

AGENDA

OWOSSO MAIN STREET & DDA

REGULAR BOARD MEETING

Wednesday, January 7, 2026; 7:30 a.m.

Owosso City Hall; 301 W. Main St., Owosso, MI



Owosso Main Street's mission is to foster an active and thriving downtown that is the heart of our community by supporting historic preservation and promoting redevelopment, drawing both local residents and visitors to our city.

Call to order and roll call:

Review and Approval of Agenda: January 7, 2026

Review and Approval of Minutes: December 3, 2025

Public Comments:

Reports:

- Check Disbursement Report
- Revenue and Expenditure Report
- ChargePoint Reports
- Fiscal Year 2025 Audit Excerpts
- Fiscal Year 2025 Tax Increment Financing Report
- Fiscal Year 2025 Impact Report
- 2025 Main Street Program Assessment

Informational Meeting: Pursuant to Public Act 57 of 2018

Items of Business:

- 1) 2025 Volunteer Awards

Committee Updates:

- Design (Parzych, Gilbert, McCallum & Ardelean)
- Organization (Moore, Ardelean & Parzych)
- Promotion (Davis)
- Economic Vitality (Omer, Parzych, Teich & Howard)

Director Updates:

Board Comments:

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

CHECK DISBURSEMENT REPORT FOR CITY OF OWOSSO
CHECK DATE FROM 12/01/2025 - 12/31/2025

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
12/08/2025	1	12431 (A)	H & G IRRIGATION LLC	S WASHINGTON IRRIGATION REPAIR	818.000	200	1,675.00
				S WASHINGTON IRRIGATION REPAIR	818.000	200	750.00
				CHECK 1 12431(A) TOTAL FOR FUND 248:			2,425.00
12/08/2025	1	138856	OWOSSO-WATER FUND	UTILITIES	920.000	200	622.74
12/08/2025	1	138857	PRIORITY WASTE LLC	YEAR 1 25-26	818.000	200	375.00
12/19/2025	1	12461 (E)	HUNTINGTON NATONAL BANK -	OPERATING SUPPLIES	728.000	200	71.99
12/19/2025	1	12462 (E)	MAILCHIMP	OPERATING SUPPLIES - DDA	728.000	200	28.05
12/19/2025	1	12464 (A) #	AMAZON CAPITAL SERVICES	DDA ORDER 12-12-2025	818.000	704	59.98
				WORK PLAN EXPENDITURES	818.000	706	45.57
				CHECK 1 12464(A) TOTAL FOR FUND 248:			105.55
12/19/2025	1	12471 (A)	CONSUMERS ENERGY	ELECTRICITY-EV STATION	920.100	200	892.54
12/19/2025	1	12484 (A) #	GILBERT'S DO IT BEST HARDWARE &	NOVEMBER 2025 PURCHASES	930.000	200	32.95
				NOVEMBER 2025 PURCHASES	930.000	200	16.07
				NOVEMBER 2025 PURCHASES	930.000	200	11.93
				NOVEMBER 2025 PURCHASES	930.000	200	19.48
				NOVEMBER 2025 PURCHASES	930.000	200	26.99
				NOVEMBER 2025 PURCHASES	930.000	200	15.99
				NOVEMBER 2025 PURCHASES	930.000	200	9.98
				NOVEMBER 2025 PURCHASES	818.750	705	101.86
				NOVEMBER 2025 PURCHASES	818.000	706	34.87
				CHECK 1 12484(A) TOTAL FOR FUND 248:			270.12
12/19/2025	1	12489 (A)	H & G IRRIGATION LLC	SOUTH IRRIGATION WINTERIZATION	818.000	200	200.00
				NORTH IRRIGATION WINTERIZATION	818.000	200	800.00
				CHECK 1 12489(A) TOTAL FOR FUND 248:			1,000.00
12/19/2025	1	12498 (A)	LUDINGTON ELECTRIC, INC.	WASHINGTON ST. & M-21 REPAIR	930.000	200	636.23
				REPLACEMENT OF UNDERGROUND WIRING FOR	930.000	200	497.96
				CHECK 1 12498(A) TOTAL FOR FUND 248:			1,134.19

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
12/19/2025	1	12522 (A)	VERIZON WIRELESS	DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	0.00
				DDA	920.300	200	43.37
				CHECK 1 12522 (A) TOTAL FOR FUND 248:			43.37
12/19/2025	1	138879	EDWARD BEDELL II	GLOW CARRIAGE RIDE	818.750	705	800.00
12/19/2025	1	138882	FUTURE ENERGY	ONE-YEAR EV CHARGER WARRANTY	818.000	200	4,600.00
12/19/2025	1	138884#	HOME DEPOT CREDIT SERVICES	NOVEMBER PURCHASES	930.000	200	121.76
				NOVEMBER PURCHASES	930.000	200	258.53
				NOVEMBER PURCHASES	930.000	200	386.77
				NOVEMBER PURCHASES	818.000	706	42.37
				CHECK 1 138884 TOTAL FOR FUND 248:			809.43
12/19/2025	1	138892	MCLAREN RENT ALL	GLOW LIFT RENAL	818.750	705	292.00
12/19/2025	1	138893	MICHIGAN DOWNTOWN ASSOCIATION	MICHIGAN DOWNTOWN ASSOCIATION	955.000	200	250.00
12/19/2025	1	138898	PRIORITY WASTE LLC	YEAR 1 25-26	818.000	200	375.00
12/19/2025	1	138901	SMITH LAWNSCAPES LLC	DOWNTOWN LANDSCAPE SERVICES	818.000	200	3,755.08
12/19/2025	1	138902	SOUND WAVZ	GLOW DJ	818.750	705	500.00
12/19/2025	1	138910	WIN'S ELECTRICAL SUPPLY OF OWOSSO	NOV.	930.000	200	165.86
				NOV.	930.000	200	139.61
				CHECK 1 138910 TOTAL FOR FUND 248:			305.47
12/19/2025	1	138911	WOLVERINE FIREWORKS DISPLAY INC	GLOW FIREWORKS	818.750	705	3,000.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY				Total for fund 248 DOWNTOWN DEVELOPMENT AUTHORITY			21,655.53

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

PERIOD ENDING 12/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR		AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2025	MONTH	12/31/2025	BALANCE	
			NORMAL (ABNORMAL)	INCREASE	(DECREASE)	NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000 - REVENUE							
248-000-402.000	GENERAL PROPERTY TAX	38,977.00	35,286.54		0.00	3,690.46	90.53
248-000-402.100	TIF	229,031.00	0.00		0.00	229,031.00	0.00
248-000-540.000	STATE SOURCES	0.00	0.00		0.00	0.00	0.00
248-000-569.000	OTHER STATE GRANTS	0.00	4,643.15		4,643.15	(4,643.15)	100.00
248-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	26,000.00	24,443.43		0.00	1,556.57	94.01
248-000-605.200	CHARGE FOR SERVICES RENDERED	0.00	0.00		0.00	0.00	0.00
248-000-665.000	INTEREST INCOME	5,000.00	4,271.27		102.30	728.73	85.43
248-000-670.000	LOAN PRINCIPAL	0.00	0.00		0.00	0.00	0.00
248-000-670.100	LOAN INTEREST	1,260.00	654.55		104.04	605.45	51.95
248-000-674.200	DONATIONS	0.00	0.00		0.00	0.00	0.00
248-000-674.300	INCOME-ECNMC RESTRUCTING	0.00	0.00		0.00	0.00	0.00
248-000-674.400	INCOME-PROMOTION	13,000.00	13,831.00		11,630.00	(831.00)	106.39
248-000-674.500	INCOME-ORGANIZATION	0.00	1,000.00		0.00	(1,000.00)	100.00
248-000-674.600	INCOME-DESIGN	0.00	0.00		0.00	0.00	0.00
248-000-674.700	EV STATION REVENUE	6,500.00	7,842.91		1,940.15	(1,342.91)	120.66
248-000-675.000	MISCELLANEOUS	0.00	0.00		0.00	0.00	0.00
248-000-699.101	TRANSFERS FROM GENERAL FUND	36,286.00	7,762.37		0.00	28,523.63	21.39
248-000-699.287	ARPA TRANSFER IN	0.00	0.00		0.00	0.00	0.00
Total Dept 000 - REVENUE		356,054.00	99,735.22		18,419.64	256,318.78	28.01
TOTAL REVENUES		356,054.00	99,735.22		18,419.64	256,318.78	28.01
Expenditures							
Dept 200 - GEN SERVICES							
248-200-728.000	OPERATING SUPPLIES	2,000.00	276.48		100.04	1,723.52	13.82
248-200-751.000	GAS & OIL	0.00	18.76		0.00	(18.76)	100.00
248-200-801.000	PROFESSIONAL SERVICES: ADMINISTRATIVE	0.00	0.00		0.00	0.00	0.00
248-200-810.000	INSURANCE & BONDS	3,172.00	3,134.24		1,567.12	37.76	98.81
248-200-818.000	CONTRACTUAL SERVICES	90,000.00	94,783.40		9,907.29	(4,783.40)	105.31
248-200-818.500	AUDIT	608.00	0.00		0.00	608.00	0.00
248-200-920.000	UTILITIES	3,000.00	2,086.28		622.74	913.72	69.54
248-200-920.100	ELECTRICITY-EV STATION	5,000.00	3,722.61		892.54	1,277.39	74.45
248-200-920.300	TELEPHONE	520.00	216.81		43.37	303.19	41.69
248-200-930.000	BUILDING MAINTENANCE - DPW	40,000.00	8,769.27		2,537.90	31,230.73	21.92
248-200-940.000	EQUIPMENT RENTAL - DPW	10,000.00	6,545.42		692.63	3,454.58	65.45
248-200-955.000	MEMBERSHIPS & DUES	800.00	250.00		250.00	550.00	31.25
248-200-956.000	EDUCATION & TRAINING	4,000.00	355.90		0.00	3,644.10	8.90
248-200-969.000	DEVELOPER REIMBURSEMENT	0.00	0.00		0.00	0.00	0.00
248-200-995.101	TRANSFER TO GENERAL FUND	84,500.00	7,064.33		0.00	77,435.67	8.36
248-200-995.243	TRANSFER TO BROWNFIELDS	33,465.00	0.00		0.00	33,465.00	0.00
Total Dept 200 - GEN SERVICES		277,065.00	127,223.50		16,613.63	149,841.50	45.92
Dept 261 - GENERAL ADMIN							
248-261-702.100	SALARIES	69,272.00	32,996.45		5,328.62	36,275.55	47.63
248-261-702.200	WAGES	250.00	7,743.16		854.27	(7,493.16)	3,097.26
248-261-702.300	OVERTIME	500.00	1,988.20		1,586.39	(1,488.20)	397.64
248-261-702.800	ACCRUED SICK LEAVE	0.00	0.00		0.00	0.00	0.00
248-261-703.000	OTHER COMPENSATION	0.00	0.00		0.00	0.00	0.00

