

# Charter Township of Union East DDA Implementation Strategy



## Charter Township of Union

Draft 7/27/2021

Adopted xxx xx, 2021

# Implementation Strategy Background & Overview

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The purpose of the Downtown Development Authority (DDA) is to correct and prevent deterioration and promote economic growth within Union Township's East principal business district. A development plan is one tool the Economic Development Authority (EDA) and DDA rely upon for identifying and implementing projects aimed at spurring new private investment. Supporting the development plan is an implementation strategy, or a matrix of projects both planned and proposed that is intended to be located outside the plan, in a workbook, so a new adoption process is not needed when future cost estimates are generated. The project implementation strategy is a matrix that is composed of projects that fall under the category descriptions listed below. The detailed project strategy that follows the category descriptions includes project categories, names and descriptions; priorities, time frames, cost range estimates (once available), and status notes. The matrix is intended to be a living document that can be updated as needed. As a reference, below are the projects that the implementation plan contains.

## 1. Business Development

The DDA will assist the Economic Development Authority, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with District zoning requirements.
- Other potential activities that support and promote local business development.

## 2. Public Buildings and Spaces

To better create a sense of place in the District and at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including: pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

## 3. DDA Marketing/Development Studies and Promotional Events/Materials

Destination branding and marketing have key relationships with successful districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (online, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting Union Township. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the Township's desire to create a unified image and market the East DDA District of Union Township as a cohesive business District. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events, and public relations.

#### 4. Building Facade and Sign Improvement Program

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the District:

- Develop design guidelines or requirements for all buildings and signs in the District with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements

#### 5. DDA Property Acquisition

This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

#### 6. Special District & Urban Design Plans

District plans and urban design help to guide the built environment of the District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

#### 7. Demolition

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

#### 8. Public Infrastructure Improvements

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements; electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements, and generally anything else that falls within the public right-of-way, easement, or public realm.

#### 9. Private Infrastructure Improvements

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees; soft costs, and others that support density in accordance with local zoning, master plans, and city goals, but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the Township and DDA.

## 10. Site Preparation

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning, master plans, and Township goals.

## 11. Environmental Activities

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation, or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

## 12. Project-Specific Gap Funding

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the city to create new employment opportunities within the DDA District.

## 13. Consultation and Operational Expenditures

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration; planning and architectural design; engineering, inspections, and construction management services; and environmental assessment and mitigation planning. DDA operational activities may include but are not limited to public notices, mailings, office supplies, administrative support, and equipment usage/rental, etc.

## 14. Bond Repayments

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

## Board of Trustees Goals Addressed

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Board of Trustees goals addressed by the current and planned EDA projects and activities, and that would be addressed by EDA authorization of additional economic development projects in the DDA Districts (From Policy 1.0: Global End).

1. Community well-being and common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Safety
4. Health
5. Natural environment
6. Commerce

**Annual Projects: East and West DDA**

Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.

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)

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)

Annual payment to Middle Michigan Development Corporation in support of MMDC economic development activities for the East DDA and West DDA Districts

Annual payment to Mt. Pleasant Area Convention and Visitors Bureau in support of economic development activities for the East DDA and West DDA Districts

Legend	
	New
	Existing, planned, proposed

**EAST DDA PROJECT LIST**

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>BUSINESS RETENTION &amp; RECRUITMENT</b>				
<b>Organize an association of business owners in the District</b>	<b>High</b>	<b>1-2 years</b>		
Facilitate the creation of an organization of the business owners in the East DDA District to work together on special events, coordinated hours, and other mutually beneficial business-led projects; and to expand opportunities for communication between the EDA and local businesses.				
<i>Global Ends Addressed: Commerce</i>				
<b>Business Incubator &amp; Innovation Center: Feasibility analysis</b>	<b>High</b>	<b>1-2 years</b>		
Investigate establishing a small business incubator via a feasibility analysis at the former Mid Michigan college bldg (Pickard/Summerton) for the purpose of job skill training that businesses in the DDA District can utilize to strengthen and grow their workforce.				
<i>Global Ends Addressed: Commerce; Community Well-Being and the Common Good</i>				
<b>Business Incubator &amp; Innovation Center: Application and Funding</b>	<b>Medium</b>	<b>2-4 years</b>		
Develop an application and funding process for the Mid Michigan college building renovation. TIF funding can support the development and management/operations can be supported by a non-profit organization. The non-profit consortium to include Central Michigan, DDA, Mott foundation, etc.				
<i>Global Ends Addressed: Commerce; Community Well-Being and the Common Good</i>				

<b>Business Incubator &amp; Innovation Center: Acquisition and Build</b>	<b>Medium</b>	<b>2-4 years</b>		
Complete the acquisition process for the innovation center and work with engineering and design firms to design and renovate the center.				
<i>Global Ends Addressed: Commerce; Community Well-Being and the Common Good</i>				
<b>Business Incubator &amp; Innovation Center: Operations and Management</b>	<b>Medium</b>	<b>Ongoing</b>		
Develop a non-profit consortium (Central Michigan, DDA, Mott foundation, etc.) to handle all operations and management of the innovation center				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Commerce</i>				
<b>Target Market Analysis</b>	<b>Low</b>	<b>4-6 years</b>		
Identify investment opportunities and market gaps for retail and residential markets.				
<i>Global Ends Addressed: Commerce</i>				

<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>PUBLIC BUILDINGS &amp; SPACES</b>				
<b>Funding to support preparation of an updated Parks Master Plan</b>	<b>High</b>	<b>1 year</b>	Estimated: \$10,000-\$15,000	Funded for 10k, Rodney is working on it
Funding in support of preparation of the East DDA component of an updated Parks and Recreation Master Plan, which would allow the Township to be eligible for state recreation grants.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				
<b>Parks and Recreation Improvements</b>	<b>Medium</b>	<b>2-4 years</b>		
Funding to improve public parks and pocket parks within the District				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				



<b>Additional improvements to and expansion of Jameson Park</b>	<b>Medium</b>	<b>2-4 years</b>		
Funding in support of property acquisition to expand Jameson Park, update ballfields, provide additional recreational facilities, expand parking areas and stormwater management facilities, and complete other building, site, and infrastructure improvements.				Funded for some of work
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				
<b>New public landmark or community gathering place</b>	<b>Medium</b>	<b>2-4 years</b>		
Develop, implement, and fund a project to create a prominent public landmark or focal point amenity for the DDA District, or to create a transformational community gathering place for events. <i>Purpose: Spaces outside of the workplace and home are important for building strong communities. These spaces help people connect within their community around shared interests. If successful, shared spaces not only serve to connect people, but become a place the users will defend and protect.</i> <i>Potential locations: Adjacent to McGuire Elementary, within potential expansion areas B (adjacent to neighborhood) and A.</i>				The purpose, potential locations, and development options for this project should be considered as part of an update to the East DDA Development Plan (SEE ITALICS IN DESCRIPTION).
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				

