



CITY OF MADISON HEIGHTS
CITY HALL - MADISON ROOM, 300 W. 13 MILE RD.
MHBRA & MHDDA JOINT MEETING AGENDA
APRIL 16, 2026 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) MHDDA Special Meeting 3-13-26 Minutes

MEETING OPEN TO THE PUBLIC

NEW BUSINESS

- [2.](#) 28220 John R Rd- Brownfield TIF Application
- [3.](#) MHDDA Downtown Strategy
- [4.](#) Banner & Bracket Replacements
5. MHDDA Special Meeting May 14th

UNFINISHED BUSINESS

- [6.](#) Committee Assignments
- [7.](#) Clocktower Repainting

REPORTS

- [8.](#) Finance Report
- [9.](#) Update on Ongoing Projects

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.

Downtown Development Authority Special Meeting
 Madison Heights, Michigan
 March 13, 2026

A Downtown Development Authority Special Meeting was held on Friday, March 13, 2026 at 8:00 AM at Library Flex Space, 240 W. 13 Mile rd.

ROLL CALL

PRESENT

Mayor Corey Haines (arrived at 8:37 a.m.)
 Chair Yousif Jarbo
 Member Joseph Keys
 Member Joe Marando
 Member Melissa Marsh
 Member Lourdes Osorio-Lorenzo
 Member Michael Sheppard
 Member Mitchell Socia
 Member Marija Ujkic
 Vice -Chair Michael Van Buren

ABSENT

Member David Eldridge
 Member Gerry Hambright
 Member Lenea Renshaw

OTHERS PRESENT

Community and Economic Development Director Giles Tucker
 Business Services Coordinator Mary Daley
 Communications/media specialist Kindred McEvoy

Director Tucker introduced our newest members of the DDA Board, Mitchell Socia and David Eldridge, who was unable to attend today's meeting.

DDA-26-08. Excuse Member.

Motion by Vice-Chair Van Buren, Seconded by Member Keys to excuse Member Lenea Renshaw and Member David Eldridge.

Voting Yea: Mayor Haines, Chair Jarbo, Member Keys, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Member Socia, Member Van Buren
 Absent: Member Eldridge, Member Hambright, Member Renshaw
 Motion carried.

MEETING OPEN TO THE PUBLIC

The DDA chair opened the meeting to the public at 8:02 am. Seeing there was no one from the public wishing to speak, the meeting to the public was closed at 8:02 am.

DDA – 26-09. MHDDA Regular Meeting Minutes 2-19-26

Motion to approve the MHDDA Meeting Minutes of February 19 ,2026, as printed.
Motion made by Vice -Chair Van Buren, Seconded by Member Sheppard.

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

Absent: Member Eldridge, Member Hambright, Member Renshaw

Motion carried.

UNFINISHED BUSINESS

Downtown Clocktower Repair Project

At the February 19th Regular DDA meeting, the DDA board authorized Director Tucker to spend up to \$25,000 for the repair of the clock tower. This limit was based on anticipated cost of a new module and clockface, but would not support chimes. However, a good amount of feedback was received from the community with a strong desire to bring back the chimes. The DDA reconsidered the previous decision to now include chime repair, rust removal and repainting. Director Tucker broke down the pricing he received as detailed in the packet.

After some discussion, it was a consensus of the board to move forward with the company we originally purchased the clock tower from and has also performed past service, Verdin.

DDA – 26-10. DDA Clocktower Repair Project

Motion made by Member Keys, seconded by Mayor Haines to approve the proposal provided by Verdin Towers for the replacement of the clock tower module, timepieces and clock hands, amplifier, speakers and install new LED moonglow backlighting for a project cost of \$38,298 with a contingency of an additional \$5,000 for associated costs and to authorize Staff to pay for rust removal, sealing and repainting of the clock tower for a total not to exceed \$15,000 with an anticipated grand total for the completion of this project is \$58,298.

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

Absent: Member Eldridge, Member Hambright, Member Renshaw

Motion carried.

TRAINING & EVENT OPPORTUNITIES

Main Street Oakland County: Main Street Approach Presentation & Training

Annika Norris of Main Street Oakland County gave a short presentation on the nation's first and only county-wide coordinating Main Street Program.

The Main Street Approach is an economic development strategy that focuses on leveraging existing social, economic, physical and cultural assets to energize community revitalization efforts and help manage success for the long term.

The Main Street Approach has a four points strategy focusing on organization, promotion, design, and economic vitality. Annika also discussed grants, available training, and strategic planning.

ADJOURNMENT

Having no further business, Chair Jarbo adjourned the meeting at 9:21 a.m.



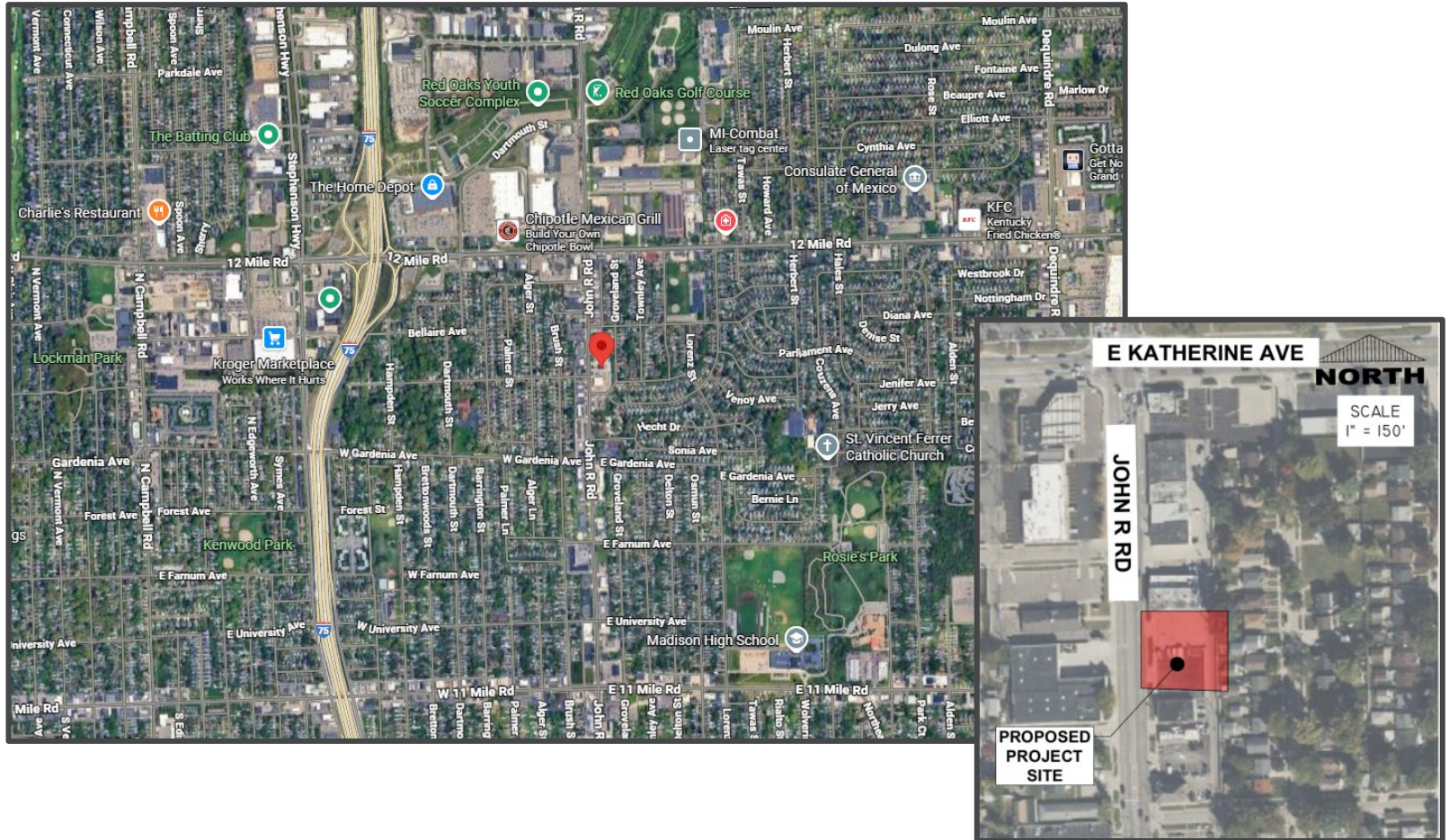
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28220 John R Road Brownfield Plan

April 16, 2026

City of Madison Heights Brownfield Redevelopment Authority Meeting

Project Location



Existing Project Site

Exterior - Building



Parcel view of site

Existing Project Site

Exterior – Rear of Building



Exterior – Site Improvements



Existing Project Site

Interior - Kitchen



Existing Project Site

Interior - Basement



Interior - Basement



Project Overview

- New construction of approximately 9,500 SF dental and medical office building
 - Developer to relocate and expand current dental practice and occupy approx. 4,500 SF of building
 - Prospective tenant to occupy remaining space
- Total project cost: Approx. \$3.7 million
- Planned start of construction in May 2026 with a 9-to-12-month timeline for substantial completion
- Jobs in Madison Heights
 - Dental office: 15 FTE positions and additional part-time positions
 - Prospective tenant: To be determined

Preliminary Project Rendering



Overview of Brownfield Plan

- Eligible Property is determined to be “Functionally Obsolete,” as defined by Act 381
- Estimated Base Taxable Value: \$281,550
- Estimated Post-Completion Taxable Value: \$905,341
- Estimated developer reimbursement complete in 2054

Estimated developer reimbursable costs: \$984,750

- Environmental assessments – Estimate: \$10,792
- Site and building demolition costs - Estimate: \$121,088
- Site Preparation costs, including removal of unsuitable soils/materials and grading - Estimate: \$403,554
- Infrastructure improvements necessary within public right-of-way and related to urban storm water management system - Estimate: \$294,681
- Asbestos assessment and any costs related to asbestos containing materials prior to demolition
- Contingency (15%), costs for brownfield plan and work plan preparation and implementation

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Brownfield Redevelopment Authority of City of Madison Heights

Memorandum

Date: April 11, 2026

To: Brownfield Redevelopment Authority Board Members

From: Giles Tucker, Director of Community & Economic Development

Subject: 28820 John R Rd Brownfield TIF Plan

Owner of Miller Family Dentistry in Warren Dr. Jonathan Miller has purchased the former McDonald’s Restaurant site located at 28820 John R Rd to develop a new 9,500 square foot professional offices building. Half of this building will be home to his dental practice, along with up to 15 FTE employees and the other half will be available for another medical or professional office tenant. This project is estimated to be a total capital investment of \$3.7 million including property acquisition. The project has received preliminary site plan approval and is currently undergoing full engineering plan review. Construction is expected to begin in 2026 and is estimated to be substantially completed within 12 months.

Basis for Brownfield Eligibility

This site was the location of a former McDonald’s that has been vacant for over five years, after its ownership was moved to a new location at the corner of 12 Mile Rd and John R Rd in Madison Heights. The property has a restrictive covenant that does not allow for a new restaurant development and is significant disrepair. The property is considered “Eligible Property” as defined by Act 381, Section 2 because the property is determined to be “Functionally Obsolete” as defined by Act 381, or adjacent and contiguous to Eligible Property.

Summary of Eligible Activities & Total Reimbursement

Tax Increment Financing revenues will be used to reimburse costs of eligible activities as permitted by Act 381. It is important to note that cost estimates may increase or decrease depending on unknown conditions as the project is under development. The total “not to exceed” cost discussed later is the maximum amount of reimbursement allowed for this plan unless the Plan is amended by the MHBRA & City Council. The following are estimates for each of these eligible activity areas:

1. Pre-Approved Activities
 - a. Workplan exempt activities \$10,791
 - b. Asbestos Assessment and Removal \$2,450
 - c. Demolition \$121,088
2. Site Preparation \$403,554
3. Infrastructure Improvements \$294,681
4. Preparation and Implementation Costs \$30,000
5. Contingency 15% \$124,885

The total estimated cost of Eligible Activities subject to reimbursement to the owner from tax increment revenues is \$832,565 with a potential \$124,885 contingency, resulting in a total, not to exceed cost of \$987,450 unless the Plan is amended and approved by the

MHBRA and City Council. At the time of Plan Submission, it is estimated that \$987,450 of the total eligible activities will be reimbursed over 28 years.

Implications for the MHBRA

Public Act 381 allows the MHBRA to capture administrative fees to cover the costs of administering the plan over the course of its duration. The plan includes the capture of \$2500 for admin fees for the duration of the plan for a total of \$75,000. The MHBRA is also able to capture millages for 5 years following developer reimbursement to be used in accordance with the requirements of Act 381. However, Act 381 limits the duration of a Brownfield TIF plan to 35 years from the date of the adoption of the plan, and no more than 30 years of actual tax capture. While the included tables estimate these activities will be reimbursed within 28 years, it is not certain if the MHDDA will capture any millages for the BRA revolving fund at the end of this plan.

Public Act 381 requires that a proposed Brownfield Plan must be approved by the Governing Body of the municipality. It has been the practice of Madison Heights to include a recommendation from the MHBRA within the agenda item for council consideration.

Staff Recommendation

This project supports a \$3.7 million capital investment in the redevelopment of this parcel, attracts new business with up to 15 FTE employees and develops new available medical/ professional office tenant space. For these reasons, staff recommends the MHBRA offer a recommendation of support to City Council for this Brownfield Plan.

**CITY OF MADISON HEIGHTS
BROWNFIELD REDEVELOPMENT AUTHORITY**

ACT 381 BROWNFIELD PLAN

**28220 John R Road
City of Madison Heights, Oakland County, Michigan
City of Madison Heights Brownfield Redevelopment Authority**

April 10, 2026

Prepared on Behalf of
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Approved by the Brownfield Redevelopment Authority on _____, 2026
Approved by the City of Madison Heights City Council on _____, 2026

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ATTACHMENTS

- Attachment A Brownfield Plan Resolution(s)
- Attachment B Signed Affidavit for Functional Obsolescence

ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of the City of Madison Heights, Michigan (“the City”), the City established the City of Madison Heights Brownfield Redevelopment Authority (“BRA” or the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, MCL 125.2651 et seq. (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible brownfield property within the City and to facilitate financing of eligible activities at the brownfield property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the brownfield property, this Plan is intended to promote economic growth for the benefit of the residents of the City and taxing units located within the City and benefited by the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. Any change in the proposed developer or the determination of the ultimate use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan contains information required by Section 13(2) of Act 381, MCL 125.2663, as amended.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

28220 John R, LLC (“Developer”) proposes to redevelop the former restaurant building at 28220 John R Road, Madison Heights, Michigan (the “Property”) by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other office tenants (the “Project”). The developer has an initial dental practice tenant for the building, which proposes to occupy approximately one-half of the building and anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based upon the nature of the additional tenant(s). The redevelopment of the Property is expected to bring new workers and services to the City, support nearby businesses and assist in catalyzing continued investment along the John R corridor.

Total capital investment is estimated to be approximately \$3.7 million. Site assessment activities commenced in 2025. Construction is expected to begin in mid-2026 and is estimated to be substantially completed within approximately 9 to 12 months.

Preliminary site plans are included in Figure 1.

1.2 Eligible Property Information

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because the Property is determined to be “Functionally Obsolete” as defined by Act 381, or adjacent and contiguous to Eligible Property.

The Eligible Property consists of one (1) parcel totaling approximately 1.07 acres at 28220 John R Road, City of Madison Heights, Oakland County, Michigan. The land was last used as a restaurant and adjacent surface parking lot. The parcel and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the “subject property.”

The Eligible Property is located on the John R corridor, bounded by John R Road to the west, Groveland Street to the east, and commercial properties to the north and south. Detailed parcel information is outlined below.

Property Address	Parcel ID ¹	Acres	Eligibility
28220 John R Road	44-25-13-106-013	1.07	Functionally obsolete

The Eligible Property is currently zoned “Community Business District” (“B-2”). The Property was previously used as a McDonald’s restaurant and is currently vacant.

The Eligible Property’s legal description is included in Figure 1. The Eligible Property location map is included in Figure 1.

