

**CITY OF MT. MORRIS**  
**Downtown Development Authority Meeting**  
**April 15<sup>th</sup>, 2026**  
**1:00 P.M.**

- 1. MEETING CALLED TO ORDER:** Chairperson, Lou Templeton
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES:** Regular meeting minutes of March 18<sup>th</sup>, 2026.
- 5. COMMUNICATION:**  
None.
- 6. APPROVAL OF TREASURER REPORT**
- 7. PUBLIC COMMENT**
- 8. UNFINISHED BUSINESS:**  
None.
- 9. NEW BUSINESS:**
  - a. 2026 Food Trucks**
  - b. Bloom on Main – grant opportunity**
  - c. 2026/2027 FY Budget**
- 10. PUBLIC COMMENT**
- 11. DDA MEMBER COMMENTS**
- 12. ADJOURNMENT**

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



DDA Minutes.  
March 18<sup>th</sup>, 2026.  
Page Two.

**b. 2026 Food trucks**

Consensus of the DDA board was to try and have a good mix of food trucks, month-to-month. Setup time for the food truck days will start at 2:00 p.m. for food trucks. Going to reach out to Reese Gunn from IGNITE to see if they have members who need community service hours to help during/after the event. The DDA members also spoke about sponsorships for the upcoming food truck season.

**PUBLIC COMMENT**

**Wayne Walter, 12338 Parklane** – Wayne stated that the Los Vatos Taco Truck, is owned locally by a resident of the city and that they are wonderful.

**DDA MEMBER COMMENTS:**

Chris Dixon stated that he is going to try his best to get different food trucks each month for the food truck events.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at **1:30 p.m.**

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Spencer Lewis, City Clerk



CITY OF MT MORRIS  
 11649 N SAGINAW ST  
 MOUNT MORRIS MI 48458-2079

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**Huntington Public Funds Analyzed Checking**

**Account: -----2498**

<b>Statement Activity From:</b> 03/01/26 to 03/31/26		<b>Beginning Balance</b>	<b>\$62,744.27</b>
Days in Statement Period 31		<b>Credits (+)</b>	<b>572.01</b>
Average Ledger Balance* 62,771.27		Regular Deposits	525.00
Average Collected Balance* 62,771.27		Electronic Deposits	47.01
* The above balances correspond to the service charge cycle for this account.		<b>Debits (-)</b>	<b>124.78</b>
		Electronic Withdrawals	124.78
		<b>Ending Balance</b>	<b>\$63,191.50</b>

**Deposits (+)**

**Account:-----2498**

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/18	25.00		Brch/ATM	03/31	300.00		Brch/ATM
03/24	200.00		Brch/ATM				

**Other Credits (+)**

**Account:-----2498**

Date	Amount	Description
03/04	47.01	BUS ONL TFR FRM CHECKING 030426 XXXXXXXX1399

**Other Debits (-)**

**Account:-----2498**

Date	Amount	Description
03/09	54.42	BUS ONL TFR TO CHECKING 030926 XXXXXXXX6790
03/11	70.36	BUS ONL TFR TO CHECKING 031126 XXXXXXXX1386

**Balance Activity**

**Account:-----2498**

Date	Balance	Date	Balance	Date	Balance
02/28	62,744.27	03/11	62,666.50	03/31	63,191.50
03/04	62,791.28	03/18	62,691.50		
03/09	62,736.86	03/24	62,891.50		

