



CITY OF MADISON HEIGHTS
LIBRARY FLEX SPACE, 240 W. 13 MILE RD.
MHDDA REGULAR MEETING AGENDA
JUNE 18, 2026 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) 5-14-26 Joint DDA & BRA Meeting Minutes

MEETING OPEN TO THE PUBLIC

UNFINISHED BUSINESS

- [2.](#) DDA Board Vacancies & Applicants

NEW BUSINESS

REPORTS

- [3.](#) Finance Report
- [4.](#) 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.

MHBRA & MHDDA Joint Meeting
Madison Heights, Michigan
May 14, 2026

A MHBRA & MHDDA Joint Meeting was held on Thursday, May 14, 2026 at 8:00 AM at City Hall - Madison Room, 300 W. 13 Mile Rd.

PRESENT

- Member David Eldridge
- Chair Yousif Jarbo
- Member Joe Marando
- Member Melissa Marsh
- Member Lourdes Osorio-Lorenzo
- Member Lenea Renshaw
- Member Michael Sheppard
- Member Mitchell Socia

ABSENT

- Mayor Corey Haines
- Member Joseph Keys
- Member Marija Ujkic
- Vice -Chair Michael Van Buren

OTHERS PRESENT

- Community & Economic Director Giles Tucker
- Business Services Coordinator Mary Daley

BRA/DDA-26-6. Excuse Members

Motion to excuse Members Haines, Keys and VanBuren from today's meeting.

Motion made by Member Marsh, Seconded by Member Marando.
Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

APPROVAL OF MINUTES

BRA/DDA-26-7. MHDDA Meeting Minutes April 16, 2026

Motion to approve the MHDDA meeting of April 16, 2026, as printed.

Motion made by Member Sheppard, Seconded by Member Marsh.
Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

UNFINISHED BUSINESS

Downtown Strategic Plan

Director Tucker recently met with the representative from POW Strategies to kick off the DDA's Strategic Planning session. A Board/Key stakeholders survey is available now for all to complete. See the packet for that link. Giles will develop one-on-one meetings with business owners within the DDA to gather meaningful feedback. Discussion turned to setting a date for a 5-hour strategic planning workshop in July. Giles suggested a tentative date of July 20 and alternative date of July 21st and the Board agreed upon those dates.

COMMITTEE REPORTS

Brownfield TIF Policy & Application Update

Per Director Tucker, the most recently Brownfield TIF project was approved by Council earlier in the week. It was recognized that an updated application was necessary and the need for a Policy document. The Economic Vitality group reviewed the policy draft that is included in the packet. The policy document is required to be adopted by the Brownfield Development Authority and the City Council.

The Commission members reviewed the draft policy and the revised application. There were no concerns as it was presented.

BRA/DDA-26-8. BRA policy adoption.

Motion to approve the Brownfield Redevelopment Authority policy and guidelines as presented.

Motion made by Member Marando, Seconded by Member Sheppard.

Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

REPORTS – UPDATE ON ONGOING PROJECTS

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

Staff received two proposals for the development of an RFQ document for the redevelopment of the NW corner of 11 Mile and John R. Staff has decided to move forward with Progressive Companies’ proposal for a total cost of \$21,600. All this cost will be covered by Technical Assistance funds through the MEDC. It is estimated that the RFQ development will take a total of 12 weeks. Therefore, we anticipate having all deliverables by the Fall of this year.

Clock Tower Painting and Component Replacement

The clock tower is scheduled to be painted May 19th. Director Tucker contacted the City electrician CNS about what needs to be done with the electrical and met with them onsite. The total installation date is July 15, 2026.

One variable cost that has arisen is the inclusion of a cellular modem. Our electrician believes if we add this device and cell service, we would be able to program the tower remotely instead of entering the gas station. A modem and monthly data will be required. Director Tucker estimates it will be a few hundred dollars for the modem and around \$30 per month for the data service.

