



## **AGENDA**

May 19, 2026 – 3:30 p.m.

Saginaw Future Inc, 3<sup>rd</sup> Floor

515 N. Washington Ave., Saginaw, MI 48607

989-754-8222

- I. Call to Order – TOM BASIL
- II. Roll Call – RACHEL MORNEAU
- III. Public Comment
- IV. Approval of Minutes – Tuesday, April 28, 2026 – **Action Item**
- V. DDA Façade Grant Committee – Committee Chair/STEVE HENSLEY – **Action Item**
  - a. Foods LLC – 1122 E. Genesee Ave. | Requested \$51,700
  - b. OVIO Cookie LLC – 314 N. Hamilton St. | Requested: \$1,682
- VI. Projects/Prospects Report – STEVE HENSLEY
- VII. Special Events Grant Committee – Committee Chair – **Action Item**
  - a. Special event grant allocation FY 26-27 – Positive Results Downtown Saginaw
- VIII. Announcements/Miscellaneous
- IX. Next Meeting – Tuesday, June 23, 2026 – 3:30pm at Saginaw Future Inc. 3<sup>rd</sup> Floor
- X. Adjournment

**IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL RACHEL MORNEAU (989) 757-2102.**



## **MEETING MINUTES**

April 28, 2026 – 3:30 p.m.

Saginaw future Inc., 3<sup>rd</sup> Floor

515 N. Washington Ave. Saginaw, MI 48607

989-754-8222

I. **Call to Order** – Chair Basil called the meeting to order at 3:34pm

II. **Roll Call** – Rachel Morneau took roll.

**Members Present:** Tom Basil, Amy Spadafore, Tim Morales, Darrick Huff, John Markey, Herb Spence, Eric Tankersley, Denny Whalen, Todd Gregory, and Mark Fischer.

**Staff Present:** Steve Hensley and Rachel Morneau

III. **Approval of Minutes** – Tuesday, March 24, 2026

Motion by Board Member Markey, supported by Board Member Huff, to approve the Tuesday, March 24, 2026, meeting minutes. Motion approved.

IV. **DDA Facade Grant Committee**

Motion made by Member Huff, supported by Member Spadafore to approve the Facade grant committee's recommendation, awarding the full requested amount of \$3,662.50 to Fifth Avenue Limited Partnerships, 115 N. Hamilton St. project. Motion approved.

Motion made by Member Gregory, supported by Member Spadafore, for Board to exercise its discretion and to defer the Foods LLC, 1122 E. Genesee Ave. Facade Grant application to the Facade Committee for review prior to final board consideration. Committee to meet and provide a recommendation at the next DDA board meeting. Motion approved.

V. **Special Events Sponsorship**

Motion made by Member Tankersley, supported by Member Spence, to approve the Special Event committee's recommendation, awarding the full requested amount of \$2,000 to Union Civica Mexicana, Cultural Celebration event, and \$2,000 to the Positive Results Downtown Saginaw, Memorial Day Parade. Motion carried.

VI. **DDA Match on Main**

Staff Hensley provided a brief update regarding the Match on Main grant program. Two local applications were received, Court Stret Antiques relocating into Old Mission Church on Michigan Ave., and The Brunch Guy, expanding into the old Commercial National Bank building next door to their recently opened restaurant. Applications were scored individually by DDA staff and

compared side-by-side. The Brunch Guy was the more competitive project largely based on place making strategy, walkability within the district, and job creation. Grant award announcements from the MEDC are expected in July 2026.

**VII. DDA Projects/Prospects Report**

Hensley provided updates on façade grants, business development activity, and the Match on Main prospect.

**VIII. DDA Budget Update FY 26-27**

Hensley provided the draft DDA budget for FY 26-27 that was provided to City Council, for DDA Board approval. Hensley and Member Morales reminded the board that once this budget is approved by City Council, the DDA board is welcome to make changes to line items if desired.

Increased budgets were made to the Public Arts Grant Program, Streetscape Improvements, Facade Grant Program and Special Event Sponsorships line items. There was discussion to increase the Police Patrol line item by at least \$4,000 or more and a general collective sense of support.

