

**CITY OF MT. MORRIS**  
**Downtown Development Authority Meeting**  
**August 20<sup>th</sup>, 2025**  
**1:30 P.M.**

- 1. MEETING CALLED TO ORDER:** Chairperson, Lou Templeton
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES:** Regular meeting minutes from July 16<sup>th</sup>, 2025.
- 5. COMMUNICATION:**  
None.
- 6. APPROVAL OF TREASURER REPORT**
- 7. PUBLIC COMMENT**
- 8. UNFINISHED BUSINESS:**
  - a. 2025 Food Trucks – Recap
  - b. 2026 U.S. celebration of 250 years
- 9. NEW BUSINESS:**
  - a. Downtown digital sign
  - b. Harvest festival discussion/ideas
- 10. PUBLIC COMMENT**
- 11. DDA MEMBER COMMENTS**
- 12. ADJOURNMENT**

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

**CITY OF MT. MORRIS  
DOWNTOWN DEVELOPMENT AUTHORITY  
Meeting Minutes  
July 16<sup>th</sup>, 2025**

**At 1:30 p.m.** Chairperson Lou Templeton called the meeting to order.

**PRESENT:** Shirley Corcoran, Mayor Sara Dubey, Chris Dixon, Erika Ratkov, Joyce Bartos, Mallory Young (1:38 p.m.) and Lou Templeton.

**ABSENT:** Rich Young, Mike Cummings, and Matt Gunn.

**OTHERS:** DPW Superintendent Paul Zumbach and City Manager/Clerk Spencer Lewis.

**ROLL CALL:**

A motion was made by Lou Templeton, and seconded by Joyce Bartos to approve the absent members listed above.

All ayes.

Motion carried.

**AGENDA:**

A motion was made by Chris Dixon, seconded by Lou Templeton to approve the agenda, as amended, including adding Back to the Bricks as item c) to new business.

All ayes.

Motion carried.

**MINUTES:**

A motion was made by Chris Dixon, seconded by Mayor Sara Dubey to approve the regular meeting minutes for June 18<sup>th</sup>, 2025.

All Ayes.

Motion carried.

**COMMUNICATIONS:**

None.

**APPROVAL OF TREASURER REPORT:**

A motion was made by Shirley Corcoran, seconded by Chris Dixon to approve the Treasurers report.

Roll call:

_____7____	Ayes
_____0____	Nays
_____3____	Absent (R. Young) (Cummings) (Gunn)

Motion Carried.

**PUBLIC COMMENT**

None.

## UNFINISHED BUSINESS:

### a. 2025 Food Trucks

Mayor Sara Dubey questioned if the fire department was going to bring their bounce house to the next food truck event? We had reached out to the Chief previously, but it must not have got communicated to the rest of the department. City Manager/Clerk Spencer Lewis stated that he will get back with Fire Chief James Young to get it arranged for the next event in August.

Erika Ratkov stated that her 1-year anniversary is coming up for her store! They will be doing raffles of baskets and goodies and gift certificates for the shop.

DDA Minutes.  
July 16<sup>th</sup>, 2025.  
Page Three.

City Manager/Clerk Spencer Lewis stated that he will reach out to the sign companies and see if they can make it into our next meeting in August.

Lou Templeton extended her gratitude for all the help from our DDA board this year.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at **2:21 p.m.**

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Spencer Lewis, City Clerk

THE HUNTINGTON NATIONAL BANK  
PO BOX 1558 EA1W37  
COLUMBUS OH 43216-1558



CITY OF MT MORRIS  
11649 N SAGINAW ST  
MT MORRIS MI 48458-2020

Have a Question or Concern?

Stop by your nearest  
Huntington office or  
contact us at:

1-800-480-2001

www.huntington.com/  
businessresources

**Huntington Public Funds Analyzed Checking**

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

**Statement Activity From:**  
**07/01/25 to 07/31/25**

Days in Statement Period 31

Average Ledger Balance\* 68,087.37  
Average Collected Balance\* 68,067.37

\* The above balances correspond to the  
service charge cycle for this account.

<b>Beginning Balance</b>	<b>\$67,679.00</b>
<b>Credits (+)</b>	<b>2,015.60</b>
Regular Deposits	1,370.00
Electronic Deposits	645.60
<b>Debits (-)</b>	<b>867.89</b>
Electronic Withdrawals	867.89
<b>Ending Balance</b>	<b>\$68,826.71</b>

**Deposits (+)**

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
07/01	230.00		Brch/ATM	07/08	140.00		Brch/ATM
07/01	20.00		Brch/ATM	07/21	560.00		Brch/ATM
07/02	60.00		Brch/ATM	07/23	20.00		Brch/ATM
07/07	20.00		Brch/ATM	07/30	320.00		Brch/ATM

**Other Credits (+)**

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

Date	Amount	Description
07/21	645.60	BUS ONL TFR FRM CHECKING 072125 XXXXXXXX1399

**Other Debits (-)**

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

Date	Amount	Description
07/14	77.89	BUS ONL TFR TO CHECKING 071425 XXXXXXXX6790
07/15	790.00	BUS ONL TFR TO CHECKING 071525 XXXXXXXX6787

**Balance Activity**

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

Date	Balance	Date	Balance	Date	Balance
06/30	67,679.00	07/08	68,149.00	07/23	68,506.71
07/01	67,929.00	07/14	68,071.11	07/30	68,826.71
07/02	67,989.00	07/15	67,281.11		
07/07	68,009.00	07/21	68,486.71		

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

The Huntington National Bank is Member FDIC. ®, Huntington ® and 24-Hour Grace ® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace ® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2025 Huntington Bancshares Incorporated.

