

# City of Madison Heights Downtown Development Authority

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**MHDDA INFORMATIONAL MEETING  
MID-YEAR REVIEW (JAN-JUNE 2026)**



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# City of Madison Heights Downtown Development Authority (MHDDA)

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## INTRODUCTION TO OUR DOWNTOWN

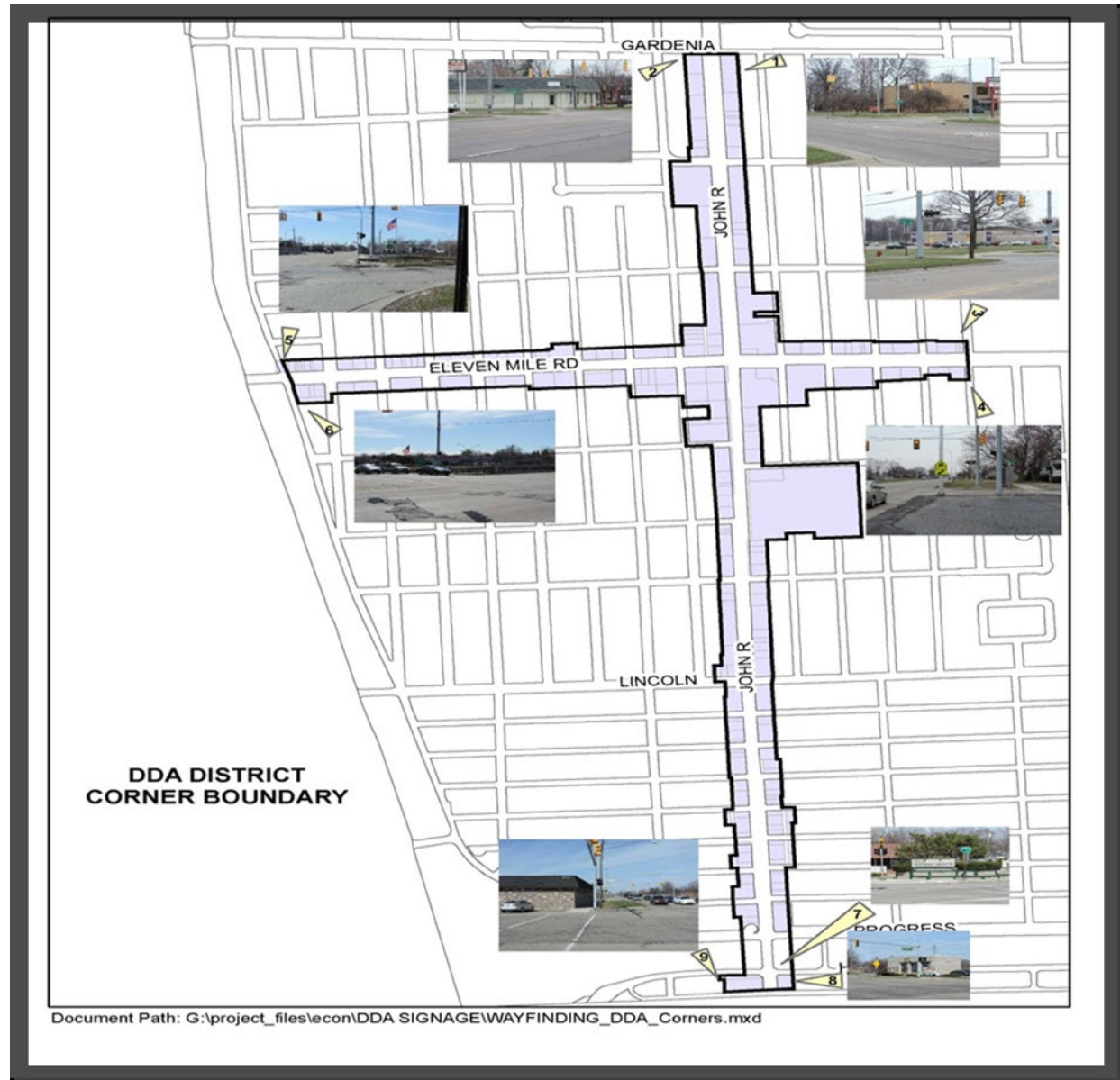
## The Downtown at a Glance

City Council created the Downtown Development Authority of Madison Heights (MHDDA) in 1997 to eliminate the cause of property value deterioration and to promote of economic growth.

