CITY OF MADISON HEIGHTS
LIBRARY FLEX SPACE, 240 W. 13 MILE RD.
MHDDA REGULAR MEETING AGENDA
NOVEMBER 19, 2026 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

1. August 20th MHBRA & MHDDA Meeting Minutes

MEETING OPEN TO THE PUBLIC

UNFINISHED BUSINESS

2. MHDDA Potential New Board Member
3. Adoption of Downtown Strategic Plan 2026

NEW BUSINESS

4. New Downtown Business Grants
5. MHDDA & MHHP Service Agreement
6. Meeting Dates 2027

COMMITTEE REPORTS

7. Promotions Committee Report
8. Economic Vitality Committee Report
9. Design Committee Report

REPORTS

10. Finance Report
11. Ongoing Projects/Activities Report

TRAINING & EVENT OPPORTUNITIES

12. Walking Tour of Downtown Farmington

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

MHBRA & MHDDA Joint Meeting
Madison Heights, Michigan
August 20, 2026

A MHBRA & MHDDA Joint Meeting was held on Thursday, August 20, 2026 at 8:00 AM at Library Flex Space, 240 W. 13 Mile rd.

PRESENT
Mayor Corey Haines
Chair Yousif Jarbo
Member Joseph Keys
Member Joe Marando
Member Melissa Marsh
Member Lourdes Osorio-Lorenzo
Member Lenea Renshaw
Member Michael Sheppard
Member Mitchell Socia
Vice -Chair Michael Van Buren

ABSENT
Member David Eldridge

OTHERS PRESENT
Community and Economic Development Director Giles Tucker
Business Services Coordinator Mary Daley
Communications/media specialist Kindred McEvoy
Cristina Sheppard Decius from POW Strategies
Stephanie Catalfio, owner Zoey's Treasures

DDA-26-15. Excuse Member.

Motion made by Member Marsh, Seconded by Member Keys to excuse Member Eldridge.

Voting Yea: Mayor Haines, Chair Jarbo, Member Keys, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia, Vice -Chair Van Buren

Absent: Member Eldridge

DDA-26-16. MHDDA Informational Meeting Minutes 6-18-26

Motion made by Vice -Chair Van Buren, Seconded by Member Keys to approve the MHDDA Informational meeting minutes of June 18, 2026 as printed.

Voting Yea: Mayor Haines, Chair Jarbo, Member Keys, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia, Vice -Chair Van Buren

Absent: Member Eldridge

Motion carried.

DDA 26-17. MHDDA Strategic Planning Meeting Minutes 07-20-26

Motion made by Vice -Chair Van Buren, Seconded by Member Socia to approve the MHDDA Strategic Planning meeting minutes of July 20, 2026 as printed.

Voting Yea: Mayor Haines, Chair Jarbo, Member Keys, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia, Vice -Chair Van Buren

Absent: Member Eldridge

Motion carried.

MEETING OPEN TO THE PUBLIC:

The DDA Chair opened the meeting to the public at 8:04 am. Seeing there was no one from the public wishing to speak, the meeting to the public was closed at 8:04 am.

UNFINISHED BUSINESS:

MHDDA Board Member Vacancies

The MHDDA Board currently has two open board seats. While board appointments are a power held by the Mayor, the MHDDA has traditionally provided a recommendation to the Mayor for candidates that the board believes would be a good fit. Director Tucker welcomed one of the applicants at today's meeting. Stephanie Catalfio, owner of Zoey's Treasures located at 27822 John R Road introduced herself and shared her excitement about helping the DDA in the future.

Downtown Strategic Plan First Look Presentation

Pow Strategies Owner and consultant Cristina Sheppard Decius presented the completed first draft of the DDA strategic plan which includes the findings of the market analysis, focus group discussions and demographic research conducted. A final document is anticipated to be ready to be adopted by Fall 2026.

REPORTS:

Finance Report

Director Tucker reviewed the DDA Finance Report and summarized the ending fund balance as of 06-30-26 since this was not discussed at July's Strategic Planning session. The most significant expense that has been posted since the last regular meeting was the second and final installment of $19,149.00 for the completion of the 2026 Clocktower Restoration project. All other costs associated with the project were incurred in last Fiscal Year. The FY26-27 budget is intended to expend up to $206,829 and is anticipated to receive $291,531 in revenues. The remaining funds are intended to return to the DDA's fund balance.

Ongoing Projects Report

27025 John R Rd RFQ (11 Mile Rd & John R)

A developers information meeting was held on Tuesday, August 18th. Over 24 developers were contacted and several key developers were in attendance.

Clock Tower Painting and Component Replacement- Project Complete

Director Tucker gave an update on the Clock Tower. It plays music at 9 am, 12 pm, 3 pm, and 6 pm daily. He also explored the possibility of an offsite modem that can allow him to program the clock and music from City Hall rather than a neighboring business.

Downtown Banners

Replacement banners were delivered on 6/19 and installed on 7/16. Director Tucker is working with DPS to complete streetlight testing prior to the Fall.

COMMITTEE REPORTS:

Chair Jarbo asks that all DDA members review the committees and if they have any interest in joining one or more to let him or Giles know.

ADJOURNMENT:

Having no further business, Chair Jarbo adjourned the meeting at 9:31 am.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 27, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA Board Member Candidates

The MHDDA Board currently has one open board seat. While board appointments are a power held by the Mayor, the MHDDA has traditionally provided a recommendation to the Mayor for candidates that the board believes would be a good fit. Today, we will have one new applicant join our meeting, to introduce themselves, answer any questions board members may have and to get a feel for the normal operations of our meetings. Following this meeting, if the board would like to offer a recommendation of the candidates, the board can vote at this meeting or a separate meeting at a later date.

Divya Loranger- Resident

Ms. Loranger originally applied for board membership specifically to the Brownfield Redevelopment Authority in May 2026, and after learning that the role would be more focused on the downtown, she is still very interested. She has been a resident of Madison Heights for Seven (7) years and is currently employed as a Project Engineer at Anderson, Eckstein & Westrick Inc. She has a substantial professional background in all things' environmental remediation. Her background would be very valuable to the BRA and staff to help better understand the environmental assessments, included with brownfield TIF project and would understand the realistic costs and scope of required remediation for redevelopment.

Beyond her professional background, Divya has expressed how important it is for her that the community she is raising her family in continues to thrive, and that she is excited to volunteer on a board that can benefit from her passion and background.

Recommendation

Staff recommends that the board make a recommendation to the Mayor for the appointment of Ms. Loranger at this meeting or schedule consideration for appointment at the next Regular DDA Meeting.

From: Municode Portal via Municode Portal
To: Clerks
Subject: Form submission from: Boards and Commissions Application
Date: Thursday, February 5, 2026 8:45:59 PM

Warning: Unusual link
This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Submitted on Thursday, February 5, 2026 - 8:45pm

Submitted by user: Visitor

Submitted values are:

First Name: Divya

Last Name: Loranger

Phone Number:

Email: dkamath@mtu.edu

Date of Birth: Wed, 10/10/1990

Address:

Address Line 1:

Address Line 2:

City:

State:

ZIP:

Board, Commission, Committee: Brownfield Redevelopment Authority

Years a Resident of this Municipality: 7

Experience/Professional Expertise/Education (Please provide dates of education and experience.):

BS, Civil Engineering; MS, Environmental Engineering
Project Engineer | Anderson Eckstein & Westrick Inc. | Shelby Township, Michigan | 06/21-Present
Technical Professional at Wood E&IS. Wixom, Michigan. 08/2019-05/2021
Environmental Engineer at Arcadis. Novi, Michigan. 06/2017-07/2019

Current of Prior Experience on Boards/Commissions/Committees: None

Civic Activities and Memberships (Roles with fraternal, business, church, or social groups-please provide dates): None Applicable

Reasons for Wanting to Serve: Community Service to my city of residence

Have you ever been arrested and convicted of a misdemeanor or felony?: No

If so, please explain:

By checking this box, I authorize the City of Madison Heights to conduct a background check on me. I grant permission for the release of any information necessary for the background check.: Agree

Signature: Divya Loranger

Resume, Education, etc. (Optional): resume_dloranger.pdf

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 28, 2026

To: MHDDA Board

From: Giles Tucker, Community Development Director

Subject: Strategic Plan Adoption

At the MHDDA meeting of April 16th the board agreed to move forward with POW Strategies for the completion of a Downtown Strategic Plan for a total of $10,000. To mitigate these costs the MEDC has agreed to cover $7,500 of these costs and MSOC has contributed an additional $1,500. In all, the total cost after being reimbursed from these partners is $1,000. To unlock the final reimbursement payment from the MEDC, the MHDDA needs to formally adopt the Plan.

The planning process for this project included a background research and market analysis phase, Board and Key Stakeholders Survey, an onsite community assessment from the consultant, two focus group sessions with downtown business owners and a 5-Hour Planning Session with the DDA board to pull all this information together to complete the Plan.

The Full Version of the MHDDA Strategic Plan can be found on the City website **here**.

Recommendation

Staff recommends the MHDDA Board formally adopt the complete Downtown Strategic Plan as presented.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 28, 2026

To: MHDDA Board

From: Giles Tucker, Community Development Director

Subject: New Downtown Business Grants

Since our last DDA meeting the Economic Vitality Committee has met twice to develop two new downtown business grants the DDA could offer its business community. These ideas were brought to the committee by Melissa on September 21st and refined by the committee on October 19th. The following is a brief overview of each of the grant programs. If adopted, I will create a Grant Agreement template we will use for these programs, and incorporate funding for the grants in the proposed 2027-2028 DDA Budget at our January Meeting.

"Refresh the Block" Renovation/Build Out Grant Program

The "Refresh the Block" Grant Program is intended to support significant customer-facing interior buildouts or renovations that materially improve a business. This grant will function much like our existing Façade Grant does but explicitly covers significant renovation or buildout costs to the inside of a storefront opposed to its exterior. The program is a 50/50 matching reimbursement grant for eligible activities up to $10,000. It is available for two scenarios, attracting and supporting new businesses to the DDA area or existing businesses that are making significant improvements or expansions to their storefront. Eligible Activities for the grant do not include things that are moveable like furniture, fixtures or equipment, instead they include pretty much anything that requires a permit.

One consideration for this grant we may need to address after we have some experience using the grant is whether minimum project investments should be required and whether $10,000 is a high enough match to attract desirable businesses. We may find that we have numerous low cost projects that aren't doing much to transform/update the interior of downtown storefronts, or that the program isn't quite enough to entice major transformational renovations.

"Open the Door" Rental Assistance Grant Program

The "Open the Door" Rental Assistance Program is intended to attract new customer-oriented businesses into the DDA District. The program is intended to reduce initial costs of opening a storefront, assisting property owners in filling vacancies or underutilized commercial spaces by offering a 50% reimbursement to the business of their rental payments for one year or 25% for two years. The program requires the tenant paying a landlord have a letter of intent with a determined rental rate for at least three (3) years. Funding priorities for this grant is supporting new businesses entering into long-time vacant spaces that generate foot traffic, add to the diversity of business offerings for the district and can demonstrate business experience and financial feasibility of their business.

Ineligible Businesses

Both Grant Guidelines include an Ineligible Businesses & Uses section that list business types we specifically do not want to fund using the grant. There wasn't a clear consensus on whether we should include this list from the committee, as some felt that are primary goal is to reduce vacancies, and that we should not exclude otherwise eligible uses. I have included an Ineligible Businesses & Uses because there are business uses that are controversial, aren't conducive to creating foot traffic or activity in the district or are uses that the DDA area already has many of. We may find that we are excluding otherwise good projects because of this portion of the Guidelines, but my recommendation is to leave it in so we incentivize businesses that add diversity of offerings and business uses conducive to a downtown environment.

Funding

The Committee suggested that $60,000 be used to fund each of these programs for a total of $120,000. If the DDA approves these new programs and seeks to fund them as recommended the next step would be to pursue a budget amendment from City Council.

Recommendations

Staff recommends the MHDDA Board approve these new grant programs and request a budget amendment from City Council for an additional $120,000 for the 2026-27 DDA budget.

Madison Heights Downtown Development Authority
"Refresh the Block" Renovation/Buildout Grant Program
Guidelines & Application

Program Goal & Description: The City of Madison Heights Downtown Development Authority (DDA) "Refresh the Block" Grant Program is intended to support significant customer-facing interior buildouts or renovations that materially improve a business. Subject to funding availability, the DDA may approve and provide reimbursement of up to 50% of the costs of eligible improvements to downtown area properties up to $10,000.