Motion by Member Spadafore, supported by Member Tankersley, to approve the draft DDA Budget for FY 26-27 as provided. Motion carried.

**IX. Announcements and Miscellaneous**

Motion by Member Markey, supported by Member Morales, to cancel and re-schedule the May 26, 2026, DDA Board Meeting to Tuesday, May 19, 2026. Motion carried.

**X. Next Meeting**

Tuesday, May 19, 2026, at 3:30 p.m.

**XI. Adjournment**

Motion by Member Markey, supported by Member Huff, to adjourn the meeting at 4:21pm. Motion approved.

Respectfully submitted,

Rachel Morneau  
Executive Assistant and Operations Coordinator  
Saginaw Future Inc.



## Program Application Form

Applicant Name: Foods LLC

Applicant Address: 4135 Atwood Road Bridgeport MI 48722

Phone Number: 9897375125 Email: adenha9@yahoo.com

Building Type:  Residential  Commercial  Mixed-Use

Relationship to building:  Owner  Tenant

Project Address: 1122 E. GENESEE SAGINAW MI 48607

Tax Parcel #(s): 06 0275 00000

Project Description: Exterior improvement of existing Dollar General retail store.  
I will include a separate attachment explaining more on the project.

Grant Funds Requested: \$ \$51,700 Match percentage: 50 %

Projected Start Date: May 1st 2026 Projected Completion Date: May 31, 2026

Business(es) Currently Housed in Building: Dollar General Retail store

Will tenants be displaced during construction:  YES  NO  UNKNOWN

Contact Person:  Applicant  Contractor  Other: \_\_\_\_\_

Name: Anthony Denha Day Phone: \_\_\_\_\_

Email: adenha9@yahoo.com Cell Phone: 9897375125

Address: 4135 Atwood Road Bridgeport MI 48722

### Please Include the Following Submission Requirements

- Grant application form
- Proof of property ownership and/or lease hold interest
- Proof that property taxes are up-to-date
- Detailed written summary of proposed façade improvements
- Project Budget
- Full set of before photos of the proposed project
- Sketch of proposed improvements
- Façade Improvement Agreement

## Project Budget

Itemize all project costs (expenses) and funding sources (revenue), including matching funds, to the best of your knowledge.

### Revenue

Sources of funding	Amount	Status	
		Confirmed	Pending
Foods LLC Funds	\$ 51,700	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grant Funds	\$ 51,700	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$ _____	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	<b>\$ 103,400</b>		

### Expenses

Item (materials/supplies, equipment, labor)	Estimated Cost
See attached Bid	\$ 103,400
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
<b>Total</b>	<b>\$ 103,400</b>

## Façade Improvement Agreement

The undersigned affirms the information provided in this application is true and complete to the best of their knowledge. Furthermore, the applicant understands the requirements of the Façade Grant Program and agrees to abide by the terms and conditions.

Signature of Applicant: Anthony Denha Date: 4/16/26  
Signature of Property Owner(s): Anthony Denha Digitally signed by Anthony Denha  
Date: 2026.04.16 18:07:08 -04'00' Date: 4/16/26  
Signature of Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

For additional information, please contact Steve Hensley at (989) 757-2107 or email at [shensley@sainawfuture.com](mailto:shensley@sainawfuture.com)

## Detailed Eligible Façade Improvement Line Item Breakdown

Project: Foods LLC 1122 E. Genesee Ave. Saginaw | Proposal | Date: April 15, 2026

