



CITY OF MADISON HEIGHTS

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

**BROWNFIELD REDEVELOPMENT AUTHORITY & DOWNTOWN
DEVELOPMENT AUTHORITY JOINT MEETING AGENDA**

APRIL 17, 2025 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) DDA Minutes 2-20-25

MEETING OPEN TO THE PUBLIC

UNFINISHED BUSINESS

- [2.](#) Banners & Holiday Decorations
- [3.](#) Holiday Decorations

NEW BUSINESS

- [4.](#) Site Furnishings Bike Racks
- [5.](#) Site Furnishings- Benches
- [6.](#) Site Furnishings- Trash Bins
- [7.](#) Sign Grant Application-Beauty Room 11

REPORTS

- [8.](#) Finance Report
- [9.](#) 11 Mile Streetscape Update
- [10.](#) 11 Mile Streetscape Project Celebration
- [11.](#) Brownfield Projects Update

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.

MHDDA Regular Meeting
Madison Heights, Michigan
February 20, 2025

A MHDDA Regular Meeting was held on Thursday, February 20, 2025 at 8:00 AM at Library
- Flex Space, 240 W. 13 Mile Rd.

PRESENT

Member Rickey Busler
Mayor Roslyn Grafstein
Chair Yousif Jarbo
Member Joseph Keys
Member Joe Marando
Member Lenea Renshaw
Member Michael Sheppard
Member Marija Ujkic
Vice -Chair Michael Van Buren

ABSENT

Member Gordon Davignon
Member Gerry Hambright
Member Melissa Marsh

OTHERS PRESENT

Community and Economic Development Director Giles Tucker
Deputy City Manager/City Clerk Cheryl Rottmann
MHHP Chamber Executive Director Linda Williams

DDA-25-08. Excuse Member.

Motion to excuse Member Marsh from today's meeting.

Motion made by Member Busler, Seconded by Vice -Chair Van Buren.

Voting Yea: Member Busler, Mayor Grafstein, Chair Jarbo, Member Keys, Member Marando, Member Renshaw, Member Sheppard, Member Ujkic, Vice-Chair Van Buren

Absent: Members Davignon, Hambright and Marsh

Motion carried.

DDA-25-09. MHDDA Meeting Minutes 1-16-2025.

Motion to approve the MHDDA Meeting Minutes of January 16, 2025, as printed.

Motion made by Vice -Chair Van Buren, Seconded by Member Keys.

Voting Yea: Member Busler, Mayor Grafstein, Chair Jarbo, Member Keys, Member Marando, Member Renshaw, Member Sheppard, Member Ujkic, Vice-Chair Van Buren

Absent: Members Davignon, Hambright and Marsh

Motion carried.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

REPORTS:

Finance Report

Director Tucker reported to the membership that Tony Austin has completed promotional videos for Cadillac Straits and Diamond Jims and has submitted paid invoices from each of these businesses. A total of \$832 has been paid for four (4) marketing videos through our partnership with 1 Vision Media.

Director Tucker noted that \$350 was paid for the renewal of our membership to the Michigan Downtowns Association. Membership renewals now run from October to October each year. The MDA is now basing dues owned moving forward and ours are based on the total budget of the DDA. I have attached the invoice.

11 Mile Streetscape Project Update

Director Tucker stated that the MSOC Placemaking Grant Quarterly Reporting Completed. The first quarter of grant reporting for the Placemaking Grant was submitted on 1/27 for the 1/31 deadline. No grant spending was reported in this period, but activities including preparations for the ITB were described and their costs will be reported next at the next reporting period.

Director Tucker updated the membership on the Invitation to Bid preparation, noting that all open questions that may impact the ITB package have been resolved, and details of the landscaping plan are finalized. Nowak Fraus anticipates that the ITB will be ready to post onto MITN on Wednesday February 19th.

Director Tucker advised the membership that City staff met with the owners of U-Haul and legal Counsel on January 16th. While they express a little dissatisfaction with the change in traffic circulation on their site, their primary concern that they would be losing private property to eminent domain was alleviated. A Meeting with Charles Laurencelle at 515 E 11 Mile Rd was held over Teams on Jan. 30th about changes to his private parking lot and whether he'd prefer to access his lot through the alley or with a new approach on Delton. This opened a greater conversation about vacating the alleyway, as it is the only city maintained alleyway in the project area and that if we granted an easement for the businesses or allowed them to take over the property, it would relieve the city of the maintenance costs, reduce the project costs (no need to build approach) and allow 515 E 11 Mile to keep all of their private parking. He is waiting for advice from the City Attorney

as to the pros and cons of vacating this alley or granting an easement to the property owners and how to go about it.

Director Tucker updated the Board on the progress on United Methodist Church Sign for ROW: He has learned that our electrical inspector will not require an electrical contractor for the sign replacement provided that the sign contractor uses the existing conduit that is underground and being used for the sign. Avoiding the need for an electrical contractor will significantly reduce costs for the project. If the electrical conduit is rusted out or any unforeseen issues that require an electrical contractor, the City will find a separate contractor. Thus far he has requested quotes from Johnson Signs, Curb Appeal Concepts and Signarama.

Update on Ongoing Projects:

MHDDA Business Digital Marketing Program Update

Payment has been sent to 1 Vision Media for the completion of two more promotional videos, one for Diamond Jim's and another for Cadillac Straits.

Streetlight/Holiday Decorations

The Design Committee has a holiday catalog, a map of all the existing streetlight locations as well as the most recent MKSK landscaping plan that shows the new streetlight locations in relation to all the other improvements made for the project. All these should provide a starting point for planning any additions to our holiday decoration plans for this year.

COMMITTEE REPORTS:

Promotions Committee - Member Sheppard reported that the committee would like to work on social media videos for the 11 Mile Streetscape.

TRAINING & EVENT OPPORTUNITIES:

Director Tucker noted that the Michigan Downtown Association will be having their spring workshop in March, and he will email the membership with the information. In addition, Oakland County Mainstreet will be hosting an event that highlights DDAs in June.

MHHP Director Williams stated that some of the upcoming events include "How to Connect with Influencers" and the State of the Cities. More information is available in the newsletter.

Member Sheppard noted that the Green Crawl will be similar to last year, and they are finalizing the paperwork for the event.

ADJOURNMENT:

Having no further business, Chair Jarbo adjourned the meeting at 8:49 a.m.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: March 31, 2025

To: MHDDA Board

From: Giles Tucker, Community Development Director

Subject **Downtown Banners**

Winter Banners

The Design Committee met on Feb. 24th to make recommendations on the quantity and theme of additional seasonal banners and to discuss options for holiday decorations. At this meeting, it was decided that these new banners and decorations would be used in the downtown core: Palmer to Lorenz on 11 Mie and University to Greig on John R. The committee estimated that this would require (34) banners.