Downtown Banners

The DDA Board set a budget not to exceed \$5,000 for the replacement of missing banners, brackets and tie downs. Staff ordered these replacements on May 1st from Banner Co. in Detroit for a total price of \$3,198.69. Delivery date and installation to be determined.

28220 John R Rd Brownfield TIF Project

After receiving approval from the BRA, notice to all taxing jurisdictions was sent and City Council will consider the project for approval following a Public Hearing at the May 11th City Council meeting.

Update of Grant Support for DDA Strategic Plan

At our last meeting the DDA approved the proposal from POW Strategies for the development of a DDA Strategic plan for a total cost of \$10,000. MEDC RRC TA grant funds will reimburse \$7,500 of these costs and another \$1,500 of the costs will be covered by Main Street Oakland County. Combined only \$1,000 will be out of pocket for the completion of the plan.

ADJOURNMENT

Having no further business, Chair Jarbo adjourned the meeting at 8:28 a.m.

Downtown Development Authority of City of Madison Heights

Memorandum

Date: June 12, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA Board Member Vacancies & Candidates

With recent resignations of Gerry Hambright and Mia Ujkic the MHDDA board has two new vacancies. I have included all the applications we have received for board membership. Please review the candidates and let's discuss as a board if there is interest in inviting any of them to the next DDA meeting so we can learn more about them and how they could benefit the Madison Heights downtown area.

#	First Name	Last Name	Board Officer	Committee Assignment	Ownership Interest in DDA Area
1	Mike	Van Buren	Chair	Econ. Vitality	No
2	Yousif	Jarbo	Vice Chair	Econ. Vitality	Yes
3	Corey	Haines	Member	Promotions	No
4	Joe	Keys	Member	Design	Yes
5	Giuseppe	Marando	Treasurer	Econ. Vitality	Yes
6	Melissa	Marsh	Member	Design	No
7	Lenea	Renshaw	Member	Promotions	Yes
8	Michael	Sheppard	Member	Econ. Vitality	Yes
9	Lourdes	Osorio-Lorenzo	Member	Design	No
10	David	Eldridge	Member	Design	Yes
11	Mitch	Socia	Member	Promotions	Yes
12	OPEN				
13	OPEN				

Recommendation

It is recommended that the MHDDA board review the included board membership application to see if there is interest in inviting them to a board meeting and hopefully finding candidates to recommend to the Mayor for possible appointment.

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

Warning: Unusual link

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

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

Submitted by user: Visitor

Submitted values are:

First Name: Divya

Last Name: Loranger

Phone Number:

Email: dkamath@mtu.edu

Date of Birth: Wed, 10/10/1990

Address:

Address Line 1:

Address Line 2:

City:

State:

ZIP:

Board, Commission, Committee: Brownfield Redevelopment Authority

Years a Resident of this Municipality: 7

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

BS, Civil Engineering; MS, Environmental Engineering
Project Engineer | Anderson Eckstein & Westrick Inc. | Shelby Township, Michigan | 06/21-Present

Technical Professional at Wood E&IS. Wixom, Michigan. 08/2019-05/2021

Environmental Engineer at Arcadis. Novi, Michigan. 06/2017-07/2019

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

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

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

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

If so, please explain:

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

Signature: Divya Loranger

Resume, Education, etc. (Optional): [resume_dloranger.pdf](#)

From: [Municode Portal via Municode Portal](#)
To: [Clerks](#)
Subject: Form submission from: Boards and Commissions Application
Date: Tuesday, September 16, 2025 8:28:39 AM

Submitted on Tuesday, September 16, 2025 - 8:28am

Submitted by user: Visitor

Submitted values are:

First Name: Nathan

Last Name: Baker

Phone Number: 2482502859

Email: ndb0701@gmail.com

Date of Birth: Thu, 07/01/1999

Board, Commission, Committee: Downtown Development Authority

Years a Resident of this Municipality: 20

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

Professional Expertise:

High School Teacher at Ferndale Public Schools - 2022-Present

Operations Manager at Emagine Entertainment and AMC Theatres - 2017-2022

Education: Bachelor's Degree in Secondary Education 2017-2022 from Wayne State University. Currently pursuing Master's Certificate in Cybersecurity from DePaul University.