<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range</b>	<b>Status</b>
<b>DDA MARKETING/DEVELOPMENT STUDIES &amp; PROMOTIONAL EVENTS/MATERIALS</b>				
<b>Branding and marketing activities</b>	<b>Medium</b>	<b>2-4 years</b>		
Hire marketing and graphic design professionals to develop and implement a marketing and branding campaign for the purpose of establishing the DDA District as a distinct place for the purpose of marketing and attracting customers, businesses, and visitors. This strategy needs to incorporate a range of elements from traditional print and media efforts to social media and Internet promotions.				The Middle Michigan Development Corporation and Mt. Pleasant Area Chamber of Commerce provide some marketing and media services that benefit the East DDA District, but there is more that can be done.
<i>Global Ends Addressed: Commerce</i>				

<b>Wayfinding signage</b>	<b>Medium</b>	<b>2-4 years</b>		
Develop, implement, and fund a project to design and install wayfinding directional signage for community facilities, businesses, and other amenities in the DDA Districts, to assist visitors in reaching their destinations, to increase awareness of key local amenities, and to further develop a unified visual character for the DDA Districts.				Will require coordination with MDOT and the Road Commission, along with acquisition of necessary easements. This project should be considered as part of an overall branding and marketing effort.
<i>Global Ends Addressed: Prosperity through Economic Diversity, Cultural Diversity, and Social Diversity</i>				
<b>District Advertising</b>	<b>Medium</b>	<b>Annually</b>		
Annually promote Development Area businesses through group buying outdoor advertising, print media, television, and radio advertising.				
<i>Global Ends Addressed: Commerce</i>				
<b>Community Events</b>	<b>Medium</b>	<b>Annually</b>		
Assist in the funding of community events that are hosted in park spaces and community gathering spaces				
<i>Global Ends Addressed: Prosperity through Economic Diversity, Cultural Diversity, and Social Diversity</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range	Status
<b>BUILDING FAÇADE AND SIGN IMPROVEMENT PROGRAM</b>				
<b>Grant program – building facades</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to improve the appearance of existing buildings in the DDA District.				
<i>Global Ends Addressed: Commerce</i>				
<b>Grant program – freestanding signs</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to encourage replacement of existing pole-mounted freestanding signs on lots with monument-style ground-mounted signs. The goal of this program is to establish a more coordinated visual character for business signage and maximize sign visibility in areas where mature street trees tend to obscure taller signs.				
<i>Global Ends Addressed: Commerce</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>DDA PROPERTY ACQUISITION</b>				
<b>High Bay Flex Office property acquisition and development</b>	Medium	2-4 years		
Explore potential opportunities in the high bay flex office/ warehouse spaces for business growth and attraction, as identified by the MMDC.				Identify, purchase, market, sell, lease, and/or redevelop strategic properties as catalyst projects to spur further private investment. Public Act 57 of 2018 allows the EDA to improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and operate any building, including multiple-family dwellings, in the DDA Districts for the use, in whole or in part, of any public or private person or corporation, or any combination thereof.
<i>Global Ends Addressed: Community Well-Being and the Common Good; and</i>				
<b>Explore acquisition of Enterprise Park for Industrial</b>	Medium	2-4 years		
Explore feasibility of acquiring property at Pickard/Enterprise Drive for industrial use. The area benefits from easy access to US-127, flat land, adequate power (440V, 3 phase in bldg.), good roads.				
<i>Global Ends Addressed: Commerce</i>				
East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>SPECIAL DISTRICT &amp; URBAN DESIGN PLANS</b>				
<b>Establish a budget line item for special projects like feasibility studies, design plans, etc.</b>	Medium	2-4 years		
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Commerce</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>DEMOLITION</b>				
<b>Residential foreclosure acquisition and redevelopment</b>	Medium	2-4 years		
Explore the acquisition and demotion of foreclosed residential property in expansion area B for redevelopment into a public pocket park or thoroughfare with a sidewalk				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>PUBLIC INFRASTRUCTURE IMPROVEMENTS</b>				
<b>Construct a cross-connection between Bud St. and Airway Dr.</b>	High	1-2 years		
Work with the Road Commission to design, implement, and fund a project to construct a new local road and associated sidewalk and underground utility improvements between Bud St. and Airway Dr. This project would create a new pedestrian and vehicular connection between existing neighborhoods and may facilitate development of underutilized land in this area.				Will require coordination with and agreement from the Road Commission, along with property acquisition for the road right-of-way.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Construct an extension of Corporate Dr. eastward to Belmont Dr.</b>	High	1-2 years		
Work with the Road Commission to design, implement, and fund a project to extend Corporate Dr. from its current end point east of Packard Rd. eastward to Belmont Dr., along with associated sidewalk and underground utility improvements. This project would create a new pedestrian and vehicular connection and facilitate development of underutilized land in this area.				Will require coordination with and agreement from the Road Commission, along with property acquisition for the road right-of-way.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Locate and map the existing streetlighting and irrigation systems</b>	High	1-2 years		

<p>There is no set of as-built drawings for the EDA's streetlighting and irrigation systems in the East DDA District, and these systems are not currently mapped into the Michigan Utility Notification Center's MISS DIG system. This means that this public infrastructure is vulnerable to potentially costly damage each time an excavation takes place near the lines, and that the EDA will be fully responsible for the associated repair costs. The MISS DIG system and associated Underground Facility Damage Prevention and Safety Act (Public Act 174 of 2013) are intended to protect public infrastructure investments from being damaged or destroyed during excavation work. If these systems were to be accurately mapped and added to the MISS DIG system, liability for the cost of repairs would shift from the EDA to the contractor doing the work that caused the damage. Accurate mapping would help to protect the public investment in these improvements, ease future repairs and system improvements, and assist the Township's Public Services Department with their work on municipal water and sanitary sewer lines in the area.</p>				
<p><i>Global Ends Addressed: Community Well-Being and the Common Good; Safety; and Commerce</i></p>				
<p><b>Burial of overhead utility and communication lines</b></p>	High	1-2 years		
<p>Funding in support of projects to complete the burial of all utility and communication lines in the DDA District, in coordination with Consumers Energy and other entities with existing overhead lines.</p>				Will require coordination with road improvement projects, utilities agreement, and good communication with local businesses.
<p><i>Global Ends Addressed: Community Well-Being and the Common Good</i></p>				
<p><b>Construct an extension of Corporate Dr. eastward to Belmont Dr.</b></p>	High	1-2 years		
<p>Work with the Road Commission to design, implement, and fund a project to extend Corporate Dr. from its current end point east of Packard Rd. eastward to Belmont Dr., along with associated sidewalk and underground utility improvements. This project would create a new pedestrian and vehicular connection and facilitate development of underutilized land in this area.</p>				Will require coordination with and agreement from the Road Commission, along with property acquisition for the road right-of-way.
<p><i>Global Ends Addressed: Commerce</i></p>				

