

Downtown Development Authority of City of Madison Heights

Memorandum

Date: February 14, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: Update on 11 Mile Streetscape Activities

11 Mile Streetscape Project Phase I Updates

1. MSOC Placemaking Grant Quarterly Reporting Completed. The first quarter of grant reporting for the Placemaking Grant was submitted on 1/27 for the 1/31 deadline. No grant spending was reported in this period, but activities including preparations for the ITB were described and their costs will be reported next at the next reporting period.
2. Invitation to Bid Preparation: All open questions that may impact the ITB package have been resolved, and details of the landscaping plan are finalized. Nowak Fraus anticipates that the ITB will be ready to post onto MITN on Wednesday February 19th.
3. Discussions with Property Owners: City staff met with the owners of U-Haul and legal Counsel on January 16th. While they express a little dissatisfaction with the change in traffic circulation on their site, their primary concern that they would be losing private property to eminent domain was alleviated. A Meeting with Charles Laurencelle at 515 E 11 Mile Rd was held over Teams on Jan. 30th about changes to his private parking lot and whether he'd prefer to access his lot through the alley or with a new approach on Delton. This opened a greater conversation about vacating the alleyway, as it is the only city maintained alleyway in the project area and that if we granted an easement for the businesses or allowed them to take over the property, it would relieve the city of the maintenance costs, reduce the project costs (no need to build approach) and allow 515 E 11 Mile to keep all of their private parking. I am waiting for advice from the City Attorney as to the pros and cons of vacating this alley or granting an easement to the property owners and how to go about it.
4. Progress on United Methodist Church Sign for ROW: I have learned that our electrical inspector will not require an electrical contractor for the sign replacement provided that the sign contractor uses the existing conduit that is underground and being used for the sign. Avoiding the need for an electrical contractor will significantly reduce costs for the project. If the electrical conduit is rusted out or any unforeseen issues that require an electrical contractor, the City will find a separate contractor. Thus far I have requested quotes from Johnson Signs, Curb Appeal Concepts and Signarama.