



**Royal Oak Downtown Development Authority  
Meeting**

**Wednesday, September 18, 2024, 4:00 p.m.  
City Hall Commission Chambers Room 121  
203 South Troy Street  
Royal Oak, MI 48067**

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

---

	<b>Pages</b>
1. Call to Order	
2. Public Comment	
3. Approval of Minutes	
a. August 21, 2024	2
4. Expense Items	
a. Monthly Expenses August	7
5. Business	
a. RO Chamber of Commerce - 45 Day Review Summer Concert Series	
b. Facade/Sign Grant - 108 W 2nd - Johnny Mustard's	8
c. Star Dream Repairs	23
d. Draft Master Plan - Downtown Core/Activity Center	27
e. Downtown Alleys	
a. 3rd to 4th Alley	42
b. L-Shaped Alley	44
f. Mural Selections	
6. Reports	
7. Adjournment	

**DOWNTOWN DEVELOPMENT AUTHORITY  
CITY COMMISSION CHAMBERS  
ROYAL OAK, MICHIGAN  
[www.romi.gov](http://www.romi.gov)**

**Wednesday, August 21, 2024  
Regular Meeting  
4:00 P.M.**

**Present**

Kyle DuBuc  
Jay Dunstan  
Arbor Laclave  
Salvatore LoGrasso  
Lori London  
Michael Sophiea, Chairperson  
Gail von Staden  
Mark Wollenweber, Interim City Manager

**Absent**

Michael Keith  
Mark Vanneste  
Anthony Yezbick, Vice Chairperson

**Staff**

Timothy E Thwing, Executive Director  
Daniel Solomon, Downtown Manager

\* \* \* \* \*

1. **Call to Order**
2. **Public Comment**
3. **Approval of Meeting Minutes from July 24<sup>th</sup>, 2024**
4. **Expense Items**
  - a. **Monthly Expenses July 2024**
5. **Business**
  - a. **Sponsorship Agreement RORA-2024 Beer Stroll, 2025 Wine Stroll & 2025 Restaurant Week**
  - b. **RO Holiday Village 2024 Amended Plan & Sponsorship Agreement**
  - c. **Second Street Handicap Parking Spaces**
  - d. **Downtown Paving**
    1. **Upgrades to Williams St. and Sixth St.**
    2. **Sherman Drive Paving**
  - e. **Façade/Sign Grant-Write Impressions 407 S Washington Ave.**
  - f. **Painting Downtown-Mural Project Pilot**
  - g. **Spending Plan-3<sup>rd</sup> Annual Shop Royal**

\* \* \* \* \*

**1. CALL TO ORDER**

Chairperson Sophiea called the meeting to order at 4:03 p.m.

\* \* \* \* \*

**2. PUBLIC COMMENT**

Chairperson Sophiea opened Public Comment.  
After all public comment was received, public comment was closed.

\* \* \* \* \*

**3. APPROVAL OF MEETING MINUTES FROM JULY 24, 2024**

**MOVED** by Director Laclave  
**SECONDED** by Director Wollenweber

**To Approve** the minutes of the July 24, 2024, meetings, as amended (Director Dunstan was not present at meeting).

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**4. EXPENSE ITEMS**

**a. Monthly Expenses July 2024**

The invoices received and paid for the month of July 2024 were provided as information, no action is required.

\* \* \* \* \*

**5. BUSINESS**

**a. SPONSORSHIP AGREEMENT RORA – 2024 BEER STROLL, 2025 WINE STROLL & 2025 RESTAURANT WEEK**

**MOVED** by Director Dunstan  
**SECONDED** by Director Laclave

**Be it resolved**, the DDA approves the sponsorship request for the Royal Oak Restaurant Association's Beer Stroll in an amount not to exceed \$10,000, and

**Be it further resolved**, the DDA approves the sponsorship request for the Royal Oak Restaurant Association's Wine Stroll in an amount not to exceed \$10,000, and

**Be it further resolved**, the DDA approves the sponsorship request for the Royal Oak Restaurant Association's Royal Oak Restaurant Week in an amount not to exceed \$10,000 and authorizes the executive director to execute the attached agreement.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**b. RO HOLIDAY VILLAGE 2024 AMENDED PLAN & SPONSORSHIP AGREEMENT**

**MOVED** by Director Laclave  
**SECONDED** by Director DuBuc

**Be It Resolved**; the Royal Oak Downtown Development Authority hereby approves the amended sponsorship agreement with Jonathan Witz & Associates (JWA) related to the RO Holiday Village and authorizes the Executive Director to execute the agreement.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**c. SECOND STREET HANDICAP PARKING SPACES**

**MOVED** by Director Dunstan  
**SECONDED** by Director LoGrasso

**Be it resolved**, the DDA hereby supports the installation of option #1, allocates \$25,000 towards the cost of installation and that this resolution be forwarded to the city commission for its review and consideration.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**d. DOWNTOWN PAVING-UPGRADES TO WILLIAMS & 6<sup>TH</sup> STREETS / SHERMAN DRIVE PAVING**

**MOVED** by Director Laclave  
**SECONDED** by Director Wollenweber

**Be it resolved**, the DDA hereby approves the proposed 2025 paving upgrades on Williams Street (3<sup>rd</sup> to 7<sup>th</sup>) and W Sixth Street (Washington to Center); and

**Be it further resolved**, the DDA hereby approves the paving of Sherman Drive (Lafayette Avenue to Washington Avenue) with funds allocated by the DDA at a cost not to exceed \$70,000.



**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**e. FAÇADE/SIGN GRANT – WRITE IMPRESSIONS 407 S WASHINGTON**

Director London indicated she had a conflict of interest and recused herself from participating and discussing this matter.

**MOVED** by Director Wollenweber  
**SECONDED** by Director LoGrasso

**Be it resolved**, the Downtown Development Authority hereby approves the application for a sign grant for 407 S Washington Ave. as a reimbursement in an amount not to exceed \$1,857.37 or 50% of the actual project cost, whichever is less.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**f. PAINTING DOWNTOWN – MURAL PROJECT PILOT**

**MOVED** by Director DuBuc  
**SECONDED** by Director Laclave

**Be it resolved**, the Downtown Development Authority approves of the Painting Downtown Mural project and authorizes the Downtown Manager and Executive Director to oversee an art proposal process.

**Be it resolved**, the Downtown Development Authority approves the expense budget for the Painting Downtown Mural project in an amount not to exceed \$78,383.25, with respect to all funding being contingent on City Commission approval of artworks.

**Be it resolved**, the DDA Board authorizes the attached Downtown Mural Installation agreement and authorizes the Executive Director to execute with the agreement with proposed property owners, subject to any revisions required by the City Attorney.

**Be it resolved**, the Downtown Development Authority authorizes the Downtown Manager to begin the artwork approval process with applicants selected by the selection committee, and agreed to by the property owners.

**Be it resolved**, the DDA Board hereby appoints the selection committee as: the following named Directors: von Staden, Dunstan, DuBuc, and Laclave.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

**g. SPENDING PLAN – 3<sup>RD</sup> ANNUAL SHOP ROYAL**

**MOVED** by Director Wollenweber  
**SECONDED** by Director Laclave

**Be it resolved**, the Downtown Development Authority approves of the aforementioned Shop Royal budget outline within this document and authorizes the Executive Director to execute any required purchase requisitions.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*


There being no further business to bring before the Royal Oak Downtown Development Authority, the following motion was made:

**MOVED** by Director Laclave  
**SECONDED** by Director Wollenweber

**To Adjourn** the August 21, 2024, DDA regular meeting at 4:45 p.m.

**MOTION APPROVED UNANIMOUSLY.**

\* \* \* \* \*

  
\_\_\_\_\_  
Timothy E. Thwing, Executive Director



**Royal Oak**  
**DOWNTOWN**  
**DEVELOPMENT AUTHORITY**

Meeting Date: 9/18/2024

211 Williams Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
downtownroyaloak.org

**MEMORANDUM**

**DATE:** September 11<sup>th</sup>, 2024

**TO:** MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

**SUBJECT: EXPENSE ITEMS - MONTHLY**

Listed below are the invoices for the month(s) of August 2024 that were received and paid.

<b><u>Vendor</u></b>	<b><u>Payment Detail</u></b>	<b><u>Amount</u></b>
Worry Free	CBD Maintenance July 29-Aug 4	\$13,200.00
Plante & Moran PLLC	Financial Analysis Parking Fund	\$12,507.50
Farmers Market	Sights & Sounds Transfer 2nd	\$8,000.00
Arts Beats & Eats	Final Payment 2024 Event	\$50,000.00
Transfer of Fund/City	City Services – Taco Fest	\$38,160.01
Rose Pest Solutions	CBD Pest Program	\$186.00
Rocket Printing	Wayfinding Signs	\$1,155.00
Yiftee	ABE DD\$ Deposit	\$105,000.00
Worry Free	CBD Maintenance August 5-11	\$13,200.00
Caleb Sanchez	SDS August Extra Night	\$200.00
Pride Royal Oak	Sponsorship Balance	\$37,500.00
Uprinting	Stickers 5,000 – Social District	\$363.60
Worry Free	CBD Maintenance August 12-18	\$13,200.00
Worry Free	CBD Maintenance August 19-25	\$13,200.00
Outfront Media	Digital Billboards 7/15 to 8/11	\$8,700.00
Placer Labs	Contract Add-on	\$1,500.00

# 2024





# Summer concert series



LIVE MUSIC ▶

JOIN US ALL SUMMER AT  
CENTENNIAL COMMONS

THIRD & TROY STREET IN DOWNTOWN ROYAL OAK

---

PRE-SHOW **5:30pm** EACH WEEK

THE DETROIT SCHOOL OF ROCK & POP MUSIC® (STUDENT COVERS)  
DJ INVISIBLE (BETWEEN SETS)

**JULY 11**

7:00PM - WILSON THICKET (BLUEGRASS)  
8:30PM - SHADES OF UNITED LADIES (FEMALE SOUL & POP)

**AUGUST 8**

7:00PM - REVIVAL (ALL MAN BROTHERS)  
8:30PM - THE REEFER MEN ROCK & ROLL CIRCUS (CLASSIC ROCK TRIBUTE)

**JULY 18**

7:00PM - MAIN STREET SOUL (HORN DRIVEN SOUNDS)  
8:30PM - LAITH AL-SAAD (MICHIGAN BLUES ROCK VOICE)

**AUGUST 15**

7:00PM - THE DETROIT RETRO SOCIETY (DETROIT MUSIC: PAST TO PRESENT - MOTOWN TO MODERN)

**JULY 25**

7:00PM - ST. MORRISON'S DAY (VAN MORRISON)  
8:30PM - STONE CLOVER (IRISH-AMERICAN ROCK)

**AUGUST 1**

7:00PM - MOTOR CITY JOSH & THE BIG THREE (HIGH ENERGY BLUES)  
8:30PM - THORNETTA DAVIS (DETROIT BLUES LEGEND)

**FOOD + DRINKS**



Browse our list of restaurants that participate in the social district and grab a drink to go!

The Royal Oak Chamber of Commerce once again transformed Centennial Commons into a premier destination this summer, hosting six evenings of free live concerts. Each week, starting at 5:30 p.m., attendees enjoyed performances by emerging talents from the Detroit School of Rock and Pop Music, with DJ Invisible providing entertainment between sets. At 7:00 p.m. and 8:30 p.m., professional musicians took the stage, offering a diverse and engaging mix of music.

The Chamber is proud to bring six weeks of live entertainment to Royal Oak, attracting both residents and visitors who walked, biked, drove, skateboarded, or scootered to the heart of downtown. The concerts featured music from a variety of genres, creating a welcoming atmosphere for all. Additionally, the Chamber organized a Kid's Zone along Third Street, offering weekly activities such as face painting, balloon art, and complimentary ice cream from Ray's Ice Cream for children under 12. Interactive games, including the DDA's corn hole boards, were also available, and thanks to sponsorship from Oakland County Parks, a rock-climbing wall was featured throughout the event.

We look forward to welcoming everyone again in 2025 for another season of unforgettable community gatherings.

We extend our gratitude to the Downtown Development Authority for their ongoing support of this cherished hometown event. Their commitment, along with ours, makes these moments possible.





## 2024 Expenses

Entertainment	\$27,400
Event Production	\$25,291
Kids Area	\$5,290
Marketing	\$3,200
City	\$812
Staff	\$17,200
Management Fee	\$10,000
TOTAL EXPENSES	\$89,193

**2024 DDA Commitment**  
**\$88,000**





FREE CONCERT!

THURSDAY  
**July 18**

ROYAL OAK  
CHAMBER OF COMMERCE



7:00pm  
Main Street Soul  
Horn Driven Sounds



8:30pm  
Laith Al-Saadi  
Michigan Blues Rock Voice

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF







**FREE CONCERT!**

THURSDAY  
**July 25**

ROYAL OAK  
CHAMBER OF COMMERCE

**7:00pm**  
St. Morrison's Day  
Van Morrison

**8:30pm**  
Stone Clover  
Irish-American Rock

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF







**FREE CONCERT!**

THURSDAY  
**August 8**

ROYAL OAK  
CHAMBER OF COMMERCE

7:00pm  
Revival  
Allman Brothers Tribute

8:30pm  
The Reefermen Rock & Roll Circus  
Classic Rock Tribute

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF  
ROCK & POP MUSIC + DJ INVISIBLE



Verizon 9:45 PM 100%

ROYAL OAK CHAMBER  
Posts

royaloakchamber

**FREE CONCERT!**

THURSDAY  
**August 15**

ROYAL OAK  
CHAMBER OF COMMERCE

7:00pm

The Detroit Retro Society  
Detroit Music: Past to Present - Motown to Modern

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF  
ROCK & POP MUSIC + DJ INVISIBLE

View insights Boost post

Liked by downtown\_royaloak







**FREE CONCERT!**

THURSDAY  
**August 1**

**ROYAL OAK**  
CHAMBER OF COMMERCE

**7:00pm**  
Motor City Josh & The Big Three  
*High Energy Blues*

**8:30pm**  
Thornetta Davis  
*Detroit Blues Legend*

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF  
ROCK & POP MUSIC + DJ INVISIBLE

**FREE CONCERT!**

THURSDAY  
**July 11**

**ROYAL OAK**  
CHAMBER OF COMMERCE

**7:00pm**  
Wilson Thicket  
*Bluegrass*

**8:30pm**  
Shades of United Ladies  
*Female Soul & Pop*

**Summer**  
concert series

CENTENNIAL COMMONS IN DOWNTOWN ROYAL OAK  
PRE-SHOW 5:30PM - THE STUDENTS OF DETROIT SCHOOL OF  
ROCK & POP MUSIC + DJ INVISIBLE



Royal Oak  
**DOWNTOWN**  
DEVELOPMENT AUTHORITY

Meeting Date: 09/18/2024

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: September 12, 2024

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **FAÇADE/SIGN APPLICATION – 108 W 2<sup>nd</sup> – JOHNNY MUSTARD’S**

---

The DDA has received an application for a sign grant from Johnny Mustard’s (Jeff Bubeck).

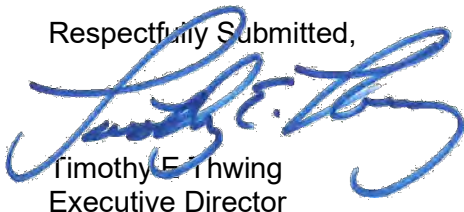
The application total is \$18,500 in façade and sign improvements, which would equate to a maximum award of \$9,250.00, see attached application.

The Infrastructure Committee reviewed this application at its September 9<sup>th</sup>, 2024, meeting and is recommending approval.

Should the DDA wish to proceed, the following resolution has been prepared for its consideration.

**Be it resolved**, the Downtown Development Authority hereby approves the application for a façade/sign grant for 108 W 2<sup>nd</sup> Street as a reimbursement in an amount not to exceed \$9,250.00 or 50% of the actual project cost, whichever is less.

Respectfully Submitted,



Timothy E. Thwing  
Executive Director



<b>Site Address:</b>	108 W. 2nd St.	<b>Parcel ID#</b>	72-25-21-231-016
<b>APPLICANT INFORMATION</b>		<b>PROPERTY OWNER INFORMATION</b>	
<b>Business Name:</b>	Johnny Mustard's	<b>Name of Company:</b>	Main Street Properties LLC
<b>Contact Person:</b>	Jeff Bubeck	<b>Contact Person:</b>	Mike Frontera
<b>Contact Address:</b>	23287 Angel Park Dr Macomb, MI. 48042	<b>Address:</b>	55772 Nickelby South Shelby Township, MI. 48316
<b>Phone:</b>	248-909-0375	<b>Phone:</b>	248-909-0375
<b>Email:</b>		<b>Email:</b>	

<b>Anticipated Project Start Date: (mm/dd/yyyy)</b>	<b>Anticipated Project Completion Date: (mm/dd/yyyy)</b>
09/15/2024	10/15/2024

ELIGIBILITY QUESTIONS	
Is the property delinquent on property taxes, water bills, or any other fees/bills owed to the city	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there any pending litigation against the city by the applicant?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do the proposed changes to signs and facades comply with all applicable codes, ordinances, laws and regulations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within the boundaries of the DDA District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Will signage upgrades be included in the project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any outstanding code violations on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the applicant a property owner or a tenant with a minimum of two years remaining on their lease, or have an option to renew their lease with written permission from property owner (include letter with application).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

PROPOSED FAÇADE IMPROVEMENTS		
<b>Height of Façade:</b>	<b>Width of Façade:</b>	<b>Façade Square Feet:</b>
<b>Current Façade Materials:</b>	brick, masonry, wood and glass, aluminum	
<b>Description of Scope of Work:</b>		
Install new awning with business logo on it, replace windows and add signage to bottom of windows, new commercial front door and transom. Old (present) windows leaked, the sills and framing are rotted/moldy. We would like to replace the water damaged wood sill framing and masonry around the window. We are not sure if it is considered part of the facade but have included it here. Paint all outside trim around windows and door.		

