

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 16, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Updates on the 11 Mile Streetscape Annual Reporting, Holiday Decorations & More

11 Mile Streetscape Project: All concrete, roadwork and landscaping has been installed. All that remains for the completion of the project is some joint sealing, special pavement marking (lot striping) and permanent signage for 515 E 11. Mile directing customer parking through the alleyway and a “Trucks No Right Turn” sign for U-Haul onto Townley. We have received all of our Placemaking grant funds, have spent the DDA portion of funding for the project (almost \$714,000) and continue to provide quarterly reporting to Main Street Oakland County.

551 E 11 Mile Rd ROW Sprinkler: With the ROW work that was completed on the north side of 11 Mile for the Streetscape project, I discovered that there was a sprinkler system routed into the ROW grass area. Will Fowler brought to my attention that it was now spraying on a timed basis. I reached out to the property at 551 E 11 Mile Rd. They have confirmed that it is their sprinkler and will send someone out to repair it. On one hand, it was routed onto city ROW, on the other it was likely broken because of the streetscape project.



Annual Brownfield Reporting Due August 31st Submitted Successfully.

PA 57 Compliance & Reporting Due December 31st: November 20th will be our second public information meeting. We will also be submitting our annual financial information to the MEDC by December 31st.

25914 John R Rd Weiss Distillery: No new updates. May apply for a façade grant on November 20th meeting.

Brownfield TIF Guidelines/ Policy: I have begun a draft guidelines/policy for new Brownfield TIF applications, but I have struggled with what we will require for financial documentation, scoring criteria and things like minimum investment. I have requested assistance from the MEDC. Once I have identified some outside help, I'd like a few Board volunteers to help craft a final policy document.

Downtown Touchdown T-Shirts Still Available: We have additional Downtown Touchdown T-shirts available for sale if anyone is still interested.



Holiday Decorations: Attached is the winter installation plan provided to the DPS for the season. DPS anticipates everything installed by 11/14/25.