Line Item	Material/Labor
Furnish & install temporary enclosures during construction	\$2,250.00
Furnish & install necessary barricading for safe customer entry	\$700.00
Furnish necessary debris dumpsters and temporary restrooms	\$1,750.00
Selective removal of damaged exterior siding as required for façade restoration	\$2,150.00
Selective demolition of damaged exterior brickwork for façade restoration	\$2,200.00
Furnish & install matching brick in damaged area; restore to original condition	\$8,350.00
Exterior wall framing repairs required to support new façade materials	\$5,350.00
Versetta Stone front facade replacement material allowance (1,200 SF), including field stone panels, trim stone, box covers, starter/finish accessories, cuts, and waste	\$17,400.00
Versetta Stone front facade installation labor (1,200 SF), including layout, cutting, fastening, staging, and finish detailing	\$15,600.00
Furnish & install new fiberglass batt insulation at replacement framing	\$1,600.00
Furnish & install new 5/8 in. drywall at replacement framing	\$1,750.00
Furnish & install Level 4 finish to new drywall and adjacent patch areas	\$4,000.00
Demolition and removal of damaged wall base	\$350.00
Furnish & install new security gate and locking hardware for complete system	\$7,500.00
Demolition and removal of existing automatic sliding storefront door and Exterior materials	\$1,200.00
Demolition and removal of existing security gate	\$1,100.00
Furnish & install new Store Front DuraGlide bi-part automatic sliding door and associated accessories (glass/glazing)	\$19,950.00
Daily clean-up of worksite	\$350.00
Painting of exterior 3 walls	\$9,850.00
Estimated Cost	\$103,400.00

## Foods LLC

4135 Atwood Road | Bridgeport, MI 48722 | 989-737-5125 | adenha9@yahoo.com

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April 16, 2026

Steve Hensley  
Saginaw Future Inc.  
515 N. Washington Ave., 3rd Floor  
Saginaw, MI 48607

Re: Façade Improvement Grant Application

Property Address: 1122 E. Genesee Ave., Saginaw, MI 48607

Dear Mr. Hensley,

Please accept this letter in support of the enclosed Façade Improvement Grant application submitted by Foods LLC for the Dollar General property located at 1122 E. Genesee Avenue in Saginaw.

The purpose of this project is to restore damaged exterior building elements, improve the visual appearance of the property, and enhance the overall street-facing presence of the building. The proposed work is intended to create a substantial visual improvement to the site while also strengthening the durability and long-term condition of the exterior façade. These improvements are consistent with the Façade Improvement Grant Program's purpose of promoting revitalization through exterior rehabilitation and visible façade enhancements.

The proposed scope of work includes selective removal of damaged exterior siding and exterior brickwork as required for façade restoration, matching brick replacement, and exterior wall framing repairs needed to support new façade materials. The central feature of the project is the installation of a new Versetta Stone front façade system across approximately 1,200 square feet of the front elevation, including field stone panels, trim stone, box covers, starter and finish accessories, and installation labor. This improvement will significantly upgrade the appearance of the building and create a more attractive and durable front façade.

Additional exterior improvements include replacement of damaged storefront components, installation of a new security gate and locking hardware, removal of existing automatic sliding storefront door materials, and installation of a new DuraGlide bi-part automatic sliding door system with associated glass and glazing. The project also includes painting of three exterior walls to provide a clean, cohesive appearance across the building exterior. These improvements will improve both the appearance and function of the property and will create a stronger visual impact along the corridor.

To support completion of the work, the project budget also includes temporary enclosures, customer-entry barricading, dumpsters, temporary restrooms, and daily clean-up of the site during construction. The total estimated project cost is \$103,400.00, and the enclosed application requests grant participation in the amount of \$51,700.00, consistent with the program's 50 percent reimbursement structure.

We believe this project will make a meaningful contribution to the appearance and marketability of the property and surrounding area. The proposed improvements will replace damaged and dated exterior materials with durable, visually appealing façade elements and will improve the overall presentation of this commercial property from the public right-of-way. We respectfully request your consideration of this application.

Thank you for your time and consideration.