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE		ACTIVITY FOR	AVAILABLE		% BDET
		AMENDED BUDGET	NORMAL (ABNORMAL)	07/31/2025	INCREASE (DECREASE)	MONTH 07/31/2025	NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
Revenues								
Dept 000								
248-000-402.000	CURRENT PROPERTY TAXES	17,000.00		645.60	645.60	16,354.40	3.80	
248-000-445.000	CURRENT PROPERTY TAX PENALTY	100.00		0.00	0.00	100.00	0.00	
248-000-675.100	FOOD TRUCK REVENUE	3,000.00		1,270.00	1,270.00	1,730.00	42.33	
<hr/>								
Total Dept 000		20,100.00		1,915.60	1,915.60	18,184.40	9.53	
<hr/>								
TOTAL REVENUES		20,100.00		1,915.60	1,915.60	18,184.40	9.53	
<hr/>								
Expenditures								
Dept 103 - AUTHORITY BOARD								
248-103-701.000	SALARY & WAGES	6,240.00		101.12	101.12	6,138.88	1.62	
248-103-714.000	FRINGE BENEFITS	2,500.00		40.35	40.35	2,459.65	1.61	
248-103-740.000	OPERATING EXPENSE	6,000.00		500.00	500.00	5,500.00	8.33	
248-103-880.000	COMMUNITY PROMOTIONS	1,500.00		0.00	0.00	1,500.00	0.00	
248-103-940.000	RENTAL	1,200.00		0.00	0.00	1,200.00	0.00	
248-103-970.000	CAPITAL OUTLAY	2,000.00		0.00	0.00	2,000.00	0.00	
248-103-971.000	LAND ACQUISITION	10,000.00		0.00	0.00	10,000.00	0.00	
<hr/>								
Total Dept 103 - AUTHORITY BOARD		29,440.00		641.47	641.47	28,798.53	2.18	
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TOTAL EXPENDITURES		29,440.00		641.47	641.47	28,798.53	2.18	
<hr/>								
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:								
TOTAL REVENUES		20,100.00		1,915.60	1,915.60	18,184.40	9.53	
TOTAL EXPENDITURES		29,440.00		641.47	641.47	28,798.53	2.18	
NET OF REVENUES & EXPENDITURES		(9,340.00)		1,274.13	1,274.13	(10,614.13)	13.64	

A1

Signs By Crannie, Inc.  
 4145 Market Place  
 Flint, MI, 48507- USA  
 Phone: (810)-487-0000 Fax: (810)-487-0711  
 www.signsbycrannie.com



**Proposal Submitted To:**

Spencer Lewis  
 City of Mt. Morris  
 11649 N. Saginaw St.  
 Mt. Morris, MI 48458- USA

**Phone:** (810) 686-2160

**Fax:**

**E-mail:** clerk@cityofmtmorris.org

**Job Name** Think Display only

**Job Name and Location**

City of Mt. Morris  
 11649 N. Saginaw St.  
 Mt. Morris, MI 48458- USA

Proposal No		Proposal Date	Payment Terms	Contact	Page
018716		7/18/2025	Bal upon Comp.	NickT	Page 1 of 2
Quantity	Product - Description	Unit Price		Extended Price	
1	Think Sign Option Dimensions - 25" tall x 7'10" wide x 5" deep 10 mm Resolution Full color Warranty - 5 year manufacturers warranty on parts Broadband Communication w/ lifetime plan Cloud Based Software	\$12,085.24		\$12,085.24	
1	Installation of quoted signage	\$1,260.00		\$1,260.00	

Proposal No

018716

Proposal Date

7/18/2025

Payment Terms

Bal upon Comp.

Contact

NickT

Page

Page 2 of 2

Quantity	Product - Description	Unit Price	Extended Price
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**PRICE QUOTATION GOOD FOR 10 DAYS.**

The client is responsible for supplying production ready, vectorized artwork of logos and custom letter styles in an eps or ai format.

**PRICES DO NOT INCLUDE PERMIT FEES OR PRIMARY ELECTRICAL TO SIGNS AND WILL BE BILLED ADDITIONALLY.****TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.****WARRANTY** - one year all parts and labor barring vandalism or acts of God.

PRICES as indicated above are minimal estimates for art or sign work only. Photostats, typography, photographs, overtime, changes and or time additions, delays caused by the client, special consultations and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art, mechanicals, and signs will be released for use by the client only. Mechanicals, original art, sketches and materials other than signs originated by the designer are the property of the designer, and will be held for the client, unless otherwise shown.

SPECIAL conditions on the client's purchase orders in no way negate the above conditions of sale. In ordering the work described above, the client accepts all of these conditions whether noted on his purchase or not.

IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charged a rate of 1.5% interest for every month, after the first 30 days.

THE SIGN SHALL REMAIN THE PROPERTY of Signs by Crannie, Inc. until paid for in full. In the event the client is delinquent in payment by more than 45 days Signs by Crannie, Inc. reserves the right to remove the signage from the premise without notice of the client. And the client shall hold Signs by Crannie, Inc. free of any liability what so ever.

SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

For: City of Mt. Morris

Taxable	\$0.00
NonTaxable	\$13,345.24
SalesTax	\$0.00
Freight	\$0.00
Permits.	\$0.00
OrderTotal	\$13,345.24
<b>Deposit Req 70%</b>	<b>\$9,341.67</b>



A2

Signs By Crannie, Inc.  
4145 Market Place  
Flint, MI, 48507- USA  
Phone: (810)-487-0000 Fax: (810)-487-0711  
www.signsbycrannie.com



**Proposal Submitted To:**

Spencer Lewis  
City of Mt. Morris  
11649 N. Saginaw St.  
Mt. Morris, MI 48458- USA

Phone: (810) 686-2160  
Fax:  
E-mail: [clerk@cityofmtmorris.org](mailto:clerk@cityofmtmorris.org)

Job Name Watcfire Digital Sign

**Job Name and Location**

City of Mt. Morris  
11649 N. Saginaw St.  
Mt. Morris, MI 48458- USA

Proposal No	Proposal Date	Payment Terms	Contact	Page
018591	6/23/2025	Bal upon Comp.	NickT	Page 1 of 2

Quantity	Product - Description	Unit Price	Extended Price
1	New One sided Cabinet - 24" x 7'10" LED lit Cabinet with lexan faces and non-lit aluminum panel reading Established 1867 on top, and aluminum Pole cover	\$6,158.80	\$6,158.80
1	<p>New Watchfire 10 mm EMC - 1 sided</p> <p>Pixel Pitch: W10mm LED RGB Pixel Matrix: 60H X 210W Ventilation Style: Front Ventilation Cabinet Size: 29in H x 7ft 3in L x 5in D Viewing Area: 24in H x 7ft L Cabinet Style: Single Face (Slim) Character Size: 7 lines / 42.0 Characters at a 3" type Approx. Weight: 272.00 Lbs. Warranty: Standard 5 Year Watchfire warranty applies.</p> <p>Electrical Service: 120 VOLT 9.0 amps (9.00 per face) Single Phase Service.</p> <p>Software Ignite Opx (cloud-based, single region) Software Training Web Based Software Training Communications Opx - 4G Wireless with Watchfire Cellular Data Plan Wireless Data Plan Life-of-sign Data Plan</p>	\$15,457.50	\$15,457.50
1	Installation of quoted signage	\$1,680.00	\$1,680.00

Proposal No  
018591

Proposal Date  
6/23/2025

Payment Terms  
Bal upon Comp.