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PERIOD ENDING 03/31/2026

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	03/31/2026 (ABNORMAL)	MONTH 03/31/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL) BALANCE	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY									
Revenues									
Dept 000									
248-000-402.000	CURRENT PROPERTY TAXES	17,000.00		17,704.65		44.35		(704.65)	104.15
248-000-445.000	CURRENT PROPERTY TAX PENALTY	100.00		50.18		2.66		49.82	50.18
248-000-672.000	OTHER REVENUE	0.00		2,275.00		25.00		(2,275.00)	100.00
248-000-675.100	FOOD TRUCK REVENUE	3,000.00		2,410.00		500.00		590.00	80.33
Total Dept 000		20,100.00		22,439.83		572.01		(2,339.83)	111.64
TOTAL REVENUES		20,100.00		22,439.83		572.01		(2,339.83)	111.64
Expenditures									
Dept 103 - AUTHORITY BOARD									
248-103-701.000	SALARY & WAGES	6,240.00		3,034.29		44.97		3,205.71	48.63
248-103-714.000	FRINGE BENEFITS	2,500.00		884.79		9.45		1,615.21	35.39
248-103-740.000	OPERATING EXPENSE	6,000.00		21,666.97		0.00		(15,666.97)	361.12
248-103-880.000	COMMUNITY PROMOTIONS	1,500.00		650.00		0.00		850.00	43.33
248-103-940.000	RENTAL	1,200.00		751.38		70.36		448.62	62.62
248-103-970.000	CAPITAL OUTLAY	2,000.00		0.00		0.00		2,000.00	0.00
248-103-971.000	LAND ACQUISITION	10,000.00		0.00		0.00		10,000.00	0.00
Total Dept 103 - AUTHORITY BOARD		29,440.00		26,987.43		124.78		2,452.57	91.67
TOTAL EXPENDITURES		29,440.00		26,987.43		124.78		2,452.57	91.67
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:									
TOTAL REVENUES		20,100.00		22,439.83		572.01		(2,339.83)	111.64
TOTAL EXPENDITURES		29,440.00		26,987.43		124.78		2,452.57	91.67
NET OF REVENUES & EXPENDITURES		(9,340.00)		(4,547.60)		447.23		(4,792.40)	48.69

# BLOOM ON MAIN

## E. Mt. Morris Street Downtown Streetscape Revitalization

Flowers & Landscaping • Decorative Lighting • Sidewalk Beautification

MEDC Public Spaces Community Places (PSCP) Grant Application | City of Mt. Morris DDA | Genesee County, Michigan

Application Summary	Details
Project Name	Bloom on Main — E. Mt. Morris Street Downtown Streetscape Revitalization
Program	MEDC Public Spaces Community Places (PSCP) via Patronicity
Applicant	City of Mt. Morris Downtown Development Authority (DDA)
Project Address	E. Mount Morris Street (Mt. Morris Road), Downtown Corridor, Mt. Morris, MI 48458
Grant Requested	\$10,000 MEDC match (standard track)
Crowdfunding Goal	\$10,000 (60-day community campaign via Patronicity)
Prior Committed	\$35,000 from DDA Fund 248 (balance \$63,009.76 as of 12/31/2025)
Total Project Cost	\$55,000
Master Plan Basis	City of Mt. Morris Master Plan, Adopted July 19, 2021 — Goals 1, 2, and 4
Resident Mandate	#1: Flowers/Landscaping (67%) • #2: Improved Lighting (66%) • #3: Sidewalk Upgrades (62%)
DDA Contact	Spencer W. Lewis, City Manager/Clerk   (810) 686-2160   clerk@cityofmtmorris.org
Apply At	patronicity.com/puremichigan → 'Apply Now'

This project directly addresses the top 3 downtown improvements requested by Mt. Morris residents in the official Master Plan community survey (195 responses) — landscaping (67%), lighting (66%), and sidewalk upgrades (62%). No RRC required. No contractor bid required. Rolling deadline.

## SECTION 1 — PROJECT OVERVIEW

### PROJECT TITLE:

Bloom on Main — E. Mt. Morris Street Downtown Streetscape Revitalization

### PROJECT TAGLINE:

Mt. Morris asked for flowers, light, and better sidewalks. Let's give our downtown exactly that.

### PROJECT LOCATION:

E. Mount Morris Street (Mt. Morris Road) — primary downtown commercial corridor, between N. Saginaw Street and Union Street, Mt. Morris, MI 48458. This is the historic downtown core of the city, anchored by the 1928 commercial building at 713 E. Mt. Morris St. (The Parlour at 713) and the 1881 building at 714 E. Mt. Morris St.

### APPLICANT ORGANIZATION:

City of Mt. Morris Downtown Development Authority (DDA) — established under Michigan Public Act 57 of 2018

### PRIMARY CONTACT:

Spencer W. Lewis, City Manager/Clerk | [clerk@cityofmtmorris.org](mailto:clerk@cityofmtmorris.org) | (810) 686-2160 | 11649 N. Saginaw St., Mt. Morris, MI 48458

## SECTION 2 — THE THREE RESIDENT PRIORITIES THIS PROJECT ADDRESSES

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i The following priorities come directly from the City of Mt. Morris Master Plan (adopted July 19, 2021), which included a community survey of 195 residents and stakeholders. These are not assumptions — they are the documented, official, resident-mandated needs of the city.

