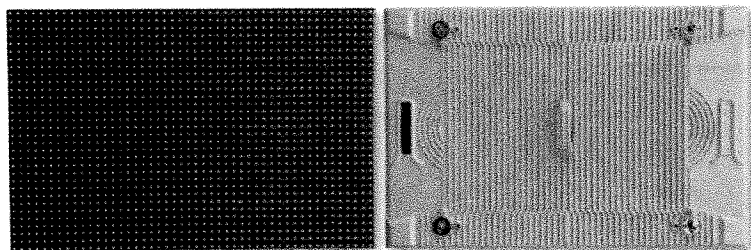
90 x 240 pixel matrix
21,600 pixels
-7% less resolution
24 SQ. FT ACTIVE

Competitor B



72 x 252 pixel matrix
18,144 pixels
-21% less resolution
20.7 SQ. FT ACTIVE

10mm Resolution Module



sign specifications

10mm

Pixel Pitch	10mm
Pixel Configuration	SMD 3 in 1
Module Dimensions	1.05' x 1.58'
Matrix Configurations	32 x 48 pixels
LED lifetime	100,000 hours
Color Capability	281 trillion
Viewing Angle	170 x 170
Media Format	jpg . mp4 . bmp . png
Brightness	7,000NITS
Power	120/240 volt single phase
Communications	4G • wireless • direct • fiber

Choosing the

Right Sign



Increase in
Pixels

+56%
more than 20mm

+45%
more than 16mm

+77%
more than 13mm

+125%
more than 10mm

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Proudly Serving Michigan for over



10 July 2025
Quote #22228AH

Spencer Lewis
City Of Mt Morris
720 Hughes St
Mt Morris, MI 48458

We at Bill Carr Signs would like to thank you for the opportunity to be of service. We look forward to completing the following project with your approval.

We will produce and install the following signage: (1) new illuminated monument sign with a digital display. The upper sign cabinet will be constructed using aluminum angle and sheet. We will install a new polycarbonate face with vinyl copy. The cabinet will be internally lit using LEDs and power supplies. The cabinet will measure 30" x 96" in overall size. The digital sign will consist of a Think Sign digital display, 6mm – Allura Series – Full Color – Wireless Display with a 96 x 360 Pixel Matrix. Electrical requirements are as follows: 20 AMP circuit minimum. We will reuse the existing foundation and steel pole for installation; a site survey will be needed to confirm it is sufficient. All permits will be billed on the final invoice with procurement added. All colors, copy, and placement, per customer approved layouts.

Think Sign 6 mm	\$	13,500.00
Sign Cost	\$	6,160.00
Installation	\$	2,400.00
Total Cost	\$	22,060.00

For the sum of twenty-two thousand sixty and 00/100 dollars

Production Time: 10-12 weeks, after we receive the signed quote, drawing, deposit, and permit if required.

PRICE QUOTATION GOOD FOR 5 DAYS

TERMS: 65% down, balance due upon completion

SALES TAX: A 6% State of Michigan Sales Tax will be added to non-labor items if not listed.

PERMIT/VARIANCE FEES – If required will be billed at additional cost, plus a \$150 procurement / Engineering cost is extra.

FINAL ELECTRICAL – Hook up by others (if applicable)

WARRANTY – 12 MONTHS ON CRAFTSMANSHIP AND MATERIALS BARRING VANDALISM & ACTS OF GOD [see Manufacturer's Warranty for complete details]

PRICES, as indicated above, are minimal estimates for art or sign work only. Changes and or time additions, delays caused by the client, engineered drawings, special consultations, and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art renderings will be released for use by the client only. Art renderings, sketches, and prototypes are the property of Bill Carr Signs, Inc. and are for exclusive use by the customer only.

SPECIAL conditions on the client's purchase orders in no way negate the above terms of this sale. In ordering the work described above, the client accepts all these terms whether noted on purchase orders or not.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including the actual attorney's fee. In the event of delinquent payments, the client will be charged 1.5% interest for every month, after the first 45 days. If payment is not made within 80 days of job completion and a lien must be placed on the property, there will be a \$175 filing fee added to the balance. This fee along with the balance on the account will have to be paid in full before the line is released.