Contact  
NickT

Page  
Page 2 of 2

Quantity	Product - Description	Unit Price	Extended Price
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**TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.**

**WARRANTY** - one year all parts and labor barring vandalism or acts of God.

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IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

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SALESPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

For: City of Mt. Morris

Taxable	\$0.00
NonTaxable	\$23,296.30
SalesTax	\$0.00
Freight	\$0.00
Permits	\$0.00
OrderTotal	\$23,296.30
Deposit Req 70%	\$16,307.41

A3

Signs By Crannie, Inc.  
 4145 Market Place  
 Flint, MI, 48507- USA  
 Phone: (810)-487-0000 Fax: (810)-487-0711  
 www.signsbycrannie.com



**Proposal Submitted To:**

Spencer Lewis  
 City of Mt. Morris  
 11649 N. Saginaw St.  
 Mt. Morris, MI 48458- USA

Phone: (810) 686-2160

Fax:

E-mail: [clerk@cityofmtmorris.org](mailto:clerk@cityofmtmorris.org)

Job Name Think Sign Option

**Job Name and Location**

City of Mt. Morris  
 11649 N. Saginaw St.  
 Mt. Morris, MI 48458- USA

Proposal No	Proposal Date	Payment Terms	Contact	Page
018598	6/24/2025	Bal upon Comp.	NickT	Page 1 of 2

Quantity	Product - Description	Unit Price	Extended Price
1	New One sided Cabinet - 24" x 7'10" LED lit Cabinet with lexan faces and non-lit aluminum panel reading Established 1867 on top, and aluminum Pole cover	\$6,158.80	\$6,158.80
1	Think Sign Option Dimensions - 25" tall x 7'10" wide x 5" deep 10 mm Resolution Full color Warranty - 5 year manufacturers warranty on parts Broadband Communication w/ lifetime plan Cloud Based Software	\$10,800.00	\$10,800.00
1	Installation of quoted signage	\$1,680.00	\$1,680.00

Proposal No  
018598

Proposal Date  
6/24/2025

Payment Terms  
Bal upon Comp.

Contact  
NickT

Page  
Page 2 of 2

Quantity	Product - Description	Unit Price	Extended Price
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**PRICE QUOTATION GOOD FOR 10 DAYS.**

The client is responsible for supplying production ready, vectorized artwork of logos and custom letter styles in an eps or ai format.

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**TERMS - DEPOSIT DOWN, BALANCE DUE AT TIME OF INSTALLATION.**

**WARRANTY** - one year all parts and labor barring vandalism or acts of God.

PRICES as indicated above are minimal estimates for art or sign work only. Photostats, typography, photographs, overtime, changes and or time additions, delays caused by the client, special consultations and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

FINISHED art, mechanicals, and signs will be released for use by the client only. Mechanicals, original art, sketches and materials other than signs originated by the designer are the property of the designer, and will be held for the client, unless otherwise shown.

SPECIAL conditions on the client's purchase orders in no way negate the above conditions of sale. In ordering the work described above, the client accepts all of these conditions whether noted on his purchase or not.

IF UNUSUAL conditions (ie. access, ledge, water, rock, etc.) are encountered in the installation, this contract is binding; however, an additional cost based on our labor, plus 15% on sub-contractor and materials or equipment will be added to the above price.

THE CLIENT agrees to pay all costs of collection in the event of default of payment by the client, including a reasonable attorney's fee. In the event of delinquent payments, the client will be charged a rate of 1.5% interest for every month, after the first 30 days.

THE SIGN SHALL REMAIN THE PROPERTY of Signs by Crannie, Inc. until paid for in full. In the event the client is delinquent in payment by more than 45 days Signs by Crannie, Inc. reserves the right to remove the signage from the premise without notice of the client. And the client shall hold Signs by Crannie, Inc. free of any liability what so ever.

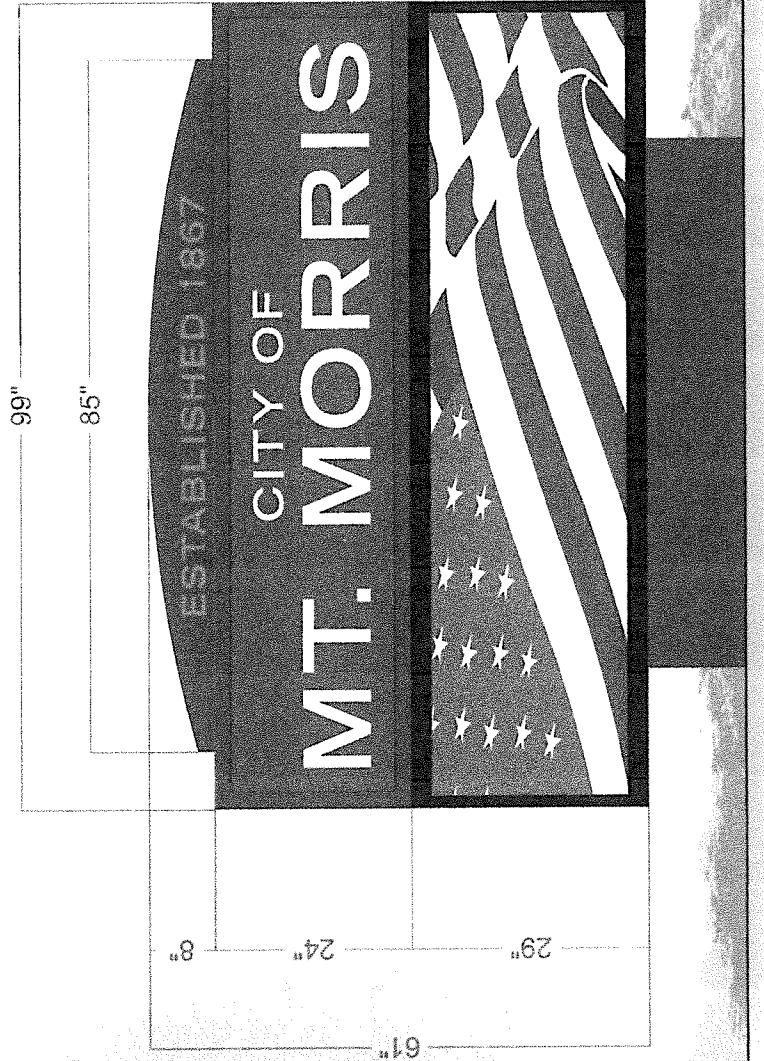
Taxable	\$0.00
NonTaxable	\$18,638.80
SalesTax	\$0.00
Freight	\$0.00
Permits	\$0.00
OrderTotal	\$18,638.80
Deposit Req 70%	\$13,047.16

SALESPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

For: City of Mt. Morris



### OPTION #8

- Monument Sign - Qty. 1**
- Single Face, LED Illuminated Cabinet
  - Polycarbonate Face w/ Vinyl Graphics
  - Alum. Topper w/ Vinyl Graphics
  - Fabricated Alum Pole Cover
  - \* To Use Existing Poles & Foundation
  - \* Pole & Pole Cover Measurements TBD

UL LISTED  
Signature for approval of artwork - Proceed to production as shown

Salesperson: Nick Trifon  
Date: 8-8-24  
Drawn By: G. Alumbaugh  
Scale: 1/2"=1'-0"

Customer: City Of Mt Morris  
Address: X

4145 Market Place  
Flint, Michigan 48507  
810-487-0000  
www.SignsByCranie.com

**SIGNS BY...**  
**Cranie**  
A FULL SERVICE SIGN COMPANY

Proud Member Of The  
**WSA**  
WORLD SIGN ASSOCIATION

B1



Proudly Serving Michigan for over



10 July 2025  
Quote #22227AH

Spencer Lewis  
City Of Mt Morris  
720 Hughes St  
Mt Morris, MI 48458

We at Bill Carr Signs would like to thank you for the opportunity to be of service. We look forward to completing the following project with your approval.

We will produce and install the following signage: (1) new illuminated monument sign with a digital display. The upper sign cabinet will be constructed using aluminum angle and sheet. We will install a new polycarbonate face with full color, UV protected, digitally printed vinyl graphics. The cabinet will be internally lit using LEDs and power supplies. The cabinet will measure 30" x 96" in overall size. The digital sign will consist of a Think Sign digital display, 10mm – Allura Series – Full Color – Wireless Display with a 64 x 240 Pixel Matrix. Electrical requirements are as follows: 20 AMP circuit minimum. We will reuse the existing foundation and steel pole for installation; a site survey will be needed to confirm it is sufficient. All permits will be billed on the final invoice with procurement added. All colors, copy, and placement, per customer approved layouts.

Think Sign 10M	\$	10,100.00
Sign Cost	\$	6,160.00
<u>Installation</u>	\$	<u>2,400.00</u>
Total Cost	\$	18,660.00

For the sum of eighteen thousand six hundred sixty and 00/100 dollars

**Production Time: 10-12 weeks, after we receive the signed quote, drawing, deposit, and permit if required.**

**PRICE QUOTATION GOOD FOR 5 DAYS**

**TERMS: 65% down, balance due upon completion**

**SALES TAX: A 6% State of Michigan Sales Tax will be added to non-labor items if not listed.**

**PERMIT/VARIANCE FEES – If required will be billed at additional cost, plus a \$150 procurement / Engineering cost is extra.**

**FINAL ELECTRICAL – Hook up by others (if applicable)**

**WARRANTY – 12 MONTHS ON CRAFTSMANSHIP AND MATERIALS BARRING VANDALISM & ACTS OF GOD [see Manufacturer's Warranty for complete details]**

**PRICES**, as indicated above, are minimal estimates for art or sign work only. Changes and or time additions, delays caused by the client, engineered drawings, special consultations, and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

**FINISHED** art renderings will be released for use by the client only. Art renderings, sketches, and prototypes are the property of Bill Carr Signs, Inc. and are for exclusive use by the customer only.

**SPECIAL** conditions on the client's purchase orders in no way negate the above terms of this sale. In ordering the work described above, the client accepts all these terms whether noted on purchase orders or not.

**THE CLIENT** agrees to pay all costs of collection in the event of default of payment by the client, including the actual attorney's fee. In the event of delinquent payments, the client will be charged 1.5% interest for every month, after the first 45 days. If payment is not made within 80 days of job completion and a lien must be placed on the property, there will be a \$175 filing fee added to the balance. This fee along with the balance on the account will have to be paid in full before the line is released.

**THE SIGNS SHALL REMAIN THE PROPERTY** of Bill Carr Signs, Inc. until paid for in full. In the event the client is delinquent in payment for more than 45 days Bill Carr Signs, Inc. reserves the right to remove the signage from the premises without notice of the client. The client is responsible for any re-installation costs of said signage. The client shall hold Bill Carr Signs, Inc. free of any liability whatsoever.

**THIS AGREEMENT IS BEING ENTERED INTO GENESEE COUNTY, Michigan.**

*Aaron Hinman*

07/10/2025

Spencer Lewis  
City Of Mt Morris

Date

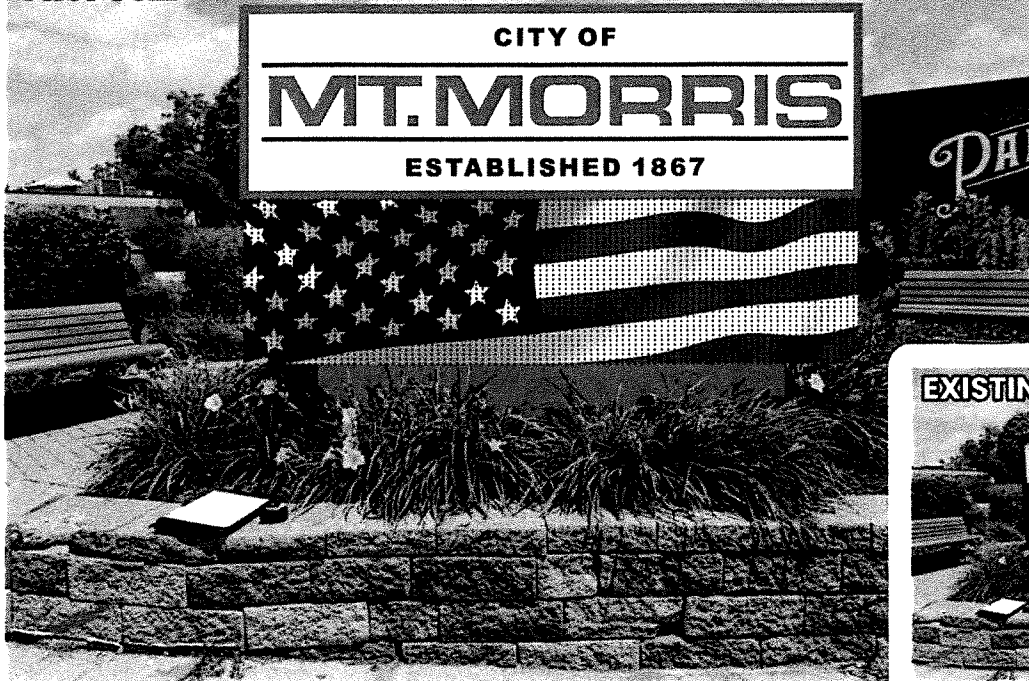
Aaron Hinman  
Bill Carr Signs

Date

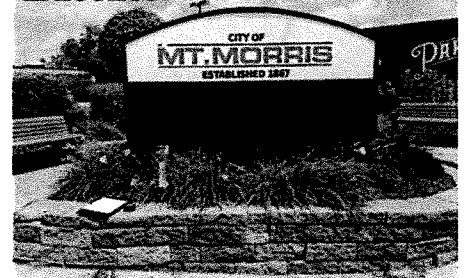
(810) 232-1569 • Toll Free: (800) 231-1581 • Fax: (810) 232-6879