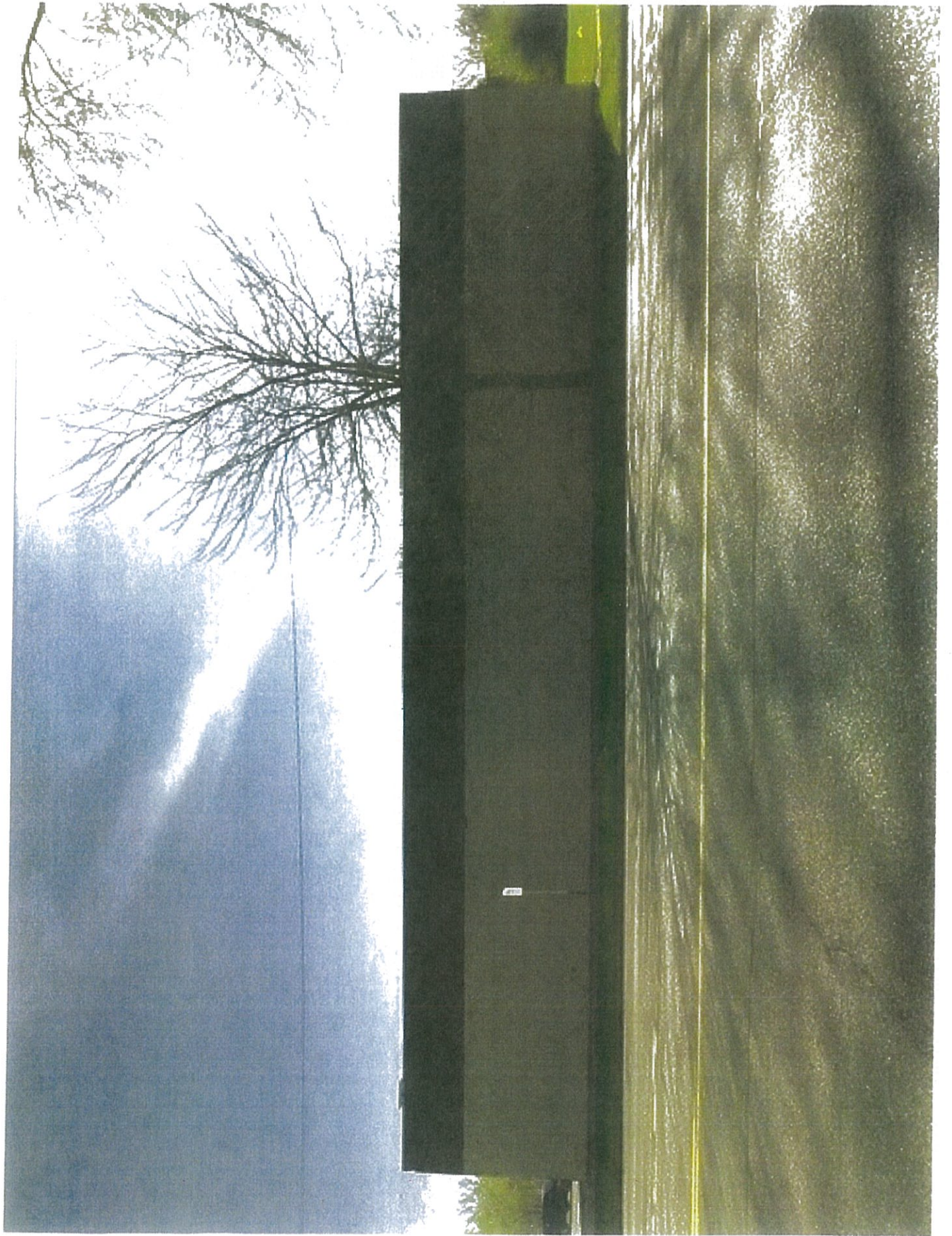
Sincerely,

*Anthony Denha*

Anthony Denha  
Foods LLC  
4135 Atwood Road  
Bridgeport, MI 48722  
Phone: 989-737-5125  
Email: adenha9@yahoo.com









# Façade Grant *application form*

**NOTICE: If you are unsure whether your proposed project is eligible for a Façade Grant, please contact Steve Hensley for further clarification.  
Phone : (989) 757-2107 | Email: shensley@saginawfuture.com**