<b>Construct an extension of E. Ward St. eastward from Elizabeth St. to Third St. south of Palmer St.</b>	<b>High</b>	<b>1-2 years</b>		
Work with the Road Commission to design, implement, and fund a project to extend E. Ward St. eastward from Elizabeth St. to Third St. south of Palmer St. (behind the Art Van building), along with associated sidewalk and underground utility improvements. This project would create a new connection between neighborhoods.				Will require coordination with and agreement from the Road Commission, along with property acquisition for the road right-of-way.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Cul-de-sac and sidewalk improvements near the Mary McGuire Elementary School.</b>	<b>High</b>	<b>1-2 years</b>		
Work with the Road Commission and the Mt. Pleasant School District to design, implement, and fund a project to construct: (1) cul-de-sac turnarounds at the south ends of Carter St. and Betty Lane; (2) a sidewalk connection and looping of underground utilities eastward from Carter St. to connect to Betty Lane, Yats Dr., and S. Isabella Rd. along the north edge of the School parcel; and (3) a sidewalk connection to the school entrance.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Improve roadways in Industrial area in Northwest corner (Expansion Area A)</b>	<b>Medium</b>	<b>2-4 years</b>		
Work with the road commission to improve roadways along N. Packard				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Improve intersection of Isabella/Pickard</b>	<b>Medium</b>	<b>2-4 years</b>		
Work with road commission to improve roadway and pedestrian intersection at Isabella and Pickard Roads.				During SWOT, it was stated that this should be opened up to 5 lanes of traffic.
<i>Global Ends Addressed: Safety and Health</i>				
<b>Sidewalk installation and improvements along Isabella from Broadway (south) to Airport Rd. (north)</b>	<b>Medium</b>	<b>2-4 years</b>		
Work with the Road Commission to design, implement, and fund a project to install sidewalks along Isabella Road from Broadway (south) to Airport (north). This project would provide pedestrian access and recreation opportunities between the neighborhoods, school, and commercial District.				
<i>Global Ends Addressed: Safety and Health</i>				

<b>Free public WiFi Internet</b>	<b>High</b>	<b>1-2 years</b>		
Develop, implement, and fund a project to provide for an attractive public amenity like free public wireless internet service, either through a public system or through interconnection of private wireless Internet facilities by partnering with businesses. An example of a private partnership interconnection model is the very successful Wireless Ypsi project: <a href="https://meraki.cisco.com/lib/pdf/meraki_cs_ypsilanti_MI.pdf">[https://meraki.cisco.com/lib/pdf/meraki_cs_ypsilanti_MI.pdf]</a>				
<i>Global Ends Addressed: Commerce</i>				
<b>Sidewalk installation and improvements along Broadway from Rosewood Dr. to Summerton Rd.</b>	<b>Low</b>	<b>4-6 years</b>		
Work with the Road Commission to design, implement, and fund a project to install sidewalks along Broadway from Rosewood Dr. to Summerton Rd. This project would provide pedestrian access and recreation opportunities between the neighborhoods, school, and commercial District.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Bicycle Lanes</b>	<b>Medium</b>	<b>2-4 years</b>		
Install bicycle lanes on roads where right-of-way is available				
<i>Global Ends Addressed: Safety and Health</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>PRIVATE INFRASTRUCTURE IMPROVEMENTS</b>				
<b>Grant program – beautification</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to encourage landscaping and other site beautification work on existing lots.				Some money in budget
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Grant program – pedestrian access</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to encourage installation of private sidewalks and barrier-free pedestrian access improvements from public sidewalks to existing buildings.				Some money in budget
<i>Global Ends Addressed: Safety and Health</i>				

<b>Grant program – bicycle parking improvements</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to encourage installation of secured and sheltered bicycle parking facilities for businesses.				
<i>Global Ends Addressed: Health</i>				
<b>Increase broadband Internet capacity.</b>	<b>Medium</b>	<b>2-4 years</b>		
Develop, implement, and fund a project to enhance the capacity and reliability of broadband Internet communications services in the District to attract and maintain businesses and promote economic development, including a new fiber optic network.				Prior to pursuing these projects, a survey of local businesses should be undertaken to identify current options and unmet needs. Any installation of a new or expanded fiber optic network would also require coordination with and agreement from MDOT and the Road Commission, along with acquisition of any necessary easements for surface facilities.
<i>Global Ends Addressed: Commerce</i>				
<b>Grant program – exterior lighting</b>	<b>High</b>	<b>1-2 years</b>		
Develop and implement a grant program to encourage replacement of unshielded exterior light fixtures with fully shielded fixtures coordinated pole lighting designs.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>SITE PREPARATION</b>				
Funding can be used to pay for development site preparation like the removal of foundations, importing of fill, removal of poor soils, etc.	<b>Medium</b>	<b>2-4 years</b>		
<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>ENVIRONMENTAL ACTIVITIES</b>				
At times the cost of environmental remediation exceeds tax increment that can be captured under the Brownfield Act and additional funding is needed through the DDA.	<b>Medium</b>	<b>2-4 years</b>		



East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>PROJECT-SPECIFIC GAP FUNDING</b>				
<b>Identification and analysis of redevelopment sites</b>	Medium	2-4 years		
Identify sites for commercial and retail redevelopment in the District to rehabilitate existing structures and spur additional economic growth and vitality				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Commerce</i>				
<b>Application process for TIF Funding</b>				
Set up application process for requests to utilize TIF funding for project re/development	High	1-2 years		
<i>Global Ends Addressed: Commerce</i>				
<b>Funding administration of TIF</b>	Medium	ONGOING		
Audit and administer TIF funding for re/development				
<i>Global Ends Addressed: Commerce</i>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>CONSULTATION AND OPERATIONAL EXPENDITURES</b>				
Develop a funding process to pay for the assistance of specialized consultants and EDA operational costs.	High	ONGOING		

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>BOND REPAYMENTS</b>				
Where necessary, borrowed monies can be repaid using DDA capture tax increment.	Medium	2-4 years		

# Tax Increment Financing Plan Updates for the EAST Downtown Development Authority District

2021



## Charter Township of Union

Draft 7/30/2021

Adopted xxx xx, 2021

# ACKNOWLEDGEMENTS

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The Charter Township of Union East Downtown Development Authority was created in 1985 pursuant to the Downtown Development Authority (Act 197 of 1975), as repealed and recodified under the Recodified Tax Increment Financing Act (Act 57 of 2018). The purpose of the Authority is to correct and prevent deterioration and promote economic growth within the Charter Township of Union's East principal business district.

