

Downtown Development Authority of City of Madison Heights

Memorandum

Date: June 11, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: 11 Mile Streetscape Project Update

11 Mile Streetscape Project Phase I Updates

1. 11 Mile Streetscape Groundbreaking: June 20th at 11am: The 11 Mile Streetscape Groundbreaking event will be held in **front of the United Methodist Church on Friday June 20th at 11AM**. Afterwards, attendees are encouraged to join each other for lunch at Woodpile BBQ (\$13+) to socialize. Woodpile is also offering pulled pork and pulled chicken sandwich with a drink for \$5! I will be inviting City Council, DDA area businesses, Chamber of Commerce, and local media to the event.
2. United Methodist Church Sign & ROW Purchase Agreement: A City Council approved the property transfer agreement between the City of Madison Heights and the United Methodist Church on June 9th. We have signed an agreement to complete the job with Signarama of Clinton Township for a cost of \$12,574.71. The demolition portion of the project is set to begin prior to road construction.
3. 515 E. 11 Mile Rd- Charles Laurencelle: An easement agreement document has been considered for approval of the DDA at the June 19th meeting. Assumed it is approved; I would attempt to include it for consideration from City Council at the July 14th Regular Meeting.
4. 241 E 11 Mile R Rd: The current property owner is seeking to sell the property to a new owner, a Veterinary Clinic. The ZBA approved a residential setback variance for this use on June 5th. The Streetscape impacts the parking circulation considerably when the 11 Mile approach is closed. To provide enough of a drive aisle to allow for parking in the south portion of the parking lot, revisions to the construction plans and landscaping need to be completed. City staff are working to prepare an exhibit and encroachment agreement.