Please select the proposed items for improvement below:					
<b>X</b>	Awning		Architectural Accents		Building Expansion/Add.
<b>X</b>	Doors		Energy Efficient Lighting	<b>X</b>	Façade Renovation/Restoration
<b>X</b>	Masonry Repair		New Building Construction	<b>X</b>	Paint
<b>X</b>	Signage	<b>X</b>	Windows		Other (Sustainable Activities)
Please indicate other sustainable activities if applicable:					
Estimated Cost of Proposed Façade work:				<b>\$ 12,795.00</b>	
<i>Applicant must submit cost estimates for the proposed scope of work from a licensed contractor or materials provider.</i>					

SIGN IMPROVEMENT INFORMATION (IF APPLICABLE)	
<p>A Façade Grant Application must include photographs of the building's current signage, which will be evaluated by the DDA. The DDA may request an upgrade to signage for a façade grant application to qualify for funding. New signage may be included in the cost of the façade grant project.</p> <p>Nonconforming signs will be required to be removed. Proposals for signage upgrades that are included in the façade project must comply with all applicable codes, ordinances, and regulations. Special consideration for projects will be given to signage upgrades that include projecting signs and pedestrian-scaled blade signs.</p>	
Number of Signs:	3
Cost of New Signage:	<b>\$ 5,705.00</b>
Type of New Signage:	<input type="checkbox"/> Wall Sign <input type="checkbox"/> Projecting Sign
Will the sign be illuminated?	No. Awning and Window Vinyl signs
If yes, how?:	
<p><i>Please submit renderings of each sign and where they will be placed on the building.</i></p> <p><i>If you do not plan to change the signage, submit photos of your current signage.</i></p>	

TOTAL COSTS AND GRANT REQUEST			
Cost of Façade Improvement:		Cost of Sign Improvement:	Total Cost of Improvement Project:
<b>\$ 12,795</b>	<b>+</b>	<b>\$ 5,705</b>	<b>= \$ 18.5 18,500</b>
Amount Requested (50% of Total Cost, not to Exceed \$10,000):			<b>\$ 9,250</b>





Corporate Office  
17627 W. Warren Ave  
Detroit, MI 48228  
313.581.9333  
866.419.5379  
Fax 313.581.8995

263000

Customer Number

353265

Quote Number

**FX-DIAGRAM**  
File Name

Project Manager

Drawn By

Checked By  
S.F.

10-3-2020  
Date

1.0

Revisions  
0

☐ APPROVED☐ APPROVED WITH CHANGES NOTED  
[Change]

Customer Signature

Date:

Landlord Signature

Date:

Page 11 of 73

This original artwork is protected under federal copyright laws. Make no reproduction of this design concept without permission from Prosigns LLC.

This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.

Customer Name:

Business Name: JOHNNY MUSTARD

Phone:

Fax:

Email:

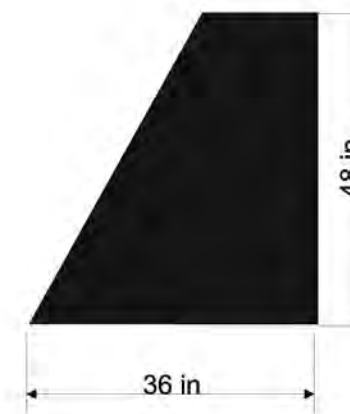
Address: 108 W 2ND ST  
ROYAL OAK, MI 48067



## FRONT VIEW



## SIDE VIEW



Corporate Office  
17627 W. Warren Ave  
Detroit, MI 48228  
313.581.9333  
866.419.5379  
Fax 313.581.8995

263000

Customer Number

353265

Quote Number

FX-DIAGRAM  
File Name

Project Manager

Drawn By

Checked By  
S.F.10-3-2020  
Date

1.0

Revisions  
0☐ APPROVED☐ APPROVED WITH CHANGES NOTED

[Change]

Customer Signature

Date:

Landlord Signature

Date:

Page 12 of 73

This original artwork is protected under federal copyright laws. Make no reproduction of this design concept without permission from Pros Signs Inc.

This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.

Customer Name:

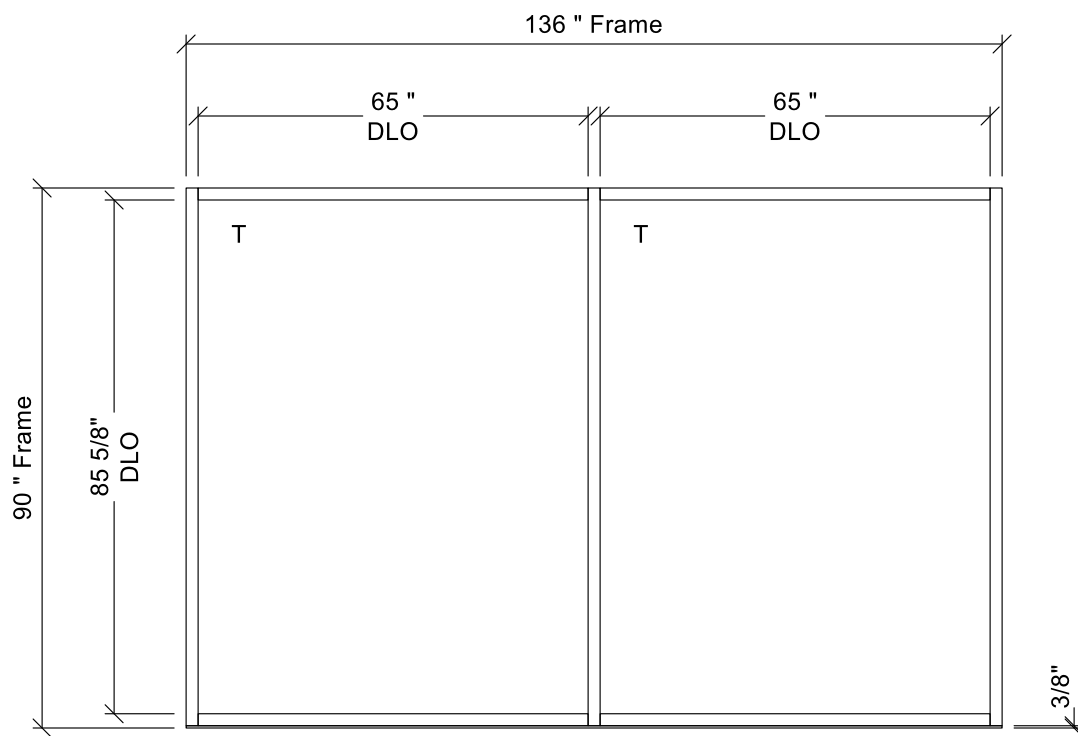
Business Name: JOHNNY MUSTARD

Phone:

Fax:

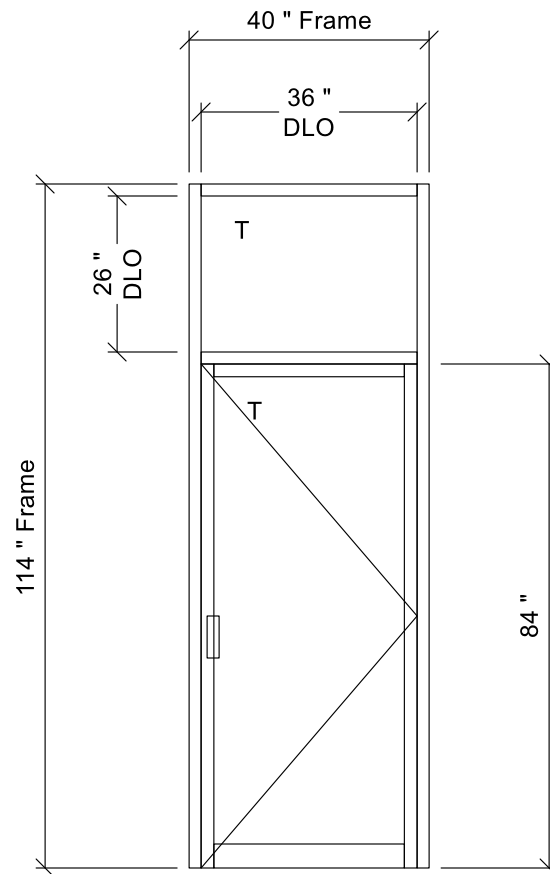
Email:

Address: 108 W 2ND ST  
ROYAL OAK, MI 48067

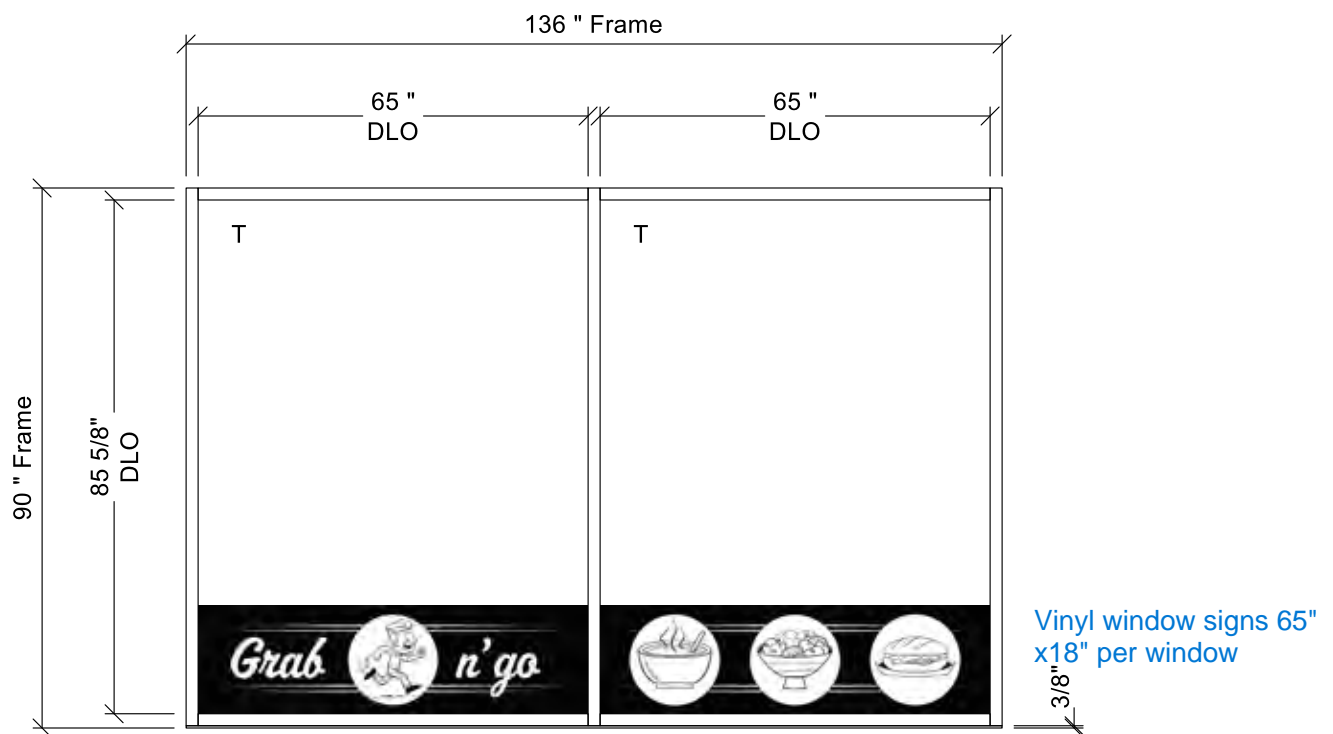


Johnny Mustards - 1 (1 Thus)  
 Frame: T14000 : Storefront : 2 x 4-1/2 : Flush Glaze : Screw Spline : T14259 subsill





Johnny Mustards - 3 (1 Thus)  
 Frame: T14000 : Storefront : 2 x 4-1/2 : Flush Glaze :  
 Screw Spline : T14259 subsill



Johnny Mustards - 1 (1 Thus)  
 Frame: T14000 : Storefront : 2 x 4-1/2 : Flush Glaze : Screw Spline : T14259 subsill



**DANIELS GLASS, INC.**

21250 W. Seven Mile Road  
Detroit, Mich. 48219  
(313) 538-2746 Fax (313) 538-1221

July 16, 2024

Job Name: **Johnny Mustards**

We Propose to Provide All Necessary Material, Labor and Equipment Required for the Completion of the Following Scope of Work for the Lump Sum of: \$ **9,020.00**

**SCOPE OF WORK TO INCLUDE:**

- 1) Furnish and install new 2" x 4 1/2" dark bronze anodized aluminum storefront, manufactured by Tubelite Corp. Glazed with 1" tinted bronze tempered safety glass.
- 2) Furnish and install (1) new 3'0" x 7'0" dark bronze "Narrow" stile door, manufactured by Tubelite Corp. Door to have 1 1/2 pair butt hinges, push pad panic hardware, heavy duty closer, and ADA 10" bottom rail. Glazed with 1" clear tempered safety glass.
- 3) Lead time 4 - 6 weeks after approval.

Daniels Glass quote is based on our interpretation of information supplied. It is the customer's responsibility to qualify quote. Daniels Glass is not responsible for providing materials different and/or over and above quantities quoted. Pricing subject to change for partial orders.

**NOT INCLUDED IN SCOPE:**

Protection, Final Cleaning, Liquidated Damages, Testing, Demolition and / or Mock-Ups.  
Replacement of Broken Glass or Other Damaged Materials, Unless Damaged by Daniels Glass Workforce.

**50% Deposit Required Prior to Placing Order, Balance Due Upon Completion..**  
*This proposal may be withdrawn by us if not accepted within 30 days*

Warranty on Labor and Material Shall be for a Period of One Year from Date of Substantial Completion. Any Contract Award Shall Specify that Design, Architectural and Engineering Services are the Responsibility of Others. We have not included any Professional Liability Errors and Omissions Insurance.

Payments to be upon completion if complete in less than 30 days, or progressive monthly payments of percentage complete if greater than 30 days. All material is guaranteed to be as specified. All work to be completed in a workmanlike 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. The owner/representative signed below, expressly waives the right of subrogation against Daniels Glass Co., Inc., their agents and employees.

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.

**ACCEPTED:**

NAME: Jeff Bubeck  
TITLE: owner/operator  
DATE: 8/15/24

**SUBMITTED:**

NAME: Mitch Hurley  
TITLE: Project Manager / Estimator  
DATE: July 16, 2024



## QUOTE

**DATE:** 8/26/2024  
**QUOTE #** 443

**23154 Glenwood**  
**Clinton Twp, MI 48035**  
**313-646-1376**

**BILL TO:**  
**J3D Enterprise**  
**108 West 2Nd St.**  
**Royal Oak MI 48067**  
**586-303-5485**

# QUOTING

DESCRIPTION	TOTALS
Upper And Lower Window Sills - Installed	\$1,125.00
Exterior Window Trim - Installed	\$875.00
Exterior Scrape/Prep And Paint	\$1,775.00
SUBTOTAL	\$3,775.00
DEPOSITS & PAYMENTS	\$0.00
TOTAL	\$3,775.00



# ESTIMATE

Thank You For Your Business!

## PROSIGNS

info@signmi.com  
17627 W Warren Ave  
Detroit, Michigan 48228  
United States

Phone: 313-581-9333  
Fax: 313-581-8995  
Toll free: 866-419-5379  
www.signmi.com

### BILL TO

#### Johnny Mustard's

Jeff Bubeck  
108 w 2nd st  
Royal Oak, Michigan 48067  
United States

586-303-5485  
j3d.enterprise@gmail.com

**Estimate Number:** 371

**Estimate Date:** August 27, 2024

**Valid Until:** September 27, 2024

**Estimate Total (USD):** \$5,524.10

Products	Quantity	Price	Amount
<b>AWNING</b> Custom Fabrication of an awning: 48" tall x 137" wide x 36" projection New custom aluminum awning frame 1/8" thick 1x1 aluminum tubing frame with 2x1 aluminum tubing base frame welded frame Weathertyte vinyl awning material black color full color digital print logo -3M film with lamination applied on center of awning - see diagram for full details	1	\$3,985.00	\$3,985.00
<b>SIGN INSTALLATION</b> On site installation	1	\$850.00	\$850.00
<b>PERMITS</b> sign permit drawings procurement	1	\$450.00	\$450.00



# ESTIMATE

Thank You For Your Business!