For their vision and support, the following community leaders should be recognized:

## **Board of Trustees:**

Bryan Mielke, Township Supervisor  
Lisa Cody, Township Clerk  
Kimberly Rice, Township Treasurer  
Connie Lee Bills, DPM, Trustee  
Jeff Brown, Trustee  
Bill Hauck, Trustee  
James Thering, Trustee

## **Economic Development Authority Board:**

Thomas Kequom, Chair  
Bryan Mielke, Vice-Chair  
Robert Bacon  
Richard Barz  
Sarvjit Chowdhary  
David Coyne  
Marty Figg  
Cheryl Hunter  
Jeff Sweet  
James Zalud

## **Charter Township of Union Staff Members:**

Mark Stuhldreher, Township Manager  
Rodney C. Nanney, AICP, Community and Economic Development Director  
Kim Smith, Public Services Director  
Sherrie Teall, Finance Director  
Joy Smith, GIS Specialist  
Amy Peak, Building Services Clerk

This plan was prepared with assistance from **CIB Planning**



ADOPTED BY ECONOMIC DEVELOPMENT AUTHORITY BOARD: xxxxxx xx, 2021

ADOPTED BY CHARTER TOWNSHIP OF UNION'S BOARD: xxxxxx xx, 2021

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# BACKGROUND AND PURPOSES

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## GENERAL OVERVIEW

The Charter Township of Union East Downtown Development Authority (DDA) was first created in 1985. A DDA is governed by an appointed Board whose primary purpose is to correct and prevent deterioration and promote economic growth within the township's principal business districts. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the District. These tax revenues are used to finance public improvements and redevelopment projects within the District, which furthers the goal of economic growth.

A Development Plan is one tool the EDA and DDA rely upon for identifying and implementing projects aimed at spurring new private investment. Recommendations also ensure that improvements match the available revenues and can enable the East DDA to become eligible for other funding sources. This Plan was prepared in accordance with the Downtown Development Authority Act, P.A. 57 of 2018. Additional corresponding information can be found in the East DDA District Implementation Strategy that accompanies this plan but is adopted separately by the EDA Board.

A DDA can capture new tax increment in the District (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or government. This funding can also be used to incentivize projects that otherwise are not feasible due to development costs that exceed possible revenue. Moreover, creation of a TIF district does not take away current tax revenue; it just captures new tax revenue that results from improvements to property or an increase in value. It also does not cause payment of increased taxes by property owners in the DDA Districts.

## LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217(2)(a-p) of Act 57 of 2018. More specifically, Section 217 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.”

## DEVELOPMENT PLAN REQUIREMENTS

Section 217 also indicates that the development plan shall contain all the following:

**A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.**

The development area is located within the limits of Union Township (Map 1). In general, the District area runs along Airport Road on the north including parcels just south of North and South US 127, with the western-most border just west of Park Place, jogging east along Corporate Drive, south along a boundary just east of Packard Road, jogging to the east just south of Pickard Road above Manor to a boundary just west of Carter, south to Broadway, to Summerton Road on the east, and back north to Airport Road. The legal description is found in Appendix A, Development Area Boundary.

**B. The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.**

Existing land uses in the Development Area are illustrated on Map 2, "Existing Land Use".

**C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.**

The description of existing improvements to be demolished and associated schedule for implementation is provided in this plan under the heading “Proposed Improvements.”

**D. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.**

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

# PROPOSED IMPROVEMENTS: EAST UNION TOWNSHIP DDA

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## 1. Business Development

**\$2,155,000—\$2,500,000**

The DDA will assist the Economic Development Authority, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with District zoning requirements.
- Other potential activities that support and promote local business development.

## 2. Public Buildings and Spaces

**\$1,755,000—\$2,050,000**

To better create a sense of place at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

## 3. DDA Marketing/Development Studies & Promotional Events/Materials **\$855,000—\$905,000**

Destination branding and marketing have key relationships with successful districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (online, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting Union Township. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the Township's desire to create a unified image and market the East DDA District of Union Township as a cohesive business District. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events, and public relations.



**4. Building Facade and Sign Improvement Program** **\$535,000—\$575,000**

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the District:

- Develop design guidelines or requirements for all buildings and signs in the District with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements.

**5. DDA Property Acquisition** **\$1,025,000—\$1,550,000**

This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

**6. Special District & Urban Design Plans** **\$475,000—\$500,000**

District plans and urban design help to guide the built environment of the District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have be thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

**7. Demolition** **\$460,000—\$500,000**

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

**8. Public Infrastructure Improvements** **\$1,855,000—\$2,200,000**

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements; electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements, and generally anything else that falls within the public right-of-way, easement, or public realm.

**9. Private Infrastructure Improvements**

**\$500,000—\$550,000**

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees; soft costs, and others that support density in accordance with local zoning, master plans, and city goals, but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the Township and DDA.

**10. Site Preparation**

**\$495,000—\$575,000**

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning, master plans, and Township goals.

**11. Environmental Activities**

**\$375,000—\$425,000**

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation, or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

**12. Project-Specific Gap Funding, Variable depending upon project**

**(\$4,955,000—\$5,350,000)**

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the city to create new employment opportunities within the DDA District.

**13. Consultation and Operational Expenditures**

**\$1,035,000—\$1,500,000**

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration; planning and architectural design; engineering, inspections and construction management services; and environmental assessment and mitigation planning. DDA operational activities may include but are not limited to public notices, mailings, office supplies, administrative support, and equipment usage/rental, etc.

**14. Bond Repayments**

**\$1,025,000—\$1,500,000**

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

**Estimated Total Cost of All Projects: \$17,500,000—\$20,680,000**

**E. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

The specific projects to be undertaken by the DDA are not known at this time. The “Proposed Improvements” list above will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

**F. A description of any parts of the development area to be left as open space and the use contemplated for the space.**

Future land uses for DDA District are shown on Map 3 and it identifies existing and proposed open space.

**G. A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.**

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

**H. A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.**

Union Township has recently updated the Master Plan and will look for opportunities to strengthen zoning regulations, while remaining flexible, for new uses that may be attracted to the District. This will require zoning updates on a regular basis and may positively impact properties in the DDA boundary area. Those amendments will be added to the Appendix of this document when approved. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix when they are known.

**I. An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.**

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the District is contained in the project schedule and budget in this plan under “Proposed Improvements.”

**J. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.**

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

**K. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.**

All such procedures will follow both Township and State law and at the present time there are no commitments made.

- L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the plan, the above information will be gathered accordingly.

- M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- N. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- O. A Plan for Compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- P. Other material that the authority, local public agency, or governing body considers pertinent.**

