



CITY OF MADISON HEIGHTS
LIBRARY FLEX SPACE, 240 W. 13 MILE RD.
MHBRA & MHDDA JOINT MEETING AGENDA
AUGUST 20, 2026 AT 8:00 AM

CALL TO ORDER

ROLL CALL

ADDITIONS/DELETIONS

APPROVAL OF MINUTES

- [1.](#) MHDDA Informational Meeting Minutes 6-18-26
- [2.](#) MHDDA Strategic Planning Meeting Minutes

MEETING OPEN TO THE PUBLIC

UNFINISHED BUSINESS

- [3.](#) MHDDA Board Member Vacancies
4. Downtown Strategic Plan First Look Presentation

NEW BUSINESS

REPORTS

- [5.](#) Finance Report
- [6.](#) Ongoing Projects Report

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.

MHDDA Informational Meeting
Madison Heights, Michigan
June 18, 2026

A MHDDA Informational Meeting was held on Thursday, June 18, 2026, at 8:00 AM at Library Flex Space, 240 W. 13 Mile rd.

PRESENT

Chair Yousif Jarbo
Member Michael Sheppard
Vice -Chair Michael Van Buren

ABSENT

Member David Eldridge
Mayor Corey Haines
Member Joseph Keys
Member Joe Marando
Member Melissa Marsh
Member Lourdes Osorio-Lorenzo
Member Lenea Renshaw
Member Mitchell Socia

PRESENT

Community and Economic Development Director Giles Tucker
Deputy City Clerk Phommady A. Boucher

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

DDA INFORMATIONAL MEETING PRESENTATION:

Community and Economic Development Director Tucker stated that this is the DDA's first of two annual informational meetings in compliance with Public Act 57 of 2018. Director Tucker gave the DDA informational presentation to include the following:

1. 11 Mile & John R Development: A kickoff meeting was held with Progressive Companies to develop an RFQ document to attract developers. The board reviewed concept footprints and discussed the vision for the corner, emphasizing high-quality facades and walkable "aesthetic appeal" over "boxy" designs.
2. Streetscape Maintenance: Staff are identifying curb damage and landscaping issues to be addressed under the final year of the project warranty.
3. Safe Streets for All Grant: A mid-block flashing beacon crossing is planned for the Townley or Delton area to improve pedestrian safety.

4. Tree Program & Holiday Decorations: With tree planting locations mostly filled, the board discussed shifting \$5,000 in funds to expand the holiday decoration program for the upcoming season.

He noted that the presentation would also be available on the city's website.

ADJOURNMENT:

Having no further business, Chairman Jarbo adjourned the meeting at 9:02 a.m.

MHDDA Strategic Planning Meeting
 Madison Heights, Michigan
 July 20, 2026

A MHDDA Strategic Planning Meeting was held on Monday, July 21, 2026, at 8:00 AM at Library Flex Space, 240 W. 13 Mile rd.

PRESENT

Mayor Corey Haines
 Chair Yousif Jarbo
 Member Lenea Renshaw
 Member Michael Sheppard
 Member Mitchell Socia
 Member David Eldridge
 Member Joseph Keys
 Member Lourdes Osorio-Lorenzo
 Vice -Chair Michael Van Buren

ABSENT

Member Joe Marando
 Member Melissa Marsh

OTHERS PRESENT

Community and Economic Development Director Giles Tucker
 Business Service Coordinator Mary Daley
 Communications Specialist Kindred McEvoy
 Pow Strategies Owner Cristina Sheppard-Decius

DDA-26-13. Excuse Member.

Motion to excuse Member Joe Marando from today's meeting.

Motion made by Member Sheppard, Seconded by Member Keys.

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

DDA-26-12. Minutes.

Motion to approve the Regular meeting minutes of June 18, 2026, as printed.

Motion made by Member Sheppard, Seconded by Member Keys.