### Priority #1 — Flowers & Street Landscaping (67% of residents)

**Master Plan Goal 1a:** Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area.

**Master Plan Goal 4:** Strengthen Mt. Morris's Quality of Life — promote physical improvements that benefit residents and visitors to the downtown corridor.

When 195 Mt. Morris residents were asked what downtown needs most, flowers and street landscaping topped the list at 67% — the single highest-scoring improvement requested. Residents wrote-in responses including 'landscaping with flowers,' 'look nicer,' and 'more stuff to make people want to come to downtown Mt. Morris.' This is not a new idea — it is a years-long community wish that has gone unfunded because the DDA's operating budget is consumed by salaries, events, and basic operations.

What this project delivers for Priority 1:

- Decorative seasonal and perennial planters installed along E. Mt. Morris Street — one per storefront, anchored to existing infrastructure
- Hanging flower baskets on existing and new light poles throughout the DDA district corridor
- Street tree plantings in tree pit cut-outs along the sidewalk where space permits

- Corner landscaping treatments at primary intersections — Saginaw/Mt. Morris and Church/Mt. Morris
- Ornamental raised planters at the entrance points to the downtown district
- Seasonal rotation program — spring bulbs, summer annuals, fall mums — maintaining visual interest year-round

*“Flowers/Street Landscaping — 67% of residents said downtown needs this.”* — Mt. Morris Master Plan Community Survey, 2018 — 195 respondents

## Priority #2 — Improved Lighting (66% of residents)

**Master Plan Goal 2:** Re-envision Saginaw Street / Mt. Morris Road — pedestrian-oriented and safety-related improvements to the primary commercial corridor.

**Master Plan Goal 4c:** Maintain a safe and efficient transportation system for vehicular as well as pedestrian circulation.

Improved lighting was the second most-requested downtown improvement at 66% of survey respondents. The issue has been discussed at the DDA board level — at the December 2025 DDA meeting, Vice-Chair Rich Young noted that the City of Clio's downtown streetlight upgrade cost approximately \$500,000, illustrating both the scale of the need and why it requires grant funding to achieve. Mt. Morris's current downtown lighting is aging, inadequate for pedestrian safety after dark, and provides none of the warm, welcoming visual identity that makes a downtown feel inviting.

Improved lighting directly extends the economic utility of the downtown corridor — businesses benefit from evening foot traffic only when the street feels safe and well-lit. The DDA's food truck events, which have grown in attendance, currently wind down at dusk because there is no infrastructure to support an evening atmosphere.

What this project delivers for Priority 2:

- Decorative pedestrian-scale light pole fixtures along E. Mt. Morris Street — replacing or supplementing existing cobra-head utility lighting with warm, human-scale decorative poles
- String lighting between poles and across the street at key gathering points — creates immediate visual transformation and evening ambiance
- Lighted planters or illuminated base elements at corner treatments
- Pathway lighting connecting sidewalk to key storefronts and public areas
- LED energy-efficient fixtures throughout — reduces long-term city operating costs while improving light quality
- Holiday lighting infrastructure — permanent mounting points for seasonal decorative lighting, eliminating annual rental costs

*“Improved Lighting — 66% of residents said downtown needs this.”* — Mt. Morris Master Plan Community Survey, 2018 — 195 respondents

## Priority #3 — Sidewalk Upgrades (62% of residents)

**Master Plan Goal 2a:** Implement a road diet by reducing travel lanes on Saginaw Street — freeing space for pedestrian and non-motorized use.

**Master Plan Goal 4e:** Continue construction and maintenance activities related to the City's sidewalks.

**Master Plan Goal 4g:** Promote the development of recreational pathway connections to regional trail systems, including the Iron Belle Trail.

Sidewalk upgrades were the third most-requested downtown improvement at 62% of survey respondents. The Master Plan is explicit: Mt. Morris's sidewalks need investment, and the city's long-term vision includes pedestrian connections to regional trail systems including the Iron Belle Trail. The downtown sidewalk network is the foundation of all pedestrian activity — without safe, attractive, well-maintained sidewalks, no amount of landscaping or lighting will draw people to walk the corridor.

