

- AGENDA -

SPECIAL MEETING OF THE WEST BRANCH DOWNTOWN DEVELOPMENT AUTHORITY (DDA) TO BE HELD AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST, WEST BRANCH, MICHIGAN, 48661 ON WEDNESDAY, MARCH 9, 2022, BEGINNING AT 6:30 P.M.

- I. Call to Order
- II. Roll Call
- III. Additions to agenda
- IV. Public comment on agenda items only
- V. Approval of the minutes from the regular meeting held February 28, 2022
- VI. Bills
 - A. Retail Merchants
- VII. Bids
- VIII. New Business
 - A. Excuse members from the Feb 28th meeting
- IX. Unfinished Business
 - A. Beckett & Raeder proposal for services
 - B. Façade program
- X. Reports
 - A. Chairperson Report
 - B. Member Report
 - C. Treasurers Report
 - D. City Manager Report
 - 1. MEDC Public Gathering Spaces Initiative
 - 2. Consumers Put Your Town on the Map
 - 3. Michigan Historic Preservation conference
 - E. Planning Commission
- XI. Communications
- XII. Public comment
- XIII. Adjournment

MEETING NOTICE

To comply with the Michigan Open Meetings Act (MCL 15.265):

The City of West Branch DDA, 121 N. Fourth St. West Branch, MI 48661; phone: (989) 345-0500; email: cityhall@westbranch.com

Internet where meeting notices are posted: www.westbranch.com (click on "CALENDAR OF EVENTS AND NOTICE OF MEETINGS" or go directly to <http://www.westbranch.com/calendar.php>)

Notice of Meeting

NOTICE IS HEREBY GIVEN, that the City of West Branch DDA, will hold a special meeting on Wednesday, March 9, 2022 at 6:30 pm at the West Branch City Hall, 121 N. Fourth St., West Branch, MI 48661. The reason for the special meeting will be to review the Houghton Ave engineering proposal and façade grant program.

DATE: Wednesday, March 9, 2022

TIME: 6:30 pm

PLACE: Council Chambers of City Hall

121 N. Fourth St., West Branch, MI 48661

Accommodations and necessary reasonable auxiliary aids and services are available upon request to persons with disabilities, as well as the hearing impaired, who require alternately formatted materials or auxiliary aids to ensure effective communication and access to meetings or hearings. All requests for accommodation should be made with as much advance notice as possible by contacting City Clerk, Lori Ann Clover at (989) 345-0500; 121 N. 4th St., West Branch, MI 48661; email: clerk@westbranch.com.

This notice was posted by City Manager, John Dantzer to comply with Sections 4 and 5 of Michigan Open Meetings Act (MCL 15.265) at 4:30 pm, on Wednesday, March 2, 2022, on the City of West Branch bulletin board, as well as on the City of West Branch website.

SPECIAL MEETING OF THE WEST BRANCH DOWNTOWN DEVELOPMENT AUTHORITY
HELD AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST. WEST BRANCH, MI ON
MONDAY, FEBRUARY 28, 2022.

The meeting was called to order by Chairperson Samantha Fabbri at 12:00.

Present: Samantha Fabbri, Autum Hunter, Sandy Rabidue, Erin Resteiner, Ken Walters and
Cathy Zimmerman.

Absent: Anthony Bair, Joanne Bennett, and Joe Clark

Others in attendance: Manager John Dantzer

* * * * *

**MOTION BY FABBRI, SECOND BY RESTEINER, TO APPROVE THE MINUTES
FROM THE MEETINGS HELD DECEMBER 14, 2021, JANUARY 25, 2022, AND
FEBRUARY 7, 2022.**

Yes – Fabbri, Hunter, Rabidue, Resteiner, Walters, and Zimmerman

No – None Absent – Bair, Bennett, and Clark Motion carried.

* * * * *

Garret Dawe of MDOT gave an update on the Houghton Ave reconstruction project and
went over the road detour plans.

* * * * *

Member Zimmerman was excused from the meeting at 1:00 pm.
Member Resteiner was excused from the meeting at 1:05 pm.

With only four members left in attendance, a quorum was no longer in existence and no
further business could take place.

The need for a special meeting was discussed. Chairperson Fabbri called for a special
meeting to be held with Manager Dantzer contacting all members to see if March 9 at
6:30pm would work.

* * * * *

The meeting was adjourned at 1:10 pm.

*ATTACHED IS A
LIST OF THE
BILLS TO BE APPROVED
AT THIS MEETING*

BILLS

Retail Merchants	\$7,500.00
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Paid but not approved

TOTAL BILLS	\$7,500.00
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Date: December 30, 2021

To: Downtown Development Authority

Attn: Samantha Fabbri, Chair

From: West Branch Area Retail Merchants Association (WBARMA)

Re: Invoice of Yearly Distribution

Economic Development & Downtown Promotion Budgeted Amount

July 1, 2021 thru June 30, 2022.....\$7,500

Please make check out to WBARMA (West Branch Area Retail Merchants Association)
224 W. Houghton Ave., West Branch, MI 48661

Excuse members Bair, Bennett, and Clark from the special meeting held February 28, 2022.

B R i
Beckett&Raeder

*Landscape Architecture
Planning, Engineering &
Environmental Services*

Date: November 16, 2021
From: Tim Knutsen, PLA, ASLA
To: John Dantzer, City Manager
City of West Branch, MI
Regarding: Proposal For Services
West Branch Streetscape/M55 Corridor Improvements
Design Development through Construction Documentation

John,

We are pleased to provide you with this proposal for Design Development through Construction Documentation services for the West Branch Streetscape and M-55 Corridor Improvements. Building on the recently completed West Branch Streetscape Schematic Design, the proposed scope of services would include sidewalks, planters, site furnishings, landscaping, pedestrian lighting and infrastructure, and irrigation improvements within the 2-block downtown district from Second Street on the east, to the railroad crossing west of Fourth Street on the west; and pedestrian lighting and related electrical infrastructure for the remainder of the M-55 Corridor Improvements from Fairview Rd. on the east to Margaret St. on the west. We will also develop a cross-section detail and specification for replacement of the existing concrete unit block retaining wall on the north side of M-55 between Valley Street to Mead Street. Our proposed design and engineering team will include Peter Basso Associates, Inc. to perform lighting and electrical services, and Graber Irrigation LLC will serve as landscape irrigation consultant. Following is a detailed description of the proposed work scope.

TASK 1: DESIGN DEVELOPMENT

During the Design Development phase, the BRI team will develop and refine the West Branch Streetscape Schematic Design, in order to facilitate subsequent preparation of drawings and specifications for bidding and construction purposes. Specifically, this phase will include the following sub-tasks:

1.1 PROJECT COORDINATION

Meet with City representatives to confirm the recently completed schematic design, and to confirm or modify the project scope and schedule. Suggest adjustments to the schedule to accommodate MDOT design and

Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48103

Petoskey Office
616 Petoskey St., Suite 100
Petoskey, MI 49770

Traverse City Office
921 West 11th St., Suite 2E
Traverse City, MI 49684

Toledo
419.242.3428 ph

734 663.2622 ph
734 663.6759 fx

231 347.2523 ph
231 347.2524 fx

231 933.8400 ph
231 944.1709 fx

www.bria2.com

i
initiative

engineering schedules, work scope and periodic review. Receive any past design, engineering and record documents for the area and any product information related to existing pedestrian lighting and streetscape furnishings. Gather data related to existing pedestrian streetlights proposed for re-use along the M-55 corridor. Revise and finalize scope and schedule as necessary and provide City with a revised project schedule.

1.2 UTILITY COORDINATION

We will inventory and analyze all utilities to be impacted or affected by work proposed in our documents. We will review both above-grade and below-grade utilities and identify conflicts between design elements included in our work scope, and utility locations, to the extent such locations are known.

1.3 RECONCILE PRELIMINARY DESIGN

We will reconcile the Preliminary Design by utilizing topographic survey base information and MDOT grading plans to establish proposed elevations for critical items including planters, furnishing locations as necessary, and light pole foundations. We will identify and resolve discrepancies resulting from that reconciliation.

1.4 HORIZONTAL AND VERTICAL CONTROLS

MDOT plans will identify proposed grading for all walks and curbs and will identify horizontal design controls. Using that information, we will provide horizontal and vertical controls for concrete pavement finishes and patterns, planters, site furnishings, and pedestrian lights.

1.5 DEVELOP STREETSCAPE PLANS FOR THE DOWNTOWN DISTRICT AND LIGHTING PLANS FOR THE M-55 CORRIDOR IMPROVEMENTS

We will develop the downtown streetscape plan, including sidewalks, planters, furnishings, pedestrian lighting, landscaping and automatic irrigation, with consideration given to safety, available budget, maintenance and longevity, and visual appearance. We will further develop plan views, cross sections and/or elevations as necessary to communicate design intent in order to prompt design decisions. Lighting and electrical plans will provide a basis upon which to determine the feasibility for re-use of downtown pedestrian streetlights on the M-55 corridor outside of downtown.

1.6 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

We will revisit the preliminary opinion of probable construction costs for the proposed improvements and update the estimate at scheduled intervals as design progresses, making adjustments as necessary based on design decisions. We will work with the City of West Branch to identify priorities and means of reducing project costs to the degree it is practicable.

1.7 PRESENT DESIGN DEVELOPMENT DRAWINGS

BRI will meet with City representatives to present the design development drawings and preliminary opinion of construction cost to confirm design conclusions or make necessary final adjustment to the plans and estimate, before proceeding to construction document preparation.

TASK 2: FINAL CONSTRUCTION DOCUMENTS (Plans and Specifications)

This task will involve the preparation of all drawings and specifications necessary to completely and accurately describe the proposed work for bidding and construction.

2.1 CONSTRUCTION PLANS AND SPECIFICATIONS

The purpose of this phase will be to prepare construction documents for inclusion into the bidding package issued by MDOT. Our drawings would include the following:

- Layout and Materials Plan – Downtown Streetscape
- Landscape Plan – Downtown Streetscape
- Irrigation Plan – Downtown Streetscape
- Pedestrian Lighting and Electrical Plan – MDOT full project limits (Fairview Rd. to Margaret St).
- Construction Details

.01 50% Construction Plan Review:
We will submit electronic and full-size printed copy of construction plans at 50% level of completion for review by the City of West Branch and MDOT. We will prepare and submit an updated opinion of construction cost. Finally, we will incorporate review comments into the plan as necessary.

.02 90% Construction Plan Review:
We will submit electronic and full-size printed copy of construction plans at 90% level of completion for review by the City of West Branch and MDOT. We will prepare and submit an updated opinion of construction cost. Finally, we will incorporate the 90% review comments into the plan as necessary.

In addition to the above drawings, we will prepare and assemble MDOT Special Provisions to define the work included in our scope, for inclusion into the MDOT Bid Specification manual.



TASK 3: BID PERIOD ASSISTANCE

We will provide support as necessary during the construction bidding phase. We will assist the City in receiving and responding to requests for information during the bidding period, responding to proposed voluntary bid alternates, and assisting as necessary in bid evaluation.

PROFESSIONAL FEE

The proposed Lump Sum Professional Fee for all services as described above is as follows:

Tasks 1 and 2:	\$56,750.00
Fee to be invoiced at completion of each task.	

SERVICES OUTSIDE OF THIS PROPOSAL

- Topographic Survey
- 3-D Graphics and Renderings
- Construction Observation Services

ADDITIONAL SERVICES

Additional services will be provided upon authorization according to the rate structure in our attached Professional Services Agreement.

PRELIMINARY SCHEDULE

BRI shall proceed immediately upon contract establishment. Preliminary schedule is as follows:

Task 1:	Complete week of December 20, 2021
Task 2:	Complete week of May 2, 2022

We have enjoyed working with you, the City of West Branch and MDOT during development of schematic plans for the downtown streetscape. We appreciate the opportunity to continue working together to help realize the streetscape and corridor improvements. Please review this proposal and contact me at your earliest convenience.

Sincerely,

BECKETT & RAEDER, INC.

Tim Krutsen, RLA, ASLA
Senior Associate

C.C.: John Iacoangeli, FAICP, CNU-A, LEED AP, Principal



**City of West Branch
Downtown Development Authority**

FAÇADE IMPROVEMENT GRANT PROGRAM

2022

PROGRAM INFORMATION AND MATERIALS

Revised January 2022

CITY OF WEST BRANCH DOWNTOWN DEVELOPMENT AUTHORITY

Samantha Fabbri, Chairperson

124 N. First St.

West Branch, MI 48661

phone (989) 345-0500

email fabbriwbdda@westbranch.com

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WEST BRANCH DOWNTOWN DEVELOPMENT AUTHORITY, BOARD OF DIRECTORS

Samantha Fabbri, Chair
Joe Clark, Vice Chair
Anthony Bair
Joanne Bennett
Autum Hunter
Sandy Rabidue, Treasurer
Erin Resteiner
Ken Walters
Cathy Zimmerman

City of West Branch Downtown Development Authority

FAÇADE IMPROVEMENT GRANT PROGRAM

1. PROGRAM BACKGROUND

The City of West Branch Downtown Development Authority (the “DDA”) established its Façade Improvement Grant Program to promote revitalization in the DDA district by providing financial assistance to building owners for improvements to existing commercial buildings. Financial assistance is made available to provide a visual impact on the exterior, thus improving the marketability of the overall area. The intent of this program is for building owners to take full advantage of assistance available and comply with full renovation programs.

2. BUILDING ELIGIBILITY REQUIREMENTS

2.1 – Location and Nature of Building Use.

Properties located within the legal boundary of West Branch’s DDA district engaging in retail, commercial, entertainment, or office services shall be deemed eligible for grant funding. Any question concerning the eligibility of a specific property may be submitted to the City Manager. A determination of location and building use eligibility will be provided to the interested party within five business days following receipt of the inquiry.

2.2 – Payment of Taxes and Other Public Accounts.

All previously billed and currently payable property taxes and annual installments of assessments must be paid in full for the subject property before an application for a façade improvement grant will be considered. Additionally, all City of West Branch accounts in the name of the applicant and/or attaching to the subject property must be current. All taxes, assessments, and other city accounts must be kept current during the application, review, construction, and post-construction processes.

2.3 – Nature of Façade.

Grant funding may be requested for any façade (front, side, or rear) that fronts on a public right of way (street, alley, or public parking lot). Applicants may apply for up to \$10,000 in funding per façade. The total amount available for funding for each year may vary and will be determined during each fiscal year’s budget. All requests for funding must be approved by the DDA Board. Greater consideration for funding will be given to work proposed on a façade fronting a city street.

2.4 – Structural Integrity of Building.

Buildings for which improvements are proposed must have basic structural integrity and, if needed, as confirmed by the Ogemaw County Building Department, thereby protecting the DDA's potential investment in the façade.

2.5 – Insurance Coverage.

