



CITY OF MADISON HEIGHTS

LIBRARY - FLEX SPACE, 240 W. 13 MILE RD.

MHDDA INFORMATIONAL MEETING AGENDA

NOVEMBER 20, 2025 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

MEETING OPEN TO THE PUBLIC

REPORTS

- [1.](#) MHDDA Informational Meeting Presentation

UNFINISHED BUSINESS

NEW BUSINESS

COMMITTEE REPORTS

TRAINING & EVENT OPPORTUNITIES

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.

City of Madison Heights Downtown Development Authority

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MHDDA INFORMATIONAL MEETINGS 2025

Item 1.



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City of Madison Heights Downtown Development Authority (MHDDA)

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INTRODUCTION TO OUR DOWNTOWN

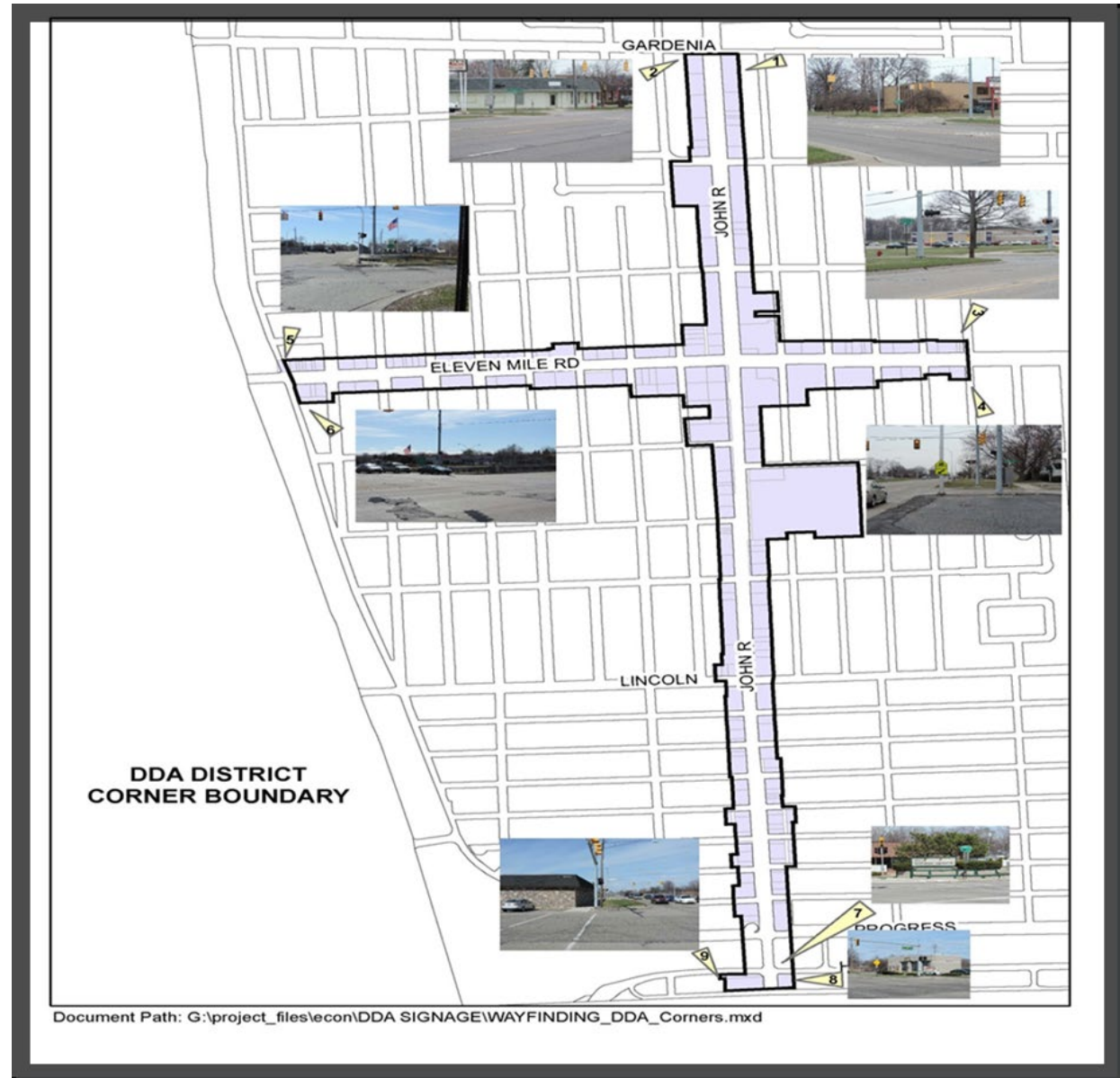
The Downtown at a Glance

City Council created the Downtown Development Authority of Madison Heights (MHDDA) in 1997 to eliminate the cause of property value deterioration and to promote of economic growth.

The district includes 182 parcels across an area of 104 acres. Its boundaries of the DDA area are on John Rd at Gardenia to the North to 10 Mile Rd to its South, and on 11 Mile from Exit 62 on I-75 to the West and Lorenz to the East.

The district is presently zoned B-3 General Business District and M-1 Light Industrial and is home to approximately 110 businesses.

The MHDDA board includes downtown area business owners, residents, the Mayor and the City manager of Madison Heights.



Our Goals

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- *TO ELIMINATE THE EFFECT OF BLIGHTING INFLUENCES WHICH DETRACT FROM THE APPEARANCE AND MARKETABILITY OF THE DISTRICT*