Additionally, a winter and a fall banner were selected from a catalog. After this meeting, further discussion happened via email and in other committees and a few other winter banner designs were suggested and it was the consensus to not include a fall banner. The designs that were picked ultimately come from the same supplier "Consort" so I believe that all the bidding company can fulfill a design for them. I have included the first banner that was chosen and two more circled on a catalog page of more winter designs. Just in case, we should pick a first and second choice.

Banner Quotes March 2025							
Company	Options	Banner Design & Material (30x60)			Design Fees	Freight	Banner Only To- tals
		QTY	Unit Price	Subtotal	Set Up fee	Ground Fees	
Kalamazoo Banner Works	Stock Designs	34	\$89.05	\$3,027.70	\$0.00	\$65.00	\$3,092.70
Banner Sign Co. Detroit	Stock Designs	34	\$84.60	\$2,876.40	\$25.00	\$50.00	\$2,951.40
Downtown Decorations	Stock Designs	34	\$99.00	\$3,366.00	0	\$94.69	\$3,460.69

The lowest bidding company is Banner Sign Co. in Detroit. If the board selects a banner that has room for a custom message, this will increase the banner costs. Banner Sign Co. said that adding a custom design would be \$50 to the total order.

Staff Recommended Action:

It is recommended that the DDA board not include a custom message in the banner because the text will be difficult to notice due to the banner size on a 25ft pole. It is further recommended that the DDA board pick a first and second choice of banner. Finally, it is recommended that the DDA board authorize staff to purchase (34) winter banners from the lowest of the three quoting companies. The cost is expected to be \$2,951.40, but staff asks they are authorized to spend up to \$3,500 to account for customization of banner or other unanticipated costs.

Item 2.



NEW! Fall, Holiday & Winter Designs



Please note: A minimum quantity of four banners per design is required.



*See website for full customization options.

All designs displayed are copyrighted. Reproduction without expressed written permission is prohibited. Consort reserves the right to improve ink/fabric colors. Illustrations are provided as reasonable representations.

STOCK SUNBRELLA



963501



983504



983505



912511



962513



963516



962517



982518



982520



963521



922522



982524



961525



991533



001539



003540



002542



002543



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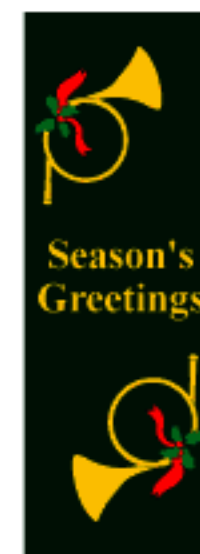
001545



012546



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052550



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102558



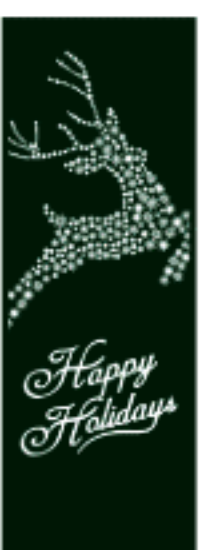
102559



141561



142562



171563



172564

**BSC / DPS**

Banner Sign Co. / Digital Print Specialties
6538 Russell St. Detroit, MI
48211 US
+13137586737
accounting@bannersignco.com

Item 2.

ADDRESS

Giles Tucker
Madison Heights CED
300 West Thirteen Mile Road
Madison Heights, MI 48071
USA

SHIP TO

Giles Tucker
Madison Heights CED
300 West Thirteen Mile Road
Madison Heights, MI 48071
USA

Estimate 4500

DATE 03/04/2025

SALES REP

Victor

ACTIVITY	QTY	RATE	AMOUNT
Light Pole Banners	34	84.60	2,876.40
Stock Design 30"x60" Marine Acrylic Banner. Single Pole banners			
Consulting, Design or Aquisition	1	25.00	25.00
Setup			
Thank you for your business! We accept ACH payments and checks; credit/debit card payments receive a 4% surcharge. Checks may be mailed to- 6538 Russell St. Detroit, MI 48211			
A 4% surcharge applies to Credit/Debit Card payments.			
SUBTOTAL			2,901.40
TAX			0.00
SHIPPING			50.00
TOTAL			\$2,951.40

Accepted By

Accepted Date

Thank you for your business!
LOOK TO US WHEN IT'S EYES ON YOU

From: [Jimmy Alexander](#)
To: [Giles Tucker](#)
Subject: banner quote
Date: Thursday, March 27, 2025 1:26:04 PM

Giles,

Here you go:

Qty: (34) 30"x60" Sunbrella Material Banners, Stock 2-Ink Design, Printed 2-Sides, Double Rolled Pockets Top & Bottom. 4-Brass Grommets, UV Clearcoat Protection.....\$99 ea.
Shipping.....\$94.60
Total.....\$3460.60

Again.....no additional fees for the graphic design work. Please let me know if you have any questions, or if you would like to proceed, or if there is anything additional that I can do to help. Thanks again!

From: Giles Tucker <gilestucker@madison-heights.org>
Sent: Wednesday, March 26, 2025 9:53 AM
To: Jimmy Alexander <jalexander@downtowndecorations.com>
Subject: RE: banners/pole decorations

Hi Jimmy,

Could you please send me a quote only for the banners? I've learned that we already have brackets.

Giles Tucker
 Community & Economic Development Director
 Office (248) 583-0831
 Direct (248) 837-2650

From: Jimmy Alexander <jalexander@downtowndecorations.com>
Sent: Monday, March 17, 2025 3:34 PM
To: Giles Tucker <gilestucker@madison-heights.org>
Subject: RE: banners/pole decorations

Giles,

No problem. The silver bracket sets have all silver screw bands and silver hardware.....the black bracket sets have all black powder coated screw bands and powder coated black hardware.

Sales Quote QTE0105381
Sales Quote Date: 3/4/2025
Mock-Up ID No.:

Sell

To: City of Madison Heights
Giles Tucker
300 West 13 Mile Rd.
Madison Heights, MI 48071
Phone No.: (248) 589-2294

Ship

To: City of Madison Heights
Giles Tucker
300 West 13 Mile Rd.
Madison Heights, MI 48071
Phone No.: (248) 589-2294

Payment Terms Net 30 days
Ship Via FEDEX, GROUND

Customer ID 22-21440
P.O. Number
P.O. Date 3/4/2025
Assigned User ID AWALSH

Item No.	Description	Quantity	Unit	Unit Price	Disc. %	Total Price
21822B-DMA6446	STOCK DESIGN 30" x 60" Digital Marine Acrylic Banner	34	EA	\$89.05		\$3,027.70
ASV049	Design Set Up Fee - Digital Marine Acrylic Banner	1	EA	\$25.00	100	
FREIGHT	Ground Services	1	EA	\$65.00		\$65.00

Subtotal: \$3,092.70
Invoice Discount: \$0.00
Total Sales Tax: \$0.00

Total: \$3,092.70

U.S. Dollars Only

SALES AGREEMENT With my signature, I certify this Quotation fairly represents my desire to purchase these products or services from Consort Display Group. I am authorized to execute this binding agreement and have read and agree completely with the following Terms & Conditions: This Quotation is subject to final price verification and payment arrangements. 50% cash deposit is required for orders over \$15,000. Cancelled orders may incur a 15% restock fee. Cancellation of CUSTOM product is subject to a 25%-100% cancellation fee. A confirming Order will follow to verify production and shipping dates. Rush charges may apply.