The applicant or the owner of the subject property must carry suitable property insurance coverage on the subject property and must provide a certificate of coverage to the DDA with the application. ***The applicant or owner is strongly encouraged to also carry a builder's risk policy of insurance covering potential damage to the building's structure by the contractor.***

3. INELIGIBLE USES OF GRANT FUNDS

Façade improvement grant funds ***may not*** be used to fund any of the following:

- 3.1.1** Payment of existing debt;
- 3.1.2** Property acquisition;
- 3.1.3** Interior improvements, equipment, or furnishings;
- 3.1.4** Site plans, building permits, or sign permits;
- 3.1.5** Property appraisals, legal fees, or loan origination fees;
- 3.1.6** Labor costs paid to the owner or applicant or their relatives unless the laborer is a licensed contractor and specific approval is granted as part of the application review process.
- 3.1.7** Landscaping or gardening;
- 3.1.8** Maintenance of existing façade or necessary repair work.
- 3.1.9** Purchase of a sign if that is the sole project.

4. AVAILABLE AWARDS

4.1 – Dollar Limits.

The DDA may award grants under the program in any amount requested from a minimum award of \$500.00 to a maximum award of \$10,000.00 per façade. All requests must be approved by the DDA Board.

Please note that if awarded funding, the reimbursement amount will be based on receipts submitted.

4.2 – Applicant's Matching Funds.

An applicant for a grant must provide an amount matching the grant request on a dollar-for-dollar basis. An applicant's proposed improvement project total may exceed \$20,000.00; however, the DDA's participation is limited to a maximum grant of \$10,000.00.

4.3 – Discontinuation of Funding.

The DDA reserves the right to discontinue funding for the Façade Improvement Grant Program at any time. If funding is discontinued, all previously awarded grants will be honored by the DDA.

5. APPLICATION PROCESS

5.1 – Nature of Applicant.

A person applying for a façade improvement grant may be either a property owner or a tenant, if the tenant obtains the property owner's written permission to make the proposed improvements. Applicants may be individuals or business entities.

5.2 – Application Meeting.

The prospective applicant may be asked to set up a time to meet with the DDA Chair and/or City Manager to review the program guidelines. At this meeting, the prospective applicant will be provided information as to whether the proposed project may fit the guidelines of the program. Any such information provided by the DDA Chair and/or City Manager and any opinion or suggestions that may be conveyed as to suitability of the project are preliminary only, are not binding on the DDA, and should not be relied upon by the applicant as a final determination of award status. If it seems at the Pre-Application Meeting that the proposed project may fit the guidelines of the program, the potential applicant will be encouraged to complete the application and return it with the required additional materials.

6. APPLICATION PROCESS

6.1 – Application Contents.

An application for a façade improvement grant must include all of the following:

- 6.1.1 The completed grant application form, signed by the applicant;
- 6.1.2 A detailed description of the improvements proposed, with justification as to why the improvements meet the DDA's intent of preserving or enhancing the buildings in the DDA district;
- 6.1.3 Detailed cost estimates from one qualified contractor for the work proposed, and the names, addresses, and telephone numbers of the persons who prepared the estimates;
- 6.1.4 All architectural plans and/or sketches, and all specifications needed to understand the scope of the work proposed;
- 6.1.5 Examples of color schemes and materials proposed for the exterior improvements, including paint, bricks, signage, windows, awnings, etc.;
- 6.1.6 A description of the long-term maintenance plan proposed by the applicant for the building's exterior once any grant-funded improvements are completed;
- 6.1.7 The property owner's release of liability and written permission for the work proposed;
- 6.1.8 Written proof in the form of a letter from the City of West Branch noting account history that all property taxes, annual installments of assessments, and balances on all City of West Branch accounts (whether in the name of the applicant or owner or attaching to the property) for the subject property have been paid;
- 6.1.9 A certificate of insurance coverage for the subject property;
- 6.1.10 A project schedule detailing the applicant's expected progress in completing the proposed improvements;
- 6.1.11 Photographs of the building façade proposed for improvements.

6.2 – Submission of Application.

The application, including all required materials, must be submitted to the West Branch City Hall, Attn: DDA. The applicant may be contacted to request required materials which are not submitted, or to request supplemental materials. Applications are reviewed on an annual basis. Applicants are to submit materials by December 1 of each calendar year in which the program is funded. A person interested in applying for a façade improvement grant must submit the application and be approved by the DDA ***before any construction work commences*** on the proposed project. ***Starting construction work before approval of a grant award may result in ineligibility for a grant.***

7. REVIEW PROCESS

7.1 – Time of Review.

Applications are reviewed on an annual basis. The DDA will review all complete applications upon closure of the deadline. The DDA meets regularly on the Fourth Tuesday of each month to conduct business. All applications for façade improvement grants will be reviewed at regular meetings unless an applicant provides a compelling reason, in the sole discretion of the DDA chair, for convening a special meeting to consider an application.

7.2 – Substantive Criteria.

The DDA will evaluate each application based on the following design criteria:

- 7.2.1** The visual prominence of the subject building and its location within the DDA district;
- 7.2.2** The long-term maintenance plan for the building's exterior once the proposed improvements are completed.

7.3 Notification of DDA Action

The applicant will be notified of the date, time, and location of the DDA Board's meeting at which the application will be discussed. The applicant will be invited to attend the meeting and address the Board regarding their application. The DDA Board meets regularly on the fourth Tuesday of every month at 12:00 pm at City Hall. The applicant will be notified in writing of the DDA Board's decision regarding their application.

7.4– Rights Reserved.

The DDA reserves the right to deny any or all applications for façade improvement grants. The DDA reserves the right to modify or amend the program guidelines at any time deemed necessary. The DDA reserves the right to waive any guideline(s) or requirement(s) of the program at any time and for any reason at the sole discretion of the DDA Board, such waivers to be made on a case-by-case basis for extenuating circumstances.

7.6 – Conflict of Interest.

Members of the DDA Board who are in a position to influence decisions regarding grants awarded under this program shall not have a financial interest, either directly or indirectly, in any person or entity applying for a grant through this program, unless that interest has been fully disclosed in writing and the board member involved has removed him/herself from the decision-making process, including all deliberations. For purposes of this provision, "financial interest" includes any ownership interest, stock, membership interest, partnership interest, lease, financial obligation, right or option to purchase, or share in

profits, or employment relationship by the board member/committee member or a family member of such board member/committee member with the person or entity applying for the grant. "Family Member" includes the following relatives of the Board Member or Committee member: spouse, children, spouse(s) of children; parent(s)/guardian(s); sisters and brothers of self or spouse; and the spouse(s) of brothers and sisters of self or spouse, nieces, and nephews of self or spouse. All laws of the State of Michigan and all policies of the City of West Branch with respect to Conflicts of Interest shall apply to the interpretation of this provision.

8. DENIAL OF APPLICATIONS

8.1 – Form of Denial.

Following the denial of an application by the DDA, the DDA shall so notify the applicant in writing, including the text of Paragraph 8.2 below, and stating reasons for the denial as communicated by members of the DDA, including, if applicable:

- 8.1.1** Requests for additional documents or other information which, if submitted by the applicant, may result in a grant award based on a future application; or
- 8.1.2** Suggestions as to changes in the proposed façade improvements which may result in a grant award based on a future application.

In all cases, neither submission of requested documents nor compliance with the suggestions of the DDA will automatically result in a grant award, and the DDA reserves the right to deny any and all future applications.

8.2 – Appeal.

Denial of an application may be appealed to the DDA Board. An applicant who desires to appeal a denial must contact the DDA Chair to be placed on the agenda of the DDA's next regular meeting, held on the Fourth Tuesday of each month, and must appear at the meeting to address the DDA. The applicant will be notified within 7 days following the meeting of the DDA's decision to award or deny the requested grant.

9. PRE-CONSTRUCTION MEETING

Following a grant award and prior to the commencement of construction work on the façade improvements, the applicant and the applicant's contractor(s) may be asked to meet with the DDA Chair and/ or a DDA Committee and/or City Manager. This meeting is mandatory for the applicant and contractor(s) if requested by the DDA. The purpose of the pre-construction meeting is to:

- 9.1.1** Review the specific improvements and work approved in the application to ensure a clear understanding of the DDA's expectations
- 9.1.2** Discuss the contractor's schedule for any proposed work to determine if the work will occur during or affect any downtown activities or events.
- 9.1.3** Determine if any special accommodations are required during the work, such as closing sidewalks, placing dumpsters on sidewalks or in parking spaces, etc.;
- 9.1.4** Review the program requirements for approving proposed changes to the scope of work following the award of a grant or the start of construction.

10. POST-AWARD AMENDMENTS TO PROJECT

10.1 – Required Materials.

Following the award of a façade improvement grant, if the applicant desires to make any changes to an approved design, the applicant must submit all of the following materials which may be required by the DDA for review of the proposed changes:

- 10.1.1** A letter requesting a review of the changes proposed, including any requested increase in the amount of the original grant;
- 10.1.2** A detailed description of the changes proposed;
- 10.1.3** A detailed cost estimate from the applicant's contractor for the changes proposed, if the applicant seeks an increased grant amount;
- 10.1.4** All architectural plans and/or sketches, and all specifications needed to understand the scope of the changes proposed;
- 10.1.5** Examples of color schemes and materials proposed for changes in the exterior improvements, including paint, bricks, signage, windows, awnings, etc.;
- 10.1.6** A description of the long-term maintenance plan for the changes proposed, if the plan differs materially from the original application;
- 10.1.7** The property owner's written permission for the changes proposed, if the applicant is a tenant and the changes proposed differ materially from the original application;
- 10.1.8** A project schedule detailing expected progress in completing the changes proposed, if the schedule differs materially from the original application.

Before submitting an application for review of the changes proposed, the applicant must contact the City Manager for a determination of which of the above listed materials will be required by the DDA for review of the changes proposed.

10.2 – Construction of Proposed Changes in Design.

No construction work on proposed changes to a previously approved design may commence until approval of the proposed changes is granted by the DDA.

NOTE: Failure to obtain approval for any changes in design undertaken after awarding of the original grant may result in the disqualification of the applicant from the program and the loss of the entire grant funding.

10.3 – Time of Review.

The DDA will approve or deny the proposed design changes within 14 days after receipt of all required review materials.

11. PROJECT INSPECTIONS

Upon award of a grant, the applicant agrees to provide access to the applicant's building to the City Manager or DDA representative during and after construction for the purpose of inspecting the work as it relates to the proposal. It is not the intent of the DDA to act as a building inspector during the course of the project. As such, the DDA representative will not confer with or advise the contractor of construction deficiencies or code violations during the course of construction.

NOTE: Failure to take timely and suitable remedial actions, in the sole determination of the DDA, may result in the disqualification of the applicant from the program and the loss of the entire grant funding.

Applicants and contractors are not relieved from their duties to have all construction work duly and timely inspected by proper building authorities as required by law.

12. DISBURSEMENT OF GRANT FUNDS

12.1 – Time for Project Completion.

Construction work on the façade improvement project must be complete within 210 days following written notification of the grant award, unless a written extension is specifically requested and approved by the DDA due to extenuating circumstances.

12.2 – Final Inspection.

Upon completion of construction, the applicant must contact the City Manager to arrange to have the completed work inspected for compliance with the project proposal, drawings, and other materials submitted with the application.

12.3 – Applicant's Final Payment Request.

Upon completion of construction, the applicant shall submit a final request for full payment of the grant funds, in the form of a contractor's invoice. The final payment request shall include photographs of the as-constructed façade improvements, and proof in the form of a receipt, lien waiver, or written statement from the contractor stating that the applicant has paid the contractor in full for the applicant's matching share of the project's construction costs or is otherwise current in the applicant's payments to the contractor under an installment payment plan.

12.4. – Compliance with Approved Design.

If, during the final inspection, the work is found to be in compliance with the approved design proposal and the program requirements, the DDA shall pay the grant funds to the applicant within 30 days following the applicant's submission of a final request for payment, whichever is later. Reimbursement cannot be made to the contractor directly.

12.5 – Non-Compliance with Approved Design or Program Guidelines.

If, during any site visit by a representative of the DDA, any of the construction work is found to be in non-compliance with the approved design proposal or the program requirements, the DDA will notify the applicant in writing within three business days, describing all areas of non-compliance. After receipt of the notification, the applicant shall provide to the DDA a written description of remedial actions intended to bring the project into compliance with the program guidelines and the previously approved design proposal. ***Final payment of grant funds will be withheld until all areas of non-compliance are suitably remedied, inspected, and approved in the sole discretion of the DDA.***

**WEST BRANCH DOWNTOWN DEVELOPMENT AUTHORITY
FAÇADE IMPROVEMENT GRANT APPLICATION FORM**

Application Date: _____

Applicant: _____

Contact Name: _____

Property Address: _____

Mailing Address: _____

Applicant's Telephone (Daytime): _____ (Home): _____

Total Cost of Proposed Improvements: _____

Total Grant Amount Requested (\$10,000 maximum): _____

Brief Description of Proposed Façade Improvements: _____

Anticipated Timeline of Improvements (start and complete dates): _____

APPLICANT AGREEMENT & SIGNATURE

I have read the program requirements and I understand that my participation in the Façade Improvement Grant Program is contingent upon my full compliance with all requirements. I understand that this is a matching grant program and that the DDA will provide funding on a dollar-for-dollar match basis and that awarded grant funds are paid following completion of the work and full approval by the DDA. I understand that design changes not approved by the DDA prior to their incorporation into the improvement project may result in my forfeiture of the grant award for the entire project. I also certify if I am a tenant of the subject property that I have obtained written approval from the property owner to complete the project improvements. My application includes the materials listed on the checklist on the following page.

Signature of Applicant

Date

FAÇADE IMPROVEMENT GRANT APPLICATION MATERIALS CHECKLIST

- _____ The completed grant application form, signed by the applicant.
- _____ A detailed description of the improvements proposed, with justification as to why the improvements meet the DDA's intent of preserving or enhancing the character of buildings in the DDA district.
- _____ Detailed cost estimate from a qualified contractor or the work proposed, and the name, address, and telephone number of the persons who prepared the estimates.
- _____ All architectural plans and/or sketches, and all specifications needed to understand the scope of the work proposed.
- _____ Examples of color schemes and materials proposed for the exterior improvements including paint, bricks, signage, windows, awnings, etc.
- _____ A description of the long-term maintenance plan proposed by the applicant for the building's exterior once any grant-funded improvements are completed.
- _____ The property owner's written permission for the work proposed, if the applicant is a tenant.
- _____ Written proof in the form of a statement of account history that all property taxes, annual installments of assessments, and balances on all City of West Branch accounts (whether in the name of the applicant or owner or attaching to the property) for the subject property have been paid.
- _____ A certificate of insurance coverage for the subject property.
- _____ A project schedule detailing the applicant's expected progress in completing the proposed improvements.
- _____ Photographs of the building façade proposed for improvements.

Owner Authorization for Proposed Façade Improvements

I hereby authorize (applicant name) _____ to
carry out the exterior improvements as detailed in the attached Façade Improvement
Grant Application Form, on my property located at (address)

_____, which is located within the West Branch
DDA district.

I agree to release and hold harmless the City of West Branch Downtown Development Authority and the members thereof, the DDA Chairperson, representatives, and staff, the City of West Branch, and the City of West Branch's officers, councilpersons, representatives, and staff from all liability in the event of property damage or physical injury resulting from construction work performed in conjunction with this façade improvement project.

