

**Notice of an Electronically Conducted  
Regular Meeting of the Charter Township of Union  
Economic Development Authority**

Notice is hereby given that the Charter Township of Union Economic Development Authority will conduct their regularly scheduled May 18, 2021 meeting electronically at 4:30 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

There will be no in-person public attendance in the Township Hall Board Room (2010 S Lincoln Rd., Mt. Pleasant, MI 48858), although some EDA Board members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/81144214764?pwd=MDlGM3pQZDN2U0NIYVZFmGIHMk5TUT09> (Meeting ID: "811 4421 4764" Password enter "896944"). The moderator will open public access to the electronic meeting space at 4:20 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "811 4421 4764" and the "#" sign at the "Meeting ID" prompt, and then enter "896944" at the "Password" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (\*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Economic Development Authority may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on 5/18/2021 will be read aloud to the Economic Development Authority.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

## **Instructions to Participate in an Electronically Conducted Regular Meeting of the Charter Township of Union Economic Development Authority**

The Charter Township of Union Economic Development Authority will conduct their regularly scheduled May 18, 2021 meeting electronically at 4:30 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location:

<https://us02web.zoom.us/j/81144214764?pwd=MDIGM3pQZDN2U0NIYVZFMGIHMk5TUT09>

(Meeting ID: "811 4421 4764" Passcode "896944").

To participate via telephone conference call, please call (312) 626-6799. Enter "811 4421 4764" and the "#" sign at the "Meeting ID" prompt and then enter "896944" at the "Password" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The moderator will open public access to the electronic meeting space at 4:20 p.m.

### **Raise Your Hand for Citizen Participation During the Public Comment Periods**

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please **click on the "Raise Your Hand" icon** near the bottom of your screen.



Click "Lower Hand" to lower it if needed. The host will be notified that you've raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

**To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (\*9).**

The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

**Do I need to download the Zoom app to access the meeting?** No. Use of the Zoom app is recommended for the best experience, but you will have options to "download & run Zoom" or "join from your browser" when you click on the link to join the meeting.

**Can I Use Bluetooth Headset?** Yes, as long as the Bluetooth device is compatible with the computer or mobile device that you are using.

**Do I have to have a webcam to join on Zoom?** While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

**Leaving the Meeting:** Click the "Leave Meeting" link at the bottom right corner of the screen at any time to leave the meeting.

# Charter Township of Union

**Economic Development Authority Board (EDA)  
Regular Electronic Meeting**  
Instructions for access will be posted and available on the  
website home page [www.uniontownshipmi.com](http://www.uniontownshipmi.com)  
Tuesday May 18, 2021  
4:30 p.m.

## **AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - April 20, 2021 Regular Meeting
5. PRESENTATIONS
  - A. FY 2020 Audit Presentation – Ali Barnes, Yeo & Yeo
6. PUBLIC COMMENT
7. REPORTS
  - A. Accounts payable Approval – April
    - East DDA District #248 – Check Register
    - West DDA District #250 – Check Register
  - B. April Financial Reports: Income / Expense Statement; Balance Sheet
    - East DDA District #248
    - West DDA District #250
  - C. Board Member Matrix
8. NEW BUSINESS
9. PENDING BUSINESS
  - A. East & West DDA Districts Development / Tax Increment Financing Plan
    - Plan Process Status Update - CIB Planning
    - Plan updates from Director - Rodney Nanney

**10. DIRECTOR COMMENTS**

**11. ADJOURNMENT**

Next regularly scheduled meeting Tuesday, June 15, 2021

**Charter Township of Union  
Economic Development Authority Board (EDA)  
Regular – Electronic Board Meeting  
Tuesday, April 20, 2021**

**MINUTES**

A regular – electronic meeting of the Charter Township of Union Economic Development Authority was held on April 20, 2021 at 4:30 p.m. as a virtual meeting through the Zoom meeting platform.

**Meeting was called to order at 4:31 p.m.**

**ROLL CALL**

Present: Kequom – Mt. Pleasant, MI, Union Township, Isabella County, Zalud – Mt. Pleasant, MI, Sweet – Union Township, Isabella County, State of Michigan, Bacon - Union Township, Isabella County, State of Michigan, Mielke - Union Township, Isabella County, State of Michigan, Coyne - Union Township, Isabella County, State of Michigan, Barz - Union Township, Isabella County, State of Michigan, Figg (late 4:34 p.m.) Union Township, Isabella County, Chowdhary (late 4:53 p.m.)

Excused:

Absent: Hunter

Others Present: Rodney Nanney – Community & Economic Development Director, Amy Peak – Building Services Clerk, Sherrie Teall – Finance Director, Elena Moeller-Younger – CIB Planning, Carmine Avantini – CIB Planning, Harmony Nowlin – Consumers Energy

**APPROVAL OF AGENDA**

MOTION by Coyne SUPPORTED by Mielke to APPROVE the agenda as presented. **MOTION CARRIED 7-0.**

**APPROVAL OF MINUTES**

MOTION by Mielke SUPPORTED by Figg to APPROVE minutes from the March 16, 2021 regular meeting as presented. **MOTION CARRIED 8-0.**

**PRESENTATIONS** - None

**PUBLIC COMMENT** – No public comment offered.

**REPORTS**

**ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS**

Finance Director Sherri Teall reviewed the accounts payable for the East DDA.

MOTION by Zalud SUPPORTED by Bacon to APPROVE the East DDA payables 3/17/21 – 4/20/21 in the amount of \$5,511.42 as presented. **MOTION CARRIED 8-0.**

Finance Director Sherri Teall reviewed the accounts payable for the West DDA.

MOTION by Zalud SUPPORTED by Coyne to APPROVE the West DDA payables 3/17/21 – 4/20/21 in the amount of \$3,141.50 as presented. **MOTION CARRIED 8-0.**

Finance Director Sherrie Teall reviewed financial reports.