Delivered product must be inspected immediately upon receipt. Failure to notify Consort of ANY quality or quantity dispute within 3 business days of receipt constitutes a complete waiver of any dispute. Returned merchandise requires a Consort-issued RMA. Restock fees apply. Shipping, handling and applicable sales tax added to final invoice. Product ships FOB Kalamazoo, MI. Expedited shipping is available for an additional charge. MasterCard, VISA, Discover and AmEx accepted. Wire transfer is required for all international transactions. Payment accepted in U.S. Dollars ONLY.

Signature

Print Name

Date

PO# (if any)

Quotations honored for 30 days from Contact Date (above).

www.consort.com

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: April 14, 2025
To: MHDDA Board
From: Giles Tucker, Community Development Director

Subject Holiday Decorations

Included with this memo is pricing for new snowflake decorations from four different companies and the costs from Bronner's to refurbish an equivalent amount of our existing holiday decorations by comparison. The challenge with this purchase is that aside from the "Silhouette" style snowflake, each company is selling a different design, so cost comparisons aren't one to one. Further, Bronner's did not provide a cost for the shipping for the refurbishing option in time for this packet, so it is not clear precisely what total costs would be in comparison.

Now that we have pricing options for new decorations and one example of the cost of refurbishing our existing decorations we need to decide if we still want to incur these costs, whether we want to refurbish or buy new and if we are buying new, what design we want to move forward with. Our current budget has \$20,000 remaining for "Improvements" less anything spent on banners. Any remaining costs beyond this would be carried over into our next Fiscal Year Improvements line item.

Refurbish Existing Decorations with Bronners				
Description	QTY	Full	Stripped	Stripped & "You Lamp"
Double Candy Cane 6ft/ 4ft (\$410-\$585 Ea.)	17	\$9,945.00	\$7,480.00	\$6,970.00
6ft Snowman (\$455-\$625 Ea.)	17	\$10,625.00	\$7,905.00	\$7,735.00
Shipping	34	?	?	?
Total Before Shipping		\$20,570.00	\$15,385.00	\$14,705.00

New Snowflake from Bronners as a Comparison				
Description	QTY	Unit \$	Shipping	Total Before Shipping
6ft Silhouette Snowflake	34	\$595.00		\$20,230.00
6ft Silhouette Snowflake "You Lamp"	34	\$545.00		\$18,530.00



Holiday Designs				
Description	QTY	Unit \$	Shipping	Total
(34) 6ft Snowflake Pole Silhouette	34	\$395.00	\$1,675.00	\$15,105.00
6ft Alpine Snowflake	34	\$521.25	\$1,675.00	\$19,397.50
6ft Mountain Snowflake	34	\$573.75	\$1,675.00	\$21,182.50

POLE SILHOUETTES

BEST SELLERS



6' Snowflake
HDPS-100



6' Mountain Snowflake
HDPS-120



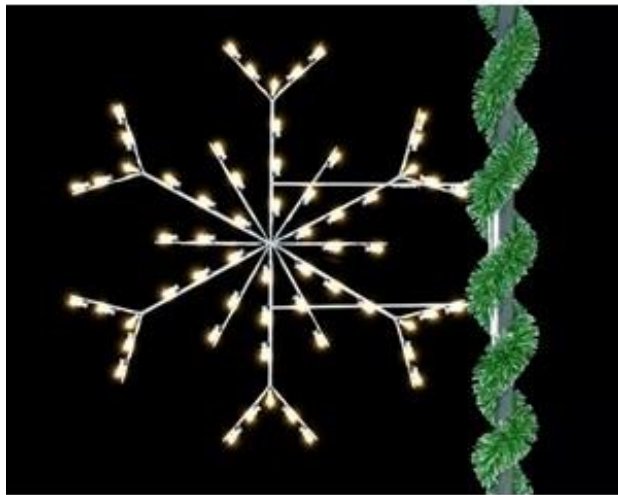
6' Majestic Snowflake
HDPS-131



6' Alpine Snowflake
HDPS-126

 **HOLIDAY DESIGNS™ | 2023 PRODUCT CATALOG**

Downtown Decorations				
Description	QTY	Unit \$	Shipping	Total
Qty: (34) 6' Forked Snowflake Pole Decorations, LED C7 Lights, w/Mounting Hardware	34	\$610.00	\$1,388.00	\$22,128.00
Qty: (34) 6' Deluxe Forked Snowflake Pole Decorations,	34	\$750.00	\$1,405.00	\$26,905.00
Qty: (34) 5' Sparkling Forked Snowflake Pole Decorations, LED C7 Lights, Garlanded, w/Mounting Hardware	34	\$615.00	\$1,244.00	\$22,154.00



Evangeline Specialties				
Description	QTY	Unit \$	Shipping	Total
6ft Silhouette Standard Snowflakes	34	\$505.75	\$1,181.59	\$18,377.09



MEMORANDUM

DATE: March 28, 2025

TO: MHDDA Board

FROM: Giles Tucker - Community & Economic Development Director

SUBJECT: Site Furnishings- Bike Racks

Quotes have been gathered from three companies for the purchase of a total of (12) bike racks for the project area. A summary of the unit costs and expected cost of shipping is as follows:

Bike Racks								
	Uline	ThePark				Victor Stanley		
	Circle Bike Rack Bike (Black) 2 3/8 Diameter	Custom Logo Cut Panel	Circle Bike Rack (Black) 2 3/8 Diameter	Sunrise Pro Circle (Colors) 2 3/8 Diameter	Sunrise Circle (Colors) 1.9 Diameter	Custom Rack	UBike Rack	Circle Bike Rack
Unit	\$250.00	\$329.00	\$299.00	\$333.00	\$249.00	\$427.00	\$427.00	529
Qty.	12	12	12	12	12	12	12	12
Shipping	\$134.27	\$321.97	\$307.83	\$356.87	337.53	\$550.00	\$550.00	\$550.00
Total	\$3,134.27	\$4,269.97	\$3,895.83	\$4,352.87	\$3,325.53	\$5,674.00	\$5,674.00	\$6,898.00

I have included images and descriptions of all these bike racks along with this memo.

STAFF RECOMMENDATION:

Based on discussions had individually and at committee meetings prior to the DDA meeting of April 17th, the consensus on the preferred bike rack seems to be the "Custom Logo Cut Panel" bike rack by the company ThePark. The unit cost of these bike racks is \$329, for a total of \$3,948 plus shipping. The more products that are ordered from a single company, the greater savings in shipping we may have.