SIGNED _____ DATED: _____

02/17/2022 03:33 PM
User: JOHN
DB: Westbranch City

BALANCE SHEET FOR WEST BRANCH
Period Ending 02/28/2022

Page: 1/1

Fund 248 DDA OPERATING FUND

GL Number	Description	Balance
*** Assets ***		
248-000.000-001.000	CASH CHECKING - CHEMICAL BANK	248,047.16
Total Assets		248,047.16
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
248-000.000-390.000	CARRY OVER	168,903.99
Total Fund Balance		168,903.99
Beginning Fund Balance		168,903.99
Net of Revenues VS Expenditures		79,143.17
Ending Fund Balance		248,047.16
Total Liabilities And Fund Balance		248,047.16

GL NUMBER	DESCRIPTION	2021-22	2021-22	YTD BALANCE 02/28/2022	ACTIVITY FOR		AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET		NORM (ABNORM)	MONTH 02/28/22 INCR (DECR)	BALANCE NORM (ABNORM)		
Fund 248 - DDA OPERATING FUND									
Revenues									
Dept 000.000									
248-000.000-400.400	TAX INCREMENT FINANCING	69,200.00	69,200.00	79,520.98	0.00	(10,320.98)	114.91		
248-000.000-403.400	CURRENT PROPERTY TAX GEN.OP.	11,500.00	11,500.00	8,840.11	0.00	2,659.89	76.87		
248-000.000-408.400	PERSONAL PROPERTY TAX LOSS REIMBURSEMENT	19,445.00	19,445.00	29,251.43	0.00	(9,806.43)	150.43		
248-000.000-634.400	GRANT	0.00	0.00	0.00	0.00	0.00	0.00		
248-000.000-664.400	INTEREST INCOME	100.00	100.00	0.00	0.00	100.00	0.00		
248-000.000-695.400	MISCELLANEOUS	800.00	800.00	1,100.00	0.00	(300.00)	137.50		
Total Dept 000.000				118,712.52	0.00	(17,667.52)	117.48		
TOTAL REVENUES									
				118,712.52	0.00	(17,667.52)	117.48		
Expenditures									
Dept 000.000									
248-000.000-729.700	FLOWER PROJECT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00		
248-000.000-750.700	RETAIL MERCHANTS	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00		
248-000.000-782.700	ADMINISTRATION	2,400.00	2,400.00	1,600.00	200.00	800.00	66.67		
248-000.000-801.700	CONTRACTUAL SERVICES	75,345.00	75,345.00	37,857.93	(66.36)	37,487.07	50.25		
248-000.000-865.700	PROFESSIONAL DEVELOPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00		
248-000.000-935.703	SHOWMOBILE EXPENSES	300.00	300.00	9.99	0.00	290.01	3.33		
248-000.000-940.700	GEN. MAINTENANCE/SNOW REMOVAL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00		
248-000.000-948.700	DDA MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00		
248-000.000-956.700	EXPENSES	1,500.00	1,500.00	101.43	0.00	1,398.57	6.76		
Total Dept 000.000				39,569.35	133.64	61,475.65	39.16		
TOTAL EXPENDITURES									
				39,569.35	133.64	61,475.65	39.16		
Fund 248 - DDA OPERATING FUND:									
TOTAL REVENUES				118,712.52	0.00	(17,667.52)	117.48		
TOTAL EXPENDITURES				39,569.35	133.64	61,475.65	39.16		
NET OF REVENUES & EXPENDITURES				79,143.17	(133.64)	(79,143.17)	100.00		

Hello Region 3 Communities:

The MEDC Public Gathering Spaces Initiative (PGS) application under the CDBG program is now live and [eligible applicants](#) may begin to complete their application. The online application will close on April 15, 2022.

[APPLY NOW](#)

As a reminder, MEDC invites you to participate in an informational webinar on Feb. 24th from 2p.m. – 3p.m. that will provide an overview of the PGS program followed by a questions and answers session.

[REGISTER HERE](#)

Registration is required, there is no cost to attend. The webinar will be recorded and posted to the [PGS webpage](#) after the event.

Please contact publicgatheringspaces@michigan.org with any questions or concerns. . Due to federal regulations, I am not able to discuss this matter with you until the funding round has closed. **All email questions received by CTeam Specialists will be redirected to publicgatheringspaces@michigan.org and FAQ sheets with Questions and Answers will be posted weekly to: [CDBG Public Gathering Spaces Initiative | MiPlace](#).**

Thanks,

Lindsey Miller, EDFP

Community Assistance Specialist, Region 3 & Eastern Upper Peninsula | [CTeam](#)

Community Development

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Mobile: 231-260-2185

millerl32@michigan.org

Put Your Town On The Map

Consumers Energy Foundation Pitch Competition

The Consumers Energy Foundation is offering grant opportunities to help put your community on the map. We are seeking innovative ideas that will energize your town and create momentum that builds a stronger sense of community. If you are selected, you will be invited to submit a video or PowerPoint to be presented to a panel of judges during the Small Town & Rural Development Conference.

The top three presentations will be awarded one of three grants:

 **First Place:**
\$25,000

 **Second Place:**
\$15,000

 **Third Place:**
\$10,000



Sample Topics to Put Your Community on the Map

- Downtowns – store vacancies, attracting visitors, housing, etc.
- Social – housing, education, employment, etc.
- Placemaking
- Tourism
- Youth community engagement
- Community pride
- Unifying or strengthening the community
- Business acceleration, retention, attraction

How to Submit Your Idea

Visit <http://cedamichigan.org/rpm/conference-rpm>, complete the online form and click submit.

Grant winners will be selected and announced at the Small Town and Rural Development Conference. Funds will be presented to winning communities at a scheduled time following the conference.

For more info, contact hunter@cedamichigan.org

Who is Eligible?

- Rural municipalities with a population up to 10,000
- Candidates must be a 501(c)(3) tax-exempt organization or municipality
- This competition is community-focused; no individuals, businesses, corporations or LLCs
- Idea presented must be conceptual or in the startup phase; previously attempted projects not allowed
- The project must impact a territory that is served by Consumers Energy;
- One submission per community/municipality

Pitch Competition Schedule

- **March 18:** Submissions due to CEDAM by 11:59 p.m.
- **April 4:** Finalists selected and notified
- **May 6:** Videos or PowerPoint presentations due to CEDAM
- **May 18:** Pitch presentation shared at conference

Consumers Energy

FOUNDATION

THE MICHIGAN HISTORIC PRESERVATION NETWORK presents the
FORTY-SECOND ANNUAL STATEWIDE PRESERVATION CONFERENCE
at Venue One Eleven, part of The Holly Vault Collection

OUR TOWN

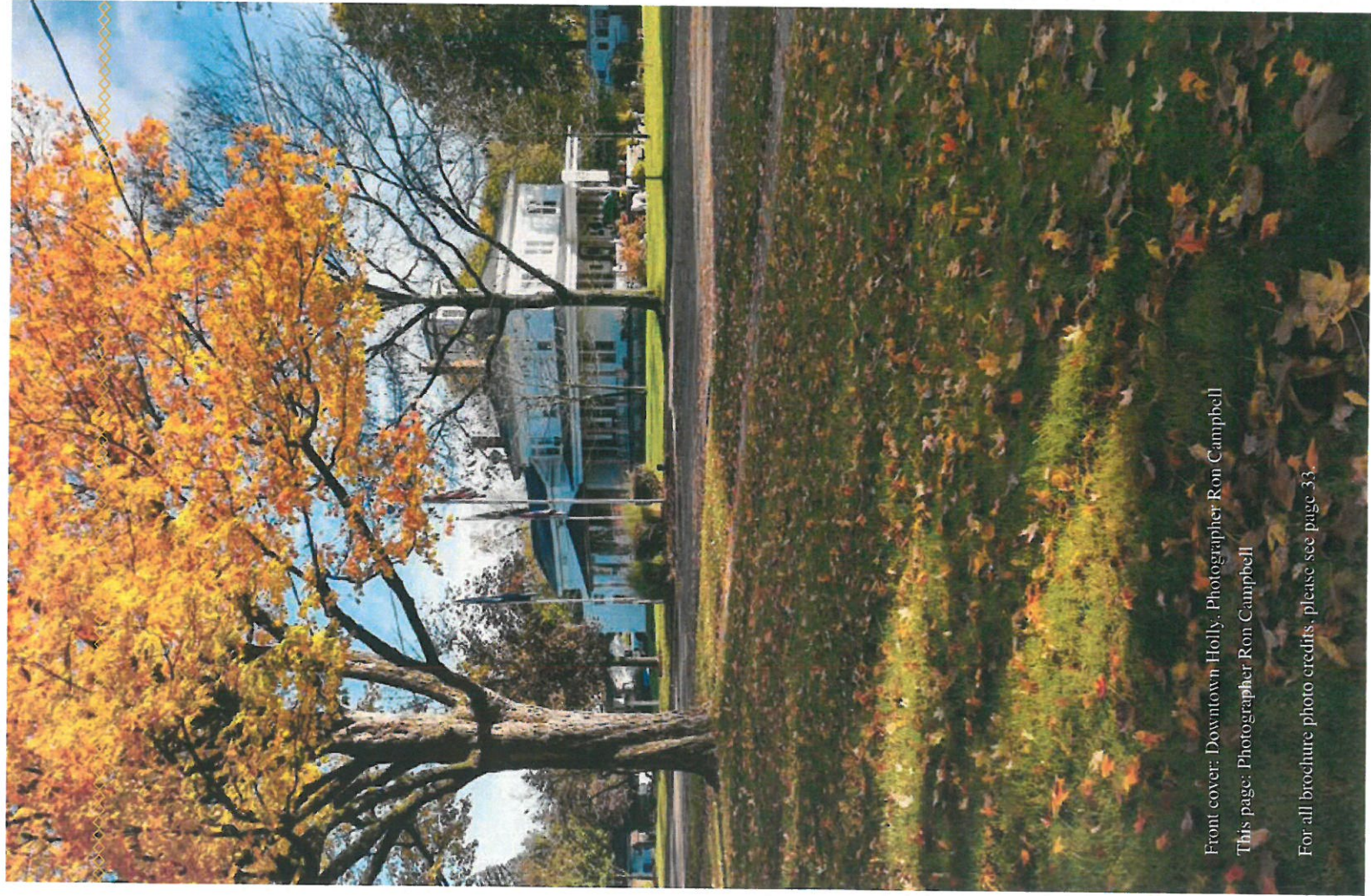
Preserving Places Together

MAY 11-14, 2022

Holly, Michigan

In-person, live-streamed, and recorded





Front cover: Downtown Holly. Photographer Ron Campbell
This page: Photographer Ron Campbell

For all brochure photo credits, please see page 33.

Identifying places meaningful to us works best when we discover them together, amplifying all voices and our shared past. The restrictions of these last two years certainly trained us to look again at what surrounds us. We went outdoors and discovered natural wonders in city parks. We enjoyed the homes in our neighborhoods rather than travelling to see new sights. We read and listened so that overlooked stories were heard.

“Our Town” became the conference touchstone because we wanted to tap this ability to observe in new ways. While showcasing local preservation efforts, the idea of “Our Town” could also become the springboard for our expanded recognition of the places and people to be included.

Our speakers agreed. Through their presentations, they remind us to look for the places that embody the rich histories of underrepresented communities. We learn from others about the place-making power of a city hall that now houses artists and a school reused for affordable housing. Other speakers note that when places are inaccessible to the disabled, our shared history is diminished. And where we find no buildings, they remind us that instead we may discover where Indigenous communities once thrived and where parklands reveal lost settlements. As the conference expands these dimensions of “place,” we all recognize people – past and present – who have been silent.

Place-making is not a solo activity. Rather, we have a vast array of places that can evoke the feelings of “Our Town,” and an even wider array of people who help preserve them, tell their stories, and shape our shared identities.

David Jackson

David Jackson
MHPN PRESIDENT

Marcus Ringnald

Marcus Ringnald
MHPN VICE PRESIDENT



OUR APPRECIATION

The Forty-Second Annual Statewide Preservation Conference is underwritten through the generous support of the Michigan Economic Development Corporation and the Michigan State Historic Preservation Office.



**MICHIGAN
ECONOMIC
DEVELOPMENT
CORPORATION**





Welcome to the Village of Holly!

The presence of Indigenous People was almost certain around Holly. Archaeological evidence establishes a settlement six miles northwest of Holly on what now is Lake Copneconic. Immediately south of Holly, the Shiawassee River headwater opened a water highway to the west, and an Indigenous trail passed to the northeast. Likely a seasonal camp, Holly would have offered fishing in the spring and resource gathering in the fall.

The first landowner, Ira Alger, recognized the area's value. He dammed the Shiawassee and, in 1843, built a saw mill. By the early 1850s, a village was developing around Alger's improvements. During the 1850s and '60s, the Detroit & Milwaukee, Flint & Holly, and Flint & Pere Marquette Railroads helped make the village a prosperous junction between Detroit and Flint, and soon part of a statewide system. Its hotels and saloons, which earlier served stagecoach passengers, now served rail travelers.

With its railroad advantages and incorporation as a village in 1865, Holly's population tripled. Between 1870 and 1880, over 100 homes were built. The decline of Michigan lumbering at century's end started Holly's successful shift to agriculture and specialty manufacturing with 200 more homes built from 1900 to 1930. A third construction wave occurred with World War II because the automobile industry required homes for workers who commuted the fifteen miles to Flint or twenty-five to Pontiac, and smaller

manufacturers established themselves in Holly to produce automotive products.

With a population just over 6,000, the village now is popular for its traditional downtown featuring Italianate buildings showcasing unique retail and food establishments. Its residential neighborhoods chronicle its growth with Queen Anne and Italianate homes, a variety of Revival styles, and then blocks of Bungalows and Four Squares. Holly is family-friendly, providing historic housing options surrounding downtown. Those who commute head to jobs around Oakland County.

Residents have long-protected their historic buildings, starting in 1978 with local approval of an Historic District Ordinance. Significant properties are on the National Register of Historic Places. The village has participated in Main Street Oakland County since 2001. Its history is recognized through events commemorating Battle Alley, named after an 1885 altercation between locals and a traveling circus, and the 1908 visit by temperance leader Carry Nation. The Dickens Christmas Festival and Great Lakes National Cemetery draw statewide visitors. Today, the village has worked to become a Certified Local Government and residents have taken on relocation and restoration of the Union Depot.

This year's conference is about making your community a place you preserve together. We've worked hard to do just that, and we welcome you as our visitors in May!

— Your 2022 Conference Planning Group

Sara Bronin *Professor, Cornell University* Taking Preservation Mainstream

Mark Rodman – Moderator, Michigan State Historic Preservation Officer

Friday, May 13, 2022
1:00 p.m. – 2:00 p.m.