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

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

Strategic Planning Session

Pow Strategies Owner and consultant Cristina Sheppard Decius presented the findings of the market analysis, focus group discussions and demographic research conducted for the development of the plan and facilitated a discussion with the MHDDA board that included SWOT analysis and the development of 3-5 year and long-term goals. A completed first draft is anticipated to be completed by the upcoming August 20th Regular MHDDA meeting with a final document anticipated to be ready for adopted by Fall 2026.

ADJOURNMENT

Having no further business, Chair Jarbo adjourned the meeting at 1:00 p.m.

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

Date: August 13, 2026

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: MHDDA Board Member Candidates

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

Divya Loranger- Resident

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

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

Stephanie Catalfio- Zoey's Treasures

Ms. Catalfio is the owner and operator of Zoey's Treasures at 27822 John R Rd. She moved her business from St. Clair Shores around a year ago and has been interested in serving on the DDA board to help promote and grow our downtown. While primarily a used bookstore, Zoey's Treasures is also a place to find photography, candles, lotions collectibles and vintage items. This existing downtown business would bring a valuable and unique perspective to the board as we grow our downtown into a destination for shoppers looking for things they can't find anywhere else! Stephanie also volunteered to be on our of the focus groups we organized for the Downtown Strategic Plan.

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](#)

1 SUMMARY

Environmental Engineer (PE) with 8+ years of experience evaluating environmental liabilities, conducting brownfield due diligence, developing remedial strategies and supporting redevelopment of brownfield properties. Strong background in soil, groundwater, sediment, and vapor mitigation systems with prior experience in interpreting environmental data to assess risk, regulatory compliance, construction constraints, and redevelopment feasibility. Skilled in managing consultants, developing investigation and remediation scopes and communicating findings to regulators and construction teams.

2 EDUCATION

Michigan Technological University	Houghton, MI
MS Environmental Engineering GPA=3.94	09/14-04/17
Jawaharlal Nehru Technological University	Hyderabad, India
BS Civil Engineering GPA=4.0	09/08-05/12

3 CERTIFICATIONS

- Licensed Professional Engineer (PE), Michigan 03/2020- Present
Civil: Water Resources and Environmental Engineering
- OSHA 40 Hour HAZWOPER 06/17-Present

4 WORK EXPERIENCE

Project Engineer | Anderson Eckstein & Westrick Inc. | Shelby Township, Michigan | 06/21- Present

Lead environmental due diligence, remediation strategy and regulatory coordination for closed landfills including a Superfund site and brownfield redevelopment strategy

- Develop investigation and remediation work scopes, manage consultants, and interpret findings to guide corrective measures.
- Serve as primary liaison with EGLE and EPA, negotiating compliance pathways, presenting remedial strategies and maintaining strong regulatory relationships.
- Meet and work with contractors to resolve project construction issues.
- Optimize hydraulic control and O&M strategies to reduce lifecycle costs and improve remedy performance.
- Support annual budgeting and provide environmental cost estimates for remediation, monitoring, and construction-related environmental controls.
- Lead the NPDES and GLWA compliance programs.

Technical Professional | Wood E&IS | Novi, Michigan | 09/19-05/21

- Performed feasibility and performance evaluation of treatment and remediation systems
- Provided contractor oversight for system installs and remediation projects (source removal excavation, contaminated materials removal, vapor mitigation systems).
- Prepared contractor bid specifications for environmental projects
- Drafted written communications such as: basis of design, system operation & maintenance (O&M) manual, sub-contractor bid proposals, letters and memos to regulatory agencies.