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

Dept 905 - DEBT SERVICE

PERIOD ENDING 12/31/2025

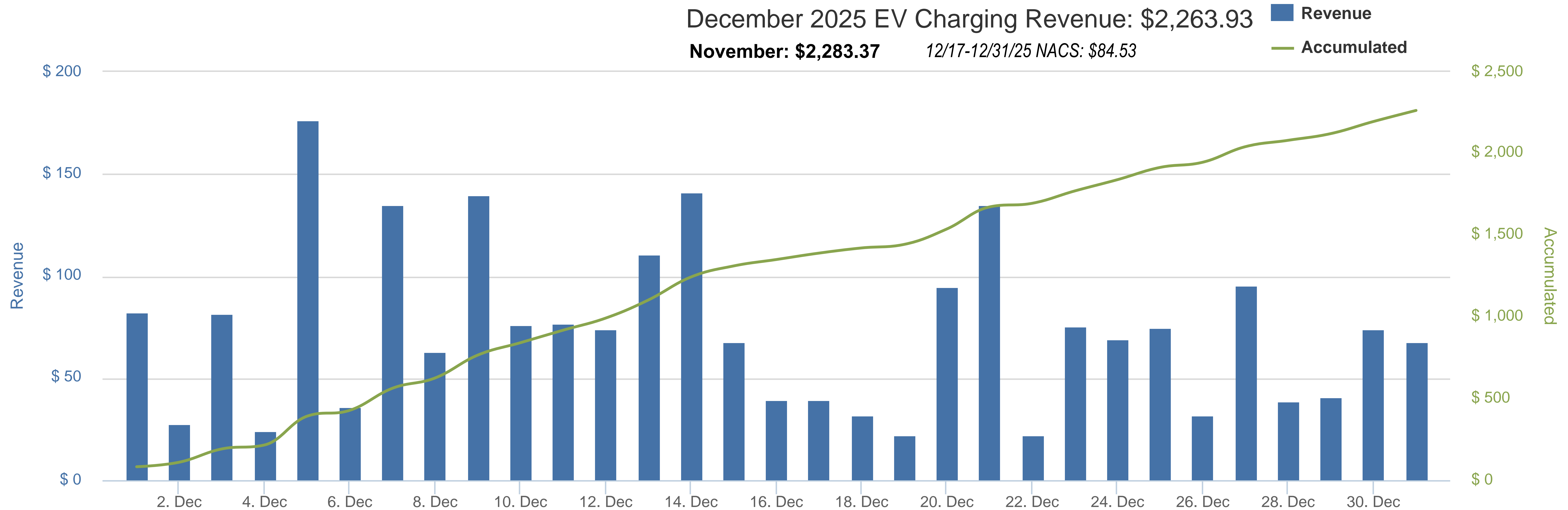
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	12/31/2025 NORMAL (ABNORMAL)	MONTH 12/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-905-991.100	PRINCIPAL	0.00	0.00	0.00	0.00	0.00
248-905-992.000	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00
248-905-993.000	INTEREST	0.00	0.00	0.00	0.00	0.00
Total Dept 905 - DEBT SERVICE		0.00	0.00	0.00	0.00	0.00
Dept 966 - TRANSFERS OUT						
248-966-995.304	TRANSFER TO DEBT 2009 LTGO FUND	0.00	0.00	0.00	0.00	0.00
Total Dept 966 - TRANSFERS OUT		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		397,187.00	195,562.19	31,382.22	201,624.81	49.24
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		356,054.00	99,735.22	18,419.64	256,318.78	28.01
TOTAL EXPENDITURES		397,187.00	195,562.19	31,382.22	201,624.81	49.24
NET OF REVENUES & EXPENDITURES		(41,133.00)	(95,826.97)	(12,962.58)	54,693.97	232.97