THE SIGNS SHALL REMAIN THE PROPERTY of Bill Carr Signs, Inc. until paid for in full. In the event the client is delinquent in payment for more than 45 days Bill Carr Signs, Inc. reserves the right to remove the signage from the premises without notice of the client. The client is responsible for any re-installation costs of said signage. The client shall hold Bill Carr Signs, Inc. free of any liability whatsoever.

THIS AGREEMENT IS BEING ENTERED INTO GENESEE COUNTY, Michigan.

Aaron Hinman

07/10/2025

Spencer Lewis
City Of Mt Morris

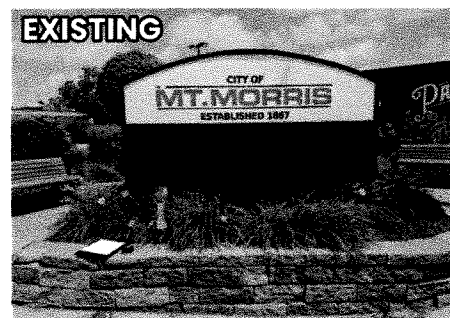
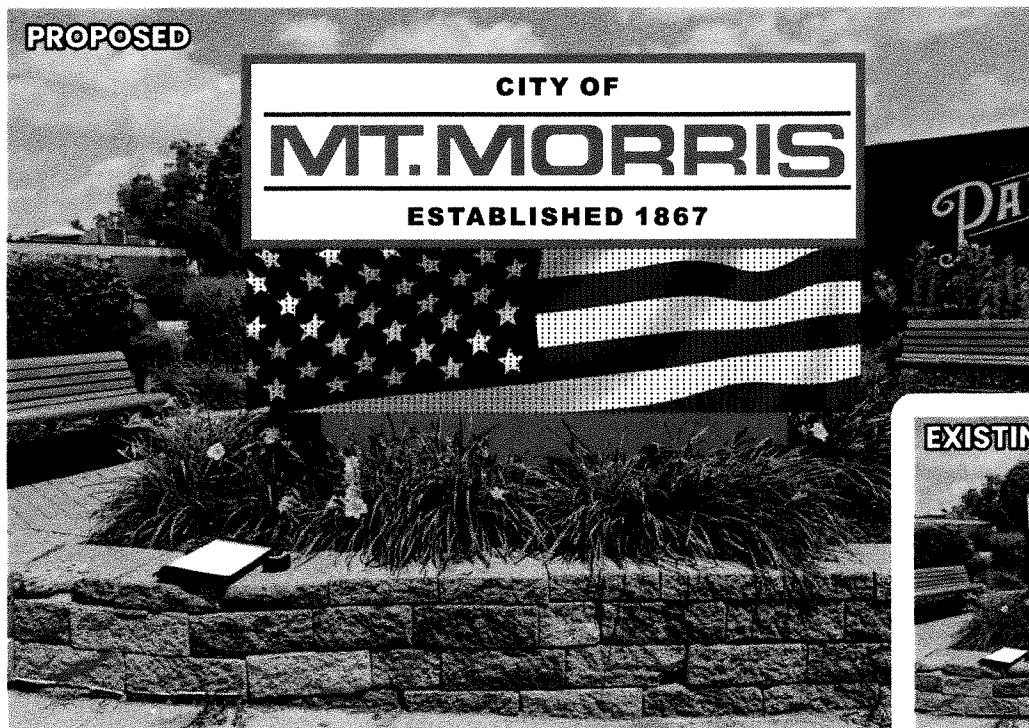
Date