Financial reports were RECEIVED AND FILED by Chair Kequom

**NEW BUSINESS**

- A. **RFBA: To consider approval of the Civil Engineering Services Proposal from Rowe Professional Services Company in the amount of \$71,600.00 for completion of topographic surveys, design engineering, easement negotiation, construction documents, bidding assistance, and construction engineering and administration services for new sidewalk construction along both sides of East Remus Road between Bradley Street and South Lincoln Road, and associated intersection improvements at South Lincoln Road; and to authorize the Township Manager to sign the agreement.**

Community and Economic Development Director – Rodney Nanney reviewed RFBA. Discussion held.

MOTION by **Figg** SUPPORTED by **Chowdhary** to approve the Civil Engineering Services Proposal from Rowe Professional Services Company in the amount of \$71,600.00 for completion of topographic surveys. Design engineering, easement negotiation, construction documents, bidding assistance, and construction engineering and administration services for new sidewalk construction along both sides of East Remus Road between Bradley Street and South Lincoln Road. And associated intersection improvements at South Lincoln Road; and to authorize the Township Manager to sign the agreement. **9 – YES, 0 – NO, 1 – ABSENT, MOTION CARRIED.**

- B. Community and Economic Development Director – Rodney Nanney reviewed the Consumers Energy City Gate site and introduced Harmony Nowlin with Consumers Energy for brief presentation on a potential welcome signage at S. Summerton Rd and M – 20.** Discussion held with interest expressed by multiple EDA Board members present for a formal proposal to consider potential signage at this location.

#### **PENDING BUSINESS**

- A. East & West DDA Districts Development / Tax Increment Financing plans update:** Community and Economic Development Director – Rodney Nanney gave overview on potential expansion areas and invited Carmine Avantini with CIB Planning for discussion. Discussion held. General consensus by the EDA Board to move forward to put materials together for the proposed EDA district expansion areas for informal discussion with the County.
- B.** Community and Economic Development Director gave quick overview of the results of the strengths, weaknesses, opportunities, and threats (SWOT) workshop session materials in the EDA Board packet as a recap from 3/16/21 meeting.

#### **GENERAL DISCUSSION**

- Election process to be held in May for appointment of EDA Board officers per the adopted bylaws.
- Township facilities as part of Miss Dig.
- Possible moving of some benches and streetlights when M-20 construction begins – to be coordinated with MDOT.
- Stonework restoration at underpass – determination made by the original contractor that no repairs are needed.

#### **DIRECTOR COMMENTS**

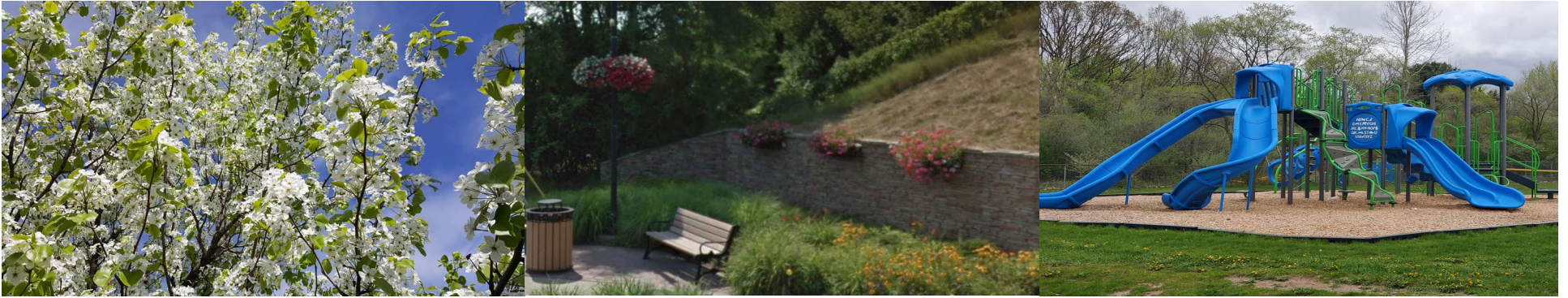
- MDOT M – 20 reconstruction updates.
- EDA Bylaws – Officer nominations / elections at next meeting.

Next EDA meeting to be held on May 18, 2021.  
Meeting adjourned by Chair Kequom at 6:23p.m.

**APPROVED BY**

\_\_\_\_\_  
**Chair Kequom**

(Recorded by Amy Peak)



# Charter Township of Union East and West DDA Audit Results December 31, 2020

*Presented by*

**Ali N. Barnes, CPA**

(989) 463-6108

[alibar@yeoandyeo.com](mailto:alibar@yeoandyeo.com)