This component of the project focuses on sidewalk beautification and pedestrian amenity elements that transform the walking experience on E. Mt. Morris Street. Rather than full sidewalk reconstruction (a capital project requiring separate infrastructure funding), this grant targets the beautification layer that PSCP funds most effectively.

What this project delivers for Priority 3:

- New trash receptacles at regular intervals along E. Mt. Morris Street — the #5 resident request, addresses the 'clean streets' theme that appeared repeatedly in open-ended survey responses
- Bike racks at multiple locations along the corridor — the #6 resident request, supports non-motorized access and future Iron Belle Trail connection (Master Plan Goal 4g)
- Decorative pavement treatments or pavers at primary pedestrian crossing points and entry nodes to the downtown district
- ADA-compliant curb ramp upgrades at primary pedestrian crossings — universally designed, accessible to all residents including the elderly and those with mobility limitations
- Pedestrian-scale wayfinding signage — directing visitors to key destinations, parking, and the downtown district boundary
- Bench seating at gathering nodes — invites residents to linger, rest, and spend more time in the downtown district

*“Sidewalk Upgrades — 62% of residents said downtown needs this.”* — Mt. Morris Master Plan Community Survey, 2018 — 195 respondents

## SECTION 3 — CAMPAIGN DESCRIPTION

### SHORT DESCRIPTION

Mt. Morris asked for flowers, better lighting, and improved sidewalks downtown — and 67% of our residents said so in our official city survey. Help us deliver all three at once with Bloom on Main.

### FULL CAMPAIGN NARRATIVE

In 2018, the City of Mt. Morris asked its residents a simple question: what does our downtown need most? One hundred and ninety-five people answered. The top three responses were flowers and street

landscaping (67%), improved lighting (66%), and sidewalk upgrades (62%). That was eight years ago. Those needs haven't gone away — and neither has the community's desire to see them addressed.

Bloom on Main is our answer.

The Bloom on Main project will transform E. Mt. Morris Street — our historic downtown corridor — with three improvements that our residents asked for directly, that align with our officially adopted City Master Plan, and that will make our downtown a place worth visiting, walking, and coming back to. Here's what we're building:

**FLOWERS & LANDSCAPING** — Decorative planters, hanging flower baskets, street trees, and corner landscaping treatments will line E. Mt. Morris Street for the first time in recent memory. Our downtown has beautiful bones — 1920s and 1880s brick commercial buildings that have survived more than a century. What they've been missing is color, life, and the kind of visual warmth that makes a street feel cared for. We're going to give them that.

**IMPROVED LIGHTING** — New pedestrian-scale decorative light poles and string lighting will extend our downtown into the evening hours. Right now, when the sun goes down, our downtown goes dark. Our food truck events — which have grown every year and drew our biggest crowd ever this past December — end at dusk because there's nothing to keep people there. Better lighting changes that. It makes every event run longer, every visit feel safer, and every evening walk more enjoyable.

**SIDEWALK BEAUTIFICATION** — New benches, trash receptacles, bike racks, decorative pavers at key crossings, and ADA-accessible curb improvements will make walking E. Mt. Morris Street a pleasure. Our residents said they want to be able to walk downtown safely and comfortably. We're going to make that happen — and we're going to do it in a way that's accessible to every resident, regardless of age or ability.

Every dollar you contribute will be matched dollar-for-dollar by the Michigan Economic Development Corporation through the Public Spaces Community Places program. Your \$25 becomes \$50 of real improvement on our street. Your \$100 becomes \$200. This is your downtown, and this is your chance to invest in it directly.

Mt. Morris is a community of 3,130 people who have weathered real challenges — a poverty rate more than double the state average, years of population decline, and a downtown that has seen better days. But that story is changing. Private investors have already bet on this corridor — two historic downtown buildings have been fully renovated and are home to thriving businesses. The city has committed \$25,000 in DDA funds to this project. Now we need our community to help us close the gap.

Help us make E. Mt. Morris Street bloom again.

## **WHY THIS PROJECT — MASTER PLAN ALIGNMENT STATEMENT**

The Bloom on Main project implements three of the top resident-requested downtown improvements identified in the City of Mt. Morris Master Plan (adopted July 19, 2021). The Master Plan community survey of 195 residents ranked flowers and street landscaping (67%), improved lighting (66%), and sidewalk upgrades (62%) as the top three downtown needs. The project directly implements Master Plan Goal 1 (Strengthen Mt. Morris's Economic Future, Objective 1a —

preserve pedestrian-scale services and downtown viability), Goal 2 (Re-envision the Mt. Morris Road corridor with pedestrian-oriented improvements), and Goal 4 (Strengthen Quality of Life, Objectives 4c, 4e, and 4g — safe pedestrian circulation, sidewalk investment, and non-motorized infrastructure). This project does not require any rezoning, regulatory approval, or federal environmental review. It is infrastructure-ready and community-mandated.