Aaron Hinman
Bill Carr Signs

Date

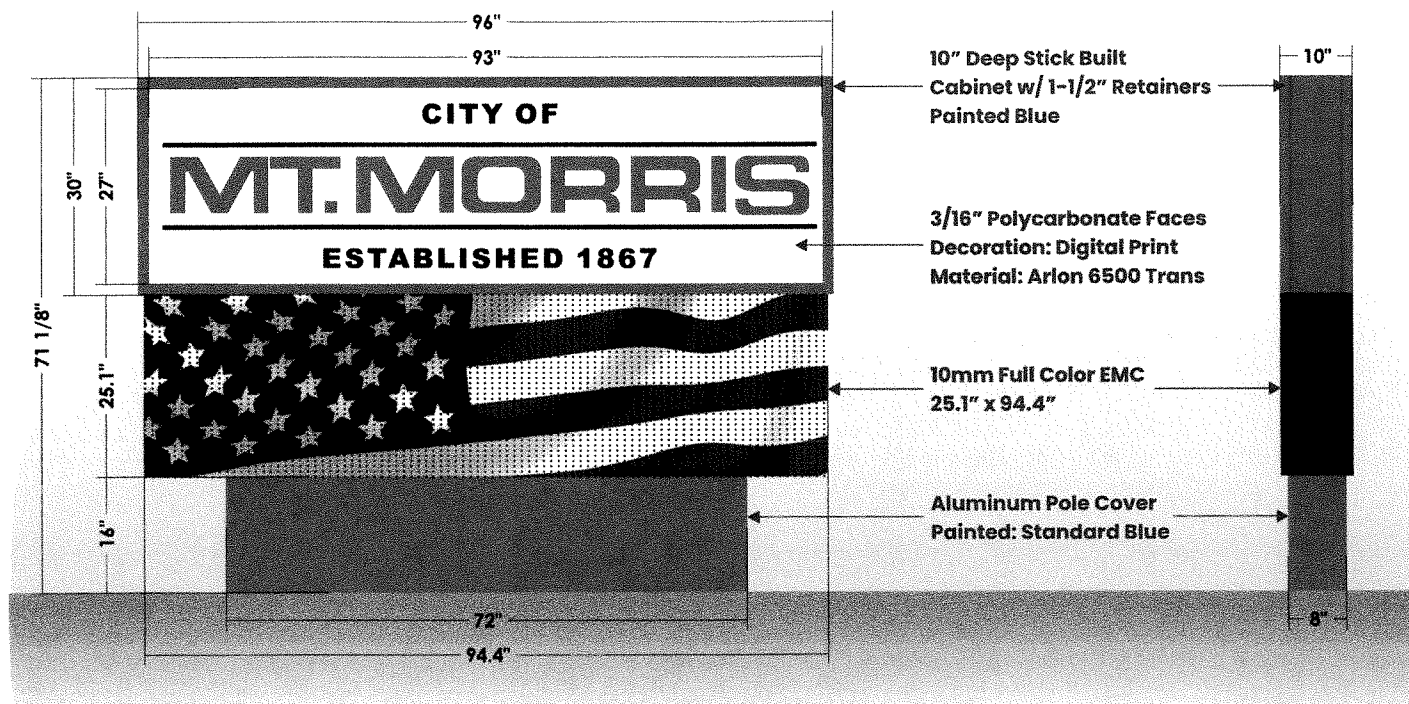
(810) 232-1569 • Toll Free: (800) 231-1581 • Fax: (810) 232-6879

Shipping: 719 West Twelfth Street • Flint, Michigan 48503 • Mailing: P.O. Box 7340 • Flint, Michigan 48507



FRONT VIEW

SIDE VIEW



CUSTOMER APPROVAL: _____

DATE: _____



Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

Salesperson: Aaron Hinman

COMPUTER CODE: Mt. Morris - Main ID

DRAWING SCALE: NA

DATE: 7.9.25

DESIGNER: MRR

743 W. TWELFTH STREET, FLINT, MICHIGAN 48603 • TEL: 313-232-1555 • FAX: 313-232-6575 • WWW.BILLCARRSIGNS.COM





ALLURA | 6mm

The All Aluminum EMC

Features a borderless design to maximize allowed square footage and universal module that makes installs, retrofits, and upgrades a breeze.