APPLICANT NAME: Sohaib Mandoorah

APPLICANT ADDRESS: 406 N Hamilton st, unit#203, Saginaw, MI, 48602

PHONE NUMBER: 3128604344 EMAIL: Sohaib.mandoorah@gmail.com

BUILDING TYPE:  RESIDENTIAL  COMMERCIAL  MIXED-USE

RELATIONSHIP TO BUILDING:  OWNER  TENANT

PROJECT ADDRESS: 314 N Hamilton, suite#101, Saginaw, MI, 48602

TAX PARCEL #(S): \_\_\_\_\_

PROJECT DESCRIPTION: Frosted etching window film on exterior windows and double sided sign with graphic logo 12x24"

GRANT FUNDS REQUESTED: \$ 1682.00 MATCH PERCENTAGE: 50 %

PROJECTED START DATE: 5/30/2026 PROJECTED COMPLETION DATE: 6/15/2026

BUSINESS(ES) CURRENTLY HOUSED IN BUILDING: OVIO cookie LLC

WILL TENANTS BE DISPLACED DURING CONSTRUCTION:  YES  NO  UNKNOWN

CONTACT PERSON:  APPLICANT  CONTRACTOR  OTHER: \_\_\_\_\_

NAME: Sohaib Mandoorah DAY PHONE: (312) 860-4344

EMAIL: Sohaib.mandoorah@gmail.com CELL PHONE: \_\_\_\_\_

ADDRESS: 406 N Hamilton St St#203 Saginaw MI 48602 United States

## **YOU MUST PROVIDE THE ADDITIONAL FOLLOWING DOCUMENTS:**

- PROOF OF PROPERTY OWNERSHIP AND/OR LEASE HOLD INTEREST
- PROOF THAT PROPERTY TAXES ARE UP-TO-DATE
- DETAILED WRITTEN SUMMARY OF PROPOSED FAÇADE IMPROVEMENTS
- FULL SET OF BEFORE PHOTOS OF THE PROPOSED PROJECT
- SKETCH OF PROPOSED IMPROVEMENTS
- PROJECT BUDGET FORM (PROVIDED BELOW)
- AGREEMENT FORM (PROVIDED BELOW)



# Façade Grant *agreement form*

Any changes to the approved renovation design must be approved by the DDA prior to construction. The applicant has 180 days to begin the project once a finalized grant agreement is signed between the DDA and the applicant.

**The undersigned affirms the information provided in this application is true and complete to the best of the applicants knowledge. Furthermore, the applicant understands the requirements of the Façade Grant Program and agrees to abide by the terms and conditions.**

SIGNATURE OR INITIALS OF APPLICANT: Sohaib Mandoorah DATE: 5/11/26

SIGNATURE OR INITIALS OF PROPERTY OWNER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE OR INITIALS OF PROPERTY OWNER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

## APPLICANT CHECK LIST:

- PROOF OF PROPERTY OWNERSHIP AND/OR LEASE HOLD INTEREST
- PROOF THAT PROPERTY TAXES ARE UP-TO-DATE
- DETAILED WRITTEN SUMMARY OF PROPOSED FAÇADE IMPROVEMENTS
- FULL SET OF BEFORE PHOTOS OF THE PROPOSED PROJECT
- SKETCH OF PROPOSED IMPROVEMENTS
- PROJECT BUDGET FORM
- OFFICIAL DOCUMENTATION OF CONTRACTOR COSTS/QUOTES/BIDS
- AGREEMENT FORM

## TURNING IN THE APPLICATION

IT IS PREFERRED THAT APPLICATIONS ARE EMAILED. PLEASE INCLUDE ALL MATERIAL IN ONE EMAIL IF POSSIBLE (IT MAY CONTAIN MULTIPLE ATTACHMENTS). IF MAILING OR DROPPING OFF IN PERSON, STAPLING YOUR APPLICATION AND INFORMATION IS NOT NECESSARY.

**EMAIL APPLICATION TO: [SHENSLEY@SAGINAWFUTURE.COM](mailto:SHENSLEY@SAGINAWFUTURE.COM)**

**MAIL TO: Saginaw Future Inc.  
Attn: Steve Hensley  
515 N Washington Ave. 3rd Floor  
Saginaw, MI 48607**

OFFICE HOURS: M-F 8:00 AM TO 5:00 PM | PHONE NUMBER: (989) 757-2107