## SECTION 4 — PROJECT FINANCIALS

**i** This project is structured on the standard PSCP track. The DDA is leading with a strong \$35,000 prior committed funding commitment, making the crowdfunding goal a highly achievable \$10,000 — which the community can reach in well under 60 days given the DDA's existing social media reach and event base.

### Budget Breakdown by Priority

Priority	Scope Items	Estimated Cost
#1 — Flowers & Landscaping	Decorative planters (qty 12), hanging baskets (qty 20), street tree plantings (qty 4), corner landscape treatments (qty 2)	\$18,000
#2 — Improved Lighting	Decorative pedestrian-scale light poles (qty 6–8), string lighting along key gathering points, LED fixture upgrades	\$22,000
#3 — Sidewalk Beautification	Trash receptacles (qty 6), bike racks (qty 4), decorative pavers at 2 pedestrian crossings, bench seating (qty 4), wayfinding signage (qty 2)	\$12,000
Contingency (10%)	Design, installation, and project management contingency	\$3,000
<b>TOTAL PROJECT COST</b>		<b>\$55,000</b>

### Funding Structure — Standard Track Track

Funding Source	Amount	Status
DDA Prior Committed Funds (Fund 248)	\$25,000	✅ Committed — balance \$63,009.76 as of 12/31/2025
Patronicity Crowdfunding Campaign (60-day goal)	\$10,000	🎯 To be raised by Mt. Morris community
MEDC Match — Standard Track PSCP Grant	\$10,000	🏠 Awarded upon reaching campaign goal
<b>TOTAL</b>	<b>\$55,000</b>	✅ Fully funded upon campaign success

This structure keeps the crowdfunding goal highly achievable while the DDA leads with confidence. A \$10,000 community raise across the Parlour at 713's 2,700+ followers and DDA event base is realistic within the first two weeks of the campaign.

### Funding Scenario Comparison

Track	DDA Committed	Crowdfunding Goal	MEDC Match	Total
Standard (no UD)	\$25,000	\$25,000	\$25,000	\$75,000
This Project (current structure)	\$35,000	\$10,000	\$10,000	\$55,000

### How Will the Crowdfunding Goal Be Reached?

- The Parlour at 713 social media network — 2,700+ Facebook followers, 2,167 check-ins, 430 reviews. This existing audience already cares about E. Mt. Morris Street and will share the campaign organically.
- DDA food truck event launch — campaign launches at a food truck event for maximum in-person visibility and on-the-spot donations from the community already assembled downtown.
- All nine DDA board member businesses promote to their combined customer bases — Family Salon, CRU Paintball, B's Flowers+, Gaia's Goods, Subway, and others.
- City of Mt. Morris official communications — Mayor Dubey, city website, resident mailing list.
- ABC12 / local media — ABC12 has already covered The Parlour at 713 and Mt. Morris downtown investment. A 'community builds its downtown' story is a natural follow-up.
- Michigan Municipal League network — PSCP projects are promoted statewide by MML, expanding reach beyond Mt. Morris.
- MEDC press release on launch day — standard PSCP launch includes coordinated MEDC/Patronicity press release.

## SECTION 5 — COMMUNITY IMPACT

### Who Benefits

Beneficiary Group	How They Benefit	Master Plan Connection
All 3,130 Mt. Morris residents	Improved quality of life on the primary city corridor — safer, more beautiful, more walkable downtown	Goal 4: Quality of Life
28.2% of residents below poverty line	Free public amenity requiring no cost to access or enjoy	PSCP preference: 70% of projects in below-avg income communities
Children and families (30% of pop. under age 19)	Safe, attractive sidewalks and bike racks encourage non-motorized activity and family-friendly downtown visits	Goal 4c, 4g: pedestrian and non-motorized infrastructure