Applicant & Project Eligibility: Property owners and/or businesses meeting all the following requirements are eligible to apply for the Business Improvement Grant:

- The business must be organized and operated as a for-profit business.
- The applicant must be an owner, officer, manager, authorized member, or designated representative of the business.
- The building shall be located within the Madison Heights DDA District (see map).
- The proposed business use must be permitted at the location and capable of obtaining all required permits, licenses, inspections, certificates, and approvals necessary for lawful operation.
- The project must be consistent with the purpose and intent of the grant program.
- Property/Business owners are limited to one (1) grant per parcel within a five (5) year period.
- Property owners must be in compliance with all City Ordinances and current on all taxes and utilities.
- The project must be consistent with the purpose and intent of the grant program.

Ineligible Businesses & Uses: The following are not eligible for the Business Improvement Grant:

- Child Family Day Care Homes
- Contractor's Offices
- Essential Public Utility Services
- Financial Institutions
- Professional Services Offices (ex. Real estate, legal, finance, accounting, and insurance office uses).
- Hair Salons/Barbers
- Medical services or offices
- Foster Care Family Home
- Auto sales, repair, or services
- Nonprofit organizations
- Liquor stores
- Gas Stations
- Smoke shops and vape shops
- Religious institutions and places of worship
- Private clubs and membership-only facilities
- Government offices and public agencies

- Mobile, temporary, seasonal, kiosk, and pop-up businesses
- Residential or live-work uses
- Existing downtown Madison Heights businesses seeking improvements at their current location.
- Businesses or uses determined by the City to be inconsistent with the purpose and intent of the Program.

Eligible Improvements and Expenses: The project must consist of interior buildout and physical improvements to the commercial space. Furniture, fixtures, and equipment may not be included for reimbursement. Reimbursement is limited to the following eligible expense categories:

- Electrical: Wiring, electrical panels, outlets, system upgrades, and related electrical improvements.
- Plumbing: Plumbing fixtures, piping, connections, system improvements, and related work.
- HVAC: Heating, ventilation, air-conditioning systems, ductwork, and related improvements.
- Lighting: Fixed interior or exterior lighting and hard-wired lighting systems.
- ADA Compliance: Accessibility-related improvements to the commercial space.
- Flooring: Installation or replacement of commercial flooring and floor finishes.
- Drywall, Walls, and Partitions: Installation, modification, or improvement to interior wall or partitions.
- Windows and Doors: Commercial-grade installation or replacement of windows and doors.
- Masonry: Brick, stone, and similar permanent interior finishes.
- Ceilings: Drop ceilings, architectural ceilings, and related permanent improvements.
- Carpentry: Built-in shelving, counters, cabinetry, millwork, and similar permanent improvements.
- Life Safety Systems: Fire alarms, fire sprinklers, and other required life-safety improvements.
- Bathrooms: Installation, renovation, expansion, or improvement of commercial restroom facilities.

General Expense Requirements: To be eligible for reimbursement, an expense must:

- fall within one of the approved eligible expense categories
- be included in the approved scope of work and project budget
- be incurred after execution of the grant agreement
- comply with applicable permitting and inspection requirements, where required; and be supported by invoices, receipts, proof of payment, or other documentation necessary to verify the expense.

Design Guidelines: All plans, construction, installation, and demolition must adhere to all City of Madison Heights Ordinances, and the Michigan Building Code. Project designs must be congruent with the DDA's Design Guidelines.

Application Submission Deadline: Applications will be accepted on an ongoing basis. Only complete applications will be accepted.

Approval Criteria: Applications will be considered on a first-come first-served basis and approval of applications shall be based on the availability of funds. The DDA Board uses discretion in awarding these grants and reserved the right not to approve any application for any reason. Funding priorities for this grant include:

- Currently vacant spaces.
- Bsuinesses that fill a demonstrated market gap.
- Concepts that are likely to generate regular foot traffic in the district.
- Evening/weekend activity
- Quality storefront presence and compatibility with neighboring uses
- Business experience and financial feasibility.

How to Apply & Approval Process: Contact the Madison Heights DDA by calling the Community Development Department at 248-583-0831, to discuss your project. The process for grant consideration is as follows:

1. Submit your complete application and include the following information:
    - Completed grant application
    - Project description
    - Itemized scope of work
    - Project budget
    - Contractor proposal(s) or estimate(s)
    - Photographs of current interior conditions
    - Floor plan, layout, or sketch of proposed improvements
    - Plans, renderings, specifications, product information, or other supporting materials, as applicable
    - Lease agreement or proof of property ownership
    - Property owner or landlord authorization, when applicable
    - Any additional documentation reasonably requested by the City The City may request additional estimates or supporting documentation when necessary to evaluate the proposed project and anticipated costs.

2. Staff Review. Application is reviewed for completeness and compliance with local ordinances by the DDA Director to verify location, vacancy, use and compliance.

3. Economic Vitality Recommendation & DDA Board Consideration. Application is then sent to the Economic Vitality Committee for review & recommendation. This recommendation and any requested revisions are provided to the applicant and included in the agenda item presented to the full DDA board meeting for consideration.

4. DDA Board Consideration. DDA board members will consider an application at a meeting open to the public and either approve, deny, or send the application back for revisions. Applicants are encouraged to attend this meeting to answer any questions.

5. Grant Agreement is Fully Executed. Any work begun prior to the full execution of the grant agreement for the project is ineligible for reimbursement. The Grant Agreement establishes the approved scope of work, project budget and maximum grant award.

Project Requirements: Following execution of the grant agreement, construction must begin within 180 days, and the project must be completed within 12 months. All permits, inspections, licenses and approvals must be obtained, and the project will only be eligible for reimbursement once it has obtained a Certificate of Occupancy from the Madison Heights Building Department and a Business License from the City Clerk. The applicant must keep the DDA aware of significant project delays. The DDA board may approve requested project extensions, on a case-by-case basis where warranted. Expenses, improvements, or purchases that were not included in the approved project are not eligible for reimbursement.

Reimbursement: A project will be considered completed and eligible for reimbursement after all permits have approved final inspections and the business has obtained a certificate of occupancy and business license. Following project completion, businesses must submit a reimbursement request including all necessary reimbursement documentation including:

- Final invoices
- Receipts
- Proof of payment
- Any other documentation reasonably necessary to verify eligible expenses.

Commercial Plaza Limits

No more than (3) Business Improvement grants may be awarded within the same commercial plaza in a (5) year period. Please refer to the Business Improvement Grant map to view the status and location of projects.

Madison Heights Downtown Development Authority
Business Improvement Grant Program
Application

Business Name: _____

Business Contact Person: _____

Mailing Address: _____

Business Phone Number: _____

Building Address: _____

Building Owner: _____

Building Owner's Address: _____

Building Owner's Phone Number: _____

Total Grant Amount Requested: _____

Total Investment by Applicant: _____

1. Please briefly describe your business, including its products and services and a brief history of operations.

2. Please list any previous experience you have with starting or running a business.

3. Why are you interested in locating or expanding your business in downtown Madison Heights?

4. How will this Grant encourage the growth of your business?

5. How will grant approval help activate vacant or underutilized commercial space in the DDA area?

6. How does your business add to the diversity of businesses within Downtown Madison Heights?

7. If you are awarded funding, how will you cover renovation/ buildout costs until grant reimbursement is issued?

Budget Summary: 3rd Party costs estimates and other documentation described below are required for consideration. Provide a summary of the project budget and costs for each 3rd party cost below. Add additional lines or attach a summary budget separately if needed.

Contractor/Vendor	Description	Cost
	Total Project Costs	

Required Attachments to be included with this application:

- Completed grant application including answers to a narrative questions and complete Budget Summary including all contractors for the project.
- Provide all contractor proposals/estimates and corresponding signed Non-Collusion Affidavit. All proposals/estimates must include itemized scopes of work.
- Photographs of current interior conditions.
- Floor plan, layout, or sketch of proposed improvements.
- Plans, renderings, specifications, product info, or other supporting materials, as applicable.
- Lease agreement or proof of property ownership.
- For business tenants, provide a signed Owner Authorization Form from property owner (see last page of this document).
- EIN/Form SS4
- Any additional documentation reasonably requested by the City The City may request additional supporting documentation when necessary to evaluate the proposed project and anticipated costs.

Please submit all documentation in person at Community & Economic Development Office Madison Heights City Hall, 300 W 13 Mile Rd, Madison Heights, MI 48071 or via email gtucker@madisonheightsmi.gov

Please call 248-583-0831 if you have any questions.

The Undersigned Applicant Affirms and Understands That:

- The information submitted herein is true and accurate to the best of my knowledge, and I understand that any intentional misrepresentation disqualifies my business from this grant.
- I have read and understand the Business Improvement Grant Program Guidelines and agree to abide by these conditions.
- I understand that I am not guaranteed funding through this program.
- I understand that any award is based on actual receipts submitted, and that all grant funds awarded are reimbursements for eligible expenses.
- I understand that grant funding approval from the DDA does not constitute application or approval for a City of Madison Heights building permits, certificate of occupancy or business licensing require of all new businesses in Madison Heights.
- I understand that any work that has begun prior to the Grant Agreement being fully executed are ineligible for reimbursement.
- I understand that any project activities beyond the scope of work approved by the DDA board are ineligible for reimbursement.

Applicant Signatures:

_____ Date_____

Madison Heights Downtown Development Authority

Business Improvement Grant Application

Owner Authorization Form
Owner Authorization for Tenant to Carry Out Business Improvement Project.

I _____ hereby authorize _____ to carry out improvements as specified in the accompanying Business Improvement Grant Application Form, on my property located at _____ which is in the Madison Heights Downtown Development Authority District.

I also agree to hold harmless & indemnify the Madison Heights DDA, its Board, staff, and the City of Madison Heights in the event of property damage or physical injury as a result of working on the aforementioned project.

Property Owner Signature _____ Date _____

Witness _____ Date _____

Notary _____ Date _____

Madison Heights Downtown Development Authority
"Open the Door" Rental Assistance Grant Program
Guidelines & Application

Program Goal & Description: The City of Madison Heights Downtown Development Authority (DDA) "Open the Door" Rental Assistance Program is intended to attract new customer-oriented businesses into the DDA District. The program is intended to reduce initial costs of opening a storefront, assisting property owners in filling vacancies or underutilized commercial spaces. Subject to funding availability, the DDA may approve and provide reimbursement of up to 50% of base rent for 12 months for a total not to exceed $10,000.

Applicant Eligibility & Eligible Use of Funds: Property owners and/or businesses meeting

- The business must be organized and operated as a for-profit business.
- The applicant must be an owner, officer, manager, authorized member, or designated representative of the business.
- The building shall be located within the Madison Heights DDA District (see map).
- The proposed business use must be permitted at the location and capable of obtaining all required permits, licenses, inspections, certificates, and approvals necessary for lawful operation.
- Award funds can cover up to 50% of base rent for up to 12 months or up to 25% for two years, once the business is open to the public.
- Security deposit and other documented occupancy costs may be considered on a case-by-case basis and only if expressly approved within the grant agreement.
- Property owners must be in compliance with all City Ordinances and current on all taxes and utilities.
- Must be a new business to the DDA Area opening their first or second location in Madison Heights.
- Existing Madison Heights businesses expanding into a vacant DDA area storefront.
- Businesses who have a signed lease agreement or have a landlord's approved letter of intent.
- Property/Landlord must provide a minimum three (3) year lease agreement with established rental rates for the duration of the lease.
- Businesses who are customer-facing, that promote pedestrian activity within the district including niche retail, dining, personal service businesses and other uses permitted on a case-by-case basis.
- The location of the property for the business must be a ground floor commercial storefront along within the DDA area.
- The project must be consistent with the purpose and intent of the grant program.

Ineligible Businesses & Use of Funds:

- Child Family Day Care Homes
- Contractor's Offices

- Essential Public Utility Services
- Financial Institutions
- Professional Services Offices (ex. Real estate, legal, finance, accounting, and insurance office uses).
- Hair Salons/Barbers
- Medical services or offices
- Foster Care Family Home
- Auto sales, repair, or services
- Nonprofit organizations
- Liquor stores
- Gas Stations
- Smoke shops and vape shops
- Religious institutions and places of worship
- Private clubs and membership-only facilities
- Government offices and public agencies
- Mobile, temporary, seasonal, kiosk, and pop-up businesses
- Residential or live work uses
- Office only or back-office uses that don't provide meaningful customer-facing activity.
- Existing downtown Madison Heights businesses seeking improvements at their current location.
- Businesses or uses determined by the City to be inconsistent with the purpose and intent of the Program.
- Costs incurred prior to written grant approval.
- Taxes, fines, penalties, debt repayment, payroll, inventory or general operating expenses.

Application Submission Deadline: Applications will be accepted on an ongoing basis. Only complete applications will be accepted.

Approval Criteria: Applications will be considered on a first-come first-served basis and approval of applications shall be based on the availability of funds. The DDA board will evaluate applications based on the positive impact the business will have on promoting an attractive pedestrian friendly downtown environment. The DDA Board uses discretion in awarding these grants and reserved the right not to approve any application for any reason. Funding priorities for this grant include:

- Currently vacant spaces.
- Bsuinesses that fill a demonstrated market gap.
- Concepts that are likely to generate regular foot traffic in the district.
- Evening/weekend activity
- Quality storefront presence and compatibility with neighboring uses
- Business experience and financial feasibility.