December 2025 EV Charging Revenue: \$2,263.93

November: \$2,283.37

12/17-12/31/25 NACS: \$84.53

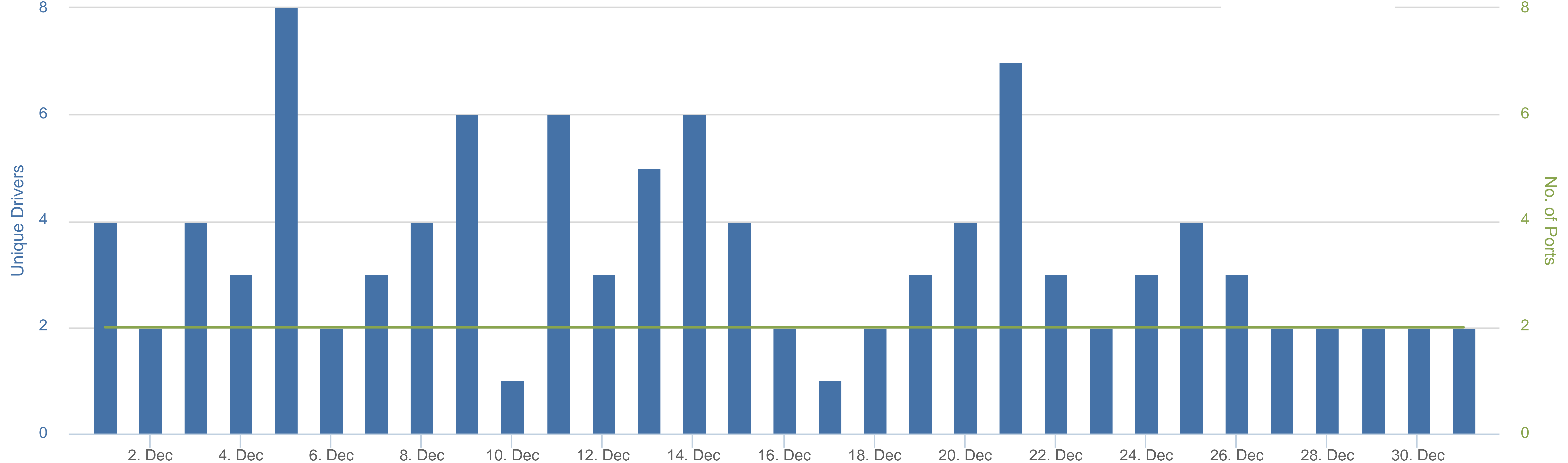


December 2025 Unique EV Drivers: 58

November: 57

12/17-12/31/25 NACS: 4

Unique Drivers
No. of Ports

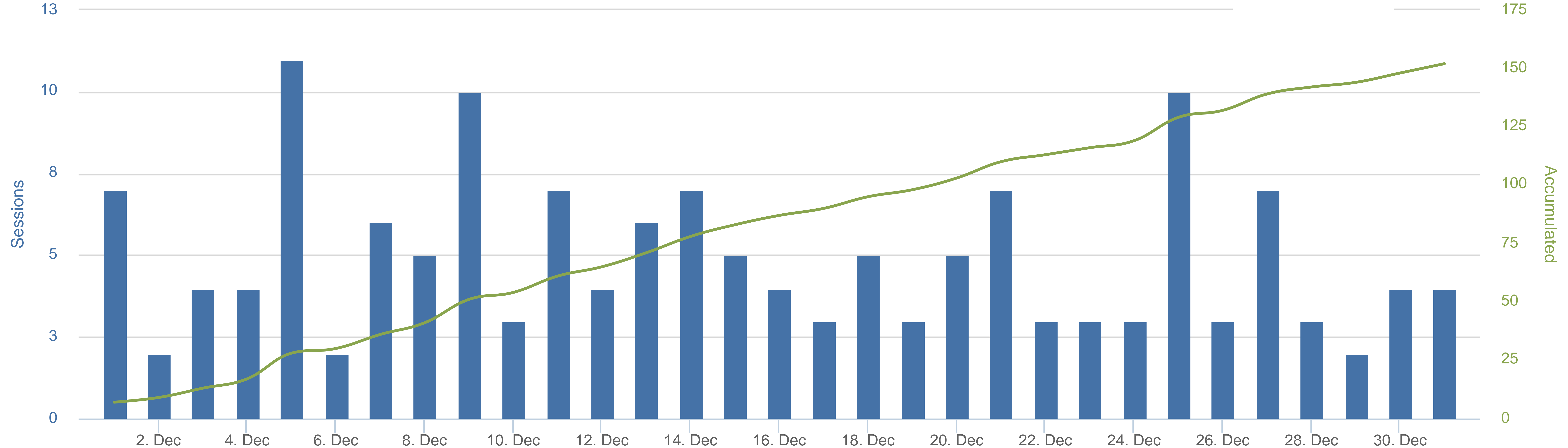


December 2025 EV Charging Sessions: 152

November: 132

12/17-12/31/25 NACS: 9

Sessions
Accumulated



2025 EV Charging Revenue: \$15,863.68

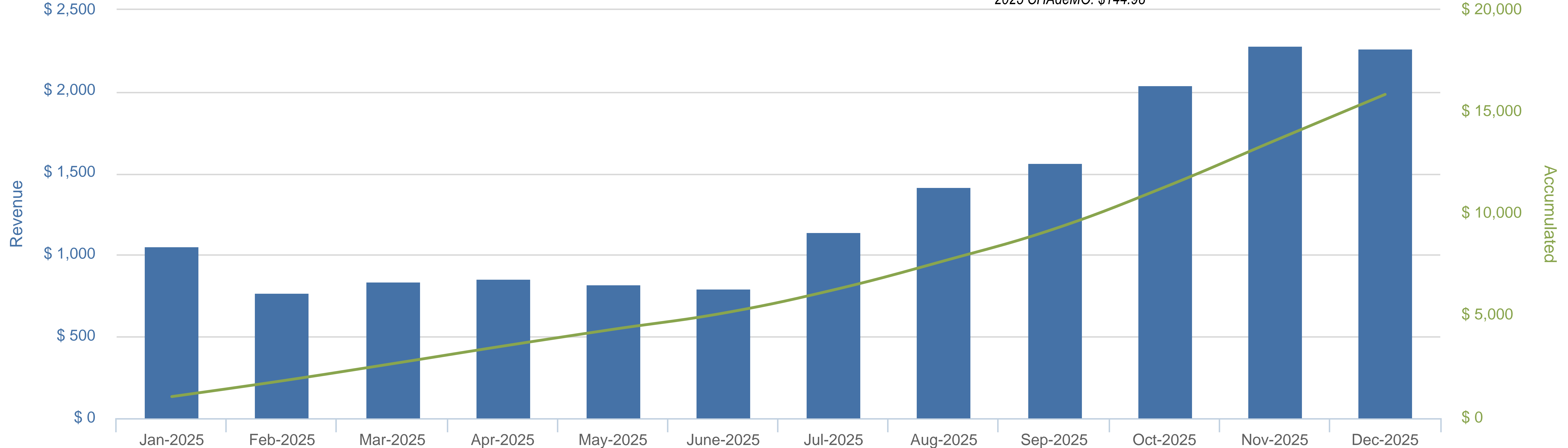
2024 Revenue: \$8,710.00

12/17-12/31/25 NACS: \$84.53

2025 CHAdeMO: \$144.98

Revenue

Accumulated

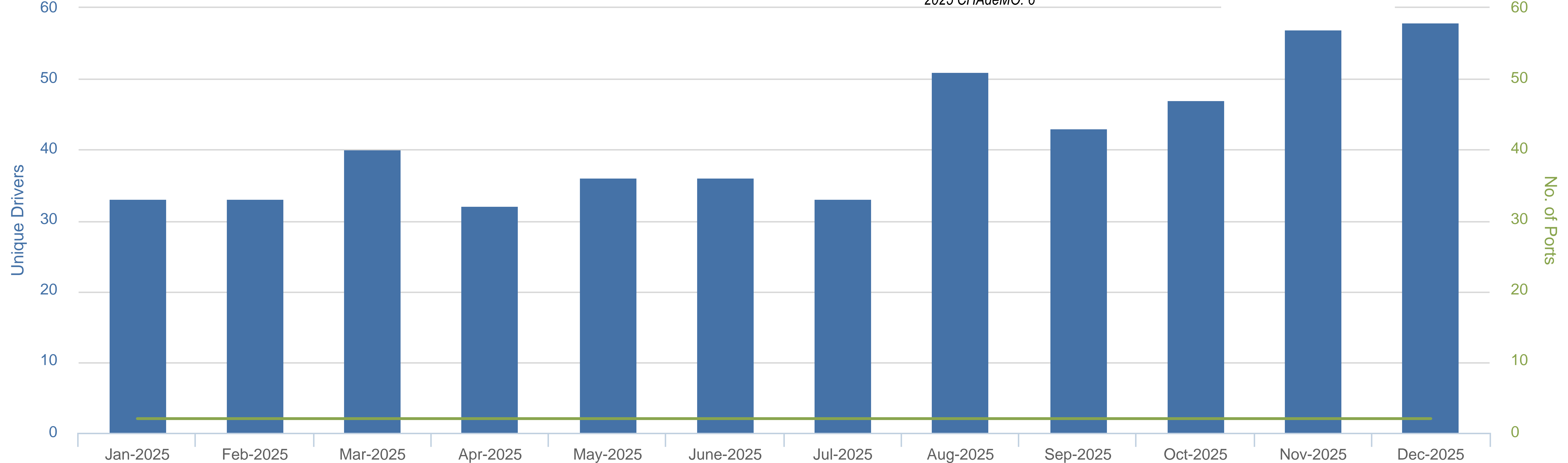


2025 Unique EV Drivers: 272

2024 Unique Drivers: 198

12/17-12/31/25 NACS: 4
2025 CHAdeMO: 6

Unique Drivers
No. of Ports



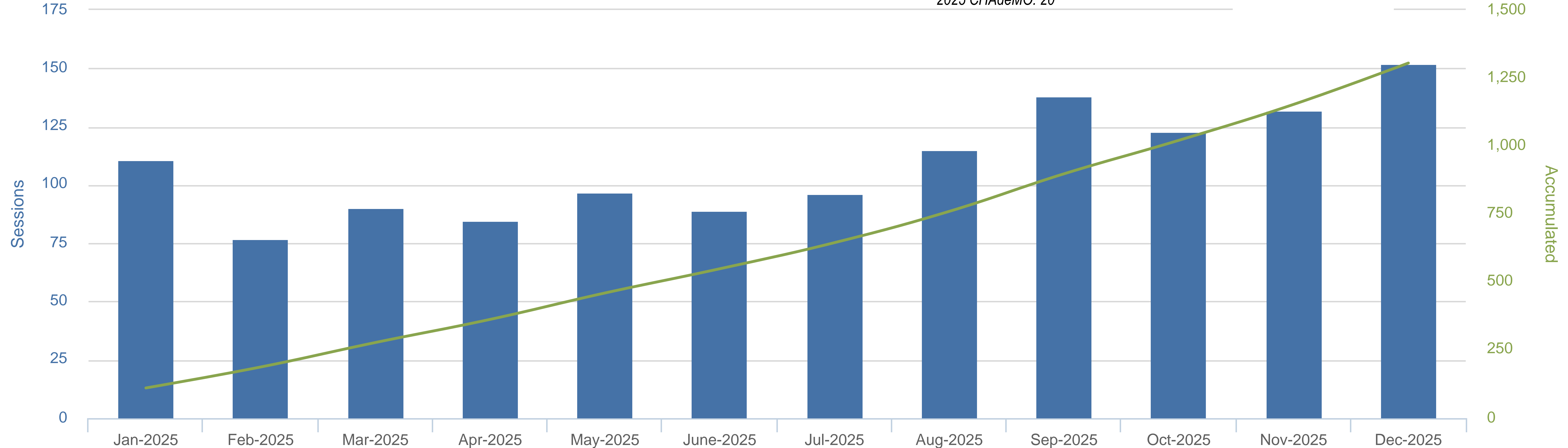
2025 EV Charging Sessions: 1,305

2024 Sessions: 928

12/17-12/31/25 NACS: 9

2025 CHAdeMO: 20

Sessions
Accumulated



CITY OF OWOSSO

COMPONENT UNITS STATEMENT OF NET POSITION

June 30, 2025

	<i>Brownfield Development Authority</i>	<i>Downtown Development Authority</i>	<i>Total</i>
Assets:			
Cash and cash equivalents	\$ 89,444	\$ 6,048	\$ 95,492
Investments	66,314	248,394	314,708
Loans receivable	-	23,335	23,335
Capital assets being depreciated, net	-	13,917	13,917
Total assets	<u>155,758</u>	<u>291,694</u>	<u>447,452</u>
Liabilities:			
Accounts payable and accrued expenses	-	7,322	7,322
Long-term liabilities:			
Due within one year			
Advance from primary government	163,654	-	163,654
Due in more than one year			
Advance from primary government	<u>1,070,409</u>	<u>-</u>	<u>1,070,409</u>
Total liabilities	<u>1,234,063</u>	<u>7,322</u>	<u>1,241,385</u>
Net position:			
Net investment in capital assets	-	13,917	13,917
Unrestricted (deficit)	<u>(1,078,305)</u>	<u>270,455</u>	<u>(807,850)</u>
Total net position	<u>\$ (1,078,305)</u>	<u>\$ 284,372</u>	<u>\$ (793,933)</u>

The accompanying notes are an integral part of these financial statements.