Environmental Engineer | Arcadis U.S.Inc. | Novi, Michigan | 06/17-08/19

- Conducted field work for site investigations to make remedial and compliance assessments (storm sewers, streams, ditches, sediments, catch basins, manholes and culverts)
- Prepared environmental permit documents for clients
- Provided contractor oversight for remediation system maintenance, repair and construction related activities.
- Operations, management and maintenance of existing remediation systems, component inspection, troubleshooting and replacement

Graduate Research Assistant | Michigan Technological University | Houghton, MI | 08/14-04/17

- Performed laboratory bench-scale experiments on UV/Hydrogen Peroxide Advanced Oxidation Processes to evaluate treatment feasibility of organic contaminants
- Worked on a computational simulation to model contaminant degradation and byproduct formation to derive comparison between predicted and experimental results

**Publications from graduate research work are listed in Resume Addendum*

Resume Addendum

Brownfield Redevelopment

- Assessed environmental liabilities, demolition constraints and contaminated material handling requirements and made project determinations in coordination with EGLE
- Developed Preparation of work plans, basis of design, progress reports, technical reports, memos, and letters
- Provided cost estimates and supported grant reimbursement support

Project Management

- Lead meetings with clients to identify project objectives, specifics, budget, resourcing and timelines
- Track project progress and meet with staff for timely completion of milestones and deliverables
- Lead meetings with regulators at EGLE and EPA to discuss and resolve site issues

Permitting and Compliance

- Preparation and compliance tracking of documents for NPDES, Joint Permit Applications, GLWA discharge, and waste manifesting.
- Assist clients with tracking their compliance metrics and submitting pertinent reports to regulatory agencies.

Submitted on Wednesday, June 24, 2026 - 2:39pm

Submitted by user: Visitor

Submitted values are:

First Name: Stephanie

Last Name: Catalfio

Phone Number: 5863395951

Email: stephcmold@gmail.com

Date of Birth: Fri, 11/17/1972

Address:

Address Line 1 14260 Hendricks Ave, Warren MI 48089

Address Line 2

City Warren

State Michigan

ZIP 48089

Address Line 1: 14260 Hendricks Ave, Warren MI 48089

Address Line 2:

City:Warren

State: Michigan

ZIP: 48089

Board, Commission, Committee: Downtown Development Authority

Years a Resident of this Municipality: 1

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

Associates Degree MIAT Aviation Mechanic 2021

Certified Massage Therapy 2004

Certified Medical Assistant 1994

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

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

Reasons for Wanting to Serve:

I have fallen in love with the city since we have opened our shop. I see such potential for an amazing small town store away from the big city.

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: Stephanie Catalfo

Resume, Education, etc. (Optional):

Downtown Development Authority of City of Madison Heights

Memorandum

Date: August 11, 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 second and final installment of \$19,149.00 for the completion of the 2026 Clocktower Restoration project. All other costs associated with the project were incurred in last Fiscal Year. A summary of the total costs of the 2026 Clocktower project is in the "Ongoing Projects" report.

The end of FY25-26 was 6-30-26, and while we met in July, we were focused on the Strategic Planning Session and didn't include discussion on DDA finances. Below is a summary of the ending fund balance in 6-30-26, where we are in August and some comments about our budget:

FY25-26 Beginning Fund Balance	\$856,387.41
FY25-26 Actual Use of Fund Balance	(\$367,930.09)
FY25-26 Ending Fund Balance (6-30-26)	\$488,457.32

As of 8-11-26

FY25-27 Beginning Fund Balance:	\$488,457.32
Net of Rev & Exp- (8-11-26)	\$59,702.04
Current Fund Balance as of 8-11-26:	\$ 548,159.36

The FY25-26 Budget year was a very significant year for the DDA as it included the completion of the 11-Mile Streetscape project and associated costs, and the majority of the 2026 Clocktower Restoration project, in addition to the normal expenditures of the DDA. For that reason, the adopted budget included the use of fund balance of up to \$614,773. However, as some budgeted costs for the Streetscape were incurred in the prior year, and we spent less than what we budgeted for in other areas we only used a total of \$367,930.09 of our fund balance by the end of the Fiscal Year.