The determination of “Functional Obsolete” status is due to inadequacies in design and deteriorated condition resulting from the lengthy building vacancy. Functionally obsolete improvements that currently remain on the property will be demolished and removed during the construction process. See the affidavit concerning functional obsolescence signed by the City of Madison Heights Assessor and attached as Attachment B.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax Increment Financing revenues will be used to reimburse the costs of “Eligible Activities” (as defined and permitted under Act 381) that include but are not limited to pre-approved activities, asbestos assessment and abatement, building demolition, site demolition, site preparation, infrastructure improvements and the preparation and implementation of the Brownfield Plan and possible Act 381 Work Plan. An estimated itemization of these activities and associated expenses is included in Table 1.

Developer requests the capture of tax increment revenues (“TIR”) from available local tax

¹ The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011.

millages, school operating tax millages, and state education tax millages for Eligible Activities at the Property, including demolition. All included activities are intended to be “Eligible Activities” under Act 381. Costs of Eligible Activities may be reimbursed whether they are incurred before or after adoption of this Brownfield Plan. Reimbursements to the Developer for the Eligible Activities costs incurred or to be incurred under the Plan shall not exceed \$987,450 unless the Plan is amended and approved by the City of Madison Heights City Council.

2.2 Summary of Eligible Activities

The following eligible activities and budgeted costs are intended as part of the development of the Property and are to be financed solely by the Developer. All activities are intended to be “Eligible Activities” under Act 381. The Authority is not responsible for any cost of eligible activities and will incur no debt other than pursuant to the reimbursement agreement to be executed consistent with this Plan.

1. Pre-Approved Activities. Work Plan Approval Exempt Activities include a Phase I environmental site assessment (ESA), a Phase II environmental investigation, baseline environmental assessment, and the initial \$250,000 incurred for asbestos, mold, and lead abatement and demolition (see below). Additional environmental response activities and potential due care investigations may be incurred under this Plan if warranted based upon any additional information obtained in the future. Pre-Approved Activities are estimated to be \$134,329, including costs related to ESAs, asbestos assessments and demolition costs.
2. Asbestos Assessment and Removal. A pre-demolition hazardous materials assessment of the former McDonald’s building may identify the presence of hazardous materials including asbestos in the building that will be properly removed and disposed of prior to the demolition of the building. The plan includes the removal and disposal of all asbestos containing material prior to commencement or during building demolition. Eligible costs are estimated to be \$2,450 and are included in the total referenced in Section 2.2.1 above.
3. Demolition. Demolition of the building and all site improvements on the parcels will be removed, properly disposed of, and backfilled. Materials will be recycled to the extent reasonably practical. Eligible costs include project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance related to building and site demolition activities for a total estimated amount of 121,088. The estimated costs are included in the total referenced in Section 2.2.1 above.
4. Site Preparation. Site preparation activities are required to prepare the site for development including the excavation unsuitable soils and materials, mass grading of the Project site, geotechnical engineering, temporary erosion control, and temporary site control during construction at a total estimated cost of \$403,554.
5. Infrastructure Improvements. Infrastructure improvements necessary in the public right-of-way including connections to City water mains and storm water systems, installation or repair of sidewalk improvements, curbs and gutters, alley ways, and/or driveways. An urban storm water management system is also

required at the Property to capture and divert water discharge to the City sewer system. Costs included in this Plan related to the urban storm water system are only included to the extent that the costs exceed costs that would be incurred to construct a storm water retention system on a similarly-scaled greenfield site. Infrastructure costs are estimated to be \$294,681.

6. Preparation and implementation of the Brownfield Plan and associated activities. Preparation and implementation of the Brownfield Plan and associated activities at a cost of approximately \$30,000 will be supported by the BRA.
7. Contingency. A 15% contingency of \$124,885 for both Local-Only activities and Pre-Approved Activities is provided to address unanticipated environmental, demolition and/or other costs or conditions that may be encountered prior to completion of eligible activities. The contingency amount is not based on the cost of preparation and implementation of the Brownfield Plan.

The total estimated cost of Eligible Activities subject to reimbursement to the owner from tax increment revenues is \$832,565 with a potential \$124,885 contingency, resulting in a total, not to exceed cost of \$987,450 unless the Plan is amended and approved by the MHBRA and City Council. At the time of Plan Submission, it is estimated that \$987,450 of the total eligible activities will be reimbursed over 28 years.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

Incremental taxes on the Eligible Property included in the project will be captured under this Plan commencing in the 2027 tax year to reimburse Eligible Activity costs (provided that taxes captured for school operating purposes will be captured and used to reimburse only the costs described in section 13b(8) of Act 381, MCL 125.2663b(8)). The combined base taxable value of the Property shall be determined based on the taxable value of the Property as of December 31, 2025 (tax year 2026), which is \$281,550. The estimated taxable value of the land and completed improvements on the Property is \$905,341 (as of December 31, 2027) with interim increases of taxable value during development and construction. An estimated annual increase in taxable value of 3% has been used to estimate future taxable value and tax increment revenue. Table 2 includes estimates of captured tax increment revenues for each year of the Plan from the Eligible Property and reimbursements. The Plan will also capture all eligible incremental personal property taxes, but Table 2 does not include an estimate of those incremental personal property taxes due to the uncertainty at this time of the amount of taxable personal property expected to be generated.

Payment of BRA administrative fees will occur prior to reimbursement of eligible activity costs to Developer.

The BRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the BRA. It may also include funds appropriated or otherwise. The estimated total capture for the LBRF included in this plan following Developer reimbursement is estimated to be \$120,508. Any funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act

381. LBRF capture will occur after all payments have been made to Developer, estimated in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

Eligible activities will be paid and financed by Developer. Developer will be reimbursed for eligible costs as described in Section 2.2 and outlined in Table 1. Costs for Eligible Activities funded by Developer will be reimbursed under Act 381 with incremental taxes generated by the Property. The estimated amount of tax increment revenue capture from the Property to Developer, BRA, the LBRF and the State Brownfield Redevelopment Fund is \$1,205,508 Actual capture is expected to vary from this estimated based upon the nature, taxable value and time of development of the Property.

No advances will be made by the BRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness will be incurred by any local unit of government for this project.

2.6 Duration of Brownfield Plan

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is approved by the City of Madison Heights City Council.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

Taxes on the Eligible Property will continue to be disbursed throughout the duration of this Plan to taxing jurisdictions based upon the initial (base) taxable value.

The following is a summary of the impact to taxing jurisdictions from revenues generated from the assumed redevelopment for the life of the Plan, including the amount captured for Developer eligible activity reimbursement, administrative fees, the state brownfield redevelopment fund, and the local brownfield revolving fund:

	Reimbursement of Costs and Interest (if applicable)	BRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	Surplus distributions to taxing units	Total
School Taxes						
School Operating	\$ 129,204	\$ -	\$ -	\$ -	\$ 7,856	\$ 137,060
State Education Tax	\$ 20,306	\$ -	\$ 22,935	\$ -	\$ 2,629	\$ 45,870
Total	\$ 149,510	\$ -	\$ 22,935	\$ -	\$ 10,485	\$ 182,931
Non-school Taxes						
City Operating	\$ 361,063	\$ 32,317	\$ -	\$ 51,926	\$ -	\$ 445,306
Solid Waste	\$ 64,748	\$ 5,795	\$ -	\$ 9,312	\$ -	\$ 79,855
Lampere Sinking	\$ 76,328	\$ 6,832	\$ -	\$ 10,977	\$ -	\$ 94,137
Road Improvement	\$ 48,948	\$ 4,381	\$ -	\$ 7,039	\$ -	\$ 60,369
Senior Citizens	\$ 11,623	\$ 1,040	\$ -	\$ 1,672	\$ -	\$ 14,335
County Gen Fund	\$ 104,697	\$ 9,371	\$ -	\$ 15,057	\$ -	\$ 129,125
Oakland Comm College	\$ 39,286	\$ 3,516	\$ -	\$ 5,650	\$ -	\$ 48,452
OISD Allocated	\$ 4,960	\$ 444	\$ -	\$ 713	\$ -	\$ 6,118
OISD Voted	\$ 78,553	\$ 7,031	\$ -	\$ 11,297	\$ -	\$ 96,881
Oakland Transit	\$ 25,060	\$ 2,243	\$ -	\$ 3,604	\$ -	\$ 30,907
H-C Metroparks	\$ 5,461	\$ 489	\$ -	\$ 785	\$ -	\$ 6,735
County Park & Rec	\$ 17,212	\$ 1,541	\$ -	\$ 2,475	\$ -	\$ 21,228
Total Incremental Local Taxes Paid	\$ 837,939	\$ 75,000	\$ -	\$ 120,508	\$ -	\$ 1,033,447
Total School and Non-School Capturable	\$ 987,449	\$ 75,000	\$ 22,935	\$ 120,508	\$ 10,485	\$ 1,216,378

Non-capturable millages, including debt millages and the zoo authority and art institute levies, are estimated to generate an additional \$245,939 during the life of the Plan as presented below:

<u>Non-Capturable Taxes</u>	
Zoo Authority	3,072
Art Institute	6,325
P&F Pension	229,988
Chapt 20 Drain	6,555
Total Non-Capturable Millages	\$ 245,939

See Table 2 for a complete breakdown of estimated available tax increment revenue and estimated annual reimbursements. Capture from personal property taxes is not included in the estimates due to the uncertainty as to the amount of taxable personal property that will be present.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The legal description of the Property included in this Plan is attached in Figure 1. A property location map is included in Figure 1. Documentation describing characteristics that qualify the Property as eligible property are provided in Appendix B. Personal property is included as part of the eligible property to the extent that it is taxable personal property.

2.9 Estimates of Residents and Displacement of Individuals/Families

No displacement of residents or families is expected as part of this project.

2.10 Plan for Relocation of Displaced Persons

No displacement of residents or families is expected as part of this project.

2.11 Provisions for Relocation Costs

No displacement of residents or families is expected as part of this project.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No displacement of residents or families is expected as part of this project.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The City of Madison Heights City Council, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the project described herein.

Figure 1

Legal Description, Map of the Eligible Property, and Preliminary Site Plan

Legal Description

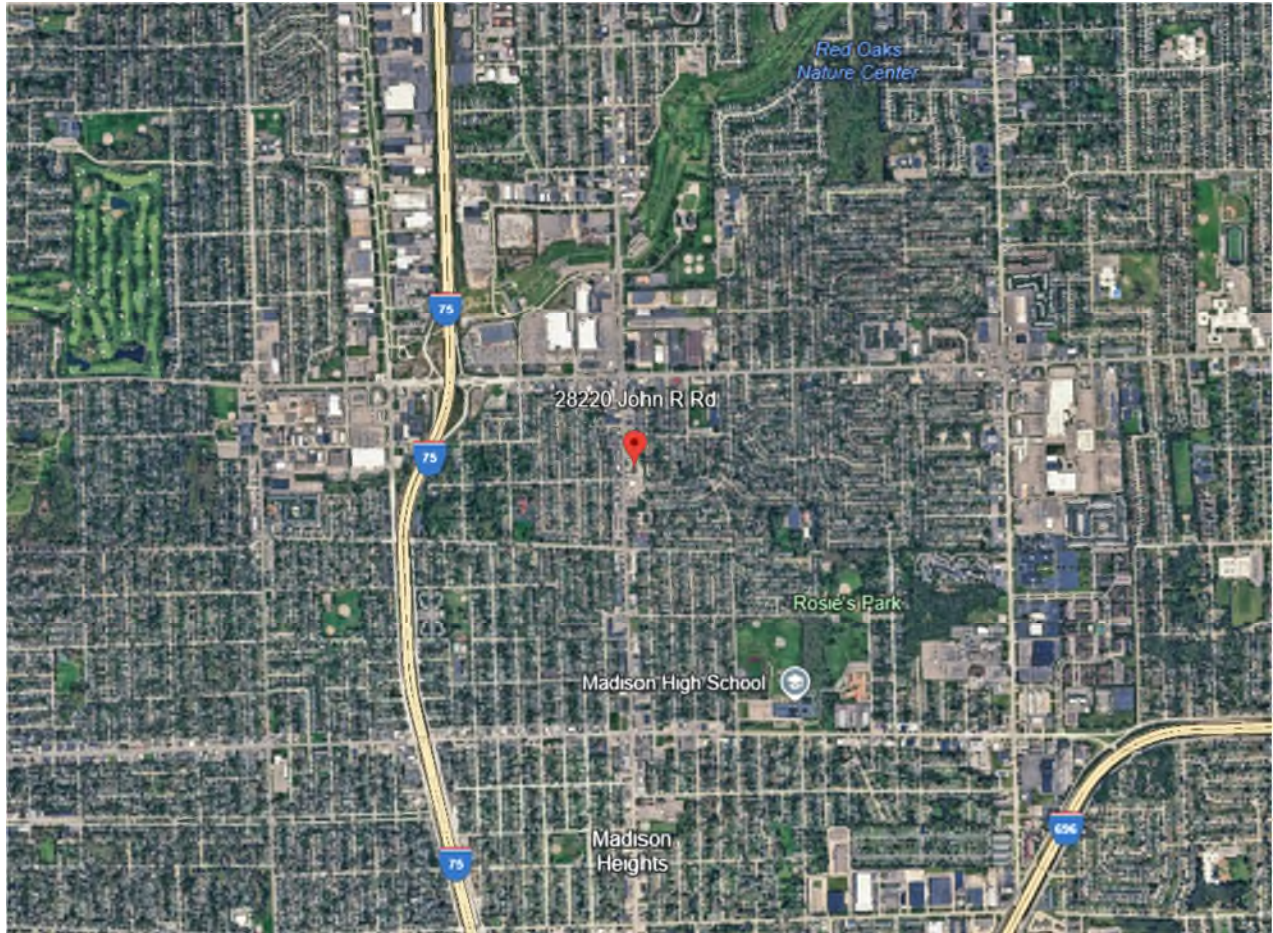
T1N R11E. SEC 13 WILLSON LAWN SUB PART OF LOT 1 ALSO OF 'FOREST MANOR SUB' ALL OF LOTS 1 2 & 3 ALSO VAC ALLEY ADJ TO SAME. ALSO OF 'SUPERVISOR'S REPLAT OF LOTS 47 48. 65 & OUTLOTS A & B OF FOREST MANOR SUB' (PER COURT ORDER L 3248 P 461) PART OF OUTLOT A ALL DESC AS BEG AT NE COR OF SD LOT 1 OF 'FOREST MANOR SUB' TH S 00-54-35 W 200.17 FT TH N 89-45-38 W 228.01 FT. TH N 00-54-35 E 205. 77 FT TH N 88-21-17 W 7 FT, TH N 00-54-35 E 4.14 FT. TH S 88-55-59 E 66.84 FT TH S 88-19-35 E 33.17 FT TH S 00-54-35 W 4.80 FT. TH S 88-21-17 E 135.01 FT TO BEG 3-24-26 FR 010 & 011