How to Apply & Approval Process:

1. <u>Submit your complete application and include the following information:</u>
    - Proposed location

- Business Plan
- Lease Agreement or Landlord Letter of Intent.
- Rent Schedule
- Project/Buildout budget & financial information.

2. Staff Review. Application is reviewed for completeness and compliance with local ordinances by the DDA Director to verify location, vacancy, use and compliance.

3. Economic Vitality Recommendation & DDA Board Consideration. Application is then sent to the Economic Vitality Committee for review & recommendation. This recommendation and any requested revisions are provided to the applicant and included in the agenda item presented to the full DDA board meeting for consideration.

4. DDA Board Consideration. DDA board members will consider an application at a meeting open to the public and either approve, deny, or send the application back for revisions. Applicants are encouraged to attend this meeting to answer any questions.

5. Grant Agreement is Fully Executed Prior to Lease Commencement or Eligible Costs. Any costs incurred prior to the full execution of the Grant Agreement are ineligible for reimbursement. The Grant Agreement establishes eligible rent reimbursement duration, schedule and maximum grant award.

6. Submit Proof of Paid Rent and Operating Status for Reimbursement. Proof of paid rent and operating status must be submitted to the DDA Director for reimbursement. Acceptable forms of proof of payment must be established within the Grant Agreement.

Reimbursement: All grant payments are reimbursements, unless expressly provided within the Grant Agreement. Acceptable forms of proof of payment for reimbursement are required and must be established within the Grant Agreement. Applicants must provide a W-9 and any required vendor/payment documentation. The DDA may reduce or deny any award if it does not meet program objectives.

Madison Heights Downtown Development Authority
"Open the Door" Rental Assistance Grant Program
Guidelines & Application

1. Business Name: _____
2. Business Contact Person: _____
3. Mailing Address: _____
4. Business Phone Number: _____
5. Downtown Building Address: _____
6. Building Owner: _____
7. Building Owner's Address: _____
8. Building Owner's Phone Number: _____
9. Total Grant Amount Requested: _____
10. Square Footage of Space to be Leased: _____
11. Please describe your business, including products/services offered and a brief history of operations

12. Please list any previous experience you have with starting or running a business. If you do not have direct experience, please describe any business coaching, mentorship, or educational programs you have participated in

13. Why are you interested in locating or expanding your business in Downtown Madison Heights?

14. Why are you applying for these funds?

15. How will this grant encourage the economic growth of your business?

16. How does your business add to the diversity of businesses within Downtown Madison Heights?

17. If you are awarded funding, how will you cover your portion of rent each month?

Required Attachments

- Application Form
- Business Plan
- Proforma income statement (financial projections for business)
- Lease Agreement or Landlord approved Letter of Intent
- EIN/Form SS4

Please submit all documentation in person at Community & Economic Development Office Madison Heights City Hall, 300 W 13 Mile Rd, Madison Heights, MI 48071 or via email gtucker@madisonheightsmi.gov.

Applicant & Property Owner Agreement & Signatures

The Undersigned Applicant Affirms and Understands That:

- The information submitted herein is true and accurate to the best of my knowledge, and I understand that any intentional misrepresentation disqualifies my business from this grant.
- I have read and understand the "Open the Door" Rental Assistance Grant Program Guidelines and agree to abide by these conditions.
- I understand that I am not guaranteed funding through this program.
- I understand that all grant funds awarded are reimbursements for full lease payments for commercial space within the DDA area and that any award/reimbursement is based on actual proof of payment.
- I understand that grant funding approval from the DDA does not constitute application or approval for a City of Madison Heights Building Permit.
- I understand that any costs incurred prior to the Grant Agreement being fully executed are ineligible for reimbursement.

Applicant Signature _____Date_____

The Undersigned Property Owner Affirms and Understands That:

- I agree to provide the above tenant/applicant at minimum three year (3) lease agreement with rental payments not subject to change for the duration of the agreement.
- I understand that grant approval for the tenant/applicant does not obligate any rental payment to the property owner and that all grant funds awarded are reimbursements for full lease payments for commercial space within the DDA area and based on actual proof of payment.
- I understand that grant funding approval from the DDA does not constitute application or approval for a City of Madison Heights building permits, certificate of occupancy or business licensing require of all new businesses in Madison Heights.

Applicant Signature _____Date_____

Downtown Development Authority of City of Madison Heights

Memorandum

Date: November 11, 2027

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA & MHHP Agreement Renewal 2027-28

On January 15, 2026, the MHDDA renewed its agreement with the Madison Heights Chamber of Commerce for marketing and promotional support services. The Agreement assigned a billable rate of $75 per hour, for a total not to exceed $3,000. Further, specific activities and services were included to ensure that hours billed by the MHHP Chamber tied directly to the tasks and goals of the DDA. The contract for services runs from January to December 31st, 2026.

On Nov. 3rd the City notified the MHHP Chamber that it would not renew their agreement to provide similar services and further recommended the DDA to also end a formal agreement with the chamber at the end of the contract on December 31st 2026. These service agreements were always intended to be temporary as the Chamber stabilized their finances and built out membership.

Staff recommends that the DDA follow the City in ending the service agreement with the chamber at the end of the calendar year. However, this does not mean that the DDA may not consider partnerships with the Chamber in the future, including collaboration between the DDA Promotions Committee in its efforts to bring new downtown business networking opportunities to the DDA area and additional support for business events including Small Business Saturday.

If the DDA board follows the recommendation of staff to end the Service Agreement at the end of the calendar year, the DDA will provide the MHHP Chamber 30 Day Notice as required within the Service Agreement.

Staff Recommendations

Staff recommends that the DDA board not renew the MHDDA & MHHP Service Agreement 2026 and authorizes staff to provide the MHHP Chamber of Commerce 30 Days' Notice.

Agreement for Services
Between
City of Madison Heights Downtown Development Authority and Madison Heights/Hazel Park Chamber of Commerce

This Agreement between the City of Madison Heights Downtown Development Authority (hereinafter "DDA") and the Madison Heights/Hazel Park Chamber of Commerce (hereinafter "MHHP") for the period starting January 01, 2026 – December 31, 2026.

RECITALS

The DDA shall pay the MHHP for the services described below billed at a rate of $75 per hour, for a total not to exceed **$3,000,** payable quarterly in equal amounts of $750 in January, April, July and October.

PURPOSE

Per this Agreement, the MHHP will provide the following services with funds paid by the DDA to MHHP:

- Small Business Saturday Event Planning and Support (6-hours)
- Downtown Day Event Planning, Support & Advocacy (5- hours)
- General Downtown Business Retention, Expansion & Attraction Support (8-hours)
- DDA Committee Meetings (6-hours)
- Special Events & Fundraising Support (15- hours)

REQUIRED REPORTING

The MHHP shall provide the following reports to the DDA:

- By December 31st of each year an Annual report including a presentation to DDA:
  - Summary and analysis of the services provided to the DDA by the MHHP.
  - Performance Measures demonstrating the impact the MHHP has made with DDA events, and business support services such as:
    - Number of business retention, attraction and expansion related activities completed.
    - Volunteers recruited, and funds raised for DDA events.
  - Financial Reporting and Inspection including:
    - List of Board members, their occupations, and years on the Board;
    - MHHP annual financial statements showing the previous year expenses and revenues;
    - Current and projected budgets (total organization and individual programs provided to the DDA under this Agreement). The DDA's report shall include the DDA funds expended compared to overall project funds.

- A Quarterly Report of the services performed within that time including summary of the impact the MHHP has made with DDA events and business support services as described as well as the MHHP current budget and fund balance.

GENERAL PROVISIONS

1. **Amount of Agreement** - Subject to the terms and conditions of this agreement, the DDA agrees to provide funds in the amount specified above.

3. **Termination** - The DDA may terminate this Agreement for any reason after providing 30 days written notic MHHP and the DDA may pursue any remedies available at law or in equity. Such remedies may include, but are not limited to, termination of the Agreement, stopping quarterly payments on or demanding a return of the funds, payment of interest earned on funds or declaration of ineligibility for the receipt of future payments.

4. **Amendments**. The terms of this Agreement will not be waived, altered, modified, supplemented, or amended in any manner except by a written instrument signed by the parties. Such written modification will be made a part of this Agreement and subject to all other Agreement provisions.

5. **Indemnity**. MHHP agrees to defend, indemnify and save DDA, its officers, employees, and agents harmless from any and all losses, claims, actions, costs, expenses, judgments, and/or other damages resulting from injury to any person (including injury resulting in death,) or damage (including loss or destruction) to property, of whatsoever nature arising out of or incident to the performance of this Agreement by MHHP (including but not limited to, MHHP employees, agents, and others designated by MHHP to perform work or services relating to MHHP obligations under the terms of this Agreement). MHHP shall not be held responsible for damages caused by the negligence of DDA or anyone acting on behalf of the DDA.

6. **Insurance**. MHHP shall, at its own expense, at all times for twelve months from the date of this Agreement, maintain in force a comprehensive general liability and workers' compensation policy. The liability under such policy shall be a minimum of $500,000 per occurrence (the combined single limit for bodily injury and property damage claims) or $500,000 per occurrence for bodily injury and $100,000 per occurrence for property damage. Liability coverage shall be provided on an "occurrence" not "claims" basis. The City of Madison Heights, its officers, employees, and agents shall be named as additional insured.

7. **Notices and Representatives**. All notices, certificates, or communications shall be delivered or mailed postage prepaid to the parties at their respective places of business as set forth below or at a place designated hereafter in writing by the parties. City of Madison Heights Downtown Development Authority- Giles Tucker, DDA Executive Director, 300 W. 13 Mile Road, Madison Heights, MI 48071. MHHP President 300 W. 13 Mile Road, Madison Heights, MI 48071.

This Agreement constitutes the Entire Agreement between the parties. There are no understandings, Agreements, or representations, oral or written, not specified herein regarding this Agreement. No amendment, consent, or waiver, or terms of this Agreement shall bind either party unless in writing and signed by all parties. Any such amendment, consent, or waiver shall be effective only in the specific instance and for the specific purpose given. The parties, by the signature below or their authorized representatives, acknowledge having read and understood the Agreement, and the parties agree to be bound by its terms and conditions.

City of Madison Heights
Downtown Development Authority

Signature: _____

By: Giles Tucker

Title: MHDDA Executive Director

Date: 7/14/26

Madison Heights/Hazel Park
Chamber of Commerce

Signature: _____

By: Phyllis Renaud Sherwin

Title: President

Date: 7/14/26

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 28, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community & Economic Development Director

Subject: 2027 Meeting Dates

Staff Recommendation

Staff recommends that the DDA board continue to meet on the 3rd Thursday in the Library Flex Room on the following dates for the 2027 calendar year:

Regular DDA Meeting Dates
January 21st, 2027
February 18th, 2027
June 17th, 2027
November 18th, 2027

Informational DDA Meeting Dates
June 17th, 2027
November 18th, 2027

DDA/BRA Joint Meeting Dates
April 15th, 2027
August 19th, 2027

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 5, 2026

To: MHDDA Board

From: Promotions Committee

Subject: 2027 Promotions Committee- Setting 2027 Objectives/Actions

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The Promotions Committee met at Mitch's Prints on Monday October 5th to review the Strategic Plan's Action Plans and to discuss what the committee wanted to accomplish in the upcoming 2027 calendar year. Open discussion on our goals and priorities kept returning to the importance of building stronger relationships with fellow downtown business owners, defining the downtown districts character, surrounding neighborhoods trust and establishing an events calendar with events that have a clear purpose and measurable outcomes. The following is a summary of priorities set in the conversation and how they tie into the action items in the Strategic Plan.

Build Stronger B2B Relationships

The highest priority for the committee was finding ways to build relationships between downtown business owners, and the best way to start would be to meet with them along with staff when they conduct retention visits in the downtown area. They envisioned that a DDA business join staff to provide fellow businesses with a clear incentives' toolkit and directory of other DDA businesses that they could call on to help answer questions (starting with the direct lines for DDA board members/Ambassadors), learn about the DDA and how they could potentially collaborate and support one another. During these visits we can also learn how businessowners want to network with neighboring businesses, and what support/resources would mean the most for their business.

- *B2B Collaborative Ecosystem Work Plan Tasks 1-8*
- *Proactive Grant Distribution Work Plan Tasks 1-4*
- *Engagement & Communications Pipeline Work Plan Task* 7

Define the Districts Character

A prevailing challenge for the DDA during the Strategic plan process and at this committee meeting was getting buy-in about what is the character of the downtown district. This shared character is very important because it helps shape how the district should look in the future (architectural, wayfinding, fonts and visuals used) and provides the authenticity required for our messaging to resonate. Through B2B networking opportunities specific to downtown businesses, one on one visits, connecting business to resources, and celebrating our success the promotions committee seeks to better understand the district character and build towards a Downtown Marketing Plan in Year 2.