# Charter Township of Union Downtown Development Authorities



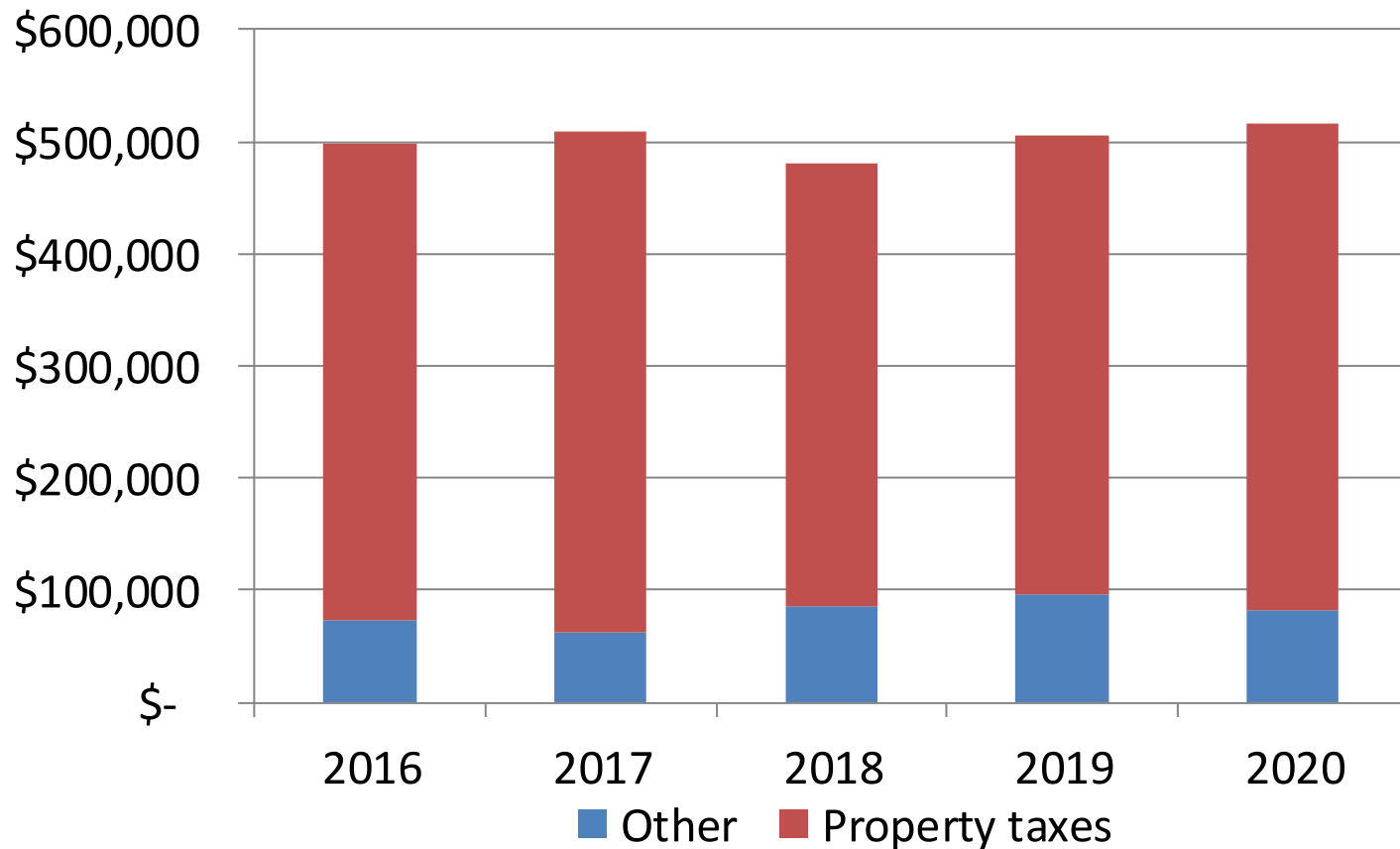
- **Unmodified Opinion**
  - Highest level of assurance
  - The financial records and statements are fairly and appropriately presented, and in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