## PROSIGNS

info@signmi.com

17627 W Warren Ave  
Detroit, Michigan 48228  
United States

Phone: 313-581-9333

Fax: 313-581-8995

Toll free: 866-419-5379

www.signmi.com

<b>Subtotal:</b>	\$5,285.00
sales tax 6%:	\$239.10

---

<b>Total:</b>	\$5,524.10
---------------	------------

---

<b>Estimate Total (USD):</b>	<b>\$5,524.10</b>
------------------------------	-------------------

## Notes / Terms

Valid for 30 days from date on estimate.

Electrical connection: owner is responsible for providing power outside the building within 3 ft distance of sign installation location. Power must adhere to NEC electric code with a dedicated circuit and marked disconnect. A UL listed disconnect box w/switch must be installed outside the building for sign connection. Owner is responsible for providing a timer or photocell.

All permits: owner is responsible for all landlord and city permits and approvals. Prosigns llc is not responsible for any violations.

Fabrication time frame: will range from 30 days up to 120 days otherwise specified & agreed upon by terms and signatures. Additional delay may be added in the event of national disaster, act of god, fatality, sickness, hospitalization mechanical failure, payment delay, building or business lack of readiness, landlord disapproval. Sign to be erected on building structure as specified on sign diagram. Sign company will not

be responsible for building structure vulnerable wall integrity & will be not be responsible & cleared from all liability & lawsuits pertaining to wall facade, & all surface areas supporting sign structure. Store front

must be cleared from all obstruction leading to accommodation of space for sign vehicles of installation. If plaza front is jammed with cars and owners are reluctant to remove their vehicles job installation will be canceled and rescheduled with a penalty fee of 6% of total price.

Additional charges: if job is cancelled after signing contract. 50% of job deposit will be avoided & can not be issued back due to material & labor loss! Additional fees & interest rate of 12% shall be added after signing contract in the event of design change of size, color, material, or any contradiction of approved sign diagram! Customer & landlord shall facilitate all installation required procedures on site of install, access to building & plaza shall be granted to fulfill

the installation requirement of verifying circuits and access to power source, shelter from snow, rain, wind, danger, vandalism, terror, electrocution. Failure in assistance & facilitation will result in job delay reschedule of sign installation

in which an additional fee & rate of 12% will back to total involve. Removal or relocation of sign electrical hook up complication or other means of power connection. All credit cards transactions are subject to 3% processing fee.

Warranty: electric powered signs shall have 1 year limited warranty from date of manufacture. Warranty will cover the power supply and led modules only. Warranty will not cover: act of god, vandalism, force of destruction, arson. Prosigns llc & affiliates corporations shall not be held responsible, liable, accountable for destruction or damage inflicted by excavation & soil landscape disturbance, power circuit pipelines, sewer, gas line, water, cable line, telephone line, surveillance cameras, alarm, sprinkler system, air, under nor above ground on job site of address listed on this contract.



# ESTIMATE

Thank You For Your Business!

## PROSIGNS

info@signmi.com

17627 W Warren Ave  
Detroit, Michigan 48228  
United States

Phone: 313-581-9333

Fax: 313-581-8995

Toll free: 866-419-5379

www.signmi.com

### Notes / Terms

Payments policy terms: once invoice is signed 50% deposit is due immediately. No exceptions or favoritism. 25% will be due upon 50% of project completion & therefore shall be collected. Final 25% of job total shall be collected in full 1 day prior to sign installation according to company policy, terms & conditions

Approval indicates the above prices, specifications, terms & conditions are satisfactory and accepted. Acceptance of artwork in this page and the proof page indicated in the drawings is an artistic representation only of sign size on building and color accuracy. Elements may vary based on field measurements this color proof is intended for verification of spelling, layout, color and composition. By approving and proofing all artwork as correct & accurate you bear responsibility for any corrections changes -modification alteration of

color, size, location & area of install, dates, & content. Penalty fees & 6% rate will be added accordingly to total price. This sign is the ownership of Prosigns LLC, you authorize & give all rights to prosigns LLC & prosign & awning to remove sign off building in the event of debt collection & outstanding amount due. Additional 12% will be added weekly if total owed on sign is not paid in full. Approval constitutes authorization to proceed with specifications and conditions of this document as specified. All rights reserved Prosigns LLC

Approval Signature Jeffrey C. Balch Date 8/27/24



# JEFF SORNIG

CREATIVE IMAGING & ILLUSTRATION

SORNIGRAFIX@GMAIL.COM

(757) 572-5020 WWW.JEFFTOONS.COM



@SORNIGRAFIX



THANK YOU FOR SUPPORTING AN INDEPENDENT U.S. VETERAN ARTIST

## ARTISTIC SERVICES PROVIDED TO:

J3D ENTERPRISE  
ATTN: JEFF BUBECK  
ROYAL OAK, MI 48067

## PROJECT OVERVIEW:

DIGITAL ILLUSTRATION/GRAPHIC DESIGN BRANDING PROJECT FOR JOHNNY MUSTARD'S RESTAURANT

## ARTISTIC SERVICES & DETAILS:

- ORIGINAL ARTWORK COMMISSION & GRAPHIC LAYOUT
  - CREATE CUSTOM DESIGN & GRAPHIC ELEMENTS FOR BUSINESS FRONT WINDOW SIGNAGE.
  - CREATE CUSTOM DESIGN & GRAPHIC ELEMENTS FOR BUSINESS AWNING.
- INCORPORATE THE "JOHNNY MUSTARD'S" CHARACTER, AND ORIGINAL ILLUSTRATION ITEMS SPECIFIC TO THE BUSINESS AND THE BRANDING.
- COORDINATING INFORMATION
  - FINAL FILES SHALL BE PROVIDED IN PDF FORMAT FOR ENLARGEMENT & FABRICATION FOR THE BUSINESS STORE FRONT.
  - SEND FILES VIA EMAIL TO:  
J3D.ENTERPRISE@GMAIL.COM

## PROJECT AGREEMENT & TERMS:

TOTAL PROJECT COMPENSATION: \$600.00

\* PAYMENT MAY BE MADE VIA PAYPAL TO: SORNIGRAFIX@GMAIL.COM

I CAN BE REACHED BY PHONE AT (757) 572-5020 OR EMAIL TO 'SORNIGRAFIX@GMAIL.COM' IF YOU HAVE ANY ADDITIONAL QUESTIONS.

23 AUG 2024

JEFF SORNIG  
CREATIVE IMAGING & ILLUSTRATION  
SPECIALIST



---

**Facade grant quote**

---

royaloak@signsbytomorrow.com <royaloak@signsbytomorrow.com>  
To: Jeff Bubeck <j3d.enterprise@gmail.com>

Wed, Aug 28, 2024 at 1:20 AM

Good morning Jeff and thank you for the inquiry.

Price for the window graphics:

Vinyl = \$150

Installation = \$120

Please let me know if you have any questions?

Thank you again,  
Jack

**Jack Hemp**  
**Signs By Tomorrow**  
**31930 Woodward**  
**Royal Oak, MI 48073**  
**248-549-0095**

[Quoted text hidden]



Royal Oak  
**DOWNTOWN**  
DEVELOPMENT AUTHORITY

Meeting Date: 09/18/2024

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: September 11, 2024

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **STAR DREAM REPAIRS**

---

Board members may recall that the DDA has provided funding to clean the Star Dream Sculpture on an annual basis almost every year. Approximately \$10,000 per year. The only time recently DDA funds were not used was the cleaning that occurred after completion of the civic center project and centennial commons as that project paid for one cleaning.

At this time the sculpture also is in need of some repairs. Those are outlined in the attached proposal submitted to DPS from Glypton, LLC and include:

Removal and disposal of existing coating, media blasting or other wise preparing the substrate, application of primer and CDM 1000 in accordance with the manufacturer's instructions, removal and replacement of caulk seams. Cost not to exceed \$20,000

Grinding a ¼ round inch radius on the outside edge of the granite fountain surface and polish to repair damage from the skateboard trucks. Cost not to exceed \$3,000

Installation of stainless-steel skateboard stoppers in the expansion joints. Cost not to exceed \$1,500

The Infrastructure Committee discussed this proposal at its September 9<sup>th</sup>, 2024, meeting and is recommending approval and the allocation of \$25,000.

Should the board concur the resolution is offered for its consideration:

**Be it resolved**, the Royal Oak Downtown Development Authority, DDA hereby approves the proposed repairs to the Star Dream sculpture/fountain and allocates \$25,000 for those indicated repairs.

Respectfully Submitted

  
\_\_\_\_\_  
Timothy E. Thwing  
Executive Director

**Thwing, Tim**

---

**From:** Collick, Lee  
**Sent:** Wednesday, August 28, 2024 12:38 PM  
**To:** Thwing, Tim; gigi.vbw@icloud.com  
**Cc:** Filipski, Aaron; Solomon, Daniel  
**Subject:** RE: Star Dream Repairs  
**Attachments:** 2024 08-27 Star Dream Repairs.pdf

Good afternoon, I just confirmed with Giorgio (313) 713-7072 (included on here) that presenting the attached proposal to the DDA for approval on September 18<sup>th</sup> will not create issues completing the work this year. Thanks!

**Lee J. Collick**  
Operations Manager  
Department of Public Services  
City of Royal Oak  
[LeeC@romi.gov](mailto:LeeC@romi.gov)  
**248.246.3302**





# GLYPTÓN, LLC

603 Concord street

Detroit, MI 48207

Nadine Chronopoulos 248-242-3273

Jay Jurma 313-460-7847

<mailto:glyptonllc@gmail.com>

## ROYAL OAK PUBLIC SERVICES

RECEIVED

Lee Collick / Superintendent of Facilities  
1600 N. Campbell rd.  
Royal Oak, MI 48067

AUG 27 2024  
City of Royal Oak  
Community Development

Dear Mr. Collick,

This is a follow up to a meeting we had with your predecessor Mr. Exley. The following is a proposal for the repair of the fountain lining beneath the Star Dream sculpture.

**Inspection of fountain and lining:**

In numerous submerged areas of the fountain the coating is delaminating from the substrate. It appears that the current coating consists of CIM fountain waterproofing over THOROUGHSEAL, which is a concrete coating designed to be used below grade. We looked into several other options for lining the fountain including specialized vinyl roofing sheet and EPDM liner specifically designed for submerged applications. Both offer some benefits however would require seams that would be visible through the water. This can be addressed by cutting the sheets in a pie pattern to match the geometric shape of the fountain. There is also damage to the edge of the fountain from skateboard trucks. Our opinion is that the best solution is to continue with the CDM liner.

**Recommended treatment:**

After removing the water from the fountain all of the hardware would be inspected and removed if necessary. The current lining and caulk would be removed by mechanically scraping

and lifting the existing liner. The surface below the liner would be cleaned and abraded to facilitate the application of CDM primer. Depending on the condition of the substrate it may require media blasting to provide a tooth for the primer. CDM primer will be applied according to the manufacturers specifications. This will be followed by the application of CDM 1000, which is the rubber fountain lining. Hardware will be replaced and properly sealed. As an option a one inch, quarter round radius will be ground to repair the damaged granite edge of the fountain. Stainless plates will be installed in the expansion joints to prevent further damage from skateboard trucks.

**Clients Responsibilities:**

There are two options to drain the fountain. Glyptón can drain the fountain utilizing a trash pump removing the water to the adjacent storm drain. The second option is for the city to remove the water utilizing a vactor truck. The fountain will have to be de-energized for the duration of the project. Space will have to be provided for the dumpster, vehicles and media blasting equipment if needed. We will also need access to a hose bib.

**Schedule:**

We have scheduling availability in the month of ~~August~~ <sup>SEPTEMBER</sup>. Weather permitting work should be concluded within two weeks. All materials, equipment and services will be provided by Glyptón LLC.

**Cost of services:**

Removal and disposal of existing coating, media blasting or other wise preparing the substrate, application of primer and CDM 1000 in accordance with the manufacturers instructions, removal and replacement of caulk seams. Cost not to exceed \$20.000.

Grinding a ¼ round inch radius on the outside edge of the granite fountain surface and polish to repair damage from the skateboard trucks. Cost not to exceed \$3.000.

Installation of stainless steel skateboard stoppers in the expansion joints. Cost not to exceed \$1.500

40% deposit is required prior to commencement of service, balance due 30 days after completion.

Please feel free to contact us with any questions about the project and scheduling. We look forward to working with you.

Warm regards,

Nadine Chronopoulos





Royal Oak  
**DOWNTOWN**  
DEVELOPMENT AUTHORITY

Meeting Date: 09/18/2024

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: September 11, 2024

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **DRAFT MASTER PLAN – DOWNTOWN CORE/ACTIVITY CENTER**

---

At its July 24, 2024, meeting the board received the following information:

DPZ CoDesign provided a draft Master Plan for the City of Royal Oak to the Planning Commission at its July 9<sup>th</sup>, 2024, meeting. The Planning Commission set the following dates as special meetings to review that document with DPZ CoDesign:

August 19<sup>th</sup> at 6:00 pm in city hall  
September 16<sup>th</sup> & 17<sup>th</sup> at 6:00 pm in city hall

A copy of the draft Master Plan is available at [www.planroyaloak.com](http://www.planroyaloak.com)

Portions of the Master Plan that focus on the downtown core and/or activity center were also provided. The draft plan provides several recommendations from developing a downtown master plan and branding different districts in the downtown to removing a portion of the center street garage for better connectivity. Those and other recommendations are listed as 5.2.1 through 5.2.2 and are contained in the Summary of Actions and on page 73.

The last Downtown Development & Tax Increment Financing Plan was adopted April 15<sup>th</sup>, 2004, with the last downtown plan (task force report) approved in June 2014.

At the July 24<sup>th</sup> meeting the board referred the draft master plan to each DDA committee for review, comment and any recommendations. The comments received at subsequent committee meetings are listed below:

- Branding Areas of the downtown got mixed reviews such as:
  - Should not be designated “short-term”.
  - Not that big of a downtown that this is needed, just focus on downtown.
- Future development of city parking lots:
  - Any development should be beneficial to city/downtown versus developer.
  - Impact on public parking should be study and replaced.
  - Reduce parking is not a good thing.



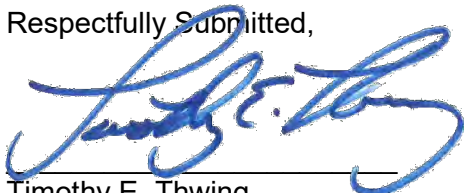
- Should not give away property/parking.
- Should contribute to the downtown & be a catalysis.
- Development/Improvements to Train/Transit Station area is a good idea.
- Additional parking deck in south end should be studied and only done with a development project.
- Main St. median idea needs more discussion, study and consideration.
- Do not need another park/public plaza at 6<sup>th</sup> St lot with 5<sup>th</sup> Street improvements.