- *TO PROMOTE ECONOMIC GROWTH IN THE DISTRICT*
- *TO CREATE A COHESIVE, WELCOMING, AND WALKABLE DOWNTOWN DISTRICT.*

Overview of TIF Funding: How Does it Work?

Item 1.

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DDA utilizes Tax Increment Financing (TIF)

TIF is derived primarily from new taxes generated by new building construction or property improvements which is then directed back to the DDA district



MHDDA Board Members FY25-26

Board Members

- Chair- Mike Van Buren (*Artech Printing*)
- Vice-Chair- Joe Jarbo (*Amori's Market*)
- Treasurer- Rickey Busler (*RE/MAX First*)
- Member- Marija Ujkic (*Mia's Tasty Bar & Grill*)
- Member- Mayor Corey Haines
- Member- Gordie Davignon (*Cadillac Straits*)
- Member- Joe Keys (*Correct Car Care*)
- Member- City Manager Melissa Marsh
- Member- Lenea Renshaw (*Miss NeNe's Child Care*)
- Member- Michael Sheppard (*Northern Audio Service*)
- Member- Giuseppe Marando (*Iannuzzi Manetta & Co.*)
- Member- Gerry Hambright (*Pyro Services Company*)

DDA Staff

Giles Tucker

City of Madison Heights Downtown Development Authority (MHDDA)

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2025-2026 UPDATES & ACCOMPLISHMENTS

Façade & Sign Grant Project Updates

In April 2025, Beauty Room 11 was awarded up to \$2,000 for new backlit signage. The business will be issued these when the project is completed and has been in continuous operation for one year (Feb. 2026).

Beauty Room 11 Sign Grant Award



Before

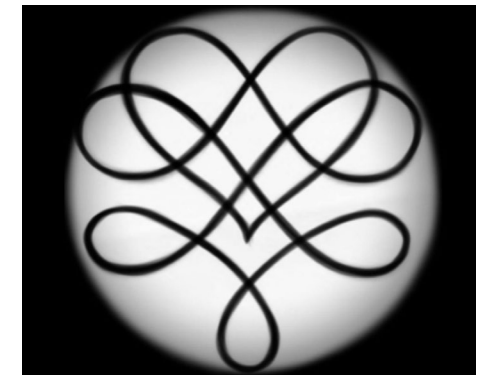


After

MHDDA Business Digital Marketing Pilot Program Progress

The MHDDA has agreed to offer an 80/20 matching grant for DDA businesses that seek video production services with 1 Vision Media Group.