# Charter Township of Union Downtown Development Authorities



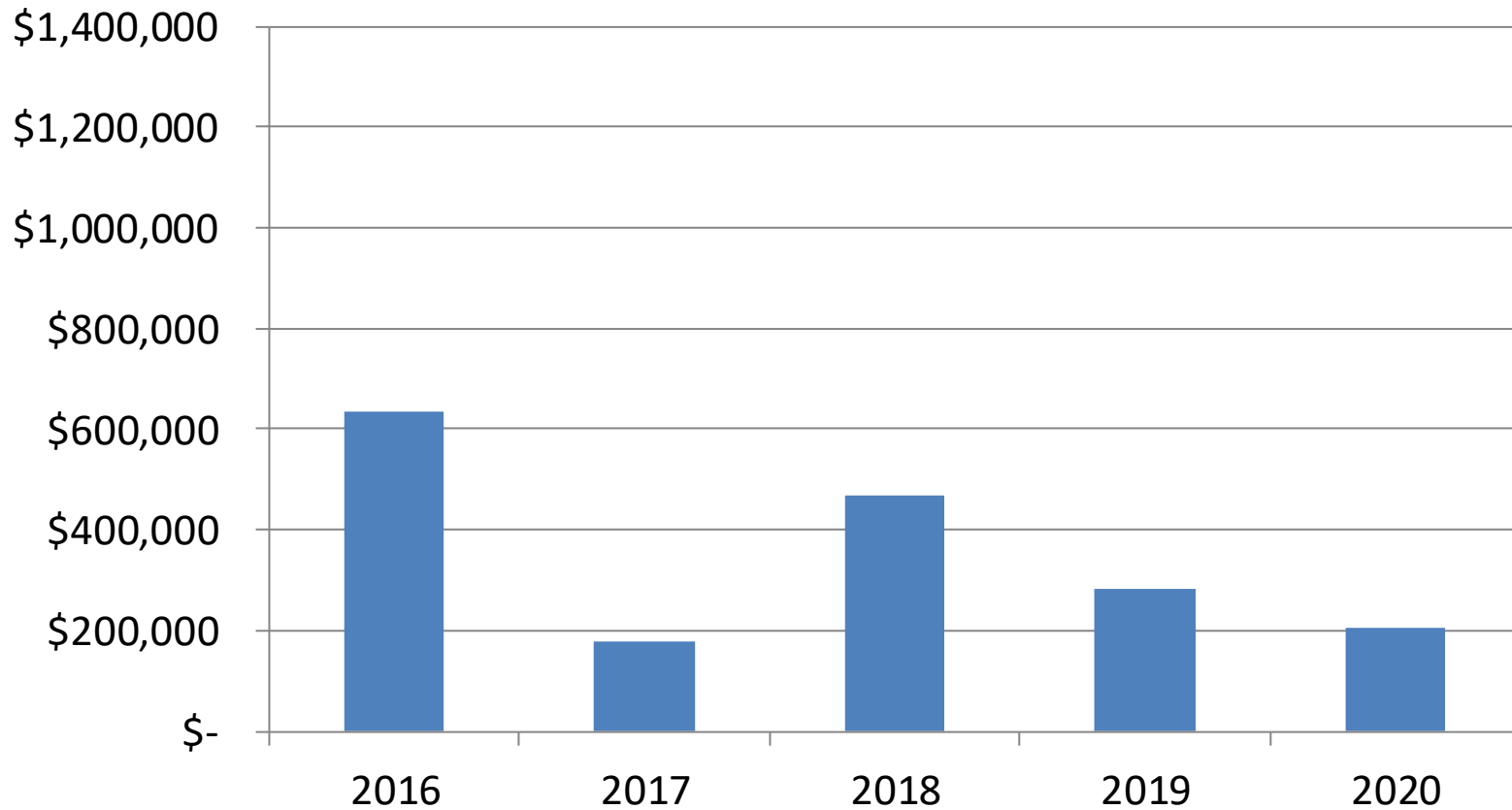
## East DDA Revenues



# Charter Township of Union Downtown Development Authorities



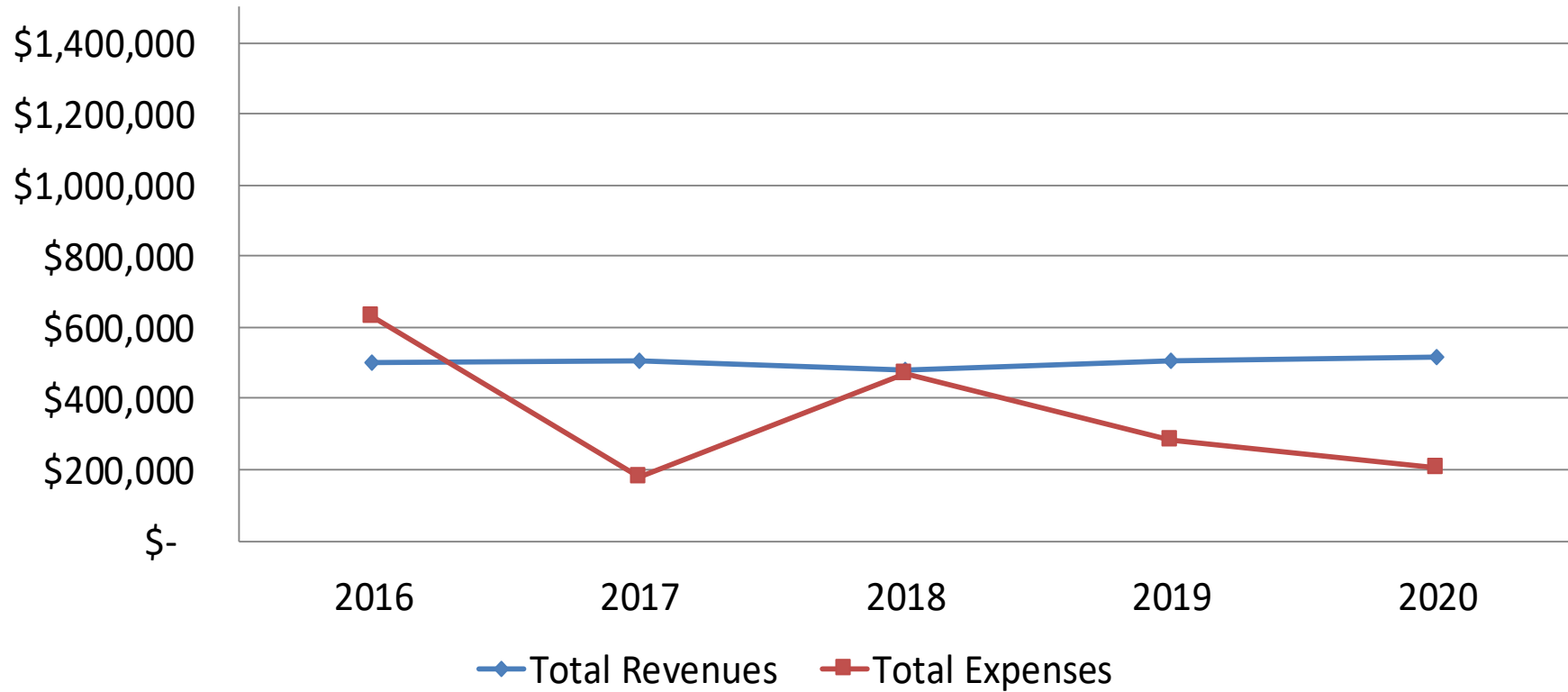
## East DDA Expenditures



# Charter Township of Union Downtown Development Authorities



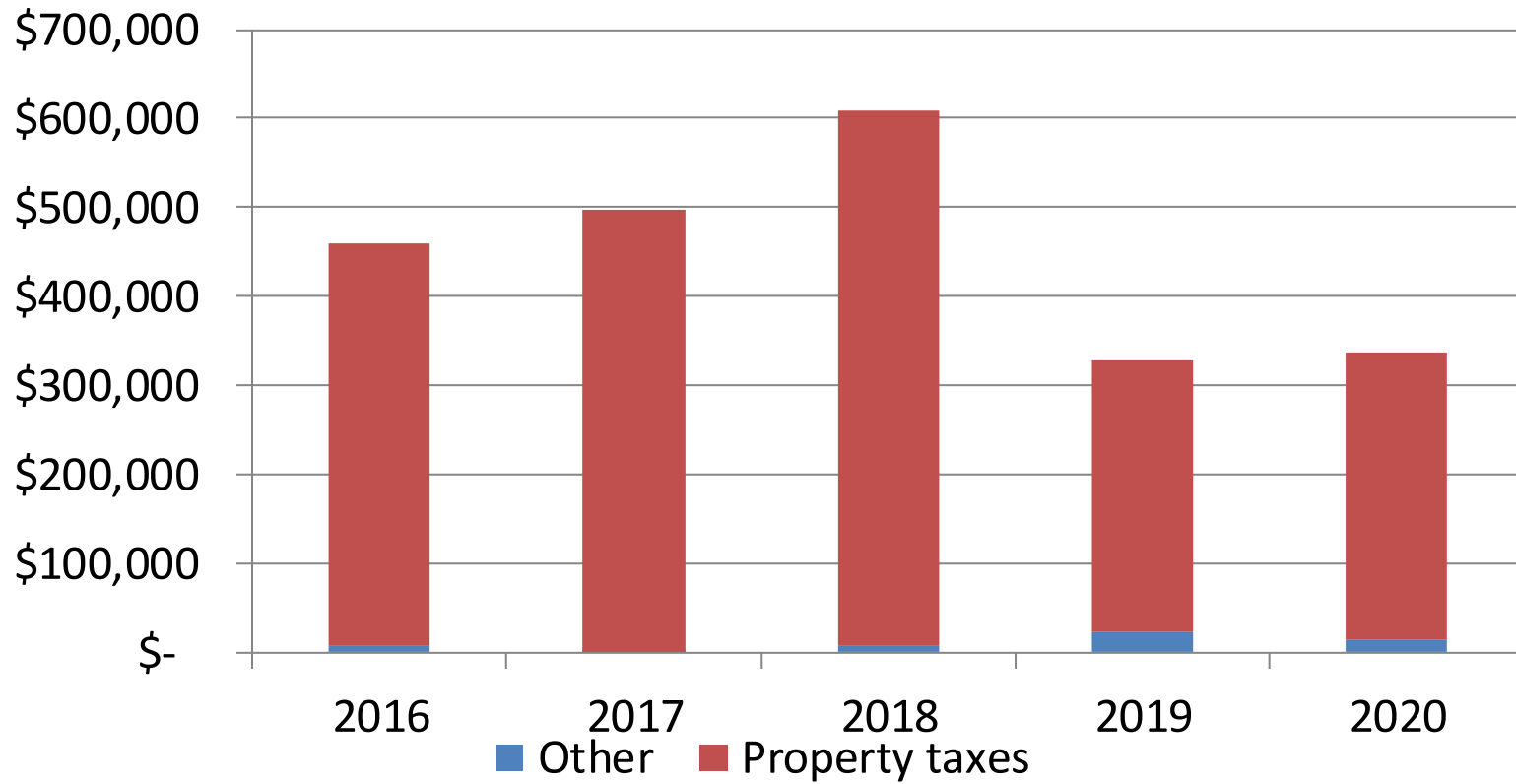
## East DDA



# Charter Township of Union Downtown Development Authorities



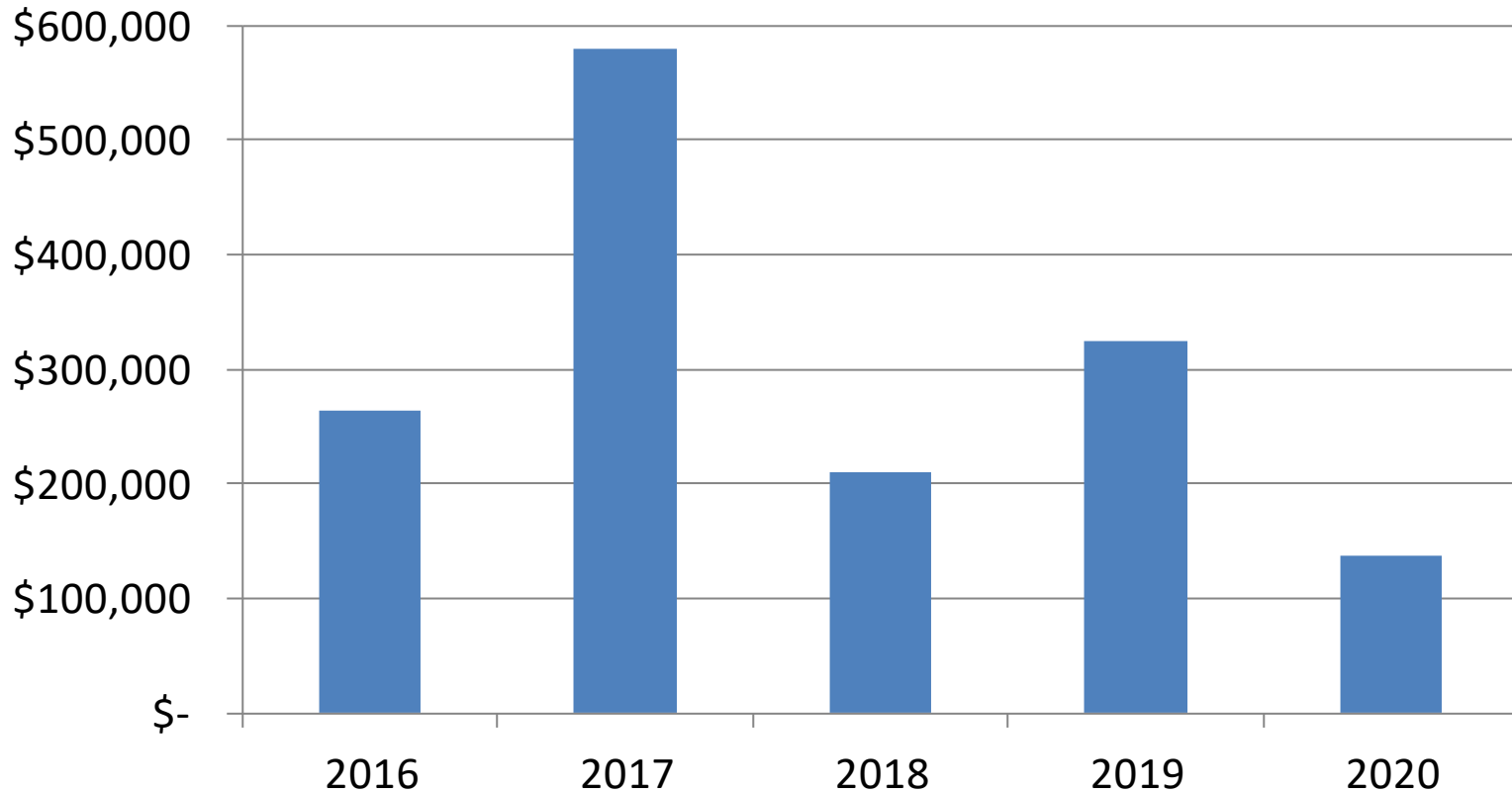
## West DDA Revenues



# Charter Township of Union Downtown Development Authorities



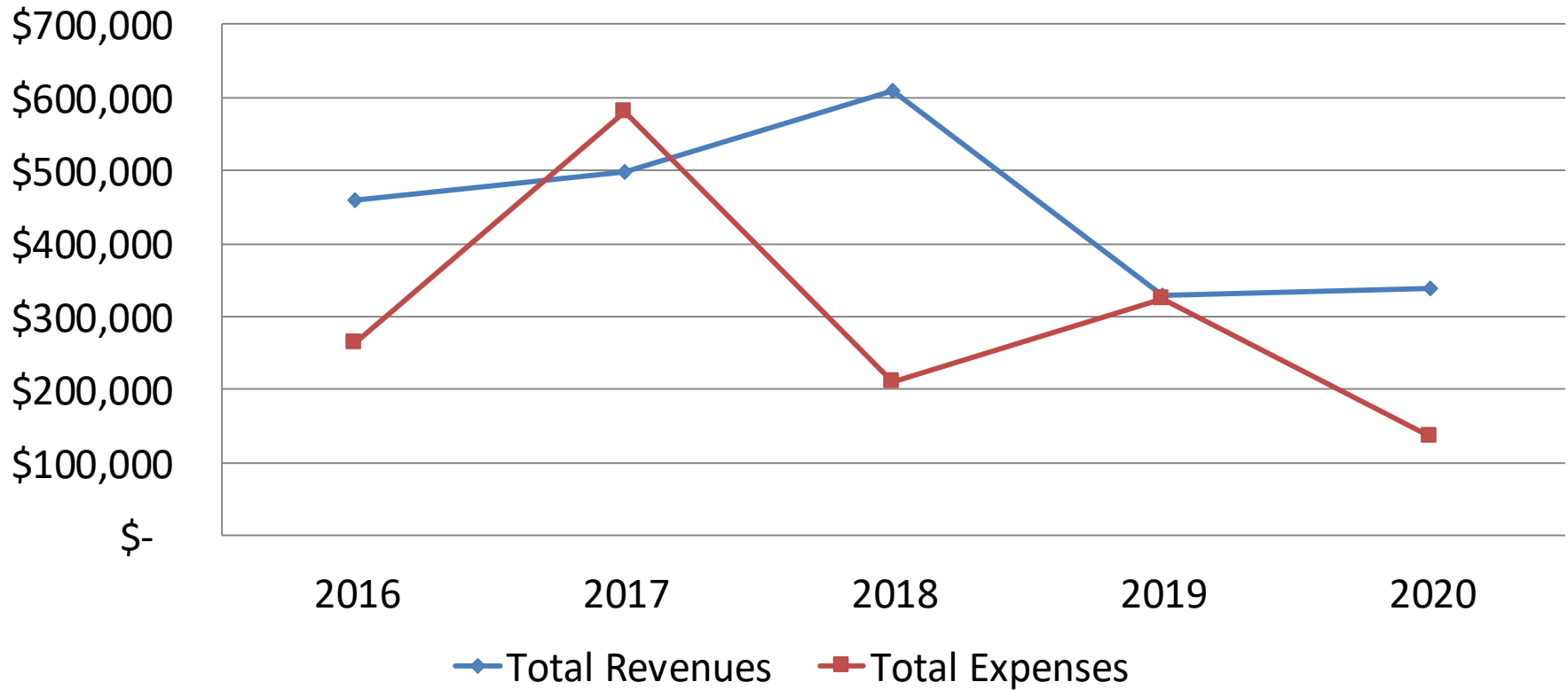