Should the board concur with some or all the listed comments or have additional items to add the following resolutions as been prepared for its consideration:

**Be it resolved**, the Royal Oak Downtown Development Authority, DDA directs staff to forward the following comments on the Draft Master Plan 2050 to the Planning Commission for its consideration:

- Branding Areas of the downtown got mixed reviews such as:
  - Should not be designated “short-term”.
  - Not that big of a downtown that this is needed, just focus on downtown.
- Future development of city parking lots:
  - Any development should be beneficial to city/downtown versus developer.
  - Impact on public parking should be study and replaced.
  - Reduce parking is not a good thing.
  - Should not give away property/parking.
  - Should contribute to the downtown & be a catalysis.
- Development/Improvements to Train/Transit Station area is a good idea.
- Additional parking deck in south end should be studied and only done with a development project.
- Main St. median idea needs more discussion, study and consideration.
- Do not need another park/public plaza at 6<sup>th</sup> St lot with 5<sup>th</sup> Street improvements

Respectfully Submitted,



Timothy E. Thwing  
Executive Director



# Royal Oak

Master Plan, 2050, Draft 06/07/24



# Introduction

## Summary of Actions

Section	Action	When	Cost
5.3.2	<del>Encourage additional development within Woodward Corners, especially along Coolidge and Judson, including housing. This may be accomplished by providing structured parking in a public-private partnership in exchange for developing a more complete internal streetscape and the edge of Woodward.</del>	Medium-Term	\$
5.3.3	<del>Encourage housing development on the Corewell / Beaumont campus, whether the primary medical campus, its 13 Mile frontage, or additional Corewell / Beaumont holdings.</del>	Short-Term	\$\$
5.3.4	<del>Update the zoning code to enable mixed-use development and multi-story buildings in proximity to 13 Mile and Woodward.</del>	Short-Term	\$\$
5.4.1	<del>Update the zoning code to enable mixed-use development in this district, with required ground floor commercial along Delemere, however limit the height and intensity of development.</del>	Short-Term	\$\$
5.5.3	<del>Update the zoning code to enable mixed-use development in this district, with required ground floor commercial along Campbell and Bellaire.</del>	Short-Term	\$\$
6.5.5	<del>Pursue right-sizing of 11 Mile Road. This improvement should be combined with zoning changes to enable more development capacity while reducing driveway curb cuts and off-street parking, which interrupt future on-street parking.</del>	Short-Term	\$\$\$\$
6.6.1	<del>Revise minimum sidewalk widths to correspond with future land use categories and the anticipated amount of pedestrian activity.</del>	Short-Term	\$\$
6.6.2	<del>Require new private development to improve abutting sidewalks to the revised minimum width, including extension into the private property front setback where not enough space exists in the public right-of-way.</del>	Short-Term	\$\$
6.6.6.0	<del>As part of a zoning code update, change access management standards for non-residential uses to:</del>	Short-Term	\$\$
6.6.6.1	<del>Restrict driveways along front property lines where there are opportunities for access from an alley or side-property line;</del>	Short-Term	\$\$
6.6.6.2	<del>Require vehicular cross-access between abutting properties; and</del>	Short-Term	\$\$
6.6.6.3	<del>Restrict driveway width to the minimum required to meet access needs, typically no wider than 22ft for combined ingress and egress and 11ft for separated.</del>	Short-Term	\$\$

### Create a Downtown Plan

5.2.1	Develop a Downtown Master Plan.	Short-Term	\$\$
5.2.1.1	Identify a loop between Main and Washington, along with 4th, where the ground floor of buildings should be held to high standards, and focused on active uses as opposed to private offices, parking, apartments, or other non-public facing and non-active uses.	Short-Term	\$\$\$

# Introduction

## Summary of Actions

Section	Action	When	Cost
5.2.1.2	Brand the different districts within downtown to reinforce their identities, such as the civic center, station district, and college district, including district-focused signage.	Short-Term	\$\$\$\$
5.2.1.3	Provide streetscape improvements throughout downtown, including crosswalks, seating, bicycle parking, trees, lighting, and other streetscape elements.	Short-Term	\$\$\$\$
5.2.1.4	Study reducing Main Street from 4- to 3-lanes with a median.	Medium-Term	\$\$\$\$
5.2.1.5	Study parking supply reallocation and a south Main Street parking structure, or dual-use of an updated OCC structure, to balance parking access.	Medium-Term	\$\$\$\$
5.2.1.6	Study a public plaza in place of the smaller 6th street parking lot to provide public open space in the southern portion of downtown.	Medium-Term	\$\$\$\$
5.2.1.7	Study a new transit center on the parking lot along the railroad, including re-use of the existing transit center, and a new public plaza.	Medium-Term	\$\$\$\$
5.2.2	Offer publicly owned surface parking lots for development, in exchange for attainable and affordable housing as part of the development program, and needed retail spaces like a downtown market.	Medium-Term	\$

### Update the Recreation Plan

2.4.2	<del>Study opportunities for underground stormwater storage within parks, especially in the northern half of the city. Some opportunities are identified in the Recreation Plan, in reaction to flooding issues in parks like Isabel and Myron Zucker. The next Recreation Plan should investigate this potential in detail.</del>	Short Term	\$\$\$\$
2.4.3	<del>Study opportunities for dual-use surface stormwater storage within parks. Earth moving associated with such spaces could be used to create kid-friendly play spaces that include elevation changes, and sledding opportunities during winter. The next Recreation Plan should investigate this potential in detail.</del>	Short Term	\$\$\$
2.7.3	<del>Use regional partnerships (and associated funding) to improve stormwater management in parks while improving them and upgrading amenities. (see Stormwater section)</del>	Short Term	\$
4.3.1	<del>Develop a new Recreation Plan beyond 2027, including and evaluation of access to amenities for each city district and neighborhood to ensure distributed access to amenities.</del>	Short Term	\$
4.3.2	<del>Create and identify with signage wellness circuits and resources (parks, recreation centers, the farmers market, food markets, and clinics) as part of the greenway circulation system, addressed in the mobility recommendations.</del>	Short Term	\$\$\$
6.9.4	<del>In Parks provide benches, trash and recycling receptacles, bike racks and repair stations, and pedestrian-oriented lighting. (S-CAP 2.1.6)</del>	Medium-Term	\$\$\$

### Develop a Tree Canopy Plan

2.6.2	<del>Evaluate areas of the city that are lacking in tree canopy and target for tree improvements. (S-CAP 5.1.1) This should be prioritized along neighborhood greenways and safe routes to schools.</del>	Immediate	\$
-------	---	-----------	----



# Introduction

## Future Land Use Structure

### 1.1. Future Land Use Structure

A master plan's primary requirement is to identify the desired and anticipated future land uses throughout the City. Future land use is the basis for decision making about future changes to zoning districts, including evaluating rezoning requests, but does not directly change zoning. Previous iterations of Royal Oak's future land use map and categories were very similar to the zoning map, however future land use is intended to be more broad and aspirational in nature. Because future land use is not zoning, multiple zoning districts should be applicable for each land use category. Even neighborhood residential reflects the fact that today there are single-family zones with larger and smaller lot sizes, often in close proximity. Corridors reflect a wider range of zones and land uses. Rather than duplicate zoning, future land use describes a broader condition.

Future land use categories in this master plan describe and reinforce the city's historic structure. (See Figure 1) The most active place is downtown, which is surrounded by low-scale, mostly single-family residential neighborhoods. Important regional roads run between these neighborhoods and have small scale commercial areas at regular intervals as well as a mixture of uses along their trajectories. Parks and schools are well distributed throughout the city. Differences arise in the conversion of industrial areas to areas of retail business and housing. This process began with the city's south industrial area, as is beginning to happen to the north. To respond to growth pressure while keeping that growth out of stable neighborhoods, the city's larger non-residential areas are intended to become more mixed-use, combining housing and businesses in formats similar to downtown.

The future land use map describes a significant tapestry of neighborhood residential areas not intended for growth, areas of higher intensity intended for growth, downtown and activity centers, and areas for lower intensity growth along major roadway corridors. Additionally Woodward is identified for its unique characteristics and local and regional aspiration for change. By focusing growth in activity centers, neighborhood nodes, and corridors, the city is best situated to meet its overarching goals of increasing sustainability, aging in community, and attainable housing while limiting impacts to lower-scale neighborhoods.

### 1.2. Future Land Use Categories

Future land use categories describe the general character that different portions of Royal Oak should exhibit in the future. These are not zoning, rather they describe the broader characteristics of a collection of properties as well as public spaces such as streets, parks, and schools, that collectively create places of different types, or place types.

#### Neighborhood Residential

This place type is characterized by single-family housing lots of various sizes with detached buildings set back from the sidewalk, and infrequent, historic duplex and small multi-family buildings, with significant tree canopy on public and private properties. Neighborhood residential is intended to preserve the existing scale and principally single-family use of the city's residential neighborhoods.

#### Neighborhood Edge

This place type is characterized by a medium scale of buildings, up to 3 stories, with some on site open space. Uses are principally residential with a limited mix of housing types: small-to-medium residential lots, some attached buildings including duplexes, townhomes, and small multi-family buildings, along with occasional, small-scale commercial uses. Buildings are located near to the sidewalk with most tree canopy provided by street trees, occasional trees in front setbacks, and additional trees at the rear transition to neighborhood residential land uses. Where neighborhood edge is mapped on existing commercial corridors, it is intended to encourage a transition to residential uses over time.

#### Mixed-use Corridor

This place type is characterized by a medium scale of buildings, up to 4 stories, occupying most of their site. Uses are principally residential with a varied mix of housing types: frequently attached buildings including duplexes and townhomes, but more typically small and medium multi-family buildings, along with occasional ground floor commercial and other small-scale commercial uses. Buildings are located very near to the sidewalk and rely on street trees for most tree canopy. Where a mixed-use corridor designation is mapped on existing commercial corridors, it is intended to encourage a transition to mostly residential uses over time.



### Neighborhood Node

This place type is limited in scale, typically up to one block on both sides of a street, characterized by a mix of uses focused on serving nearby residential neighborhoods with retail and services. Generally, it consists of non-residential and mixed use buildings, and attached and multi-family housing. Parking is typically handled on-street and in surface lots behind buildings.

### Neighborhood Main Street

This place type is a neighborhood-scaled main street, characterized by a mix of uses with ground floor commercial uses along one or more blocks, typically not longer than ¼ mile in length, serving nearby residential neighborhoods with retail and services. The scale is larger than a neighborhood node, which supports a wider variety of businesses. Buildings are generally attached and located very close to the sidewalk, with active businesses and heavily glazed storefronts lining the street. Many buildings are multi-story, with upper floor apartments or offices. Parking is typically handled on-street and in surface lots behind buildings.

### Woodward Corridor

This place type includes most properties along the Woodward Corridor, which include mostly commercial uses with occasional office buildings and multi-family housing. Over time, the Woodward Corridor is intended to include more residential uses and smaller scale non-residential uses to balance requirements for parking and curb cuts with the safety of roadway users along Woodward and compatibility with Neighborhood Residential areas behind. This is part of a larger regional effort to improve the beauty, safety, success, and function of Woodward and the land uses along it.

### Activity Center

This place type is a destination for residents throughout the City, characterized by a very active multi-block main street or other significant commercial spaces, supported by multi-family housing within the activity center and surrounding corridors. Uses include a full range of commercial, retail, food & beverage, institutions, and offices, serving larger segments of the city and surrounding communities. This place type consists of medium-scale, multi-story

attached buildings and occasional large, special purpose buildings. Parking is typically handled on-street, in structured garages, and surface parking lots behind buildings.

### Downtown Core

This place type is a regional destination, providing businesses and activities for residents of Royal Oak as well as nearby cities. Downtown is intensive and complex, and provides more substantial entertainment and dining options than Activity Centers, as well as a focused concentration of offices in addition to tall, multi-family buildings. Parking is typically handled in municipal structured garages and on-street, supplemented by privately owned garages.

### Parks and Schools

Parks and schools are elements of other place types, like neighborhoods and activity centers, identified as parks or schools in the future land use to ensure they remain active recreational spaces and to recognize the role of parks and schools in the structure of the city.

### Other Open Space

Other open space includes publicly or privately owned cemeteries, golf courses, and the zoo. These are substantial places that complement the surrounding land uses but are clearly distinct. They are labeled as open space because they are mostly impervious with few buildings compared to neighborhoods or downtown. The mix of buildings, parking, and landscape vary distinctly by the unique characteristics of each specific use.

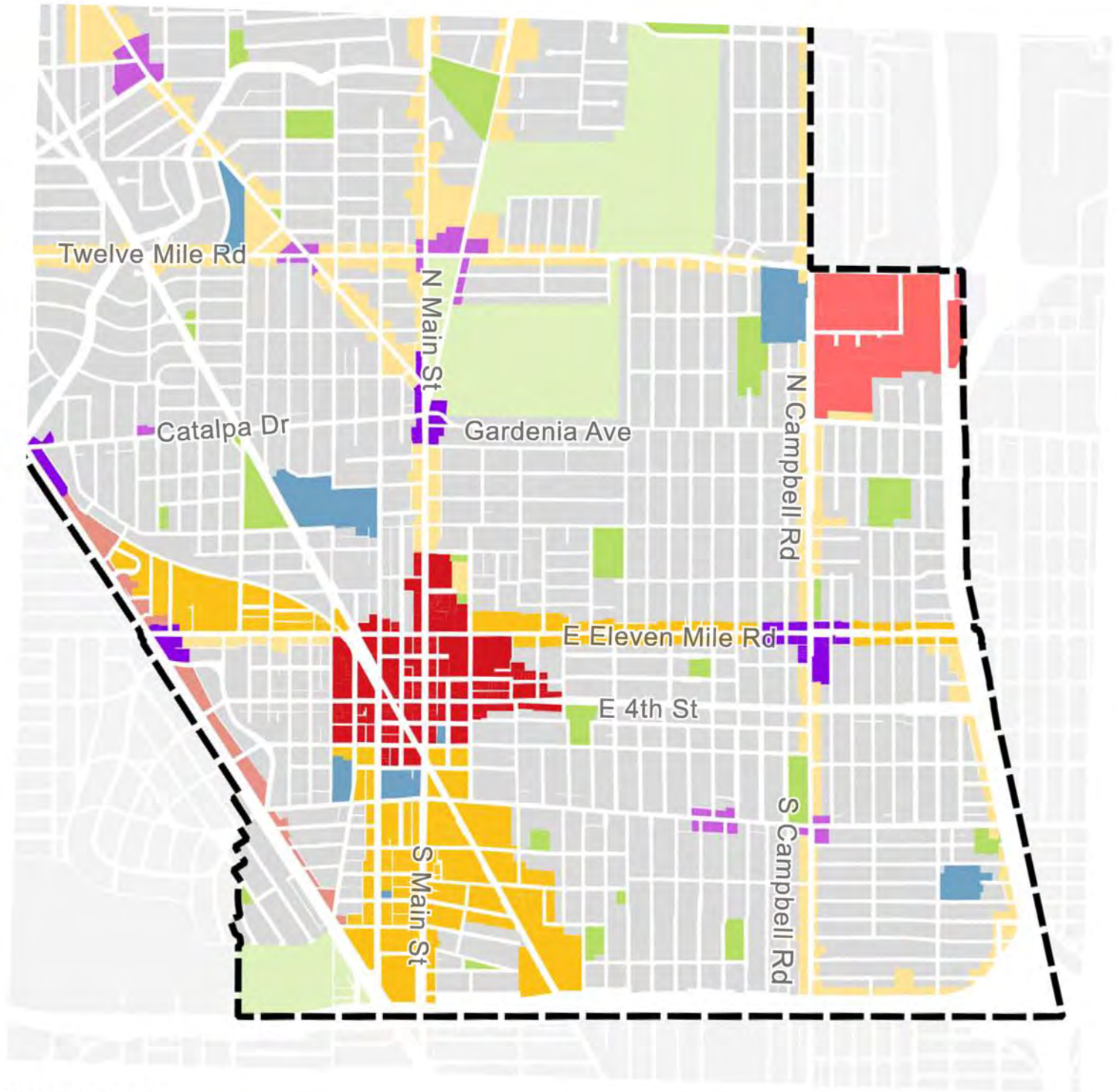
### Industrial

This place type is characterized by a concentration of manufacturing and industrial uses. Generally, this place type consists of medium and large lots, with large-format detached buildings and surface parking.



# Introduction

## Future Land Use Structure



### Areas of Growth

#### Centers

- Neighborhood Node
- Neighborhood Main Street
- Activity Center
- Downtown

#### Corridors

- Mixed-Use Corridor
- Woodward Corridor

### Areas of Preservation

#### Residential

- Neighborhood Residential
- Neighborhood Edge

#### Industrial

- Industrial

#### Parks and Schools

- Parks and Schools
- Other Open Space

Figure 4. Future Land Use Map: South



# Reinforce Activity Centers

## Downtown

doesn't provide housing that is needed to address issues of housing cost, aging in community, and to support local businesses. In many instances, activity centers would benefit from a clearly defined boundary within which uses can be concentrated. Commercial uses outside of these areas should be discouraged, other than those within neighborhood main streets and nodes. Concentrated commercial and mixed use districts are most successful. They are able to develop a clear identity and sense of place and support cross shopping—shopping at more than one business in a single trip. Cross shopping increases customer frequency across businesses and more efficiently uses parking spaces. In order to reduce surface parking and its climate impacts, public on-street parking and structured parking is needed in activity centers. Today, locations to invest in public parking outside of downtown are unclear, principally because the other activity centers do not yet have identities and edges.

Activity centers outside of downtown should become walkable, mixed-use districts, appropriately scaled to their context. Downtown is the most significant center in the city and should remain as such. Near 12 Mile and Campbell, a main street could emerge where former manufacturing

and logistics uses have begun to convert to retail, services, and offices. At 13 Mile and Woodward, the areas around the CoreWell Beaumont campus have the potential to become a significant center of activity, anchored by a major employer and easily accessible by regional commuters. And the Delemere industrial area, which has begun to convert to retail and services, has significant potential for redevelopment as a mixed-use district. Its proximity to parks and large land area support quite a lot of housing, which would in turn support main street businesses, easily accessible to much of northern Royal Oak.

### 5.2. Downtown

Royal Oak's downtown is active, but there are many improvements possible to increase both its economic health and its success as an activity center for Royal Oak. Downtown's transition from the low scale, historic streets of Main, Washington, and 4th has progressed haphazardly, resulting in a number of "dead-zones:" street spaces that lack active ground floor spaces like retail, food, lobbies, and other spaces where goods or people are frequently visible from the sidewalk. Main streets and downtowns

need the pedestrian experience to be high-quality within their core shopping areas. Most pedestrians will avoid walking by parking lots, blank walls, dark windows, and empty storefronts, what we refer to as "poor-quality frontages". (See Figure 32) The downtown can tolerate some degree of poor-quality frontages, but only to a limited extent. Repairing degraded frontage conditions is important for the success of Downtown, prioritized in a manner that reinforces downtown's structure.