CITY OF OWOSSO

COMPONENT UNITS STATEMENT OF ACTIVITIES

Year Ended June 30, 2025

	<i>Brownfield Development Authority</i>	<i>Downtown Development Authority</i>	<i>Total</i>
Expenses:			
Community and economic development	\$ 412,382	\$ 278,582	\$ 690,964
Program revenues:			
Charges for services	-	28,185	28,185
Operating grants and contributions	185,878	55,336	241,214
	<u>185,878</u>	<u>83,521</u>	<u>269,399</u>
Net (expenses) revenues	<u>(226,504)</u>	<u>(195,061)</u>	<u>(421,565)</u>
General revenues:			
Property taxes levied and captured	487,481	272,585	760,066
PPT reimbursement	7,257	26,454	33,711
Unrestricted investment earnings	2,853	8,833	11,686
Transfers	<u>33,964</u>	<u>(33,964)</u>	<u>-</u>
Total general revenues	<u>531,555</u>	<u>273,908</u>	<u>805,463</u>
Changes in net position	305,051	78,847	383,898
Net position (deficit), beginning of year	<u>(1,383,356)</u>	<u>205,525</u>	<u>(1,177,831)</u>
Net position (deficit), end of year	<u>\$ (1,078,305)</u>	<u>\$ 284,372</u>	<u>\$ (793,933)</u>

The accompanying notes are an integral part of these financial statements.

CITY OF OWOSSO

COMPONENT UNITS COMBINING BALANCE SHEET

June 30, 2025

	<i>Brownfield Development Authority</i>	<i>Downtown Development Authority</i>	<i>Total</i>
Assets:			
Cash and cash equivalents	\$ 89,444	\$ 6,048	\$ 95,492
Investments	66,314	248,394	314,708
Loan receivable	-	23,335	23,335
	<u>\$ 155,758</u>	<u>\$ 277,777</u>	<u>\$ 433,535</u>
Total assets			
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable	\$ -	\$ 5,474	\$ 5,474
Accrued wages payable	-	1,848	1,848
Advances from primary government	1,234,063	-	1,234,063
	<u>1,234,063</u>	<u>7,322</u>	<u>1,241,385</u>
Total liabilities			
Fund Balances:			
Unassigned (deficit)	<u>(1,078,305)</u>	<u>270,455</u>	<u>(807,850)</u>
Total liabilities and fund balances	<u>\$ 155,758</u>	<u>\$ 277,777</u>	<u>\$ 433,535</u>

CITY OF OWOSSO

RECONCILIATION OF FUND BALANCES OF COMPONENT UNITS TO NET POSITION OF COMPONENT UNITS

June 30, 2025

Fund balances of component units	\$ (807,850)
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Net position reported for component units in the statement of net position is different because:

Capital assets used in component units are not financial resources and therefore are not reported in the component units fund statements.

Capital assets being depreciated, net	<u>13,917</u>
	<u>\$ (793,933)</u>

CITY OF OWOSSO

COMPONENT UNITS COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

Year Ended June 30, 2025

	<i>Brownfield Development Authority</i>	<i>Downtown Development Authority</i>	<i>Total</i>
Revenues:			
Property taxes	\$ 487,481	\$ 272,585	\$ 760,066
State grants	7,257	47,311	54,568
Charges for services	-	26,664	26,664
Investment income	2,853	8,833	11,686
Other revenue	185,878	36,000	221,878
Total revenues	<u>683,469</u>	<u>391,393</u>	<u>1,074,862</u>
Expenditures:			
Current			
Community and economic development	386,034	274,300	660,334
Debt service			
Principal	185,878	-	185,878
Interest and fees	27,045	-	27,045
Total expenditures	<u>598,957</u>	<u>274,300</u>	<u>873,257</u>
Excess (deficiency) of revenues over expenditures	84,512	117,093	201,605
Other financing sources (uses):			
Transfer from component unit	33,964	-	33,964
Transfer to component unit	-	(33,964)	(33,964)
Net other financing sources (uses)	<u>33,964</u>	<u>(33,964)</u>	<u>-</u>
Changes in fund balances	118,476	83,129	201,605
Fund balances (deficit), beginning of year	<u>(1,196,781)</u>	<u>187,326</u>	<u>(1,009,455)</u>
Fund balances (deficit), end of year	<u>\$ (1,078,305)</u>	<u>\$ 270,455</u>	<u>\$ (807,850)</u>

CITY OF OWOSSO

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

June 30, 2025

	<i>Special Revenue Funds</i>			
	<i>Local Streets Fund</i>	<i>Park/ Recreation Sites Fund</i>	<i>Revolving Loan Fund</i>	<i>Building Inspection Fund</i>
Assets:				
Cash and cash equivalents	\$ 845,464	\$ (12,731)	\$ 565,602	\$ 50,533
Investments	491,557	24,586	331,099	274,039
Accounts receivable	-	-	-	9,797
Special assessments receivable	300,801	-	-	-
Loans receivable, net allowance	-	-	250,235	-
Due from other governments	90,783	-	-	-
Prepaid expenditures	-	-	-	-
Advance to component unit	-	-	19,382	-
Total assets	<u>\$ 1,728,605</u>	<u>\$ 11,855</u>	<u>\$ 1,166,318</u>	<u>\$ 334,369</u>
Liabilities:				
Accounts payable	\$ 76,053	\$ 1,028	\$ 25,000	\$ 4,837
Accrued wages payable	2,572	-	-	3,426
Unearned revenue	-	-	-	21,735
Total liabilities	<u>78,625</u>	<u>1,028</u>	<u>25,000</u>	<u>29,998</u>
Deferred inflows of resources:				
Unavailable revenues	<u>300,801</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:				
Nonspendable	-	-	269,617	-
Restricted	<u>1,349,179</u>	<u>10,827</u>	<u>871,701</u>	<u>304,371</u>
Total fund balances	<u>1,349,179</u>	<u>10,827</u>	<u>1,141,318</u>	<u>304,371</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,728,605</u>	<u>\$ 11,855</u>	<u>\$ 1,166,318</u>	<u>\$ 334,369</u>

continued

CITY OF OWOSSO

NONMAJOR GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

Year Ended June 30, 2025

	<i>Special Revenue Funds</i>			
	<i>Local Streets Fund</i>	<i>Park/ Recreation Sites Fund</i>	<i>Revolving Loan Fund</i>	<i>Building Inspection Fund</i>
Revenues:				
Property taxes	\$ -	\$ -	\$ -	\$ -
Special assessments	77,195	-	-	-
Licenses and permits	-	-	-	280,407
Federal grants	225,283	-	-	-
State grants	614,950	-	-	-
Charges for services	-	-	29	-
Investment income and rentals	44,062	1,604	27,057	11,860
Other revenue	-	13,678	10,074	-
Total revenues	961,490	15,282	37,160	292,267
Expenditures:				
<i>Current:</i>				
Public safety	-	-	-	226,129
Public works	444,978	-	-	-
Health and welfare	-	-	-	-
Community and economic development	-	-	26,503	-
Recreation and culture	-	13,574	-	-
Capital outlay	754,859	15,000	-	-
Debt service				
Principal	-	-	-	-
Interest and charges	-	-	-	-
Total expenditures	1,199,837	28,574	26,503	226,129
Excess (deficiency) of revenues over expenditures	(238,347)	(13,292)	10,657	66,138
Other financing sources (uses):				
Interfund transfers in	350,000	-	-	-
Changes in fund balances	111,653	(13,292)	10,657	66,138
Fund balances, beginning of year	1,237,526	24,119	1,130,661	238,233
Fund balances, end of year	\$ 1,349,179	\$ 10,827	\$ 1,141,318	\$ 304,371

continued

CITY OF OWOSSO

GOVERNMENTAL ACTIVITIES SCHEDULE OF INDEBTEDNESS

June 30, 2025

GENERAL OBLIGATION LIMITED TAX REFUNDING BONDS, SERIES 2021B

Issue dated June 23, 2021 in the amount of	\$	475,000
Less: Principal paid in prior years		(155,000)
Principal paid in current year		<u>(55,000)</u>
Balance payable at June 30, 2025	\$	<u>265,000</u>