Bike Racks

	Uline	ThePark		Victor Stanley		
	Circle Bike Rack Bike	Custom Logo Cut Panel	Circle Bike Rack	Custom Rack	U Bike Rack	Circle Bike Rack
Unit	\$250.00	\$329.00	\$299.00	\$427.00	\$427.00	529
Qty.	12	12	12	12	12	12
Shipping	\$134.27	\$321.97	\$307.83	\$550.00	\$550.00	\$550.00
Total	\$3,134.27	\$4,269.97	\$3,588.00	\$5,124.00	\$5,124.00	\$6,348.00

Notes:

- Uline has the best circle bike rack price, but price is only for stainless steel or black. Lowest cost option for the circle bike rack will be with “The Park”.
- Best deal for a branded bike rack is with the “The Park”.
- If we select multiple furnishing types from the same company, it is likely we would save more on Shipping as they would all come together. How much savings is hard to say until we make selections.



[More Images](#)

CIRCLE BIKE RACK

Clean, minimalist design for metro areas.

- 2 contact points for locking frame and wheel.
- 10-gauge, galvanized steel or attractive powder coating.
- Mounting hardware included.

Item 4.

CIRCLE BIKE RACK

☐ Galvanized
☒ Black

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-6572	Circle	35 x 2 1/2 x 33"	2	32	\$290	\$275	Specify Color

\$250

SHIPS VIA UPS



The Park Catalog
931 Village Blvd Ste 905-354, West
Palm Beach, FL 33409
800-695-3503
noreply@theparkcatalog.com

Request a Quote to receive 20% OFF ▶



2 Bike Circular Rack - 2-3/8" Round Tubing - Stainless Steel

~~\$353.00~~ \$299

Request a quote ?

Quick Overview

Best Price Guarantee

Bulk Discount

Free Expert Consultation
800-695-3503

Request a quote ?

Mounting Option

Choose an Option... ▼

\$353.00

536 Series Color Chart

Powder Coat



Azure Blue

Traffic Yellow

Pure Orange

Carmine Red

Heather Violet

Blue Lilac

Sky Blue

Traffic Green

Traffic Grey A

Pale Brown

Signal White

Traffic Black

Galvanized



Galvanized Steel





\$427

VICTOR  STANLEY™

Create



BRHS-101

CYCLE SENTRY™ COLLECTION

DETAILS

Circular horseshoe bike rack constructed of 2.375 in (60 mm) OD tubular steel pipe.

IMAGES

DOCUMENTS

CAPACITY

2 bikes.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

Powder coat over galvanized finish. Satin stainless-steel finish. Surface mount. In-ground mount.

PRINT SAVE SHARE

MATERIAL

Tubular Steel

CAPACITY

2 Bikes

COLORS



\$529

BRQS-101

CYCLE SENTRY™ COLLECTION

DETAILS

Single wide-loop square bike rack constructed of 2.375 in (60 mm) OD tubular steel pipe.

IMAGES

DOCUMENTS

CAPACITY

2 bikes.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTION

Powder coat over galvanized finish. Surface mount. In-ground mount.

PRINT SAVE SHARE

MATERIAL

Tubular Steel

CAPACITY

2 Bikes

COLORS



\$427

MEMORANDUM

DATE: March 28, 2025

TO: MHDDA Board

FROM: Giles Tucker - Community & Economic Development Director

SUBJECT: Site Furnishings- Benches

Quotes have been gathered from three companies for the purchase of a total of (9) benches for the project area. A summary of the unit costs and expected cost of shipping is as follows:

Benches					
	Uline		ThePark		Victor Stanley
	Mounting Hardware included	Bench w/back & Mounting Hardware	Curved back black powder	Straight back black powder coated	RBF-28
Unit	\$975.00	\$1,489.00	\$709.00	\$679.00	\$1,679.00
Qty.	9	9	9	9	9
Shipping	\$785.75	\$972.76	\$716.26	\$713.09	
Total	\$9,560.75	\$14,373.76	\$7,097.26	\$6,111.00	\$15,111.00

I have included images and descriptions of all these benches along with this memo.

STAFF RECOMMENDATION:

Based on discussions had individually and at committee meetings prior to the DDA meeting of April 17th, the consensus on the preferred benches seems to be the "Curved Back Black Powder Coated" bench by the company ThePark. The unit cost of these bike racks is \$709, for a total of \$6,381 plus shipping. The more products that are ordered from a single company, the greater savings in shipping we may have.

Benches					
	Uline		The Park		Victor Stanley
	Terrace Bench Mounting Hardware included	Courtyard Bench w/back & Mounting Hardware	Executive Curved back black powder coated	Executive Straight back black powder coated	RBF-28
Unit	\$975.00	\$1,489.00	\$709.00	\$679.00	\$1,679.00
Qty.	9	9	9	9	9
Shipping	\$785.75	\$972.76	\$716.26	\$713.09	
Total	\$9,560.75	\$14,373.76	\$7,097.26	\$6,111.00	\$15,111.00

Notes:

All products are powder-coated steel in black. All benches are approximately 6ft.

Uline: 30-day return, 2-year warranty on defects.

The Park: “The Park” also offers other styles that may be more aesthetically pleasing, but were around \$1000 each, the included seemed to be the best priced. I can include other options if we aren’t sold on these designs. All powder-coated products have a limited 3-year warranty on defects.

Victor Stanley Warranty: We warrant to the original purchaser the goods manufactured by us to be free from defects in material and workmanship for **one year under normal use and service**. Our obligation under this warranty shall be limited to the repair or exchange of any part or parts which may thus prove defective under normal use and service within one year from date of delivery, and which our examination shall disclose to our satisfaction to be defective. This warranty expressly excludes acts of misuse, vandalism or freight damage. **Ductile Iron castings include a 10-year limited warranty against breakage.** LIMITED WARRANTY **THIS WARRANTY IS EXPRESSLY** IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR USE AND OF ALL OTHER OBLIGATIONS OR LIABILITIES ON OUR PART.

Courtyard Bench with Back - 6'



[More Images](#)

An elegant choice for hotels and shopping centers.

- Smooth, comfortable sloped seat and armrests. Pre-drilled for surface mounting.
- Glossy, weather resistant powder-coat finish.
- Durable, heavy-duty steel bar construction.
- [Mounting Hardware](#) sold separately.

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-3018	6' Bench with Back	71 x 26 x 32"	253	\$1,465	\$1,420	<input type="text" value="1"/> ADD

DROP SHIPS IN 20 DAYS FROM WI ASSEMBLED VIA MOTOR FREIGHT

[Additional Info](#)

[My Pricing](#)

[Shopping Lists](#)

[Request a Catalog](#)

DIMENSIONS:

- Seating (Steel Flat Bars): 1/4 x 1 1/2"
- Frame Tubing (Diameter): 1 5/8"

CAPACITY:

- 900 lbs

MOUNTING HARDWARE: (Sold Separately)

Ships Via Motor Freight

Availability: [Drop Ship](#)
Unit Weight: 256 lbs.

[Catalog Page 421](#)

[Email Item](#)

TERRACE BENCHES

Strength and style for office parks and streetscapes.