Michigan cities and towns are typically centered around an active, multi-block, retail main street, like those towns along Grand River Ave, or by a larger downtown district, such as those found in Jackson, Ann Arbor, and Grand Rapids. Royal Oak exhibits a transitional condition between these types, with parallel north-south

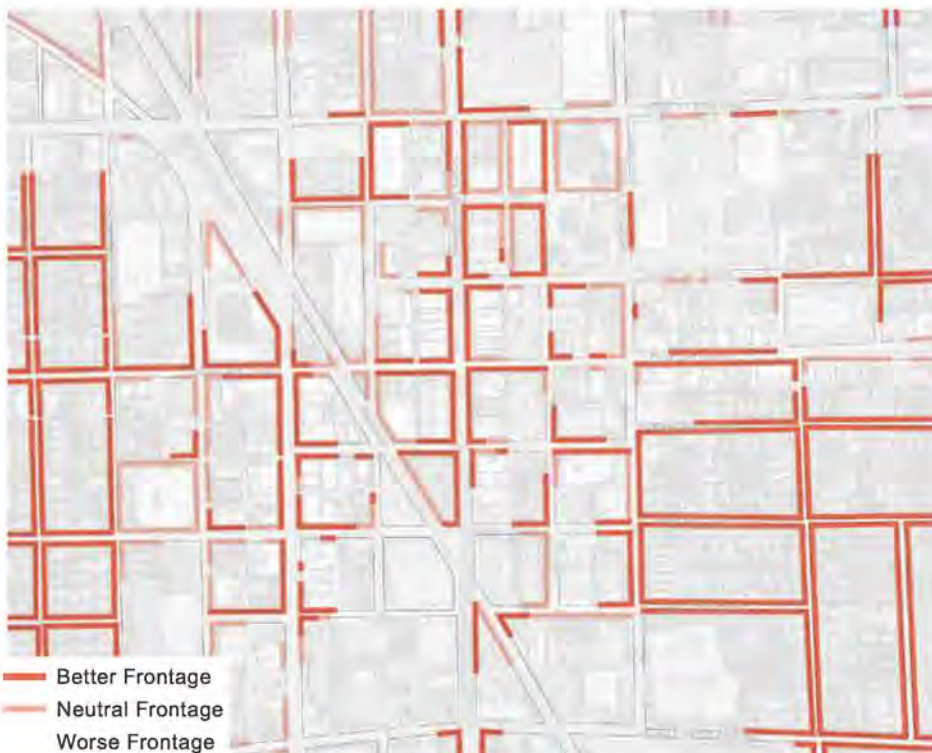


Figure 32. Downtown Area Frontage Quality



# Reinforce Activity Centers

## Downtown

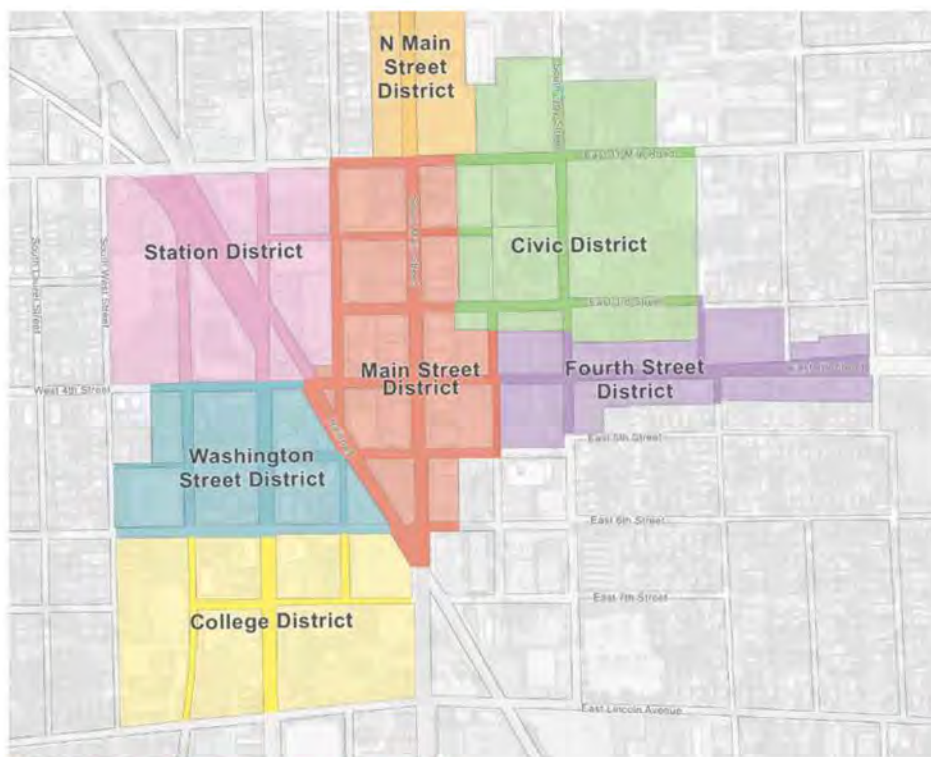


Figure 33. Downtown Sub-districts

retail streets that lack sufficient activity along east-west connections. The next stage of transition for Royal Oak is to reinforce a loop of pedestrian activity connecting Main and Washington, north and south of 4th, to allow patrons a continuous, high-quality experience. Not every street in downtown needs to have uninterrupted high-quality, rather the primary retail loop and 4th should be the focus. This can be achieved by a combination of zoning regulations, incentive and assistance programs, and replacing surface parking lots. The loop and 4th street should also receive priority when adding streetscape improvements such as lights, benches, trash and recycling containers, and crosswalks. (See Figure 34)

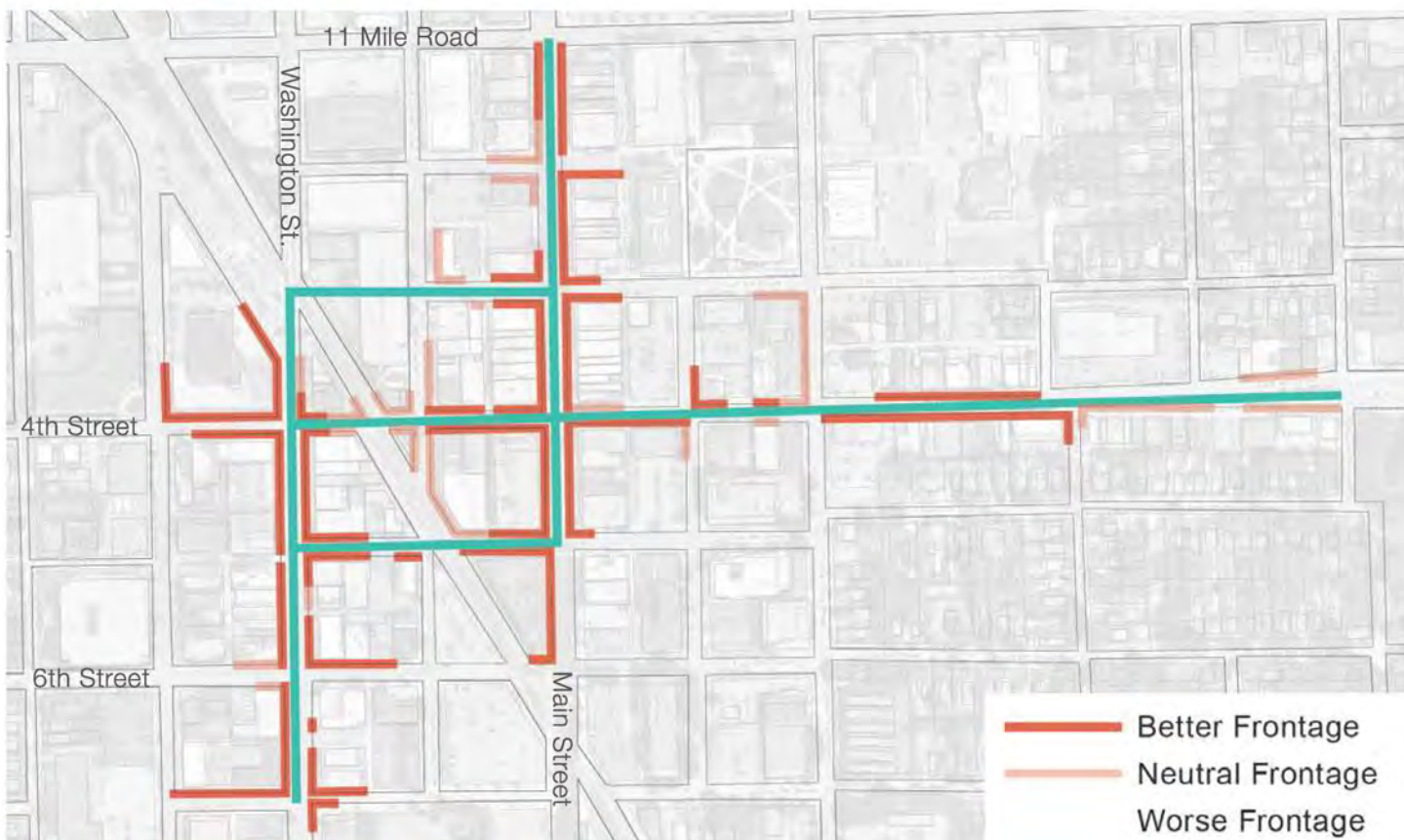


Figure 34. Downtown Loop and Frontage Quality



# Reinforce Activity Centers

## Downtown



Figure 35. 3rd Street Parking Garage Redevelopment

Given its multiple Main Streets and the rail line, Downtown Royal Oak is a complex place. This structure can be reinforced by defining a series of downtown districts, each with its own identity, but interconnected within the overall downtown. (See Figure 33) These districts include the Downtown Core, a Civic District (including Centennial Commons, the Library, the Farmers Market, etc), College District (at OCC), Station District (at Amtrak), and East 4th. Each of these should center on a public space that is appropriate for its context. Each district's identity should be supported by public art, street sign toppers, light pole banners, and other branding opportunities. Over time, the distribution of businesses could be curated by the Downtown Development Authority in order to reinforce district identity. For instance, the goal of retaining local small businesses and arts could be reinforced by branding East 4th street as the arts district.

Connectivity between downtown districts and a high-quality pedestrian loop is critical. In most downtowns, railroads are significant barriers to connectivity. Luckily in Royal Oak, the railroad has crossings at every street. With regularly connected streets and small blocks the main barriers to pedestrian movement in downtown are Oakland Community College (OCC) to the south and the 3rd street parking

garage. OCC is positioned at the southern end of downtown, and rather than being a barrier, it helps to form the end of the overall downtown district. South of Lincoln, Main Street should take on a more residential character, albeit relatively high density, with another small node of commercial activity around Holiday Market. The remaining barrier is the 3rd street parking garage. This garage is nearing its end of life and needs to be replaced. It may not be necessary to replace all of the parking spaces in the

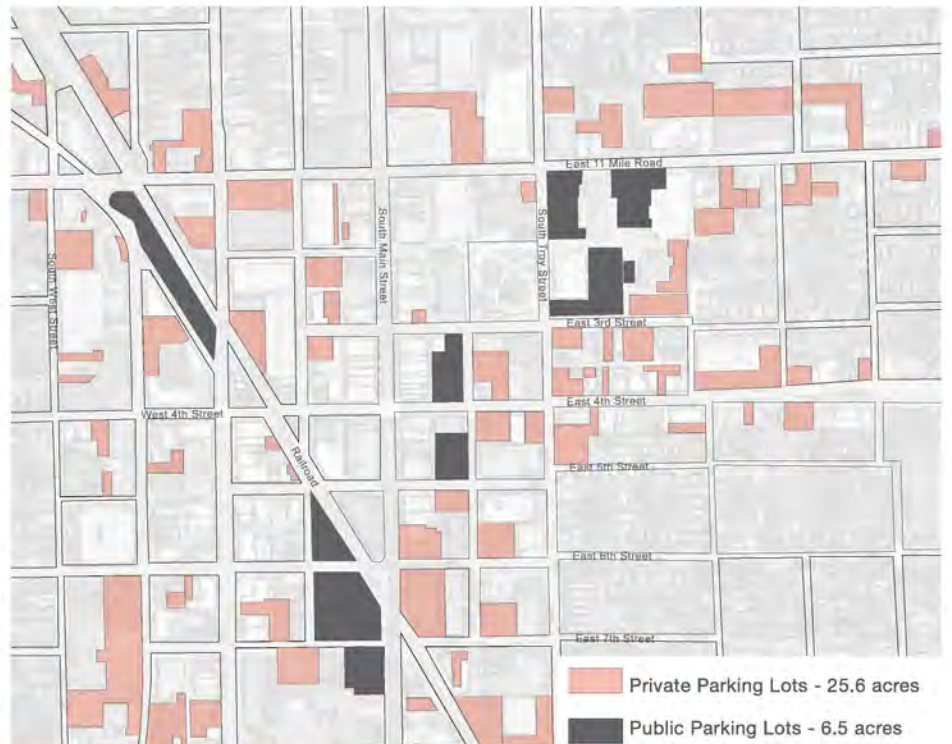


Figure 36. Downtown Surface Parking Lots



# Reinforce Activity Centers

## Downtown

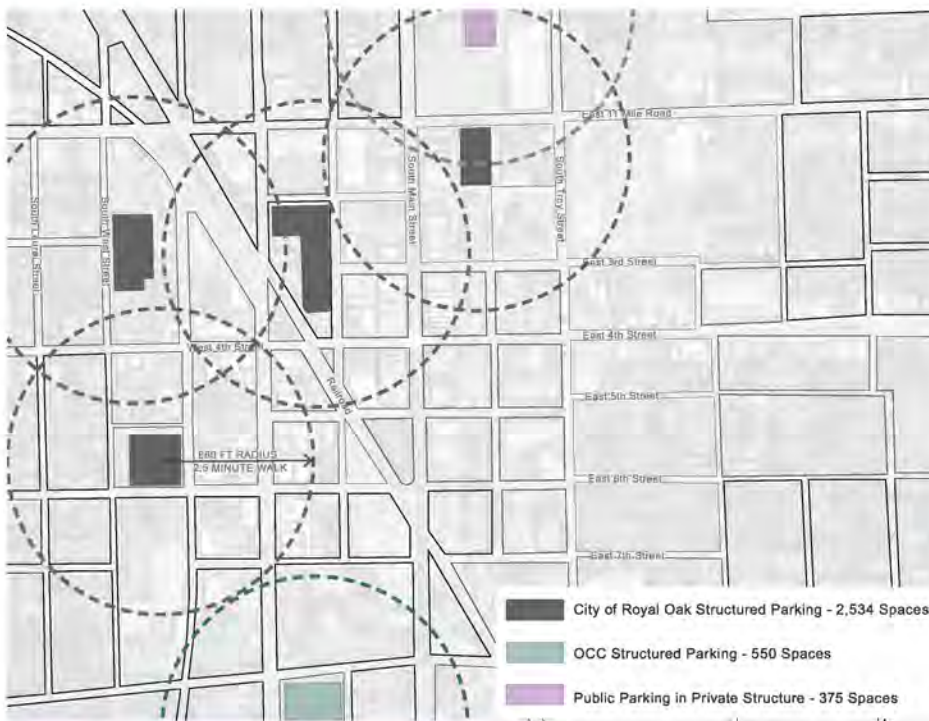


Figure 37. Downtown Structured Parking

garage, as discussed later. Rather the connection along 3rd street should be opened to Washington Ave and the proposed train station and plaza, also discussed later. Redevelopment of this site could provide some parking but principally housing and commercial needs that are missing in the downtown area, including groceries and hardware, tenants that do not pay high rents. (See Figure 35) The city's ability to leverage public land in downtown should include the opportunity to lease space for businesses that would benefit area residents, below the going market rate. Liner business spaces in parking garages, like the space at the corner of 2nd and Center, could also be offered at significantly reduced rents to encourage new businesses. However, note that this particular space is hindered by surrounding poor-quality frontages and will not be a viable business space until the older adjacent parking garages are redeveloped and the surface parking lot across the street is also redeveloped.

Like many downtowns, Royal Oak's needs housing and has far too many surface parking lots, interrupting the high-quality pedestrian experience and reducing the district's success. (See Figure 36) Surface parking lots are convenient for downtown visitors, but they erode the quality of street frontage, degrading the performance

of Downtown. As reported in the 2023 Downtown Parking Study, 40% or more of the parking spaces downtown are not utilized at peak times and the city already provides an above average amount of public parking as a percentage of the overall parking supply. Additionally, public investments in parking have provided a substantial amount of structured parking spaces in downtown. The majority of downtown is well served by nearby structured parking, the most significant gap being in the south Main Street area. (See Figure 37) Royal Oak would benefit from improving frontage quality by replacing surface parking lots with buildings, including additional housing, and in the south Main Street area structured parking. In November 2023, the city advanced a proposal with YMCA to redevelop a downtown surface parking lot for active

use, including residences, setting a valuable precedent. Downtown needs more housing; residents provide customers and activity along sidewalks when they are normally quiet, and tend to represent both younger and older demographics, supporting a diversity of businesses. Housing is a crucial part of sustaining a mix of uses necessary to support both the social and economic qualities of the city center.