Venue One Eleven, Meridian Room

THE ADDRESS IS FREE AND OPEN TO THE PUBLIC

Address sponsored by Warner Norcross + Judd; Melinda A. Hill; Midtown Detroit, Inc.; Quinn Evans; MHPN Board, Emeriti, Committees, and Staff; Sandra S. Clark, Michigan History Center; Rehmann; EMU - Historic Preservation Program

Lunch sponsored by The Roxbury Group



Historic Preservation affects and is affected by a vast array of issues. Incorporating preservation into community planning, zoning and sustainability initiatives is a must to provide for equitable, resilient communities.

While designating landmarks and historic districts, listing in the National Register of Historic Places, providing historic preservation tax credits and placing easements on historic properties, preservationists must reach past these and integrate themselves into other planning aspects for preservation to be truly effective. Climate change is affecting sustainability of our historic resources; energy efficiency can dictate building selection; zoning laws can determine the future of a historic district; participation by under-represented communities changes the dynamic of what is preserved.

Join Sara Bronin and discover how to integrate historic preservation in all aspects of your community planning.

ABOUT OUR SPEAKER

Sara Bronin is a Mexican-American architect, attorney, professor, and policymaker whose interdisciplinary work focuses on how law and policy can foster more equitable, sustainable, well-designed, and connected places. She is a Professor of the Cornell College of Architecture, Art, and Planning, an Associated Faculty Member of the Cornell Law School, and a Faculty Fellow of the Cornell Atkinson Center for Sustainability.

In addition to her books and treatises on land use and historic preservation law, she has written over two dozen articles on renewable energy, climate

change, housing, urban planning, transportation, real estate development, and federalism.

Professor Bronin is a board member of Latinos in Heritage Conservation and an advisor for the National Trust for Historic Preservation and the Sustainable Development Code. As the founder of Desegregate Connecticut, she leads a coalition that successfully advanced the first major statewide zoning reforms in several decades. Previously, she chaired Preservation Connecticut, served on the city of Hartford's nationally-recognized efforts to adopt a climate action plan and overhaul the zoning code.

ABOUT OUR MODERATOR



Mark Rodman previously served as Executive Director of the Michigan Historic Preservation Network. Prior to joining the Network, Rodman was Deputy State Historic Preservation Officer for History Colorado (SHPO) overseeing the Office of Archaeology and Historic Preservation and the State Historical Fund. Rodman previously was Operations Manager for the tax credit rehabilitation of the Revolution Cotton Mill in Greensboro, NC. From 2002-08, he served as Executive Director of Colorado Preservation, Inc. Rodman has also worked as Director of Operations for Preservation North Carolina and Operations Manager for Wachovia Bank. He began his career as Operations Supervisor with the Parks, Recreation and Tourism Department of the City of Rock Hill, SC. Rodman holds a masters degree in Historic Preservation Planning from Cornell University and an MBA from Winthrop University.

CONFERENCE HIGHLIGHTS

See map on page 9 for location of the conference headquarters and free adjacent parking.

WEDNESDAY, MAY 11, 2022

2:00 p.m. – 5:30 p.m.

Pre-Conference Workshop 1 –
“SHPO: Your Partner in Preservation”
Divinity Room, Venue One Eleven
See page 12 for more information.
- OR -

Pre-Conference Workshop 2 – “Sound
Preparation, Great Local Projects”
Gymnasium, Venue One Eleven
See page 13 for more information.

THURSDAY, MAY 12, 2022

9:30 a.m. – 10:30 a.m.

Welcome to the Forty-Second Annual
Statewide Preservation Conference,
Introduction to the Conference, and
MHPN Annual Meeting and Elections
Meridian Room, Venue One Eleven
See page 14 for more information.

10:45 a.m. – 12:15 p.m.

Annual Opening Plenary Discussion –
“Leveraging the Power of Place”
Meridian Room, Venue One Eleven
See page 14-15 for more information.

4:00 p.m. – 5:00 p.m.

Session on the Michigan State Historic
Tax Credits
Gymnasium, Venue One Eleven
See page 21 for more information

5:00 p.m. – 6:30 p.m.

Opening Reception featuring the
Vendors' Showcase, Marketplace, Used
Book Sale, Silent Auction, Raffle, free
Snacks and Beverages, Cash Bar
FREE AND OPEN TO THE PUBLIC
Meridian Room, Venue One Eleven
See page 22 for more information.

PANDEMIC PRECAUTIONS. We will follow CDC guidelines current in May, and follow the State of Michigan's lead that all participants wear masks indoors and on the buses regardless of vaccination status. Masks are not required while eating or drinking, or while outdoors. Those who are feeling ill should stay home. Specifically for our event, all rooms are larger than our anticipated audience; chairs can be set apart. Catering staff handles food and drink. Extra masks and hand-sanitizer are on-hand. We are in large, restored buildings with upgraded air circulation and space enough for social distancing inside and out. Bus and walking tours have reduced numbers.

BUYING THINGS? For purchases made at the conference, the MHPN accepts VISA, MasterCard, Discover, and American Express, as well as cash and personal checks.

TRACK OVERVIEW AND WHO SHOULD ATTEND

The basic conference programming on Thursday and Friday is organized into tracks so that participants have a better idea of each session's content. The workshops on Wednesday and Saturday cover special topics. The tours familiarize participants with the host community.



TRACK ONE: THEME OUR TOWN: PRESERVING PLACES TOGETHER

Sponsored by **BlackBerry Window & Door Systems, Kalamazoo**



For individuals, people in business and manufacturing, preservation professionals, craftspeople and tradespeople, elected and appointed officials, and government staff—anyone who needs effective tools to advocate for preservation and wants their efforts to be more inclusive.



TRACK TWO: INFORMATION WHAT YOU NEED TO KNOW TO MAKE PRESERVATION WORK

Sponsored by **Integrity Building Group, Detroit**



For those who need to know more about the laws, policies, and designations; the programs of assistance, tax incentives, and economic benefits; and the best practices and educational programs that provide support for preservation efforts.

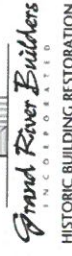


TRACK THREE: CASE STUDIES AND APPLIED SKILLS PROGRAMS FROM THE HISTORIC RESOURCE COUNCIL

Sponsored by **Grand River Builders, Inc., Grand Rapids**



For individual property owners, professionals doing design and hands-on work, and community officials who need to know more about the special design needs of historic buildings, traditional trades, and current building and development practices—the tools for effective preservation.



TRACK LIVE: CONFERENCE LIVE-STREAMING

Sponsored by **Kidorf Preservation Consulting, Detroit**
For the first time, the MHPN is providing the in-person conference programming to off-site registrant through online streaming media recorded and broadcast in real-time. Live-streamed sessions qualify for professional continuing education credits.



TRACK LIVE: POST-CONFERENCE RECORDINGS-ON-DEMAND

Sponsored by **Bay View Handworks, Michigan**

For the third year, the MHPN's expanded YouTube programming provides all conference registrants access to the in-seat sessions until year-end. These programs qualify for professional continuing education credits.





OUR VENUE

A Popular Venue for Our Conference Headquarters... Venue One Eleven, Part of The Holly Vault Collection

Our conference headquarters – Venue One Eleven – began life as a one-story, Vernacular Style school designed by the Chicago architectural firm of Perkins, Fellows & Hamilton. Constructed in 1912, it housed 300 high school and grade school students. The building was constructed of brick and hollow tile covered with a pebble-finished stucco. Two entryways with simple triangular pediments faced College Street; tall windows demarcated the classrooms inside. The “Study & Assembly Hall” seated 600 people for community events.

Between 1926 and 1928, a traditional, Collegiate Gothic Style, two-story high school was completed to the north and connected. The red brick building featured a recessed entryway within a central bay flanked by two groupings of four double-hung windows at both the first and second floors. Brick piers framed the groupings, and limestone was used for decorative insets and a bandcourse below the cornice.

When a new high school was constructed in 1958, the complex became Holly’s junior high school. A more significant transition began, however, when it drew the attention of Cari Cucksey, host of HGTV’s “Cash & Cari.” She and her husband Vince Iafano came to Holly and stayed, purchasing an historic downtown bank from which The Holly Vault Collection has grown to over four distinct event venues drawing many visitors to the Village.

CONTINUING EDUCATION CREDITS

The MHPN recognizes that continuing education strengthens the value of the services our professional conference attendees offer their clients and communities. To that end, we partner each year with the American Institute of Certified Planners, the American Institute of Architects–Michigan, and the MSU Michigan Citizen Planner Program to offer continuing education credits. Find the number of credits listed with each session and tour; Michigan Citizen Planners earn 6.0 credits. Participants may pick up attendance forms at the Information Desk, or visit www.mhpn.org/conference



These organizations offer credits for in-person, live-streamed, and post-conference on-demand learning. Everything is live-streamed and recorded except the tours. Recordings are available through December 31, 2022



MAP, ADDRESSES, AND PARKING

This year, our conference is headquartered at historic Venue One Eleven, a property of The Holly Vault Collection. The headquarters is handicapped-accessible: the bus and walking tours are not assured to be; please contact the MHPN office in Lansing for assistance – 517-371-8080.

Parking in the Village

Visitors to Holly’s historic downtown have free parking in municipal lots and along many streets – all shown on the map below – so don’t hesitate to go downtown!

To learn more about the village, go to www.hollyvillage.org/.

Emergency Assistance

During business hours after the conference has started, contact the MHPN office at (517) 371-8080 where the phone is being monitored from off-site, or call Venue One Eleven and ask for Conference Manager Janet Kregler. After hours, leave a text or vm message on the cell phone of Janet Kregler at (734) 546-9991.

Venue One Eleven

111 College Street, Holly, Michigan 48442
(248) 719-8332
www.hollyvault.com/venueoneeleven

This is the Conference Headquarters for Workshops (Wednesday, 2:00 PM – 5:30 PM, Welcome and Annual Meeting (Thursday, 9:30 AM – 10:30 AM), Plenary Discussion

(Thursday, 10:45 AM – 12:15 PM), Opening Reception and Vendors’ Showcase (Thursday, 5:00 PM – 6:30 PM), Keynote Address (Friday, 1:00 PM – 2:00 PM), Awards Reception and Ceremony (Friday, 6:30 PM – 9:00 PM), and Workshop (Saturday, 9:00 AM – 12:00 Noon) plus all sessions, tour departures, and conference food services.

Parking at Venue One Eleven

Parking is ample and free in a paved and lighted lot on the south side of Venue One Eleven; enter off Baird Street. Free street parking is also available on College, Baird, and Center Streets; watch for signs and driveways.

Note: The two conference hotels are not shown on this map

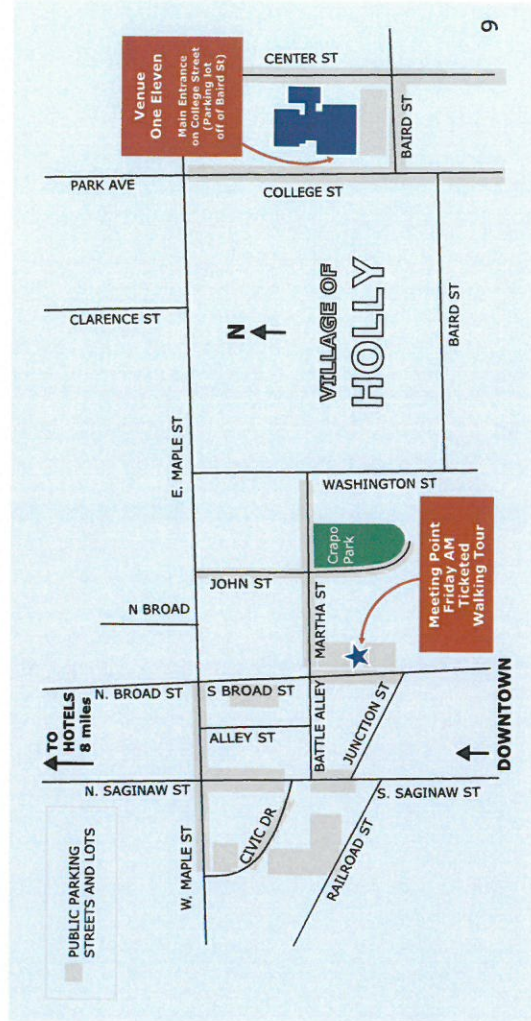
Fairfield Inn & Suites Flint Grand Blanc

9044 Holly Road
Grand Blanc, MI 48439
810-901-0000

Holiday Inn Express & Suites Grand Blanc

3405 Regency Park Drive
Grand Blanc, MI 48439
(810)-695-3000

See page 34 for conference rates and registration details. Both hotels are located approximately 8 miles/13 minutes drivetime via Holly Road/Saginaw Street to-and-from the conference headquarters.



2022 Sponsors: Our Special Thanks

The Michigan Historic Preservation Network takes this opportunity to express its appreciation to those who are sponsors of the Forty-Second Annual Statewide Preservation Conference. Many sponsors have been supporting the MHPN for years; others are new. **We thank you all!**

\$10,000 or more

Michigan Economic Development Corporation and Michigan State Historic Preservation Office, Lansing

\$5,000 - \$9,999

Bay View Handworks, Michigan
The Christman Company Historic Preservation Group - Lansing, Detroit, Grand Rapids

\$2,500 - \$4,999

BlackBerry Window & Door Systems, Kalamazoo
Grand River Builders, Inc., Grand Rapids
The Holly Vault Collection, Holly
Integrity Building Group, Detroit
Kidorf Preservation Consulting, Detroit
Warner Norcross + Judd, Michigan

\$1,000 - \$2,499

AIA Michigan, Detroit
Allen Architectural Metals, Inc., Detroit
Peter Baso Associates/Illuminart, Troy
CASS Sheetmetal, Detroit
City Events Group, Troy
Commonwealth Heritage Group, Inc., Dexter

Cornerstone Architects, Inc., Grand Rapids and Traverse City
Amanda D. Davis Photography, Mt. Clemens

EverGreene Architectural Arts, Brooklyn, NY

Melinda A. Hill, Rochester
Historic Realty Detroit, Detroit
Impact Credit Partners, Grand Rapids
Marvin, Eagan, MN
Michigan Council for Arts & Cultural Affairs, Lansing

Michigan Historic Preservation Network Board, Emeriti, Committees, and Staff, Michigan/U.S.

Midtown Detroit, Inc., Detroit

Oakland County Economic Development & Community Affairs, Waterford

Oakland County Parks, Waterford

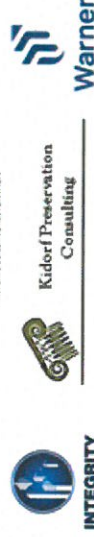
Plante Moran, Michigan

Quinn Evans, Ann Arbor

Retrop & Morrison, PC, Bloomfield Hills

The Roxbury Group, Detroit

Park Smith, AIAE, Flint



Every effort is made to ensure listings are correct. If there are omissions or errors, we sincerely apologize and will make corrections on conference signage and in the 2021 or 2022 Annual Report contributors' lists.