## West DDA Expenditures



# Charter Township of Union Downtown Development Authorities



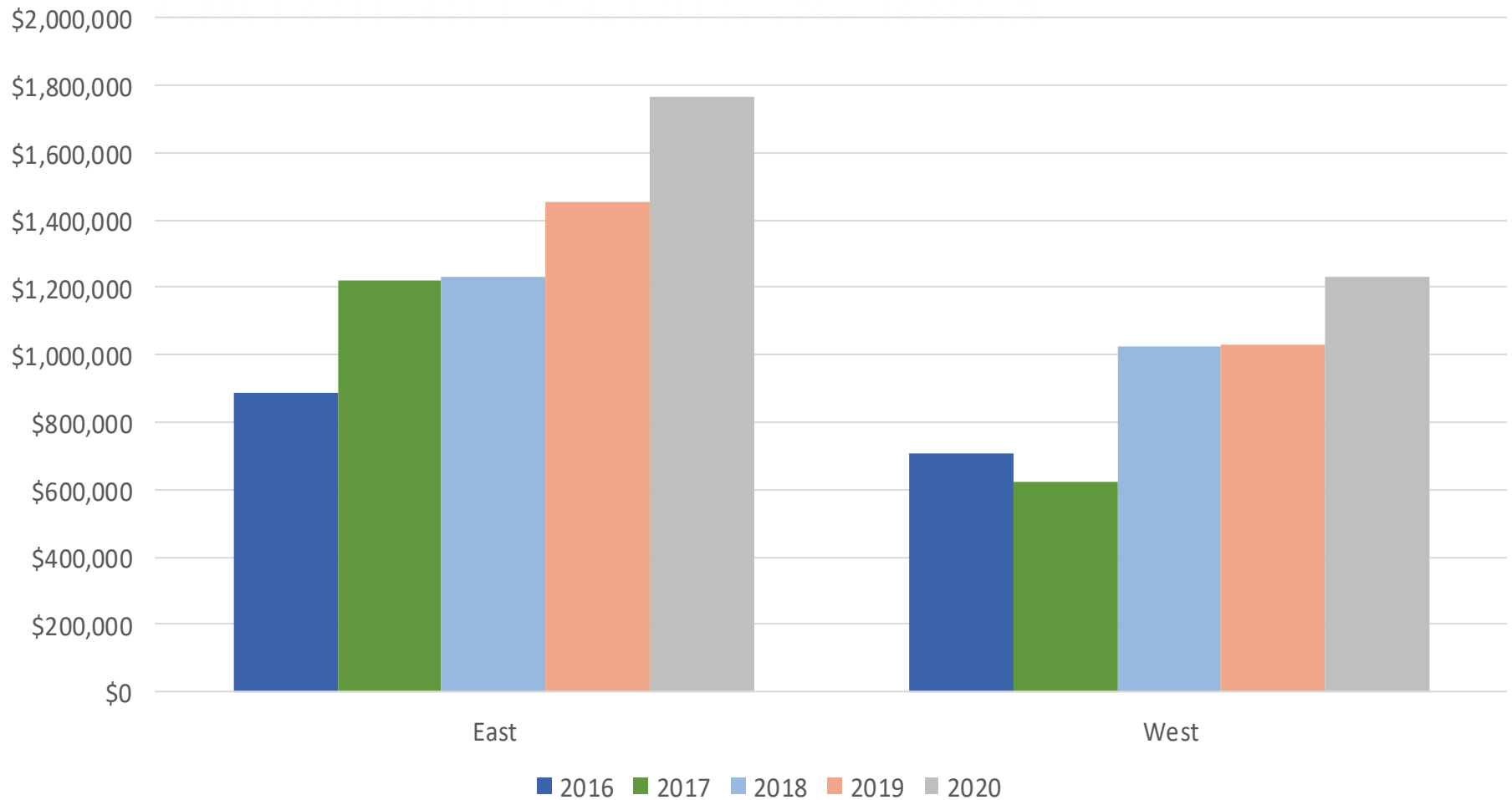
## West DDA



# Charter Township of Union Downtown Development Authorities



## Net Position



# Charter Township of Union Downtown Development Authorities



No Material Weaknesses

No Significant Deficiencies



Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
05/12/2021	248	72 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	2027 FLORENCE	33.19
					4923 E PICKARD	36.83