Balance payable as follows:

<i><u>Fiscal</u></i> <i><u>Year Ended</u></i>	<i><u>Interest</u></i> <i><u>Rate</u></i>	<i><u>Interest due</u></i> <i><u>November 1,</u></i>	<i><u>Principal due</u></i> <i><u>May 1,</u></i>	<i><u>Interest due</u></i> <i><u>May 1,</u></i>	<i><u>Total</u></i> <i><u>Annual</u></i> <i><u>Requirement</u></i>
2026	4.00%	\$ 5,300	\$ 60,000	\$ 5,300	\$ 70,600
2027	4.00%	4,100	65,000	4,100	73,200
2028	4.00%	2,800	70,000	2,800	75,600
2029	4.00%	<u>1,400</u>	<u>70,000</u>	<u>1,400</u>	<u>72,800</u>
		<u>\$ 13,600</u>	<u>\$ 265,000</u>	<u>\$ 13,600</u>	<u>\$ 292,200</u>

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	City of Owosso	TIF Plan Name	2025
	Downtown Development Authority	Downtown Development & Tax Increment Financing Plan	
	Year AUTHORITY (not TIF plan) was created:	1984	
	Year TIF plan was created or last amended to extend its duration:	2003	
	Current TIF plan scheduled expiration date:	2029	
	Did TIF plan expire in FY24?	No	
	Year of first tax increment revenue capture:	2002	
	Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No	
	If yes, authorization for capturing school tax:		
	Year school tax capture is scheduled to expire:	N/A	

Revenue:	Tax Increment Revenue	\$	237,912
	Property taxes - from DDA millage only	\$	34,673
	Interest	\$	8,833
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	26,454
	Other income (grants, fees, donations, etc.)	\$	83,521
	Total	\$	391,393

Tax Increment Revenues Received		Revenue Captured	Millage Rate Captured
From counties		\$ 57,975	5.3840
From cities		\$ 146,028	13.5611
From townships		\$ -	
From villages		\$ -	
From libraries (if levied separately)		\$ -	
From community colleges		\$ -	
From regional authorities (type name in next cell)	Med Care	\$ 21,041	1.9541
From regional authorities (type name in next cell)	Vet Serv/Vet PA214	\$ 3,164	0.2942
From regional authorities (type name in next cell)	SATA/Seniors/MSU Ext	\$ 9,704	0.9017
From local school districts-operating		\$ -	
From local school districts-debt		\$ -	
From intermediate school districts		\$ -	
From State Education Tax (SET)		\$ -	
From state share of IFT and other specific taxes (school taxes)		\$ -	
Total		\$ 237,912	

Expenditures	Community & Economic Development	\$	192,371
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to other municipal fund (list fund name)	Transfers to Brownfields	\$	33,964
	Transfers to General Fund	\$	81,929
	Total	\$	308,264

Total outstanding non-bonded indebtedness	Principal	\$	-
	Interest	\$	-
Total outstanding bonded indebtedness	Principal	\$	-
	Interest	\$	-
Total		\$	-

Bond Reserve Fund Balance	\$	-
Unencumbered Fund Balance	\$	270,455
Encumbered Fund Balance	\$	-

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				▼	TIF Revenue
Ad valorem PRE Real	\$ 433,440	\$ 250,080	\$ 183,360	22.0951000	\$4,051.36
Ad valorem non-PRE Real	\$ 18,919,581	\$ 8,062,163	\$ 10,857,418	22.0951000	\$239,895.74
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 855,800	\$ 592,232	\$ 263,568	22.0951000	\$5,823.56
Ad valorem utility personal	\$ 527,500	\$ 120,000	\$ 407,500	22.0951000	\$9,003.75
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ (944,201)	\$ -	\$ (944,201)	22.0951000	(\$20,862.22)
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value	\$ 9,024,475	\$ 10,767,645	\$ 10,767,645	Total TIF Revenue	\$237,912.19

**Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024**

NOT PA 57

Former Public Act (now repealed)		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
Year		197	450	281	35	280	94	61	381
PA 57 PART		1975	1980	1986	1867	2005	2008	2007	1996
2018 PA 57 MCL Citation for "specific tax" definition		2	3	4	5	6	7	8	
		125.4201 (aa)	125.4301 (w)	125.4402 (hh)	125.4523 (9)(e)	125.4603 (e)	125.4703 (d)	125.4803 (e)	125.2652
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X ¹	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X ²
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

¹ MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189

² Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)

DOWNTOWN OWOSSO

Discover the Charm of Downtown Owosso

Explore the heart of our city, where history thrives, local landmarks inspire, and community spirit shines.

2026 EDITION

OWOSSO MAIN STREET

989.725.0571

downtownowosso.org



State of DOWNTOWN

18 Blocks

108 Acres

249 Parcels

1,731 Public parking spaces

117 First-floor storefronts

100 Residential units

10 Restaurants

32 Retail stores

218k Visitors (2024)

1.67M Visits (2024)

9.6% Increase in property values (2023–2024)

Owosso Main Street is making a real difference.

Downtown Owosso is embracing its historic roots while evolving with new art, entertainment, and small business opportunities. Through thoughtful placemaking, public improvements, and community-driven initiatives, we are creating a vibrant downtown where culture, creativity, and connection intersect, bringing new energy, economic vitality, and memorable experiences to the heart of our city.

Downtown's Goals

- Support new and existing businesses, help create entrepreneurs, and attract developers
- Promote and expand arts and culture opportunities
- Ensure downtown Owosso is an attractive place where infrastructure is maintained and enhanced to improve the aesthetics and functionality
- Maintain and grow the Owosso Main Street organization to ensure it has the human and financial resources it needs to fulfill its mission

OWOSSO
MAIN STREET

TRANSFORMING OWOSSO'S DOWNTOWN



The 2025–2029 strategic plan was shaped by volunteers, stakeholders, and community leaders, ensuring downtown revitalization reflects local priorities, collaborative vision, and sustainable growth.



Upgrades to streetlights, sidewalks, and underground utilities throughout downtown's south side have improved safety, enhanced aesthetics, and brought renewed vibrancy to the area.



The Match on Main grant supported Oak and Ivory Clothing Co.'s move to a larger downtown location, expanding their curated fashion offerings for the community.

REINVESTMENT STATS 2024–2025

PRIVATE INVESTMENT
\$533,258

Program to date: \$25,431,816



7

Façade & Building Improvements
Program to date: 421



8

New Businesses
Program to date: 112

Community Profile

City of Owosso | 2024



Population
14,562



Households
6,249



Median HH Income
\$51,801



Median Age
38.6 years



Housing Units
6,751



92% Housing is occupied
60% Owner-occupied
32% Renter-occupied

Main Street is Helping Businesses Thrive

- Revolving Loan & Grant program
- Business of the Month program
- Match on Main Grant
- Main Street meetups
- Small biz digital training
- Social District expansion
- Small Business Saturday

"Owosso is home, and community means everything. With support from Owosso Main Street and our community, we've grown our business and now give back to strengthen the place we love."

— Nicole Reyna, Owner, Sideline Sports Bar

Downtown Drive Time Markets

	5 Minutes	10 Minutes	20 Minutes
Population	14,457	26,061	53,110
Households	6,214	11,229	22,127
Median HH Income	\$51,558	\$53,177	\$61,437