\$500 - \$999

Dean L. Anderson & Laura Rose Ashlee, Okemos
Architecture + design Inc, Battle Creek
Building Arts & Conservation, Saline
Sandra S. Clark, Michigan History Center, Lansing
Docomomo_US/Michigan
H2A Architects, Davison
Kraemer Design Group, Detroit
Janet L. Keger, Ann Arbor
Michigan Modern Project of the State Historic Preservation Office, Lansing
Neumann/Smith Architecture, Southfield
Preservation Ladies & Gents, Michigan/U.S.
Rehmann, Grand Rapids
Frank Rewold and Sons Inc., Rochester
The Saarinen (Michigan) Chapter of the SAH, Michigan
Gary Scheuren, East Lansing
Pam and Jon Vanderploeg, Grand Rapids
Wiss, Janney, Elstner Associates, Inc., Bingham Farms
WTA Architects, Saginaw

\$250 - \$499

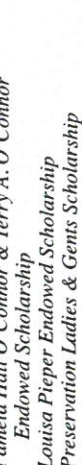
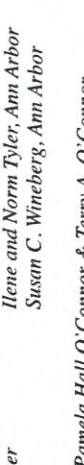
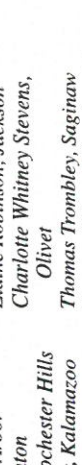
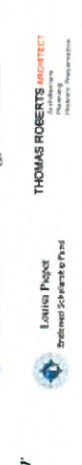
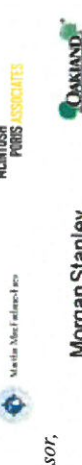
Building Conservation Associates, Inc., Detroit
Kathy Duquette, Ann Arbor
Eastern Michigan University - Historic Preservation Program, Ypsilanti
Family & Friends of David Evans Endowed Scholarship Fund, Michigan/U.S.
HopkinsBurns Design Studio, Ann Arbor
Rod Kregier and Betsy LaVier, Satellite Beach, FL
Martha MacFarlane-Faes, Lansing
McIntosh Poris Associates, Birmingham
Morgan Stanley, Patrick J. Brunjens, Financial Advisor, East Lansing
Oakland County Historical Commission, Pontiac
Pamela Hall O'Connor & Terry A. O'Connor Endowed Scholarship Fund, Kalamazoo
Past Perfect, Inc., East Grand Rapids
Louisa Pieper Endowed Scholarship Fund, Ann Arbor
Thomas Roberts Architect, Wyandotte
Sanders & Czapski Associates, PLLC, Marquette
Seal Craft by Contour Windows LLC, Bloomfield Hills
Sylvia & Dave Tillman Endowed Scholarship Fund, Dearborn
Don and Linda Weir, Jonesville

Up To \$249

Nancy E.V. Bryk, Ann Arbor
Sally Bund, Ann Arbor
Jan Enns, Laguna Woods, CA
Nancy Finegood, Eaton Rapids
Ina Hanel-Gerdenich, Ann Arbor

Scholarships

Family & Friends of David Evans Endowed Scholarship
Helen and Ralph Keger Scholarship
Martha MacFarlane-Faes Scholarship
MHPN Friends of David Evans Scholarship
MHPN Scholarship for EMU's Preservation Eastern Student Organization



PRE-CONFERENCE

Wednesday's workshops are available to conference participants at a reduced fee. Others may purchase tickets ahead of time using the Registration Form. See page 9 for the location of Venue One Eleven and free adjacent parking.

WORKSHOP REGISTRATION AND REFRESHMENTS FOR BOTH WORKSHOPS
1:30 p.m. – 2:00 p.m., Stella Room

PRE-CONFERENCE WORKSHOP 1

SHPO: Your Partner in Community Preservation

Divinity Room, 2:00 p.m.–5:30 p.m.

Sponsored by Rentrop & Morrison, PC

Continuing Education - AICP: CM 3; AIA: 3.0 LU

Moderator Michael Hambacher, Board of Directors, MHPN

The State Historic Preservation Office (SHPO) can seem like an abstract place, particularly for those who don't know where to start with questions. Many people don't know the full array of SHPO services, how to contact the office, or how SHPO programs and tools can be leveraged to enhance local preservation activities. This session broadly explores SHPO's community-focused programs—including survey, local historic districts, National Register of Historic Places, and Certified Local Government program—and how to work alongside SHPO as an ongoing partner in local preservation efforts. There is plenty of time for your questions.

Martha MacFarlane-Faes, Deputy State Historic Preservation Officer, Michigan State Historic Preservation Office, Lansing

Katie Kolokithas, Survey Coordinator, Michigan State Historic Preservation Office, Lansing

Amy Arnold, Preservation Planner, Michigan State Historic Preservation Office, Lansing

Alan Higgins, Certified Local Government Coordinator, Michigan State Historic Preservation Office, Lansing

Todd Walsh, National Register Coordinator, Michigan State Historic Preservation Office, Lansing



PRE-CONFERENCE

PRE-CONFERENCE WORKSHOP 2

Sound Preparation, Great Local Projects

Gymnasium, 2:00 p.m.–5:30 p.m.

Sponsored by Park Smith, AIAE

Moderator Devan Anderson, Secretary, MHPN

The more preparation we put into getting our local projects off the ground, the better the final projects. Our panelists talk about working with individual homes, with neighborhoods, and with entire communities. These long-time preservation professionals discuss their topics but use them as springboards for a broader discussion and all your questions.

2:00 p.m. – 3:00 p.m.

My Old House: Researching Your Old House's History and Creating Public Programs and Events

Continuing Ed - AICP: CM 1; AIA: 1.0 LU

Every house has a story to tell. In this presentation, you learn how to uncover their histories, including who built them and when, their architectural styles, and stories of the families who called them home. After that, you learn how to use that information for programs and events.

Robert Myers, Director of History Programming, Historical Society of Michigan, Lansing

3:15 p.m. – 4:15 p.m.

Surveying Kalamazoo, Together

Continuing Ed - AICP: CM 1; AIA: 1.0 HSW

Discover strategies to not only conduct a historic resource survey but to engage, empower, and involve community residents

in the process. Learn how community engagement has played a critical role in the ongoing historic surveys in the City of Kalamazoo—specifically in the Edison neighborhood.

Lillian Candela, Project Architect & Architectural Historian, Kraemer Design Group, Detroit

Cassandra Talley, Architectural Historian, Kraemer Design Group, Detroit

Sharon Ferraro, Historic Preservation Coordinator, City of Kalamazoo, Kalamazoo

4:30 p.m. – 5:30 p.m.

Strategies and Resources for Documenting, Preserving, and Celebrating History

Continuing Ed - AICP: CM 1; AIA: 1.0 LU

Preserving a place depends on understanding its history. Using the 36 square miles of rural Rose Township in Oakland County as our laboratory, we explore research techniques, preserving buildings important to your community, avoiding “fake history,” engaging partners, leveraging digital technologies, celebrating your findings, and so much more!

Carol Bacak-Egbo, Historian and Project Advisor, Oakland County Parks and Recreation, Orionville

Maura Jung, Educator, Rose Heritage Committee, Davisburg

DAY ONE

*All activities take place at Venue One Eleven unless otherwise noted.
See page 9 for the location of Venue One Eleven and free adjacent parking.*

REGISTRATION 8:30 a.m. – 6:30 p.m., Stella Room

CONTINENTAL BREAKFAST, 8:30 a.m. – 9:30 a.m. Solstice Room

Sponsored by Plante Moran

9:30 a.m. – 10:30 a.m.

Welcome, Introduction, and Annual Meeting: The Forty-Second Annual Statewide Preservation Conference

Meridian Room.

Sponsored by Frank Rewold and Sons Inc.

Welcome to the 2022 Conference

David Jackson, President, MHPN

Greetings from the Village of Holly

Thomas McKenney, President, Village of Holly

Greetings from Holly Township

George A. Kullis, Supervisor, Holly Township;

Chair, Village of Holly Historic District

Commission; Member, 2022 Conference Planning Group

Welcome from the 2022 Conference Planning

Group

Nicole Edwards-Rankin, Resident and

Historian, Village of Holly; Member, 2022

Conference Planning Group

Introduction of the 2022 Scholarship

Recipients

Nathan Nietering, Scholarship Coordinator,

2022 Conference Planning Group

Announcement of the 2023 Host Community

Liz Ware, Board of Directors, MHPN; Member,

2023 Conference Planning Group

Annual Meeting and Elections

10:30 a.m. – 10:45 p.m.

Beverage Break

Solstice Room

Sponsored by Building Conservation Associates, Inc.

10:45 a.m. – 12:15 p.m.

An Anishinabek Blessing

William Johnson



**Annual Opening Plenary
Discussion: "Leveraging
the Power of Place"**

Meridian Room. See page 9 for the location of Venue One Eleven and free adjacent parking.

Sponsored by Kathleen H. Wendler

Continuing Ed - AICP: CM 1.50, Eq 1;

AIA: 1.5 HSW

Note: This opening session is included for Thursday conference participants. Others may purchase tickets ahead of time using the Registration Form; the ticket price includes the beverage break before the session.

Building our local identity based on 'place' works best when working together, discovering – perhaps for the first time – how our paths have come to cross. An historic neighborhood, a traditional downtown, mill buildings lining a riverbank, or the lakeside where Indigenous communities once thrived can each serve as the armature on which local identity is built. The gaps can't be missed. In filling them in, we discover people who have never been represented. Historic preservation has been placemaking for

decades. Why? Because people find that conserved places can effectively embody history or historic place, our identity unfolds before us, one that can be seen and touched.

John Bry, Principal Planner and Program Coordinator of Main Street Oakland County, Oakland County, Waterford

Myrna Segura, Director of Business District Development / Mexicantown Main Street Manager, Southwest Detroit Business Association, Detroit

Glenn Wilson, President and CEO, Communities First, Inc., Flint

Anne Gentry, Executive Director, Alpena Downtown Development Authority, Alpena

Michael McGuinness, Executive Director, Berkley Downtown Development Authority, Berkley

William Johnson, Interim Director, Zibiwing Center of Anishinabe Culture & Lifeways, Mt. Pleasant

Moderator John Bry, Oakland County Member of the 2022 Conference Planning Group

12:15 p.m. – 1:15 p.m.

Box Lunch (No Formal Program)

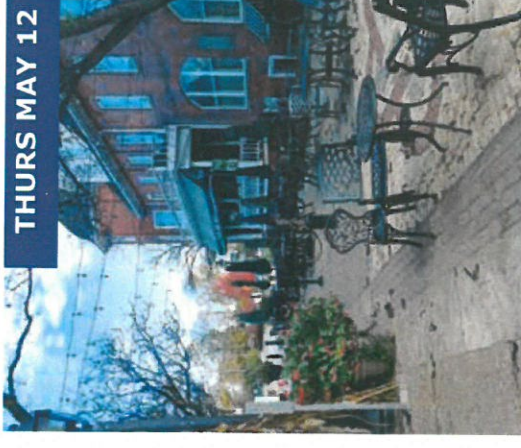
Sponsored by EverGreene Architectural Arts

Note: Meet our Sponsors/Zoom Interviews in Divinity Room.

Pick up lunch in the Solstice Room; use casual seating in the Courtyard and around Venue One Eleven. See page 9 for the location of Venue One Eleven and free adjacent parking.

Note: Lunch is included for Thursday conference participants. Others may purchase tickets ahead of time using the Registration Form. Tickets are not available at the door.

Plan to move into sessions or tour by 1:15 p.m.



OFFSITE TOUR

1:30 p.m. – 5:00 p.m.

A Fiddler, a Horse Farm and a Harvest of Ice: Exploring Towns along the Saginaw Road – Bus Transportation to Off-Site Tours

Sponsored by Oakland County Parks, and Oakland County Historical Commission

Continuing Ed - AICP: CM 3.25; AIA: 3.25 HSW

Capacity: 35 people

Difficulty: Easy – The tour group rides the bus to small settlements and towns and disembarks at several; there is less than .5 mile of walking. There may be some steps involved. The bus is parked close to the group for anyone who tires and wishes to re-board.

Note: This tour is specially priced for Thursday conference participants. Others may purchase tickets ahead of time using the Registration Form; ticket price includes the beverage break midway through the tour.

The bus departs from and returns to the front entry of Venue One Eleven on College Street. See page 9 for the location of the venue and free adjacent parking. The tour leaves promptly. Travel in private cars behind the bus is prohibited.

Tours are not being live-streamed or recorded.

ABOUT THE TOUR

Over time the well-worn Indigenous Saginaw Trail turned into a rough wagon road and towns sprouted up along it. Some were mill towns. Some were tavern towns. Some are still

there. Some have all but disappeared. Despite their current status, the stories of these towns still remain. Stories of a fiddler, a horse farm and a harvest of ice. Tales of two miserly hermits and giant bullfrogs from Arkansas.

Join us for a trip down the Saginaw Road – now Dixie Highway – and hear about today's preservation issues as we explore Stony Run, Groveland Corners, Austin Corners, Springfield, Waterford, Drayton Plains, and likely some others. There are brief stops at the Rose Township Hall, the Historic Ellis Barn – the victor in a preservation challenge, Waterford's Historic Village, and the Holly Heritage Farmstead.

You'll have a trip-tik to guide you along the way and a bag of goodies to enjoy!

Carol Bacak-Egbo, Historian and Project Advisor, Oakland County Parks and Recreation, Ortonville

Ron Campbell, AIA, Principal Planner/Architect, Oakland County Economic Development & Community Affairs, Waterford

Accompanied by Samantha Malott Brown, Board of Directors, MHPN



The Full Story - Encouraging Inclusion in Community Historic Preservation Programs

Gymnasium

Sponsored by Commonwealth Heritage Group, Inc.

Continuing Ed - AICP: CM 1.25, Eq 1; AIA: 1.25 HSW

In the 1990s, the National Park Service (NPS) acknowledged that minority histories have been underrepresented in preservation programs nationwide. NPS has taken steps to correct this. Learn how your community can benefit. To date, Michigan has received more than \$3 million in NPS grants for African American preservation projects.

Amy Arnold, Preservation Planner, State Historic Preservation Office, Lansing

Cheri LaFlamme Szodronski, Principal and Architectural Historian, Firefly Preservation Consulting, LLC, Chelsea

Janese Chapman, Director, Historic Designation Advisory Board, Detroit

Rebecca Savage, Architectural Historian, Historic Designation Advisory Board, Detroit

Tareq Ramadan, Project Manager, Malcolm X House Project, Project We Hope Dream & Believe, Taylor

Aaron Sims, Executive Director, Project We Hope Dream & Believe, Inkster

Ryan Schumaker, Deputy Director/Grant Coordinator, Historic Designation Advisory Board, Detroit

Matthew Bussler, Tribal Historic Preservation Officer, Pokagon Band of Potawatomi Indians, Dowagiac

Moderator Jessica Flores, Board of Directors, MHPN



1:15 p.m. – 2:30 p.m.



Deception and Detail: Plaster Restoration at Michigan Central Station in Detroit

Divinity Room

Sponsored by Pam and Jon Vanderploeg

Continuing Ed - AICP: CM 1.25; AIA: 1.25 HSW

How many ways can you use plaster? In 1912, the builders of the Michigan Central Station tested its versatility using it to adorn all the grand spaces. Learn how a team of designers, conservators, and artisans aim to recapture the ingenuity and range of this material while restoring this historic landmark.