Shipping: 719 West Twelfth Street • Flint, Michigan 48503 • Mailing: P.O. Box 7340 • Flint, Michigan 48507

PROPOSED

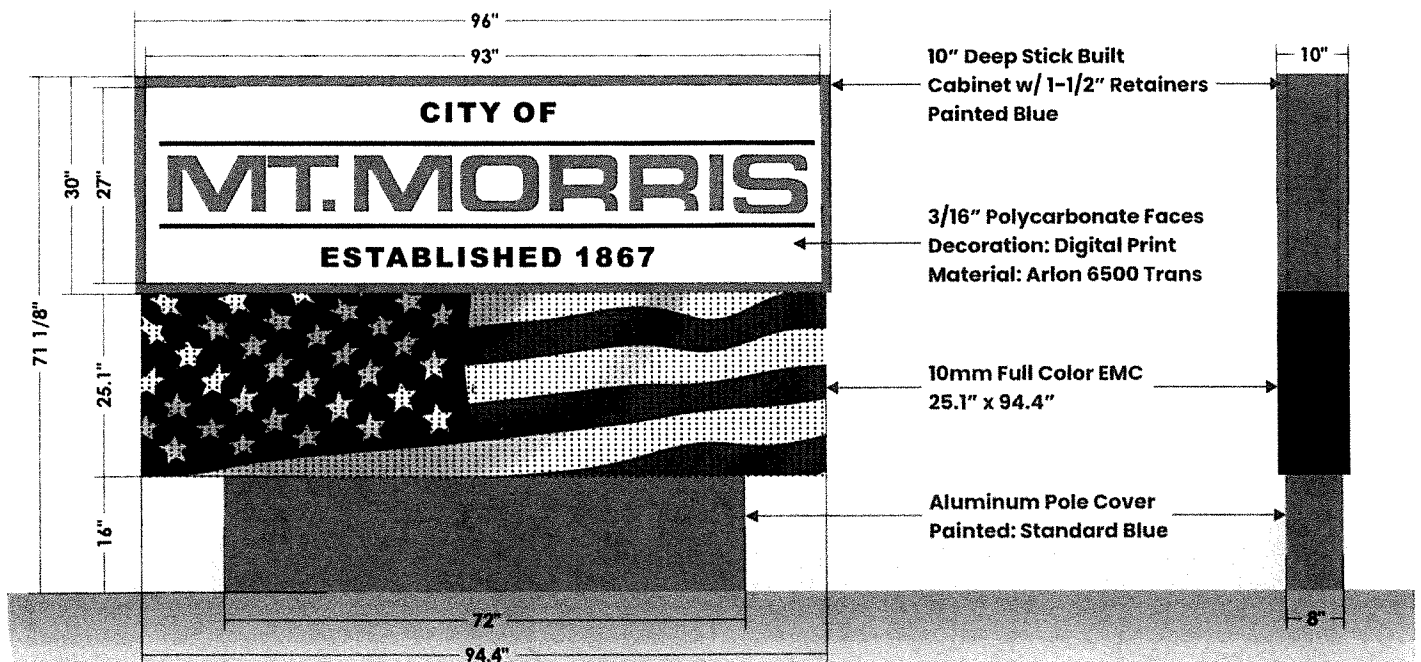


EXISTING



FRONT VIEW

SIDE VIEW



CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

Salesperson: Aaron Hinman

COMPUTER CODE: Mt. Morris - Main ID

DRAWING SCALE: NA

DATE: 7.9.25

DESIGNER: MRR



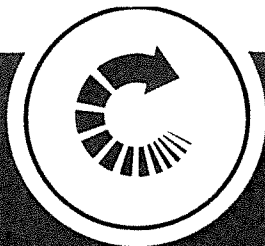




## ALLURA | 10mm

### The All Aluminum EMC

Features a borderless design to maximize allowed square footage and universal module that makes installs, retrofits, and upgrades a breeze.



#### Highest Refresh Rate

281 trillion colors  
60 Frames Per Second  
Up to 700K pixels



#### Easiest EMC Software

Studio Cloud from any device  
Full edit from your phone



#### Highest Quality

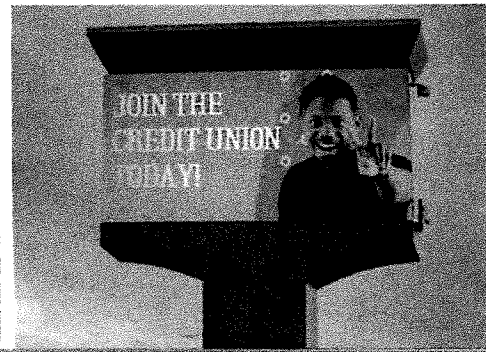
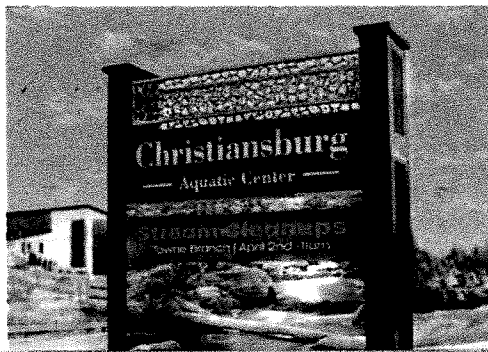
Highest Quality LED's mean long lasting better looking content



Easily display videos, pictures, or text with the best value in the business. With **7,000 NITS** of brightness and border less design, ThinkSIGN's 10mm Venus EMC's are crisp and sharp as close as 18 feet away. Instantly message your target audience where it matters.

#### most popular sizes

matrix	dimension
64 x 192	2'1" x 6'3"
64 x 240	2'1" x 7'10"
64 x 288	2'1" x 9'5"
96 x 192	3'1" x 6'3"
96 x 240	3'1" x 7'10"
96 x 288	3'1" x 9'5"
128 x 192	4'2" x 6'3"
128 x 240	4'2" x 7'10"
128 x 288	4'2" x 9'5"



**contact us** | 877.767.9949  
to learn more! [marketing@thinksign.com](mailto:marketing@thinksign.com)





## Resolution **Matters!**

**ThinkSIGN's 10mm borderless Allura EMC**, when compared to other brands, maximizes your allowable square footage resulting in MORE pixels and resolution.