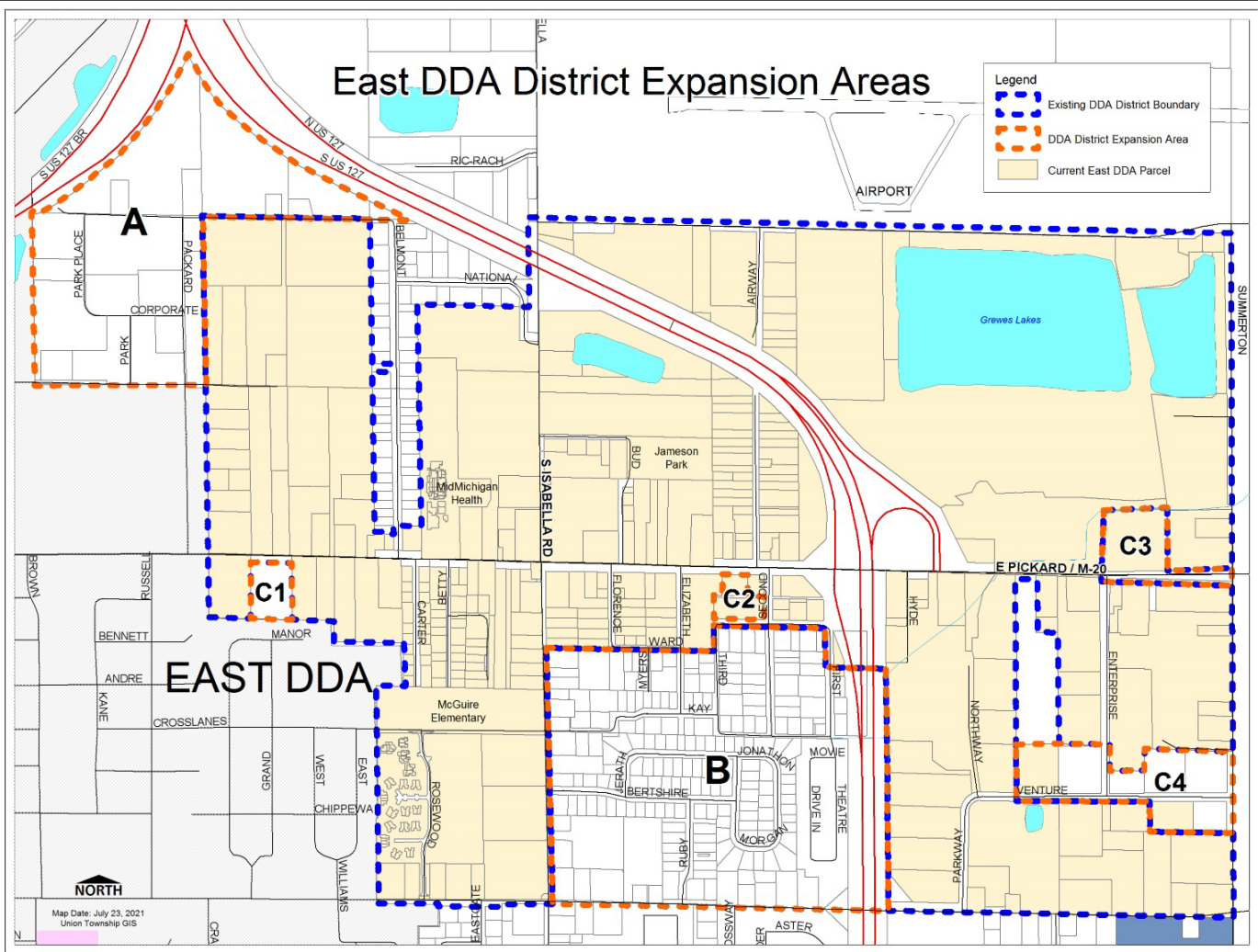
Such other material will be identified or added as the need arises.

- Q. DEVELOPMENT AREA CITIZENS COUNCIL.**

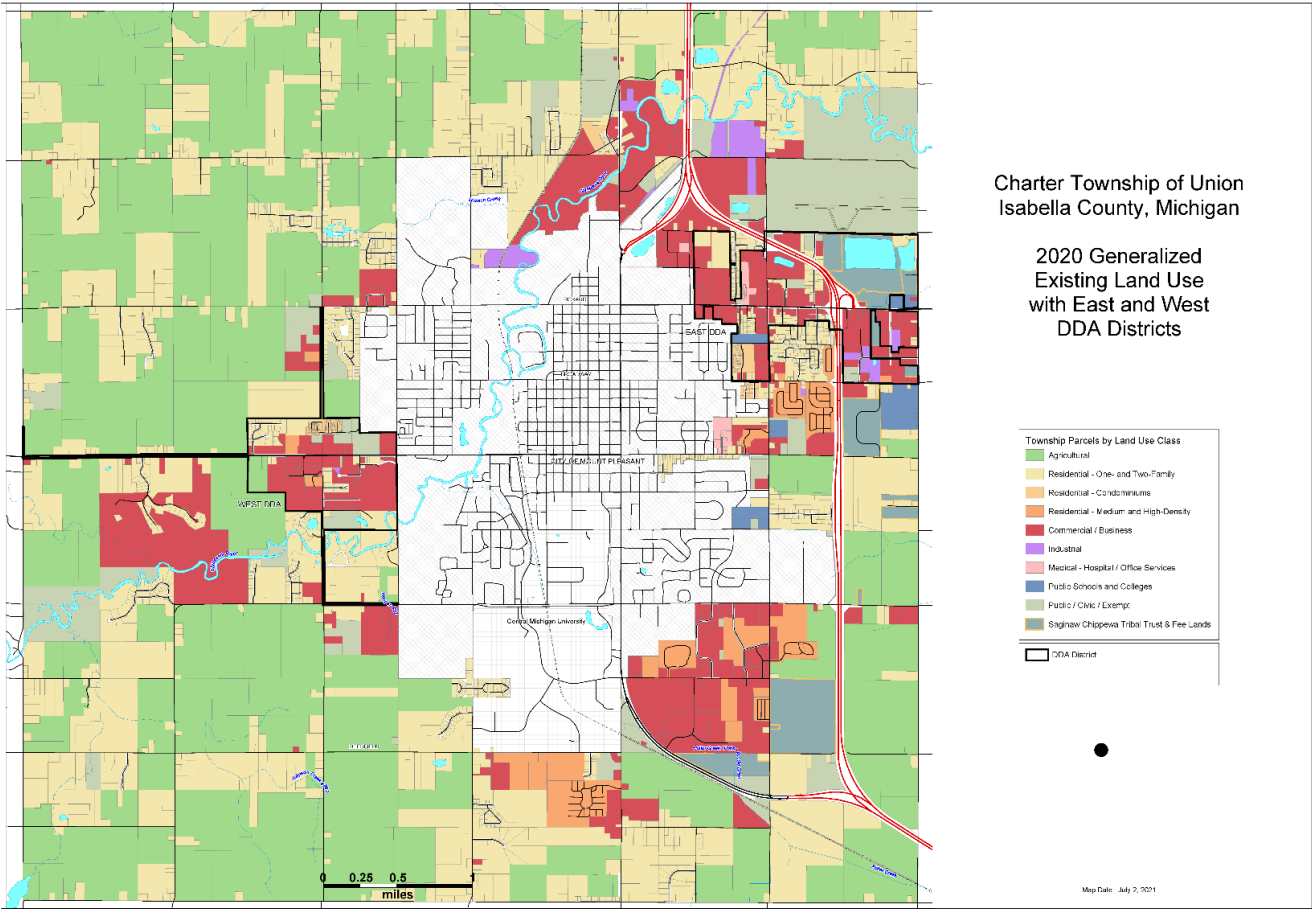
Since the development area of the DDA has more than 100 full-time primary residents, a development area citizens council will be formed as an advisory body to the Board of the DDA. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age and the development area citizens council shall be representative of the development area.

Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

**Map I: East DDA District Boundaries with Expansion Areas**

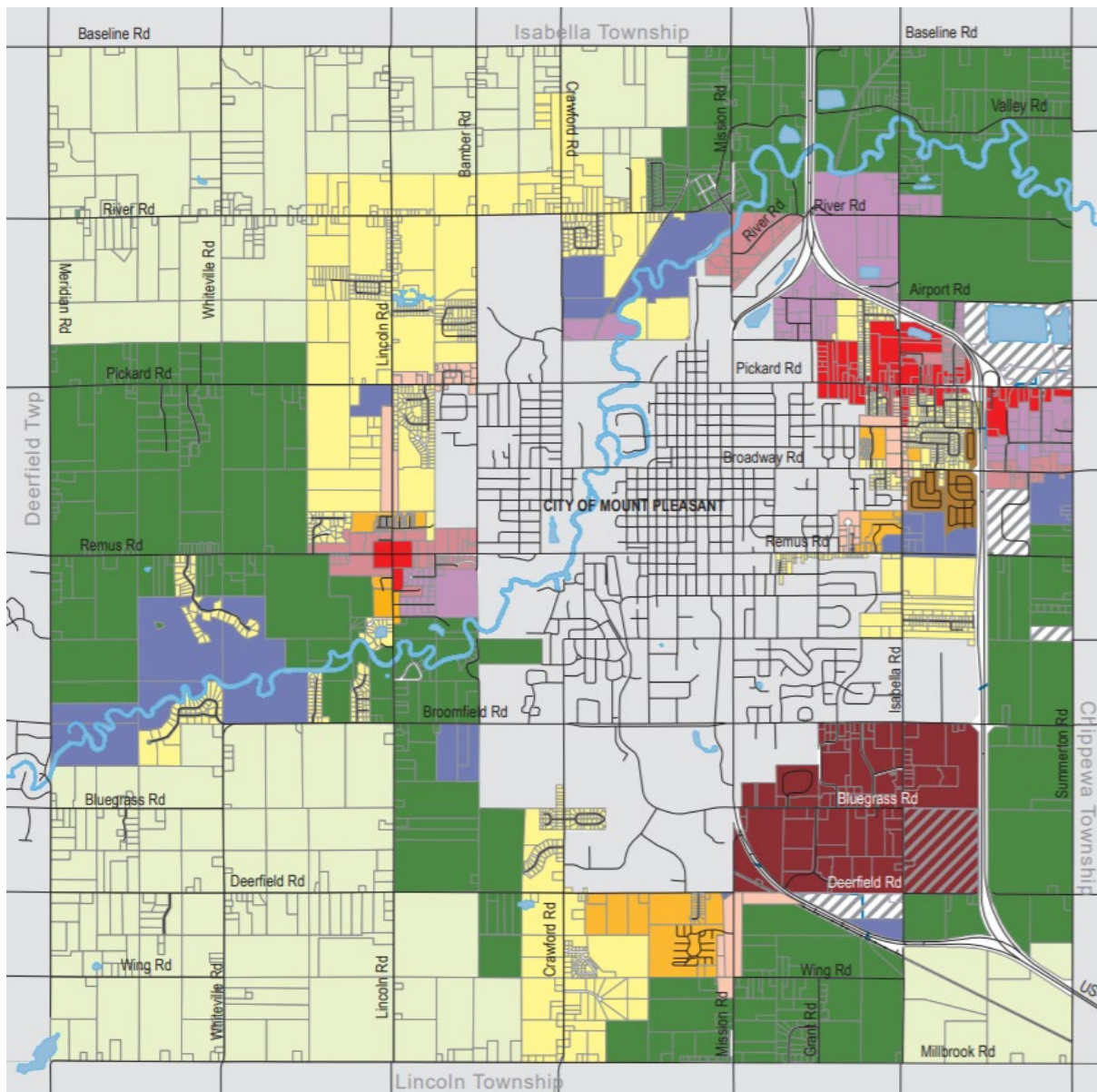














**Map 2: Existing Land Use**





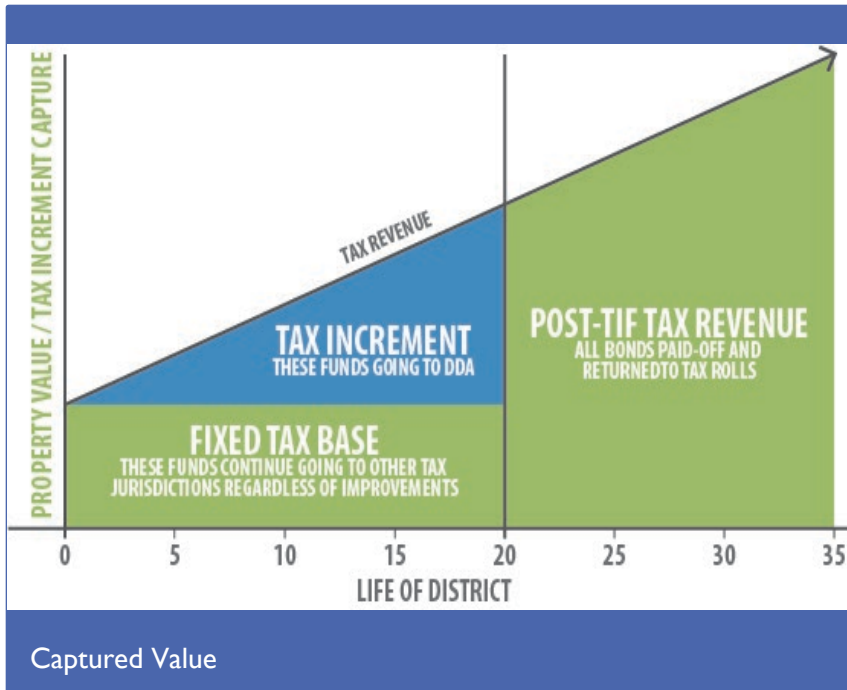
### Map 3: Future Land Use



- |   |   |
|---|---|
|  Rural Preservation    |  Neighborhood Service      |
|  Rural Buffer          |  Community Commercial      |
|  Residential           |  Commercial/Industrial Mix |
|  Residential- Attached |  Industrial/Employment     |
|  Manufactured Housing  |  Recreation/Institutional  |
|  Bluegrass Center Area |  Tribal Trust Lands        |

# TAX INCREMENT FINANCING PLAN

## EXPLANATION OF THE TAX INCREMENT PROCEDURE



Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Downtown Development Authority and adopted by the City Council.

As provided in PA 57 of 2018, tax increment financing is an effective tool for financing redevelopment and

planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the District and to: 1) market businesses within the District; 2) plan for property within the District; 3) acquire land; 4) improve sites; 5) construct buildings; 6) close the financing “gap” for projects; and 7) administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.