In-demand Businesses

Food & Drink

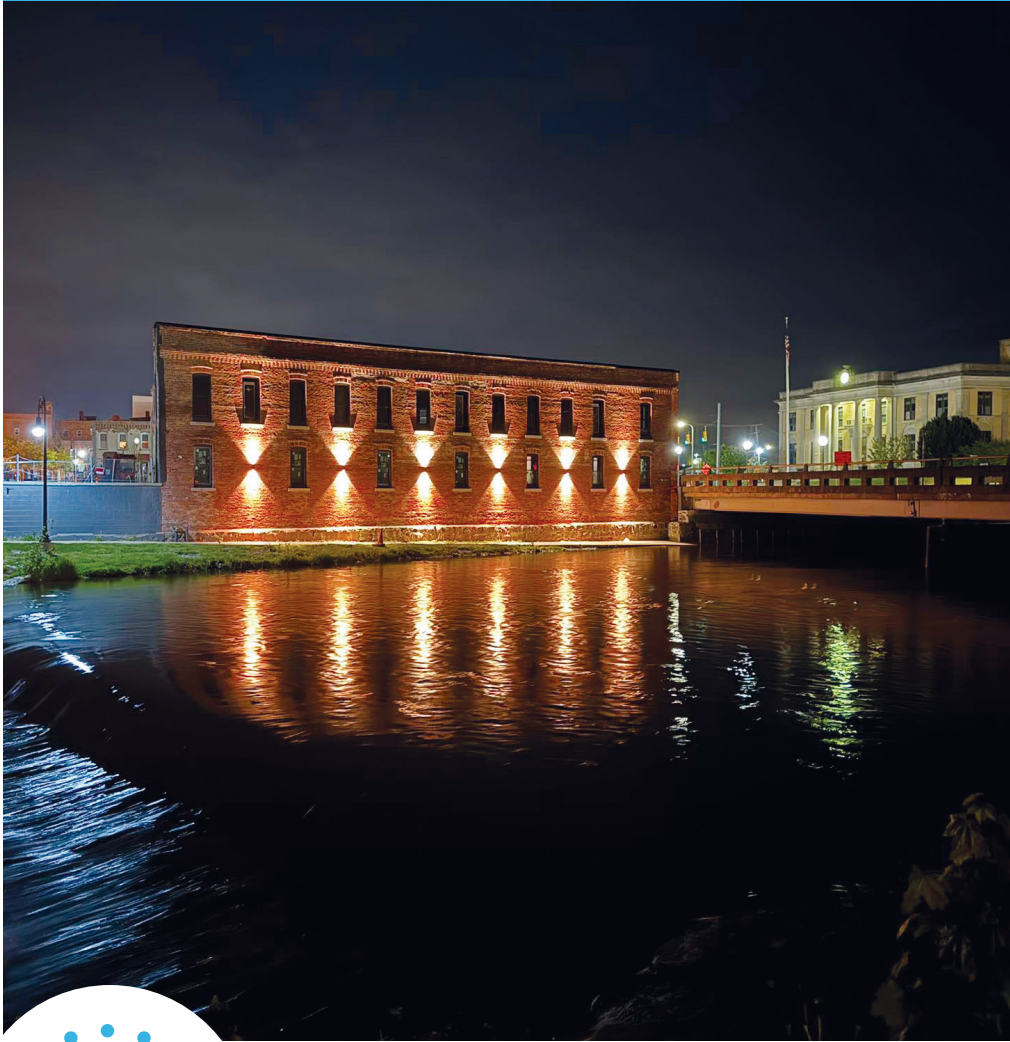
Breakfast/brunch restaurant
Farm-to-table restaurant
Brick-oven pizzeria
Italian restaurant
Steak house

Shopping & Retail

Arts, crafts and hobbies
Book store
General/variety store
Vintage/antique store
Specialty foods

Revitalizing Downtown Through Investment

The Revolving Loan & Grant Program fuels revitalization across Owosso's business districts by supporting projects such as historic preservation, façade improvements, accessibility upgrades, and mixed-use development. Public investment through the program encourages private-sector investment, strengthens the local economy, and preserves the city's charm. Shook Riverside Development used program funding to enhance their building along the Shiawassee River, creating space for apartments, offices, and a restaurant that will contribute to a vibrant downtown.



VOLUNTEER SPOTLIGHT

"With a servant's heart, volunteering has always been a passion of mine. Owosso Main Street has fueled that passion as I've grown from volunteer to committee member to board member."

—Karen Parzych, Branch Manager,
Dort Financial Credit Union



2024 Pulse of Downtown



- 56%** Visit downtown Owosso most often for dining
- 27%** Described recent trends in downtown Owosso as improving or making progress
- 59%** Said the frequency of their visits to downtown Owosso increased or stayed the same during the past year

Social Connection



12,725+
Facebook Followers



2,090+
Instagram Followers

Volunteer Connection



1,696
Volunteer hours in 2024–2025



39,263
Volunteer hours
(Program to date)

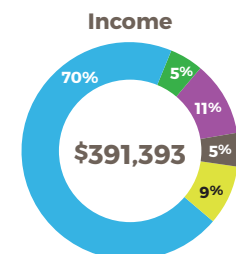


\$55,748
Volunteer value in 2024–2025

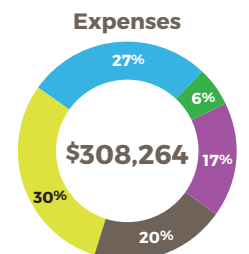


\$1,290,575
Volunteer value
(Program to date)

In the Numbers



- Grants/foundation support
- City/county support
- DDA support
- Memberships/fundraising
- Other/misc.



- Promotion activities
- Design activities
- Economic vitality activities
- Operations
- Debt

DOWNTOWN ALIVE

Owosso Main Street
Events 2024-25

11,335

Est. event attendance

- Glow Owosso
- Owosso Vintage Motorcycle Days
- Chocolate Walk
- Spring & Fall Community Cleanup
- Yoga on the Lawn
- Summer Sidewalk Sales
- Downtown Owosso Trick or Treat
- Mini Golf Madness
- Volunteer Appreciation Party



Mini Golf Madness



Glow Owosso



Downtown Owosso Chocolate Walk



Community Cleanup Event

**“As board chair and resident member of our DDA,
I see the value of our Main Street program in my professional
and personal life. Its programming has improved Owosso
visually, economically, and grown our community.”**

—Daylen Howard, Owosso Main Street & Downtown Development Authority Board Chair

Owosso's Board of Directors

Chair: Daylen Howard
Vice-chair: Lance Omer
Mayor: Robert J. Teich, Jr.
Member: Josh Ardelean

Member: Jill Davis
Member: Bill Gilbert
Member: Jon Moore
Member: Karen Parzych

Member: Colin McCallum
Executive Director:
Lizzie Fredrick

MICHIGAN MAIN STREET

A Network of Leaders in Grassroots Economic Development

Real Impact. | The numbers prove it!



\$9,179,872

2024-25 Total
Private Investment

\$482,929,076

Program to date



\$12,898,910

2024-25 Total
Public Investment

\$165,451,898

Program to date



29,220

2024-25
Volunteer
Hours

952,016

Program to date



93

2024-25
New
Businesses

2,126

Program to date



83

2024-25
Façade & Building
Improvements

3,017

Program to date



Michigan Main Street

provides technical assistance to local communities as they implement the **Main Street Four-Point Approach®**,

a community-driven, comprehensive strategy encouraging economic development through historic preservation in ways appropriate for the modern marketplace. The program aims to create communities distinguished by economically vital and vibrant commercial districts and downtowns, thereby making the state economically stronger and culturally diverse.

Our MMS Communities



★ Master Level

● Select Level

■ Network Level

▲ Engaged Level



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

www.miplace.org



BASELINE REQUIREMENTS

Some indicators are required as important baseline (starting point) for a local program to qualify for Accreditation.

- ☒ A Board of Directors formed by a representative base of the district stakeholders and community members, dedicated to leading the district's Main Street program.
- ☒ Communities over 5,000 in population must employ a FTE program director. Communities under 5,000 in population must employ a 20-hour minimum per week program director.
- ☒ Identified Transformation Strategy to direct the work of the program, based on community input and market understanding.
- ☒ Detailed work plans aligned with the selected Transformation Strategy that outlines programming across the Main Street Four Points. Work plans include: the project, expected (measurable) outcomes, specific tasks needed to accomplish the project, assignments of those tasks showing volunteer and staff responsibilities, timelines, and budgets.
- ☒ A dedicated budget for the district's revitalization programming and the Main Street program's operations.
- ☒ Demonstrated support from the municipality for the Main Street program. This can include leadership participation, funding, in-kind donations, and philosophical support.
- ☒ Reinvestment statistics are reported as required by the Coordinating Program.
- ☒ Be a member in good standing with Main Street America and use the Main Street America logo on its webpage and/or social media as well as the Coordinating Program logo.

HOW GRADING WORKS

Within each Standard, each indicator is scored on a scale of 1-5. Each number represents the following. Communities need to average at least three (3) points per Standard to achieve Accreditation.

1	2	3	4	5
Not being addressed at this time	Minimal work but needs more attention	Meets the Standard	Has achieved success above and beyond the Standard	Achieved exceptional results

Standards	LP	CP/MSA	
Broad-Based Community Commitment to Revitalization	4	3	<p>1. Communities must meet the Baseline Requirements.</p> <p>All baseline requirements being met</p> <p>2. Average at least three (3) points per Standard to achieve Accreditation.</p> <p>All Standards are being met</p>
Inclusive Leadership and Organizational Capacity	4	3	
Diversified Funding and Sustainable Program Operations	4	3	
Strategy-Driven Programming	4	3	
Preservation-Based Economic Development	4	3	
Demonstrated Impact and Results	3	3	

SUMMARY OF FINDINGS & RECOMMENDATIONS

Owosso Main Street reached a key milestone in 2025, moving from Affiliate status toward National Accreditation. The organization demonstrates strong leadership, an engaged and future-focused board, and active committees that are delivering meaningful work despite limited capacity and ongoing funding challenges. The board's practical, "meat and potatoes" approach has helped keep the program grounded while advancing long-term goals related to downtown connectivity, infrastructure, and economic vitality. Lizzie's leadership has brought clarity, organization, and alignment across the board, committees, and staff, strengthening the program's overall effectiveness.

As Owosso prepares for 2026, the following recommendations are intended to build on this solid foundation and support continued growth and impact.