- Comfortable, contoured seat and armrests.
- Weather-resistant, thermoplastic finish.
- Heavy-duty slatted steel construction.
- Bench mounting hardware included.



[More Images](#)

TERRACE BENCHES

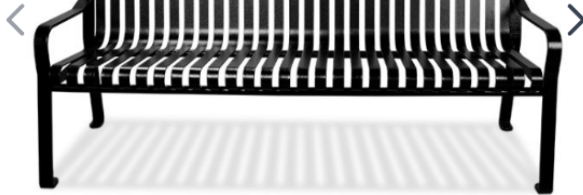
[Gray](#) [Black](#) [Beige](#)

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	2+	
H-7930	6' Bench with Back	72 x 25 x 37"	150	\$1,130	\$1,075	Specify Color

DROP SHIPS IN 5 DAYS FROM NC ASSEMBLED VIA MOTOR FREIGHT


The Park

QuickShip  [REQUEST A QUOTE](#)



6' Executive Series Steel Strap Bench with Curved Back - Powder Coated - Black


\$859.00 / each

[Request a quote](#) 


A Center arm rest option is available for an additional charge. Please ☐ speak with a site amenities specialist for further details.


ITEM # #593-9107

 **PRINT**

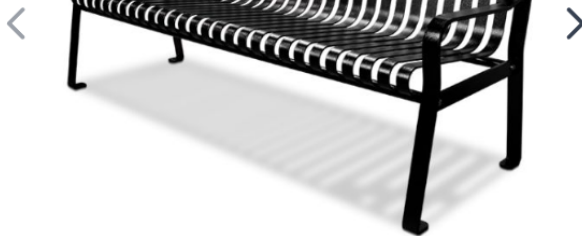
 **ESTIMATE SHIPPING**

0

 **ADD TO CART**


[Request a quote](#) 

QuickShip  [REQUEST A QUOTE](#)



6' Executive Series Steel Strap Bench with Straight Back - Powder Coated - Black

\$850.00 / each

[Request a quote](#) 


☐ A Center arm rest option is available for an additional charge. Please speak with a site amenities specialist for further details.


ITEM # #593-9109

 **PRINT**

 **ESTIMATE SHIPPING**

0

 **ADD TO CART**

[Request a quote](#) 

LITTER RECEPTACLES RECYCLING STATIONS BENCHES PLANTERS BIKE RACKS & BOLLARDS TABLES SEATS



RBF-28

STEELSITES™ RB COLLECTION

DETAILS

This bench features smooth lateral lines with welded horizontal steel slats. The quality and durability of this bench assures that it will stay beautiful for many years to come.

IMAGES

DOCUMENTS

4, 6 or 8 ft (1.2, 1.8 or 2.4 m) lengths. Steel slats. Flat armrests. Surface mount tabs.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

OPTIONS

Intermediate armrests (bolt-on).

PRINT

SAVE

SHARE

MATERIAL

Recycled Solid Steel Bar

LENGTH

6 ft (1.8 m)

COLORS

MEMORANDUM

DATE: March 28, 2025

TO: MHDDA Board

FROM: Giles Tucker - Community & Economic Development Director

SUBJECT: Site Furnishings- Trash Bins

Quotes have been gathered from three companies for the purchase of a total of (4) trash bins for the project area. A summary of the unit costs and expected cost of shipping is as follows:

Trash Bins							
	Uline			ThePark		Victor Stanley	
	Terrace	Courtyard w/ bonnet	Plaza Trash Can No Rain Bonnet?	Executive w/Door	Executive No Door	S-42	SD-42 with bonnet
Unit	\$1,050.00	\$800.00	990	\$787.00	\$727.00	\$1,684.00	\$2,254.00
Qty.	4	4	4	4	4	4	4
Shipping	\$290.74	\$202.66	236.53	\$643.78	\$589.95		
Total	\$4,490.74	\$3,402.66	4196.53	\$3,791.78	\$3,497.95	\$6,736.00	\$9,016.00

Included with this memo is a summary of these bins including what they look like and their features. The "Plaza" bin by Uline doesn't have an option with a rain bonnet. Uline's "Courtyard" is quoted above with the bonnet but is available without it for modest savings per unit. All these options are powdered coated steel.

STAFF RECOMMENDATION:

Staff recommends the MHDDA select the "Executive" trash bin with rain bonnet and door by the company ThePark for the unit price of \$787.00 per bin. The rain-bonnet cuts down on the amount of water that would get into the bin, less wet trash is better. Adding a door to the bin makes it a lot easier for the trash to be removed, opposed to lifting the bonnet and top off and pulling the trash out from the top. The more products that are ordered from a single company, the greater savings in shipping we may have.

Trash Bins

	Uline			The Park		Victor Stanley	
	Terrace	Courtyard w/ bonnet	Plaza Trash Can No Rain Bonnet?	Executive w/Door	Executive No Door	S-42	SD-42 with bonnet
Unit	\$1,050.00	\$800.00	990	\$907.00	\$727.00	\$1,684.00	\$2,254.00
Qty.	4	4	4	4	4	4	4
Shipping	\$290.74	\$202.66	236.53	\$643.78	\$589.95		
Total	\$4,490.74	\$3,402.66	4196.53	\$4,271.78	\$3,497.95	\$6,736.00	\$9,016.00

Notes:

My recommendation overall would be to select a bin that has a rain-bonnet, and I would prefer to that it also have a door. The rain-bonnet cuts down on the amount of water that would get into the bin, less wet trash is better. Adding a door to the bin makes it a lot easier for the trash to be removed, opposed to lifting the bonnet and top off and pulling the trash out from the top. All products are powder-coated steel.

Uline: The Terrace model has a rain bonnet as a part of its design. The Plaza bin does not have a rain-bonnet option. The courtyard bin is quoted above with a rain-bonnet.

The Park: Both options are quoted with the rain-bonnet, the difference being the door.

VICTOR  STANLEY®

Create a timeless moment.®

LITTER RECEPTACLES

RECYCLING STATIONS

BENCHES

PLANTERS

BIKE RACKS & BOLLARDS

TABLES

SEATS



SD-42

IRONSITES® COLLECTION

thepark AND FACILITIES
C A T A L O G

The Park Catalog
931 Village Blvd Ste 905-354, West
Palm Beach, FL 33409
800-695-3503
noreply@theparkcatalog.com


QuickShip 

REQUEST A QUOTE



Executive Series Flare Top Trash Receptacle
with Door and Bonnet Lid - Black

\$907.00

Request a quote 

Quick Overview



[More Images](#)

PLAZA TRASH CAN

Elegant trash can for patios, gardens or walkways. Recommended for hotels and shopping centers.

- Glossy, premium powder-coated finish is weather resistant and long lasting.
- Durable, heavy-duty steel bar construction.
- Reusable rigid plastic liner. Easy to empty and clean.
- Flat metal lid with 13" opening.