The district includes 182 parcels across an area of 104 acres. Its boundaries of the DDA area are on John Rd at Gardenia to the North to 10 Mile Rd to its South, and on 11 Mile from Exit 62 on I-75 to the West and Lorenz to the East.

The district is presently zoned B-3 General Business District and M-1 Light Industrial and is home to approximately 110 businesses.

The MHDDA board includes downtown area business owners, residents, the Mayor and the City manager of Madison Heights.



# Our Goals

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- *TO ELIMINATE THE EFFECT OF BLIGHTING INFLUENCES WHICH DETRACT FROM THE APPEARANCE AND MARKETABILITY OF THE DISTRICT*
- *TO PROMOTE ECONOMIC GROWTH IN THE DISTRICT*
- *TO CREATE A COHESIVE, WELCOMING, AND WALKABLE DOWNTOWN DISTRICT.*

# Overview of TIF Funding: How Does it Work?

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DDA utilizes Tax Increment Financing (TIF)

TIF is derived primarily from new taxes generated by new building construction or property improvements which is then directed back to the DDA district



# MHDDA Board Members FY25-26

## **Board Members**

- Chair- Joe Jarbo
- Vice-Chair- Mike Van Buren
- Treasurer- Giuseppe Morando
- Member- Mayor Corey Haines
- Member- Joe Keys
- Member- City Manager Melissa Marsh
- Member- Lenea Renshaw
- Member- Michael Sheppard
- Member-Lourdes Osorio-Lorenzo
- Member-David Eldridge
- Member Mitch Socia
- Member- Open
- Member- Open

## **DDA Staff**

Giles Tucker

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## MID-YEAR 2026 UPDATES & ACCOMPLISHMENTS

## BUDGET ADOPTION

At the January 15<sup>th</sup> Regular DDA Meeting the DDA board approved the 2026-2027 budget to be incorporated within City-wide Madison Heights Budget. A fiscal year runs from July 1<sup>st</sup> to June 30<sup>th</sup>.

See complete [Line-Item Budget](#)

### 2026-2027 BUDGET HIGHLIGHTS

**\$30,000 Façade Improvements:** The DDA decided to continue its offering at total of \$30,000 in match funds for Façade Improvement grants. Incentivizing reinvestment in the downtown is key priority of the DDA board, particularly in the streetscape area.

**\$15,000 Events:** With the success of the “Downtown Touchdown” event there is an increased interest in recurring larger events. These funds have been budgeted to cover costs associated with a signature event.

**\$50,000 Clocktower Restoration:** The clocktower has fallen into disrepair. The module controlling the clocktower still keeps time, but the mechanical arms don’t keep pace with the actual time. A one time, the clocktower also had a chime feature, but this has not been functional for a decade or more. Finally, there are areas where there is rust damage that over time compromise the structure. All of these issues will be addressed using remaining FY 26 funds and FY 27 funds to complete its restoration.

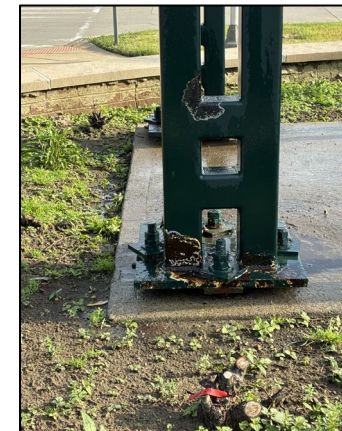
# Clocktower Restoration Progress

Clocktower repainted and sealing was completed by Seaway on May 19<sup>th</sup>

All clocktower components and installation has been scheduled tentatively for July 15<sup>th</sup>. Total Project cost anticipated to be around \$60,000.