Commonly Known As: 28220 John R. Road

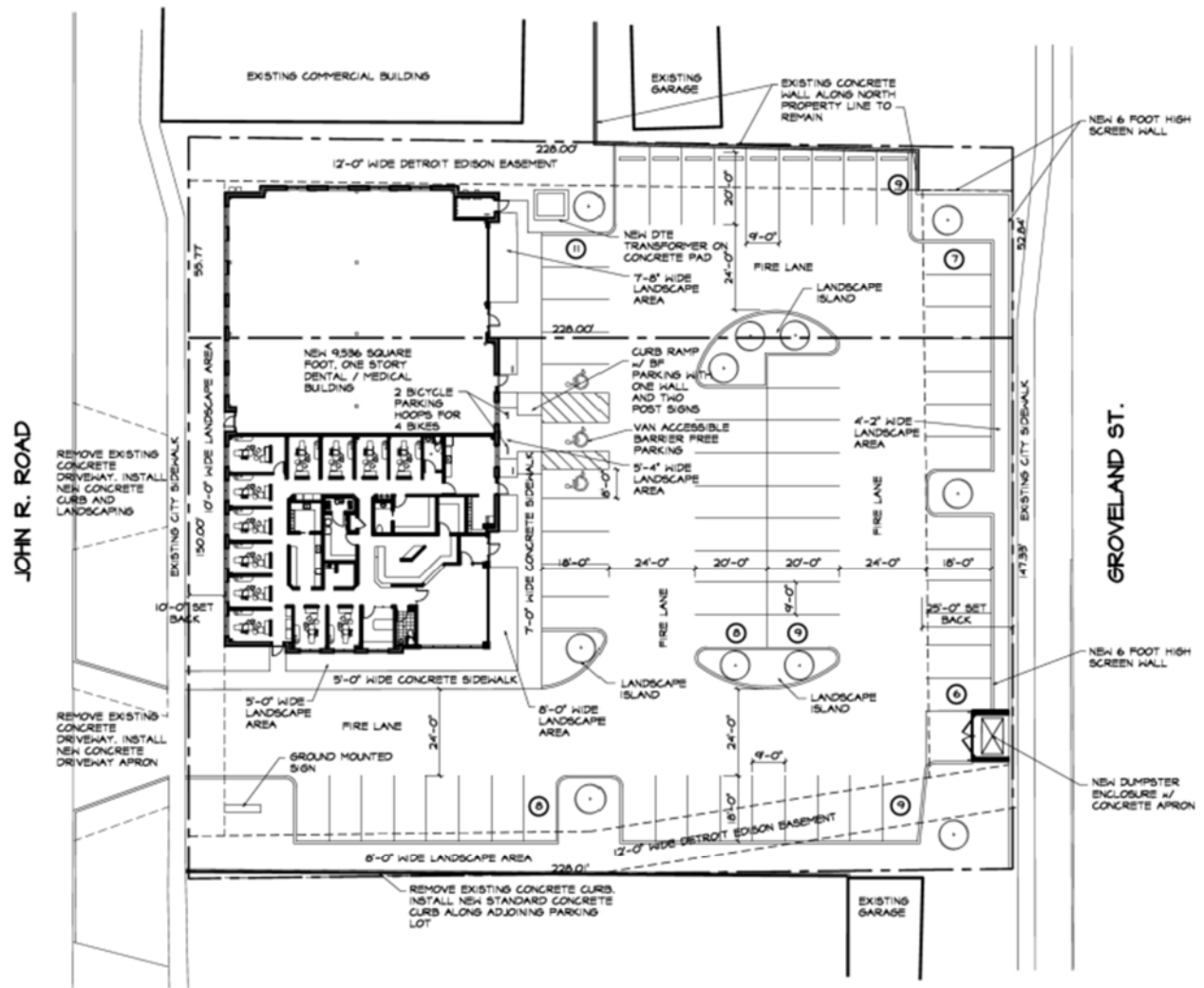
Tax Parcel ID*: 44-25-13-106-013

*The Eligible Property was formerly identified as parcel numbers 44-25-13-106-010 and 44-25-13-106-011 prior to a parcel combination.

Map of Eligible Property



Preliminary Site Plan



PROPOSED SITE PLAN



SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED: DENTAL / MEDICAL OFFICES:
 1 SPACE PER 300 USABLE SQ FT
 = 9,536 / 300
 = 31.79
 = 25.64
 = 24 PARKING SPACES

Table 1

Estimated Costs of Eligible Activities

Local-Only Eligible Activities	Cost	Cost
Site Preparation		\$403,554
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
Infrastructure Improvements		\$294,681
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
Local-Only Eligible Activities Sub-Total		\$698,235
Contingency (15%)		\$104,735
Local-Only Eligible Activities Total		\$802,971
Additional Eligible Activities for School Tax and Local Taxes Reimbursement	Cost	Cost
Phase I and Phase II		\$10,792
Due Care Planning		\$0
Lead, Asbestos, Mold Abatement		\$2,450
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)		\$121,088
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
Additional Eligible Activities Sub-Total		\$134,329
Contingency (15%)		\$20,149
Brownfield Plan and/or Work Plan Preparation and Implementation		\$30,000
Additional Eligible Activities Total		\$184,479
Overall Eligible Activities Total		\$987,450

*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

Table 2

TIF Table (Tax Capture/Reimbursement Schedule)

	A	B	C	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
1	28220 John R Brownfield Plan																											
2	Capture Table																											
3	Rev. 04.10.26																											
4						2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
7			Assumed annual increase in TV:	3.0%																								
9		Base/Initial Taxable Value																										
10		Building				102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324
11		Land				179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226
12		Total				281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550
14		New/Incremental value																										
15		Building				178,800	715,200	736,656	758,756	781,518	804,964	829,113	853,986	879,606	905,994	933,174	961,169	990,004	1,019,704	1,050,295	1,081,804	1,114,258	1,147,686	1,182,117	1,217,580	1,254,108	1,291,731	
16		Land				5,377	10,915	16,619	22,495	28,546	34,779	41,199	47,812	54,623	61,639	68,865	76,308	83,974	91,870	100,003	108,379	117,008	125,895	135,048	144,476	154,188		
17		Total Real Property Taxable Value				\$363,403	\$905,341	\$932,502	\$960,477	\$989,291	\$1,018,970	\$1,049,539	\$1,081,025	\$1,113,456	\$1,146,859	\$1,181,265	\$1,216,703	\$1,253,204	\$1,290,800	\$1,329,524	\$1,369,410	\$1,410,492	\$1,452,807	\$1,496,391	\$1,541,283	\$1,587,522	\$1,635,147	
18		Captured Taxable Value: Real Estate				\$81,853	\$623,791	\$650,952	\$678,927	\$707,741	\$737,420	\$767,989	\$799,475	\$831,906	\$865,309	\$899,715	\$935,153	\$971,654	\$1,009,250	\$1,047,974	\$1,087,860	\$1,128,942	\$1,171,257	\$1,214,841	\$1,259,733	\$1,305,972	\$1,353,597	
98																												
99																												
100		School Taxes	Full Millages																									
101		School Operating	17.9279	Until limit of capture of school taxes		1,467	11,183	11,670	12,172	12,688	13,220	13,768	14,333	14,914	15,513	16,130	-	-	-	-	-	-	-	-	-	-	-	-
102		State Education Tax	6.0000	Until limit of capture of school taxes		491	3,743	3,906	4,074	4,246	4,425	4,608	4,797	4,991	5,192	5,398	-	-	-	-	-	-	-	-	-	-	-	-
103		Total	23.9279			\$ 1,959	\$ 14,926	\$ 15,576	\$ 16,245	\$ 16,935	\$ 17,645	\$ 18,376	\$ 19,130	\$ 19,906	\$ 20,705	\$ 21,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
104		Non-school Taxes																										
105		City Operating	13.5535			1,109	8,455	8,823	9,202	9,592	9,995	10,409	10,836	11,275	11,728	12,194	12,675	13,169	13,679	14,204	14,744	15,301	15,875	16,465	17,074	17,700	18,346	
106		Solid Waste	2.4305			199	1,516	1,582	1,650	1,720	1,792	1,867	1,943	2,022	2,103	2,187	2,273	2,362	2,453	2,547	2,644	2,744	2,847	2,953	3,062	3,174	3,290	
107		Lampere Sinking	2.8652			235	1,787	1,865	1,945	2,028	2,113	2,200	2,291	2,384	2,479	2,578	2,679	2,784	2,892	3,003	3,117	3,235	3,356	3,481	3,609	3,742	3,878	
108		Road Improvement	1.8374			150	1,146	1,196	1,247	1,300	1,355	1,411	1,469	1,529	1,590	1,653	1,718	1,785	1,854	1,926	1,999	2,074	2,152	2,232	2,315	2,400	2,487	
109		Senior Citizens	0.4363			36	272	284	296	309	322	335	349	363	378	393	408	424	440	457	475	493	511	530	550	570	591	
110		County Gen Fund	3.9301			322	2,452	2,558	2,668	2,781	2,898	3,018	3,142	3,269	3,401	3,536	3,675	3,819	3,966	4,119	4,276	4,437	4,603	4,774	4,951	5,133	5,320	
111		Oakland Comm College	1.4747			121	920	960	1,001	1,044	1,087	1,133	1,179	1,227	1,276	1,327	1,379	1,433	1,488	1,545	1,604	1,665	1,727	1,792	1,858	1,926	1,996	
112		OISD Allocated	0.1862			15	116	121	126	132	137	143	149	155	161	168	174	181	188	195	203	210	218	226	235	243	252	
113		OISD Voted	2.9487			241	1,839	1,919	2,002	2,087	2,174	2,265	2,357	2,453	2,552	2,653	2,757	2,865	2,976	3,090	3,208	3,329	3,454	3,582	3,715	3,851	3,991	
114		Oakland Transit	0.9407			77	587	612	639	666	694	722	752	783	814	846	880	914	949	986	1,023	1,062	1,102	1,143	1,185	1,229	1,273	
115		H-C Metroparks	0.2050			17	128	133	139	145	151	157	164	171	177	184	192	199	207	215	223	231	240	249	258	268	277	
116		County Park & Rec	0.0401			53	403	421	439	457	476	496	517	537	559	581	604	628	652	677	703	729	757	785	814	844	875	
117		Total Incremental Local Taxes Paid	31.4544			\$ 2,575	\$ 19,621	\$ 20,475	\$ 21,355	\$ 22,262	\$ 23,195	\$ 24,157	\$ 25,147	\$ 26,167	\$ 27,218	\$ 28,300	\$ 29,415	\$ 30,563	\$ 31,745	\$ 32,963	\$ 34,218	\$ 35,510	\$ 36,841	\$ 38,212	\$ 39,624	\$ 41,079	\$ 42,577	
118		Total School and Non-School Capturable	55.3823			\$ 4,533	\$ 34,547	\$ 36,051	\$ 37,601	\$ 39,196	\$ 40,840	\$ 42,533	\$ 44,277	\$ 46,073	\$ 47,923	\$ 49,828	\$ 51,791	\$ 53,813	\$ 55,894	\$ 58,036	\$ 60,240	\$ 62,507	\$ 64,838	\$ 67,234	\$ 69,696	\$ 72,217	\$ 74,800	
119		Non-Capturable Taxes																										
120		Zoo Authority	0.0935			8	58	61	63	66	69	72	75	78	81	84	87	91	94	98	102	106	110	114	118	122	127	
121		Art Institute	0.1925			16	120	125	131	136	142	148	154	160	167	173	180	187	194	202	209	217	225	234	242	251	261	
122		P&F Pension	7.0000			573	4,367	4,557	4,752	4,954	5,162	5,376	5,596	5,823	6,057	6,298	6,546	6,802	7,065	7,336	7,615	7,903	8,199	8,504	8,818	9,142	9,475	
123		Chapt 20 Drain	0.1995			16	124	130	135	141	147	153	159	166	173	179	187	194	201	209	217	225	234	242	251	261	270	
124		Total Non-Capturable Millages	7.4855			\$ 613	\$ 4,669	\$ 4,873	\$ 5,082	\$ 5,298	\$ 5,520	\$ 5,749	\$ 5,984	\$ 6,227	\$ 6,477	\$ 6,735	\$ 7,000	\$ 7,273	\$ 7,555	\$ 7,845	\$ 8,143	\$ 8,451	\$ 8,767	\$ 9,094	\$ 9,430	\$ 9,776	\$ 10,132	
125		Total Mills	62.8678			\$ 5,146	\$ 39,216	\$ 40,924	\$ 42,683	\$ 44,494	\$ 46,360	\$ 48,282	\$ 50,261	\$ 52,300	\$ 54,400	\$ 56,563	\$ 58,741	\$ 61,038	\$ 63,453	\$ 65,988	\$ 68,643	\$ 71,428	\$ 74,343	\$ 77,388	\$ 80,564	\$ 83,872	\$ 87,311	
126		Total Tax Increment Revenue (TIR) Available	55.3823			\$ 4,533	\$ 34,547	\$ 36,051	\$ 37,601	\$ 39,196	\$ 40,840	\$ 42,533	\$ 44,277	\$ 46,073	\$ 47,923	\$ 49,828	\$ 51,791	\$ 53,813	\$ 55,894	\$ 58,036	\$ 60,240	\$ 62,507	\$ 64,838	\$ 67,234	\$ 69,696	\$ 72,217	\$ 74,800	
127		TOTAL CAPTURE																										
128																												
129																												
130																												
131																												
132		BRA Administrative Fee				2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
133		50% SET to State Brownfield Redevelopment Fund				246	1,871	1,953	2,037	2,123	2,212	2,304	2,398	2,496														

	B	C	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
1	John R Brownfield Plan											
2	Table											
3	0.26											
4			2049	2050	2051	2052	2053	2054	2055	2056	Totals	
7	Assumed annual increase in TV											
9	Base/Initial Taxable Value											
10	Building		102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	102,324	
11	Land		179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	179,226	
12	Total		281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	281,550	
14	New/Incremental value											
15	Building		1,330,483	1,370,397	1,411,509	1,453,854	1,497,470	1,542,394	1,588,666	1,636,326		
16	Land		164,190	174,492	185,104	196,034	207,292	218,887	230,831	243,132		
17	Total Real Property Taxable Value		<u>\$1,684,202</u>	<u>\$1,734,728</u>	<u>\$1,786,770</u>	<u>\$1,840,373</u>	<u>\$1,895,584</u>	<u>\$1,952,451</u>	<u>\$2,011,025</u>	<u>\$2,071,356</u>		
18	Captured Taxable Value: Real Estate		<u>\$1,402,652</u>	<u>\$1,453,178</u>	<u>\$1,505,220</u>	<u>\$1,558,823</u>	<u>\$1,614,034</u>	<u>\$1,670,901</u>	<u>\$1,729,475</u>	<u>\$1,789,806</u>		
98												
99												
100	School Taxes											
101	School Operating		-	-	-	-	-	-	-	-	-	137,060
102	State Education Tax		-	-	-	-	-	-	-	-	-	45,870
103	Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
104	Non-school Taxes											
105	City Operating		19,011	19,696	20,401	21,128	21,876	22,647	23,440	24,258	445,306	
106	Solid Waste		3,409	3,532	3,658	3,789	3,923	4,061	4,203	4,350	79,855	
107	Lampere Sinking		4,019	4,164	4,313	4,466	4,625	4,787	4,955	5,128	94,137	
108	Road Improvement		2,577	2,670	2,766	2,864	2,966	3,070	3,178	3,289	60,369	
110	Senior Citizens		612	634	657	680	704	729	755	781	14,335	
111	County Gen Fund		5,513	5,711	5,916	6,126	6,343	6,567	6,797	7,034	129,125	
112	Oakland Comm College		2,068	2,143	2,220	2,299	2,380	2,464	2,550	2,639	48,452	
113	OISD Allocated		261	271	280	290	301	311	322	333	6,118	
114	OISD Voted		4,136	4,285	4,438	4,597	4,759	4,927	5,100	5,278	96,881	
115	Oakland Transit		1,319	1,367	1,416	1,466	1,518	1,572	1,627	1,684	30,907	
116	H-C Metroparks		288	298	309	320	331	343	355	367	6,735	
117	County Park & Rec		906	939	973	1,007	1,043	1,080	1,117	1,156	21,228	
118	Total Incremental Local Taxes Paid		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447	
119	Total School and Non-School Capturable		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
120												
121	Non-Capturable Taxes											
122	Zoo Authority		131	136	141	146	151	156	162	167	3,072	
123	Art Institute		270	280	290	300	311	322	333	345	6,325	
124	P&F Pension		9,819	10,172	10,537	10,912	11,298	11,696	12,106	12,529	229,988	
125	Chapt 20 Drain		280	290	300	311	322	333	345	357	6,555	
126	Total Non-Capturable Millages		\$ 10,500	\$ 10,878	\$ 11,267	\$ 11,669	\$ 12,082	\$ 12,508	\$ 12,946	\$ 13,398	\$ 245,939	
127	Total Mills		\$ 54,619	\$ 56,587	\$ 58,613	\$ 60,700	\$ 62,850	\$ 65,065	\$ 67,346	\$ 69,695	\$ 1,462,317	
128	Total Tax Increment Revenue (TIR) Available		\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,216,378	
129	TOTAL CAPTURE											
130												
131												
132	BRA Administrative Fee		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	75,000	
133	50% SET to State Brownfield Redevelopment Fund		-	-	-	-	-	-	-	-	22,935	
134												
135	Adjusted capture											
136	Adjusted Annual Captured Non-School Taxes		41,620	43,209	44,846	46,532	48,268	50,057	51,900	53,797	958,447	
137	Adjusted Annual Captured School Taxes (SET)		-	-	-	-	-	-	-	-	22,935	
138	Adjusted Annual Captured School Taxes (School Oper)		-	-	-	-	-	-	-	-	137,060	
139	Adjusted Annual Total Incremental Taxes		\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442	
140	ADJUSTED CAPTURE											