PLAZA TRASH CAN

MODEL NO.	DESCRIPTION	CAPACITY	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-3022	Plaza	32 Gallon	30 x 35"	250	\$1,025	\$990	<input type="text" value="1"/> ADD

DROP SHIPS IN 20 DAYS FROM WI ASSEMBLED VIA MOTOR FREIGHT



COURTYARD TRASH CANS

An attractive, vandal-proof hideaway for trash.

- For parks, offices and city streets.
- Slatted steel bars deter vandalism.
- Weather and rust-resistant, powder-coat finish.
- Includes black plastic liner and anchor kit.
- H-5171 - Bonnet lid keeps out rain and snow.

COURTYARD TRASH CANS

MODEL NO.	DESCRIPTION	CAPACITY	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	2+	
H-2865	Flat Lid	36 Gallon	28 x 36"	93	\$755	\$725	Specify Color
H-5171	Bonnet Lid			96	830	800	Specify Color

SHIPS ASSEMBLED VIA MOTOR FREIGHT



TERRACE TRASH CAN

A beauty and a beast. Heavy-duty slatted steel with chiseled good looks.

- For schools, parks and corporate campuses.
- Side-door access for easy trash removal.
- Weather-resistant, powder-coat finish.
- Includes built-in rain bonnet and plastic liner.

TERRACE TRASH CAN

MODEL NO.	DESCRIPTION	CAPACITY	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	2+	
H-7234	Terrace	32 Gallon	26 x 28 x 38"	171	\$1,075	\$1,050	Specify Color



EASY ASSEMBLY. SHIPS VIA MOTOR FREIGHT.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 3, 2025

To: MHDDA Board

From: Design Committee- Gordie Davignon, Mike Van Buren and Gerry Hambright

Subject: **Economic Vitality Recommendation: 25616 John R Rd Sign Grant Application**

Beauty Room 11 was founded in downtown Madison Heights in 2019 located at 925 W 11 Mile Rd, where it was operated until 2023. At this time Tatiana closed her business following the birth of her daughter. After a brief time in another location outside of the city, Beauty Room 11 returned to the DDA area at 25616 John R Rd in January 2025. On March 14th, Tatiana submitted a Sign Grant application along with three quotes she had gathered for signage on her John R facing frontage. The application is requesting a match for \$2000 for a \$4000 backlit wall sign.

Design Committee Recommendation:

The Economic Vitality Committee met on 3-26-25 to discuss this Sign Grant application. After review, the committee recommended that this grant request be approved for up to 50% of the total project cost or \$2,000, whichever is less with the following conditions:

1. Upon first reviewing her application staff discovered that the proposed signage exceeded the maximum size allowed based on the 20ft frontage. Provide a revised quote and sign plan including dimensions and material that meets all requirements of local sign ordinances.
2. The applicant was able to open in February with a temporary certificate of occupancy with the understanding that business parking space striping would be complete when weather permits. Complete striping and obtain a certificate of occupancy.
3. While the applicant has operated their business in downtown Madison Heights in the past, they have not been in continuous operation at this location. For this reason, the Economic Vitality Committee recommends that the project be reimbursed for the project once you have reached one continuous year at this location **(February 4, 2026)**.

Staff concur with this recommendation. The applicant understands that they will only be reimbursed for this project after it is completed, inspected, demonstrated that the contractor has been paid, and that the business has been in continuous operation for at least one year.

Madison Heights Downtown Development Authority Sign Grant Program Application

1. Business Name: Beauty Room 11
2. Business Contact Person: Tetiana Babenko
3. Mailing Address: 25616 John R Rd, Madison Heights 48071
4. Business Phone Number: (313) 455-6594
5. Building Address: 25616 John R Rd, Madison Heights 48071
6. Building Owner: Right Way Autosales, Greg Perrin
7. Building Owner's Address: _____
8. Building Owner's Phone Number: 989 - 980 - 7444
9. Total Grant Amount Requested: ~~4000 \$~~ \$2000
10. Total Investment by Applicant: 2000 \$
11. Brief Description and History of Business: Beauty Room 11 was founded in 2019 and continues to thrive today. Initially located in Madison Heights, we briefly relocated to a different venue. However, due to our strong clientel base from Madison Heights, we've decided to return to our original location. We're so excited to reconnect with our relocated clients and continue providing exceptional service!
12. Summary of Project Scope, Budget & Proposed Timeline: The building sign, 2500 \$ is my budget. Time line - next months.

13. Required Attachments to be included with this application (check all attached)

Two Project Cost Estimates \$ 4000 and \$ 4800 (attached).

Sign Package Designs & Specifications (Plans, Dimensions, Colors, Materials and Location on Building/Property).

Photos of the current Façade, Property and/or structure that will be affected by the project (photos submitted in digital format).

If not the applicant, a letter from the property owner approving the proposed improvements.

The Undersigned Applicant Affirms and Understands That:

- a. The information submitted herein is true and accurate to the best of my knowledge.
- b. I have read and understand the Façade Grant Program Guidelines and the DDA Sign Design Guidelines and agree to abide by these conditions.
- c. I understand that receipt of a Sign Grant Funding Commitment Letter from the DDA does not constitute application or approval for a City of Madison Heights Building Permit.
- d. I understand that the proposed project cannot begin until the DDA Board and/or staff reviews and acts upon this Sign Grant Program application.
- e. I understand that any changes made to the approved Project without the approval of the DDA will give cause for the DDA to withdraw its funding commitment, in whole or part.

Applicant Signatures:



Date

03/14/25

Date

Submit the completed application with all required attachments to gilestucker@madison-heights.org or in person at:

Madison Heights DDA
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

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



New Century Auto Sales, Inc D/B/A Rightway Automotive Credit
25713 John R Rd, Madison Heights, MI 48071-4017
March 14, 2025

To Whom It May Concern,

This letter serves as formal authorization for our sublessor, Beauty Room 11 LLC, owned by Tatiana Babenko, to install signage on the property located at 25616 John R Rd, Madison Heights, MI 48071.

As the landlord, New Century Auto Sales, Inc D/B/A Rightway Auto Sales, we grant permission for the installation of the proposed signage, subject to compliance with all applicable city codes, ordinances, and regulations.

Should you require any further information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "MS", written over a horizontal line.

Micah Skidmore
Controller

New Century Auto Sales, Inc D/B/A Rightway Automotive Credit

E: mskidmore@garberauto.com

P: 989-790-9090

SIGN MASTER

27695 Dequindre Rd
Madison Heights, MI 48071
(248)556-5159

Item 7.

ESTIMATE

Account No.

Invoice No.