“Captured Taxable Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Taxable Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Taxable Value” represents the assessed value of properties at the time the DDA was established or updated, in this case 1985. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of increases in actual property value. The difference between the initial taxable value (base year total) and the current taxable value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

**I. Increase in taxable value.** The initial taxable value (“SEV”) for this plan is the taxable value of all real and personal property in the development area as determined on November 21, 1985. This is commonly considered the SEV for 1985. As shown in Table I, the base value of real property in the District is \$8,715,667.

Estimated Taxable Value Increase  
 Estimated Tax Capture Value 2021-2041

<b>EAST FISCAL YEAR</b>	<b>ESTIMATED Projected Increase</b>	<b>ANNUAL TAXABLE VALUE</b>	<b>CAPTURED TAXABLE VALUE</b>
<i>Base Year, 1985 = \$8,715,667</i>			
2021	2.0%	69,149,256	60,433,589
2022	2.0%	69,149,256	61,816,574
2023	2.0%	69,149,256	63,227,219
2024	2.0%	69,149,256	64,666,077
2025	2.0%	69,149,256	66,133,712
2026	2.0%	69,149,256	67,630,699
2027	2.0%	69,149,256	69,157,626
2028	2.0%	69,149,256	70,715,092
2029	2.0%	69,149,256	72,303,707
2030	2.0%	69,149,256	73,924,095
2031	2.0%	69,149,256	75,576,890
2032	2.0%	69,149,256	77,262,741
2033	2.0%	69,149,256	78,982,310
2034	2.0%	69,149,256	80,736,269
2035	2.0%	69,149,256	82,525,308
2036	2.0%	69,149,256	84,350,127
2037	2.0%	69,149,256	86,211,443
2038	2.0%	69,149,256	88,109,985
2039	2.0%	69,149,256	90,046,498
2040	2.0%	69,149,256	92,021,742
2041	2.0%	69,149,256	94,036,490

*taxable base reset year*

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.

**2. Capturable Taxable Value.** A limited amount of development is expected over the entire DDA District, as shown in Table 2. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

**Table 2  
Union Township EAST DDA Total Projected Revenues**

<b>FY</b>	<b>Taxable Value</b>	<b>Tax Increment Captured</b>	<b>Millage Multiplier</b>	<b>Tax Increment Revenue</b>
1985	\$8,715,667		<b>0.01292910</b>	
2021	\$69,149,256	\$60,433,589	0.01292910	\$781,352
2022	\$70,532,241	\$61,816,574	0.01292910	\$799,233
2023	\$71,942,886	\$63,227,219	0.01292910	\$817,471
2024	\$73,381,744	\$64,666,077	0.01292910	\$836,074
2025	\$74,849,379	\$66,133,712	0.01292910	\$855,049
2026	\$76,346,366	\$67,630,699	0.01292910	\$874,404
2027	\$77,873,293	\$69,157,626	0.01292910	\$894,146
2028	\$79,430,759	\$70,715,092	0.01292910	\$914,282
2029	\$81,019,374	\$72,303,707	0.01292910	\$934,822
2030	\$82,639,762	\$73,924,095	0.01292910	\$955,772
2031	\$84,292,557	\$75,576,890	0.01292910	\$977,141
2032	\$85,978,408	\$77,262,741	0.01292910	\$998,938
2033	\$87,697,977	\$78,982,310	0.01292910	\$1,021,170
2034	\$89,451,936	\$80,736,269	0.01292910	\$1,043,847
2035	\$91,240,975	\$82,525,308	0.01292910	\$1,066,978
2036	\$93,065,794	\$84,350,127	0.01292910	\$1,090,571
2037	\$94,927,110	\$86,211,443	0.01292910	\$1,114,636
2038	\$96,825,652	\$88,109,985	0.01292910	\$1,139,183
2039	\$98,762,165	\$90,046,498	0.01292910	\$1,164,220
2040	\$100,737,409	\$92,021,742	0.01292910	\$1,189,758
2041	\$102,752,157	\$94,036,490	0.01292910	\$1,215,807
	<b>Total Taxable Value Captured</b>	<b>\$1,599,868,194</b>	<b>Total TI Revenue</b>	<b>\$20,684,856</b>

**3. Tax Increment Capture.** For each year within the term of the plan, the Finance Director transmits directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the Township. All amendments must follow the procedures of the Act.

## **Maximum Amount of Bonded Indebtedness to be Incurred**

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. Future plan updates will consider outstanding debt as it plans for continued investment in the District.

## **Duration of the Development Program**

The remaining duration of the tax increment financing plan is twenty (20) years, commencing upon approval by the Union Township EDA Board in 2021 and will cease with tax collections due in December 2041, unless this plan is amended to extend or shorten its duration.

## **Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in which the Development Area is Located.**

The DDA is eligible to capture tax increment revenues from The DDA is eligible to capture tax increment revenues from County Operating, ICTC - Isabella County Transportation Commission, Medical Care Facility (MCF), Commission on Aging (COA), County Parks and Recreation, Township Operating, and Township Fire Department. For a complete listing of taxing jurisdictions, please see Table 3 below.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the District will not increase during the life of the Plan. Once the base value of the District is set, the DDA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 3 on the following page.

**Table 3: Union Township East DDA Total Projected Revenue by Taxing Jurisdiction**

<b>EAST</b>	<b>ESTIMATED</b>	<b>ANNUAL</b>	<b>CAPTURED</b>	County Operating	ICTC - Isabella County Transportation Commission	Medical Care Facility (MCF)	Commission on Aging (COA)	County Parks and Recreation	Township Operating	Township Fire	<b>TAX INCREMENT REVENUE</b>
<b>FISCAL YEAR</b>	<b>Projected Increase</b>	<b>TAXABLE VALUE</b>	<b>TAXABLE VALUE</b>	<b>0.0066100</b>	<b>0.0008620</b>	<b>0.0009795</b>	<b>0.0008776</b>	<b>0.0003500</b>	<b>0.0010000</b>	<b>0.0022500</b>	<b>0.012929100</b>
<b>Base Year</b>	<b>1985</b>	<b>\$8,715,667</b>									
<b>2021 (reset year)</b>	<b>2.0%</b>	<b>\$69,149,256</b>	<b>\$60,433,589</b>	<b>\$399,466</b>	<b>\$52,094</b>	<b>\$59,195</b>	<b>\$53,037</b>	<b>\$21,152</b>	<b>\$60,434</b>	<b>\$135,976</b>	<b>\$781,352</b>
2022	2.0%	\$70,532,241	\$61,816,574	\$408,608	\$53,286	\$60,549	\$54,250	\$21,636	\$61,817	\$139,087	<b>\$799,233</b>
2023	2.0%	\$71,942,886	\$63,227,219	\$417,932	\$54,502	\$61,931	\$55,488	\$22,130	\$63,227	\$142,261	<b>\$817,471</b>
2024	2.0%	\$73,381,744	\$64,666,077	\$427,443	\$55,742	\$63,340	\$56,751	\$22,633	\$64,666	\$145,499	<b>\$836,074</b>
2025	2.0%	\$74,849,379	\$66,133,712	\$437,144	\$57,007	\$64,778	\$58,039	\$23,147	\$66,134	\$148,801	<b>\$855,049</b>
2026	2.0%	\$76,346,366	\$67,630,699	\$447,039	\$58,298	\$66,244	\$59,353	\$23,671	\$67,631	\$152,169	<b>\$874,404</b>
2027	2.0%	\$77,873,293	\$69,157,626	\$457,132	\$59,614	\$67,740	\$60,693	\$24,205	\$69,158	\$155,605	<b>\$894,146</b>
2028	2.0%	\$79,430,759	\$70,715,092	\$467,427	\$60,956	\$69,265	\$62,060	\$24,750	\$70,715	\$159,109	<b>\$914,282</b>
2029	2.0%	\$81,019,374	\$72,303,707	\$477,928	\$62,326	\$70,821	\$63,454	\$25,306	\$72,304	\$162,683	<b>\$934,822</b>
2030	2.0%	\$82,639,762	\$73,924,095	\$488,638	\$63,723	\$72,409	\$64,876	\$25,873	\$73,924	\$166,329	<b>\$955,772</b>
2031	2.0%	\$84,292,557	\$75,576,890	\$499,563	\$65,147	\$74,028	\$66,326	\$26,452	\$75,577	\$170,048	<b>\$977,141</b>