The FY26-27 budget is intended to expend up to \$206,829 and is anticipated to receive \$291,531 in revenues. The remaining funds are intended to return to the DDA's fund balance. The completion of the Downtown Strategic Plan will inform future budget priorities that will be incorporated in budget discussions beginning of January 2027.

PERIOD ENDING 08/31/2026

Item 5.

GL NUMBER	DESCRIPTION	2026-27	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED	
		AMENDED BUDGET	08/31/2026	MONTH 08/31/2026	BALANCE		
		NORMAL	(ABNORMAL)	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	251,613.00	62,648.30		26,000.74	188,964.70	24.90
248-011-410-4160	TAXES PERSONAL OPERATING	12,608.00	176.37		60.40	12,431.63	1.40
248-011-411-0000	DELINQUENT/MTT TAX REFUNDS - GENERAL	0.00	816.29		816.29	(816.29)	100.00
248-011-437-0000	TAXES IFT ACT 198	0.00	0.00		0.00	0.00	0.00
248-011-573-4159	PPT REIMBURSEMENT - STATE	0.00	0.00		0.00	0.00	0.00
Total Dept 011 - PROPERTY TAXES		264,221.00	63,640.96		26,877.43	200,580.04	24.09
Dept 023 - STATE SHARED REVENUES							
248-023-573-0000	LOCAL COMMUNITY STABILIZATION SHARING	26,810.00	0.00		0.00	26,810.00	0.00
Total Dept 023 - STATE SHARED REVENUES		26,810.00	0.00		0.00	26,810.00	0.00
Dept 025 - COUNTY SHARED REVENUES							
248-025-588-1000	COUNTY GRANT	0.00	0.00		0.00	0.00	0.00
Total Dept 025 - COUNTY SHARED REVENUES		0.00	0.00		0.00	0.00	0.00
Dept 044 - MISCELLANEOUS REVENUE							
248-044-665-5000	INTEREST EARNED	500.00	0.00		0.00	500.00	0.00
248-044-674-0000	DONATIONS/PRIVATE CONTRIBUTIONS	0.00	0.00		0.00	0.00	0.00
248-044-680-6701	MISCELLANEOUS REVENUE	0.00	0.00		0.00	0.00	0.00
Total Dept 044 - MISCELLANEOUS REVENUE		500.00	0.00		0.00	500.00	0.00
Dept 048 - TRANSFERS IN							
248-048-699-0000	TRANFERS IN (FROM GEN FUND)	0.00	0.00		0.00	0.00	0.00
248-048-699-0244	TRANSFERS IN EDG	0.00	0.00		0.00	0.00	0.00
248-048-699-6000	TRANSFERS IN (FROM SAD)	0.00	0.00		0.00	0.00	0.00
Total Dept 048 - TRANSFERS IN		0.00	0.00		0.00	0.00	0.00
Dept 053 - PRIOR YEARS FUND BALANCE							
248-053-692-6970	USE OF FUND BALANCE	(84,702.00)	0.00		0.00	(84,702.00)	0.00
Total Dept 053 - PRIOR YEARS FUND BALANCE		(84,702.00)	0.00		0.00	(84,702.00)	0.00
TOTAL REVENUES		206,829.00	63,640.96		26,877.43	143,188.04	30.77
Expenditures							
Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY							
248-863-729-0000	FORMS AND PRINTING	500.00	0.00		0.00	500.00	0.00

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PERIOD ENDING 08/31/2026

Item 5.