Beneficiary Group	How They Benefit	Master Plan Connection
Elderly and mobility-limited residents	ADA-compliant curb ramps and accessible seating make downtown accessible to all	Standard Track — PSCP bonus track
Downtown businesses (all 9 DDA district members)	Increased foot traffic, extended evening hours, improved storefront appearance lifts all businesses equally	Goal 1: Economic development
DDA event programming	Permanent lighting and gathering infrastructure supports food truck events, holiday events, and future programming	Goal 1j: downtown event activation
Future businesses and investors	A beautiful, well-lit, walkable downtown signals that investment is welcome and community-supported	Goal 1d: promote redevelopment of vacant properties
Regional visitors from Genesee County	Destination-worthy downtown draws visitors from Clio, Flint, Birch Run area — expands economic catchment	Goal 1: strengthen economic future

### Measurable Outcomes

Metric	Target
Linear feet of E. Mt. Morris Street improved	Approximately 800–1,200 linear feet of downtown corridor
New decorative planters installed	20 permanent planters + 30 hanging baskets
New lighting elements installed	8–12 decorative poles + string lighting throughout corridor
New pedestrian amenities	8 trash receptacles, 6 bike racks, 6 benches, 4 wayfinding signs
ADA improvements	4 curb ramp upgrades — meets Standard Track standard
Estimated increase in evening foot traffic	Minimum 30% increase based on comparable PSCP projects (lighting extension)
Number of businesses directly benefiting	All businesses in DDA district — minimum 9 board-member businesses
Residents with improved access to downtown	All 3,130 city residents + regional visitor base
Private investment leverage ratio	3.5:1 (\$35,000 DDA + \$10,000 community to \$10,000 MEDC) — DDA-led, community-supported model
Campaign donors from Mt. Morris community	Target: 50+ unique donors in 60-day campaign — highly achievable given existing audience

## SECTION 6 — MASTER PLAN ALIGNMENT MATRIX

The following table documents precisely how each element of the Bloom on Main project aligns with the adopted City of Mt. Morris Master Plan goals and objectives. This alignment demonstrates that the project is not a new idea — it is the implementation of a community-endorsed, officially adopted plan.

Project Element	Master Plan Goal	Master Plan Objective	Resident Survey Data
Flowers & planters	Goal 1	1a — pedestrian-scale character of downtown	67% — #1 most requested
Hanging baskets	Goal 1	1a — small town character preservation	67% — #1 most requested
Street trees	Goal 4	4f — develop plan for parks and public places	67% — #1 most requested
Decorative light poles	Goal 2	2 — pedestrian-oriented improvements	66% — #2 most requested
String lighting	Goal 1	1j — downtown event activation	66% — #2 most requested
LED fixture upgrades	Goal 4	4c — safe and efficient transportation system	66% — #2 most requested
Holiday lighting mounts	Goal 1	1a — economic viability of downtown	66% — #2 most requested
ADA curb ramps	Goal 4	4c — pedestrian circulation for all users	62% — #3 most requested
Decorative pavers	Goal 2	2 — pedestrian streetscape improvements	62% — #3 most requested
Trash receptacles	Goal 3	3a — neighborhood beautification programs	44% — #5 most requested
Bike racks	Goal 4	4g — non-motorized infrastructure connections	44% — #6 most requested
Benches / seating	Goal 4	4f — public places for residents	Open-ended: 'viable downtown'
Wayfinding signage	Goal 1	1a — welcome and friendly to all users	Open-ended: 'more reasons to visit'

## SECTION 7 — PROJECT TIMELINE

Phase	Action	Date
Pre-Application	Submit Patronicity project page — send this document to Mahala at info@patronicity.com or (313) 744-2177	Today / This week
Pre-Application	DDA board votes to approve project and commit \$25,000 from Fund 248 as prior committed funding	April 15, 2026 DDA meeting
Pre-Application	Contact Patronicity team at (313) 744-2177 — request ADA-accessible design letter of support	This week — parallel

Phase	Action	Date
Review	Patronicity initial review (24-48 hrs) → MEDC/MML review (1–3 weeks) → Project approved	April 2026
Campaign Launch	60-day crowdfunding campaign goes live — launch at DDA food truck event for maximum in-person momentum	April–May 2026
Campaign Active	Community fundraising via Patronicity — DDA social media, Parlour at 713 network, city communications	60 days
Campaign Close	Goal reached — MEDC match confirmed — \$75,000–\$55,000 fully secured	June–July 2026
Design & Procure	Finalize design, obtain contractor bids, order materials	June–July 2026
Installation	Landscaping, lighting, and sidewalk beautification elements installed	July–September 2026
Grand Opening	Bloom on Main ribbon cutting — tied to a DDA food truck event or community celebration	Fall 2026
Reporting	Final project report submitted to Patronicity/MEDC — monthly updates during campaign	Within 30 days of completion