Angela Wyrembelski, Associate, Quinn Evans, Detroit

Stephanie Hoagland, Principal, Jablonski Building Conservation Inc., New York, NY
Moderator Rob Yallop, Board of Directors, MHPN

WEDNESDAY, MAY 11

Pre-Conference Workshop 1 - SHPO: Your Partner in Preservation (Divinity Room)	Pre-Conference Workshop 2 - Sound Preparation, Great Local Projects (Gym)
1:30-2 PM REGISTRATION AND REFRESHMENTS (Stella Rm)	
2-3 PM WORKSHOP 1 Part 1	2-3 PM WORKSHOP 2 Researching Your House's History
3-3:15 PM Beverage Break (Solstice Rm)	
3:15-4:15 PM WORKSHOP 1 Part 2	3:15-4:15 PM WORKSHOP 2 Surveying Kalamazoo, Together
4:15-4:30 PM Beverage Break (Solstice Rm)	
4:30-5:30 PM WORKSHOP 1 Part 3	4:30-5:30 PM WORKSHOP 2 Document, Preserve, and CELEBRATE!

Pre-Conference Workshops

Special Events

TRACK 1 - Theme

TRACK 2 - Information

TRACK 3 - Case Studies & Applied Skills

TOURS

Food and refreshments

Activities take place at Venue One Eleven unless otherwise noted by this graphic. See page 9 for location and free adjacent parking.



FREE & TICKETED ACTIVITIES!

For those not registering for the conference, many activities are free or individually ticketed. See the Registration Form on Page 35.

THURSDAY, MAY 12

8:30 AM-6:30 PM REGISTRATION (Stella Rm) 8:30-9:30 AM CONTINENTAL BREAKFAST (Solstice Rm)	
9:30-10:30 AM WELCOME, INTRODUCTION TO THE CONFERENCE, AND ANNUAL MEETING Recognition of the 2022 Planning Group and Scholarship Recipients, Announcement of the 2023 Host Community (Meridian Rm)	
10:30-10:45 AM BEVERAGE BREAK (Solstice Rm)	
10:45 AM-12:15 PM ANNUAL OPENING PLenary DISCUSSION "Leveraging the Power of Place" The public may purchase tickets for the Plenary; use Registration Form. Tickets are not available at the door.	
12:15-1:15 PM BOX LUNCH (Solstice Rm) Find casual seating in the Courtyard and around Venue One Eleven. The public may purchase tickets; use Registration Form. Tickets are not available at the door. No formal program but you can sit in on Sponsor Interviews (Divinity Rm)	
1:15-2:30 PM Plaster Restoration at Michigan Central (Divinity Rm)	1:15-2:30 PM Encouraging Inclusion in Community Programs (Gym)
2:30-2:45 PM BEVERAGE BREAK (Meridian Rm) VENDORS' SHOWCASE, MARKETPLACE, AUCTION, AND RAFFLE - Open to the Public until 6:30 PM (Meridian Rm)	1:30-5 PM BUS TOUR A Fiddler, a Horse Farm and a Harvest of Ice Exploring Towns along the Saginaw Road Board on College Street in front of Venue One Eleven
2:45-3:45 PM Evaluating Traditional Cultural Landscapes (Divinity Rm)	2:45-3:45 PM Adapting a Grand Rapids School (Gym)
3:45-4:00 PM BEVERAGE BREAK (Meridian Rm)	
4-5 PM Bringing Cemeteries to Life (Divinity Rm)	4-5 PM State Historic Tax Credit (Gym)
5-6:30 PM OPENING RECEPTION (Meridian Room) Visit the Vendors' Showcase, Marketplace, Silent Auction, and Raffle with free light beverages and snacks + cash bar. Free and open to the public. (See page 9 for location and free adjacent parking)	

Enjoy the restaurants and pubs in downtown Holly tonight!
See information on your participant bag

FRIDAY, MAY 13

7:30 AM-5:15 PM REGISTRATION (Stella Rm) 7:30-8:30 AM CONTINENTAL BREAKFAST (Meridian Rm) 7:30-10 AM VENDORS' SHOWCASE (Meridian Rm) Open to the public. 7:30 AM-3:45 PM MARKETPLACE, SILENT AUCTION, RAFFLE (Meridian Rm) Open to the public.	
8:30-9:45 AM Show Me the Money! (Divinity Rm)	8:30-9:45 AM Preserving & Celebrating Park Land History (Gym)
9:45-10:00 AM BEVERAGE BREAK (Meridian Rm) Vendors' Showcase Closes	
10-11 AM An Accessible Future (Divinity Rm)	10-11 AM Stitching Michigan Avenue Together (Gym)
11-11:15 AM BEVERAGE BREAK (Solstice Rm)	
11:15 AM-12:30 PM Modernism for the Masses (Divinity Rm)	11:15 AM-12:30 PM Michigan State Capitol and Heritage Hall (Gym)
12:30-2 PM LUNCH (12:30 PM) AND KEYNOTE (1 PM) (Meridian Rm) KEYNOTE ADDRESS BY SARA BRONIN "Taking Preservation Mainstream" with MODERATOR, MARK RODMAN The public may purchase tickets for lunch; use Registration Form. Tickets are not available at the door. The keynote is free and open to the public. (See page 9 for location and free adjacent parking)	
2-2:15 PM Move into afternoon sessions	
2:15-3:45 PM Pandemic to Preservation: Two Oakland County Farm Parks (Divinity Rm)	2:15-3:45 PM Beyond Planning, Proactive Redevelopment (Gym)
3:45-4:00 PM BEVERAGE BREAK (Solstice Rm) Auction closes! Begin picking up your winnings!	
4-5:15 PM Archaeology and the National Register (Divinity Rm)	4-5:15 PM Soaring Atriums: Rehab Challenges (Gym)
5:15-5:45 PM Pick-up Auction Winnings! (Meridian Rm)	
5:15-6:30 PM Take a leisurely walk around the Village.	
6:30- 9 PM THE 31st ANNUAL MHPN AWARDS EVENING (Meridian Rm) Reception with cash bar the first hour, followed by the Ceremony. The public may purchase tickets; use Registration Form. Tickets are not available at the door. (See page 9 for location and free adjacent parking)	

VENDORS'

SHOWCASE HOURS
Th: 2:30-6:30 PM
Fri: 7:30-10 AM
FREE AND OPEN TO THE PUBLIC...AUCTION AND USED BOOK SALE TOO!

Visit the Virtual Vendors' Showcase anytime at www.mhpn.org/conference

SATURDAY, MAY 14

Public may purchase tickets for either Program; use Registration Form. Conference participants pay a reduced fee.

8:30-9 AM
REGISTRATION AND CONTINENTAL BREAKFAST (Gym)



9 AM-12 PM
The Annual Historic District Commissions Program (But Open to All!)

Our Town Preservation Around Oakland County
Community Preservation: Best Practices and Thoughtful Solutions (Gym)

Board on College Street in front of Venue One Eleven
Pick up your car by 3 PM if in the lot



2:30 p.m. – 6:30 p.m.

NOW OPEN AT THE BREAK!
Vendors' Showcase, Marketplace,
Silent Auction, and Raffle – **FREE**
AND OPEN TO THE PUBLIC

Meridian Room

2:30 p.m. – 2:45 p.m.

Beverage Break

Meridian Room

Sponsored by **Bay View Handworks**

2:45 p.m. – 3:45 p.m.

 **Evaluating Traditional Cultural Landscapes: Developing the Gzigmežék Traditional Cultural Riverscape Study**

Divinity Room

Sponsored by **Commonwealth Heritage Group, Inc.**

Continuing Ed - AICP: CM 1, Eq 1; ; AIA: 1.0 HSW

Many TCL studies in Michigan have been conducted in response to proposed projects with the objective of resolving adverse effects. The presentation outlines the processes to conduct TCL studies with the goals being proactive preservation, cultural revitalization, community education, and nomination to the National Register of Historic Places.

Lakota Pochedley, Tribal Historic Preservation Officer, Gun Lake Tribe - Tribal Historic Preservation Office (Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians), Shelbyville

Moderator **Melissa Milton-Pung, President Emerita and current Executive Committee Member, MHPN**

2:45 p.m. – 3:45 p.m. Cont'd



Planning Together: A Grand Rapids School Becomes Affordable Housing Apartments

Gymnasium

Sponsored by **Gary Scheuren**

Continuing Education - AICP: CM 1; AIA: 1.0 HSW

Eastern Elementary School was built in 1929 to serve students with physical disabilities from around Grand Rapids. During construction to adapt this National Registered school into affordable homes for 50 families, challenges were resolved through strong, long-term partnerships, pre-planning, incorporating community leaders, and skill in navigating common preservation pitfalls.

Drew Sorenson, Project Manager, Wolverine Building Group, Grand Rapids

Moderator **Emily Caucillo, Board of Directors, MHPN**

3:45 p.m. – 4:00 p.m.

Beverage Break

Meridian Room

Sponsored by **McIntosh Poris Associates**

4:00 p.m. – 5:00 p.m.



Bringing Historic Cemeteries to Life

Divinity Room

Sponsored by **The Saarinen (Michigan) Chapter of the Society of Architectural Historians, an MHPN Partner Organization**

Continuing Ed - AICP: CM 1; AIA: 1.0 HSW

The combination of architecture, landscape, wildlife, and art makes cemeteries unique in the historic environment. Glenwood Cemetery and UM-Flint's History Department and Genesee Historic Collections Center are

partners in activating a novel community space by hosting preservation activities and telling more diverse and inclusive stories about the interred.

Thomas Henthorn, Wyatt Endowed Professor of Public History, University of Michigan-Flint, Flint

Dayne Walling, Board Member, Glenwood Cemetery Association, Flint

Colleen Marquis, Archivist, University of Michigan-Flint, Flint

Moderator **Michael Hambacher, Board of Directors, MHPN**



Michigan State Historic Tax Credits

Gymnasium. See page 9 for the location of Venue One Eleven and free adjacent parking.

Sponsored by **Architecture + design Inc.**

Continuing Education - AICP: CM 1, L 1; AIA: 1.0 LU

Note: This session is included for Thursday conference participants. Others may purchase tickets ahead of time using the Registration Form; the ticket price includes the break ahead of time.

PA 343 of 2020 was signed into law establishing the new State Historic Tax Credit, a Michigan income tax credit of 25 percent available to support the rehabilitation of certain historic resources. This session introduces the basics of the program, and discusses eligibility, the application, and the review processes.

Robbert McKay, Historical Architect, State Historic Preservation Office, Michigan Strategic Fund, Lansing

Moderator **Elisabeth Knibbe, Board of Directors, MHPN**

5:00 p.m. – 6:30 p.m.

Opening Reception & Vendors' Showcase

featuring the Marketplace, Silent, Auction, and Raffle

FREE AND OPEN TO THE PUBLIC

Meridian Room

See page 9 for the location of Venue One Eleven and free adjacent parking.

Sponsored by

The Holly Vault Collection

Amanda D. Davis Photography

City Events Group

CASS Sheetmetal

Historic Realty Detroit

Bay View Handworks

Past Perfect, Inc.

Sanders & Czapski Associates, PLLC

Seal Craft by Contour Windows LLC

Auction sponsored by Building Arts & Conservation

At the close of this first full day, join us at the Opening Reception and enjoy free snacks and light refreshments with a cash bar serving wine and beer (Visa, MasterCard, American Express, and Discover accepted). Free and open to the public, this event presents an opportunity for conference participants, as well as area residents, to network while they visit the Annual Vendors' Showcase to learn about resources and products for repairing and restoring historic properties. Tradespeople, contractors, suppliers, architects, and other specialists are available for questions.

At the Silent Auction, vie for Michigan goods, destinations, and services with preservation connections; the featured Raffle item is always attention-grabbing. At the Preservation Marketplace, find logo clothes, mugs, Pewabic tiles, and the "Quarter Ton Used Book Sale." Every Marketplace purchase is a contribution to the MHPN.

Don't just turn in for the night after the Opening Reception. Enjoy the restaurants and pubs in Downtown Holly! Find information in your participant bag, and see a map and parking tips on page 9.



DAY TWO

All activities take place at Venue One Eleven unless otherwise noted.

7:30 a.m. – 10:00 a.m.

Vendors' Showcase closes at the morning break, Meridian Rm

7:30 a.m. – 8:30 a.m.

Continental Breakfast, Meridian Rm
Sponsored by Marvin

7:30 a.m. – 5:15 p.m.

Registration opens and stays open until 5:15 p.m., Stella Rm

7:30 a.m. – 3:45 p.m.

Marketplace, Silent Auction, Raffle closes at the afternoon break; bidding closes promptly at 3:45 p.m., Meridian Rm

OFFSITE TOUR

8:30 a.m. – 12:00 Noon

**The Makings of a Community:
From Nothing to Prosperity –
Drive Downtown by Private Cars
for a Walking Tour**

Sponsored by Bay View Handworks

Continuing Ed – AICP: CM 3.25; AIA: 3.25
LU

Capacity: 40 people

Difficulty: Easy-to-Moderate – There is less than 1 mile of walking, passing individual sites at a leisurely pace and standing for on-site lectures. Tours through any individual buildings may involve steps. Cars are parked close-by for anyone who tires and wishes to drive back to Venue One Eleven.

Note: This tour is specially priced for Friday conference participants. Others may purchase tickets ahead of time using the Registration Form; ticket price includes continental breakfast before departure and the tour's beverage break.

Breakfast will be at Venue One Eleven; see page 9 for the location of the venue and free adjacent parking. Leave breakfast and drive downtown in private cars in time for the 8:30 a.m. meet-up; see page 9 for parking and the gathering spot. Tours are not being live-streamed or recorded.

ABOUT THE TOUR

The Village of Holly, like many Michigan communities, experienced similar patterns of early growth. Holly was settled in the 1830s, the Shiawassee River was dammed and a mill was built, and in the 1850s the railroads arrived. These early events established Holly as a thriving community. Subsequently, Holly has continued to re-imagine what prosperity is for residents, business owners, and visitors. During this walking tour, we visit Crapo Park, Battle Alley, downtown businesses such as the Holly Hotel, 19th and early 20th century residences on Washington and Martha and South Saginaw Streets, and, of course, the Holly Depot – a major preservation project for our community. Through these sites, we dig into the early history of the community with stories of founding families, businesses, and critical events that have made Holly unique. Additionally, take a look forward to the future and plans for continuing our placemaking based on preservation and prosperity.

Nicole Edwards-Rankin, Resident and Historian, Village of Holly, Holly

Nick Klemp, Downtown Development Authority Director, Village of Holly, Holly
Accompanied by Katie Kolokithas, Emeriti Leadership Council, MHPN

8:30 a.m. – 9:45 a.m.