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	28220 John R Brownfield Plan																		
2	Reimbursement Table																		
3	Rev. 04.10.26																		
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15	Total School Incremental Revenue																		
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs																		
17	School TIR Available for Reimbursement																		
18																			
19	Total Local/Non-schools Incremental Revenue																		
20	BRA Administrative Fee																		
21	Local TIR Available for Reimbursement																		
22	Total School & Local/Non-schools TIR Available																		
23																			
24	DEVELOPER																		
25	Beginning Developer Reimbursement Balance																		
26																			
27	Local-Only/MSF Non-Environmental Costs and interest (if applicable)	\$	802,971																
28	School Tax Reimbursement																		
29	Local Tax Reimbursement																		
30	Total Local Only/MSF Reim. Balance including interest (if applicable)	\$	802,971	\$	802,910	\$	788,988	\$	774,371	\$	759,038	\$	742,968	\$	726,140	\$	708,529	\$	690,113
31																			
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$	184,479																
33	School Tax Reimbursement																		
34	Local Tax Reimbursement																		
35	Total School Tax and Local Tax Eligible Cost Reimb Balance	\$	184,479	\$	182,752	\$	166,499	\$	149,517	\$	131,786	\$	113,283	\$	93,984	\$	73,865	\$	52,903
36																			
37																			
38	Total Annual Developer Reimbursement and Interest Payment (if applicable)	\$	1,788	\$	30,176	\$	31,598	\$	33,064	\$	34,573	\$	36,128	\$	37,729	\$	39,378	\$	41,077
39																			
40	LOCAL BROWNFIELD REVOLVING FUND																		
41	LBRF Deposits *																		
42	School Tax Capture	Cap=	\$ 105,647	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
43	Local/Non-Schools Tax Capture	Cap=	\$ 958,447	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
44	Total LBRF Capture	Total Cap=	\$ 1,064,094	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.																		

Reimbursement Values	Proportionality for all capture	Taxes for Dev. Pmts	Total to Developer
School Taxes	15.0%	\$ 149,511	\$ 149,511
Local/Non-School Taxes	85.0%	\$ 837,939	\$ 837,939
TOTAL		\$ 987,450	\$ 987,450
School and Local Tax Eligible	18.7%	\$ 184,479	\$ 184,479
Local-Only	81.3%	\$ 802,971	\$ 802,971
TOTAL		\$ 987,450	\$ 987,450

Estimated Total Years of Plan: 30

Estimated Capture	\$ 1,216,378
Administrative Fees	\$ 75,000
State Brownfield Redevelopment Fund	\$ 22,935
Local Brownfield Revolving Fund	\$ 120,508

	A	T	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
1	28220 John R Brownfield Plan														
2	Reimbursement Table														
3	Rev. 04.10.26														
4															
5															
6															
7															
8															
9															
10		16	19	20	21	22	23	24	25	26	27	28	29	30	
14		2042	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	Totals
15	Total School Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,931
16	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,935
17	School TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,995
18															\$ -
19	Total Local/Non-schools Incremental Revenue	\$ 34,218	\$ 38,212	\$ 39,624	\$ 41,079	\$ 42,577	\$ 44,120	\$ 45,709	\$ 47,346	\$ 49,032	\$ 50,768	\$ 52,557	\$ 54,400	\$ 56,297	\$ 1,033,447
20	BRA Administrative Fee	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 75,000
21	Local TIR Available for Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 958,447
22	Total School & Local/Non-schools TIR Available	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 1,118,442
23															\$ -
24	DEVELOPER														
25	Beginning Developer Reimbursement Balance														\$ -
26															\$ -
27	Local-Only/MSF Non-Environmental Costs and interest (if applicable)	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
28	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Local Tax Reimbursement	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 802,971
30	Total Local Only/MSF Reim. Balance including interest (if applicable)	\$ 478,563	\$ 375,500	\$ 338,376	\$ 299,797	\$ 259,720	\$ 218,101	\$ 174,892	\$ 130,046	\$ 83,514	\$ 35,246	\$ -	\$ -	\$ -	\$ -
31															\$ -
32	School Tax and Local Tax Eligible Costs for Pre-Approved Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,479
33	School Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,511
34	Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,968
35	Total School Tax and Local Tax Eligible Cost Reimb Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36															\$ -
37															\$ -
38	Total Annual Developer Reimbursement and Interest Payment (if applicable)	\$ 31,718	\$ 35,712	\$ 37,124	\$ 38,579	\$ 40,077	\$ 41,620	\$ 43,209	\$ 44,846	\$ 46,532	\$ 48,268	\$ 50,057	\$ 51,900	\$ 53,797	\$ 987,450
39															\$ -
40	LOCAL BROWNFIELD REVOLVING FUND														
41	LBRF Deposits *														
42	School Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Local/Non-Schools Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
44	Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,811	\$ 51,900	\$ 53,797	\$ 120,508
45	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Signed Affidavit for Functional Obsolescence

AFFIDAVIT OF DEBRA KOPP

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, Debra Kopp, having first been duly sworn, deposes and says:

1. I make this affidavit from my own personal knowledge and I am competent to testify to the matters set forth herein.

2. I am the City Assessor, MMAO, PPE for the City of Madison Heights, County of Oakland, State of Michigan.

3. I have inspected the specific properties and related improvements at the location of 28220 John R Road (Parcel Numbers 44-25-13-106-010 and 44-25-13-106-011). The property suffers from severe physical depreciation and has been vacant for an extended period of time.

4. On the basis of my inspection or knowledge of the property, I have determined that the property is “functionally obsolete” because it is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.

Dated this 10th day of April, 2026.

I declare under penalty of perjury that the foregoing is true and correct.

Debra J. Kopp
Debra Kopp
City of Madison Heights Assessor

Subscribed and sworn to before me
this 10th day of April, 2026.

THOMAS CLANCY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 5, 2030
ACTING IN COUNTY OF macomb



Thomas Clancy
Thomas Clancy
Notary Public

Oakland County, Michigan
My Commission Expires: Jul 5, 2030

Madison Heights Brownfield Redevelopment Authority Project Application Form

All interested applicants are required to have pre-application meeting with city staff to discuss eligibility guidelines and obligations. Company President, senior management, or other company representatives who will be signing the Brownfield Redevelopment application are required to attend the application meeting. Contact the Community & Economic Development Department at 248-583-0831 to schedule this pre-application meeting.

This application form must be completed and signed by the applicant to initiate the project review process by the Madison Heights Brownfield Redevelopment Authority (MHBRA). The completed application forms, application fee, and any supplemental materials must be submitted to the Madison Heights Community Development Department, 300 West 13 Mile Road, Madison Heights, MI 48071-1853. There are no deadlines for the submittal of applications – applications will be accepted on an ongoing basis.

Once the appropriate City departments have reviewed the application, applicant will provide copies of the application, revised if necessary, for the MHBRA.

For assistance in completing this application form, please contact the Madison Heights Economic Development Division at (248)837-2650 (phone) or Gtucker@Madisonheightsmi.gov.

PROJECT APPLICANT INFORMATION

Project Applicant Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Applicant: Richard Barr

Telephone/Fax Number: (313) 465-7308

E-mail Address: rbarr@honigman.com

Property Owner Name: 28220 John R, LLC

Mailing Address: 2425 E. 12 Mile Road, Suite B, Warren, MI 48092

Contact Person for Property Owner: Jonathan Miller

Telephone/Fax Numbers: (248) 909-7385

E-mail Address: miller.jcm@gmail.com

- ❖ *If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application form for consideration by the MHBRA.*
- ❖ *Attach copy of current title commitment and proof of ownership.*

PROJECT INFORMATION

Project Address: 28220 John R Road

Parcel ID Number(s): 44-25-13-106-011; 44-25-13-106-010

Legal Description: See Attachment B.

Proposed Project Description:

28220 John R, LLC proposes to redevelop the former restaurant building at 28220 John R Road by demolishing the existing vacant restaurant structure and site improvements for the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants. Proposed site development plans are attached to this application as Attachment C.

- ❖ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

The redevelopment contemplates the new construction of an approximately 9,500 square foot commercial building to be occupied by dental offices, medical offices, and/or other tenants.

Anticipated Project Schedule/Critical Dates:

Site assessment activities commenced in 2025. Construction is expected to begin in May 2026 and is estimated to be substantially completed within 9 to 12 months.

Status of Development Permits and Applications:

Site plan approvals are in process and plans have been re-submitted to the City to finalize the approvals. Following site plan approvals, the developer intends to submit for required engineering, building and other permits.

Description of Known or Suspected Environmental Contamination Concerns:

Phase I and Phase II Environmental Site Assessments (ESA) were completed for the property. The Phase II ESA was completed to address a potential environmental concern and recognized environmental condition identified in the Phase I. Results of chemical testing under the Phase II showed no contamination concerns in the soil or groundwater samples.

- ❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Summary of Needed Eligible Activities and Projected Costs (if known):

Eligible Activities needed to complete the redevelopment project include, but are not limited to, environmental site assessments (completed), building demolition, site demolition, site preparation, and public infrastructure improvements. Site preparation costs are required to prepare the site for development, including the excavation of unsuitable soils and materials, mass grading of the site, geotechnical engineering, temporary erosion control, and temporary site control during construction. Infrastructure improvements necessary in public rights-of-way include connections to City water mains and storm water systems, installation and repair of sidewalk improvements, curbs and gutters, alleyways, and/or driveways. An urban stormwater management system is also required at the property to capture and divert water discharge to the City sewer system. See Eligible Activity cost information on Attachment D.

❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Projected Private Investment in Redevelopment:

Total capital investment in the project is estimated to be approximately \$3.7 million. The developer has been working with potential lenders and has a commitment to finance the project. See Attachment E for an overview of the project budget.

❖ *Attach detailed project budget illustrating all related project expenses, sources of financing, and project financing needs.*

Anticipated Job Creation or Retention Impacts:

The developer has an initial dental practice tenant for the building, which anticipates bringing up to 15 new full-time equivalent employees and additional part-time employees to Madison Heights. Additional employment will be created by one or more intended additional building tenant(s), with the number of additional new jobs to be based on the nature of the additional tenant(s).

Other Significant Project Information:

Support from the City of Madison Heights through a brownfield plan, and possibly a property tax abatement, is critical to facilitate a successful long-term project. The developer's intention is to move his dental office to Madison Heights upon the project's completion and to grow his practice within the new space. As part of the financing structure of the project, the developer will be taking on significant costs to subsidize both the development project and dental practice ventures for an undefined period of time, including as the project seeks a future tenant(s) and during initial growth years for the dental practice. A brownfield plan will provide needed support to offset significant costs contemplated as part of the project that are not typical of a "greenfield" site and to mitigate future property tax exposure. Future property tax savings will significantly reduce the risks of the project given the contemplated financing structure.

Application Fees

Non-Refundable Fee (payment to: City of Madison Heights, 300 W. 13 Mile, Madison Heights, MI 48071)
Fee Schedule for 2025-26 \$1,500.00

Payment of application fee is non-refundable and due at the time of application. Acceptance of the fee does not constitute approval of Plan.

Important Note: The application and processing fee for the City of Madison Heights Brownfield Redevelopment Authority do not include other fees required for applicable review or permits (rezoning, site plan, special use, engineering review, building permits, etc.) Additional fees may be charged by the State of Michigan, MDEQ or MEDC. Applicant is required to supply a Development and Reimbursement Agreement in order to qualify for any financial assistance or reimbursement.

that is not permitted under the Reimbursement Agreement between the Applicant and the MHBRA,

Acknowledgment and Agreement

Applicant affirms that they are not involved in any litigation of any kind against the City, including actions in the Michigan Tax Tribunal and actions initiated under section 211.154 of the General Property Tax Act against the City. Additionally, if the Applicant institutes or becomes involved with litigation of any kind against the City after the application and/or the Work Plan has been approved, the applicant shall consent to a request by the MHBRA to terminate any or all agreement, including any approval of a Work Plan executed between the applicant and the MHBRA.

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant, whether a corporate entity, partnership, or other legal type of business entity or an individual, acknowledges and verifies that it is current on all tax obligations, assessments or other governmental levies and assessments and that the same have been paid when due and payable and no delinquencies exist at the time of application. Please note as part of the application process, all information will be verified and confirmed

Signature: John Smith Date: 3/30/26
(Company Officer, no authorized agents or consultants)

Applicant submits the final application along with all necessary supporting documents and appropriate fees.

Date: 3/30/26

Attachment A
Proof of Ownership

Prepared by:
 Nadia Khan, Senior Counsel
 McDonald's Corporation
 110 N. Carpenter St.
 Chicago, IL 60607-2101

After recording return to:
 Jonathan Miller
 28220 John R LLC
 13115 Elgin Avenue
 Huntington Woods, MI 48070

COVENANT DEED

McDONALD'S CORPORATION, a Delaware corporation, who took title as McDonald's Corporation d/b/a Delaware McDonald's Corporation, ("Grantor") conveys and transfers to **28220 John R LLC**, a Michigan limited liability company, ("Grantee"), whose tax mailing address is 13115 Elgin Avenue, Huntington Woods, MI 48070, for the sum of **TEN DOLLARS** and other good and valuable consideration pursuant to the Real Estate Transfer Valuation Affidavit filed herewith, the following described Premises, in Oakland County, Michigan (the "Property") to wit:

Property Address: 28220 John R Rd, Madison Heights, MI 48071
 PIN #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO the matters generally excepted by title insurance companies in their title policies issued in the state in which the Premises are located; special taxes or special assessments, if any, for improvements not yet completed; installments not yet due as of the date of this deed of any special tax or special assessments for improvements previously completed, if any; general real estate taxes not yet due and payable, if any, for the year in which Closing occurs; covenants conditions, agreements, reservations and restrictions of record; zoning and building laws or ordinances; private and public utility and drainage easements and rights; roads and highways, access ways and driveways, whether or not of record; all matters which a current, accurate survey of the Property would disclose; and the terms, reservations and conditions of this sale.

THE PROPERTY IS SOLD TO AND ACCEPTED BY GRANTEE "AS IS" AND "WHERE IS" WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.

The Property will not be leased, used or occupied: (i) as a restaurant or for food service purposes (which includes any type of food or drink), drive-in, drive-thru or walk-up eating/drinking facility (including without limitation a kiosk, stand, booth, or area located inside another business facility); (ii)

for the sale of pornographic materials or magazines, sexually-oriented material, marijuana or other legal drugs or controlled substances and/or any products containing marijuana and/or any of its components, drug paraphernalia or any items that are illegal for a period of 20 years from the date of this deed. This restriction will be a covenant running with the land and be binding upon Grantee, its heirs, administrators, successors and assigns.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

AND the Grantor does hereby covenant to and with the said Grantee that the said Grantor is lawfully seized of the said land in fee simple; that the Grantor has good right and lawful authority to sell and convey the said land; that Grantor hereby warrants the title to the said land and will forever defend the same against the lawful claims of all persons claiming by, through or under Grantor.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the said Grantor(s) has/have caused these presents to be duly executed, on this 5th day of March, 2025.