### 3 x 8 VIEWING AREA COMPARISON

**ThinkSIGN**



96 x 240 pixel matrix  
**23,040 pixels**  
**Full Resolution**  
24.8 SQ. FT ACTIVE

**Competitor A**



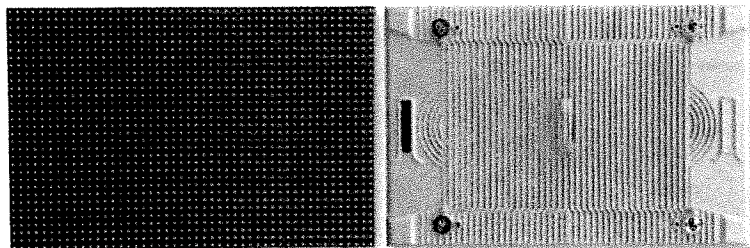
90 x 240 pixel matrix  
**21,600 pixels**  
**-7% less resolution**  
24 SQ. FT ACTIVE

**Competitor B**



72 x 252 pixel matrix  
**18,144 pixels**  
**-21% less resolution**  
20.7 SQ. FT ACTIVE

### 10mm Resolution Module



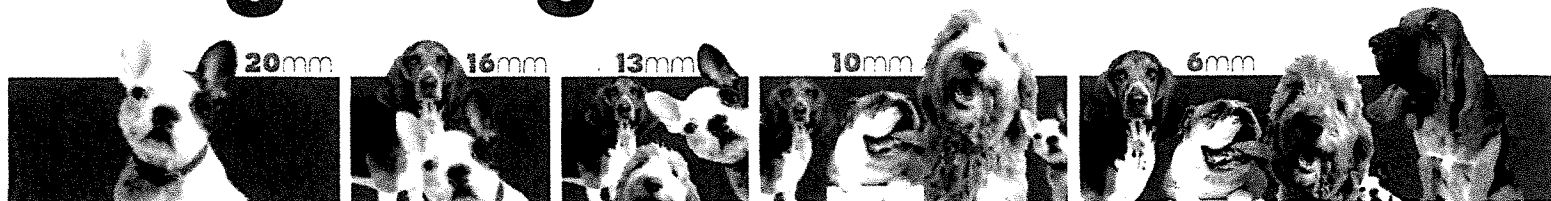
### sign specifications

**10mm**

Pixel Pitch	10mm
Pixel Configuration	SMD 3 in 1
Module Dimensions	1.05' x 1.58'
Matrix Configurations	32 x 48 pixels
LED lifetime	100,000 hours
Color Capability	281 trillion
Viewing Angle	170 x 170
Media Format	jpg . mp4 . bmp . png
Brightness	7,000NITS
Power	120/240 volt single phase
Communications	4G • wireless • direct • fiber

Choosing the

## Right Sign



Increase in  
**Pixels**

**+56%**  
more than 20mm

**+45%**  
more than 16mm

**+77%**  
more than 13mm

**+125%**  
more than 10mm

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B2



Proudly Serving Michigan for over



10 July 2025  
Quote #22228AH

Spencer Lewis  
City Of Mt Morris  
720 Hughes St  
Mt Morris, MI 48458

We at Bill Carr Signs would like to thank you for the opportunity to be of service. We look forward to completing the following project with your approval.

We will produce and install the following signage: (1) new illuminated monument sign with a digital display. The upper sign cabinet will be constructed using aluminum angle and sheet. We will install a new polycarbonate face with vinyl copy. The cabinet will be internally lit using LEDs and power supplies. The cabinet will measure 30" x 96" in overall size. The digital sign will consist of a Think Sign digital display, 6mm – Allura Series – Full Color – Wireless Display with a 96 x 360 Pixel Matrix. Electrical requirements are as follows: 20 AMP circuit minimum. We will reuse the existing foundation and steel pole for installation; a site survey will be needed to confirm it is sufficient. All permits will be billed on the final invoice with procurement added. All colors, copy, and placement, per customer approved layouts.

Think Sign 6 mm	\$	13,500.00
Sign Cost	\$	6,160.00
<u>Installation</u>	\$	<u>2,400.00</u>
Total Cost	\$	22,060.00

For the sum of twenty-two thousand sixty and 00/100 dollars

**Production Time: 10-12 weeks, after we receive the signed quote, drawing, deposit, and permit if required.**

**PRICE QUOTATION GOOD FOR 5 DAYS**

**TERMS: 65% down, balance due upon completion**

**SALES TAX: A 6% State of Michigan Sales Tax will be added to non-labor items if not listed.**

**PERMIT/VARIANCE FEES – If required will be billed at additional cost, plus a \$150 procurement / Engineering cost is extra.**

**FINAL ELECTRICAL – Hook up by others (if applicable)**

**WARRANTY – 12 MONTHS ON CRAFTSMANSHIP AND MATERIALS BARRING VANDALISM & ACTS OF GOD [see Manufacturer's Warranty for complete details]**

**PRICES**, as indicated above, are minimal estimates for art or sign work only. Changes and or time additions, delays caused by the client, engineered drawings, special consultations, and all other expenses that cannot be estimated accurately in advance will be billed extra unless otherwise specified herein.

**FINISHED** art renderings will be released for use by the client only. Art renderings, sketches, and prototypes are the property of Bill Carr Signs, Inc. and are for exclusive use by the customer only.

**SPECIAL** conditions on the client's purchase orders in no way negate the above terms of this sale. In ordering the work described above, the client accepts all these terms whether noted on purchase orders or not.

**THE CLIENT** agrees to pay all costs of collection in the event of default of payment by the client, including the actual attorney's fee. In the event of delinquent payments, the client will be charged 1.5% interest for every month, after the first 45 days. If payment is not made within 80 days of job completion and a lien must be placed on the property, there will be a \$175 filing fee added to the balance. This fee along with the balance on the account will have to be paid in full before the line is released.

**THE SIGNS SHALL REMAIN THE PROPERTY** of Bill Carr Signs, Inc. until paid for in full. In the event the client is delinquent in payment for more than 45 days Bill Carr Signs, Inc. reserves the right to remove the signage from the premises without notice of the client. The client is responsible for any re-installation costs of said signage. The client shall hold Bill Carr Signs, Inc. free of any liability whatsoever.