Show Me the Money: How Your Community Can Tap into the Historic Preservation Fund

Divinity Room

Sponsored by **WTA Architects**

Continuing Ed - AICP: CM 1.25, Eq 1; AIA: 1.25 LU

The State, Tribal, Local, Plans & Grants Division of the National Park Service manages the Historic Preservation Fund to assist State, Tribal, and Local governments, and nonprofits. The HPF preserves nationally significant sites and collections, assists underrepresented communities, saves sites associated with the struggle for civil rights, and funds local projects supporting rural economic development.

Megan J. Brown, Chief, State, Tribal, Local, Plans & Grants - National Park Service, Washington, DC

Seth Tinkham, Grants Management Specialist, State, Tribal, Local, Plans & Grants - National Park Service, Washington, DC

Moderator **Laura Steenwyk**, Treasurer, MHPN



Parks are Not Just Trails and Trees: The Importance of Preserving and Celebrating History on Park Lands

Gymnasium

Sponsored by **Cornerstone Architects, Inc.**

Continuing Ed - AICP: CM 1.25; AIA: 1.25 LU

From foundations and fence posts to daffodils and lilac bushes, parks are filled with human history. What resources are most useful in investigating the history of a park? What activities can be designed to share and celebrate park history? How and why should naturalists and historians work together?

Carol Bacak-Egbo, Historian and Project Advisor, Oakland County Parks and Recreation, Orionville

Moderator **Justin Knepper**, Board of Directors,

24 MHPN

**9:45 a.m. – 10:00 a.m.**

Beverage Break

Meridian Room

Sponsored by **Rod Kreger and Betsy La Vier**

Please note that the Vendors' Showcase is now closing.

10:00 a.m. – 11:00 a.m.

An Accessible Future for Preservation

Divinity Room

Sponsored by **Preservation Ladies & Gents**

Continuing Education - AICP: CM 1, L 1, Eq 1; AIA: 1.0 HSW

Despite building codes and ADA laws, many older and historic buildings remain inaccessible. Some look to historic designation as a way to circumvent requirements; others misunderstand or misinterpret the laws. By addressing issues with examples of thoughtful solutions, this session examines the positive social and economic impact of making history inclusive.

Erica Coulston, President, Walk The Line To SCI Recovery, Inc., Southfield

Ron Campbell, AIA, Principal Planner/Architect, Oakland County Economic Development & Community Affairs, Waterford

Moderator **Emily Cautillo**, Board of Directors, MHPN

10:00 a.m. – 11:00 a.m. Cont'd

City Hall Artspace Lofts & Wagner Place: Stitching Dearborn's Michigan Avenue Together

Gymnasium

Sponsored by **Neumann/Smith Architecture**

Continuing Ed - AICP: CM 1; AIA: 1.0 HSW

To the east is the 1921 Colonial Revival facade of the City Hall Complex, now City Hall Artspace Lofts. On a prominent corner three miles west stands the Italianate 1896 Wagner Hotel, now office and retail space. These landmarks have accelerated placemaking along Michigan Avenue to establish "Downtown Dearborn" as a singular, regional brand.

J. Michael Kirk, AIA, LEED AP, Principal, Lead Historic Architect, Neumann/Smith Architecture, Southfield

Moderator **Marcus Ringnald**, Vice President, MHPN

11:00 a.m. – 11:15 p.m.

Beverage Break

Solstice Room

Sponsored by **Thomas Roberts Architect**

11:15 a.m. – 12:30 p.m.

Modernism for the Masses: Development and Design at Midcentury

Divinity Room

Sponsored by **H2A Architects Inc.**

Special assistance is provided for this session by **Docomomo US/Michigan, Michigan Modern, and the Michigan State Historic Preservation Office**

Continuing Ed - AICP: CM 1.25; AIA: 1.25 LU

From housing to schools to commercial buildings, this session looks at the driving

forces behind mid-century development patterns and the resulting design trends. Come learn more about why mid-century buildings are worth preserving as well as how preservationists can advocate for them.

Abigail Christman, Senior City Planner, Landmark Preservation, City and County of Denver, Denver, CO

Moderator **Melissa Milton-Pung**, President Emerita and current Executive Committee, MHPN



Realizing a 30 Year Preservation Dream – The Michigan State Capitol and Heritage Hall

Gymnasium

Sponsored by **Wiss, Janney, Elstner Associates, Inc.**

Continuing Ed - AICP: CM 1.25; AIA: 1.25 HSW

In spring 2022 Heritage Hall, an underground visitors and event center, opens adjacent to the Michigan State Capitol. A project over 30 years in the making, Heritage Hall creates opportunities to better preserve the National Historic Landmark building, restore Capitol Square, conserve and exhibit artifacts, and expand educational offerings.

Valerie Marvin, Historian & Curator, Michigan State Capitol Commission, Lansing

Rob Blackshaw, Executive Director and Project Manager, Michigan State Capitol Commission, Lansing

Moderator **Elisabeth Knibbe**, Board of Directors, MHPN



12:30 a.m. – 2:00 p.m.

Lunch and Annual Keynote Address

FREE AND OPEN TO THE PUBLIC

Meridian Room

See page 9 for the location of Venue One Eleven and free adjacent parking.

Keynote Address sponsored by

Warner Norcross + Judd

Melinda A. Hill

Midtown Detroit, Inc.

Quinn Evans

MHPN Board, Emeriti, Committees, and Staff

Sandra S. Clark, Michigan History Center

Rehmann

Eastern Michigan University - Historic

Preservation Program

Lunch sponsored by The Roxbury Group

Continuing Ed - AICP: CM 1, L 1, Eq 1;

AIA: 1.0 HSW

Note: Lunch before the Address is included for Friday conference participants. The public may purchase tickets ahead of time that include lunch using the Registration Form; tickets are not available at the door.

A complete description of this year's Keynote Address can be found on page 5.

The Keynote Address begins at 1:00 PM.

Introduction of the 2022 Keynote Speaker

Mark Rodman - Moderator, State Historic Preservation Officer, Michigan State Historic Preservation Office, Lansing

"Taking Preservation Mainstream"

Sara Bronin, Professor, Cornell University, Ithaca, New York

15 minutes are provided to move into the afternoon sessions.

2:15 p.m. – 3:45 p.m.



From Pandemic to Preservation: Two Popular Oakland County Farm Parks Succeed in Spite of the Odds

Divinity Room

Sponsored by Bay View Handworks

Continuing Ed – AICP: CM 1.50; ; AIA: 1.5 LU

Covid or not, there are two keys to preservation success: collaboration and planning. Both Holly Heritage Farmstead and Van Hoosen Farm faced buildings requiring restoration. Fortunately, both had long-range plans for their properties. Smart collaborators, they successfully tapped citizens and students, donors, foundations, and Oakland County and Holly Township for help.

Patrick J. McKay, Manager, Rochester Hills Museum at Van Hoosen Farm, Rochester Hills

Jackie Hoist, AIA, Partner, H2A Architects, Davison

Amy N. Hillman, Assistant to the Supervisor, Holly Township, Holly

George A. Kullis, Holly Township Supervisor, Holly Township, Holly

Moderator Samantha Malott Brown, Board of Directors, MHPN



2:15 p.m. – 3:45 p.m. cont'd



Beyond Planning: Engaging Proactive Redevelopment

Gymnasium

Sponsored by Cornerstone Architects, Inc.

Continuing Ed - AICP: CM 1.50; AIA: 1.5 LU

Explore how Michigan communities take proactive steps to redevelopment through MEDC's Michigan Main Street. Redevelopment Ready Communities, and Certified Local Government programs, enacting their future vision in a way that preserves, celebrates, and leverages their unique assets and builds strong relationships with both private property owners and municipal entities.

Kelly Timmerman, Design Specialist, Redevelopment Services, Michigan Economic Development Corporation, Lansing

Alan Higgins, Certified Local Government Coordinator, Michigan State Historic Preservation Office, Okemos

Leigh Young, AICP, Senior Main Street Specialist, Michigan Main Street, Michigan Economic Development Corporation, Canton

Joe Frost, Community Assistance Team Specialist, Michigan Economic Development Corporation, Bay City

Moderator Jessica Flores, Board of Directors, MHPN

3:45 p.m. – 4:00 p.m.

Beverage Break

Solstice Room

Sponsored by HopkinBurns Design Studio

Please note that Silent Auction bidding closes in the Meridian Room promptly at 3:45 p.m. You may pay for winning bids at that time, stop by during the afternoon, or return between 5:15 PM and 5:45 PM. All items must be claimed and removed. Additionally, the Marketplace and Raffle are now closed. The Raffle Winner is announced at the Awards Ceremony tonight; you need not be present to win, but we hope you'll be there.



4:00 p.m. – 5:15 p.m.



Michigan Archaeology in the National Register of Historic Places: So Many Significant Sites, So Few Listings!

Divinity Room. See page 9 for the location of Venue One Eleven and free adjacent parking.

Sponsored by Dean L. Anderson, State Archaeologist (Retired) and Laura Rose Ashlee, State Historic Preservation Office (Retired)

Continuing Ed - AICP: CM 1.25, Eq 1; AIA: 1.25 HSW

Note: This session is included for Friday conference participants. Others may purchase tickets ahead of time using the Registration Form. Ticket price includes the beverage break beforehand.

The State Archaeological Site File includes nearly 25,000 sites spanning ~14,000 years of state history. Given this wealth of archaeological resources, why are so few sites nominated to the National Register of Historic Places? Learn about Michigan archaeology's representation in the NRHP, the impacts of underrepresentation, common barriers to nomination, and paths for progress.

Stacy Tchorzynski, Archaeologist, Department of Natural Resources, Lansing

Michael Hambacher, Archaeologist, State Historic Preservation Office, Lansing

Moderator Sarah Surface-Evans, Senior Archaeologist, SHPO

4:00 p.m. – 5:15 p.m. cont'd

Soaring Atriums: Challenges in Rehabilitation

Gymnasium

Sponsored by Bay View Handworks

Continuing Ed - AICP: CM 1.25, L 1; AIA: 1.25 HSW

Grand, open lobbies are often significant defining features of historic buildings that pose a series of challenges during rehabilitation. Using a series of case studies in Detroit and Flint, these challenges will be explored, along with the end result when project teams work together to preserve historic places.

Brian Rebain, Principal, Kraemer Design Group, Detroit

Lillian Candela, Project Architect & Architectural Historian, Kraemer Design Group, Detroit

Cassandra Talley, Architectural Historian, Kraemer Design Group, Detroit

Moderator David Jackson, President, MHPN

Please note: If you haven't already, pick up your auction items from 5:15 p.m. – 5:45 p.m. in the Meridian Room. All items must be claimed and removed.

Have a snack on your own before the Awards Evening. See information in your participant bag.



6:30 p.m. – 9:00 p.m.

31st Annual Preservation Awards Reception and Ceremony

Meridian Room. See page 9 for the location of Venue One Eleven and free adjacent parking.

Sponsored by

The Christman Company Historic Preservation Group

AIA Michigan

Allen Architectural Metals, Inc.

Impact Credit Partners

BlackBerry Window & Door Systems

Kraemer Design Group

Morgan Stanley, Patrick J. Bruntjens,

Financial Advisor

Charlotte Whitney Stevens

Note: The evening is specially priced for Friday conference participants. Others may purchase tickets ahead of time using the Registration Form. Tickets are not available at the door.

Don't just head home at the end of Friday's programs! Join us to celebrate those honored for great preservation work this past year. The Reception runs from 6:30 p.m. to 7:30 p.m. and features hors d'oeuvres and desserts, non-alcoholic beverages, and cash bar for wine and beer (Visa, MasterCard, American Express, and Discover accepted). The Ceremony begins promptly at 7:30 PM. The Raffle Winner is drawn!

Welcome and Presentation of the 2022 Awards

Ruth Mills, Past President and Chair, Awards Committee, MHPN

DAY THREE

All activities take place at Venue One Eleven unless otherwise noted. See page 9 for the location of Venue One Eleven and free adjacent parking.

Conference participants may add either the Saturday Workshop or the Saturday Tour at a reduced fee. Others may purchase tickets using the Registration Form.

8:30 a.m. – 12:00 Noon

Registration opens and stays open until 12:00 Noon, Gymnasium

8:30 a.m. – 9:00 a.m.

Continental Breakfast for both Workshop and Tour participants, Gymnasium

9:00 a.m. – 12:00 Noon

The Annual Historic District Commissions Program (But Open to All!)

"Community Preservation: Best Practices and Thoughtful Solutions"

Gymnasium

Sponsored by Peter Basso Associates/Illuminat

Special assistance is provided by the

Michigan Council for Arts and Cultural Affairs

Continuing Ed – AICP: CM 2.75, L 1; AIA: 2.75 HSW

Note: This program is specially priced for conference participants. Others may purchase tickets ahead of time using the Registration Form. Registration includes continental breakfast and mid-morning beverages.

ABOUT THE WORKSHOP

Local historic districts are key to protecting historic resources. In this expanded session, SHPO staff address the best practices for community preservation, including survey, local historic districts, and Certified Local Governments (CLG). Later, experienced local staff and commissioners share their best

practices and solutions to seldom-discussed predicaments faced by local historic district commissions. These practical solutions and valuable tips will help grow the commission's influence in your community.

Michigan State Historic Preservation Office Staff:

Amy Arnold, Preservation Planner

Alan Higgins, Certified Local Government Coordinator

Katie Kolokithas, Survey Coordinator

Martha MacFarlane-Faes, Deputy State Historic Preservation Officer

Todd Walsh, National Register Coordinator

Guest Experts:

Devan Anderson, AIA, Senior Associate, Quinn Evans Architects; Former Detroit Historic District Commissioner; President, Preservation Detroit, Detroit

Rhonda Baker, Historic Preservation Specialist, City of Grand Rapids, Grand Rapids

Lindsey Dotson, Main Street DDA Director/HDC Liaison, City of Charlevoix, Charlevoix

Chris Green, Chair, Calumet Historic District Commission, Calumet

Garrick Landsberg, AIA, Director, Historic Preservation, Planning and Development, City of Detroit, Detroit

Jill Thacher, Historic Preservation Coordinator, City of Ann Arbor, Ann Arbor
Moderated by Devan Anderson, Secretary, MHPN

GREAT MICHIGAN ROAD TRIP!

OFFSITE TOUR

9:00 a.m. – 3:00 p.m.

2022 Great Michigan Road Trip

Our Town Preservation Around Oakland County: From Mansions to Mills, from Farms to Main Streets, You'll See It All!

Bus Transportation to Off-Site Tours

Sponsored by Oakland County Economic Development & Community Affairs, and Oakland County Parks

Continuing Ed - AICP: CM 5; AIA: 5.0 LU

Capacity: 35 people.

Difficulty: Medium – The group rides the bus to sites around Oakland County and disembarks for tours; there is less than 1.0 mile of walking in all. Tours through individual properties are at a leisurely pace and include standing for on-site remarks; there may be some steps involved. The bus is parked close to the group for anyone who tires and wishes to re-board.

Notes: This tour is specially priced for conference participants. Others may purchase tickets ahead of time using the Registration Form. Registration includes continental breakfast, tour refreshments, and box lunch.