McDONALD'S CORPORATION

By: _____ *NK*
Name: *Brandon Carey*
Title: Senior Counsel

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 5th day of March, 2025, before me, the undersigned, personally appeared Brendan Carey, Senior Counsel of McDonald's Corporation, known to me to be the person whose name is subscribed to the within instrument acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Vianey Cabrales
Notary Public

My commission expires: 12/18/2027

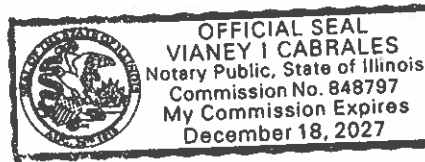


EXHIBIT A
Legal Description

Property Address: 28220 John R Rd, Madison Heights, MI 48071
PINs #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

Land situated in the City of Madison Heights, County of Oakland, Michigan, more particularly described as:

Beginning at a T-Iron stake at the Northeast corner of Lot 1 of "Forest Manor Subdivision", as recorded in Liber 70 of Plats, pages 3 and 4, both inclusive, Oakland County Records; thence along the West line of Groveland Avenue, 60 feet wide, South 00 degrees 54 minutes 35 seconds West 52.84 feet (recorded as 52.86 feet) to a 3/4 inch iron pipe on the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision; thence along the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision and Westerly extension thereof North 89 degrees 05 minutes 25 seconds West 228.00 feet to a T-Iron Stake on the East line of John R. Road, said point being on the East line of the West 60 feet of the Northwest quarter of Section 13, Township 1 North, Range 11 East; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 55.77 feet (recorded as 55.78 feet) to the North line of said Outlot A; thence along the South line of Lot 1 of Willson Lawn Subdivision, as recorded in Liber 32 of Plats, pages 24, Oakland County Records, North 88 degrees 21 minutes 17 seconds West 7.00 feet to a T-Iron Stake on the East line of John R. Road, said point beginning on the East line of the West 53 feet of the Northwest quarter of said section; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 4.14 feet (recorded as 3.86 feet) to a T-Iron stake on the South line of a building as existing on September 2, 1970 and designated in Deed Liber 5554, page 402, Oakland County Records; thence along the South line of said building South 88 degrees 55 minutes 59 seconds East 66.84 feet to a T-Iron stake; thence continuing along the South line of said building and Easterly extension thereof South 88 degrees 19 minutes 35 seconds East 33.17 feet to a T-Iron stake on the East line of Lot 1 of said Willson Lawn Subdivision; thence along the East line of Lot 1 of said Willson Lawn Subdivision, South 00 degrees 54 minutes 35 seconds West 4.80 feet (recorded as 6.50 feet) to a T-Iron stake; thence along the North line of said Forest Manor Subdivision South 88 degrees 21 minutes 17 seconds East 135.01 feet to the point of beginning; being part of Lot 1 and all of that portion of the 20 feet wide North-South vacated alley contiguous thereto of Forest Manor Subdivision, part of Outlot A of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of Forest Manor Subdivision, and part of Lot 1 of Willson Lawn Subdivision, all as recorded in the office of the Register of Deeds for Oakland County, Michigan.

And

Part of Lots 2, all of Lot 3, part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461 and vacated alley as platted in "Forest Manor Subdivision" a subdivision of part of the Northwest 1/4 of Section 13, Town 1 North, Range 11 East, City of Madison Heights, Oakland County, Michigan as recorded in Liber 70 of Plats on Pages 3 and 4 (Oakland County Records) being more particularly described as follows: Commencing at a point on the East line of John R. Road, said Point being 197.92 feet North 0 degrees 54 minutes 35 seconds East from the intersection of the East line of John R. Road and the North line of Parker Ave. (60 feet wide), thence North 0 degrees 54 minutes 35 seconds East 152.08 feet along the Easterly line of John R. Road, thence South 88 degrees 31 minutes 54 seconds East 228.00 feet, thence South 0 degrees 54 minutes 35 seconds West 147.27 feet along the Westerly line of Groveland Ave. (60 feet wide), thence North 89 degrees 44 minutes 25 seconds West 228.01 feet to the Point of Beginning. Said property also being part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461, Oakland County Records.

Attachment B
Legal Description

EXHIBIT A
Legal Description

Property Address: 28220 John R Rd, Madison Heights, MI 48071
PINs #: 25-13-106-011; 25-13-106-010; and a portion of 25-13-106-004

Land situated in the City of Madison Heights, County of Oakland, Michigan, more particularly described as:

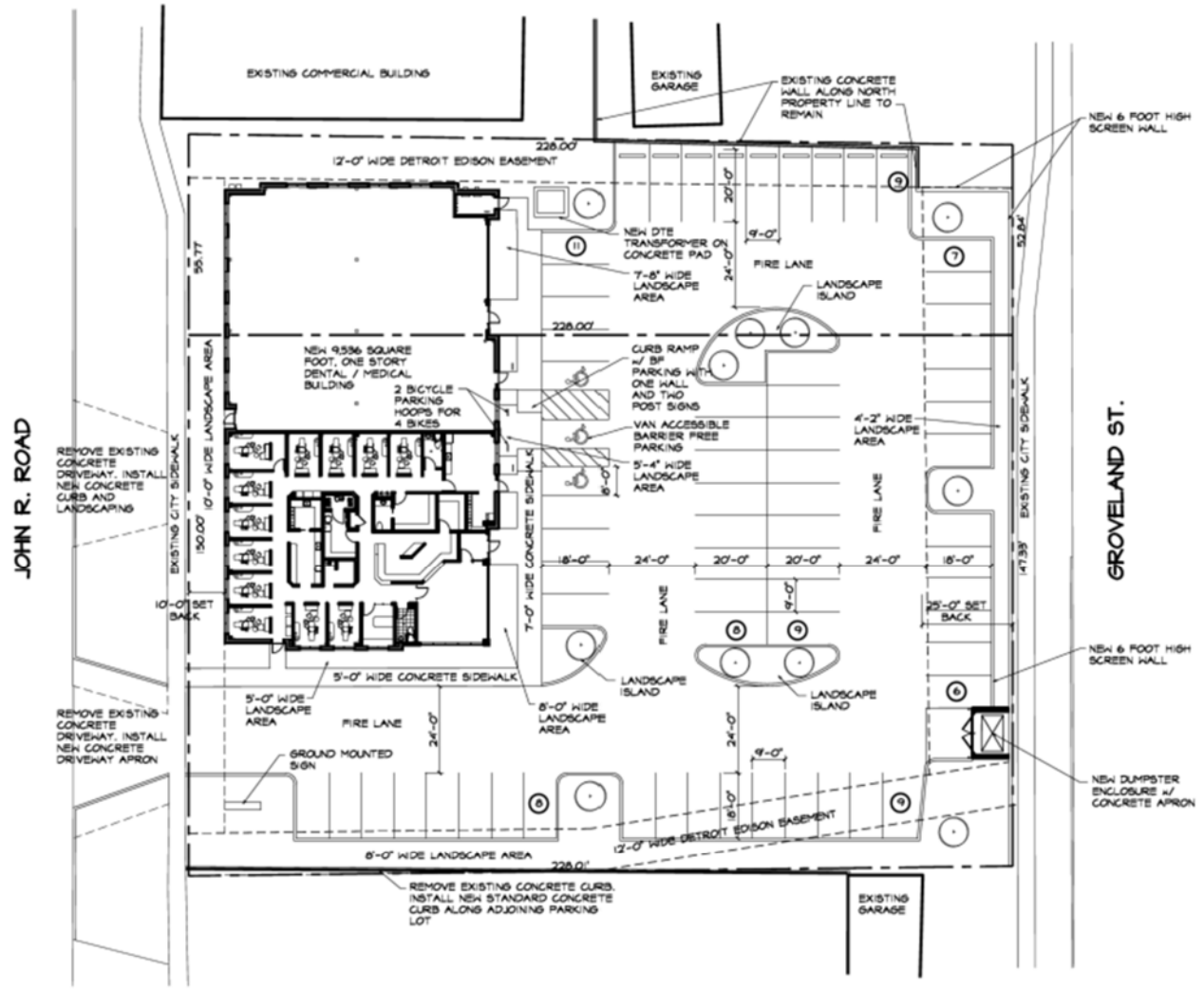
Beginning at a T-Iron stake at the Northeast corner of Lot 1 of "Forest Manor Subdivision", as recorded in Liber 70 of Plats, pages 3 and 4, both inclusive, Oakland County Records; thence along the West line of Groveland Avenue, 60 feet wide, South 00 degrees 54 minutes 35 seconds West 52.84 feet (recorded as 52.86 feet) to a 3/4 inch iron pipe on the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision; thence along the North line of the South 2.14 feet of Lot 1 of said Forest Manor Subdivision and Westerly extension thereof North 89 degrees 05 minutes 25 seconds West 228.00 feet to a T-Iron Stake on the East line of John R. Road, said point being on the East line of the West 60 feet of the Northwest quarter of Section 13, Township 1 North, Range 11 East; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 55.77 feet (recorded as 55.78 feet) to the North line of said Outlot A; thence along the South line of Lot 1 of Willson Lawn Subdivision, as recorded in Liber 32 of Plats, pages 24, Oakland County Records, North 88 degrees 21 minutes 17 seconds West 7.00 feet to a T-Iron Stake on the East line of John R. Road, said point beginning on the East line of the West 53 feet of the Northwest quarter of said section; thence along the East line of John R. Road North 00 degrees 54 minutes 35 seconds East 4.14 feet (recorded as 3.86 feet) to a T-Iron stake on the South line of a building as existing on September 2, 1970 and designated in Deed Liber 5554, page 402, Oakland County Records; thence along the South line of said building South 88 degrees 55 minutes 59 seconds East 66.84 feet to a T-Iron stake; thence continuing along the South line of said building and Easterly extension thereof South 88 degrees 19 minutes 35 seconds East 33.17 feet to a T-Iron stake on the East line of Lot 1 of said Willson Lawn Subdivision; thence along the East line of Lot 1 of said Willson Lawn Subdivision, South 00 degrees 54 minutes 35 seconds West 4.80 feet (recorded as 6.50 feet) to a T-Iron stake; thence along the North line of said Forest Manor Subdivision South 88 degrees 21 minutes 17 seconds East 135.01 feet to the point of beginning; being part of Lot 1 and all of that portion of the 20 feet wide North-South vacated alley contiguous thereto of Forest Manor Subdivision, part of Outlot A of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of Forest Manor Subdivision, and part of Lot 1 of Willson Lawn Subdivision, all as recorded in the office of the Register of Deeds for Oakland County, Michigan.

And

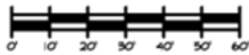
Part of Lots 2, all of Lot 3, part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461 and vacated alley as platted in "Forest Manor Subdivision" a subdivision of part of the Northwest 1/4 of Section 13, Town 1 North, Range 11 East, City of Madison Heights, Oakland County, Michigan as recorded in Liber 70 of Plats on Pages 3 and 4 (Oakland County Records) being more particularly described as follows: Commencing at a point on the East line of John R. Road, said Point being 197.92 feet North 0 degrees 54 minutes 35 seconds East from the intersection of the East line of John R. Road and the North line of Parker Ave. (60 feet wide), thence North 0 degrees 54 minutes 35 seconds East 152.08 feet along the Easterly line of John R. Road, thence South 88 degrees 31 minutes 54 seconds East 228.00 feet, thence South 0 degrees 54 minutes 35 seconds West 147.27 feet along the Westerly line of Groveland Ave. (60 feet wide), thence North 89 degrees 44 minutes 25 seconds West 228.01 feet to the Point of Beginning. Said property also being part of Outlot "A" of Supervisor's Replat of Lots 47, 48, 65 and Outlots A and B of "Forest Manor Subdivision", as recorded in Liber 3428, Page 461, Oakland County Records.

Attachment C
Proposed Site Development Plans

Preliminary Site Plan



PROPOSED SITE PLAN
Scale: 1" = 20'-0"



SITE INFORMATION

ZONING: B-2 COMMUNITY BUSINESS DISTRICT

PARKING REQUIREMENTS

PARKING REQUIRED: DENTAL / MEDICAL OFFICES:
 1 SPACE PER 300 USABLE SQ FT
 = 9536 X 75%
 = 7,152 / 300
 = 23.84
 = 24 PARKING SPACES

Proposed Project Rendering



Attachment D
Eligible Activity Cost Information

Local-Only Eligible Activities	Cost	Cost
Site Preparation		\$403,554
<i>Land balancing, excavation of unstable materials, mass grading, and geotechnical engineering</i>	\$296,297	
<i>Soil erosion control measures</i>	\$9,751	
<i>Temporary site control during construction, including temporary fencing</i>	\$20,329	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to site preparation activities</i>	\$77,177	
Infrastructure Improvements		\$294,681
<i>Installation and/or replacement of public sidewalks, curbs and gutters, alley ways, and driveways</i>	\$31,825	
<i>Storm water management system installation and related costs for storm water infrastructure*</i>	\$175,000	
<i>Installation of City water and sewer/sanitary connection valves and leads at Property rights-of-way</i>	\$31,500	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to infrastructure improvement activities</i>	\$56,356	
Local-Only Eligible Activities Sub-Total		\$698,235
Contingency (15%)		\$104,735
Local-Only Eligible Activities Sub-Total		802,971
Interest (5%)		\$101,259
Local-Only Eligible Activities Total		\$904,230
Additional Eligible Activities for School Tax and Local Taxes Reimbursement	Cost	Cost
Phase I and Phase II		\$10,792
Due Care Planning		\$0
Lead, Asbestos, Mold Abatement		\$2,450
<i>Pre-demolition asbestos assessment for structure</i>	\$2,450	
Abestos, Mold, Lead and Building Haz. Materials Abatement and Demolition (up to \$250,000)		\$121,088
<i>Building and site demolition activities</i>	\$97,931	
<i>Project engineering, staking, permits, general conditions payroll, construction management fee and general contractor insurance allocated pro rata to demolition activities</i>	\$23,157	
Additional Eligible Activities Sub-Total		\$134,329
Contingency (15%)		\$20,149
Brownfield Plan and/or Work Plan Preparation and Implementation		\$80,000
Additional Eligible Activities Total		\$234,479
Overall Eligible Activities Total		\$1,138,709

*Storm water management costs included are incremental to those costs that would be incurred to construct a storm water retention system on a similar scaled greenfield site.

Attachment E
Project Budget

RONNISCH CONSTRUCTION GROUP - CONCEPTUAL ESTIMATE

Item 2.