The downtown streetscape is also a critical element of downtown success. Along the priority improvement loop, Main, Washington, and 4th, there should be benches, bike parking, trash and recycling, newspaper boxes, street lights, and street trees. Many of these elements exist today but there are a number of gaps. Additionally the street lights, while in a preferred, traditional design, should be considered for replacement with dark sky friendly luminaires. However the light source should be diffused, not directly visible which is a significant issue with LED luminaires, which needs to be evaluated carefully in order to achieve both dark sky goals and light diffusion. Downtown crosswalks are generally well marked and include ADA compliant ramps and mats. But some future improvements should be considered: every crosswalk segment should



# Reinforce Activity Centers

Downtown

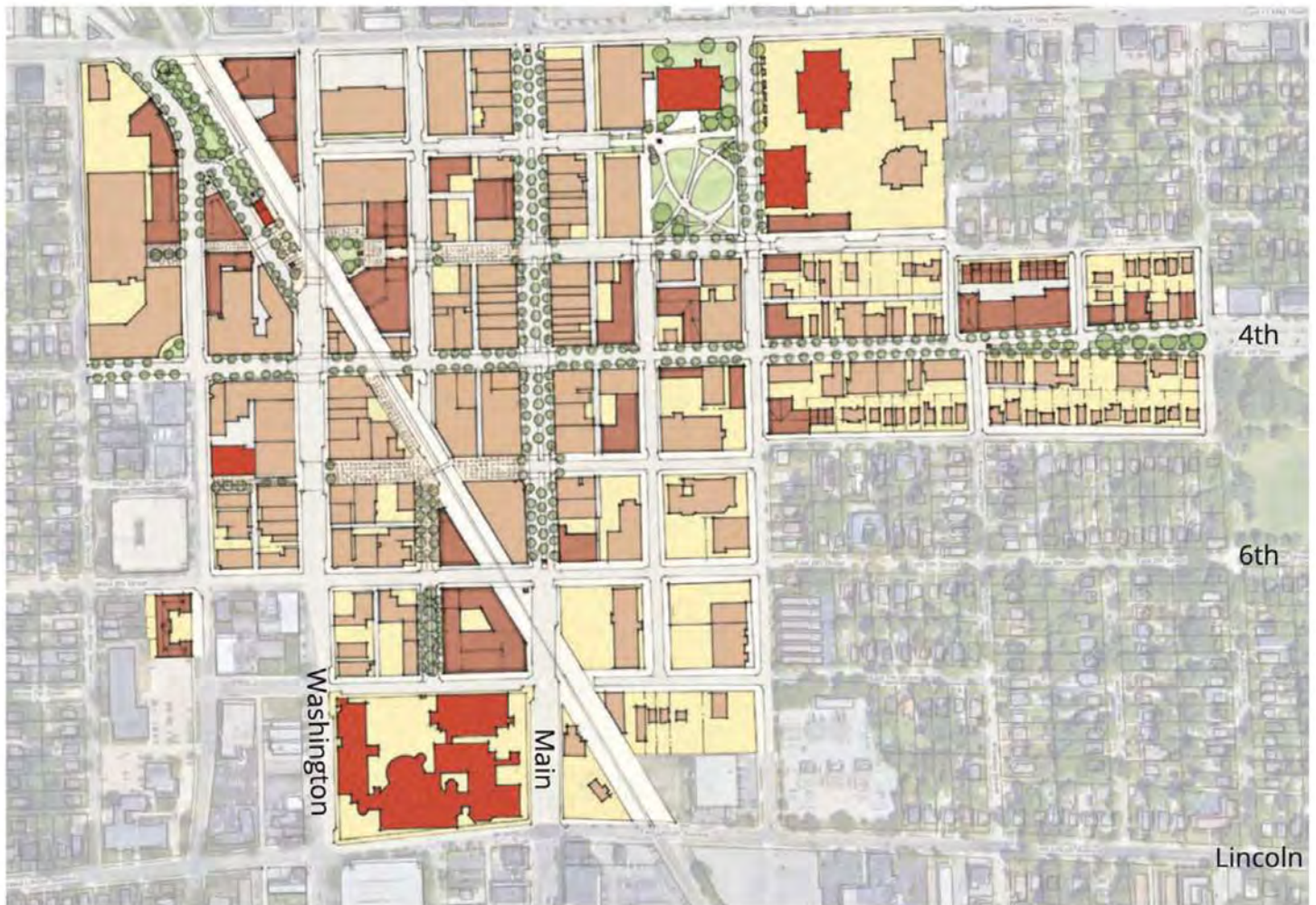


Figure 38. Downtown Improvements



# Reinforce Activity Centers

## Downtown



Figure 39. Train Station and Station Area Improvements, Looking South from 11 Mile



Figure 40. Train Station and Station Area Improvements, Looking North from 4th Street

have a crossing, pedestrian signals should all be automatic with timers, and the radius of the curb and crossing distance should be more carefully analyzed. The last point is particularly technical. When the curb has a large radius, it is easy to make a turn at higher speed, which is concerning for pedestrians. There is a careful balance between narrowing the distance to cross with curb extensions or bump-outs where the sidewalk area extends to include the space used for on-street parking, and with the radius of the curb. Curb extensions result in a larger curb radius, however they narrow the street crossing. The overall downtown streetscape should be studied in greater detail, especially in the areas identified for improvement.

The north end of Washington Street is a particularly important location to improve. The street's unique character is

clearly different from Main Street, but it doesn't have a clear termination, rather it dribbles in activity around the theater, which should be an active district anchor. The Amtrak station, its parking lot, and the Smart bus terminal all contribute to the degraded public environment, despite the high quality shopfronts in the theater building. Streets need high-quality frontage on both sides, and the whole station area's lack of civic quality infrastructure erodes the potential of Washington Street as a whole, and its connection back to Main Street. Dreaming big, the area would benefit from a proper train station and multi-modal hub, replacing the Amtrak surface parking lot and integrating the Smart hub across Washington Street. (See Figure 39 and Figure 40) People arriving or leaving Royal Oak by train - which should become more common in the future - need to arrive at a place with character and vibrancy, not



# Reinforce Activity Centers

## 13 Mile and Woodward

an uncovered platform next to a parking lot. A proper train station is a significant civic investment that could change the character of downtown and anchor Washington Street, creating a station district. A small public plaza should frame the entry to the train station at Washington Street and Sherman Drive. On the opposite side of the station, a small park and playground could be constructed to take advantage of the slope up to the railway. Parking is not a concern because there is a public parking garage only a block away - closer than parking for most train stations. This is Royal Oak's future front door which should represent the community's aspirations.

Overall, the downtown area is a significant asset for Royal Oak, but could benefit from a series of improvements, embracing its complexity and reinforcing its structure and assets. (See Figure 38)

### Actions

#### 5.2.1 Develop a Downtown Master Plan, including:

- Identifying a loop between Main and Washington, along with 4th, where the ground floor of buildings should be held to high standards, and focused on active uses as opposed to private offices, parking, apartments, or other non-public facing and non-active uses.
- Brand the different districts within downtown to reinforce their identities, such as the civic center, station district, and college district, including district-focused signage.
- Streetscape improvements throughout downtown, including crosswalks, seating, bicycle parking, trees, lighting, and other streetscape elements.
- Consideration for reducing Main Street from 4- to 3-lanes with a median.
- Parking supply reallocation and study of a south Main Street structure, or dual-use of an updated OCC structure, to balance parking access.
- Consideration for a public plaza in place of the smaller 6th street parking lot to provide public open space in the southern portion of downtown.

- Study of a new transit center on the parking lot along the railroad, including re-use of the existing transit center, and a new public plaza.

#### 5.2.2 Offer publicly owned surface parking lots for development, in exchange for attainable and affordable housing as part of the development program, and needed retail spaces like a downtown market.

#### 5.2.3 Update the zoning code to include a form-based zoning district for the downtown that focuses on the quality of building ground floors and encourages infill growth.

### 5.3. 13 Mile and Woodward

With the major draw of Corewell Beaumont Hospital, large commercial properties, and its location along the Woodward corridor, the intersection of 13 Mile and Woodward could evolve into a downtown-like activity center. Today the area is very much car oriented, as would be expected on Woodward. However, very nearby, Ferndale's downtown is centered on Woodward, and Birmingham's abuts it. Over time both cities intend for their interface with Woodward to better balance cars and pedestrians and bicycles. While Royal Oak's downtown is removed from Woodward, the intersection at 13 Mile could serve as the public face for Royal Oak to those traveling along the Woodward Corridor. (See Figure 41)

This plan's Woodward strategy is to reduce the lower quality, low scale retail along much of the corridor, focusing the retail on more significant intersections. 13 Mile and Woodward has a significant capacity for growth. Structured parking is needed to allow surrounding parking lots to be infilled with additional commercial uses and housing. The surface parking at Memorial Park is well sized for structured parking. Additional structured parking that is privately funded or funded by public private partnership could be provided at Woodward Corners. While a recent development, Woodward Corners could support more buildings if there were less surface parking, lining its internal streets as well as Woodward.



## Thwing, Tim

---

**From:** jay dunstan.me <jay@dunstan.me>  
**Sent:** Monday, September 9, 2024 9:41 AM  
**To:** Thwing, Tim; Solomon, Daniel  
**Cc:** Mike Sopheia; Anthony Yezbick  
**Subject:** Alleys  
**Attachments:** IMG\_4930.jpeg; IMG\_4924.HEIC

**WARNING:** This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Good Morning—

Could we put this on the agenda for the next meeting? I'd like to talk about the investment we've made in the alleys and how they look. There's way too many trash/recycle bins as well as dumpsters that should be enclosed. It's nice we're doing some murals in these areas but they shouldn't be offset by eye-pollution.

Thanks,

Jay







Royal Oak  
**DOWNTOWN**  
DEVELOPMENT AUTHORITY

Meeting Date: 09/18/2024

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: September 12, 2024

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **L-SHAPED ALLEY**

---

The purpose of this memorandum is to provide an overview or history of the on-going complaint/request raised during public comment. This meeting was chosen for an update given Director Dunstan's request to discuss alleys. The DDA and its Infrastructure Committee have discussed the L-Shaped alley on numerous occasions.

As background I have attached memorandums from the DDA's January 19<sup>th</sup>, 2022, and October 19<sup>th</sup>, 2022, meetings.

At the January 19<sup>th</sup>, meeting the board adopted the following:

**Be it resolved**, the Royal Oak Downtown Development Authority hereby allocates up to \$5,000 for a survey of the alley and adjacent area.

OHM Advisors completed a survey in June 2022.

At the October 19, 2022, meeting the board took no formal action. However, staff was asked to discussion option with the city engineer and possibly obtain quotes from design firms for the board's consideration. It was indicated that the city should continue code enforcement efforts but doing not was not a preferred option.

The DDA had also included \$150,000 in its FY 22-23 Development Fund budget for alley improvements. The prior fiscal year 2021-22 the DDA spent approximately \$370,000 for alley improvements east of Main Street from 3<sup>rd</sup> to 5<sup>th</sup> Street.

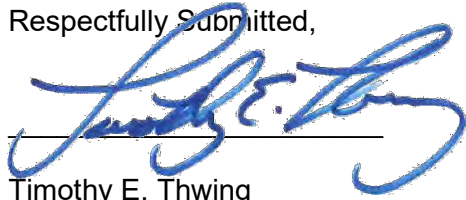
As part of the budget process for FY 23-24 no funds were allocated for alley improvements. Those funds were redistributed to other projects and activities and no further design effort was undertaken regarding the L-Shaped alley.

The L-Shaped alley continues to need attention including property owner, tenant cooperation with refuse (dumpster) placement, and on-going code enforcement action. I have attached photos from 2021, 2022 and from last week September 2024. The only significant change that has occurred is the removal of encroachments related to the closing a restaurant.



No recommendation is provided, and no action is required.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Timothy E. Thwing", is written over a horizontal line.

Timothy E. Thwing  
Executive Director



**Royal Oak**  
**DOWNTOWN**  
**DEVELOPMENT AUTHORITY**

Meeting Date: 01/19/2022

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: January 14, 2022

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **ALLEY UPDATE/DISCUSSION**

---

The Infrastructure Committee has discussed the alley depicted/outlined on the attached ariel photograph at three recent meetings, November 18<sup>th</sup>, November 30<sup>th</sup>, 2021, and January 13, 2022.

At the November 18<sup>th</sup> meeting the committee decided to invite adjacent property/business owners to a future meeting. That meeting was held on November 30<sup>th</sup> and a list of those attending is also attached. The conclusion reached at this meeting was that the adjacent property/business owners should meet and reach consensus on a plan that could be submitted to the committee for discussion. As of the date contained on this memorandum no plan has been submitted for consideration.

At its January 14<sup>th</sup> committee meeting the discussion centered around whether the DDA should take some initial steps, have the alley surveyed, develop a preliminary basic improvement plan for the alley that addresses the board's goals. That plan could then be presented to the adjacent property/business owners for input and possible participation. If there is no consensus, the DDA would have the opportunity to proceed with those improvements it desires.

Depending upon how the board wants to proceed it should adopt an appropriate resolution.

Respectfully Submitted,

Timothy E. Thwing  
Executive Director

# Alley



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



**David Coulter**  
Oakland County Executive

Date Created: 10/26/2021





NAME	ADDRESS	CONTACT EMAIL
Shirley Schneider	833 S. Center	shirley@schneidersmith.com
Michael Keith	DDA	mkeith9002@gmail.com
Darren Atesian	301 W. 4th St.	darren@atesian.net
Sandy Irwin	200 Public Library 222 E 11th Mile Rd 48007	sandye@opti.org
BOB MORTON	410 S. WASHINGTON / R.O.	BOBDEEB@AOL.COM
ALAN SEMENIAN	415 S. LA FAYETTE / R.O.	TAXALAN @ AOL.COM
Mark Clark	415 S. LA FAYETTE / R.O.	MarkClarkStageCoach@aol.com
FRANK HOBRECHT	408 S. WASHINGTON	hagelsteins@cs.com



**Royal Oak**  
**DOWNTOWN**  
**DEVELOPMENT AUTHORITY**

Meeting Date: 10/19/2022

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: OCTOBER 13, 2022

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **L-SHAPED ALLEY**

---

The Infrastructure Committee discussed the referenced alley at its October 3<sup>rd</sup>, 2022, meeting and requested a list of options for the board to consider. I have attached a property map and survey depicting the alley and adjacent parcels.

For background purposes, the committee has met with adjacent property owners, tenants, and businesses. The result of those meetings was a directive for those parties to prepare and present a comprehensive improvement plan. To this day no plan has been submitted.

I have attached photographs of the alley taken on October 13<sup>th</sup>, 2022. DTE has finished its work repaving an east/west segment of the alley. Several dumpsters and other items are in the alley. All these encroachments are in violation of city codes/ordinances. The city has and is taking code enforcement action as appropriate. This is a continuous issue for this alley.

In terms of options:

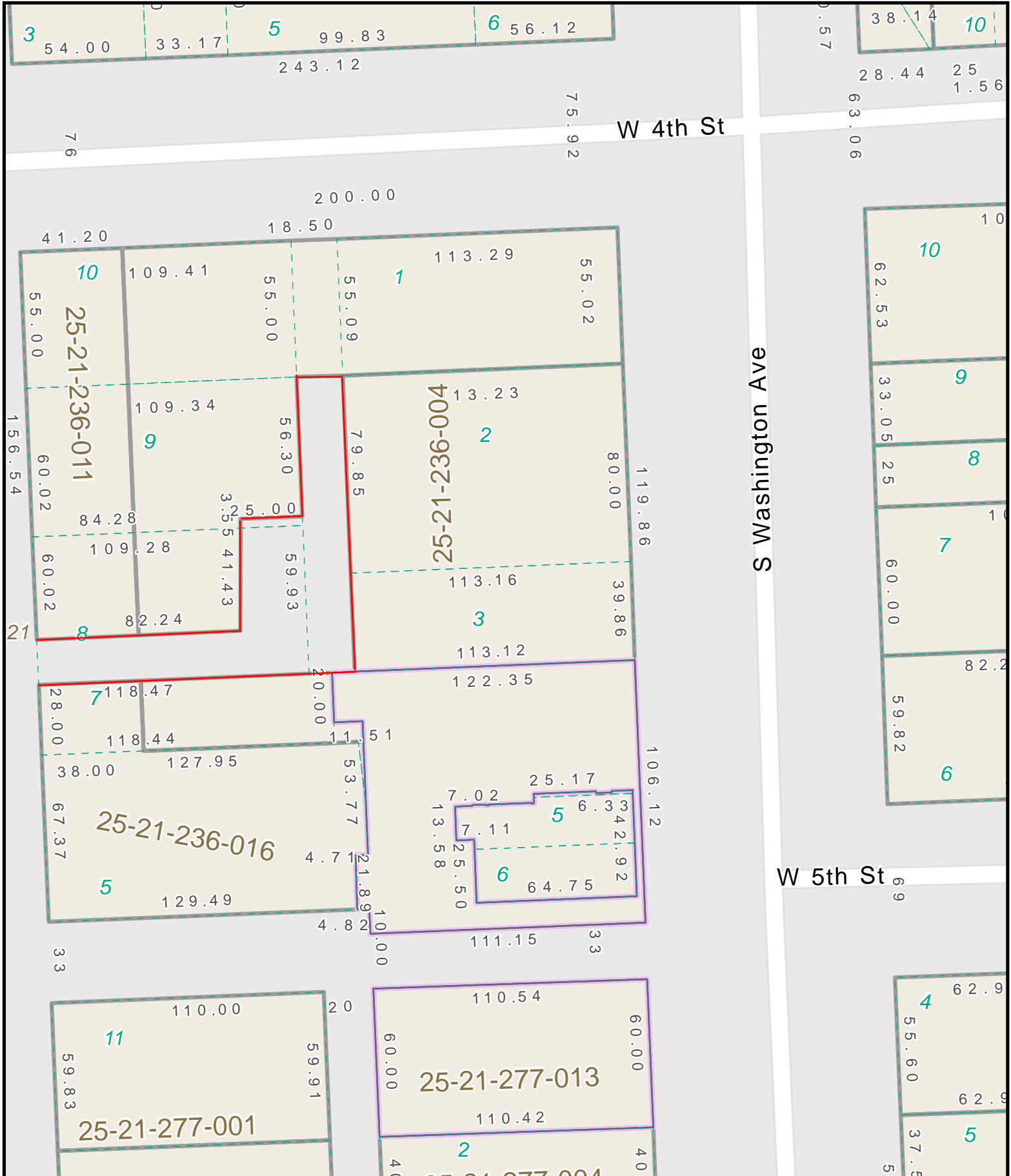
- 1) Do nothing (city code enforcement will continue).
- 2) Provide funding to resurface the remainder of the public alley (north/south portion).
- 3) Hire a design professional to coordinate and design improvements for the public alley.
- 4) Hire a design professional and legal counsel to coordinate with adjacent property owners/businesses and tenants to prepare design plans and legal documents to incorporate improvements on both the public alley and private property.