The bus departs from and returns to the front entry of Venue One Eleven on College Street. See page 9 for the location of the venue and free adjacent parking. The tour leaves promptly. Travel in private cars behind the bus is prohibited. Cars cannot remain in the Venue One Eleven parking lot past 3:00 PM.

Tours are not being live-streamed or recorded.

ABOUT THE TOUR

When did we last take a history tour that included a Pre-Civil War Governor's residence...and an Off-Road Vehicle Park? Now's our opportunity. This year's Great Michigan Road Trip takes us to "Pine Grove," the lovely 1845 Greek Revival home of Governor Moses Wisner. In Ortonville, we visit an 1856 mill and an 1879 school, these buildings and others reflecting the county's agricultural roots. In Ortonville, and also in Rochester and Pontiac, we're visiting communities participating in the Main Street Oakland County program that places preservation at the heart of economically-robust traditional downtowns. And yes, in addition to rooting at a vintage baseball game at the mid-19th century Van Hoosen Farm, we'll see the Holly Oaks Off-Road Vehicle Park that spotlights the challenge of accommodating contemporary recreational trends while preserving the countryside's rural character. Along our route, we focus on presenting local history so it commands attention as an economic driver.

Carol Bacak-Egbo, *Historian and Project Advisor, Oakland County Parks and Recreation, Ortonville*

Ron Campbell, *AIA, Principal Planner/Architect, Oakland County Economic Development & Community Affairs, Waterford*

Patrick J. McKay, *Manager, Rochester Hills Museum at Van Hoosen Farm, Rochester Hills*

Jon Noyes, *Principal Planner, Oakland County Parks and Recreation, Waterford Township*

Judy Weeks Miracle, *President, Ortonville Community Historical Society, Ortonville*

Michael McGuinness, *Executive Director, Oakland County Pioneer and Historical Society/Oakland History Center at Pine Grove, Pontiac*

Accompanied by Liz Ware, Board of Directors, MHPN



Mission:

We advocate for Michigan's historic places to contribute to our economic vitality, sense of place, and connection to the past.



ACKNOWLEDGEMENTS

Keeping the cost of this conference competitive with our peers would not be possible if our speakers, conference planners, and volunteers did not donate their time, talents, and energy this past year. We thank the 2022 Speakers and Tour Leaders noted throughout this conference brochure as well as the following:

2022 CONFERENCE PLANNING GROUP

Robin Adair
Devan Anderson
Jill Anderson
Carol Bacak-Egbo
Bethany Berdes
Mallory Bower
Cynthia Bruntjens
April Bryan
Ron Campbell

David Cusack
Ken Czapski
Amanda Davis
Nicole Edwards-Rankin
Amy Hillman
Nick Klempp
Janet Kreger
George Kullis
Bryan Lijewski
Ruth Mills

Nathan Nietering
Sarah Richards Reyes
Elaine Robinson
Mark Rodman
Jamie Sisty
Xiaohan Bao Smith
Stacy Tchorzynski
Ellen Thackery
Thomas Trombley

And others including:

AIA Michigan; AIA – Detroit Chapter; Community Economic Development Association of Michigan; DCOMOMO_US/Michigan; Holly Historic District Commission; Holly Township; Village of Holly; Conference on Michigan Archaeology; Michigan Archaeological Society; Michigan Barn Preservation Network; Michigan Economic Development Corporation; Michigan Main Street; Oakland County; Oakland County Economic Development & Community Affairs; Oakland County Historical Commission; Main Street Oakland County; Oakland County Parks; Saarninen (Michigan) Chapter, Society of Architectural Historians; Sense of Place Council.

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STAFF

Cynthia Bruntjens, Assistant to the Director
Xiaohan Bao Smith, Historic Properties Coordinator

The following provided the photographs for this brochure at no cost to the MHPN. We are grateful for having these superb images made available to us. All photographs are of cultural resources in the Village of Holly; if otherwise noted, they are in Oakland County.

Ron Campbell: Front cover, inside front cover, p.12 (both), p.15 (all), p.20 (3rd from top), p.22, p.24, p.26, p.28, p.31 (Upper left: downtown, Pontiac; upper right: One-Room School, Orionville; lower right: Van Hoosen Farm, Rochester Hills), p.32. **Cornell University:** p.5 (Sara Bronin). **Nicole Edwards-Rankin:** p.27. **Amy Hillman:** p.17. **The Holly Vault Collection:** p.8 (both). **Janet Kreger:** p.20 (Top, 2nd from top, bottom), p.25, p.29. **Main Street Holly Photo Collection:** p.4 (Historic photo of downtown Holly taken by H. Judson, Linden, Michigan). **Oakland County Parks:** p.16 (Ellis Barn, Springfield Township). **Oakland History Center at Pine Grove:** p.31 (Lower left: Gov. Moses Wisner House, Pontiac). **Mark Rodman:** p.5 (Mark Rodman).

THE MHPN RECOGNIZES ITS PARTNERS



IMPORTANT REGISTRATION DETAILS

LIVE-STREAM CONFERENCE REGISTRATION

On-line at www.mhpn.org/conference by May 3, 2022, 6:00 PM

To participate via live-stream, you must register on-line so you have your email and password for access. Non-member registration includes an individual membership!

For the entire conference:

Members \$100
Non-Members \$155

A la carte tickets available for:

Wednesday Workshops \$25
Thursday Evening Awards Ceremony \$20
Saturday HDC Workshop \$25

VIRTUAL 24/7 VENDORS' SHOWCASE REGISTRATION

On-line at www.mhpn.org/conference by May 6, 2022, 6:00 PM

IN-PERSON REGISTRATION

Two Inexpensive Ways to Attend:

First, have SCHOLARSHIPS for students, professionals, tradespeople, and others. Registration and overnight costs are covered. Submit a letter describing preservation interests and letter of recommendation to mhpnships@gmail.com. Second, VOLUNTEERS are needed. Volunteers receive free registration on work days; added days are at the Student Rate. Contact VolunteerMHPN@gmail.com. The deadline for both is 6 PM on April 12.

Two Conference Hotels. Both hotels are in Grand Blanc; see page 9 for addresses. Go to the MHPN website for on-line registration portals; phone numbers are below. Both offer conference rates, complimentary parking, breakfast, other amenities. Holiday Inn Express & Suites Grand Blanc rates are \$104/King and \$109/Double Queen + 11% total taxes; Wed through Sat nights with Sun checkout. Call the hotel at 810-695-3000; use Block Name "Michigan Historic Preservation Network" and Group Code "MHPN" Book by April 19; hold with credit card. Check-In 3PM/Check-Out 11 AM. Fairfield Inn & Suites Flint Grand Blanc rates are \$129/King and \$139/Double Queen + 11% total taxes; Wed through Fri nights with Sat checkout. Call the hotel at 810-901-0000; use the Block Name "Michigan Historic Preservation Network" and Group Code "MHPN". Book by April 11; hold with credit card. Check-in 3PM/Check-out 12 Noon.

*Make it a Holly Weekend! Stay the weekend and explore the Village of Holly and its neighbors! Holiday Inn Express & Suites rates run through Sunday check-out.

Guest Attire: Business casual is appropriate for all activities, but many dress for Friday's Awards Evening. Wear comfortable shoes for tours; have rain gear available.

Booth Discounts and Information for Our Vendors:

For a Vendors' Showcase booth, complete Registration, page 35. Vendor spaces are approx. 8' x 10' with up to two 8' tables with cloths and 2 chairs. You provide display elements; attaching items to walls is prohibited. Electrical outlets are limited and may not be adjacent to your booth. Internet connectivity is limited due to conference live-streaming. There is no secure on-site storage; neither MHPN nor the venue is liable. Set-up/break-down times and a map for unloading/loading are sent closer to the conference. Hours are shortened for the first year back in-person: set up is Thursday starting at 1:30 PM for 2:30 PM soft start; the Vendors' Showcase and Opening Reception is Thursday from 5:00 PM - 6:30 PM. Friday participants view the Showcase from 7:30 AM-10 AM; departure by 11 AM. Contact Janet Kregier at (734) 222-9310 or kregierj1981@aatt.net. If you are a sponsor, a discount on the member booth price of \$110 applies: support of \$5,000+ = FREE; \$2,500+ = \$27; \$1,000+ = \$55; \$750 - \$500+ = \$82; \$250+ = \$100. Don't know if you're a conference sponsor? Contact Janet.

Net Profit Policy: Any net profit supports MHPN operations, programs, and/or endowments at the direction of the Executive Committee. A review of finances is available through the office.

Disclaimer: The MHPN assumes no responsibility for any injury, loss, or other damage to any person or property occurring in relation to any activity connected to or arising out of this Annual Conference or any events or tours associated therewith.

Releases: General: Each person participating in any event, tour, or other activity related to this Annual Conference hereby releases the MHPN and all cooperating organizations and related individuals from any and all suits, demands, or claims for injury (including death), loss, or other damage arising out of or occurring in connection with any activity associated with said Annual Conference. Photography: Your registration constitutes implied consent to be photographed and to have those photos published with non-personal identification.

Questions: Contact the MHPN at (517) 371-8080 / info@mhpn.org. Also find answers at www.mhpn.org.

Registration Policies:

1) Registrations after May 3 and walk-ins welcome, but food/activities are not guaranteed. 2) Refunds subject to a \$20 administrative fee and made 30-45 days post-conference. 3) Cancellations or changes after May 3, and no-shows, are not reimbursed; contact the MHPN with Covid-related issues. 4) Reservations may be transferred, unchanged, to another participant; notify the MHPN. 5) Tours, events, lunches have capacity limits; waiting lists are kept.



PROGRAM RECORDINGS AVAILABLE ON-DEMAND THROUGH 2022 for those who register in-person for at least Thursday or Friday, or, who register for the entire live-streamed conference

IN-PERSON CONFERENCE REGISTRATION FORM

By mail, fax, or on-line at www.mhpn.org/conference by May 3, 2022, at 6:00 PM
SAVE! Early Bird Registration by April 5, 2022, at 6:00 PM

One person per form and please print:

Last Name: _____ First Name: _____
Affiliation: _____ County: _____
Street Address: _____ City: _____ State: _____ Zip: _____
Phone: () _____ Special Needs: _____
E-Mail: _____

On-line Registration is encouraged!

Do not include me on the Participant List _____

REGISTERING FOR 1 OR MORE DAYS? DO THAT HERE!

This is Basic Registration. If you qualify for a discount, you'll find it below at Check Out. If not a member, join at Check-Out and qualify for member discounts immediately!

- ☐ **I am registering for Wednesday, May 11:**
To qualify for Wed pricing, you must register for at least one day below. Incl. beverage breaks.
Choose one: "SHPO: Your Partner in Preservation" \$40
"Sound Preparation, Great Projects" \$40
"I am registering for Thursday, May 12:
Incl. continental breakfast, breaks, box lunch, sessions, Opening Reception & Vendors' Showcase (Cash Bar).
Add "Exploring the Saginaw Road" Bus Tour \$20
I am registering for Friday, May 13:
Incl. continental breakfast, breaks, served lunch, sessions, and Keynote
Add "Making a Community" Walking Tour \$20
Add Awards Reception & Ceremony (Cash Bar) \$25
I am registering for Saturday, May 14:
To qualify for Sat pricing, you must register for at least one day above. Choose one:
"Annual HDC Program: Best Practices" \$25
Incl. continental breakfast, breaks
"Our Town Oakland County" Bus Tour \$35
Incl. continental breakfast, box lunch, snacks.

YOUR SUB-TOTAL FOR BASIC REGISTRATION:

REGISTRATION CHECK OUT!

Does one of the following discounts apply to you? (Limit to 1) If so, subtract!

- MHPN Member registering by April 5: Subtract 25%
MHPN Member registering April 6-May 3: Subtract 10%
Student and 60+ registering by April 5: Subtract 50%
Student and 60+ registering April 6-May 3: Subtract 35%
Presenters and Volunteers pay \$0 for their work days.
for added days, registering any time: Subtract 50%
Donor at \$750+ or Scholars registering any time: Subtract 100%
If you are not a member and have taken a discount, join now: 1-Yr Basic @ \$55, Student/60+ @ \$35
I want to make a gift to the MHPN: _____

PAY THIS TOTAL:

...OR DOING A LA CARTE TICKETING? DO THAT HERE!

If you are registered to the left, no need to buy a la carte tickets here! DISCOUNTS DO NOT APPLY ON INDIVIDUAL TICKETS.

- Wednesday, May 11 - Choose One:**
SHPO: Your Partner Workshop.....\$50
Great Local Projects Workshop.....\$50
Thursday, May 12 - Choose all that apply:
Courtney Box Lunch (no program).....\$15
Power of Place Plenary.....\$20
Saginaw Road Bus Tour.....\$40
State Historic Tax Credit Session.....\$20
Reception & Showcase (Cash Bar).....FREE
Friday, May 13 - Choose all that apply:
Making a Community Walking Tour.....\$40
Served Lunch (before keynote).....\$25
Keynote Address.....FREE
Archaeology and NR Session.....\$20
Awards Evening.....\$30
Saturday, May 14 - Choose one:
HDC Best Practices Workshop.....\$25
Our Town Oakland Co Bus Tour.....\$50
Add a Membership:
1-Yr Basic @ \$55, Student/60+ @ \$35.....+
I want to make a gift to the MHPN.....+
PAY THIS TOTAL:.....+

...OR ARE YOU A VENDOR? REGISTER HERE!

For up to 2 people: Thurs includes afternoon breaks, sessions, Opening Reception & Vendors' Showcase; Fri includes continental breakfast, break, sessions. See "Important Registration Details," opposite page.

- MHPN Member.....Pay \$110
Non-Member: 1 yr basic member inc.....Pay \$165
Donor, see booth discount on pg 34:.....Pay \$

I need (circle one) 0, 1, 2, 3 tables.

Electricity required (Outlets limited): Yes _____ No _____

Second person's name, if applicable, no need for a second form:

THEN EVERYBODY PAYS HERE!

If one payment is made for several registrants, complete a separate form for each person and submit together.

Choices for Remittance:

- 1) Check # _____ made payable to the "MHPN"
2) Purchase Order # _____
3) CC: VISA _____ MC _____ AmEx _____ # _____

Name on Card: _____

Your Signature: _____

Mail/fax the registration form with payment to: Michigan Historic Preservation Network, 313 East César E. Chávez Avenue, Lansing, MI 48906
FAX: (517) 371-9090



Michigan Historic Preservation Network
313 East César E. Chávez Avenue
Lansing, MI 48906

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Should you receive more than one copy of this brochure, it likely was sent to you directly by one of our partners. Please use the extra brochure to introduce someone new to the MHPN.

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**CONTINUING EDUCATION CREDITS
AVAILABLE AGAIN THIS YEAR!**

AICP: CM 41.75, L 5, Eq 7; AIA: 20.75 HSW and 21.0 LU; and Master Citizen Planner!

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**WANT TO VOLUNTEER OR APPLY
FOR A SCHOLARSHIP?**

See page 34 or visit www.mhpn.org

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