

# City of Madison Heights Downtown Development Authority

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**INFORMATIONAL MEETING NOVEMBER 14<sup>TH</sup>  
2023**



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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 FY22-23

## **Board Members**

- Chair- Mike Van Buren (*Artech Printing*)
- Vice-Chair- Joe Jarbo (*Amori's Market*)
- Treasurer- Rickey Busler (*RE/MAX First*)
- Secretary- Ruth Charlebois (*AccentCare*)
- Member- Mayor Rosyln Grafstein
- Member- Gordie Davignon (*Cadillac Straits*)
- Member- Joe Keys (*Correct Car Care*)
- Member- City Manager Melissa Marsh
- Member- Lenea Renshaw (*Miss NeNe's Child Care*)
- Member- Michael Sheppard (*Northern Audio Service*)
- Member- Giuseppe Marando (*Iannuzzi Manetta & Co.*)

## **DDA Staff**

Giles Tucker

# City of Madison Heights Downtown Development Authority (MHDDA)

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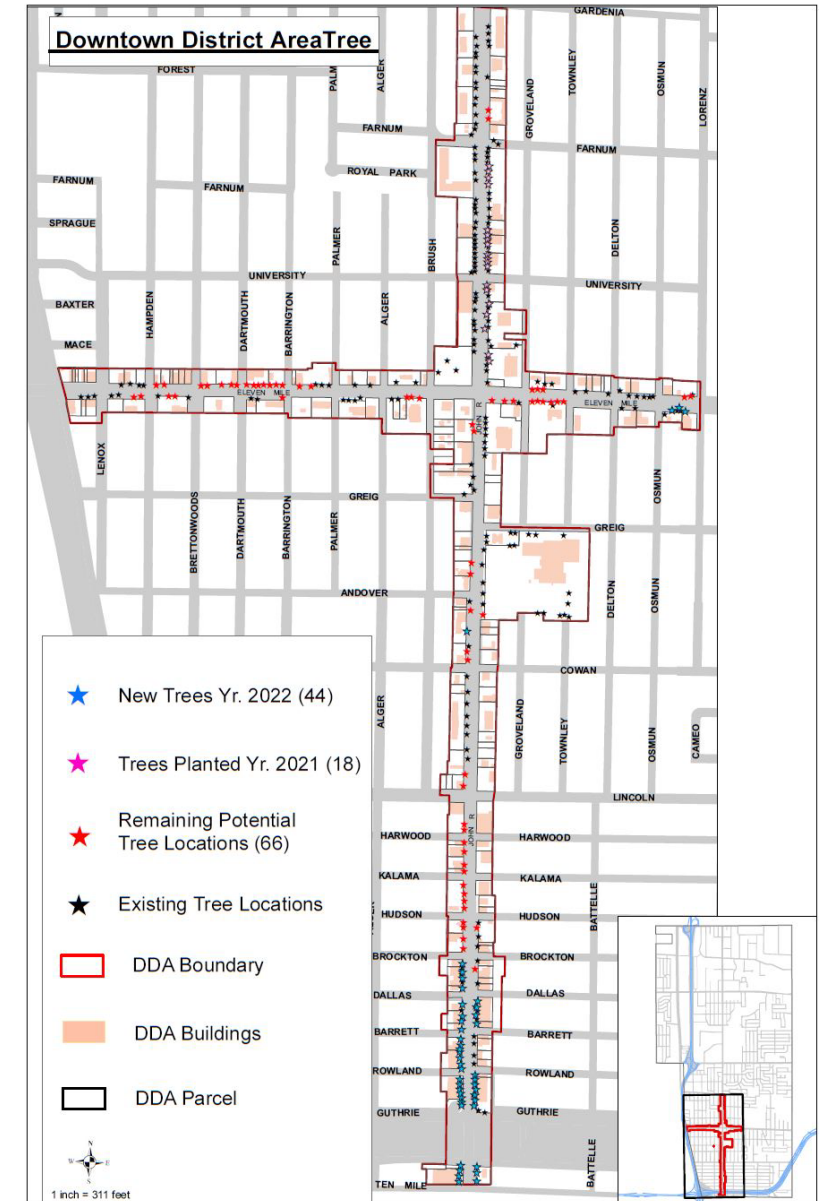
## **2022-2023 UPDATES & ACCOMPLISHMENTS**



## Downtown Area Tree Planting Program

The DDA and the City of Madison Heights was awarded an Oakstem grant from Oakland County. This grant enabled the Department of Public Service Dept. to plant 18 trees in 2021 and another 44 trees in 2022.

The DDA will continue contribute \$5000 per year towards tree planting until the remaining 66 remaining potential tree location are filled.

