

2022 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY BOARD ACTIVITIES

TO: Mark Stuhldreher, Township Manager	DATE: June 12, 2023
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director	

Background Information

This report includes a synopsis of staff, contracts, activities, accomplishments, and projects in the Township's East and West Downtown Development Authority (DDA) Districts during the 2022 fiscal year. It has been prepared consistent with the requirements of Michigan 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 went into effect on January 1, 2019. This state Act consolidated the laws governing various types of tax increment finance (TIF) authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of TIF programs and projects. In accordance with Section 204(7) of this state Act, the Township's Economic Development Authority (EDA) Board is responsible for oversight of both the East and the West DDA Districts, supported by the Township's Community and Economic Development and Finance Department staff.

The EDA Board is required to submit a comprehensive annual report to the state Treasury Department and to each taxing unit levying taxes captured by the DDA Districts, and to make information available to the public. These reports are required to include detailed information on the capture and use of tax increment revenues, information on debt, and the progress and status of applicable DDA District 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 Board in the DDA Districts:

2022 Annual Synopsis of EDA Board Activities
Charter Township of Union

Current Contracts	
Pleasant Thyme Herb Farm 5490 E. 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 E. Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of benches and trash receptacles along the E. Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the E. Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 S. Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the E. Pickard Road corridor in the East DDA District.
Doug's Small Engine Repair 5293 E. Pickard Road Mount Pleasant, MI 48858	Snowplowing and winter maintenance of the sidewalks along E. Pickard Road, E. Remus Road, and S. Lincoln Road in the East and West DDA District.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, and curb and sidewalk edging for public lawn areas along the E. Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the E. Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 S. Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the E. Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 E. Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of equipment, off-season banners, and supplies for the East and West DDA Districts.
Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the E. Pickard Road corridor in the East DDA District.
Isabella County Road Commission 2261 E. Remus Road Mount Pleasant, MI 48858	Participation agreements for funding of road projects within the East and West DDA Districts for which the Road Commission has responsibility to complete.
Charter Township of Union 2010 S. Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of municipal water and sanitary sewer projects within the East and West DDA Districts for which the Township 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 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 Board accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Funding support for complete reconstruction of S. Lincoln Road south from the bridge over the Chippewa River to the E. Broomfield Road intersection and of E. Broomfield Road from this intersection east to near Crawford Road as three (3) lane Class A all-season roadways with paved shoulders to expand the Class A road network for trucks and availability of safe routes for bicyclists. Work completed by the Road Commission in 2022.
2. Demolished the functionally obsolete office building at 5800 E. Pickard Road and completed site preparation and staging of equipment for construction in 2023 of the new municipal sanitary sewer pump station to replace Pump Station #1 on the property to expand service capacity for the Enterprise Industrial Park and surrounding commercial and industrial land.
3. Completed purchase of the lot at 2120 Yats Drive and asbestos removal in preparation for demolition of the blighted building for purposes of neighborhood stabilization and blighted property restoration. Demolition and site restoration completed in early 2023.
4. Funding support for a new Crew Car courtesy vehicle for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which became available in June of 2022 and has proved to be very popular.
5. Township staff successfully worked with the Michigan Department of Transportation (MDOT) officials to develop a plan for reconstruction of E. Pickard Road (M-20) from west of the US-127 interchange to Packard St. that preserved and extended Township streetlighting investments and provided for future re-installation of the underground irrigation system along the road margins through MDOT contractor installation of capped four-inch conduits under driveways and streets along both sides of the corridor.
6. Continued to implement the DDA Grant Program for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses in the East DDA and West DDA District.
7. Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District.

Projects and Investments in 2022

The following is a list of EDA Board projects and investments in the East and West DDA Districts:

Current Projects and Investments		Status
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road corridor (East DDA).	Banners completed and installed
b.	Installation and maintenance of 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 installed with seasonal changes
c.	Jameson Park building and site improvements (East DDA).	Building renovation and all planned site improvements completed
d.	Complete reconstruction of S. Lincoln Road south from the bridge over the Chippewa River to the E. Broomfield Road intersection and of E. Broomfield Road from this intersection east to near Crawford Road as a Class A all-season roadway with paved shoulders (West DDA).	Construction completed
e.	Construction of the new municipal sanitary sewer pump station to replace Pump Station #1 at 5800 E. Pickard Road to expand service capacity for the Enterprise Industrial Park and surrounding commercial and industrial land (East DDA).	Contractor secured and equipment ordered in 2022; construction to be completed in 2023
f.	Planning and design for reconstruction of existing roads in the East DDA District industrial area around N. Packard Road, E. Airport Road, Park Place, and Corporate Way as Class A all-season roadways (East DDA).	Funds budgeted
g.	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
h.	Annual funding support to the Middle Michigan Development Corporation for local economic development initiatives and activities (East DDA and West DDA).	Completed
i.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of destination marketing activities (East DDA and West DDA).	Completed
j.	Annual funding support for operation and maintenance of the Mt. Pleasant Airport Crew Car courtesy vehicle for use by flight crews on layover to visit local businesses and amenities (East DDA and West DDA).	Completed

2022 Annual Synopsis of EDA Board Activities
Charter Township of Union

Current Projects and Investments		Status
k.	Continued to implement a beautification grant program to encourage local businesses to undertake private landscaping improvement and site beautification projects on existing lots (East DDA and West DDA).	Completed
l.	Continued to implement a pedestrian access improvements grant program to encourage local businesses to undertake installation of barrier-free pedestrian access improvements to existing buildings (East DDA and West DDA).	Completed
m.	Continued to implement a freestanding signage improvements grant program to support private improvement projects to replace existing freestanding business signage with new monument-style ground signs (East DDA and West DDA).	Completed

Events and Promotional Campaigns in 2022

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

1. Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) 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 Board continued to make good progress towards completion of specific project priorities listed in the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts. All projects included in this report are consistent with the goals and objectives of these plans.

For 2023, the EDA Board will be moving forward to implement the project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.

**2022 Annual Synopsis of EDA Board Activities
Charter Township of Union**

The EDA Board and Township staff will also continue to work with MDOT officials and contractors for the M-20 road reconstruction project to coordinate removal and re-installation of the Township's streetlighting system; and will work with the East DDA District's irrigation service contractor to plan for re-installation of the East DDA District's underground irrigation system along the road margins in 2024.

All projects included in this report are consistent with the goals and objectives of these plans.