

MHBRA & MHDDA Joint Meeting
Madison Heights, Michigan
May 14, 2026

A MHBRA & MHDDA Joint Meeting was held on Thursday, May 14, 2026 at 8:00 AM at City Hall - Madison Room, 300 W. 13 Mile Rd.

PRESENT

Member David Eldridge
Chair Yousif Jarbo
Member Joe Marando
Member Melissa Marsh
Member Lourdes Osorio-Lorenzo
Member Lenea Renshaw
Member Michael Sheppard
Member Mitchell Socia

ABSENT

Mayor Corey Haines
Member Joseph Keys
Member Marija Ujkic
Vice -Chair Michael Van Buren

OTHERS PRESENT

Community & Economic Director Giles Tucker
Business Services Coordinator Mary Daley

BRA/DDA-26-6. Excuse Members

Motion to excuse Members Haines, Keys and VanBuren from today's meeting.

Motion made by Member Marsh, Seconded by Member Marando.

Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

APPROVAL OF MINUTES

BRA/DDA-26-7. MHDDA Meeting Minutes April 16, 2026

Motion to approve the MHDDA meeting of April 16, 2026, as printed.

Motion made by Member Sheppard, Seconded by Member Marsh.

Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

UNFINISHED BUSINESS

Downtown Strategic Plan

Director Tucker recently met with the representative from POW Strategies to kick off the DDA's Strategic Planning session. A Board/Key stakeholders survey is available now for all to complete. See the packet for that link. Giles will develop one-on-one meetings with business owners within the DDA to gather meaningful feedback. Discussion turned to setting a date for a 5-hour strategic planning workshop in July. Giles suggested a tentative date of July 20 and alternative date of July 21st and the Board agreed upon those dates.

COMMITTEE REPORTS

Brownfield TIF Policy & Application Update

Per Director Tucker, the most recently Brownfield TIF project was approved by Council earlier in the week. It was recognized that an updated application was necessary and the need for a Policy document. The Economic Vitality group reviewed the policy draft that is included in the packet. The policy document is required to be adopted by the Brownfield Development Authority and the City Council.

The Commission members reviewed the draft policy and the revised application. There were no concerns as it was presented.

BRA/DDA-26-8. BRA policy adoption.

Motion to approve the Brownfield Redevelopment Authority policy and guidelines as presented.

Motion made by Member Marando, Seconded by Member Sheppard.

Voting Yea: Member Eldridge, Chair Jarbo, Member Marando, Member Marsh, Member Osorio-Lorenzo, Member Renshaw, Member Sheppard, Member Socia

Motion carried.

REPORTS – UPDATE ON ONGOING PROJECTS

27025 John R Rd RFQ (11 Mile Rd & John R)

Staff received two proposals for the development of an RFQ document for the redevelopment of the NW corner of 11 Mile and John R. Staff has decided to move forward with Progressive Companies' proposal for a total cost of \$21,600. All this cost will be covered by Technical Assistance funds through the MEDC. It is estimated that the RFQ development will take a total of 12 weeks. Therefore, we anticipate having all deliverables by the Fall of this year.

Clock Tower Painting and Component Replacement

The clock tower is scheduled to be painted May 19th. Director Tucker contacted the City electrician CNS about what needs to be done with the electrical and met with them onsite. The total installation date is July 15, 2026.

One variable cost that has arisen is the inclusion of a cellular modem. Our electrician believes if we add this device and cell service, we would be able to program the tower remotely instead of entering the gas station. A modem and monthly data will be required. Director Tucker estimates it will be a few hundred dollars for the modem and around \$30 per month for the data service.

Downtown Banners

The DDA Board set a budget not to exceed \$5,000 for the replacement of missing banners, brackets and tie downs. Staff ordered these replacements on May 1st from Banner Co. in Detroit for a total price of \$3,198.69. Delivery date and installation to be determined.

28220 John R Rd Brownfield TIF Project

After receiving approval from the BRA, notice to all taxing jurisdictions was sent and City Council will consider the project for approval following a Public Hearing at the May 11th City Council meeting.

Update of Grant Support for DDA Strategic Plan

At our last meeting the DDA approved the proposal from POW Strategies for the development of a DDA Strategic plan for a total cost of \$10,000. MEDC RRC TA grant funds will reimburse \$7,500 of these costs and another \$1,500 of the costs will be covered by Main Street Oakland County. Combined only \$1,000 will be out of pocket for the completion of the plan.

ADJOURNMENT

Having no further business, Chair Jarbo adjourned the meeting at 8:28 a.m.