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
			08/31/2026	MONTH 08/31/2026	BALANCE	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-863-730-0000	POSTAGE	500.00	0.00	0.00	500.00	0.00
248-863-766-0000	TOOLS AND SUPPLIES	0.00	0.00	0.00	0.00	0.00
248-863-807-0000	AUDIT FEES	2,380.00	0.00	0.00	2,380.00	0.00
248-863-817-0000	EVENTS	15,000.00	0.00	0.00	15,000.00	0.00
248-863-818-0000	CONTRACTUAL SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
248-863-818-0001	DDA MARKET ANALYSIS	0.00	0.00	0.00	0.00	0.00
248-863-818-5000	BLIGHT REMOVAL - SIGN GRANT PROGRAM	10,000.00	0.00	0.00	10,000.00	0.00
248-863-818-5001	BLIGHT REMOVAL - FACADE IMPROVEMENT	30,000.00	0.00	0.00	30,000.00	0.00
248-863-818-5002	BLIGHT PROPERTY	0.00	0.00	0.00	0.00	0.00
248-863-818-5003	BLIGHT REMOVAL - PROPERTY ACQUI	0.00	0.00	0.00	0.00	0.00
248-863-818-5004	PERM ID PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-826-0000	LEGAL FEES	0.00	0.00	0.00	0.00	0.00
248-863-826-2000	HOURLY RATE-LEGAL	0.00	0.00	0.00	0.00	0.00
248-863-832-1000	MAINTENANCE-BERM AREA	17,500.00	3,150.00	3,150.00	14,350.00	18.00
248-863-832-1001	MAINTENANCE - ROW TRASH	3,500.00	750.00	750.00	2,750.00	21.43
248-863-921-0000	ELECTRIC	1,000.00	38.92	0.00	961.08	3.89
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	1,680.00	0.00	0.00	1,680.00	0.00
248-863-960-9570	SUBSCRIPTIONS AND MAGAZINES	0.00	0.00	0.00	0.00	0.00
248-863-981-0000	COMPUTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-863-987-0000	IMPROVEMENTS	50,000.00	0.00	19,149.00	50,000.00	0.00
248-863-987-0001	ALLEY IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0002	PROPERTY ACQUIS/DEMO	35,000.00	0.00	0.00	35,000.00	0.00
248-863-987-0003	PATINA PLACE - BRA STREETSCAPE IMPRVMNT	0.00	0.00	0.00	0.00	0.00
248-863-987-0004	MADISON TOWN CTR - BRA ST IMPROV	0.00	0.00	0.00	0.00	0.00
248-863-987-0006	11 MILE/JOHN R ROAD IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
248-863-987-0011	IMPROVEMENTS - BICYCLE RACK PROGRAM	0.00	0.00	0.00	0.00	0.00
248-863-987-0012	DDA BUSINESS GRANT	0.00	0.00	0.00	0.00	0.00
Total Dept 863 - DOWNTOWN DEVELOPMENT AUTHORITY		176,560.00	3,938.92	23,049.00	172,621.08	2.23
Dept 965 - TRANSFERS OUT						
248-965-995-2272	TRANSFER TO LOCAL ST	0.00	0.00	0.00	0.00	0.00
248-965-995-4000	TRANSFER TO SAD REVOLVING	0.00	0.00	0.00	0.00	0.00
248-965-995-6000	TRANSFER TO GENERAL FUND	30,269.00	0.00	0.00	30,269.00	0.00
248-965-995-9991	TRANSFER TO MAJOR STREETS	0.00	0.00	0.00	0.00	0.00
248-965-998-9990	PAYING AGENT FEES	0.00	0.00	0.00	0.00	0.00
Total Dept 965 - TRANSFERS OUT		30,269.00	0.00	0.00	30,269.00	0.00
TOTAL EXPENDITURES		206,829.00	3,938.92	23,049.00	202,890.08	1.90
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		206,829.00	63,640.96	26,877.43	143,188.04	30.77
TOTAL EXPENDITURES		206,829.00	3,938.92	23,049.00	202,890.08	1.90
NET OF REVENUES & EXPENDITURES		0.00	59,702.04	3,828.43	(59,702.04)	100.00

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
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*** Assets ***

248-000-001-1000	CLAIM ON CASH	473,657.32
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	60,477.31
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	14,024.73
248-000-072-0000	DUE FROM COUNTY	0.00
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00