Highest Refresh Rate

281 trillion colors
60 Frames Per Second
Up to 700K pixels



Easiest EMC Software

Studio Cloud from any device
Full edit from your phone



Highest Quality

Highest Quality LED's mean long lasting better looking content



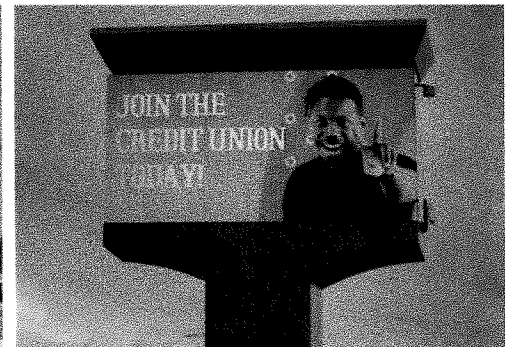
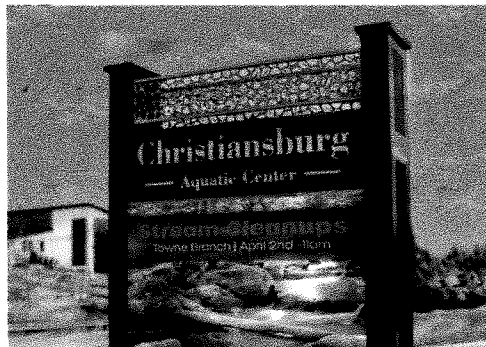
Easily display videos, pictures, or text with the best value in the business. With **7,000 NITS** of brightness and border less design, ThinkSIGN's 10mm Venus EMC's are crisp and sharp as close as 18 feet away. Instantly message your target audience where it matters.

most popular sizes

matrix

dimension

96 x 288	2'1" x 6'3"
96 x 360	2'1" x 7'10"
96 x 432	2'1" x 9'5"
144 x 288	3'1" x 6'3"
144 x 360	3'1" x 7'10"
144 x 432	3'1" x 9'5"
192 x 288	4'2" x 6'3"
192 x 360	4'2" x 7'10"
192 x 432	4'2" x 9'5"



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3 x 8 VIEWING AREA COMPARISON

ThinkSIGN



144 x 360 pixel matrix
51,840 pixels
Full Resolution
24.6 SQ. FT ACTIVE

Competitor A



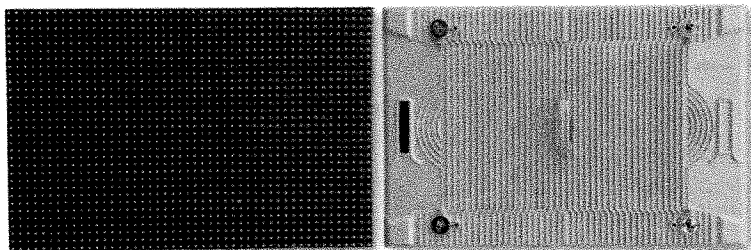
144 x 384 pixel matrix
55,296 pixels
+7% less resolution
24 SQ. FT ACTIVE

Competitor B



120 x 420 pixel matrix
50,400pixels
-3 less resolution
20.2 SQ. FT ACTIVE

10mm Resolution Module



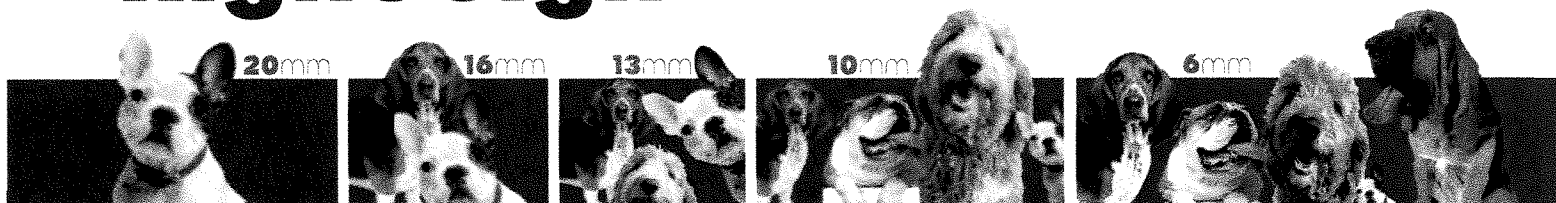
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