No recommendation was provided, and no action is required.

Respectfully Submitted,

Timothy E. Thwing  
Executive Director

# Alley



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



**David Coulter**  
Oakland County Executive

Date Created: 1/18/2022





BM#200 COTTON SPINDLE SOUTH FACE OF WOOD  
UTILITY POLE. LOCATED IN ALLEY WAY,  
APPROX. 27' NORTH OF "STAGE CRAFTERS"  
FRONT DOOR. ELEV: 665.82'

BM#201 COTTON SPINDLE IN NW FACE OF WOOD  
GUY POL, LOCATED IN ALLEYWAY. APPROX  
6' SOUTH OF "LILY'S SEAFOOD AND GRILL"  
BACKDOOR. ELEV: 668.82'

S. LAFAYETTE AVE

EX 70' ROW

2521236012  
301 FOURTH LLC

2521236011  
401 S LAFAYETTE LLC

2521236  
408 S WASHIN

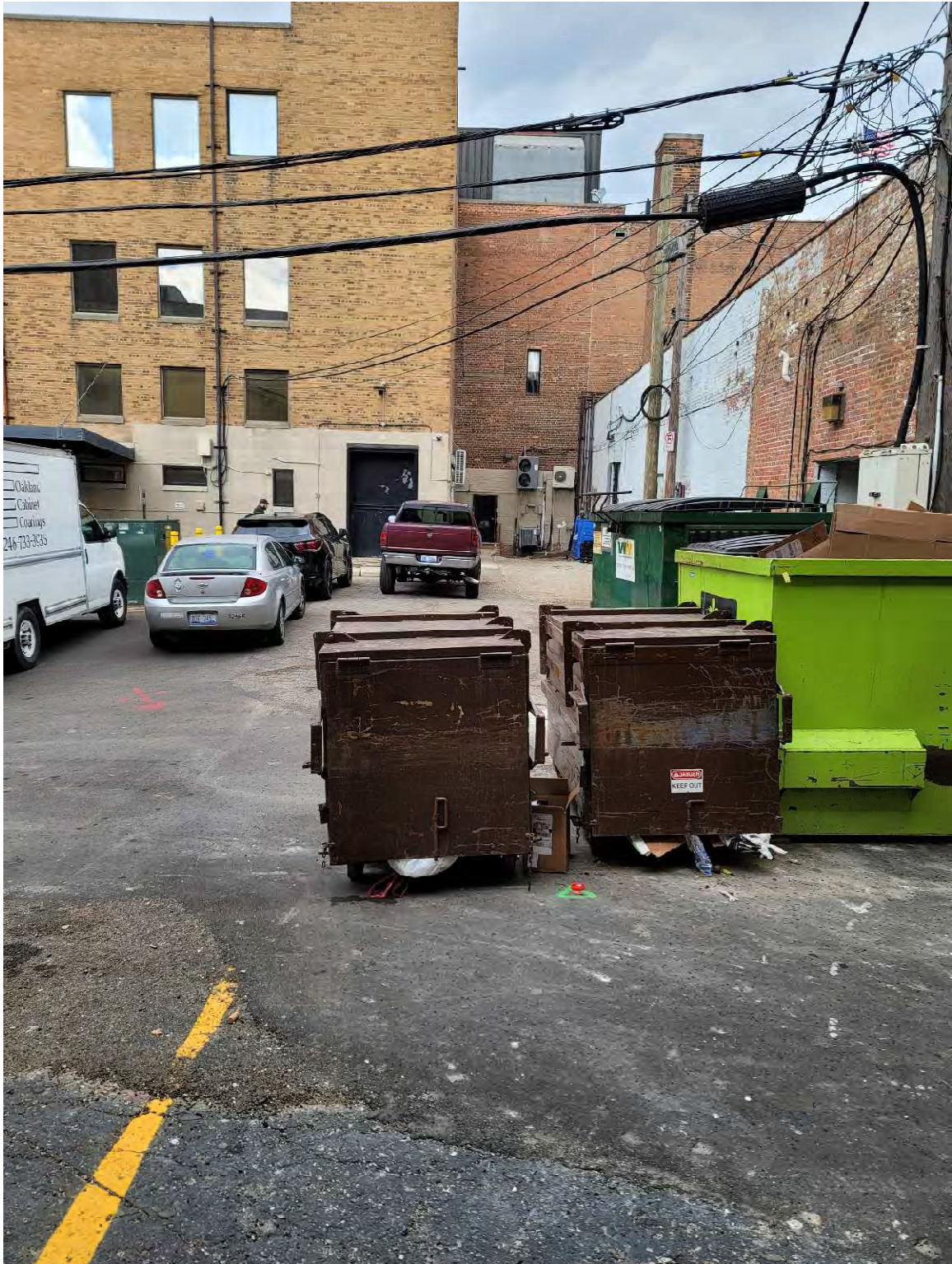
8" CONC. BASE W/  
CONC. CURB &  
GUTTER

2521236016  
STAGECRAFTERS

2521236014  
THE FIFTH ROYAL  
OAK CONDO ASSOC

S. LAFAYETTE AVE.















## Thwing, Tim

---

**From:** Frank Hagelstein <hagelsteins@cs.com>  
**Sent:** Wednesday, October 20, 2021 3:01 PM  
**To:** Thwing, Tim  
**Subject:** Fwd: South Washington Alley (1 of 3)  
**Attachments:** 20211020\_103430\_Burst01.jpg

**WARNING:** This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hello Mr. Thwing,  
Perhaps you can share this pic with your fellow DDA members. My neighbors and I intend on speaking at Public Comment at today's meeting.  
Frank Hobrecht  
408swllc

-----Original Message-----

From: 2485881818@mms.att.net  
To: hagelsteins@cs.com  
Sent: Wed, Oct 20, 2021 2:47 pm











2021-10-20 Frank H Photo

































2022 10-31 PHOTO





2022 10-13 PHOTO





2022 10-13 PHOTO



























Royal Oak  
**DOWNTOWN**  
DEVELOPMENT AUTHORITY

Meeting Date: 09/18/2024

203 S Troy Street  
Royal Oak, MI 48067  
Phone: (248) 246-3280  
romi.gov

MEMORANDUM

DATE: SEPTEMBER 13, 2024

TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY

SUBJECT: **PAINTING DOWNTOWN – MURAL FUNDING FOR SITES C & D**

---

The DDA approved the Painting Downtown Mural Project pilot at its August 21<sup>st</sup> meeting, ultimately appointing a four-member committee to select pieces for the identified sites.

The selection committee reviewed and ranked the 25 submissions received, determining four murals for installation and one site that will be revisited at a later date.

**SITE C**

The selection committee is seeking to award the site located at 204 W. Fourth Street (Cacao Tree Café) to mural artist Amadeus Roy, attached you will find their application for the program which includes the description for the piece, “Inflection Point.”

**SITE D**

The selection committee is seeking to award the site located at 124 W. Fourth Street (Noir Leather) to mural artist, Sean Graham, below you will find their application for the program which includes the description for the piece “The Future is Fire.”

Both mural submissions will be considered by the Royal Oak Commission for the Arts on Monday, September 16, and it is expected that their recommendations will be before the City Commission on September 23 for final artwork approval.

Based on action from the DDA when the pilot was approved the Executive Director will sign the property owner agreements upon artwork approval of the City Commission.

Should the City Commission grant full approval of the murals, the artists will be asked to complete the attached Art Installation agreement

Should the DDA Board agree with the committee’s recommendation the following resolutions have been prepared for consideration:

**Be it resolved**, the Downtown Development Authority authorizes the Executive Director to sign the attached Art Installation agreement with Amadeus Roy for the

installation of Inflection Point mural on 204 W. Fourth Street, with City Attorney revisions.

**Be it resolved**, the Downtown Development Authority approves the expense for the installation of Inflection Point mural by Amadeus Roy and authorizes staff to provide a deposit to the mural artist to begin work in the amount of \$836.45 (10% of total expense) once art approval is received from the City Commission.

**Be it resolved**, the Downtown Development Authority authorizes the Executive Director to sign the attached Art Installation agreement with Sean Graham for the installation of The Future is Fire mural on 124 W. Fourth Street, with City Attorney revisions.

**Be it resolved**, the Downtown Development Authority approves the expense for the installation of The Future is Fire mural by Sean Graham and authorizes staff to provide a deposit to the mural artist to begin work in the amount of \$2,139.90 (10% of total expense) once art approval is received from the City Commission.

Respectfully Submitted,

A handwritten signature in black ink, reading "Daniel J. Solomon". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Daniel Solomon  
Downtown Manager





# Painting Downtown Artist Application

City of Royal Oak, MI


**Submitted On:**

Sep 1, 2024, 07:17PM EDT

<b>Full Name</b>	<b>First Name:</b> Amadeus <b>Last Name:</b> Roy
<b>Email</b>	amadeusroy.business@gmail.com
<b>Phone Number</b>	313-338-6134
<b>Full Mailing Address</b>	<b>Street Address:</b> 1506 Poplar Ave <b>City:</b> Royal Oak <b>State:</b> MI <b>Zip:</b> 48073
<b>Selected Artists will be required to carry liability insurance as a contractor of the Royal Oak Downtown Development Authority. Do you have liability insurance, or will you have it for the work to be completed?</b>	I do not have insurance, but will acquire prior to beginning the approval process.
<b>Artist Resume Upload</b>	
<b>A link to a portfolio website may be accepted in place of a traditional resume</b>	<a href="https://www.amadeusroyart.com/pagecv">https://www.amadeusroyart.com/pagecv</a>
<b>Proposed Mural Site</b>	Site C
<b>Materials to be used (be as specific as possible)</b>	Equipment to be used: -Extension Ladder w/Stabilizer -Magnum Airless 2800 PSI Project Painter Plus Stand Paint Sprayer -Heavy Duty Cotton Drop Cloths -5 gal Buckets -Wooster Pro Nylon Brushes -2in Heavy Duty Painter's Tape  Mediums to be used: -Exterior Acrylic Latex Paint (Various Brands and Colors) -Golden Satin Glazing Liquid -VandIGuard Non-Sacrificial Anti Graffiti Coating
<b>Budget Breakdown (please detail all expected costs)</b>	Sherwin Williams Empty Gallon Paint Cans x5 \$5 KILZ All Purpose Exterior Primer - 1 Gal x2 \$47.96 Behr Premium Plus Exterior Acrylic Paint - 1 Gal (Custom Color) x2 \$87.96 GPW Acrylic Topcoats w/UVLS Dead Flat (Pyrrole Red Light) - 1 Quart x1 \$48.00 GPW Acrylic Topcoats w/UVLS Dead Flat (Dioxazine Purple) - 1 Quart x1 \$48.00

	<p>Chroma Mural Paint (Scorched) -16oz x1 \$10.73</p> <p>Golden Satin Glazing Liquid - 32oz x1 \$21.53</p> <p>Magnum Airless 2800 PSI Project Painter Plus Stand Paint Sprayer x1 \$261</p> <p>VandlGuard Original Non-Sacrificial Anti-Graffiti Coating - 1 Gal x1 \$55.98</p> <p>Blick 2" Painter's Tape x3 \$35.25</p> <p>Wboster Pro 1 1/2in Nylon Paint Brush x1 \$10.97</p> <p>Wboster Pro 3in Nylon Paint Brush x1 \$15.47</p> <p>Total \$647.85</p>
<b>Safety Plan (please detail safety precautions in detail)</b>	<p>In terms of the dangers presented to myself, the painter. This project does not pose many threats outside of height. To address that, the ladder I will be using is equipped with a stabilizer accessory which increases both traction on the wall and the wingspan of contact. This makes scaling the ladder exponentially safer.</p> <p>With the proposed wall being in an area of medium-heavy foot traffic, I will also set out cones around my work site in order to deter passerby from stepping within any area that could cause them harm or inconvenience, rather than from proximity to the ladder, wet paint, etc.</p> <p>To ensure that my efforts of painting only impact the project wall and not the surrounding surfaces of the building/sidewalk, I will apply heavy duty painter's tape to the building's walls/windows bordering my piece, and will work on top of drop cloths as a boundary from the sidewalk. Cleanliness is of maximum priority both in my work and my surrounding areas.</p>
<b>Longevity (please explain techniques or materials which will ensure the mural will have a long life)</b>	<p>My standard in both my studio work and public murals is for a piece to outlive myself. This requires ample consideration of longevity in regards to every step of the process.</p> <p>This begins with amply preparing the wall by cleaning/dusting/scraping it of any errant errors, followed by multiple coats of primer. During application of paint, light, even coats will be used as to prevent immediate drips and paint chipping in the future. Upon completion of the piece, multiple coats of a non-sacrificial, anti graffiti coating will be applied in order to protect the piece from weather conditions, unsanctioned tagging, and providing an easily cleaned surface for at least 5-10 years.</p>
<b>Name of Mural</b>	Inflection Point
<b>Mural Imagery Description</b>	<p>Utilizing my highly stylized, abstract shape designs, "Inflection Point" uses the setting of a reflected, super-massive mountain landscape in order to capture the "leap of faith" moment in a hero's journey. The Nomad, my character that I use to tell the tales of the human experience, is used here to represent the exhilarating feeling one gets when taking a chance on themselves to achieve greater. Seen leaping from one horizon to the next, this transformative experience is one of immense bravery and courage, and aims to instill the viewer with a powerful surge of inspiration to keep chasing their</p>



	dreams.
<b>Proposed Mural Design</b>	
<b>Larger Files may require you send a dropbox or cloud link, please do so here</b>	<a href="https://www.dropbox.com/s/cl/fi/ck5dd7a5gpnffx77u40tr/Amadeus-Roy_RO-Painting-Downtown_Inflexion-Point.png?rlkey=df6yvgcd9tgclb4r1gwu4s17d&amp;st=9q5qbck9&amp;dl=0">https://www.dropbox.com/s/cl/fi/ck5dd7a5gpnffx77u40tr/Amadeus-Roy_RO-Painting-Downtown_Inflexion-Point.png?rlkey=df6yvgcd9tgclb4r1gwu4s17d&amp;st=9q5qbck9&amp;dl=0</a>
<b>I, the above stated artist or authorized legal representative, attest that this submission of artwork is done so lawfully and in good faith of completing the proposed mural installation in a safe and timely manner. I agree that the commissioned mural work is a work for hire and that the Royal Oak Downtown Development Authority is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.</b>	<div>I agree</div> <div>Amadeus Roy</div>
<b>Signature Data</b>	<div>First Name: Amadeus</div> <div>Last Name: Roy</div> <div>Email Address: amadeusroy.business@gmail.com</div> <div></div> <div>Signed at: September 1, 2024 6:59pm America/New_York</div>

# Public Art Application



## I. Contact Information

First Name:	Daniel	Last Name:	Solomon
Address:	203 S. Troy Street		
City:	Royal Oak	State:	MI
		ZIP:	48067
Email:	DanielH@romi.gov		
Phone:	248.246.3286		
Website:	www.downtownroyaloak.org		

## II. Proposed Locations for Artwork (Please prioritize.)

Priority 1:	Priority 2:
Site: 204 W. Fourth Street	Site:
Please attach visual representations of proposed sites.	