**Bloom on Main — E. Mt. Morris Street — Mt. Morris, Michigan**

Flowers • Lighting • Sidewalks • Community

*"Help us make E. Mt. Morris Street bloom again."*

Prepared March 2026 | City of Mt. Morris DDA | (810) 686-2160 | [clerk@cityofmtmorris.org](mailto:clerk@cityofmtmorris.org) | Apply: [patronicity.com/puremichigan](http://patronicity.com/puremichigan)

CITY OF MT. MORRIS  
2026-2027 PROPOSED  
FISCAL YEAR BUDGET

248		FUND DOWNTOWN DEVELOPMENT AUTHORITY										
		AUTHORITY BOARD										
=====		=====										
				FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 26-27	FY 26-27
				ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	COUNCIL	REQUESTED	MANAGER	COUNCIL
									ADOPTED		RECOMMENDS	ADOPTED
402			CURRENT PROPERTY TAXES	15,665	14,400	15,653	17,623	18,816	17,000	19,000	19,000	
445			CURRENT PROPERTY TAX PENALTY	104	72	85	69	139	100	100	100	
665			INTEREST ON INVESTMENTS	-	-	-	-	-	-	-	-	-
672			OTHER REVENUES	451	3,618	5,607	993	25	-	500	500	-
675			DDA BANNER DONATIONS	-	3,380	1,560	-	-	-	-	-	-
675	100		FOOD TRUCK REVENUE	-	-	3,130	7,665	6,060	3,000	4,000	4,000	-
<b>TOTAL</b>				<b>\$ 16,220</b>	<b>\$ 21,470</b>	<b>\$ 26,035</b>	<b>\$ 26,351</b>	<b>\$ 25,040</b>	<b>\$ 20,100</b>	<b>\$ 23,600</b>	<b>\$ 23,600</b>	<b>\$ -</b>
REVENUES OVER (UNDER) EXPENDITURES				\$ 9,627	\$ (9,146)	\$ 5,529	\$ 15,987	\$ 11,204	\$ (9,340)	\$ 23,600	\$ 23,600	\$ -
FUND BALANCE BEGINNING OF YEAR				\$ 33,875	\$ 43,502	\$ 34,356	\$ 39,885	55,872	55,872	55,872	55,872	55,873
APPROPRIATION FROM FUND BALANCE												
FUND BALANCE END OF YEAR				<b>\$ 43,502</b>	<b>\$ 34,356</b>	<b>\$ 39,885</b>	<b>\$ 55,872</b>	<b>\$ 67,076</b>	<b>\$ 46,532</b>	<b>\$ 79,472</b>	<b>\$ 79,472</b>	<b>\$ 55,873</b>
248		FUND DOWNTOWN DEVELOPMENT AUTHORITY										
103		AUTHORITY BOARD										
=====		=====										
				FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 26-27	FY 26-27
				ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	COUNCIL	REQUESTED	MANAGER	COUNCIL
									ADOPTED		RECOMMENDS	ADOPTED
*701			SALARY & WAGES	3,441	4,744	4,494	3,673	3,923	6,240			
714			FRINGE BENEFITS	1,298	1,644	1,362	1,237	1,196	2,500			
740			OPERATING EXPENSES	1,375	15,045	9,160	4,207	7,108	6,000			
801			PROFESSIONAL SERVICES	-	-	-	-	-	-			
*880			COMMUNITY PROMOTIONS	-	1,500	1,075	700	1,000	1,500			
940			RENTAL	479	2,060	1,512	547	609	1,200			
970			CAPITAL OUTLAY	-	5,623	2,902	-	-	2,000			
971			LAND ACQUISITION	-	-	-	-	-	10,000			
<b>TOTAL</b>				<b>\$ 6,593</b>	<b>\$ 30,616</b>	<b>\$ 20,506</b>	<b>\$ 10,364</b>	<b>\$ 13,836</b>	<b>\$ 29,440</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	701		DPW									
	880		FUND SPECIAL EVENTS									
	801											
	971											