**MILLER FAMILY DENTISTRY
MADISON HEIGHTS, MI**

RCG #: 24-0133

ISSUED: 1/13/25

CONCEPTUAL ESTIMATE

SPEC SEC	DESCRIPTION	SITE WORK	BUILDING SHELL	TENANT WORK	TOTAL COST	SF COST 9,536	REMARKS
1-2700	TEMPORARY FACILITIES	\$20,329	\$1,000	\$3,585	\$24,914	\$2.61	TEMPORARY FENCING, FINAL CLEANING, TEMPORARY ENCLOSURES
1-3100	MATERIAL TESTING	\$20,000	\$6,000	\$0	\$26,000	\$2.73	MATERIAL TESTING ALLOWANCE
1-3200	LAYOUT	\$20,000	\$0	\$0	\$20,000	\$2.10	LAYOUT ALLOWANCE
2-4119	SELECTIVE DEMOLITION	\$48,400	\$0	\$0	\$48,400	\$5.08	BUILDING DEMO, FOUNDATION REMOVAL, BACKFILL, SITE WALL & FOUNDATION REMOVE, BACKFILL
2-8300	ABATEMENT	\$2,800	\$0	\$0	\$2,800	\$0.29	ASBESTOS TESTING OF EXISTING BUILDING
31-0000	EARTHWORK	\$188,129	\$0	\$0	\$188,129	\$19.73	SOIL EROSION, SITE DEMO, EARTHWORK, BASE AGGREGATE FOR CONCRETE
32-1216	ASPHALT PAVING	\$171,000	\$0	\$0	\$171,000	\$17.93	PAVING, SIGNAGE, BASE AGGREGATE, CURB & GUTTER, STRIPING
32-1313	CONCRETE PAVING	\$44,235	\$0	\$0	\$44,235	\$4.64	DUMPSTER SLAB, APPROACH SLAB, SIDEWALK
33-0000	SITE UTILITIES	\$453,450	\$0	\$0	\$453,450	\$47.55	WATER
32-3113	FENCES & GATES	\$8,400	\$0	\$0	\$8,400	\$0.88	DUMPSTER GATE
32-9200	LANDSCAPING & IRRIGATION	\$44,978	\$0	\$0	\$44,978	\$4.72	IRRIGATION, TREES, SHRUBS, SOD, GRASSES, MULCH
3-3000	CONCRETE FOUNDATIONS	\$51,591	\$80,440	\$0	\$132,031	\$13.85	SITE WALL & FOUNDATIONS, DUMPSTER ENCLOSURE FOOTINGS, BUILDING FOOTINGS
3-3000	CONCRETE SLABS	\$0	\$46,830	\$0	\$46,830	\$4.91	SLAB ON GRADE IN DENTIST OFFICE, DOOR AND SILL CONCRETE IN RETAIL AREA.
4-2000	MASONRY	\$0	\$189,400	\$0	\$189,400	\$19.86	CMU, BRICK, DUMPSTER ENCLOSURE.
5-1200	STRUCTURAL STEEL & JOISTS	\$0	\$236,000	\$0	\$236,000	\$24.75	COLUMNS, BEAMS, ANGLES, JOIST, DECK, SOLID SURFACE C-TOPS, UPPER CABINETS, LOWER CABINETS, SHELVING, LOCKERS,
6-4400	FINISH CARPENTRY & MILLWORK	\$0	\$0	\$151,250	\$151,250	\$15.86	METAL PANELS
7-5323	ROOFING	\$0	\$125,000	\$0	\$125,000	\$13.11	MISC. CAULKING
7-6100	METAL PANELS	\$0	\$134,800	\$0	\$134,800	\$14.14	HM DOORS AND FRAMES, SLIDING DOORS, WOOD DOORS
7-9200	WATERPROOFING & SEALANTS	\$0	\$11,920	\$0	\$11,920	\$1.25	STOREFRONT & FRAMING, GLASS, SLIDING WINDOW AT RECEPTION
8-1113	HOLLOW METAL DOORS & FRAMES	\$0	\$0	\$23,800	\$23,800	\$2.50	DRYWALL & FRAMING, EXTERIOR FRAMING FOR METAL PANELS, ACT CEILINGS, DRYWALL CEILINGS, INSTALL DOORS, FRAMES & HARDWARE, FE, TOILET ACCESSORIES
8-8000	GLAZING	\$0	\$149,000	\$16,835	\$165,835	\$17.39	TILE & BASE
9-2900	DRYWALL	\$0	\$79,400	\$143,855	\$223,255	\$23.41	LVT, VINYL BASE
9-3013	TILING	\$0	\$0	\$3,600	\$3,600	\$0.38	INTERIOR PAINTING
9-6816	CARPETING & RESILIENT FLOORING	\$0	\$0	\$31,461	\$31,461	\$3.30	INTERIOR ADA SIGNAGE ONLY
9-9123	PAINTING & WALLCOVERING	\$600	\$0	\$12,352	\$12,952	\$1.36	TOILET ACCESSORIES
10-1410	SIGNAGE	\$0	\$0	\$500	\$500	\$0.05	FE
10-2113	TOILET PARTITIONS & ACCESSORIES	\$0	\$0	\$2,250	\$2,250	\$0.24	W/ MILLWORK
10-4413	FIRE EXTINGUISHERS & CABINETS	\$0	\$0	\$1,000	\$1,000	\$0.10	AWNINGS
10-5113	LOCKERS	\$0	\$0	\$0	\$0	\$0.00	(1) MICROWAVE, (1) DISHWASHER, (1) FRIDGE, (1) COMBO WASHER/DRYER
10-8000	MISC. SPECIALTIES	\$0	\$70,490	\$0	\$70,490	\$7.39	WINDOW TREATMENTS
11-3100	RESIDENTIAL APPLIANCES	\$0	\$0	\$5,100	\$5,100	\$0.53	EXCLUDED
12-2113	WINDOW TREATMENTS	\$0	\$0	\$9,902	\$9,902	\$1.04	PLUMBING FIXTURES, COMPRESSED AIR LINES, DOMESTIC HOT AND COLD.
21-0000	FIRE PROTECTION	\$0	\$0	\$0	\$0	\$0.00	RTU, DUCTWORK, EXHAUST FANS,
22-0000	PLUMBING	\$0	\$0	\$110,250	\$110,250	\$11.56	ELECTRICAL EQUIPMENT, (1) - 400 AMP MDP, (2) - 200 AMP PANELS, LIGHT FIXTURES, POWER TO MEP, SITE LIGHTING, RECEPTACLES
23-0000	HVAC	\$0	\$49,000	\$83,000	\$132,000	\$13.84	BY OWNER
26-0000	ELECTRICAL	\$0	\$125,000	\$165,000	\$290,000	\$30.41	
28-0000	LOW VOLTAGE SYSTEMS	\$0	\$0	\$0	\$0	\$0.00	
SUBTOTAL COST #1		\$1,073,912	\$1,304,280	\$763,740	\$3,141,932	\$329.48	
0.00%	DESIGN CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
0.00%	CONSTRUCTION CONTINGENCY	\$0	\$0	\$0	\$0	\$0.00	
1.50%	PERMIT ALLOWANCE	\$16,109	\$19,564	\$11,456	\$47,129	\$4.94	ALLOWANCE
0.00%	ARCHITECT/ENGINEERS FEE	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	BUILDERS RISK	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	SUBSURFACE EXPLORATION	\$0	\$0	\$0	\$0	\$0.00	BY OWNER
	WINTER PROTECTION	\$0	\$0	\$0	\$0	\$0.00	N/A ASSUME SPRING/SUMMER 2025
SUBTOTAL COST #2		\$1,090,020	\$1,323,844	\$775,196	\$3,189,060	\$334.42	
	GENERAL CONDITIONS	\$71,757	\$86,978	\$58,710	\$217,445	\$22.80	
	GENERAL LIABILITY INSURANCE	\$11,618	\$14,108	\$8,339	\$34,065	\$3.57	
SUBTOTAL COST #3		\$1,173,395	\$1,424,931	\$842,245	\$3,440,571	\$360.80	
5.00%	OVERHEAD & PROFIT	\$58,670	\$71,247	\$42,112	\$172,029	\$18.04	
PRELIMINARY TOTAL BUDGET		\$1,232,065	\$1,496,177	\$884,358	\$3,612,600	\$378.84	

CLARIFICATIONS:

- 1 PRICING ABOVE IS A BUDGETARY ESTIMATE, FINAL PRICING TO BE VERIFIED WITH
- 2 PRICING EXCLUDES MEDICAL GAS
- 3 PRICING EXCLUDES SLAB ON GRADE IN FUTURE RETAIL
- 4 PRICING INCLUDES \$225,000 ALLOWANCE FOR DETENTION SYSTEM
- 5 PRICING EXCLUDES WATER FILTRATION SYSTEM EQUIPMENT, VACUUM EQUIPMENT, COMPRESSOR, TREATMENT ROOM SINKS & FAUCETS, STERILIZATION ROOM SINK AND FAUCETS, DENTAL LIGHTS
- 6 PRICING INCLUDES \$15,000 ALLOWANCE FOR INTERIOR LIGHT FIXTURES
- 7 PRICING INCLUDES \$20,000 ALLOWANCE FOR 1- 400 AMP MDP AND 2-200 AMP PANELS
- 8 PRICING INCLUDES \$12,000 ALLOWANCE FOR ELECTRICAL GEAR
- 9 PRICING INCLUDES \$23,000 ALLOWANCE FOR SITE LIGHTING
- 10 PRICING EXCLUDES ROOM ID SIGNS, BRANDING, EXTERIOR MOUNTED & MONUMENT SIGNS

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 10, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA Strategic Plan Contractor Selection

At our February and March meetings City and Main Street Oakland County staff provided a refresher of the Main Street Approach and provided a roadmap for where our DDA needs to go to be designated as a “Partner-Level” community by Main Street Oakland County and all its benefits including technical assistance support and access to downtown grant resources for our businesses. The main milestone we need to reach to get there is the completion of a downtown Strategic Plan.

A Strategic Plan serves as a “north star” for the DDA. A Strategic Plan is a goal driven plan that sets a shared vision for downtown, identifies priority outcomes, identifies timelines and performance measures. Staff provided a scope of work including deliverables to two contractors who have in turn provide proposals:

Pow! Strategies- \$10,000 Optional Additional Services

Pow Strategies was founded in 2015 by Cristina Sheppard-Decius, who is well known as a leader in downtown revitalization in southeast Michigan. Past clients include Downtown Dearborn Ypsilanti DDA, Alpena DDA, South Lyon DDA, Lyon Township DDA, Wixom DDA, Lake Orion DDA, Oxford DDA, Auburn Hills DDA, Romeo DDA, Frankenmuth DDA, Ferndale DDA, Michigan Downtown Association, Michigan Main Street, Main Street Oakland County, Downtown Brighton.

Not only does Cristina and her team completed project is similar scope, but she also has extensive experience as a DDA Director including in Ferndale from 2000-2015 and Downtown Dearborn from 2015-2022 and currently serves as Chairperson for the Michigan Downtown Association. Her practical knowhow, and 15 years in Ferndale give her and her team a solid “boots on the ground” understanding of our district and how it fits in with the surrounding areas included Ferndale, Royal Oak and Hazel Park.

Giffels & Webster

Giffels And Webster is Planning and Engineering firm based in Detroit with over 70 years of experience working with municipalities, including the Madison Heights 2020 Master Plan and more recently Clawson’s Downtown 5-Year Strategic Plan adopted at the end of 2025. Giffels Webster is one of the primary municipal planning companies in southeast Michigan and would be able to draw on a wide range of surrounding projects and plans they’ve developed to produce a high-quality and relevant strategic plan for Madison Heights.

Redevelopment of Ready Communities (RRC) Technical Assistance (TA) Grant Funding

I have spoken with Stephanie Pena from the RRC program about this project and its ballpark costs and she has said that MEDC will support this project with a 75% grant match, or possibly even more. However, to lock in a grant award amount, we need to confirm which contractor and the total price. For this reason, the recommendation below is to request the DDA board approve the full costs of this project, but it is highly probable that most of this cost will be reimbursed by the MEDC.

Main Street Oakland County & Placer AI

Main Street Oakland County is in full support of this project, regardless of our selection. In the unlikely event that our MEDC grant match is less than anticipated, MSOC has a technical assistance grant fund of \$1,500 we can put toward this project if not another project like banner replacement. MSOC also has access to Placer AI. In short, this tool tracks cell phone data and allows us to identify where our residents and consumers moving through downtown are going and for what goods and services. For either contractor we select, this market and consumer behavior data access will be included into our Strategic plan at no cost because we are a member of Main Street.

Recommendation

It is recommended that the DDA approve the proposal provided by Pow! Strategies for a total of \$10,000 for the completion of a Downtown Strategic Plan.



MADISON HEIGHTS DDA PROPOSAL FOR STRATEGIC PLANNING SERVICES

COMPANY OVERVIEW

POW! Strategies, Inc. provides the superpowers to turn-around your town with business, economic development, marketing and communications strategies, as well as management and specialty services. Founded in 2015 by Cristina Sheppard-Decius, CMSM, nationally and locally known for her 25-year proven track record of revitalizing downtowns, including Downtown Ferndale from 2000-2015, Downtown Dearborn from 2015-2022, and serving as Chairperson of the Michigan Downtown Association.

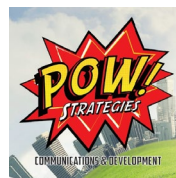
Our process begins with assessing your needs, establishing a vision and helping you set implementable strategies so you can leap tall buildings in a single bound. From there we can help you deliver results that meet your goals, whether through project management, executive management, specific services or solution-oriented plans.

Our POW!erful clients include Downtown Dearborn (DDDA), Ypsilanti DDA, Alpena DDA, South Lyon DDA, Lyon Township DDA, Wixom DDA, Lake Orion DDA, Oxford DDA, Auburn Hills DDA, Romeo DDA, Frankenmuth DDA, Ferndale DDA, Michigan Downtown Association, Michigan Main Street, Main Street Oakland County, Downtown Brighton and more!

DOWNTOWN STRATEGIC PLAN

A Downtown Strategic Plan will provide the Madison Heights DDA with a clear vision, path and prioritized, implementable strategies based on market analytics and community engagement that will continue strengthening your community for the next three to five years.

POW! Strategies' downtown strategic planning process is a multi-step process that creates a comprehensive plan to move communities forward. We will analyze the market potential of your downtown by identifying the target audience utilizing demographic, psychographic, and real-time mobile data. POW! Strategies will also survey stakeholders, gather input and evaluate the strengths, weaknesses, opportunities, threats, existing work plans and TIF plans, and conduct a four forces of value needs assessment. We encourage you to invite your Board, committee members and key stakeholders to the



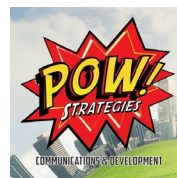
POW! Strategies, Inc.
835 Albany, Ferndale, MI 48220
248-760-9265
csdecius@powstrategiesinc.com

half-day planning session, where we will then review the data collected. At the beginning of the session, we will review and reset your vision, mission and core values, and then prioritize needs that align with that vision. A formal presentation of the strategic plan will include goals, objectives, tasks and metrics of success that will be put into an action plan with specific measures and a timeline needed for the Madison Heights DDA to deliver the most impact. We will also establish who and what working teams are needed to champion the plan of action.

To increase community engagement and build broad-based support, POW! Strategies recommends adding an on-site community assessment, one-on-one sessions, focus groups and a business survey to help identify key areas of need. These would be conducted before the planning session so that the Board and committee members can discuss the data collected.

STRATEGIC PLANNING SCOPE OF WORK

- **Pre-Planning Session** - A 90-minute pre-planning meeting to finalize the needs and logistics for the strategic planning process, determine stakeholder engagement plans, as well as gather internal insights and the current status of the downtown, initiatives and relationships.
- **Board/Key Stakeholder Survey** – An online survey of the Board, committees and key stakeholders will be conducted ahead of time to gather individual thoughts and ideas so that the planning session can move efficiently, and individuals may fully express their ideas in an anonymous environment.
- **Market Snapshot** – Working with MSOC market analytics and existing business and occupancy data Madison Heights has available, POW! Strategies will provide a market snapshot of the downtown, defining its target audience, opportunities for economic growth and business development. This will help inform your future marketing and business recruitment efforts.
- **On-site Community Assessment** – A full day (or two half-days) on-site assessment conducted by POW! Strategies to evaluate the downtown area first-hand utilizing 25 years of experience. This will include a tour of the downtown to assess the physical, visual and environmental needs and opportunities to grow the downtown. This will also include either focus groups or open house format with a diverse representation of your community, as well as one-on-one meetings with key leadership, local businesses and staff to dive deeper into the comprehensive needs and economic opportunities for the downtown. (4-6 meetings + half-day tour)
- **Business Survey** – If Madison Heights DDA has contact data available to them of all business owners, then an online survey will be shared with the businesses to help better understand their needs, desires and expectations to create the quality of life and business they envision. Typically, it is difficult to engage businesses in meetings, and this provides another avenue for them to contribute their thoughts and ideas.
- **Strategic Planning Session** – 5-hour in-person session with DDA Board of Directors, volunteers, staff and key stakeholders. The planning session will begin with a brief overview of downtown management, then we will work on developing a vision, mission and core values. Next we will review the data collected from SWOT and Forces of Value Analysis, and begin prioritizing goals that align with that vision.
- **Final Strategic Plan Report & Presentation** – A presentation of the final report will be provided to the Board of Directors for review and adoption. The final report will be provided in a digital



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csdecus@powstrategiesinc.com

presentation format that can be used to help share with others. A trackable action plan will be provided to help manage, track and monitor future progress, including timelines, metrics of success, key partners, Main Street committee assignments, and project/initiative budget estimates.