PROPOSAL SUBMITTED TO

Beauty Room 11

Date

03/11/25

ADDRESS

25616 John R Rd

Job Name

Madison Heights , Mi 48071

Job Location

Phone

Fax

We Here Submit Specification And Estimates For:

install a new sign on the front of the building
with laser cut face , polycarbonate plastic
behind the face , internally lit LED
43"HIGH X 96" WIDE

\$4000

TOTAL COST(\$

\$4000

Including Lighting Yes ☒ No ☐ Permit Yes ☐ No ☒ Installation Yes ☒ No ☐

- Payments to be made: 50% down & 50% COD
- No electrical will be pulled from the main panel to the sign
- The sign is property of Sign Master unless paid in full within 30 days
- Sign Master has the right to take down the sign if not paid in full
- No warranty is given unless specified
- Price does not include permit fees such as city fees, site plans, engineering seals

ACCEPTANCE OF PROPOSAL

TOTAL COST \$

\$4000

DEPOSITS \$

Authorized by

rick

The above specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as

Beauty
Room 11

43

4

8F

BOX SIGN
43"HIGH X 96" WIDE
TOTAL SF 28.6'SF

25616

240 in

ESTIMATE

Estimate Total (USD)

\$5,128.00

Notes / Terms

- Warranty: 1-Year Limited Warranty. Covers labor and parts. Warranty excludes damage from misuse, vandalism, weather, or unauthorized modifications.
 - Deposit: A 75% deposit is required to start production. The remaining balance is due after installation or delivery.
 - Delivery & Installation: FS SIGNS will deliver and install the product. The site must be accessible; delays due to site conditions may incur additional fees. FS SIGNS is not liable for structural or site-related issues.
 - Permits: FS SIGNS will handle permits if agreed upon. The client is responsible for related fees or delays beyond FS SIGNS control.
 - Payment: Late payments will incur a daily late fee of \$100, starting 3 days after the due date. A late fee of 1% of the total outstanding balance per day may apply at FS SIGNS' discretion for larger invoices.
 - Liability: FS SIGNS is not responsible for damages caused by weather, vandalism, or misuse after installation.
- <https://www.fssigns.com/warranty>

<https://www.fssigns.com>

FS SIGNS

E 10 Mile Rd
Farmington, Michigan 48091
United States

Contact Information

Mobile: 2487221860
www.fssigns.com

ESTIMATE

Estimate Total (USD)

\$5,128.00

BILL TO

Beauty Room 11

25616 John R Road
Madison Heights, Michigan 48071
United States

cudaback777@gmail.com

Estimate Number: 44**Estimate Date:** March 14, 2025**Valid Until:** March 21, 2025

ITEMS	QUANTITY	PRICE	AMOUNT
Labor	1	\$1,100.00	\$1,100.00
Box Sign - Details: Box sign with internal LED lighting, embossed face - Size: 43" Height x 96" Width	1	\$3,800.00	\$3,800.00
Permit Fees Fees depend on the city and will be added when the permit is approved.	1	\$0.00	\$0.00
Subtotal:			\$4,900.00
Michigan 6%:			\$228.00
Total:			\$5,128.00
Estimate Total (USD):			\$5,128.00

FS SIGNS

2076 E 10 Mile Rd
Warren, Michigan 48091
United States

Contact Information

Mobile: 2487221860
www.fssigns.com

A1 SIGNS

Signs and Metal Fabricating
15222 Tireman 313-522-5051
Detroit MI, 48228 313-999-9333

INVOICE Item 7.

PROPOSAL NO.

SHEET NO.

DATE 03/13/25

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME	Beauty Room 11	ADDRESS	25616 John R Rd, Madison Heights, MI 48071
ADDRESS	25616 John R Rd, Madison Heights, MI 48071	DATE OF PLANS	
PHONE NO.	+1(313)455-65-94	ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

install a engraved box with lights
laxan face illuminated w/ led's
with 3d letter acrylic

\$4800

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____

_____ Dollars (\$ Payment on completion) with payments to be made as follows.

(Price includes installation)

A deposit of 50% required to start work. Balance to be paid upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted **sam**

Per _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature **X**

Signature **X**

Date _____

From: [Contact Signs-N-Designs](#)
To: [Giles Tucker](#)
Subject: Re:
Date: Tuesday, April 8, 2025 4:34:38 PM

Giles, I am so sorry I have not gotten back to you sooner but we had a large install yesterday both inside and outside of a building and had some difficulty due to the weather and we had to go back today to finish it. I agree that the descriptions for the type of signs are very vague. Maybe suggest that with the sign grant application there needs to be a detailed description of the sign construction and materials.

The first one from Sign Master is a box sign backlit with LED lights vinyl surface with polycarbonate plastic (which is much stronger than acrylic and will not crack or break if hit with something in a storm) and more expensive than acrylic. The description will give the look of 3-D letters that will glow from the sides as well as the face of the letters themselves but with a flat face. It also looks like this is the cost including installation. The \$4000 is a fair cost.

The second one from FS Signs is over the top. It is a molded pan face which is usually not done. It looks like a blow mold lawn figure that you see at the holidays. It stands about 3-4" from the face of the box sign structure and the letters protrude even slightly more. There is only one manufacturer of this type of face in Michigan and they are in Big Rapids. They also are going to add the permit fees on the top of it

The 3rd estimate from A1 Signs is similar or the same as the quote from Sign Master but the cost is \$800 more. Lexan and polycarbonate are the same material.

Please make sure that any estimate includes UL approved lighting and the UL sticker is on the sign itself. Also that the sign will be installed by a licensed and insured company.

Please let me know if there is anything else that I could help you with.
 Thanks
 regards
 Phyllis R. Sherwin
 President/Owner

On Mon, Apr 7, 2025 at 9:46 AM Giles Tucker <GilesTucker@madison-heights.org> wrote:

Giles Tucker

Downtown Development Authority of City of Madison Heights

Memorandum

Date: February 11, 2025
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: Finance Report & Cash Summary

11 Mile/ John R Road Improvements- \$59,392.42

The Bid preparation and final engineering costs for the 11 Mile Streetscape project paid to Nowak Fraus Engineering.

2nd Quarter 2025 Chamber of Commerce Payment- \$2,500

PERIOD ENDING 04/30/2025

Item 8.

GL NUMBER	DESCRIPTION	2024-25	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	04/30/2025	MONTH 04/30/2025	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE	
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	232,948.00	228,456.60	0.00		4,491.40	98.07	
248-011-410-4160	TAXES PERSONAL OPERATING	6,573.00	21,652.43	0.00		(15,079.43)	329.41	
248-011-411-0000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	1,630.48	0.00		(1,630.48)	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	0.00	0.00		0.00	0.00	
Total Dept 011 - PROPERTY TAXES		239,521.00	251,739.51	0.00		(12,218.51)	105.10	
Dept 023 - STATE SHARED REVENUES								
248-023-573-0000	LOCAL COMMUNITY STABILIZATION SHARING	40,249.00	27,545.39	0.00		12,703.61	68.44	
Total Dept 023 - STATE SHARED REVENUES		40,249.00	27,545.39	0.00		12,703.61	68.44	
Dept 025 - COUNTY SHARED REVENUES								
248-025-588-1000	COUNTY GRANT	313,982.00	235,486.13	0.00		78,495.87	75.00	
Total Dept 025 - COUNTY SHARED REVENUES		313,982.00	235,486.13	0.00		78,495.87	75.00	
Dept 044 - MISCELLANEOUS REVENUE								
248-044-665-5000	INTEREST EARNED	250.00	1,421.77	0.00		(1,171.77)	568.71	
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		250.00	1,421.77	0.00		(1,171.77)	568.71	
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	361,926.00	0.00	0.00		361,926.00	0.00	
Total Dept 053 - PRIOR YEARS FUND BALANCE		361,926.00	0.00	0.00		361,926.00	0.00	
TOTAL REVENUES		955,928.00	516,192.80	0.00		439,735.20	54.00	
Expenditures								
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY								
248-863-729-0000	FORMS AND PRINTING	500.00	854.34	0.00		(354.34)	170.87	

45

PERIOD ENDING 04/30/2025

Item 8.