Recommendations

- 1. Promote historic preservation as an economic development tool.**
More intentionally elevate the role of historic buildings in business recruitment, reinvestment, and downtown identity through education, partnerships, and consistent messaging.
- 2. Complete and maintain a current building and business inventory.**
Updating these inventories is critical to supporting redevelopment efforts, business recruitment, funding applications, and data-driven decision-making.
- 3. Strengthen outreach to business and property owners.**
Expand consistent communication and engagement to understand needs better, build trust, and align organizational priorities with on-the-ground realities.
- 4. Advance business recruitment and retention efforts.**
Continue leveraging revolving loan and grant programs while clarifying recruitment processes and aligning efforts with updated market and inventory data.
- 5. Tell Owosso Main Street's story more intentionally.**
More consistently share progress, partnerships, and impact to build public understanding, support fundraising, and reinforce the organization's value to the community.
- 6. Continue building volunteer recruitment for committees or teams.**
Address small committee size, particularly within the Design Committee, through targeted recruitment, short-term task opportunities, employer partnerships, and renewed block captain efforts.
- 7. Explore walkability, connectivity, and traffic calming solutions.**
Continue advancing long-term traffic calming goals along M-21, leveraging assets such as the Railroad Museum, North Pole Express, and recent streetscape investments to improve safety and connectivity.

Owosso Main Street has demonstrated leadership, capacity, and strategic focus necessary to be recommended for Accreditation. With continued attention to these priorities, the organization is well positioned to sustain momentum and deepen its impact in the years ahead.

Lisa Mullins Thompson, Senior Program Officer
Main Street America
Email: LThompson@mainstreet.org

Laura Krizov, Manager
Michigan Main Street
Email: krizovl1@michigan.org

**City of Owosso
Downtown Development Authority
Informational Meeting
January 7, 2026**



PA 57 of 2018

Informational Meetings Sec. 910 (4)

The State of Michigan requires Downtown Development Authorities to hold two informational meetings annually. Informational meetings are meetings held for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year.

They are not for the purpose of voting on policy, budgets or other operational matters. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

legislature.mi.gov



OWSSO
MAIN STREET

Board of Directors

Daylen Howard, Chair

Lance Omer, Vice Chair

Mayor Robert J. Teich, Jr.

Josh Ardelean

Bill Gilbert

Jill Davis

Jon Moore

Karen Parzych

Colin McCallum

DowntownOwosso.org/about



OWOSSO
MAIN STREET

TIF and Development Plan

The goals and direction of the Owosso DDA are defined by the Tax Increment Financing and Development Plan first created in 1984 and amended in 2003.

The full document is available on our website, as required by law.

www.ci.owosso.mi.us/Government/Downtown-Development-Authority

www.ci.owosso.mi.us/Portals/0/DDA-TIF%20Plan.pdf



OWOSSO
MAIN STREET

Goals and Direction

City of Owosso Master Plan

www.ci.owosso.mi.us/Portals/0/Files/Minutes-Agendas/Planning-Commission/2021%20Owosso%20Master%20Plan%20low%20res.pdf

2025 – 2031 City of Owosso Capital Improvement Plan

[www.ci.owosso.mi.us/Portals/0/Files/Documents/CIP%20Document 25-26%20Expanded.pdf](http://www.ci.owosso.mi.us/Portals/0/Files/Documents/CIP%20Document%2025-26%20Expanded.pdf)

OMS Transformation Strategy: Downtown Renaissance

<https://downtownowosso.org/wp-content/uploads/Transformation-Strategy-Development-Plan-2025-WebV.pdf>

2025 – 2029 OMS Strategic Plan

<https://downtownowosso.org/wp-content/uploads/ATTACH-Final-OMS-Strategic-Plan.pdf>



OWOSSO
MAIN STREET

Report Recap

Fiscal Year 2025 Impact Report

[DowntownOwosso.org/wp-content/uploads/MMS_IMPACT_2025-Owosso_FINAL.pdf](https://downtownowosso.org/wp-content/uploads/MMS_IMPACT_2025-Owosso_FINAL.pdf)

Fiscal Year 2025 TIF Report

www.ci.owosso.mi.us/Portals/0/Files/Documents/Owosso%20FY25%20TIF%20District%20PA%2057%20Annual%20Report.pdf

2025 Market Snapshot

[DowntownOwosso.org/wp-content/uploads/2025-MI-Owosso-Market-Snapshot.pdf](https://downtownowosso.org/wp-content/uploads/2025-MI-Owosso-Market-Snapshot.pdf)

2025 Main Street Service: Transformation Strategy Update

<https://downtownowosso.org/wp-content/uploads/Transformation-Strategy-Development-Plan-2025-WebV.pdf>



OWOSSO
MAIN STREET

Design Projects

Landscaping Maintenance

- Bi-Monthly Weeding
- Seasonal Pruning
- Mowing & Tree Trimming

Summer Beautification

- Flower Adoption Program
- 6 Reservoir Flower Planters

Main Street Plaza

- Landscaping Project
- Planter Repair

South Washington Street

- Welcome Sign Repair
- 2 Planter Removals & Sidewalk Replacement

South Irrigation System Repairs

Fall & Winter/Holiday Décor

Main Street Winter Wreath-Off



OWSSO
MAIN STREET

Events

National Night Out (collaboration with Public Safety)

Owosso Vintage Motorcycle Days

Volunteer Signup Day

Downtown Fall Cleanup

Downtown Owosso Trick or Treat

- Golden Pumpkin Hunt

Glow Owosso

Small Business Saturday

DowntownOwosso.org/events



OWOSSO
MAIN STREET

Economic Vitality

Business of the Month Program

July – Drizzle Cakes and Bakes

August – Amy's Place

September – CLH Insurance Agency

October – Owosso Floral & Gifts

November – Great Lakes Apparel Co.

December – J's Tux & Bridal Boutique

January – Rustic Owl Furnishings

Main Street Meetups

- Downtown Owosso Trick or Treat

- Revolving Loan & Grant Program

Electric Vehicle Charging

North American Charging Standard (NACS) Cable Upgrade

DowntownOwosso.org/business-development-resources



OWOSSO
MAIN STREET

Small Business Support

Downtown Business Directory

DowntownOwosso.org/add-business-listing

Downtown Event Calendar

DowntownOwosso.org/events/community/add

Match on Main Grant

Amy's Place - \$25,000

Revolving Loan & Grant Program

Shook Riverside Development - \$25,000 Grant

- Fire Suppression at 312 W. Main Street



OWSSO
MAIN STREET

New Businesses

- Crucible Games
- Big Lake Barbell
- Rollin' Blooms Studio (retail hours)
- Big Brothers Big Sisters
- PC Guys
- Rack's & Rattles Boutique
- Vintage Vibes & More
- The Soul Place
- Great Lakes Apparel Co.

DowntownOwosso.org/main-street-directory



OWOSSO
MAIN STREET

Communications

Websites

DowntownOwosso.org

www.ci.owosso.mi.us/Government/Downtown-Development-Authority

Downtown Construction Updates

DowntownOwosso.org/construction

Monthly Newsletters

Community Newsletter

- Subscribe at: DowntownOwosso.org/#newsletter

Business Newsletter

- Contact lizzie.fredrick@ci.owosso.mi.us to subscribe

Social Media

Facebook.com/DowntownOwosso

Instagram.com/DowntownOwosso



Our mission
To foster an active and thriving downtown that is the heart of our community by supporting historic preservation and promoting redevelopment, drawing both local residents and visitors to our city.

GET INVOLVED

- Join a Committee
- Downtown Cleanup Events
- Seasonal Decorating
- Volunteer Party
- Window Display Competition
- Community Events
- Flower Planter Adoption

JOIN & VOLUNTEER

HELP WITH EVENTS

STAY CONNECTED
Scan the QR Code to subscribe to our monthly Community Newsletter

WHO WE ARE
Owosso Main Street is a volunteer-led organization working in partnership with the City of Owosso. Our four committees – *Economic Vitality, Promotion, Design, and Organization* – are the driving force behind the projects, programs, and events that keep Downtown Owosso vibrant and thriving.