**THIS AGREEMENT IS BEING ENTERED INTO GENESEE COUNTY, Michigan.**

*Aaron Hinman*

07/10/2025

Spencer Lewis  
City Of Mt Morris

Date

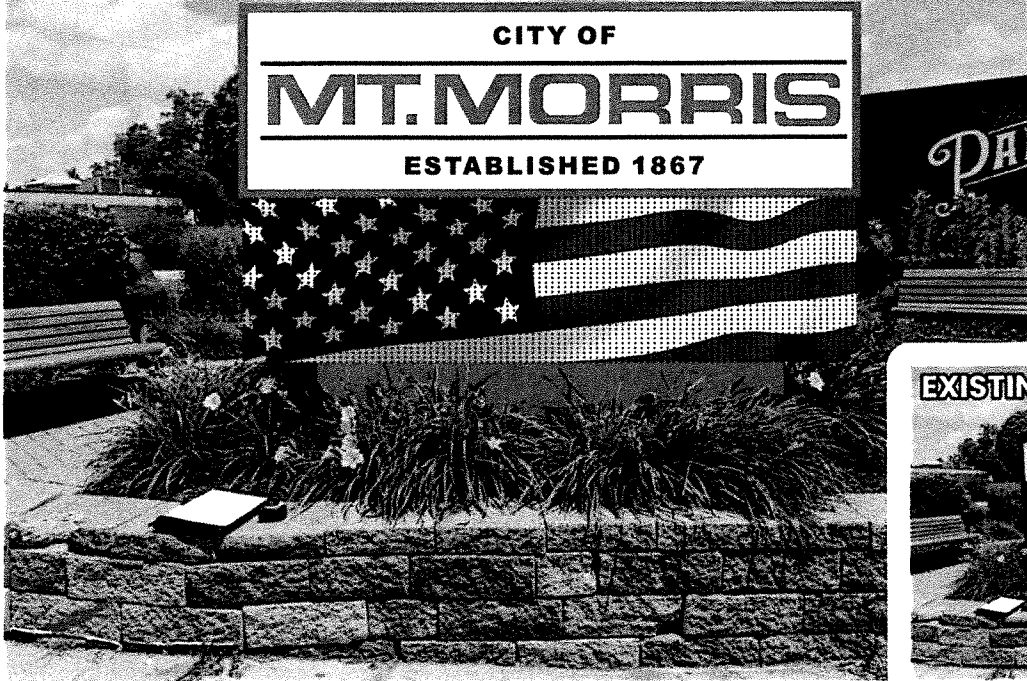
Aaron Hinman  
Bill Carr Signs

Date

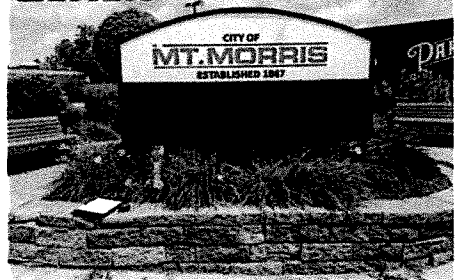
(810) 232-1569 • Toll Free: (800) 231-1581 • Fax: (810) 232-6879

Shipping: 719 West Twelfth Street • Flint, Michigan 48503 • Mailing: P.O. Box 7340 • Flint, Michigan 48507

PROPOSED

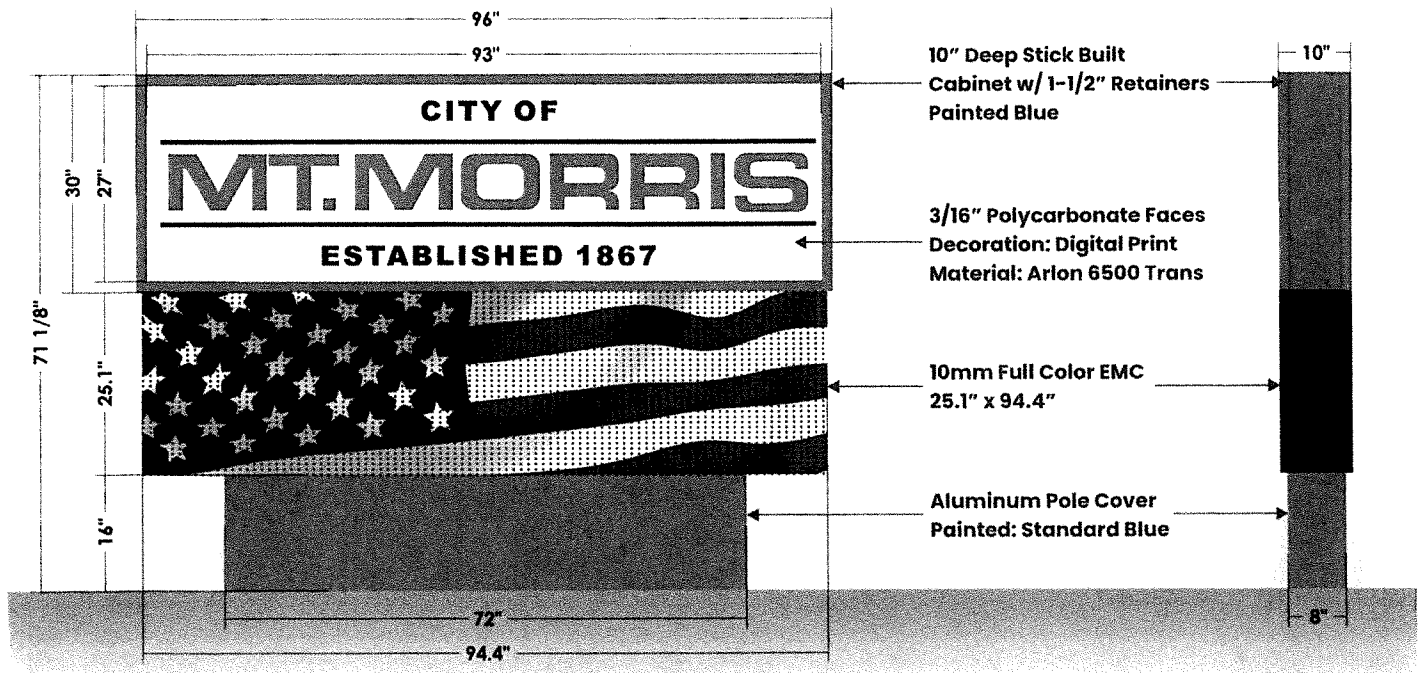


EXISTING



FRONT VIEW

SIDE VIEW



CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_



Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

Salesperson: Aaron Hinman

COMPUTER CODE: Mt. Morris - Main ID

DRAWING SCALE: NA

DATE: 7.9.25

DESIGNER: MRR





## ALLURA | 6mm

### The All Aluminum EMC

Features a borderless design to maximize allowed square footage and universal module that makes installs, retrofits, and upgrades a breeze.