Total Assets		548,159.36
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*** Liabilities ***

248-000-202-0000	ACCOUNTS PAYABLE	0.00
248-000-211-2100	CONTRACTS/RETAINAGE PAYABLE	0.00
248-000-214-2150	DUE TO OTHER FUNDS	0.00
248-000-268-0000	ESCHEATED FUNDS	0.00
248-000-299-9999	SUSPENSE	0.00
248-863-211-2100	CONTRACTS PAYABLE	0.00

Total Liabilities		0.00
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*** Fund Balance ***

248-000-390-0000	FUND BALANCE	856,387.41
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00

Total Fund Balance		856,387.41
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Beginning Fund Balance - 25-26		856,387.41
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Net of Revenues VS Expenditures - 25-26		(367,930.09)
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*25-26 End FB/26-27 Beg FB		488,457.32
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Net of Revenues VS Expenditures - Current Year		59,702.04
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Ending Fund Balance		548,159.36
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Total Liabilities And Fund Balance		548,159.36
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* Year Not Closed

Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL Number	Description	Balance
*** Assets ***		
248-000-001-1000	CLAIM ON CASH	435,160.76
248-000-001-1003	CASH - CHASE SAVINGS	0.00
248-000-003-0000	INVESTMENTS	60,477.31
248-000-040-0391	ACCOUNTS RECEIVABLE-MISC	0.00
248-000-041-1000	DELINQUENT RECEIVABLE	14,024.73
248-000-072-0000	DUE FROM COUNTY	493.40
248-000-078-0680	DUE FROM STATE GOVERNMENT	0.00
Total Assets		510,156.20
*** Liabilities ***		
248-000-202-0000	ACCOUNTS PAYABLE	21,698.88
248-000-211-2100	CONTRACTS/RETAINAGE PAYABLE	0.00
248-000-214-2150	DUE TO OTHER FUNDS	0.00
248-000-268-0000	ESCHEATED FUNDS	0.00
248-000-299-9999	SUSPENSE	0.00
248-863-211-2100	CONTRACTS PAYABLE	0.00
Total Liabilities		21,698.88
*** Fund Balance ***		
248-000-390-0000	FUND BALANCE	856,387.41
248-000-398-0000	ASSIGNED-SUBSEQUENT YRS EXP	0.00
Total Fund Balance		856,387.41
Beginning Fund Balance		856,387.41
Net of Revenues VS Expenditures		(367,930.09)
Ending Fund Balance		488,457.32
Total Liabilities And Fund Balance		510,156.20

Downtown Development Authority of City of Madison Heights

Memorandum

Date: August 12, 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 second feasibility meeting was held on July 13th that finalized the three general conceptual options we will be included in the final RFQ document. A Developer's Informational Meeting has been scheduled for August 18th over Teams from 12:00-1:00pm. Over 24 developers were contacted and 5 confirmed attendance at the time of the completion of this memo.

Clock Tower Painting and Component Replacement- Project Complete

Verdin Towers completed installation of the remaining components for the clock on 7-15-26. In March, the DDA approved costs associated with painting the tower and all other costs anticipated to be around \$58,298. Total costs were under budget at \$55,751.93 and as follows:

Verdin	38298
Seaway Painting	14492
Skyworks	771.93
CNS Electrical Services	2190
Total	\$55,751.93

On 8-11-26 the Clocktower was scheduled to play music at 9am, 12pm, 3pm and 6pm daily. All that remains is exploring the feasibility of connecting the device to a cellular modem to possibly be able to program from City Hall. This part of the conversation dropped off as we got closer to installation. For now, the clocktower is in good working order while I work out any minor tweaks.

Downtown Banners

Replacement banners were delivered on 6/19 and installed on 7/16. I am also attempting to get street-light testing completed prior to the fall to ensure we don't have further holiday light issues, but I haven't been able to set a date yet.

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.