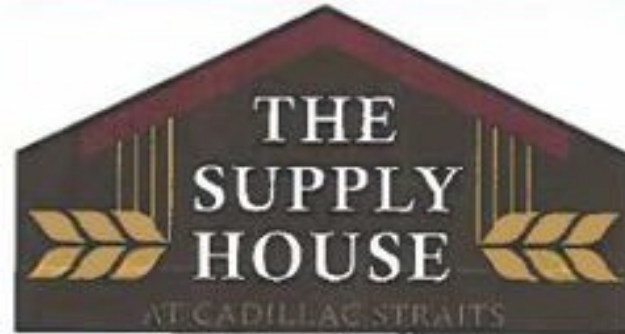


## The Supply House Sign Grant Project Complete

Cadillac Straits has expanded their seating and seeking partners for a ghost/ pop-up kitchen use.

This created a need for a separate storefront space for the brewing supply business “The Supply House”.

The Supply House moved into its new location adjacent to Cadillac Straits and received \$5,147.66 in funds for new signage. The business fully reopened in October 2022.



Before



After





## DDA Amenity Maintenance Activities

The DDA has made repairs to existing downtown amenities between Fall 2022 and Spring 2023 including:

Resurfaced and powder coating all (8) DDA area trash bins

Repaired the clocktower and landscaping sprinkler system

Removed warped fascia board on Welcome Sign at Southern border of the DDA, and ordered composite fascia for replacement

### Trash Bins Repair



### Welcome Sign Repair Completed



### Clocktower Repair & Landscaping



## Downtown Banners & the Return of Holiday Decorations

The FY 22-23 DDA budget included up to \$5000 for holiday decorations and up to \$20,000 in physical improvements throughout the DDA area.

In November, the DDA paid for the installation of additional streetlight outlets along 11 Mile Rd and brought back holiday decorations for the first time in nearly a decade to the District.

In May 2023, the DDA finalized the purchase of (60) 30" x 60" banners along John R & 11 Mile Rd with anticipated installation in Summer 2023.

### DDA Area Banners



CUSTOM BANNER | Persian Green (A)



STOCK BANNER | Kites Galore on Pacific Blue (30 qty.)

### Holiday Decorations





## DDA Street Light Project

The DDA completed the streetlight painting for 106 posts. In addition, the DDA paid for the installation of 33 outlets on streetlights on 11 Mile Rd. The DDA received \$1000 in grant funds from the Oakland County Main Street program.

Now that is project is complete the DDA intends to put up Holiday decorations throughout the DDA area, and for the first time along 11 Mile Rd.



## Diamond Jim's Façade Grant Project Complete

MHDDA board approved a \$5000 reimbursement grant for façade improvements to Diamond Jim's Jewelry store at 934 W 11 Mile Rd. This project was a part of an overall proposed \$53,000 in site improvements to the property.

### Diamond Jim's Façade Improvement Project



Before



After



## MHDDA Website Now Active

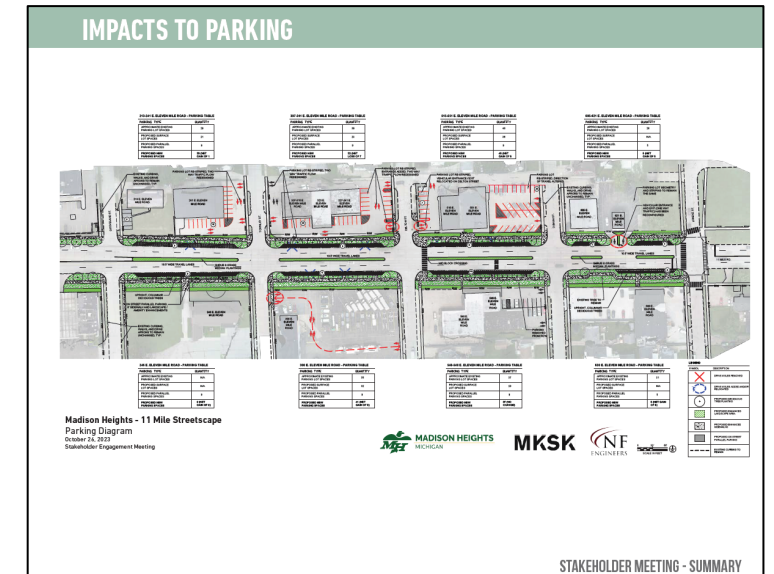


[www.downtownmadisonheights.com](http://www.downtownmadisonheights.com)

# 11 Mile Streetscape Plan

The DDA has partnered with Planning consultants MKSK and engineering for Nowak & Fraus to develop a 11 Mile Streetscape project. This project will provide an Master Plan level overview of pedestrian amenities for 11 Mile from I-75 to Lorenz, and conceptual engineering level plan for the area between Groveland to Lorenz.

On October 26<sup>th</sup> an Open House was held to unveil the initial concepts for this plan. Completion of the streetscape plans is anticipated for Spring 2024.





# 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.

# Madison Heights Downtown Development Authority

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**QUESTIONS? THANK YOU!**