#### Highest Refresh Rate

281 trillion colors  
60 Frames Per Second  
Up to 700K pixels



#### Easiest EMC Software

Studio Cloud from any device  
Full edit from your phone



#### Highest Quality

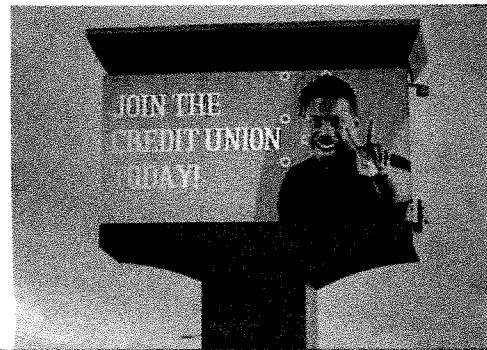
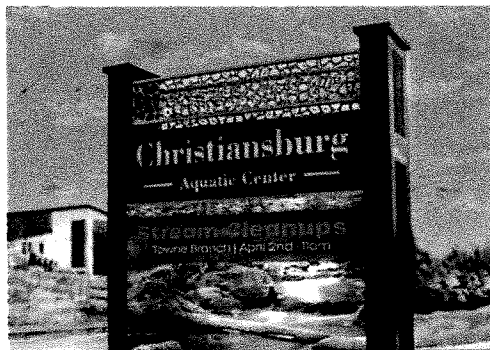
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### most popular sizes

matrix	dimension
96 x 288	2'1" x 6'3"
96 x 360	2'1" x 7'10"
96 x 432	2'1" x 9'5"
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144 x 360	3'1" x 7'10"
144 x 432	3'1" x 9'5"
192 x 288	4'2" x 6'3"
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**ThinkSIGN**

**Competitor A**

**Competitor B**

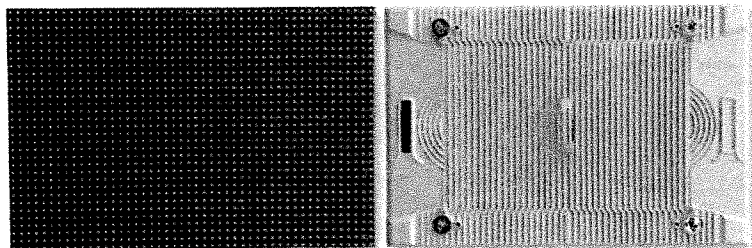


144 x 360 pixel matrix  
**51,840 pixels**  
**Full Resolution**  
24.6 SQ. FT ACTIVE

144 x 384 pixel matrix  
**55,296 pixels**  
**+7% less resolution**  
24 SQ. FT ACTIVE

120 x 420 pixel matrix  
**50,400 pixels**  
**-3 less resolution**  
20.2 SQ. FT ACTIVE

**10mm** Resolution Module



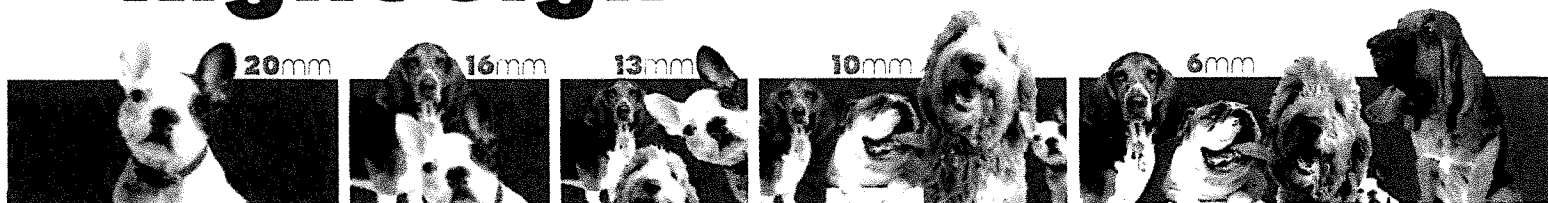
sign  
**specifications**

**6mm**

Pixel Pitch	6.6mm
Pixel Configuration	SMD 3 in 1
Module Dimensions	1.05' x 1.58'
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LED lifetime	100,000 hours
Color Capability	281 trillion
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more than 20mm

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**+77%**  
more than 13mm

**+125%**  
more than 10mm

**contact us** | **877.767.9949**  
to learn more! | [marketing@thinksign.com](mailto:marketing@thinksign.com)

**ESTIMATE**  
**E-LA-16658**

fastsigns.com/2399

Payment Terms: Cash Customer

Created Date: 7/22/2025

**DESCRIPTION: Downtown EMC Replacement****Bill To:** City of Mt. Morris  
5447 Bicentennial Drive  
Mt. Morris, MI 48458  
US**Pickup At:** FASTSIGNS Lansing  
406 E. Elm St.  
Lansing, MI 48912  
US**Requested By:** Spencer Lewis  
Email: clerk@cityofmtmorris.org  
Work Phone: (810) 686-2160  
Tax ID: 00-000000**Salesperson:** Chris Fenn  
Email: chris.fenn@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Downtown EMC Replacement <ul style="list-style-type: none"><li>8'x2' Replacement electronic message center (EMC) for downtown sign.</li><li>Existing sign cabinet to remain only replacing EMC.</li><li>9.5mm full color resolution screen.</li><li>Cloud based software with lifetime cellular data (control your sign from anywhere in the world)</li><li>Includes professional installation and disposal of existing sign.</li></ul> Installation assumes the following: <ul style="list-style-type: none"><li>Clear access and normal working conditions.</li><li>Clear access for lift equipment to front and back side of wall for mounting and wiring.</li><li>Clearance from overhead wires, awnings or other obstructions.</li><li>Proper electrical hook ups are available within 6 feet of the sign(s).</li><li>24-hour cancellation noticed required.</li></ul>	1	\$19,250.00	\$19,250.00

Estimates are valid for 14 days.

**Payment Terms**

For standard orders, a 50% deposit is required for work to begin. The remaining 50% is due PRIOR to pickup or installation. Expedited orders must be paid in full up front.

Initial design and 1 basic revision are included in the quoted price. Additional proofs and design changes will be billed based upon the complexity of the required revisions, starting at a base rate of \$50.

All products are owned by FASTSIGNS until final invoice is fully paid.

<b>Subtotal:</b>	\$19,250.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$19,250.00
<b>Deposit Required:</b>	\$9,625.00
<i>Credit Card Surcharge:</i>	3.00%
<i>Total with Surcharge:</i>	\$19,827.50
<i>Deposit with Surcharge:</i>	\$9,913.75

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_