					4675 E PICKARD	48.17
					4592 E PICKARD STE B	29.87
					4592 E PICKARD STE A	42.85
					5771 E PICKARD STE B	29.87
					5771 E PICKARD STE A	71.49
					5770 E PICKARD STE B	29.87
					5770 E PICKARD STE A	62.19
					5325 E PICKARD	60.42
					2029 2ND	71.27
					5157 E PICKARD STE B	29.72
					5157 E PICKARD STE A	30.13
					4900 E PICKARD	33.53
					1940 S ISABELLA	48.93
						<u>658.33</u>
05/18/2021	248	4204	00450	M M I	PARK BENCH/GROUND MAINT - APRIL 2021	460.00
05/18/2021	248	4205	01481	MICHIGAN ECONOMIC DEVELOPERS ASSOC	MEDA MEMBERSHIP DUES - 2021	152.50
05/18/2021	248	4206	00673	UNION TOWNSHIP GENERAL FUND	PHASE 1 JAMESON PARK UPGRADES CONTRIBUTI	<u>19,714.91</u>

248 TOTALS:

Total of 4 Disbursements:

20,985.74

05/13/2021 01:38 PM  
User: SHERRIE  
DB: Union

CHECK REGISTER FOR CHARTER TOWNSHIP OF UNION  
CHECK DATE FROM 04/21/2021 - 05/18/2021

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 250 WDDA CHECKING						
05/18/2021	250	250	01481	MICHIGAN ECONOMIC DEVELOPERS ASSOC	MEDA MEMBERSHIP DUES 2021	152.50
250 TOTALS:						
Total of 1 Checks:						152.50
Less 0 Void Checks:						0.00
Total of 1 Disbursements:						152.50