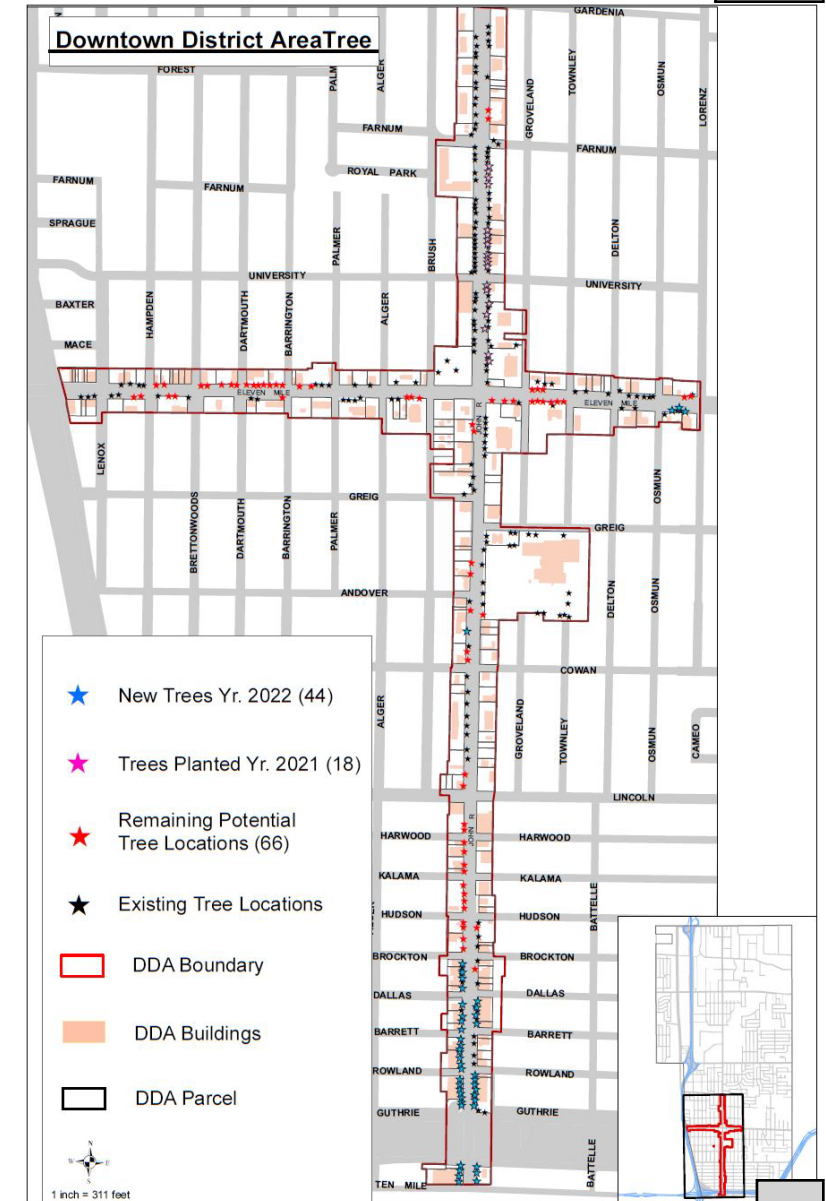
Completed DDA Business Promotional Videos



Amore' Beautiful
You Salon

Downtown Area Tree Planting Program

The DDA contributes \$5000 per year towards tree planting with the DDA area. In March 2025, 25 trees were planted along John R Rd.



11 Mile Streetscape Project Construction Completed

The 11 Mile Streetscape project held a Groundbreaking Ceremony on June 20th 2025 and began construction on June 23rd.

Substantial completion of the project including landscaping was installed in October 2025.

The estimated total cost of this project was around \$1.1M including soft costs and construction making it the largest infrastructure project since the establishment of the district in 1997.