IMPACT

Supporting Small Businesses

- Revolving Loan & Grant Program
- Business of the Month Program
- Entrepreneurial Trainings

Downtown Activation

- Glow Owosso
- Downtown Owosso Chocolate Walk
- Owosso Vintage Motorcycle Days

Placemaking

- Seasonal Beautification
- Public Art
- Streetscape Design

301 W. Main Street | DowntownOwosso@gmail.com | 989-725-0571

OWOSSO
MAIN STREET

Future Projects

Main Street Meetups

- Business Owner Updates/Q&A
- Summer Beautification
- Spring Social

Volunteer Appreciation Party

Social District Signage

Downtown Owosso Chocolate Walk

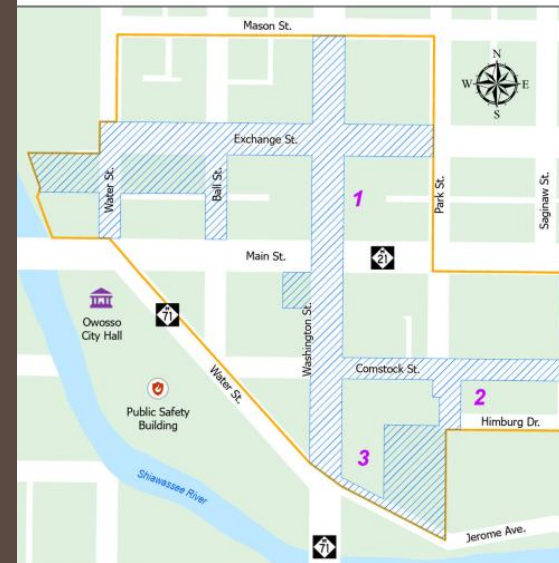
Main Street Plaza Landscaping Project 2.0

Ground Bed Concrete Project

Steam Railroading Institute (SRI) Historical Marker

Wayfinding & Arch Refurbishment

SOCIAL
DOWNTOWN
OWOSSO
DISTRICT



Map of Downtown Owosso Social District

- Commons Area
- Social District Boundary

DATE 8/2021
DOWNTOWN
OWOSSO
COMMONS
OWNERS & USERS

- 1 - Niche Bar & Lounge
- 2 - Roma's Backdoor
- 3 - The Sideline Sports Bar

OWOSSO
MAIN STREET

Questions?

Contact:

Lizzie Fredrick
Executive Director
Owosso Main Street & Downtown Development Authority
City of Owosso
lizzie.fredrick@ci.owosso.mi.us

For more information, visit: DowntownOwosso.org

www.ci.owosso.mi.us/Government/Downtown-Development-Authority



OWOSSO
MAIN STREET



301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ (989) 725-0599 ▪ FAX (989) 723-8854

MEMORANDUM

DATE: January 7, 2026

TO: Owosso Main Street & Downtown Development Authority

FROM: Lizzie Fredrick, OMS & DDA Executive Director

SUBJECT: 2025 Volunteer Awards

BACKGROUND:

Each of the four Owosso Main Street committees submitted three volunteer nominations for Board consideration, resulting in a total of twelve nominees. The attached list outlines each nominee's level of involvement and contributions during 2025. These individuals represent a range of volunteer roles and have made meaningful contributions to Owosso Main Street programs, projects, and events.

Board members will vote for three nominees. Staff will tally the votes, and if a tie occurs, the Board will conduct an additional vote. The Organization Committee will recognize the three individuals at the 2026 Volunteer Appreciation Party on February 19th, with the top vote recipient designated as Volunteer of the Year.

FISCAL IMPACT:

\$100.00 has been budgeted for the Volunteer of the Year Award and \$50.00 each for two additional Volunteer Awards from 248.704.818.000 (Organization Work Plan Expenditure).

MOTION TO CONSIDER:

None

Attachments:

2025 Volunteer Award Nominees

2025 Volunteer Award Nominees

Volunteer	Board Member	Committee Member	Event	Project/Program
Karen Parzych	X	Organization, Promotion, Design, Economic Vitality	Chocolate Walk, Volunteer Signup Event (spring & fall)	Golden Pumpkin Hunt, Main Street Winter Wreath-Off, Business of the Month, Winter Décor, Main Street Meetups
Debbie Drenovsky		Design		Main Street Plaza Landscaping Project (sculpture garden), Summer Beautification Install & Removal, Planter Adoption, Seasonal Landscaping, Fall Décor Install & Removal, Winter Décor Install
Jill Davis	X	Promotion	Chocolate Walk	Fall Décor Install, Golden Pumpkin Hunt, Main Street Winter Wreath-Off, Main Street Meetups
Levi Perry			Community Cleanup (spring & fall)	EV Charging Stations
Edward Tagg			Community Cleanup (fall), Chocolate Walk, Glow	Fall Décor Install & Removal, Winter Décor Install
John Hankerd			Glow	Winter Décor
Patrick Vreibel		Promotion	Glow	Main Street Meetups
Robin Fredrick			Community Cleanup (fall & spring)	Summer Beautification, Planter Adoption, Fall Décor, Seasonal Landscaping
Mari Jo Smith				Summer Beautification Install & Removal, Planter Adoption, Seasonal Landscaping
Dakota Woodworth	X (to July 2025)	Organization	Volunteer Appreciation Event, Volunteer Signup Event (spring)	
Daylen Howard	X	Economic Vitality	Glow, MMS Workshop	Main Street Meetups, Business of the Month, RLF
Owosso Walmart Team			Community Cleanup (fall)	Summer Beautification Install, Planter Adoption, Fall Décor Install

COMMITTEE REPORT

DESIGN

Thursday, December 4, 2025, 8:00 a.m.
City Hall; 301 W. Main Street



Present: D. Drenovsky, K. Parzych, B. Gilbert, J. Ross, C. McCallum, and J. Ardelean

Absent: C. Guillen

Staff: L. Fredrick

Discussion Items

Recurring committee meetings scheduled for the 4th Thursday of each month at 8:00 a.m.

Social District Wayfinding

- Graphics: colorful OMS branding + Social District branding
- Styles
 - o Traffic-Grade Aluminum (parking signs) on Galvanized U Channel Posts
 - o A-Frames provided to the two existing Social District businesses
 - o TBD: Sidewalk Decals
- Content: Boundary Identifying, Guidelines, Map, and QR Code

Downtown Maintenance Need: bracket removal from streetlights

Action Items

Committee Members will vote via email for their favorite wreath in the Main Street Winter Wreath-Off by December 20th.

Fredrick will gather cost estimates for Social District Wayfinding to present at the next meeting.

Motion(s) for the Board of Directors Consideration: None

Next Meeting: January 22, 2026

COMMITTEE REPORT

ORGANIZATION

Tuesday, December 9, 2025, 2:00 p.m.
City Hall; 301 W. Main Street



Present: K. Parzych, J. Moore, and J. Ardelean

Absent: J. Adams

Staff: L. Fredrick

Discussion Items

2026 Sponsor Guide

- Expand to 3 pages with minor sponsor level revisions
- Upgrade option for one-time sponsors to pay the difference for annual sponsorship

Volunteer Appreciation Party

- Nominees & Awards

Board Identifiers

- Board Nameplates
- Board Member Spotlights (every other month)

Action Items

Volunteer Appreciation Party

- Moore & Parzych: Volunteer of the Year Award
- McCallum: (8) \$25 Gift Cards from Downtown Businesses
- Fredrick: Event Webpage, Invitations, and Coloring Pages

Motion(s) for the Board of Directors Consideration: None

Next Meeting: January 13, 2026

COMMITTEE REPORT

PROMOTION

Thursday, December 12, 2025, 8:00 a.m.
City Hall; 301 W. Main Street



Present: J. Davis

Absent: S. Maginity, B. Atkins, C. McCallum, K. Parzych, and P. Vreibel

Staff: L. Fredrick

Discussion Items

Summer Sidewalk Sales will be July 17th – 18th

Reviewed Photos & Set Q3 Photo Assignments

- Electric Vehicle Charging
- Volunteer Appreciation Party TBD
- Board Members (if needed)
- March 11th Main Street Meetup
- Business of the Month
- Seasonal Photos

Glow Owosso Recap

- Financial Review
- Missing Work Plan Info: volunteer hours and contact info, attendance and parade unit numbers, in-kind donation information

April 25th Chocolate Walk

- Ticket Cost: \$15 vs. \$20
- Beneficiary Project TBD: 3 options presented to Ticket Holder and Participating Businesses for voting
- Business Incentive Program TBD for Participating Businesses

Action Items

Fredrick will follow up with the Glow Event Committee to complete the Work Plan.

Chocolate Walk

- Fredrick: Event Webpage, Marketing Graphics, Press Release
- Davis & Event Committee: Tote Bag Quote, Finalize Ticket Cost, Business Incentive, Event Communications to New Businesses

Motion(s) for the Board of Directors Consideration: None

Next Meeting: January 8, 2026

COMMITTEE REPORT

ECONOMIC VITALITY

Tuesday, December 16, 2025, 1:00 p.m.
City Hall; 301 W. Main Street



Present: R. Teich, B. Meyer, D. Howard, L. Omer, and K. Parzych

Absent: None

Staff: L. Fredrick

Discussion Items

January Business of the Month: Rustic Owl Furnishings, located at 120 N. Washington Street

January 27th Business Owner Main Street Meetup

- Presentation Topics
 - o Meet the Board & Committee Members
 - o Committee Programming
 - o Business Resources – OMS & External
 - Grant Application Readiness
 - o Finances
 - OMS & DDA Revenue, Committee Budgets, Debt, Fund Balance, RLF Balance & Inventory
 - o Future & Ongoing Projects
- Business Owner Survey Questions

Action Items

Parzych will collect the Smokin' Jack's BBQ W9.

Fredrick will complete the January 27th presentation and business owner survey for the Committee's approval at the next meeting.

Fredrick will email the presentation slides to the business owners for easy access to the URLs.

Motion(s) for the Board of Directors Consideration: None

Next Meeting: January 20, 2026