- *District Brand & Marketing Strategy Work Plan 2-6*

Building Trust with Surrounding Neighborhoods-Transparency & Consistency
The committee drew from experience from Phase I of the streetscape project and acknowledged the importance of direct communication and engagements with DDA businesses and neighbors. While specifics were not fully defined, the committee stressed that communication should be consistent, transparent and through channels that gets to businesses and neighbors, reducing the surprise or confusion when the DDA makes big changes.

- Engagement & Communications Pipeline Work Plan Tasks 1-8

Events/Gathering With a Clear Purpose & Outcomes
The committee discussed passed events and promotions they had done, why they felt the Downtown Touchdown was a success and some of the concerns that they had about planning events in the future. The key takeaway was that events need to have a clear purpose and a way to track its impact. The need for an event calendar well ahead of time, and slowly building up over time became clear. The committee agreed that focusing on fellow business relationship building was top priority and that the committee would pilot events in 2027 to see what resonates, before setting a complete calendar Year 2.

- *Placemaking Partnerships Work Plan Tasks 1-4*
- *Downtown Event Programming Work Plan Task 1*

Next Steps

1. The Promotions Committee will develop a downtown business toolkit that includes:
    a. All DDA grants & resources
    b. Meeting Dates
    c. Directory/contacts with DDA board members and other local businesses.

2. Schedule retention visits with downtown businesses after the new year. Develop questions to learn what networking events they would actually attend and what support would make the biggest impact for their business.

3. Plan downtown business networking events designed to build relationships and help create a sense of shared identity & purpose.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: November 11, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Finance Report

There are no significant expenditures that have occurred since our last Finance Report memo in August, just another small payment for lunch for the strategic plan and a small payment to the Chamber of Commerce. Below is an updated summary of the ending fund balance in 6-30-26, where we are as of Nov. 11th, 2026, and some comments about our budget:

FY25-26 Beginning Fund Balance	$856,387.41
FY25-26 Actual Use of Fund Balance	($369,488.60)
FY25-26 Ending Fund Balance (6-30-26)	**$486,898.81**

As of 11-11-26	
FY26-27 Beginning Fund Balance:	$486,898.81
Net of Rev & Exp- (11-11-26)	$247,064.07
Current Fund Balance as of 11-11-26:	$ 733,962.88

The FY26-27 budget was intended to expend up to $206,829 and the remaining funds are intended to return to the DDA's fund balance. Completion of the Downtown Strategic Plan has set forth the goals, priorities and activities for the DDA board over the next three years. Some of these activities will require expenditure to accomplish them. For this reason, it is more important than ever that Committee meet, set priorities and project goals for the year with estimated costs ahead of our Budget meeting in January 2027.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 11/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 11/30/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000 - NA						
248-000-673-5008	FIXED ASSET CLEARING ACCOUNT	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - NA		0.00	0.00	0.00	0.00	0.00
Dept 011 - PROPERTY TAXES						
248-011-402-4030	TAXES REAL OPERATING	251,613.00	213,786.16	0.00	37,826.84	84.97
248-011-410-4160	TAXES PERSONAL OPERATING	12,608.00	9,846.19	0.00	2,761.81	78.09
248-011-411-0000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	(931.32)	45.95	931.32	100.00
248-011-437-0000	TAXES IFT ACT 198	0.00	0.00	0.00	0.00	0.00
248-011-573-4159	PPT REIMBURSEMENT - STATE	0.00	(157.24)	0.00	157.24	100.00
Total Dept 011 - PROPERTY TAXES		264,221.00	222,543.79	45.95	41,677.21	84.23
Dept 023 - STATE SHARED REVENUES						
248-023-569-5688	STATE GRANTS OTHER	0.00	3,750.00	0.00	(3,750.00)	100.00
248-023-573-0000	LOCAL COMMUNITY STABILIZATION SHARING	26,810.00	35,654.00	0.00	(8,844.00)	132.99
Total Dept 023 - STATE SHARED REVENUES		26,810.00	39,404.00	0.00	(12,594.00)	146.98
Dept 025 - COUNTY SHARED REVENUES						
248-025-588-1000	COUNTY GRANT	0.00	0.00	0.00	0.00	0.00
Total Dept 025 - COUNTY SHARED REVENUES		0.00	0.00	0.00	0.00	0.00
Dept 044 - MISCELLANEOUS REVENUE						
248-044-665-5000	INTEREST EARNED	500.00	257.42	0.00	242.58	51.48
248-044-674-0000	DONATIONS/PRIVATE CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
248-044-680-6701	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
Total Dept 044 - MISCELLANEOUS REVENUE		500.00	257.42	0.00	242.58	51.48
Dept 048 - TRANSFERS IN						
248-048-699-0000	TRANFERS IN (FROM GEN FUND)	0.00	0.00	0.00	0.00	0.00
248-048-699-0244	TRANSFERS IN EDG	0.00	0.00	0.00	0.00	0.00
248-048-699-6000	TRANSFERS IN (FROM SAD)	0.00	0.00	0.00	0.00	0.00
Total Dept 048 - TRANSFERS IN		0.00	0.00	0.00	0.00	0.00
Dept 053 - PRIOR YEARS FUND BALANCE						
248-053-692-6970	USE OF FUND BALANCE	(84,702.00)	0.00	0.00	(84,702.00)	0.00
Total Dept 053 - PRIOR YEARS FUND BALANCE		(84,702.00)	0.00	0.00	(84,702.00)	0.00
TOTAL REVENUES		206,829.00	262,205.21	45.95	(55,376.21)	126.77
Expenditures						
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY						

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 11/30/2026 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 11/30/2026 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-863-729-0000	FORMS AND PRINTING	500.00	0.00	0.00	500.00	0.00
248-863-730-0000	POSTAGE	500.00	0.00	0.00	500.00	0.00
248-863-766-0000	TOOLS AND SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-863-807-0000	AUDIT FEES	2,380.00	2,022.30	0.00	357.70	84.97
248-863-817-0000	EVENTS	15,000.00	675.00	0.00	14,325.00	4.50
248-863-818-0000	CONTRACTUAL SERVICES	8,000.00	348.18	300.00	7,651.82	4.35
248-863-818-0001	DDA MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
248-863-818-5000	BLIGHT REMOVAL - SIGN GRANT PROGRAM	10,000.00	0.00	0.00	10,000.00	0.00
248-863-818-5001	BLIGHT REMOVAL - FACADE IMPROVEMENT	30,000.00	0.00	0.00	30,000.00	0.00
248-863-818-5002	BLIGHT PROPERTY	0.00	0.00	0.00	0.00	0.00
248-863-818-5003	BLIGHT REMOVAL - PROPERTY ACQUI	0.00	0.00	0.00	0.00	0.00
248-863-818-5004	PERM ID PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-826-0000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
248-863-826-2000	HOURLY RATE-LEGAL	0.00	0.00	0.00	0.00	0.00
248-863-832-1000	MAINTENANCE-BERM AREA	17,500.00	8,500.00	0.00	9,000.00	48.57
248-863-832-1001	MAINTENANCE - ROW TRASH	3,500.00	2,100.00	0.00	1,400.00	60.00
248-863-921-0000	ELECTRIC	1,000.00	155.85	0.00	844.15	15.59
248-863-944-0000	MOTOR POOL CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-944-1000	DEPT OF PUBLIC SERVICES CHARGES	0.00	0.00	0.00	0.00	0.00
248-863-955-8640	CONFERENCES AND WORKSHOPS	1,500.00	208.53	0.00	1,291.47	13.90
248-863-958-0000	MEMBERSHIPS AND DUES	1,680.00	350.00	0.00	1,330.00	20.83
248-863-960-9570	SUBSCRIPTIONS AND MAGAZINES	0.00	0.00	0.00	0.00	0.00
248-863-981-0000	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-863-987-0000	IMPROVEMENTS	50,000.00	781.28	0.00	49,218.72	1.56
248-863-987-0001	ALLEY IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0002	PROPERTY ACQUIS/DEMO	35,000.00	0.00	0.00	35,000.00	0.00
248-863-987-0003	PATINA PLACE - BRA STREETSCAPE IMPRVMNT	0.00	0.00	0.00	0.00	0.00
248-863-987-0004	MADISON TOWN CTR - BRA ST IMPROV	0.00	0.00	0.00	0.00	0.00
248-863-987-0006	11 MILE/JOHN R ROAD IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0011	IMPROVEMENTS - BICYCLE RACK PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-987-0012	DDA BUSINESS GRANT	0.00	0.00	0.00	0.00	0.00
Total Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY		176,560.00	15,141.14	300.00	161,418.86	8.58
Dept 965 - TRANSFERS OUT						
248-965-995-2272	TRANSFER TO LOCAL ST	0.00	0.00	0.00	0.00	0.00
248-965-995-4000	TRANSFER TO SAD REVOLVING	0.00	0.00	0.00	0.00	0.00
248-965-995-6000	TRANSFER TO GENERAL FUND	30,269.00	0.00	0.00	30,269.00	0.00
248-965-995-9991	TRANSFER TO MAJOR STREETS	0.00	0.00	0.00	0.00	0.00
248-965-998-9990	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00
Total Dept 965 - TRANSFERS OUT		30,269.00	0.00	0.00	30,269.00	0.00
TOTAL EXPENDITURES		206,829.00	15,141.14	300.00	191,687.86	7.32
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		206,829.00	262,205.21	45.95	(55,376.21)	126.77
TOTAL EXPENDITURES		206,829.00	15,141.14	300.00	191,687.86	7.32
NET OF REVENUES & EXPENDITURES		0.00	247,064.07	(254.05)	(247,064.07)	100.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	655,919.17
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	60,734.73
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	17,308.98
248-000-072-0000	DUE FROM COUNTY	0.00
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00
Total Assets		**733,962.88**
*** Liabilities ***		
248-000-202-0000	ACCOUNTS PAYABLE	0.00
248-000-211-2100	CONTRACTS/RETAINAGE PAYABLE	0.00
248-000-214-2150	DUE TO OTHER FUNDS	0.00
248-000-268-0000	ESCHEATED FUNDS	0.00
248-000-299-9999	SUSPENSE	0.00
248-863-211-2100	CONTRACTS PAYABLE	0.00
Total Liabilities		**0.00**
*** Fund Balance ***		
248-000-390-0000	FUND BALANCE	856,387.41
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00
Total Fund Balance		**856,387.41**
Beginning Fund Balance - 25-26		**856,387.41**
Net of Revenues VS Expenditures - 25-26		**(369,488.60)**
***25-26 End FB/26-27 Beg FB**		**486,898.81**
Net of Revenues VS Expenditures - Current Year		**247,064.07**
Ending Fund Balance		**733,962.88**
Total Liabilities And Fund Balance		**733,962.88**

* Year Not Closed

BALANCE SHEET FOR CITY OF MADISON HEIGHTS
Period Ending 06/30/2026

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	435,160.76
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	60,477.31
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	17,466.22
248-000-072-0000	DUE FROM COUNTY	493.40
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00
Total Assets		**513,597.69**
*** Liabilities ***		
248-000-202-0000	ACCOUNTS PAYABLE	26,698.88
248-000-211-2100	CONTRACTS/RETAINAGE PAYABLE	0.00
248-000-214-2150	DUE TO OTHER FUNDS	0.00
248-000-268-0000	ESCHEATED FUNDS	0.00
248-000-299-9999	SUSPENSE	0.00
248-863-211-2100	CONTRACTS PAYABLE	0.00
Total Liabilities		**26,698.88**
*** Fund Balance ***		
248-000-390-0000	FUND BALANCE	856,387.41
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00
Total Fund Balance		**856,387.41**
Beginning Fund Balance		**856,387.41**
Net of Revenues VS Expenditures		**(369,488.60)**
Ending Fund Balance		**486,898.81**
Total Liabilities And Fund Balance		**513,597.69**

Madison Heights City Hall
300 West 13 Mile Rd
Madison Heights, MI 48071

MH 26-XX



27025 JOHN R. ROAD

Parcel # 44-25-14-483-037

DEVELOPMENT REQUEST FOR PROPOSALS

For the purchase and redevelopment of City-owned property in Madison Heights' Downtown District.

TABLE OF CONTENTS

THE DEVELOPMENT OPPORTUNITY **2**
- Supporting a Walkable Downtown
- The Downtown Development Authority
- Market Scan
- City Center Zoning

THE SITE **10**
- Site Existing Conditions
- Environmental Conditions

THE DEVELOPMENT **13**
- Design Criteria
- Scenarios
- Incentives
- Submittal Requirements
- Selection Process
- Selection Criteria
- Submittal Instructions



WELCOME TO DOWNTOWN MADISON HEIGHTS

The City of Madison Heights, Michigan, invites real estate developers to submit proposals for a city-owned catalyst site at the center of our emerging downtown district.