2032	2.0%	\$85,978,408	\$77,262,741	\$510,707	\$66,600	\$75,679	\$67,806	\$27,042	\$77,263	\$173,841	<b>\$998,938</b>
2033	2.0%	\$87,697,977	\$78,982,310	\$522,073	\$68,083	\$77,363	\$69,315	\$27,644	\$78,982	\$177,710	<b>\$1,021,170</b>
2034	2.0%	\$89,451,936	\$80,736,269	\$533,667	\$69,595	\$79,081	\$70,854	\$28,258	\$80,736	\$181,657	<b>\$1,043,847</b>
2035	2.0%	\$91,240,975	\$82,525,308	\$545,492	\$71,137	\$80,834	\$72,424	\$28,884	\$82,525	\$185,682	<b>\$1,066,978</b>
2036	2.0%	\$93,065,794	\$84,350,127	\$557,554	\$72,710	\$82,621	\$74,026	\$29,523	\$84,350	\$189,788	<b>\$1,090,571</b>
2037	2.0%	\$94,927,110	\$86,211,443	\$569,858	\$74,314	\$84,444	\$75,659	\$30,174	\$86,211	\$193,976	<b>\$1,114,636</b>
2038	2.0%	\$96,825,652	\$88,109,985	\$582,407	\$75,951	\$86,304	\$77,325	\$30,838	\$88,110	\$198,247	<b>\$1,139,183</b>
2039	2.0%	\$98,762,165	\$90,046,498	\$595,207	\$77,620	\$88,201	\$79,025	\$31,516	\$90,046	\$202,605	<b>\$1,164,220</b>
2040	2.0%	\$100,737,409	\$92,021,742	\$608,264	\$79,323	\$90,135	\$80,758	\$32,208	\$92,022	\$207,049	<b>\$1,189,758</b>
2041	2.0%	\$102,752,157	\$94,036,490	\$621,581	\$81,059	\$92,109	\$82,526	\$32,913	\$94,036	\$211,582	<b>\$1,215,807</b>
<b>TOTAL</b>											<b>\$20,684,856</b>

County Operating	6.6100
ICTC - Isabella County Transportation Commission	0.8620
Medical Care Facility (MCF)	0.9795
Commission on Aging (COA)	0.8776
County Parks and Recreation	0.3500
Township Operating	1.0000
Township Fire	2.2500
<b>Total</b>	<b>12.9291</b>



## Plan for the Expenditure of Captured Taxable Value by the Authority

1. **Estimate of Tax Increment Revenues.** Table 3 summarizes the estimated tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this plan but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.
2. **Expenditure of Tax Increment Revenues.** Any additional tax increment revenues beyond those projected in this plan will:
  - a. Be used to expedite any debt service;
  - b. Further the implementation of the public improvement program;
  - c. Go into a local development grant & loan fund; or
  - d. Be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements;
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources; or
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

# APPENDIX A: BASE PARCEL DATA

**TABLE 4  
PARCELS IN THE EAST  
DDA DISTRICT**

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<b>EXPANSION C2</b>
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<b>EXPANSION C4</b>
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14-152-00-018-00

# APPENDIX B: LEGAL DESCRIPTION

## (See Map I)

### **Area A:**

The area is bounded on the south by Corporate Dr, on the west by the township line and N US 127, on the north by US 127, on the east by S US 127, then on the north by E Airport Rd, and then east of Packard Rd. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are: Corporate Dr from the western city limit north to N US 127 BR, N US 127 northeast to connect with S US 127, S US 127 southeast to Belmont Dr, E Airport Rd west, south parallel to Packard Rd to Corporate Dr, Corporate drive west to the township line.

### **Area B:**

The area is bounded on the south by Broadway Rd, on the west by Isabella Rd, on the north by Ward and Palmer, and on the east by N US 127. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are: Broadway Rd from the southwest north on Isabella Rd, Isabella road east to Third, north on Third to Palmer, south on first and east to the eastern side of N US 127, then south along N US 127 to Broadway Rd, west on Broadway Rd to Isabella Rd.

### **Area C1:**

The area is bounded on the north by Pickard Rd. T14N R4W, SEC 14, N 500 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4.

### **Area C2:**

The area is bounded on the north by Palmer, on the west by 2<sup>nd</sup> St, on the south by E Pickard Rd, and west of Elizabeth Rd. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are: E Palmer Rd west to 2<sup>nd</sup> St, south to Pickard Rd east to the southeast corner of 071-00-015-00, north to the property line, east along south property line of 071-00-017-00 to the southeast corner, north to Palmer Rd.

### **Area C3:**

The area is bounded on the north by the Mid Michigan Community College property line, on the east by S Summerton Rd, on the south by E Pickard Rd, and on the west by the Mid Michigan Community College property line. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are: from the southwest corner of the Mid Michigan Community College property line to the northwest corner, east along the property line to S Summerton Rd, south toe E Pickard Rd, west to the southwest corner of the Mid Michigan Community College property line.

### **Area C4:**

The area is bounded on the south by the property lines of 152-00-018-00, 152-00-019-00, and 152-00-020-00 and Venture Way, on the west by the property line of 152-00-020-00 and 152-00-007-00, on the north by the property lines of 152-00-007-00, 152-00-008-00, 152-00-015-00, 152-00-016-00, and Saginaw Chippewa 2. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are: from the southwest corner of 152-00-007-00 to the northwest corner, east to the northeast corner of 152-00-008-00, south to the northwest corner of 152-00-015-00 east to the northeast corner, north to the northwest corner of 152-00-016-00, east to S Summerton Rd, south to the southeast corner of 152-00-018-00, west to the southwest corner of 152-00-020-00, north to Venture Way, west to the southwest corner of 152-00-007-00.