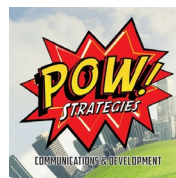
TRAINING OPTIONS

Below is a list of other training options for future reference:

- **DDA Mini-Refresher** – A short 1-hour training session to refresh Board and committee members about the basics of DDAs and Main Streets, and the role of the Board and committees.
- **Board Training 101** – A two-hour training session covering the basics of downtown management organizations, DDAs and Main Street, the roles and responsibilities of Boards and committees, an overview of the Open Meetings Act, bylaw composition, and more.
- **TIF Training** – A 90-minute training on the specifics of Tax Increment Financing and the DDA law (PA57).
- **Leading Leaders! Leadership Development** – Building strong leaders assures the longevity of organizations. Learn the ins and outs of what makes a strong leader, assess individual leadership strengths and areas to improve, and steps you can take to continue growing. A two-hour training course with interactive activities.
- **Spark the Fire! Volunteer Development & Management** – Create a game plan to recruit, grow and manage your volunteer organization. We will walk through what is needed, discuss best practices and develop your organization’s action steps to implement. A two-hour training course with action plan development.
- **Show Me the Money! (Fundraising 101 to Launching Fundraising Programs)** – Whether your team needs to understand the basics of fundraising or wants to hit the ground running with a fundraising program, this training and services is tailored to meet your organization’s needs.

TERMS

- Fee Structure
 - Standard Services for Strategic Planning - \$10,000
 - Training Options
 - DDA Mini-Refresher - \$1500
 - Board Training 101, TIF Training or Fundraising 101 - \$2500
 - Leadership Development or Volunteer Development & Management - \$3500
 - Fundraising Program Development - \$5,000
 - Full payment due upon commencement of work.
- Materials – Any print materials will be provided by the Madison Heights DDA (ie: copies of presentation). Madison Heights DDA to provide facility and AV equipment necessary for the planning session(s). One easel will be needed. Facility must allow for 3M flip charts to be hung on walls with ample space for up to 15-20 sheets.

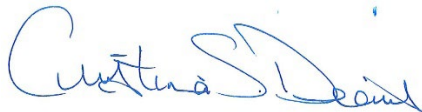


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- The following items are due to POW! Strategies, Inc., no later than two months prior to the planning session:
 - Madison Heights DDA to provide copies of any previous plans and documents to help inform the strategic plan, and the status of any projects/goals, ie: TIF Plans, community assessment reports, previous strategic or work plans, etc.
 - Madison Heights DDA to provide logo, DDA map and supporting images that help speak to the recent successes downtown.
 - MSOC to provide market data and evaluation reports (POW! Strategies to acquire).
- Timeline –
 - Strategic Planning - Up to 100 days from start to completion depending on availability of Madison Heights DDA meetings.

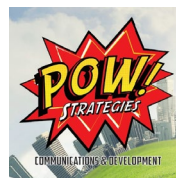
If acceptable, please confirm any of the optional items desired, then a formal contract will be sent shortly thereafter for final signatures.

Sincerely,



Cristina Sheppard-Decius, CMSM
Founder/President
POW! Strategies, Inc.

April 7, 2025



POW! Strategies, Inc.
835 Albany, Ferndale, MI 48220
248-760-9265
csdecius@powstrategiesinc.com



PROPOSAL TO THE CITY OF MADISON HEIGHTS FOR A DDA STRATEGIC PLAN

From:
Giffels Webster
1025 E Maple Road, Birmingham, MI 48009
jtangari@giffelswebster.com | 248.598.5154



4/10/2026

Giles Tucker
Community & Economic Development Director
City of Madison Heights

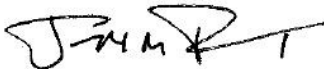
Dear Mr. Tucker:

We are pleased to submit a proposal to help the Madison Heights Downtown Development Authority develop a strategic plan. Strategic planning is a key to keeping a DDA on track and moving toward its goals. We have completed four other strategic plans for DDAs in Michigan within the last year, including nearby Clawson, and we believe we have a strong approach that gives DDAs actionable plans.

If the city opts to move forward with our proposal, I will be the lead contact for the project, and our project team will also include Senior Planner Andy Aamodt and Staff Planner Ava Miller. Our scope of work and cost estimate follow.

Please let me know if you need any additional information.

Sincerely,



Joe Tangari, AICP
Principal Planner
Giffels Webster
1025 E. Maple Road
Birmingham, MI 48009
jtangari@giffelswebster.com
248-598-5154

Scope of Services

The scope of work below is directly responsive to the scope requested by the city. In our cost analysis, we determined that the economic analysis and land use analysis were the elements pushing the fee past the \$10,000 range that was discussed in our call. We have therefore provided sub-fees for those elements so that the city can better understand the breakdown.

1. Project Initiation:

- Conduct kickoff meeting with city staff
- Review all relevant planning and economic development documents
- Refine project goals and confirm deliverables
- Identify key stakeholders for engagement

Deliverable: Final work plan and schedule.

2. Downtown Economic Analysis: Consultant will analyze the realistic economic potential of the downtown area, using available data provided by Main Street Oakland County and the DDA.

- Downtown Economic Conditions
- Development Economics

Deliverable: Market realities report identifying what types of (re)development are actually feasible.

3. Physical & Land Use Analysis: Consultant will evaluate how the built environment supports or constrains downtown growth.

- Vacant or underutilized sites
- Parking supply and utilization
- Streetscape and public space conditions
- Walkability and connectivity

Deliverable: Downtown opportunity and constraint analysis.

4. Stakeholder & Community Input: Consultant will conduct targeted engagement including:

- Interviews with major property owners/downtown business
- One public workshop or open house
- Online survey
- Engagement will focus on:
 - Barriers to investment
 - Opportunities for growth
 - Community priorities for downtown

Deliverable: Engagement summary and key findings.

5. Strategic Vision & Development Opportunities: Using analysis and input, develop:

- Clear downtown vision statement
- Strategic priorities for downtown growth
- Identification of catalyst redevelopment sites
- Recommended development types and uses
- Placemaking opportunities

Deliverable: Visioning session with DDA Board and draft strategic framework. The visioning session will include a training element to help DDA Board members envision the evolution of the corridors into a downtown form in the absence of a traditional downtown to build on.

6. Downtown Implementation Strategy: Develop a practical implementation roadmap for each DDA committee:

- Economic Development (Economic Vitality) Strategy
 - Business retention and attraction strategies
 - Business Recruitment priorities
 - Downtown housing strategies
- Marketing & Promotions Strategy
 - Special Events with measurable impact
 - Communicating our successes
 - Meaningful promotions that support downtown businesses
- Land Use & Physical Environment (Design)
 - Streetscape improvements
 - Public space enhancements
 - Infrastructure investments
- Organizational Strategy
 - Roles of city government
 - Role of downtown business organizations
 - Partnerships needed to implement plan
- Implementation Roadmap
 - Responsible entities
 - Estimated costs
 - Potential funding sources
 - Implementation timeline
 - Success metrics

Deliverable: Draft and final downtown strategic plan.

7. Final Plan & Presentations

- Prepare final plan document
- Present findings and recommendations to DDA

Deliverables: Final plan, executive summary, implementation matrix

Fees

Strategic Plan (Elements 1, 4-7): \$10,900

Downtown Economic Analysis (Element 2): \$2,900

Downtown Physical & Land Use Analysis (Element 3): \$2,500

Total for All Elements: \$16,300

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 10, 2026
To: MHDDA Board
From: Giles Tucker, Community Development Director

Subject Downtown Banners

The DPS has swapped out the winter banners and discovered that we have lost around (9) banners and had accidents that hit three light posts and therefore we need (6) brackets. We lost three due to accidents and around (6) that were worn out or ripped due to intense wind we had over the winter season. There are warranties on the brackets, but not when the pole is hit by a vehicle.

I have contacted Banner Sign Co, the company that we purchased our banners from the last two times, but they haven't returned pricing. The DPS has recommended we order (6) of each banner design, replacement brackets and extra metal band straps.

The following is estimate of the total costs of such an order based on the most recent pricing we've had with Banner Sign Co.

Table with 4 columns: Item, Quantity, Unit Price, Total. Rows include MHDDA Custom Banner, Stock Banner- Summer Kite, Stock Banner- Winter Blue, Stock Banner- Winter Red, Metro Bracket (2) Per Pole, Screw Bands (4) Per Pole, and a Total row.

The banner products we use come from Consort Catalog. Both Banner Sign Co (BSC) and another company we have considered Kalamazoo Banner Works (KBW) use their products. Other companies we considered in the past provided quotes didn't sell the "SunBrella" canvas material we use for our banners and instead sell a cheaper plastic banner. I would recommend we stick with the same banners we've used as we know that exact design comes from their catalog. I will get pricing from both these companies to ensure we are getting fair pricing, KBW usually has better prices but not after we factor in shipping as BSC is in Detroit.

Staff Recommended Action:

Staff recommends that the DDA boards allow staff to purchase banner replacements and materials as described above for a price not to exceed \$5,000 to accommodate increases in unit prices after gathering quotes from Banner Sign Co. in Detroit and Kalamazoo Banner Works.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 1, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA Board Member Candidates

As we undergo the strategic planning process the DDA board will establish measurable goals for the DDA in the next five years (5). To achieve these goals the DDA board will also develop the tasks (projects, activities, events and programs) to be completed to achieve these goals. These tasks will be tackled together, but the committees will serve as the place where the board and volunteers work on these tasks in between regular meetings. Being assigned to a committee does not mean that you cannot collaborate with or attend other committee meetings, in fact all the “points” of the Main Street approach work better when they are working together. It is only intended to ensure that each committee has enough members to keep projects moving. Here is a brief overview of the Committees:

Design

The design committee works to enhance the physical and visual assets of the district that set it apart. The committee would be involved with something as big as the streetscape project, but also smaller projects that have a meaningful impact on the district such as wayfinding systems, signage, pocket parks, murals and other public art as well as amenities that promote accessible people centered public spaces.

Economic Vitality

The Economic Vitality Committee is the business brain of the main street program. This group focuses on how to make the district profitable and sustainable. They develop a property/business inventory, work with Main Street Oakland County to what people spend money on and what businesses are missing downtown. They serve as unofficial matchmakers for property owners with empty storefronts seeking tenants, and work to identify how grant programs can support local businesses.

Promotions

The promotions committee is much more than a “party planning” committee. While event planning is certainly in its wheelhouse, the marketing & promotions committee has the very important task of defining the downtowns assets and communicating the things that make it special through storytelling in all forms of media, promotional programs and events that create opportunities and experiences for residents to buy local.

Over the past few months, we have welcomed new members to the DDA board and soon the DDA will be selecting a consultant to kick off the Strategic Plan process. Now is a great time to reestablish our committees. Here is our current roster including past committee assignments:

- Joe Keys Past Committee: Design & Physical Improvements
- Giuseppe Marando Past Committee: Design & Physical Improvements
- Melissa Marsh Past Committee: Design & Physical Improvements
- Mike Van Buren Past Committee: Economic Vitality
- Yousif Jarbo Past Committee: Economic Vitality
- Marija Ujkic Past Committee: Promotions
- Lenea Renshaw Past Committee: Promotions
- Michael Sheppard Past Committee: Promotions
- Lourdes Osorio-Lorenz
- Mitch Socia
- David Eldridge
- Corey Haines

Recommendation

It is recommended that each board member be assigned to a committee and that each committee set a meeting date to discuss projects and activities.

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

Date: March 30, 2026
To: MHDDA Board Members
From: Giles Tucker, Community Development Director
Subject: Clock Tower Repainting

At the March 13th Special DDA meeting of the MHDDA the board authorized staff to proceed with the Downtown Clock Tower Restoration project, which included the replacement of the clock tower components and the repainting of the clock tower. The painting portion of this project was approved provided it did not exceed \$15,000. Staff gathered three quotes which include a lift:

Northstar Painting- \$13,792

Northstar Painting is a commercial and industrial painting company based out of Birmingham, MI. When I met them on site, they were professional and thorough and seemed familiar with municipal work. Their website includes commercial and interior walls including industrial style metal ceilings. They had a solid plan for prepping the clock tower for painting including dust and dirt removal, sanding loose and peeling paint and filling hairline crack prior to application. They originally proposed applying a quality industrial primer and semi-gloss protective coating. During my research into painting options for exterior metal structures, I learned that mastic coating is thicker, adheres better when properly prepped and is a longer last solution. I asked Northstar why they didn't go this route. They responded that they did quote a mastic system, but I confirmed their original quote wasn't. They then proposed an equivalent solution to Seaway Painting described below, at the same price of \$13,792. They offer a three (3) year product and workmanship warranty.

Certapro Plymouth- \$5,930

CertaPro of Plymouth is commercial and residential painting company that provides the most affordable option for the repainting of the clock tower. Their proposal includes grinding and scraping rusted areas and proposed to use hand pumped sprayers to clean surfaces prior to applying primer and paint. They propose to use a Sherwin Williams Kem Kromik ferrous metal primer and a water-based alkyd Urethane semi-gloss coating. They offer a two (2) year limited warranty. My research suggests the prep methods and products used should last about 5-7 years.

Seaway Painting- \$14,492

Seaway Painting is an industrial painting company based in Livonia. They are a well-known company throughout Michigan and have experience working on major projects including Comerica Park and the Mackinaw Bridge. While Seaway Painting's proposal is the most expensive, it sets itself apart from the others in that it includes pressure washing and explicitly mentioned the standard at which rust, loose

paint, dirt and other materials will be removed. They propose to use high-quality epoxy mastic and urethane coating offering the highest level of protection of the three options. This system is what is used on major infrastructure projects like bridges and tankers. I also verified that the coating won't appear "chalky" over time due to the topcoat included in the proposal. After Northstar changed their proposal, I gave Seaway the opportunity to either match or extend their warranty to bridge the gap between proposals. They extended their warranty from two (2) years to three (3) years.

While I believe Northstar would do a good job, it is my view that we should move forward with the company that proposed the correct system and provided greater detail on how they would prep the clock tower the first time, even if there is a small difference in price.

Staff Recommended Action

When the DDA discussed the repair of the clock tower, the consensus is that we should seek a long-lasting solution to repair and bring back all its former features. Using the Mastic coating system is the most "set it and forget it" option for the DDA. It is recommended that the MHDDA board approve the proposal for the repainting of the clock tower from Seaway Painting LLC for a total not to exceed \$14,492.00.



SEAWAY PAINTING, L.L.C.

Industrial Painting Engineers - Protective Coating Specialists

An Equal Opportunity Employer



(734) 522-2440

FAX (734) 522-6022

31801 SCHOOLCRAFT RD, LIVONIA, MI 48150-1808

March 11, 2026

Giles Tucker
Community & Economic Development Director
City of Madison Heights, MI

Project: Madison Heights Downtown Clocktower Project Surface Preparation & Protective Coating

Giles,

This proposal outlines the scope of work for the surface preparation and coating of the Madison Heights Downtown Clocktower structure. The goal of this project is to properly clean, prepare, and apply protective coatings to extend the life of the structure, improve corrosion resistance, and enhance the overall appearance of the clocktower. Please review the following below scope of work.

Surface Preparation
<ol style="list-style-type: none"> 1. The entire clocktower structure will be cleaned using high-pressure washing to remove dirt, contaminants, chalking, and loose coatings. 2. Areas exhibiting rust, failing coatings, or surface contaminants will be mechanically cleaned using SSPC-SP 2 Hand Tool and 3 Power Tool Cleaning standards. 3. All rusted or compromised areas will be prepared to achieve a clean, sound substrate suitable for coating application.
Coating Application
<ol style="list-style-type: none"> 1. Following surface preparation, the structure will receive a Mastic Coating System to provide corrosion protection and long-term durability. 2. A Urethane Topcoat will be applied over the mastic coating to deliver enhanced weather resistance, UV stability, and a durable finish. 3. The bells will be coated using the same matching coating system and color to ensure consistency in appearance and protection across the entire structure.
Safety & Protection
<ul style="list-style-type: none"> • All work will be performed in accordance with OSHA safety regulations. • Workers will utilize appropriate fall protection and personal protective equipment. • All permits for lift access will be provided by others • All traffic control is by others

Proposal Price: \$14,492.00



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31801 SCHOOLCRAFT RD, LIVONIA, MI 48150-1808

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Niko Vlahakis'.