GL NUMBER	DESCRIPTION	2024-25	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2025 NORMAL (ABNORMAL)	MONTH 04/30/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-863-730-0000	POSTAGE	0.00	0.00	0.00	0.00	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	2,701.00	1,825.76	0.00	875.24	67.60
248-863-817-0000	EVENTS	500.00	0.00	0.00	500.00	0.00
248-863-818-0000	CONTRACTUAL SERVICES	20,000.00	11,019.17	0.00	8,980.83	55.10
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	13,850.00	0.00	3,650.00	79.14
248-863-832-1001	MAINTENANCE - ROW TRASH	3,500.00	3,900.00	0.00	(400.00)	111.43
248-863-921-0000	ELECTRIC	1,000.00	396.02	0.00	603.98	39.60
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	0.00	0.00	1,500.00	0.00
248-863-958-0000	MEMBERSHIPS AND DUES	1,045.00	1,130.00	0.00	(85.00)	108.13
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	20,000.00	0.00	0.00	20,000.00	0.00
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	784,954.00	59,392.42	0.00	725,561.58	7.57
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		928,200.00	92,367.71	0.00	835,832.29	9.95
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	27,728.00	0.00	0.00	27,728.00	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		27,728.00	0.00	0.00	27,728.00	0.00
TOTAL EXPENDITURES		955,928.00	92,367.71	0.00	863,560.29	9.66
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		955,928.00	516,192.80	0.00	439,735.20	54.00
TOTAL EXPENDITURES		955,928.00	92,367.71	0.00	863,560.29	9.66
NET OF REVENUES & EXPENDITURES		0.00	423,825.09	0.00	(423,825.09)	100.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
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*** Assets ***

248-000-001-1000	CLAIM ON CASH	861,288.32
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	57,005.28
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	48,309.78
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00

Total Assets		966,603.38
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*** 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
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*** Fund Balance ***

248-000-390-0000	FUND BALANCE	542,778.29
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00

Total Fund Balance		542,778.29
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Beginning Fund Balance		542,778.29
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Net of Revenues VS Expenditures		423,825.09
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Ending Fund Balance		966,603.38
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Total Liabilities And Fund Balance		966,603.38
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Downtown Development Authority of City of Madison Heights

Memorandum

Date: March 25, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: 11 Mile Streetscape Project Update

11 Mile Streetscape Project Phase I Updates

1. City Council Awards 11 Mile Streetscape Project Phase I to DiLisio Contracting 3-24-25: The lowest responsible bidder DiLisio Contracting was awarded the contract for the Streetscape project at the 3-24-25 City council meeting with a construction cost of \$888,953.00. A pre-construction meeting is anticipated to take place mid to late April. At this meeting the details of the project, including its timeline, any lane closures or other phases will be finalized, allowing us to in turn communicate these details to all affected businesses and property owners.
2. United Methodist Church Sign & ROW Purchase Agreement: A draft property transfer agreement and Quit Claim Deed have been sent over to the church for review. Once approved, we will enter into an agreement with Signarama Clinton Township for the demo and replacement of the church sign. The foundation of the old sign will be left in place and DiLisio Contracting will either ensure that it is not a tripping hazard or remove the foundation from the ROW for an additional cost. A cost estimate for the removal of the foundation will be developed as we are closer to our preconstruction meeting.
3. 515 E. 11 Mile Rd- Charles Laurencelle: A draft easement agreement document has been sent to the owner of 515 E 11 Mile Rd for review. The owner of 515 E 11 Mile said that he would prefer that the 11 Mile Streetscape not construct an approach on Delton into his parking lot, as it would reduce his parking space by 2 spaces. Instead, it has been agreed that we would record an access easement to the property owner on the portion of the alleyway going into the site with the conditions that the property owner maintains this portion of the alleyway including the approach and that in the event this arrangement doesn't work the at the City provide an approach on Delton.
4. 241 E 11 Mile R Rd: On 4-8 I met on site with the property owners to discuss traffic circulation, striping and a potential Sign Grant application.

MEMORANDUM

DATE: April 10, 2025
TO: MHDDA Board
FROM: Giles Tucker - Community & Economic Development Director
SUBJECT: 11 Mile Streetscape Groundbreaking & Grand Opening

There has been interest in a groundbreaking ceremony as well as some sort of Grand Opening type event celebrating the completion of the streetscape once completed. In general, we could hold a groundbreaking event in mid to late June, and a grand opening event as early as mid-October. We will be able to narrow down to specific dates after the entire construction schedule is set at the pre-construction meeting, which is typically held about 3 weeks prior to the beginning of the project. All concrete work and landscaping should be installed by October. However, all the ROW will be recently seeded and probably muddy, so it may be wise to hold an event the following Spring.

STAFF RECOMMENDATION:

It is recommended that we schedule a groundbreaking ceremony with DDA, City Council, Main Street Oakland County and invite local media once we know the start of construction. Further, staff and the promotions committee should meet to discuss and plan a downtown event that showcases the streetscape project and downtown businesses.

Downtown Development Authority of City of Madison Heights**Memorandum**

Date: April 9, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Brownfield Project Updates

1. Madison Center Owner

- **29411 John R Rd:** A temporary certificate of occupancy was issued on 3-17-25 to Kim Nhung Superfood Inc., a grand opening ceremony is scheduled for Saturday April 19th at 10am.
- **29345 John R Rd (Outlot):** The outlot space has been sold to PMF JOHN R LLC for the development of Popeyes. Engineering was submitted and tentatively approved but their fees remain unpaid. Speaking with their engineer Popeyes is contemplating a new design and this has delayed development. Because of this delay, the project will be subject to our new zoning ordinance.

2. Hudson-Madison LLC: Project complete. No new developments

3. Woodward Holdings LLC: This is the site of the former Active Adult Center. Phase I & Phase II environmental, demolition, fencing and underground utility work has been conducted on site for Car Wash Development. Tommy's has since backed out of the project, but another car wash developer is anticipated to take its place using the sign configuration and building envelope.

4. Brownfield TIF Application & Guidelines Update: New inquiries on our brownfield TIF application have prompted me to consider revising our application, eligibility requirements and guidelines. I anticipate presenting a new application and guidelines for consideration at our August 21st joint meeting.