Current of Prior Experience on Boards/Commissions/Committees: No Prior Experience

Civic Activities and Memberships (Roles with fraternal, business, church, or social groups- please provide dates):

Reasons for Wanting to Serve:

I want to become more involved in my community and figured this would be a good way to start.

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

If so, please explain:

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

Signature: Nathan Baker

Resume, Education, etc. (Optional):

From: [Municode Portal via Municode Portal](#)
To: [Clerks](#)
Subject: Form submission from: Boards and Commissions Application
Date: Monday, February 16, 2026 12:54:00 PM

External sender <no-reply-portal@municodeweb.com>
Make sure you trust this sender before taking any actions.

Submitted on Monday, February 16, 2026 - 12:53pm

Submitted by user: Visitor

Submitted values are:

First Name: Lindsey

Last Name: Marvicsin

Phone Number: 2485684602

Email: lmarvicsin@live.com

Date of Birth: Fri, 04/13/1990

Address:

Address Line 1:

Address Line 2:

City:

State:

ZIP:

Board, Commission, Committee: Downtown Development Authority

Years a Resident of this Municipality: 8

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

I worked as a commercial loan underwriter for the invest Detroit foundation providing small business loans for business creating jobs in the city of detroit. I was the VP of loan operations for a small business lender who provided PPP loans and worked with SBA on loan forgiveness during the pandemic to keep small business afloat

Current of Prior Experience on Boards/Commissions/Committees: N/a

Civic Activities and Memberships (Roles with fraternal, business, church, or social groups-

please provide dates): N/a

Reasons for Wanting to Serve: I want to help my community grow with the times and thrive.

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

If so, please explain:

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

Signature: Lindsey Marvicsin

Resume, Education, etc. (Optional):



Form submission from: Boards and Commissions Application

From Municode Portal via Municode Portal <no-reply-portal@municodeweb.com>

Date Fri 4/10/2026 1:34 PM

To Clerks <clerks@madison-heights.org>

External sender <no-reply-portal@municodeweb.com>

Make sure you trust this sender before taking any actions.

Submitted on Friday, April 10, 2026 - 1:33pm

Submitted by user: Visitor

Submitted values are:

First Name: Barbara

Last Name: Lewis

Phone Number: 248.342.8350

Email: blewis_babs@yahoo.com

Date of Birth: Tue, 06/04/1957

Address:

Address Line 1 26666 Rialto

Address Line 2

City Madison Heights

State Michigan

ZIP 48071

Address Line 1: 26666 Rialto

Address Line 2:

City:Madison Heights

State: Michigan

ZIP: 48071

Board, Commission, Committee: Downtown Development Authority

Years a Resident of this Municipality: 8

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

BS Oakland University, 2005 HR

A 20 +year career in Training and Development/HR

Resume available on request.

Current of Prior Experience on Boards/Commissions/Committees: 0

Civic Activities and Memberships (Roles with fraternal, business, church, or social groups-please provide dates): 0

Reasons for Wanting to Serve:

To assist the residence and represent them in progress being implemented or considered.

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

If so, please explain:

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

Signature: Barbara D Lewis

Resume, Education, etc. (Optional): [barbara_d_lewis_2026.pdf](#)

Downtown Development Authority of City of Madison Heights

Memorandum

Date: June 15, 2026
To: Downtown Development Authority Board Members
From: Giles Tucker, Community Development Director
Subject: Finance Report

The most notable expense that has been posted since our last meeting was the \$14,492, we spent on repainting/sealing of the clock tower. In July, we will see the remaining costs associated with the clock-tower including the second installment payment to Verdin towers and the electrical work from CNS. Installation of the clocktower components is scheduled for July 15th, so most of the remaining costs, if not all, will be reflected in the 2026-2027 budget.