The City seeks a working relationship with a qualified developer best positioned to meet the goals of this project, ultimately making a mixed-use destination that supports a walkable and inviting downtown.



11 Mile Streetscape Project

THE DEVELOPMENT OPPORTUNITY

Prime Location	Public Ownership	Public Investment	Incentives
Highly visible gateway at John R Road (15,450 AADT) & 11 Mile Road (13,250 AADT)	City-owned property creates an opportunity for a coordinated public-private partnership.	The City of Madison Heights and DDA have been supporting capital investments and programs to strengthen walkability and corridor identity.	Eligible financial incentives may be available to support redevelopment.

A PRIME OPPORTUNITY TO SHAPE MADISON HEIGHTS' DOWNTOWN

27025 John R. Road offers developers the opportunity to help shape the future of downtown Madison Heights. Positioned within the DDA district, this strategic site will anchor new investment, capitalize on a growing small-business community, and bring the city's vision for a vibrant, walkable downtown to life. For the right development partner, it's a chance to create a destination that drives activity, attracts new businesses, and delivers lasting value to the community.

Recent Initiatives

- **New City Center Zoning District** Adoption of a form-based zoning district to guide a more walkable, mixed-use downtown.
- **Strategic Site Acquisition** City acquisition of this key corner property to help advance downtown revitalization.
- **Façade & Signage Grant Program** Matching grants help downtown businesses invest in high-quality building exteriors and signage, with funding opportunities available to future commercial tenants.
- **11 Mile Streetscape Improvements** First phase completed, including on-street parking, expanded pedestrian areas, a 10-foot-wide multi-use pathway, landscaping, bike racks, benches, trash receptacles, pocket parks, and public art.



The Custard Company and 11 Mile Amenities



Downtown Touchdown Event on 11 Mile



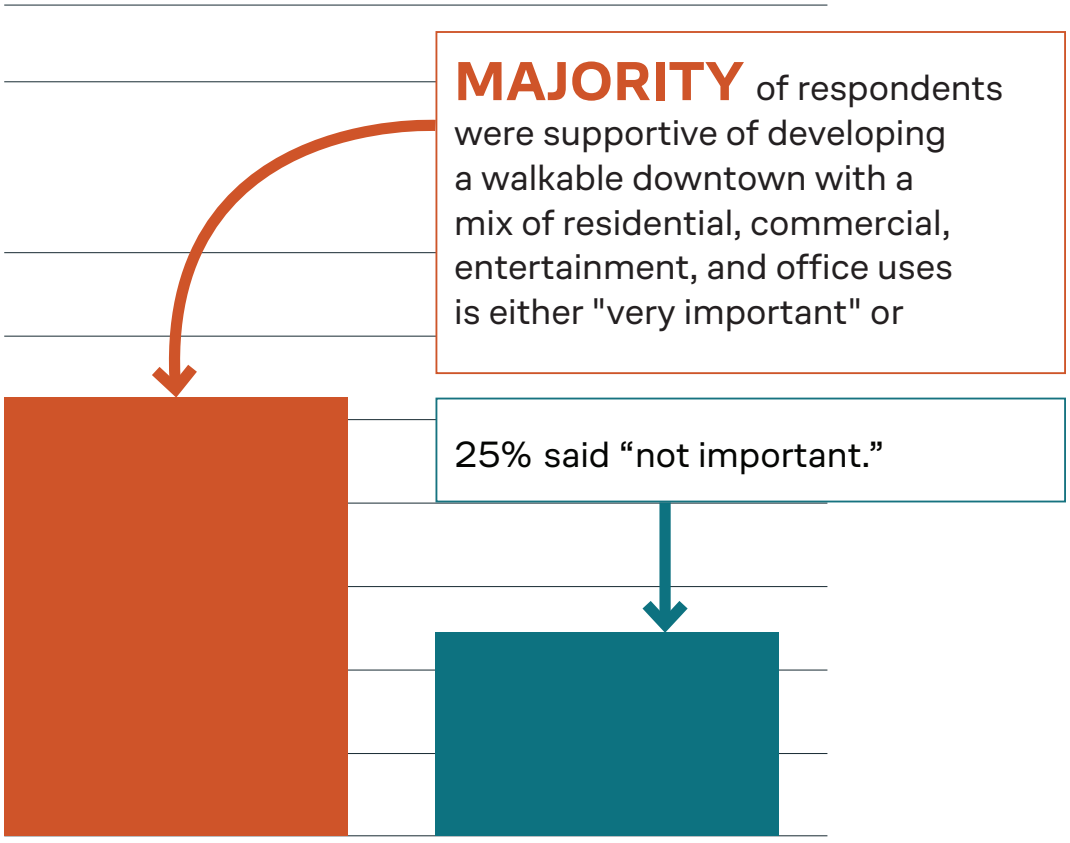
Telway Hamburgers at 11 Mile and John R.

SUPPORTING A WALKABLE DOWNTOWN

A walkable downtown has long been a community priority in Madison Heights. The City's recently adopted master plan reinforces this vision, calling for a vibrant, connected destination that brings together residential, commercial, entertainment, and office uses.

Results from the 2021 Masterplan

How important is it for the City of Madison Heights to focus on the development of a walkable downtown area with a mix of residential, commercial, entertainment, and office uses?



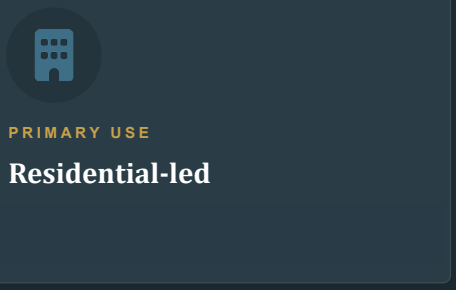
MARKET SCAN

A preliminary market scan has been completed to identify potential highest and best uses for the site, exploring development opportunities that align with market demand, complement the surrounding downtown context, and advance Madison Heights' vision for a vibrant, walkable destination.

TAKE-AWAYS

An increased number of households, a 74.8% small-household majority, and rising incomes point to strong potential for well-designed, small-format rental housing in downtown Madison Heights.

Combined with a stock-to-household mismatch, slower retail absorption, and high-end rental demand in peer cities, the site presents an opportunity to deliver housing that responds to market needs while catalyzing downtown investment.



Allow flexibility on retail

Leverage the site to increase foot traffic and support existing businesses, with limited need for additional retail.

Fewer people, but more households.

60-75% small units to match the 74.8% of households that are 1-2 person; limit 3 bedroom family product.

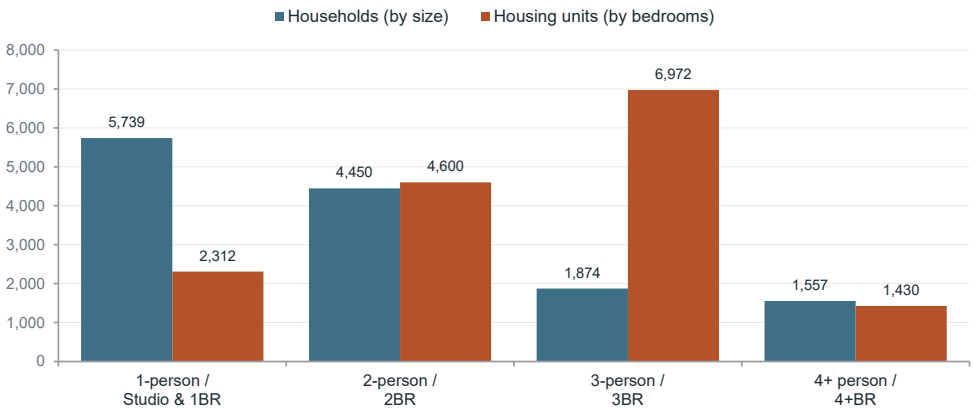
Peer cities prove demand for top-of-market rent.

Neighboring cities capture a greater share of high-end rentals, signaling untapped demand. Target rents of $1,500+/month to position new housing above Madison Heights' existing market.

MARKET SCAN

Existing housing stock is built for a disappearing household.

Small households are in a market of large homes.



-3,427

fewer studios and 1-bedroom homes than 1-person households, showing unmet demand for small units.

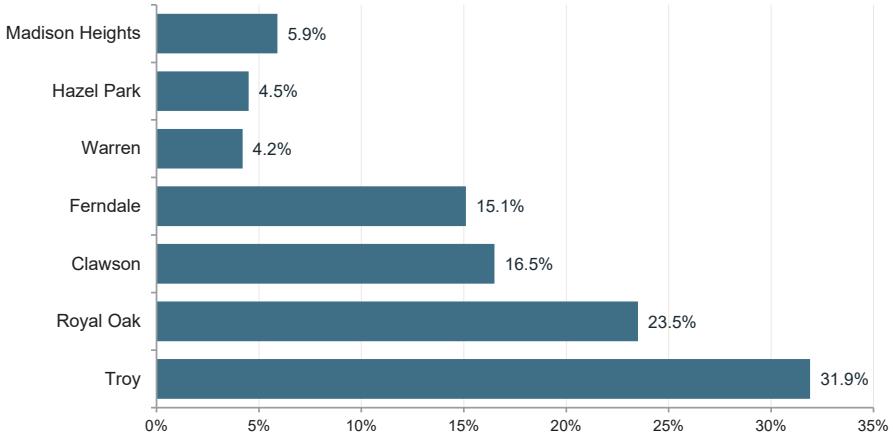
+5,098

more 3-bedroom homes than 3-person households, meaning larger homes are occupied by smaller households.

Peer cities prove demand for top-of-market rent.

Even modest neighbors capture more high-end rental share than Madison Heights, which is a signal of untapped demand.

Share of rental units at $1,500+ /mo



Madison Heights sits near the bottom, but with a higher-income base than Warren or Hazel Park.

Median rent, peer set

Troy	$1,332
Royal Oak	$1,178
Ferndale	$1,140
Clawson	$1,070
Madison Heights	**$1,031**
Hazel Park	$940
Warren	$920

The opportunity:
Only 5.9% of Madison Heights rentals reach $1,500+, vs. 15–32% in Ferndale, Royal Oak and Troy. With incomes now at $69.5k, the city can support new top-of-market product it doesn't yet offer.

Source: ACS 5-Year Estimates, 2024. $1,500+ share = sum of $1,500–1,999 and $2,000+ rent bands.

CITY CENTER ZONING

The property is within the "City Center" form-based zoning district, which was adopted as part of Madison Heights' recent comprehensive Zoning Ordinance rewrite. The City Center designation is intended to promote a mix of residential, office, retail, restaurant, entertainment, and gathering spaces in a vibrant, pedestrian-friendly district.



Mixed-Use Building Types are subject to the following design standards:

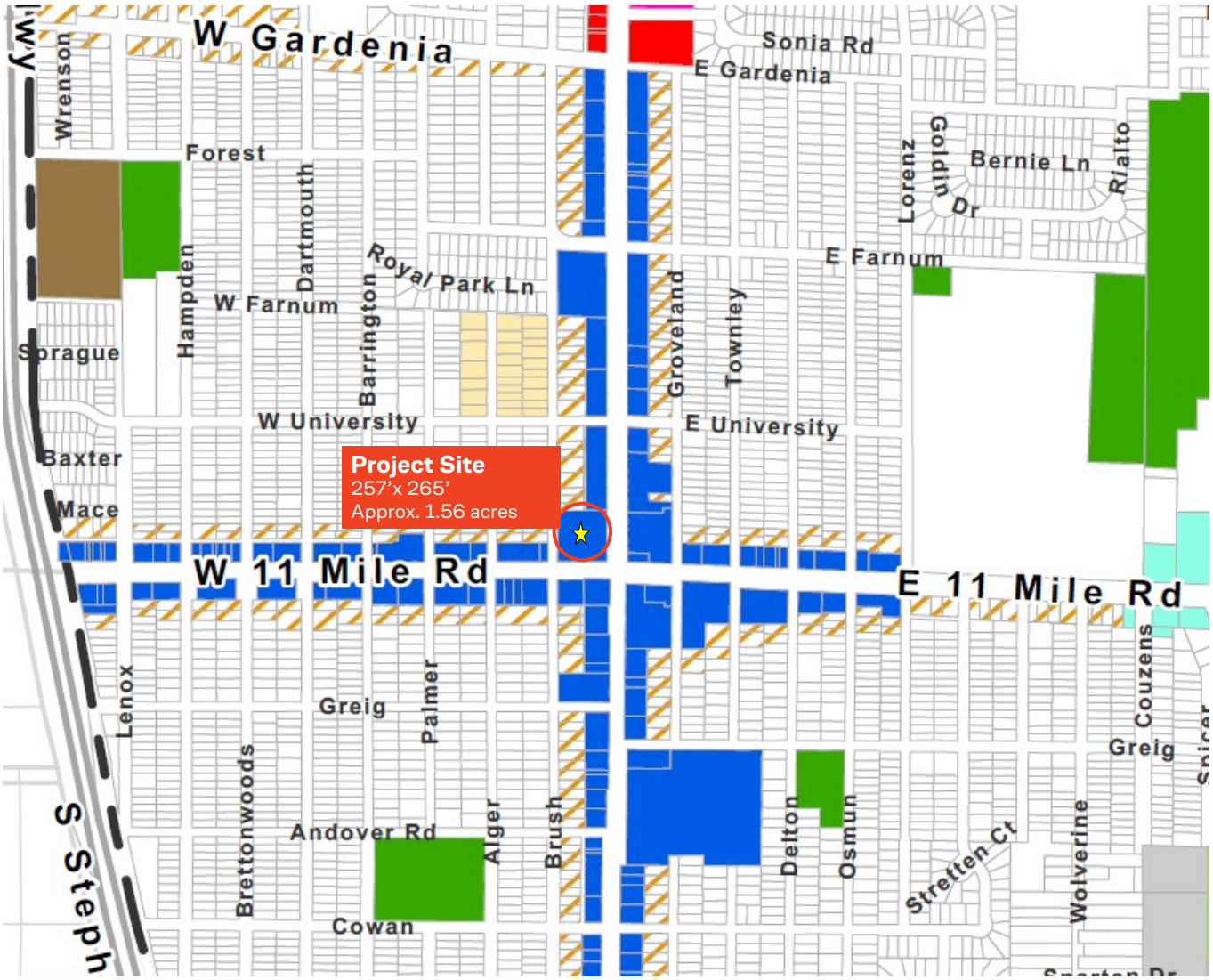
The following are conceptual renderings and building type examples found in the City Center District within our Zoning Ordinance, as well as images from mixed-use developments These graphics are not necessarily a depiction of what a developer ought to propose but do serve as examples of what may be a good fit for this prominent downtown corner.







CITY CENTER ZONING



Legend

- B-1 Neighborhood Business District
- B-2 Community Business District
- B-3 Regional Business District
- CC City Center
- H-M Manufactured Home District
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- MUI-1 Mixed Use Innovation
- MUI-2 Mixed Use Innovation
- N-P Natural Preservation and Recreation District
- O-1 Office Building District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-MF Residential Multiple-Family
- R-MN Residential Mixed Neighborhood
- City Boundary
- Other Municipal Boundaries
- Roads



THE SITE

COMMERCIAL CORRIDOR

The 1.54-acre site occupies a prominent location along John R. Road at 11 Mile Road, within an established commercial corridor with strong visibility and access.

RESIDENTIAL NEIGHBORHOOD

The surrounding context transitions to an established single-family residential neighborhood along Brush Street, near the northwest corner of the site. This adjacency presents an opportunity to thoughtfully integrate new development with the surrounding residential fabric.

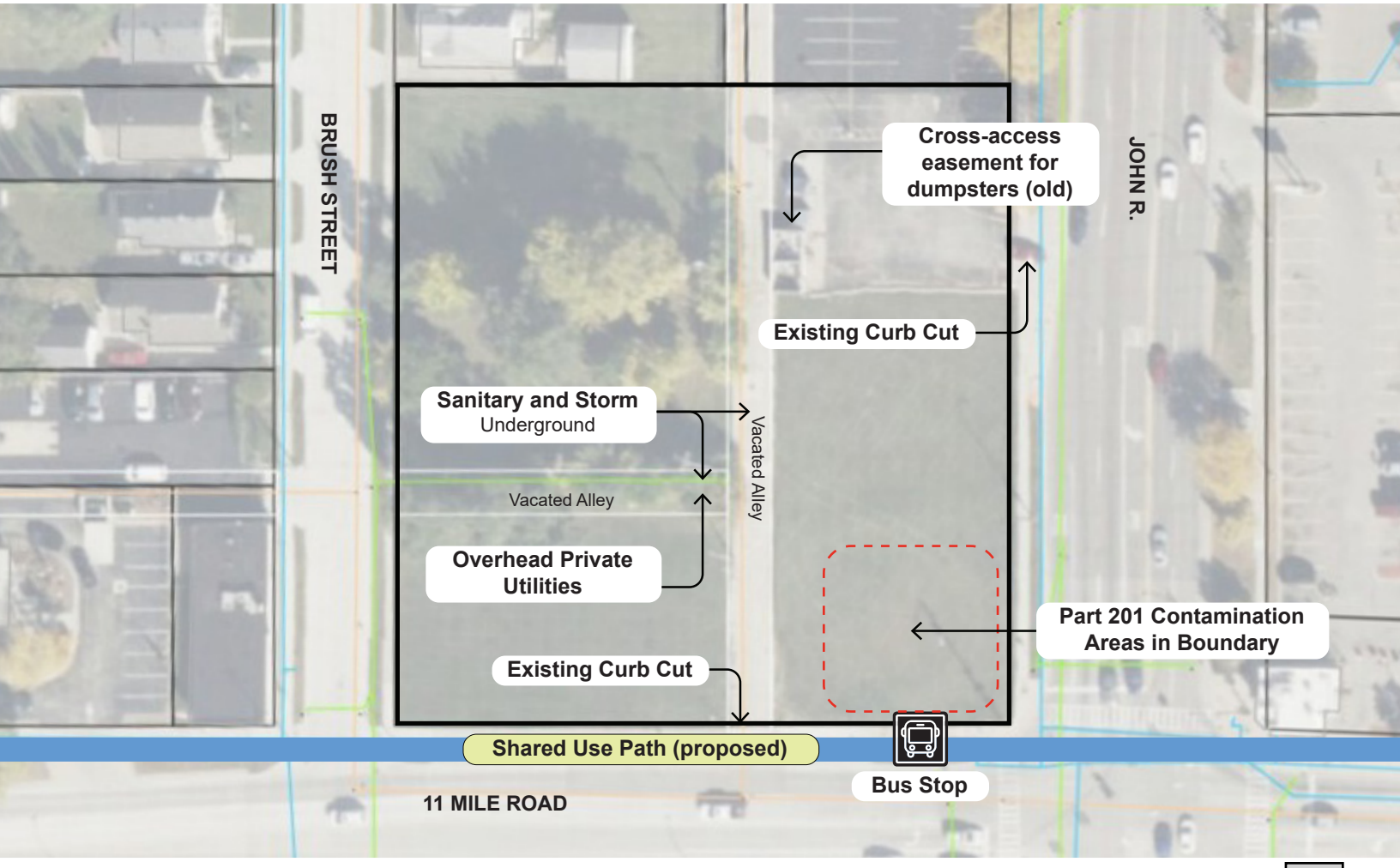
SITE EXISTING CONDITIONS

STRUCTURES
The parcel is currently vacant with no existing structures.

EASEMENTS & AGREEMENTS
A cross-access agreement with Beyond Home provides dumpster access at the northeast corner of the site but does not need to be maintained.

UTILITIES
Two vacated alleys contain existing utilities. The north-south alley connecting to 11 Mile Road contains underground sanitary and storm sewer infrastructure. The east-west alley connecting to Brush Street contains overhead private utilities.

Water: City of Madison Heights
Sanitary Sewer: City of Madison Heights
Storm Sewer: City of Madison Heights
Electric : DTE
Natural Gas : Consumers



ENVIRONMENTAL CONDITIONS

This property is designated as a Part 201 facility under Michigan environmental regulations, with an associated leaking underground storage tank (LUST) designation under Part 213 (EGLE Facility ID 00040328). The site's history includes former gasoline station and automotive repair operations from the 1960s through the 1990s, resulting in petroleum-related contamination in soil and groundwater. The underground storage tank was removed in 2000, followed by multiple environmental investigations, including Phase I and limited Phase II Environmental Site Assessments, and Baseline Environmental Assessments (BEAs).

The most recent environmental reports, completed in September 2025, include a Phase I ESA, BEA, and Due Care Compliance documentation.

Copies of these reports are available upon request. Developers will need to complete their own Phase I and coordinate due diligence related to their proposed development.

Date Milestones and Findings

1979 Historical document indicates intent to install 8,000- and 10,000-gallon gasoline USTs. Establishes former petroleum-use history.

1980 Five former gasoline/service-station USTs removed.

1999 Techna Limited Phase II ESA: four borings and soil/groundwater testing; contamination identified in former pump-island area. CVS BEA also referenced.

2000 550-gallon waste-oil UST; verification samples showed contamination and release was reported.

2003 AHI Phase I/Phase II work, including nine borings. Continued investigation of former gas station impacts.

2004 AHI Phase I ESA for Lot 67 / area north of 11 Mile and Brush.

2011 AES Phase I ESA, Limited Phase II ESA, and Due Care Plan. The due care plan assumes commercial use.

2024 Historical environmental reports assembled for the current Applied EcoSystems assessment.

2025 Applied EcoSystems Phase I ESA (Sept. 17), BEA (Sept. 18), and DDCC (Sept. 18). Current documents confirm Part 201 facility status and continue the due-care framework.



Shown : Scenario Test Fits

THE DESIRED PROJECT

The scenarios provided illustrate development options for discussion and **are not intended to prescribe a specific design or preferred approach.** Developers are encouraged to present their vision for the site that meet the Design Criteria in this section.

DESIGN CRITERIA

The proposed use and design should consider the vision for the downtown area within the City's Master Plan and DDA area. The development should aim to achieve the following:

MIX OF USES & BUILDING DESIGN

The development should serve as a downtown anchor, incorporating a mix of uses such as residential, retail, and restaurant spaces. Non-residential uses should activate the corner of 11 Mile Road and John R. Road through defined entrances, transparent storefronts, and pedestrian-oriented design.

Buildings should feature high-quality materials and architectural articulation consistent with City Center zoning standards. Permitted building types are identified in Appendix 2 and Sections 6.01(3) and 6.01(4) of the Zoning Ordinance.

Building heights should be context-sensitive toward Brush Street, transitioning to the adjacent residential neighborhood through stepped-down heights or reduced development intensity.

SITE DESIGN & ACTIVE GROUND FLOOR

Site design should prioritize pedestrians and complement the DDA's 11 Mile Streetscape Plan. Building placement should establish a strong street wall while accommodating outdoor dining, patios, landscaping, and pedestrian amenities.

ZONING

The development should comply with applicable requirements of the City of Madison Heights Code of Ordinances, including City Center zoning standards.

The City is willing to work with the selected developer to identify an approach that supports a residential-led development, recognizing that ground-floor residential use is not currently permitted in the district.

PARKING & SITE CIRCULATION

Parking, loading, and access should comply with Article 10 of the Zoning Ordinance. Parking should be located primarily to the side and rear of buildings and screened from the public right-of-way. Site circulation should prioritize pedestrian safety and minimize conflicts with vehicles.

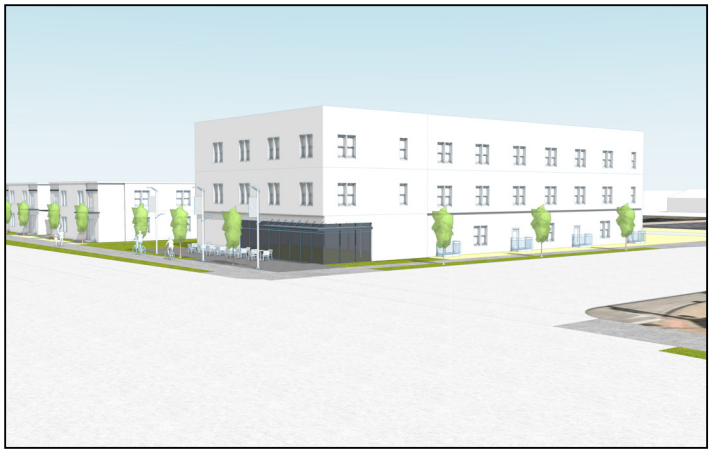
The proposed development should meet minimum parking requirements for all on-site uses. However, the City may consider parking waivers where a proposal demonstrates that reduced parking can

SCENARIOS

The two scenarios were developed to explore different approaches to the design criteria including density, building form, and site amenities.