Niko Vlahakis

Project Manager

Seaway Painting, L.L.C.

Cell: 248.767.3163 | Office: 734.522.2440 | Fax: 734.522.6022



SEAWAY PAINTING, L.L.C.

Industrial Painting Engineers - Protective Coating Specialists
An Equal Opportunity Employer



(734) 522-2440

FAX (734) 522-6022

31801 SCHOOLCRAFT RD, LIVONIA, MI 48150-1808

Mr. Giles Tucker,

I wanted to take a moment to explain, why we are recommending this specific coating system for your clocktower.

First, we properly clean the structure by power washing and following standards called SSPC-SP2 and SSPC-SP3. What this just means, we remove any loose rust, peeling paint, and surface contaminants to create a solid, clean surface for the new coating to stick to. We also take care of any small areas that need minor repairs so everything is sound before we start painting

After that prep work, we apply what is called a mastic coating. Think of this as a very tough, protective base layer. Its main job is to stick well—even to slightly imperfect surfaces—and seal everything up to protect against rust and corrosion over time.

On top of that, we apply a urethane topcoat, which acts like a shield. It protects the structure from sun (UV rays), rain, snow, and temperature changes, while also giving it a clean, durable finish that will hold its color.

We use this same type of system on bridges and industrial tanks—structures that take a beating from the weather and need long-term protection—so it is a very reliable approach for your clocktower as well.

To layout our process:

- Cleaning (SSPC-SP2/SP3) = remove loose rust and get a solid surface
- Powerwash = remove any dirt or debris
- Small repairs = fix any weak spots
- Mastic = strong base layer that stops rust
- Urethane topcoat = outer shield that protects from weather and keeps it looking good

Using this system gives you a longer-lasting result and helps avoid frequent repainting.

If you have any questions at all, feel free to reach out anytime.

Niko Vlahakis

Project Manager

Seaway Painting, L.L.C.

Cell: 248.767.3163 | Office: 734.522.2440 | Fax: 734.522.6022

Quote

Quote No **Q17209**

Northstar Custom Painting
600 N. Old Woodward Ave
Suite 305
Birmingham, MI 48009
Phone: 248-562-7456

Job No.
Date 11 March 2026
Valid To 09 April 2026

City of Madison Heights
Attention: Giles Tucker

John R and 11 Mile Rd

John R and 11 Mile Rd
Madison Heights, MI 48071

<https://app.companycam.com/timeline/FSjRfxcPEvfR2vQG>

Costs

Description

BELL CLOCK TOWER

Cover all areas not scheduled for paint. Remove dust, dirt, loose and other foreign material. Scrape and sand to remove any loose or peeling paint. Fill hairline cracks, holes, and other defects with filler compatible with finish treatment. Sand smooth.

Apply [SHERWIN WILLIAMS] [PRO INDUSTRIAL PROCRYL RUST INHIBITIVE PRIMER] to any bare, rusty or repaired areas.

Apply [SHERWIN WILLIAMS] [TNEMEC PROTECTIVE COATING] [SEMI-GLOSS] [MATCH EXISTING GREEN].

Subtotal	13,792.00
Tax Exempt	0.00

Total 13,792.00

Quote

Quote No **Q17209**

Northstar Custom Painting
600 N. Old Woodward Ave
Suite 305
Birmingham, MI 48009
Phone: 248-562-7456

Job No.
Date 11 March 2026
Valid To 09 April 2026

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Attention: Giles Tucker

John R and 11 Mile Rd

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Madison Heights, MI 48071

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Costs

Description

BELL CLOCK TOWER

Cover all areas not scheduled for paint. Remove dust, dirt, loose and other foreign material. Scrape and sand to remove any loose or peeling paint. Fill hairline cracks, holes, and other defects with filler compatible with finish treatment. Sand smooth.

Apply [SHERWIN WILLIAMS] [MACROPOXY 646-100 FAST CURE MASTIC EPOXY, B58 SERIES] to any bare, rusty or repaired areas.

Apply Two Coats [SHERWIN WILLIAMS] [HI-SOLIDS POLYURETHANE B65-300 SERIES] [GLOSS] [MATCH EXISTING GREEN].

Subtotal	13,792.00
Tax Exempt	0.00
Total	13,792.00

JOB SITE

Madison Heights Clock Tower
 130 E 11 Mile Rd
 Madison Heights, Michigan 48071
 (248) 670-0909
 gtucker@madisonheightsmi.gov

PREPARED BY

Nick Bitterle
 Commercial Sales Associate
 (734) 460-8970
 nbitterle@certapro.com



CLIENT

City of Madison Heights
 300 W 12 Mile Rd (248) 588-1200
 Madison Heights, MI 48071

CLIENT CONTACTS

Giles Tucker
 M: 248-670-0909
 E: gtucker@madisonheightsmi.gov

PRICING:

Base Price:	\$5,930.00
Subtotal:	\$5,930.00
Total:	\$5,930.00

GENERAL SCOPE OF WORK

PROJECT OVERVIEW

We propose to prepare and repaint the metal clock tower on the Southeast corner of John R Rd and E 11 Mile Rd in the city of Madison Heights. The price shown on this proposal includes the cost of all labor, materials, and rentals required to complete this project as it is specified below. We will need a right-of-way permit for approximately two days at the start of this project as the lift we will be using will likely protrude at least partially into one lane of traffic while working on the North and West sides of the tower. The adjacent sidewalks and a small portion of the parking lot will also need to be closed due to safety concerns. I spoke to Giles Tucker on March 23rd, and he informed me that the city would waive the fee for the right-of-way permit as this is a city project. The project should take us approximately three total days to complete. This proposal assumes that all work will take place during standard business hours and that no other trades will be present on-site while we work. Please read on for specific details.

INCLUDED SURFACES

All previously-painted components of the clock tower frame are currently scheduled for painting. This includes attached metal architectural/decorative features.

EXCLUDED SURFACES

The clock face, all mechanical clockwork components, metal roof, bells, and concrete base are all excluded.

PROCESS

1. Close off surrounding sidewalk, traffic lanes, and a section of the parking lot.
2. Remove loose surface rust via grinding and abrading. Hand scraping will be done near delicate components.
3. Clean off any chalking, dirt, dust, and other surface contaminants.
4. Cover and mask off unpainted surfaces to protect from paint spatter.
5. Prime all areas where rust has been removed or bare metal is showing using a specialized steel primer.
6. Apply two coats of the specified paint (See "Paint Specifications" section, found below, for details)
7. Once the top coat is dry, remove coverings and masking.
8. Clean up any mess we made.
9. Perform final inspection with authorized representative from the city of Madison Heights.
10. If any touch-ups are required, take care of them immediately.

PAINT SPECIFICATIONS

The following paint will be used for this project:
 Product: Waterbased Alkyd Urethane Enamel
 Manufacturer: Sherwin-Williams
 Finish: Semi-Gloss

Color: Match to existing green, taking into account discoloration due to fading

of Coats: Two (2)

Item 7.

CLEAN UP

The crew will do a quick clean-up at the end of each day and a thorough clean-up at the end of the job. Note: The crews will use brooms, rakes & blowers to clean up. Some small paint chips may still be visible. Please let them know the best place for them to store their equipment.

ADDENDUM - ALL PICTURES



NOTES

Change Orders – If changes must be made to the project's scope of work, timeline, specified materials, etc. then a Change Order and/or adjustment of the total price of the project may be required. Please try to notify us of the need for changes as far in advance as possible so that we can plan accordingly.

Time & Material (T&M) Rates – Some parts of a project may not have a fixed cost and will instead be billed based on the amount of time and materials required to complete them. Unless specifically mentioned otherwise, one of two rates will be charged per man hour of labor required:

\$80 per man hour for painting and painting-related tasks.

\$90 per man hour for carpentry and other tasks not directly related to painting.

Materials will simply be charged at the cost of materials plus a 30% markup.

Equipment Rental Fees – Unless specifically mentioned otherwise, the cost of renting equipment (lifts, air compressors, generators, etc.) is included in the price shown on this proposal, but only for a period of time that is deemed necessary to complete the portion of our scheduled work that would require said equipment. If through no fault of our own the rented equipment becomes needed for longer than the originally-anticipated time period, the additional costs of continuing the rental will be added on to the total price of this project.

Working Hours – We prefer to work from 9am to at least 5pm on weekdays, but we understand that this may not be a possibility on all projects. If you need us to work a different schedule such as after-hours or weekends, please let us know ahead of time so we can plan accordingly. In any case, we will need a minimum of eight consecutive hours of working time each shift.

ADDITIONAL NOTES

Payment: The proposal price is based on payment by check, cash, debit card or an ACH online payment. We also offer payment by credit card (3% fee). Deposits, if specified, are taken before the work begins. Please contact Laura Butler at lbutler@certapro.com for more information.

Item 7.

SIGNATURES

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

PAYMENT DETAILS

Payment is due: In full upon job completion

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of Plymouth**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Item 7.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract (“CertaPro” or the “CertaPro Business”) will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to customersforlife@certapro.com or call (800) 462-3782.

Warranty Limitations

This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear
 - abnormal use or misuse
 - peeling of layers of paint existing prior to the work performed by CertaPro Painters
 - design, structural, or other latent defects
 - settling or movement
 - moisture content of the substrate
 - nail pops or other imperfections in siding or trim
 - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 8, 2026
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: Finance Report

The notable since our March 13th meeting is the 50% deposit towards the clock tower replacement project at \$19,145. The proposal agreement states that delivery of components will be in approximately 8 weeks.

FY24-25 Fund Balance:	\$856,387.41
Budgeted Use of Fund Balance:	(\$614,773.00)
Estimated Available Balance:	\$241,614.00

Item 8.

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
			NORMAL	(ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL)		
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	240,169.00	226,145.27		0.00		14,023.73		94.16
248-011-410-4160	TAXES PERSONAL OPERATING	14,740.00	14,546.14		0.00		193.86		98.68
248-011-411-0000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	527.33		0.00		(527.33)		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	4,140.10		0.00		(4,140.10)		100.00
Total Dept 011 - PROPERTY TAXES		254,909.00	245,358.84		0.00		9,550.16		96.25
Dept 023 - STATE SHARED REVENUES									
248-023-573-0000	LOCAL COMMUNITY STABILIZATION SHARING	27,545.00	26,809.57		0.00		735.43		97.33
Total Dept 023 - STATE SHARED REVENUES		27,545.00	26,809.57		0.00		735.43		97.33
Dept 025 - COUNTY SHARED REVENUES									
248-025-588-1000	COUNTY GRANT	0.00	79,995.38		0.00		(79,995.38)		100.00
Total Dept 025 - COUNTY SHARED REVENUES		0.00	79,995.38		0.00		(79,995.38)		100.00
Dept 044 - MISCELLANEOUS REVENUE									
248-044-665-5000	INTEREST EARNED	500.00	1,286.13		0.00		(786.13)		257.23
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	5,754.50		0.00		(5,754.50)		100.00
Total Dept 044 - MISCELLANEOUS REVENUE		500.00	7,040.63		0.00		(6,540.63)		1,408.13
Dept 048 - TRANSFERS IN									
248-048-699-0000	TRANSFERS 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	614,773.00	0.00		0.00		614,773.00		0.00
Total Dept 053 - PRIOR YEARS FUND BALANCE		614,773.00	0.00		0.00		614,773.00		0.00
TOTAL REVENUES		897,727.00	359,204.42		0.00		538,522.58		40.01
Expenditures									
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY									
248-863-729-0000	FORMS AND PRINTING	500.00	450.00		0.00		50.00		90.00

Item 8.

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2026 NORMAL (ABNORMAL)	MONTH 04/30/2026 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	2,266.00	2,031.16	0.00	234.84	89.64
248-863-817-0000	EVENTS	0.00	7,024.25	0.00	(7,024.25)	100.00
248-863-818-0000	CONTRACTUAL SERVICES	20,000.00	3,425.18	0.00	16,574.82	17.13
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	2,000.00	0.00	8,000.00	20.00
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	12,350.00	0.00	5,150.00	70.57
248-863-832-1001	MAINTENANCE - ROW TRASH	3,500.00	3,150.00	0.00	350.00	90.00
248-863-921-0000	ELECTRIC	1,000.00	403.19	0.00	596.81	40.32
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	1,500.00	1,525.00	0.00	(25.00)	101.67
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	19,149.00	0.00	851.00	95.75
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	11,992.35	0.00	23,007.65	34.26
248-863-987-0003	PATINA PLACE - BRA STREETScape IMPRVMT	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	725,562.00	618,754.84	0.00	106,807.16	85.28
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		868,328.00	682,254.97	0.00	186,073.03	78.57
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	29,399.00	0.00	0.00	29,399.00	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		29,399.00	0.00	0.00	29,399.00	0.00
TOTAL EXPENDITURES		897,727.00	682,254.97	0.00	215,472.03	76.00
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		897,727.00	359,204.42	0.00	538,522.58	40.01
TOTAL EXPENDITURES		897,727.00	682,254.97	0.00	215,472.03	76.00
NET OF REVENUES & EXPENDITURES		0.00	(323,050.55)	0.00	323,050.55	100.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	459,652.19
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	59,659.94
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	14,024.73
248-000-072-0000	DUE FROM COUNTY	0.00
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00
Total Assets		533,336.86
*** 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		856,387.41
Net of Revenues VS Expenditures		(323,050.55)
Ending Fund Balance		533,336.86
Total Liabilities And Fund Balance		533,336.86

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	823,983.58
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	58,373.81
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	16,484.18
248-000-072-0000	DUE FROM COUNTY	174.97
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00
Total Assets		899,016.54
*** Liabilities ***		
248-000-202-0000	ACCOUNTS PAYABLE	42,629.13
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		42,629.13
*** 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
Beginning Fund Balance		542,778.29
Net of Revenues VS Expenditures		313,609.12
Ending Fund Balance		856,387.41
Total Liabilities And Fund Balance		899,016.54

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 13, 2026

To: MHDDA Board

From: Giles Tucker, Community Development Director

Subject: Updates on Other Projects

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

Our designation as a “certified” community through RRC has unlocked \$35,000 for the development of an RFQ document. We are seeking a company with both the architectural background to help us produce an RFQ document that includes conceptual designs that meet our ordinances and vision, market data that demonstrates the concept is economically viable and incentives we are willing to offer to encourage a catalyst development within the heart of our downtown district. Once completed, the city with the help of the Community Economic Development Association of Michigan (CEDAM) and the MEDC will seek developers interested in submitting proposals to acquire and develop the site.

To see RFQs from other communities that have been completed through this process visit

<https://www.miplace.org/redevelopment-ready-sites/rrc-rfq/>.

The first step for this project is setting up initial conversations with contractors to go over scope of the RFQ. We have identified two companies we feel would have the best background suited to the development of the RFQ, Progressive Companies (formerly Progressive AE) and SmithGroup. We met with SmithGroup on April 9th and as of writing this memo we will be meeting with Progressive Companies April 14th or 15th.

We will then schedule formal scoping calls that include the MEDC and CEDAM to really nail down the specific deliverables for the RFQ and to answer any remaining question the contractors may have. We would require these contractors to provide proposals no later than the end of May, possibly sooner. Once a contractor is selected, I anticipated we would receive a completed RFQ document by early fall.

Clock Tower Repair and Component Replacement

Verdin confirmed receipt of the 50% deposit for the project on April 8th. Their production team will be contacting me to discuss delivery of the clock components and scheduling of installation. It is likely that they would prefer that we complete painting prior to installation, but I will see what the installation crew prefers and schedule appropriately.

905 W 11 Mile Rd Location Station Sign Grant Application & Request

Christina Johnson owner of “Lactation Lighthouse” a doula service business on 11 Mile Rd applied for a sign grant on April 6th. The project proposes repainting an existing 155 SF metal wall sign. After reviewing our sign ordinance, it has been discovered that the max signal for this business would be 90SF. Staff denied the request but mentioned the grant can cover 100% of sign removal cost and up to 50% on new sign.