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

As of 6-15-26

FY24-25 Fund Balance:	\$856,387.41
Total Revenues:	\$391,569.84
Total Expenditures:	\$734,436.80
Actual Use of Funds as of 6-15-26:	(\$342,866.96)
Ending Fund Balance as of 6-15-26:	\$ 513,520.45

Item 3.

PERIOD ENDING 06/30/2026

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDGT USED
			NORMAL	(ABNORMAL)	MONTH 06/30/2026 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	254,059.44		0.00		(13,890.44)		105.78
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	710.23		0.00		(710.23)		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	7,976.66		0.00		(7,976.66)		100.00
Total Dept 011 - PROPERTY TAXES		254,909.00	277,292.47		0.00		(22,383.47)		108.78
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	1,717.92		0.00		(1,217.92)		343.58
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	7,472.42		0.00		(6,972.42)		1,494.48
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	391,569.84		0.00		506,157.16		43.62
Expenditures									
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY									
248-863-729-0000	FORMS AND PRINTING	500.00	450.00		0.00		50.00		90.00

Item 3.

PERIOD ENDING 06/30/2026

GL NUMBER	DESCRIPTION	2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	06/30/2026 NORMAL (ABNORMAL)	MONTH 06/30/2026 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	8,425.18	0.00	11,574.82	42.13
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	495.33	0.00	504.67	49.53
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	36,839.69	0.00	(16,839.69)	184.20
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	705,037.80	0.00	163,290.20	81.19
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	29,399.00	29,399.00	0.00	100.00
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	29,399.00	29,399.00	0.00	100.00
TOTAL EXPENDITURES		897,727.00	734,436.80	29,399.00	163,290.20	81.81
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		897,727.00	391,569.84	0.00	506,157.16	43.62
TOTAL EXPENDITURES		897,727.00	734,436.80	29,399.00	163,290.20	81.81
NET OF REVENUES & EXPENDITURES		0.00	(342,866.96)	(29,399.00)	342,866.96	100.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	439,403.99
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	60,091.73
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		513,520.45
*** 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		(342,866.96)
Ending Fund Balance		513,520.45
Total Liabilities And Fund Balance		513,520.45

Downtown Development Authority of City of Madison Heights

Memorandum

Date: May 6, 2026

To: MHDDA Board

From: Giles Tucker, Community Development Director

Subject: Updates on Ongoing Projects

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

A kickoff meeting for the RFQ was held on June 10th with Progressive Companies. In addition to discussing zoning and incentive considerations, the meeting included a proposed project timeline. The next step is creating development scenarios and their feasibility. Meetings to review these scenarios are scheduled for the last week in June and a follow-up after the July 4th holiday. Once solidified with the help of the MEDC and CEDAM we will be reaching out to developers to gather feedback on our designs and to gauge interest. The project is set to be completed by the end of August.

Clock Tower Painting and Component Replacement

Our target date for installation is July 15th. We still have not been notified when the components will be shipped. Once I know I will be able to schedule the electrician (and determine what those costs are) and the lift for the installation on July 15th.

Downtown Banners

Replacement banners were ordered from Banner Co. in Detroit for a total price of \$3,198.69. Shipping is expected next week.

DDA Strategic Plan

Since our meeting in May, we have provided Pow Strategies access to all the data that Main Street Oakland County has access to, and we have also scheduled two focus group meetings with downtown business owners that are not on the DDA board for an outside perspective.

Downtown Trees, Streetscape Curbing & Landscaping

With the completion of streetscape project, we have effectively planted trees in all the identified areas of the tree map with the exemption of 11 Mile Rd West of John R. At this point, we should suspend the tree program until we know whether we are going to expand the streetscape along 11 Mile Rd. The plantings put in for the streetscape have a two-year warranty. For that reason, I am recommending that we hold off on changing anything with our landscaping contract until next season. Next year's budget should include additional maintenance items such as mulching and annual planting.