SCENARIO A

2-3 STORIES

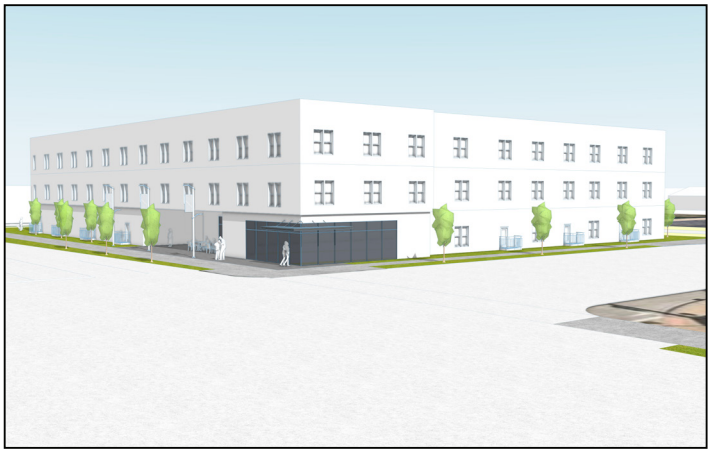


2,2500 GSF of Commercial	36 Units	60 Parking Spaces

- Lower density housing types (townhomes, duplexes, quads) near existing homes along Brush Street
- Prioritize commercial uses along John R, potentially exceeding market demand
- Requires zoning changes, current layout supports a parcel split and rezoning.

SCENARIO B

3 STORIES



2,500 GSF of Commercial	44 Units	52 Parking Spaces

- Commercial focus at the John R. and Brush Street corner
- Residential setback along John R. with a small plaza separating uses on 11 Mile
- Requires zoning changes, current layout supports a parcel split and rezoning.

SCENARIO A

MASSING & SCALE

Scenario A explores smaller-scale residential units that complement the adjacent neighborhood, with a mixed-use building anchoring the corner of John R. Road and 11 Mile Road.

Ground-floor residential use would require zoning modifications, which the City is willing to explore in support of the proposed development.

Site access utilizes existing curb cuts along both roadways, with shared parking located behind the buildings.



SCENARIO A

MASSING & SCALE

Visuals are to show massing and scale and are not indicative of final design.



View at the corner of 11 Mile Rd. and John R. Rd.



View along Brush St. showing existing residential homes

SCENARIO A

CASE STUDIES

Case studies illustrate projects with similar scales, site designs, or uses on parcels of comparable size.

Livernois Lofts

Ferndale, MI

Parcel Size	.1
Stories/Height	2 stories
Building Program	8 units each, 16 Total



Eastown Flats

Grand Rapids, MI

Parcel Size	.7 Acres
Building Size	Two buildings 45,000–50,000 SF
Stories/Height	3 Stories No elevator
Building Program	~1,000 SF of retail in each building 35 market-rate apartments (over 2 buildings)



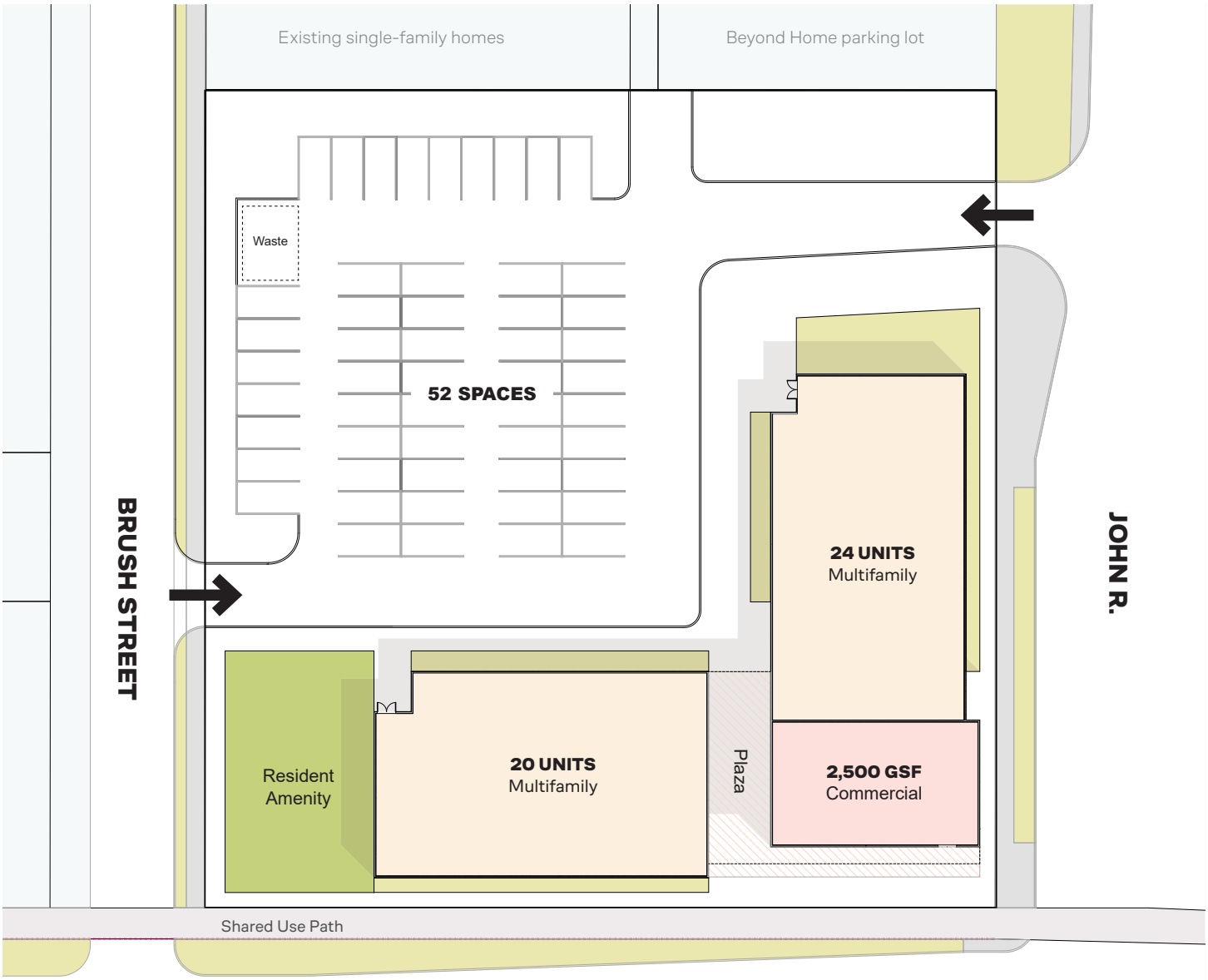
SCENARIO B

MASSING & SCALE

Scenario B explores a larger mixed-use building, with ground-floor commercial space anchoring the corner of 11 Mile Road and John R. Road.

The ground-floor residential use would require zoning modifications, which the City is willing to explore in support of the proposed development.

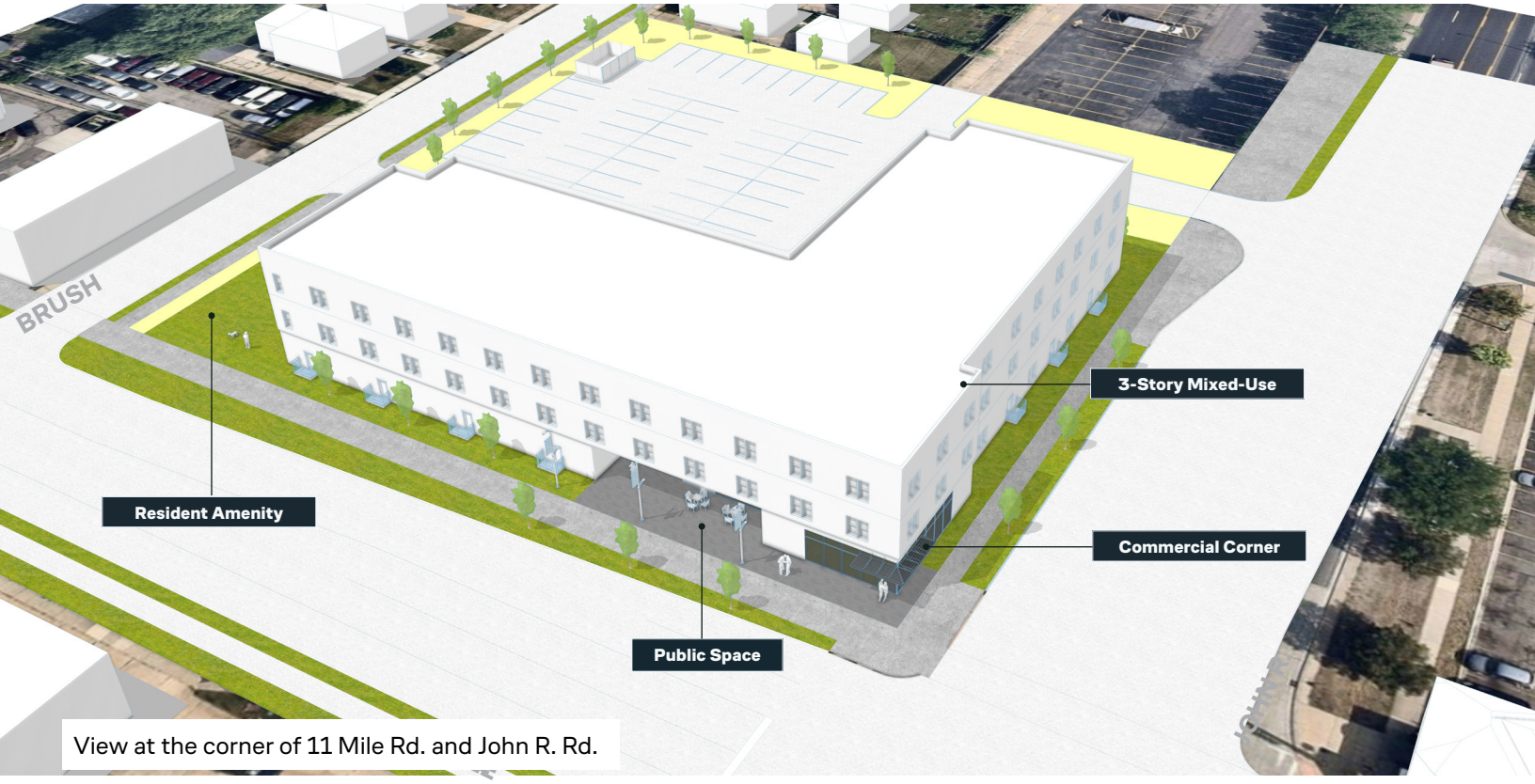
Site access utilizes existing curb cuts along both roadways, with shared parking located at the rear of the site along Brush Street.



SCENARIO B

MASSING & SCALE

Visuals are to show massing and scale and are not indicative of final design.



View at the corner of 11 Mile Rd. and John R. Rd.



View along Brush St. showing existing residential homes

SCENARIO B

CASE STUDIES

Case studies illustrate projects with similar scales, site designs, or uses on parcels of comparable size.

Flats at Iron Ridge

Ferndale, MI

Parcel Size	.1
Stories/Height	2 stories
Building Program	8 units each, 16 Total



Broadway Lofts

Mt. Pleasant

Parcel Size	1.4 Acres
Building Size	51,010 SF
Stories/Height	4 Stories
Building Program	48 multiple-family dwelling units, and a 64 space parking lot 1,100 square foot community room, mailroom, mechanical room, lobby, 10,000 SF co-op grocery



INCENTIVES

The City is open to considering financial incentives for development projects that generate long-term community and economic benefits. Potential incentives may include Brownfield Tax Increment Financing (TIF) and Housing Tax Increment Financing (TIF).

The minimum sales price is negotiable. Respondents should include their proposed purchase price in their proposals. The property is being offered by the City in its existing condition, "as-is," without representations or guarantees regarding environmental conditions.

SUBMITTAL REQUIREMENTS

All Developers shall submit one digital PDF formatted as 8.5"x11.5". The Developer may also submit board mounted graphics not to exceed 24 x 36 as well as eight (8) copies of the graphics reduced to 11x17 size.

DEVELOPMENT TEAM

- Team organization chart with roles
- Short bios for key members, including relevant Michigan project experience
- 2–3 comparable project examples (location, size, use)

DESIGN PROPOSAL

- Project narrative including vision, proposed uses and square footages, unit count and mix
- Site plan showing building placement, parking, access, and streetscape interface with 11 Mile
- Building elevations for 11 Mile Rd. John R. Rd and Brush St.
- Materials and precedent imagery
- Zoning compliance summary with a descprition of any requested modifications

VALUE TO THE CITY

- Projected tax revenue
- Project number of new jobs and residents
- Community benefits summary

FINANCIAL VIABILITY

- Development budget, including sources and uses
- Proposed purchase price
- Incentives requested, if applicable
- Development schedule from award through CO
- Evidence of capacity, including lender/equity references and/or balance sheet summary

SCORING CRITERIA

Qualifications of Development Team (25%)
The overall qualifications and experience of the Project Team, including past performance. This includes experience with design and development of similar projects, particularly in Michigan.

Quality of the Design Proposal (25%)
Adherence to City's Code of Ordinances including the Zoning Ordinance and all design standards set forth within the City Center Zoning District and compatibility with the City's Master Plan.