Before



After



## Downtown Strategic Plan

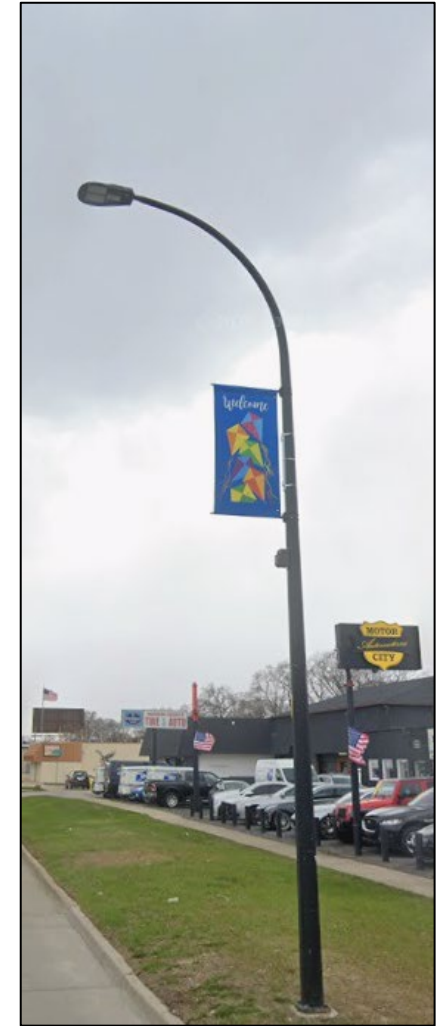
Our DDA is seeking to meet all requirements to be considered a “Partner-Level” member of the Main Street Oakland County program. A major milestone towards this designation is the completion of a Downtown Strategy Plan. This plan will help guide our DDA over the next 1-3 years by solidifying our vision, goals, activities, tasks and priorities.

With the technical assistance grant funding of the MEDC and Main Street Oakland County we have partnered with Pow Strategies to complete the Strategic Plan. Final deliverables are expected by the Fall 2026.



## Banner Replacements

Weather wear and tear required that replacement bracketing and banners be ordered for our existing (4) banner designs deployed in the DDA area seasonally. Delivery is expected at the end of June 2026; with installation soon to follow.



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## UPCOMING PROJECTS

## ROW & Streetscape Maintenance

March 2025 tree planting and the 11 Mile streetscape have completed all planting areas on John R Rd & E 11 Mile. As the DDA is exploring the feasibility of an expansion of the streetscape to W 11 Mile, the tree planting program has been paused.

The streetscape project has reduced the area of ROW grass, but greatly expanding planting, mulching and related maintenance to the DDA. An evaluation of additional maintenance service will be conducted in Fall 2026.



## Mid-Block Crossing Planned for 2027

The City was awarded a \$180,602 Safe Streets for All Grant, that includes the installation of an RRFB crosswalk at either Townley or Delton within the 11 Mile Streetscape area. This project is expected to begin Spring 2027.



## Streetscape Maintenance: Curbing Repairs Identified

Going into the first full year of the completed streetscape, some motorists are not used to the tighter lanes and we have seen damaged curbing and lawn from vehicles, particularly truck traffic hopping the curbs. Staff will be reviewing warranty information and repair costs likely included within next FY budget.



# Local Grants & Programs

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## Sign Grant Program

Up to 50% of costs for new design & construction costs; 100% of removal costs of nonconforming signage. Max grant amount \$10,000.

## Façade Grant Program

Up to 50% of costs for eligible improvements ; 100% of removal costs of blight removal. Max grant amount \$10,000

## Redevelopment Liquor License

The MHDDA can issue new public, on-premises liquor license to new and existing businesses located within the designated DDA District.

## Digital Marketing Program

The MHDDA has agreed to offer an 80/20 matching grant for DDA businesses that seek video production services with 1 Vision Media Group

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Downtown Development Authority

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**QUESTIONS? THANK YOU!**