Downtown Touchdown Block Party Event

To celebrate the completion of the 11 Mile Streetscape project, the MHDDA held its first ever street fair called the “Downtown Touchdown”.

The event had 36 vendors and attracted a great turnout from the surrounding neighborhoods. A vendor survey was developed and all of the responding 13 vendors expressed their satisfaction with the event and their willingness to come back for future downtown events.



**\$156,000 Urban
Main Grant
Awarded to Weiss
Distillery at 25914
John R Rd**

On August 5th Weiss Distillery was officially awarded \$156,000 in grant funds from Main Street Oakland County's Urban Main grant for its distilling equipment.



Holiday Banners & Decorations

Winter themed banners and snowflake decorations were purchased in Spring 2025.

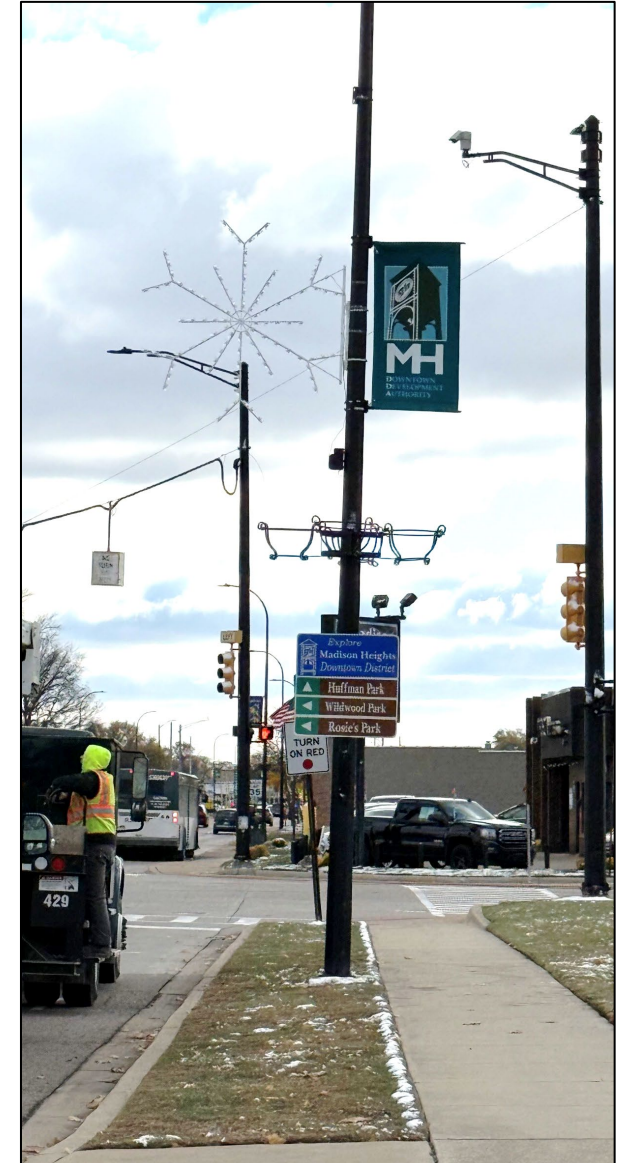
The Department of Public Service began installation of the banners and snowflake lights for the holiday season on November 10th 2025.



Holiday Banners



Holiday Decorations



Local Grants & Programs

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Sign Grant Program

Up to 50% of costs for new design & construction costs; 100% of removal costs of nonconforming signage. Max grant amount \$10,000.

Façade Grant Program

Up to 50% of costs for eligible improvements ; 100% of removal costs of blight removal. Max grant amount \$10,000

Redevelopment Liquor License

The MHDDA can issue new public, on-premises liquor license to new and existing businesses located within the designated DDA District.

Digital Marketing Program

The MHDDA has agreed to offer an 80/20 matching grant for DDA businesses that seek video production services with 1 Vision Media Group

Madison Heights Downtown Development Authority

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QUESTIONS? THANK YOU!