## III. Artwork Identification

Artwork Name:	Inflection Point
Year:	2024
Artist:	Amadeus Roy
Medium/Material:	Exterior paint
Dimensions:	30'5"x11'0"
Footing Requirements:	N/A
Value of Artwork:	\$8,364.50



#### ***IV. Visual Representation of Artwork Attachment***

- Drawing, photograph or other visual representation of artwork indicating its height, width, and relationship to desired site are to be attached with proposal.
- Additional information including brief narrative of proposal including concept or visual representation of footing requirements may be attached if necessary.

#### ***V. Artist Statement Attachment***

- Brief description of artist's work.

#### ***VI. Artist Bio and References Attachment***

- Please attach an artist biography and three (3) professional references.

#### ***VII. Liability and Legal Requirements***

- All installed public art is subject to a contract and license agreement between the artist, owner, or representative and the City of Royal Oak for the duration of display. Projects shall not be initiated until legal requirements are approved by City Staff and the City Commission.

#### ***VIII. Submission of Application***

- Send completed application with required attachments to [ROCFA@romi.gov](mailto:ROCFA@romi.gov).

***Failure to provide the information outlined above may result in the City's rejection of this proposal until all the requested information is provided.***

For any questions regarding this application or the Royal Oak Commission for the Arts, please contact Assistant to the City Manager Susan Barkman at 248-246-3204 or [Susanb@romi.gov](mailto:Susanb@romi.gov)





# Public Art Application



## I. Contact Information

First Name:	Daniel	Last Name:	Solomon
Address:	203 S. Troy Street		
City:	Royal Oak	State:	MI
		ZIP:	48067
Email:	DanielH@romi.gov		
Phone:	248.246.3286		
Website:	www.downtownroyaloak.org		

## II. Proposed Locations for Artwork (Please prioritize.)

Priority 1:	Priority 2:
Site: 124 W. Fourth Street	Site:
Please attach visual representations of proposed sites.	

## III. Artwork Identification

Artwork Name:	The Future is Fire
Year:	2024
Artist:	Sean Graham
Medium/Material:	Exterior paint
Dimensions:	44'2"x15'9" + 24'8"x6'6"
Footing Requirements:	N/A
Value of Artwork:	\$21,399.00

#### ***IV. Visual Representation of Artwork Attachment***

- Drawing, photograph or other visual representation of artwork indicating its height, width, and relationship to desired site are to be attached with proposal.
- Additional information including brief narrative of proposal including concept or visual representation of footing requirements may be attached if necessary.

#### ***V. Artist Statement Attachment***

- Brief description of artist's work.

#### ***VI. Artist Bio and References Attachment***

- Please attach an artist biography and three (3) professional references.

#### ***VII. Liability and Legal Requirements***

- All installed public art is subject to a contract and license agreement between the artist, owner, or representative and the City of Royal Oak for the duration of display. Projects shall not be initiated until legal requirements are approved by City Staff and the City Commission.

#### ***VIII. Submission of Application***

- Send completed application with required attachments to [ROCFA@romi.gov](mailto:ROCFA@romi.gov).

***Failure to provide the information outlined above may result in the City's rejection of this proposal until all the requested information is provided.***

For any questions regarding this application or the Royal Oak Commission for the Arts, please contact Assistant to the City Manager Susan Barkman at 248-246-3204 or [Susanb@romi.gov](mailto:Susanb@romi.gov)





# Painting Downtown Artist Application

City of Royal Oak, MI

**Submitted On:**

Sep 5, 2024, 05:48PM EDT

<b>Full Name</b>	<b>First Name:</b> sean <b>Last Name:</b> graham
<b>Email</b>	seanxiangraham@gmail.com
<b>Phone Number</b>	586-871-6868
<b>Full Mailing Address</b>	<b>Street Address:</b> 8407 Stephens <b>City:</b> center line <b>State:</b> MI <b>Zip:</b> 48015
<b>Selected Artists will be required to carry liability insurance as a contractor of the Royal Oak Downtown Development Authority. Do you have liability insurance, or will you have it for the work to be completed?</b>	I currently have insurance and can supply a certificate copy.
<b>Artist Resume Upload</b>	
<b>A link to a portfolio website may be accepted in place of a traditional resume</b>	<a href="https://drive.google.com/drive/folders/1pUu-E07A9TJjybykeJu6bM3HdtXgs4Nx?usp=sharing">https://drive.google.com/drive/folders/1pUu-E07A9TJjybykeJu6bM3HdtXgs4Nx?usp=sharing</a>
<b>Proposed Mural Site</b>	Site D
<b>Materials to be used (be as specific as possible)</b>	Acrylic and exterior paints, and exterior spray paint
<b>Budget Breakdown (please detail all expected costs)</b>	\$5000 - \$7000 for paint, primer and sealant \$2000 for ladder rental, tarps brushes and extras
<b>Safety Plan (please detail safety precautions in detail)</b>	Our team has a lot of experience and will make sure we are safe throughout the process
<b>Longevity (please explain techniques or materials which will ensure the mural will have a long life)</b>	We will first remove the existing paint, power wash, then prime the wall and use long lasting exterior paint and sealant to ensure it will last as long as possible, definitely more than 5 years
<b>Name of Mural</b>	The Future is Fire
<b>Mural Imagery Description</b>	The mural is a view into the future of Royal Oak with a nod to the city's funky past and the popular mural that's on the building currently. It depicts a girl shopping in royal oak 2075, she holds a shopping bag of items found in Royal Oak shops in the future. She's making a finger heart and her watch app is making a display of fire and hearts around her, her cybernetic cat sits atop the windows of the building. People walk around in the background shopping at night

	<p>with high-rises in the background high above the Star Dream Sculpture, with flying cars, holograms and led signs. Shop level we still see Royal Oaks quaint allure and current lamp posts and trees with lights</p>
<p><b>Proposed Mural Design</b></p>	
<p><b>Larger Files may require you send a dropbox or cloud link, please do so here</b></p>	<p><a href="https://drive.google.com/file/d/1MAtaKY7Pj8xhGdvDfxdXKLZoXRTdt3ue/view?usp=sharing">https://drive.google.com/file/d/1MAtaKY7Pj8xhGdvDfxdXKLZoXRTdt3ue/view?usp=sharing</a></p>
<p><b>I, the above stated artist or authorized legal representative, attest that this submission of artwork is done so lawfully and in good faith of completing the proposed mural installation in a safe and timely manner. I agree that the commissioned mural work is a work for hire and that the Royal Oak Downtown Development Authority is the author for purposes of copyright ownership; and that the artist assigns all rights in the art, including copyrights, if any, so that the public can fully benefit from the art.</b></p>	<p>I agree</p>
<p><b>Signature Data</b></p>	<p>First Name: sean  Last Name: graham  Email Address: seanxiangraham@gmail.com</p>  <p>Signed at: September 5, 2024 5:48pm America/New_York</p>





### ARTWORK INSTALLATION AGREEMENT

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the Royal Oak Downtown Development Authority ("DDA"), and \_\_\_\_\_ ("Artist").

WHEREAS, the DDA shall engage the Artist as an independent contractor, and not as an employee, to perform certain services at the following location:

Property Address:	
Placement of Artwork: <i>(Wall Direction &amp; Adjacent Street)</i>	
Size of Artwork (sq.ft.):	
Approved Mural Expense:	

NOW, THEREFORE, the DDA and the Artist do hereby agree as follows:

#### Responsibilities of Artist

1. Artist's primary responsibility shall be to install the approved mural artwork (attachment 1) to the assigned property location, and in a manner consistent with the proposal submission.
2. The Artist shall complete the installation of the mural artwork within 45 days of this agreement. Exception or extension may be requested under extenuating circumstances in writing to the DDA.
3. The Artist shall have no authority to, and shall not, (i) make any statement on behalf of the DDA, or (ii) bind or otherwise obligate the DDA to any contract at any time.
4. The Artist shall install the mural artwork in a manner which ensures the longevity of the piece for a minimum of five years and warrants that major defects in work within that time will be remedied by the Artist at their expense.
5. The Artist shall provide all materials and equipment necessary to install the mural artwork.
6. The Artist agrees to provide insurance coverage which protects private and public property from any damages which may occur from the use of painting techniques and equipment utilized to install mural artwork.
7. The Artist warrants that the mural artwork is their original design and the installation of such will not infringe any copyrighted or trademarked materials. The artist further warrants that upon installation of the mural artwork, all ownership or copyright of the art shall transfer from the Artist to the DDA to ensure public access and use.

#### Responsibilities of DDA

1. The DDA shall disburse payment for the mural artwork installation upon receipt of invoice from the Artist:
  - a. Invoice 1: 10% deposit (total approved mural expense included above) due upon art approval being granted by the Royal Oak City Commission.
  - b. Invoice 2: 90% due upon successful completion of the artwork installation.



### **Permits**

The DDA shall be responsible for all right-of-way permits related to the installation of the artwork.

### **Relationship of Parties**

The parties to this agreement are not joint venturers, partners, agents, nor representatives of each other, and such parties have no legal relationship other than as contracting parties to this agreement. The Artist shall not act or represent or hold itself out as having authority to act as an agent or partner of the DDA or in any way bind or commit the DDA to any obligations, without the prior written consent of the DDA.

### **Termination**

This Agreement may be terminated (i) by either party upon breach by the other party of any of the material provisions of this agreement; or (ii) by mutual agreement of the parties.

### **Indemnification**

The DDA agrees to indemnify and hold the Artist harmless from and against any and all costs, losses or expenses, including reasonable attorneys' fees, that Artist may incur by reason of any third-party claim or suit arising out of or in connection with the DDA's negligence, gross negligence, intentional misconduct or failure to perform pursuant to this agreement.

The Artist agrees to indemnify and hold the DDA harmless from and against any and all costs, losses or expenses, including reasonable attorneys' fees, that the DDA may incur by reason of any third-party claim or suit arising out of or in connection with Artist's failure to perform pursuant to this agreement, as well as the negligence, gross negligence, or intentional misconduct of event manager, its employees, agents and representatives, contractors or subcontractors, including the employees and representatives of said contractors or subcontractors.

### **Insurance**

DDA shall only contract with mural artists which can provide proof of insurance protection which will cover any damages which arise from the installation of artwork. The Artist shall be properly insured in the following coverages; **FILL IN THE AMOUNT**

### **No Assignment**

No party hereto may assign or transfer its rights or obligations arising under this agreement without the prior written consent of the other party hereto. This agreement shall be binding upon and shall inure to the benefit of the respective permitted successors and assigns of the parties.

### **Authority**

Each party hereto represents and warrants to the other that it has the authority to enter into this agreement and that it is not a party to any other agreement which prohibits it from entering into this agreement or which renders any provision of this agreement ineffective or unenforceable.

### **Governing Law and Forum**

This agreement and any dispute arising under or relating to it directly or indirectly shall be governed and interpreted under Michigan law, without giving effect to its conflict of law provisions.

### **Notice**

Any notice by either party to the other under this agreement shall be in writing and shall be addressed as set forth below, provided, however, that if either party shall have designated a different address by written notice to the other, then such notice shall be provided to the last address so designated.



203 South Troy Street  
Royal Oak, MI 48067  
Phone: 248-246-3286  
downtownroyaloak.org

Artist  
Street Address  
City, State, Zipcode  
Phone

Royal Oak Downtown Development Authority  
203 South Troy Street  
Royal Oak, MI 48067  
(248) 246-3286

### Entire Agreement

This agreement supersedes any prior understandings or oral agreements between the parties regarding the subject matter hereof and constitutes the entire understanding and agreement between the parties with respect to the subject matter hereof, and there are no agreements, understandings, representations or warranties among the parties other than those set forth herein.

Royal Oak Downtown Development Authority:

\_\_\_\_\_  
Timothy E. Thwing, Executive Director

\_\_\_\_\_  
Date

Artist:

\_\_\_\_\_  
Artist Name Printed

\_\_\_\_\_  
Date



**LOCAL NEWS**

# Royal Oak parking nightmare coming to an end: Here's what's next

City to end contract with parking meter company in 1 year

**Hank Winchester**, Consumer Investigative Reporter

Published: **September 17, 2024 at 11:11 AM**

Updated: **September 17, 2024 at 12:50 PM**

Tags: **Royal Oak, Oakland County**



*Downtown parking in Royal Oak.*



The battle over parking problems in Royal Oak is close to a resolution.

Help Me Hank has learned the city will end its contract with MPS -- the parking meter company -- in about one year.

This comes after the city filed suit, hoping to get out of the contract. A trial was avoided and the case was settled.

What's next? All the old meters need to be pulled out, and the city will search for a brand-new parking contract.

Meanwhile, there will be lots of public comment before a new deal is signed.

I love Royal Oak, but I personally have received a handful of tickets parking there during the last few years. These are tickets I know I received because of glitches to the system. Almost all of them were dismissed by the city.

In the suit filed earlier this year, the city is claiming a breach of contract by MPS related to glitches in the Sentry Mobile parking system the company first started operating in December 2021.

Business owners, residents, and visitors have had problems for years with the system, which has cameras that take pictures of license plate numbers. MPS mails tickets to violators, but the problems have been numerous over the years.

Glitches resulted in thousands of tickets being incorrectly given to people in Royal Oak after the system went live in December 2021. People universally disapproved of the back-up parking along Washington Road and were unhappy with the technology.

Last year brought changes to the system, such as allowing a 15-minute grace period at meters, and the maximum parking times were also increased from two to three hours.

A study done by the city pointed out many, many, many issues -- most importantly, 43% of those using the meters end up getting a violation either because they failed to pay within the first 15-minute grace period or stayed beyond the two-hour time limit.

Local business owners were also very disappointed in the system and reported a 20-50% decline in business.



*Here's a release from the city:*

The City of Royal Oak is pleased to announce a mutually beneficial agreement with Municipal Parking Services (MPS) regarding our parking system. This agreement marks a significant step forward in our commitment to enhancing the parking experience for residents, visitors, and business owners.

"As Royal Oak continues to grow and evolve, so must our infrastructure. We've taken your feedback to heart, and we are committed to implementing a more effective solution that aligns with the needs and expectations of everyone in Royal Oak. To ensure that our parking system evolves with the needs of our community, we have begun the process of transitioning to a new parking system, a significant step towards providing the best parking solution for our residents, visitors, and businesses." said Royal Oak Mayor Michael Fournier.

"As we look to the future, we're excited to engage in a collaborative process where residents and business owners will have a voice in shaping a parking system that truly serves our vibrant community".

We have come to an agreement that our contract with MPS will conclude on December 31, 2025, 15 months earlier than originally planned. This accelerated timeline allows us to explore new opportunities for parking solutions that align with our vision for downtown Royal Oak.

Effective August 1, 2024, the City will cease its \$55,000 monthly payments to MPS, resulting in a substantial savings of \$935,000 over the remaining contract period. This financial relief will enable us to reinvest in improving our parking infrastructure.

"With the feedback we've received, it's clear that this is the outcome our community has been looking for," said City Commissioner Brandon Kolo. "Our focus remains on ensuring that residents, businesses and visitors are best served by our parking system. As we move forward, we're committed to finding a user-friendly solution that makes it easy for people to live, work, and play in Royal Oak."

We have established provisions for the orderly removal of MPS equipment and continued access to essential data, ensuring a seamless transition as we move forward.

Michael Sophiea, Chairman of the Royal Oak Downtown Development Authority, expressed his support by stating: "The Royal Oak Downtown Development Authority fully supports the City Commission and the ROPD in their efforts to replace the current parking system in the Downtown District. We believe this action will help

Throughout our partnership, MPS has been responsive to our concerns and has implemented several improvements, including updates to payment options. We appreciate their cooperation in addressing issues and working towards a resolution that benefits all parties involved.

“As a resident before becoming a City Commissioner, I fully supported the city’s efforts to make parking more convenient and enhance the overall experience of enjoying our vibrant downtown,” added City Commissioner Amanda Herzog. “While there have been challenges with the current system, the city’s objective remains the same—to make it easier for everyone to enjoy what Royal Oak has to offer. I’m looking forward to seeing a future resolution that benefits our residents, visitors, and businesses alike.”

As we move forward, we are excited to explore new avenues for parking management that incorporate the unique character of Royal Oak. Our goal is to provide a parking experience that is both robust and simple, catering to the varied needs of our residents and visitors.

This settlement allows us the time and resources to carefully research and implement a parking system that will best serve our community for years to come. We are confident that this transition will lead to significant improvements in our parking infrastructure.

The City of Royal Oak remains committed to transparency and will keep our community informed as we progress towards a more efficient and user-friendly parking system.

*Copyright 2024 by WDIV ClickOnDetroit - All rights reserved.*

## ABOUT THE AUTHOR



### Hank Winchester

Hank Winchester is Local 4's Consumer Investigative Reporter and the head of WDIV's "Help Me Hank" Consumer Unit. Hank works to solve consumer complaints, reveal important recalls and track down thieves who have ripped off people in our community.

[✉ email](#) [f facebook](#) [X twitter](#) [@ instagram](#)