

Downtown Development Authority of City of Madison Heights

Memorandum

Date: August 12, 2026
To: MHDDA Board
From: Giles Tucker, Community Development Director
Subject: Updates on Ongoing Projects

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

A second feasibility meeting was held on July 13th that finalized the three general conceptual options we will be included in the final RFQ document. A Developer's Informational Meeting has been scheduled for August 18th over Teams from 12:00-1:00pm. Over 24 developers were contacted and 5 confirmed attendance at the time of the completion of this memo.

Clock Tower Painting and Component Replacement- Project Complete

Verdin Towers completed installation of the remaining components for the clock on 7-15-26. In March, the DDA approved costs associated with painting the tower and all other costs anticipated to be around \$58,298. Total costs were under budget at \$55,751.93 and as follows:

Verdin	38298
Seaway Painting	14492
Skyworks	771.93
CNS Electrical Services	2190
Total	\$55,751.93

On 8-11-26 the Clocktower was scheduled to play music at 9am, 12pm, 3pm and 6pm daily. All that remains is exploring the feasibility of connecting the device to a cellular modem to possibly be able to program from City Hall. This part of the conversation dropped off as we got closer to installation. For now, the clocktower is in good working order while I work out any minor tweaks.

Downtown Banners

Replacement banners were delivered on 6/19 and installed on 7/16. I am also attempting to get street-light testing completed prior to the fall to ensure we don't have further holiday light issues, but I haven't been able to set a date yet.

Downtown Trees, Streetscape Curbing & Landscaping

With the completion of streetscape project, we have effectively planted trees in all the identified areas of the tree map with the exemption of 11 Mile Rd West of John R. At this point, we should suspend the

tree program until we know whether we are going to expand the streetscape along 11 Mile Rd. The plantings put in for the streetscape have a two-year warranty. For that reason, I am recommending that we hold off on changing anything with our landscaping contract until next season. Next year's budget should include additional maintenance items such as mulching and annual planting.