- The aesthetic of the building architecture.
- The building designs maximization of residential, retail, entertainment, office, and/or other compatible uses potential of the property.
- The design includes inviting outdoor spaces and is compatible with and contributes to the DDA's 11 Mile Streetscape Plan.
- Safe and attractive parking areas that consider the circulation of vehicles, pedestrian, and non-motorized vehicles.

Value to the City (15%)
The anticipated value of the proposed development to the City of Madison Heights, including direct financial benefits, incentives required, anticipated tax revenue, jobs created, new residents added, and other community benefits.

Preference will be given to proposals that maximize public benefits while requiring fewer financial incentives and offering shorter development timelines.

Financial Viability (35%)
Developer and Project Team's ability to fulfill the commitments stated in the proposal. This includes the Developers capacity to meet financial and logistical development obligations.

SELECTION PROCESS

Part I: Proposal Review and Developer Interviews
Upon receipt of proposals, the Selection Committee will evaluate submissions and identify a shortlist of developers whose proposals best align with the qualifications, evaluation criteria, and objectives outlined in this RFP. The City may conduct interviews to further evaluate qualifications, development concepts, and financial capacity, and to discuss environmental due diligence and potential incentives.

The City reserves the right to reject any or all proposals if doing so is determined to be in the best interest of the City.

Part II: Developer Selection and Approval
Following developer interviews, the Selection Committee will recommend a preferred development team to City Council for consideration and final approval. Subject to City Council approval, the City will enter into negotiations with the selected developer to establish mutually acceptable terms and conditions for the proposed development.

The final selection will consider the responsiveness and qualifications of the proposer, proposed purchase price, development concept, financial capacity, and other relevant evaluation criteria outlined in this RFP. Upon the successful negotiation of an agreement, a formal contract will be prepared and submitted to the City Council for approval and executed by both parties.

SUBMITTAL INSTRUCTIONS

DEADLINE: MONTH XX before 11:00 am

Proposals will be accepted by the City Clerk's Office at 300 West 13 Mile Road, Madison Heights, Michigan, 48071 until
MONTH XX at 11:00 a.m. (EST).

Proposals will be opened at 11:05 am (EST).
The City of Madison Heights is a Participating Agency in the Michigan Inter-Governmental Trade Network (MITN). Interested vendors are encouraged to register with MITN at www.MITN.info to view specifications for this and all our open bids.

Contact Information:
Tracee Miller
HR Director/Purchasing Coordinator
City of Madison Heights
(248) 583-0828

GREAT AMERICAN MAIN STREET AWARDS™
2026 Winner

Public Art, Public Space

and the Great American Main Street Award

DOWNTOWN FARMINGTON
Downtown Development Authority



Historic Charm. Eclectic Character. Vibrant Community.

CATALYST STRATEGY

Place-Based Community Development

Placemaking has proven to be a successful strategy for our district. Investing in public place infrastructure has yielded significant return in community support and private investment.



DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner





Historic **Charm.** Eclectic **Character.** Vibrant **Community.**







WHY WE INVEST IN PUBLIC SPACE

These improvements are designed to enhance the walkability and livability of Farmington, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Research has found that public amenities such as parks and open spaces increase property values, up to a 23.3 percent premium, to live within one-fifth of a mile from such a space.

- National Association of Realtors, 2019

DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner

Historic **Charm.** Eclectic **Character.** Vibrant **Community.**



Riley Park – 2005

The First Catalyst


Before






Office DEPOT
RILEY PARK
After


WALTER E. SUNDQUIST
FRIDAY NIGHT
CONCERT SERIES
RHYTHMS


WALTER E. SUNDQUIST
HARVEST MOON CELEBRATION
SEPTEMBER 15-17, 2022
SPONSORED BY
www.downtownfarmington.org


RILEY PARK ICE RINK
DAILY PUBLIC SKATING DECEMBER-FEBRUARY


CHECK
OUT
CREDIT
CARD
GOETZ
GREENH

FARMINGTON ROAD STREETSCAPE 2022



Rendering is for illustrative purposes only.

Farmington Road Streetscape 2022

DOWNTOWN FARMINGTON
Downtown Development Authority

MAIN STREET Now 2026







Farmington Road Transformation | 2023

Major investments in public space with rehabilitation of cornerstone buildings has provided a once in a century opportunity to maximize economic impact in our Main Street district.

DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner

MAIN STREET Now 2026

Dinan Park – 2023

300+ donors | $95K raised | $75K MEDC match | Oakland County Parks Grant



DINAN PARK









DOWNTOWN FARMINGTON
Downtown Development Authority

2025 Semifinalist


MAIN
STREET
Now
2026



Masons Corner - 2024

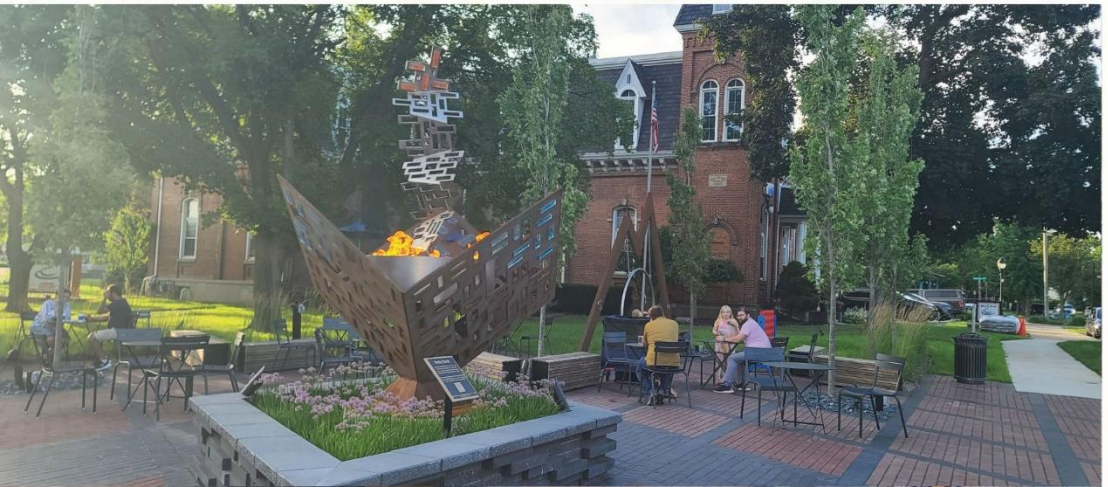
400+ donors | $88K raised | $75K MEDC match
Main Street Oakland County Placemaking Grant |
City partnership | Private Commission Unity Torch

DOWNTOWN FARMINGTON
Downtown Development Authority

MAIN STREET Now 2026







MASONS CORNER

Designed, funded, and built in 2024, a second consecutive public space in two years

In 2023 we successfully crowdfunded Dinan Park, where over 300 donors answered the call to build a beautiful, universally accessible pocket park.

In 2024, in celebration of our Bicentennial year, we had the opportunity to repeat this success with the help of over 400 donors to create a new gathering space at Masons Corner. This project reestablishes the history of this original town hall corner with welcoming amenities and accessibility.

Patronicity

DOWNTOWN FARMINGTON

GREAT AMERICAN MAIN STREET AWARDS™ 2026 Winner

Historic **Charm.** Eclectic **Character.** Vibrant **Community.**


THIS PLACE MATTERS™
NATIONAL TRUST FOR HISTORIC PRESERVATION
OAKLAND COUNTY MICHIGAN







PUBLIC ART

The Detroit Institute of Arts PIPA mural program brought a vibrant Rick Malt installation to Sundquist Pavilion at Riley Park.

In 2024, the DDA celebrated more than $250,000 in public art investment in the district. Funding sources ranged from the DIA to private patrons. By committing to an annual small budget toward public art, the DDA has gardened significant cultural arts vibrancy within the district.

DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Semifinalist

Historic Charm. Eclectic Character. Vibrant Community.



PUBLIC ART



Public art creates moments that attract people, spark curiosity, and directly translate into more customers for small businesses.

The DDA celebrated more than $200,000 in public art investment in the district last year. Funding sources ranged from the DIA to private patrons. By committing to an annual small budget toward public art, the DDA has garnered significant cultural arts vibrancy within the district.

DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Semifinalist

Historic Charm. Eclectic Character. Vibrant Community.

Art Park Promenade 2026

672 contributions

Main Street Oakland County Placemaking Grant

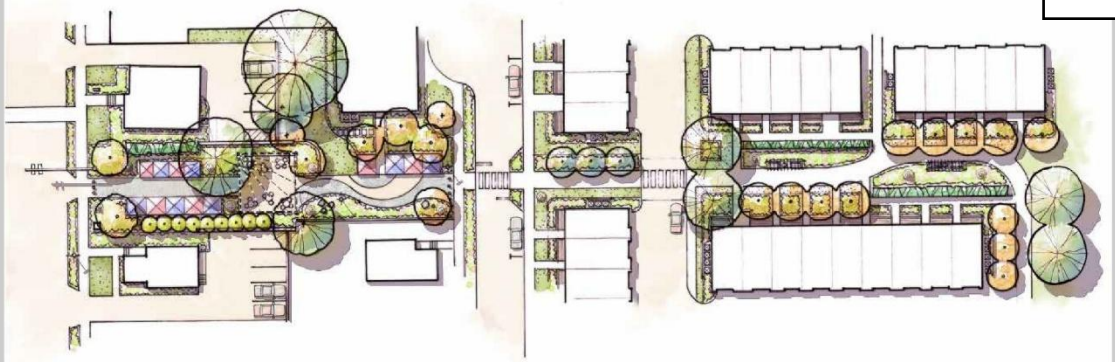


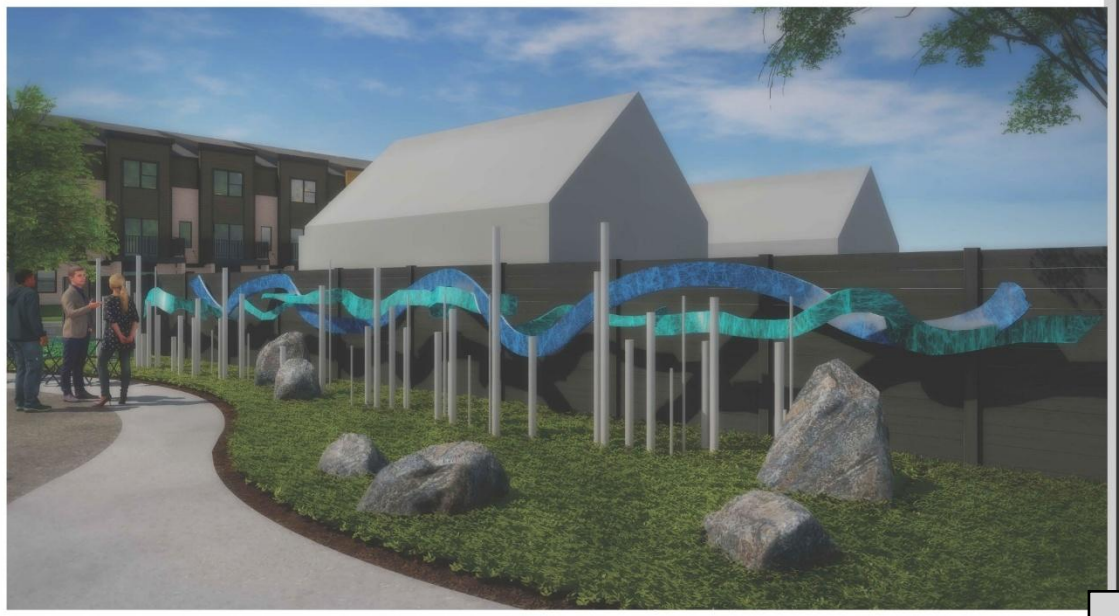


ART PARK PROMENADE



Connecting Riley Park to the new residential neighborhood, Hillside Townes, and eventually to Shiawassee Park and the regional trail across Southern Oakland County.





DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner

COMMUNITY MURAL

Make a wave. Leave your mark.

672 Individual Waves.

One Collective Mural.

Funding to support art and furnishings.



DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner

T&F
FIRED AND FUSED
Glass Workshops

Historic **Charm.** Eclectic **Character.** Vibrant **Community.**



Oakland County Placemaking Award 2026: Make A Wave Mural

The 3rd consecutive year winning the county-wide District Placemaking Award!

Transforming hundreds of individual acts of creativity into one shared downtown landmark.

Creating a sense of ownership through individual investment.

GREAT AMERICAN MAIN STREET AWARDS™ 2026 Winner

DOWNTOWN FARMINGTON
Downtown Development Authority






DETROIT INSTITUTE OF ARTS

















DINAN PARK

MASONS CORNER

ART PARK
PROMENADE



Thank you!

DOWNTOWN FARMINGTON
Downtown Development Authority

GREAT AMERICAN MAIN STREET AWARDS
2026 Winner