

**ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY ACTIVITIES**

<b>TO:</b>	Mark Stuhldreher, Township Manager	<b>DATE:</b>	June 15, 2020
<b>FROM:</b>	Rodney C. Nanney, AICP, Community and Economic Development Director		

**Background Information**

This report includes a synopsis of EDA staff, contracts, activities, accomplishments, and projects in the EAST DDA and the West DDA Districts has been prepared consistent with the requirements Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 of 2018 (the Recodification Tax Increment Financing Act) went into effect on January 1, 2019. This new state Act consolidated the laws authorizing seven different kinds of tax increment finance authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of tax increment financed programs. The Township’s Economic Development Authority (EDA) is required to submit a comprehensive annual report for the East and the West DDA Districts to the state Treasury Department and each taxing unit levying taxes captured by the authority, and to make information available to the public. These reports are required to include contain detailed information on the capture and use of tax increment revenues, information on debt, and the progress/status of development plans.

**Staff Contact Information**

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**List and Descriptions of Current Contracts**

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA in the DDA Districts:

<b>Current Contracts</b>	
Pleasant Thyme Herb Farm 5490 East Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees all along the Pickard Road corridor in the East DDA District.

<b>Current Contracts</b>	
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of park benches and trash receptacles along the Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	General litter pickup and sweeping along the Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 South Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the Pickard Road corridor in the East DDA District.
Doug's Small Engine Repair 5293 East Pickard Road Mount Pleasant, MI 48858	Snowplowing and winter maintenance of the sidewalks along the Pickard Road corridor in the East DDA District.
Wilson Lawn Care, Inc. 4989 East Millbrook Road Mount Pleasant, MI 48858	Mowing, trimming, curb and sidewalk edging, and clearing of clippings from sidewalks for public lawn areas along the Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 South Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 East Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of EDA equipment, off-season banners, and supplies for the East DDA District and the West DDA District.
Hometown Decoration & Display LLC 2645 24 <sup>th</sup> Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the Pickard Road corridor in the East DDA District.
Plante Moran, PLLC 24700 Northwestern Highway Southfield, MI 48037	Assistance with and consultations for development of the framework for Township compliance with the annual EDA reporting and informational meeting requirements of Public Act 57 of 2018.
Isabella County Road Commission 2261 East Remus Road Mount Pleasant, MI 48858	Participation agreements for funding of specific road projects within the East and DDA Districts for which the Road Commission has responsibility to complete.
Charter Township of Union 2010 South Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of specific municipal water and sanitary sewer projects within the East and DDA Districts for which the Charter Township of Union Public Services Department has responsibility to complete.

**Statement Regarding Expenditure of Funds**

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt.

The Township’s Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East DDA and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

**List of Accomplishments**

The following is a list of EDA accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Completion of upgrading and installation of enhanced holiday street lighting along the Pickard Road corridor in the East DDA District.
2. Completion of the refurbishment and re-installation of all benches and waste receptacles along the Pickard Road corridor in the East DDA District.
3. Completion of the project to create twelve (12) new seasonal Welcome Banners for installation and display over the course of the year at the M-20/US-127 interchange gateway entrances into the East DDA District.
4. Completion of the repaving of South Lincoln Road from Pickard Road south to Remus Road in the West DDA District.

**Projects and Investments in 2019**

The following is a list of EDA projects and investments:

Current Projects and Investments		Status
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.	Banners completed and installed
b.	Installation and maintenance of twelve (12) Welcome Banners in collaboration with the City of Mount Pleasant, Mount Pleasant Area Convention and Visitors Bureau, and Middle Michigan Development Corporation (East DDA)	Banners have been completed, with installations to begin in 2020
c.	Jamison Park building and site improvements (East DDA)	Funds budgeted; construction planned for 2020
d.	Rehabilitation of Pump Station #1 located on Enterprise Drive (East DDA)	Funds budgeted; construction planned for 2020
e.	Rehabilitation of Pump Station #14 located on May Street (West DDA)	Funds budgeted; construction planned for 2020
f.	South Lincoln Road improvements south of the bridge over the Chippewa River to Broomfield Road (West DDA)	Funds budgeted; county Road Commission construction pending

Current Projects and Investments		Status
g.	Lincoln Road improvements north of the bridge over the Chippewa River to M-20/Remus Road (West DDA)	General agreement to be a funding partner, but not yet budgeted
h.	Funding in support of new sidewalk construction within the county road right-of-way along the west side of Lincoln Road from 2300 South Lincoln Road (Lux Funeral Home) north to McDonald Park and the Township Hall (West DDA)	Funds budgeted; construction planned for 2020
i.	Annual funding transfer to the Fire Fund in support of the fire service delivery contract with the City of Mount Pleasant (East DDA and West DDA)	Completed
j.	Annual payment to Middle Michigan Development Corporation in support of MMDC economic development activities for the East DDA and West DDA Districts	Completed

**Events and Promotional Campaigns in 2019**

The following is a list of EDA events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.

**Progress on Development/Tax Increment Finance Plan Goals and Objectives**

The EDA continued to make good progress towards completion of specific project priorities listed in the East DDA and West DDA Development and Tax Increment Financing Plans. All projects included in this report for 2019 are consistent with the goals and objectives of these plans.

For 2020, the EDA will be evaluating the status of remaining project priorities listed in these plans along with additional potential projects that can be consistent with plan goals, with the intent of determining whether there is a need to amend the East DDA and/or West DDA Development and Tax Increment Financing Plans to allow for completion of all project priorities in the Districts.