

MHBRA & MHDDA Joint Meeting
Madison Heights, Michigan
April 16, 2026

A MHBRA & MHDDA Joint Meeting was held on Thursday, April 16, 2026 at 8:00 AM at City Hall - Madison Room, 300 W. 13 Mile Rd.

PRESENT

Member David Eldridge
Chair Yousif Jarbo
Member Joseph Keys
Member Joe Marando
Member Melissa Marsh
Member Lourdes Osorio-Lorenzo
Member Michael Sheppard
Vice -Chair Michael Van Buren

ABSENT

Mayor Corey Haines
Member Lenea Renshaw
Member Mitchell Socia
Member Marija Ujkic

OTHERS PRESENT

Community & Economic Director Giles Tucker
Deputy City Manager/City Clerk Cheryl Rottmann

BRA/DDA-26-1. Excuse Members.

Motion to excuse Members Haines, Renshaw and Ujkic from today's meeting.

Motion made by Member Marsh, Seconded by Member Sheppard.

Voting Yea: Member Eldridge, Chair Jarbo, Member Keys, Member Marando,
Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Vice -Chair
Van Buren

Motion carried.

BRA/DDA-26-2. MHDDA Special Meeting 3-13-26 Minutes.

Motion to approve the MHDDA meeting of March 13, 2026, as printed.

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

Voting Yea: Member Eldridge, Chair Jarbo, Member Keys, Member Marando,
Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Vice -Chair
Van Buren

Motion carried.

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to speak.

BRA/DDA-26-3. 28220 John R Rd- Brownfield TIF Application.

Director Tucker provided an overview of the proposed Brownfield Plan for 28220 John R Rd. to build a professional medical building on the site of the old McDonalds, and reviewed the eligible reimbursement expenses should the board recommend approval of the plan to City Council.

Motion to recommend to City Council approval of the Brownfield TIF Plan for 28820 John R Rd.

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

Voting Yea: Member Eldridge, Chair Jarbo, Member Keys, Member Marando,
Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Vice -Chair
Van Buren

Motion carried.

BRA/DDA-26-4. MHDDA Downtown Strategy.

Director Tucker reviewed the proposals received for the MHDDA Strategic Plan Contractors for the board.

Motion to approve the proposal received from POW! Strategies in the amount of \$10,000 for the completion of a Downtown Strategic Plan with the condition that a 50% deposit would be made upon commencement of the plan and 50% upon completion.

Motion made by Member Marsh, Seconded by Member Marando.

Voting Yea: Member Eldridge, Chair Jarbo, Member Keys, Member Marando,
Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Vice -Chair
Van Buren

Motion carried.

BRA/DDA-26-5. Banner & Bracket Replacements.

Director Tucker noted that several of the banners and brackets are missing after this winter season and will need replacement.

Motion to purchase banner replacements and materials in an amount not to exceed \$5,000 from Banner Sign Company in Detroit or Kalamazoo Banner Works.

Motion made by Member Marando, Seconded by Member Keys.

Voting Yea: Member Eldridge, Chair Jarbo, Member Keys, Member Marando,
Member Marsh, Member Osorio-Lorenzo, Member Sheppard, Vice -Chair
Van Buren

Motion carried.

MHDDA Special Meeting May 14th

It was the consensus of the board to add May 14th to the meeting calendar.

Committee Assignments

The following committee assignments were agreed to:

Design & Physical Improvements

Joe Keys
Melissa Marsh - Chair
Lourdes Osorio-Lorenz
David Eldridge

Economic Vitality

Joe Morando
Mike Van Buren - Chair
Joe Jarbo
Michael Sheppard

Promotions

Marija Ujkic
Lenea Renshaw
Mitch Socia
Corey Haines - Chair

Clocktower Repainting

Director Tucker advised the board that staff selected Seaway Painting, LLC as the contractor for the clock tower painting renovations. The cost of the painting will be \$14,492 and falls under the previous approved amount by the board.

Finance Report

Director Tucker advised that a 50% payment was made towards the clocktower replacement project in the amount of \$19,145.

Update on Ongoing Projects

The following updates were provided:

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.

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.

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ADJOURNMENT:

Having no further business, Chair Jarbo adjourned the meeting at 9:09 a.m.