

Downtown Development Authority of City of Madison Heights

Memorandum

Date: April 9, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Brownfield Project Updates

1. Madison Center Owner

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

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

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

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