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	YTD BALANCE		2021		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Revenues								
Dept 000 - NONE								
248-000-402.000	CURRENT PROPERTY TAX	0.00		458,000.00	458,000.00		466,608.87	101.88
248-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)	(250.00)		0.00	0.00
248-000-420.000	DELQ PERSONAL PROPERTY CAPT	0.00		300.00	300.00		0.00	0.00
248-000-445.000	INTEREST ON TAXES	0.00		500.00	500.00		0.00	0.00
248-000-573.000	STATE AID REVENUE-LCSA	0.00		63,000.00	63,000.00		0.00	0.00
248-000-665.000	INTEREST EARNED	7,339.06		6,700.00	6,700.00		2,247.83	33.55
248-000-671.000	OTHER REVENUE	30.60		100.00	100.00		0.00	0.00
Total Dept 000 - NONE		7,369.66		524,350.00	524,350.00		468,856.70	89.42
TOTAL REVENUES		7,369.66		524,350.00	524,350.00		468,856.70	89.42
Expenditures								
Dept 000 - NONE								
248-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	3,398.50		82,500.00	82,500.00		8,576.00	10.40
248-000-801.001	MAINT- BENCHES/TRASH RECEPTACLES	0.00		11,000.00	11,000.00		0.00	0.00
248-000-801.003	SIDEWALK SNOWPLOWING	3,700.00		11,000.00	11,000.00		5,900.00	53.64
248-000-801.004	RIGHT OF WAY LAWN CARE	2,267.00		23,000.00	23,000.00		0.00	0.00
248-000-801.005	IRRIGATION / LIGHTING REPAIRS	436.45		35,000.00	35,000.00		86.84	0.25
248-000-801.007	FLOWER / LANDSCAPE MAINTENANCE	0.00		21,000.00	21,000.00		0.00	0.00
248-000-801.015	STREET LIGHT BANNERS/CHRISTMAS	4,500.00		20,000.00	20,000.00		4,700.00	23.50
248-000-826.000	LEGAL FEES	0.00		500.00	500.00		0.00	0.00
248-000-880.000	COMMUNITY PROMOTION	0.00		10,000.00	10,000.00		0.00	0.00
248-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
248-000-900.000	PRINTING & PUBLISHING	0.00		250.00	250.00		0.00	0.00
248-000-915.000	MEMBERSHIP & DUES	0.00		260.00	260.00		152.50	58.65
248-000-917.000	WATER & SEWER CHARGES	0.00		16,000.00	16,000.00		0.00	0.00
248-000-920.000	ELECTRIC/NATURAL GAS	4,152.71		12,000.00	12,000.00		5,458.33	45.49
248-000-935.000	PROPERTY/LIABILITY INSURANCE	1,297.69		1,700.00	1,700.00		1,391.61	81.86
248-000-940.000	LEASE/RENT	0.00		700.00	700.00		0.00	0.00
248-000-955.000	MISC.	17.97		50.00	50.00		0.00	0.00
Total Dept 000 - NONE		19,770.32		284,960.00	284,960.00		26,265.28	9.22
Dept 336 - FIRE DEPARTMENT								
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		105,100.00	105,100.00		0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00		105,100.00	105,100.00		0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-967.300	SEWER SYSTEM PROJECTS	0.00		435,260.00	435,260.00		0.00	0.00
248-728-967.600	PARKS PROJECTS	0.00		117,000.00	221,000.00		19,714.91	8.92
Total Dept 728 - ECONOMIC DEVELOPMENT		0.00		552,260.00	656,260.00		19,714.91	3.00
TOTAL EXPENDITURES		19,770.32		942,320.00	1,046,320.00		45,980.19	4.39

User: SHERRIE

DB: Union

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	YTD BALANCE 04/30/2020		2021		YTD BALANCE 04/30/2021		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Fund 248 - EAST DDA FUND:								
TOTAL REVENUES			7,369.66	524,350.00	524,350.00		468,856.70	89.42
TOTAL EXPENDITURES			19,770.32	942,320.00	1,046,320.00		45,980.19	4.39
NET OF REVENUES & EXPENDITURES			(12,400.66)	(417,970.00)	(521,970.00)		422,876.51	81.02

User: SHERRIE

DB: Union

PERIOD ENDING 04/30/2021

GL NUMBER	DESCRIPTION	YTD BALANCE		2021		YTD BALANCE		% BGD USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2021 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	0.00		334,000.00	334,000.00		341,992.49	102.39
250-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
250-000-420.000	DELQ PERSONAL PROPERTY CAPT	0.00		20.00	20.00		20.93	104.65
250-000-445.000	INTEREST ON TAXES	0.00		250.00	250.00		2.89	1.16
250-000-665.000	INTEREST EARNED	5,912.95		5,400.00	5,400.00		1,517.06	28.09
Total Dept 000 - NONE		5,912.95		335,670.00	335,670.00		343,533.37	102.34
TOTAL REVENUES		5,912.95		335,670.00	335,670.00		343,533.37	102.34
Expenditures								
Dept 000 - NONE								
250-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	2,867.50		54,200.00	54,200.00		7,570.50	13.97
250-000-880.000	COMMUNITY PROMOTION	0.00		5,000.00	5,000.00		0.00	0.00
250-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
250-000-915.000	MEMBERSHIP & DUES	0.00		260.00	260.00		152.50	58.65
250-000-967.400	STREET/ROAD PROJECTS	0.00		330,000.00	330,000.00		0.00	0.00
Total Dept 000 - NONE		2,867.50		429,460.00	429,460.00		7,723.00	1.80
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		59,000.00	59,000.00		0.00	0.00
Total Dept 336 - FIRE DEPARTMENT		0.00		59,000.00	59,000.00		0.00	0.00
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		250,000.00	250,000.00		0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		0.00		250,000.00	250,000.00		0.00	0.00
TOTAL EXPENDITURES		2,867.50		738,460.00	738,460.00		7,723.00	1.05
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		5,912.95		335,670.00	335,670.00		343,533.37	102.34
TOTAL EXPENDITURES		2,867.50		738,460.00	738,460.00		7,723.00	1.05
NET OF REVENUES & EXPENDITURES		3,045.45		(402,790.00)	(402,790.00)		335,810.37	83.37

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	2,559.20
248-000-002.000	SAVINGS	820,368.64
248-000-003.001	CERTIFICATE OF DEPOSIT	834,733.16
248-000-084.703	DUE FROM CURRENT TAX FUND	466,608.87
<b>Total Assets</b>		<b>2,124,269.87</b>
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	20,327.41
<b>Total Liabilities</b>		<b>20,327.41</b>
*** Fund Balance ***		
248-000-370.379	RESTRICTED FUND BALANCE	1,681,065.95
<b>Total Fund Balance</b>		<b>1,681,065.95</b>
<b>Beginning Fund Balance</b>		<b>1,681,065.95</b>
<b>Net of Revenues VS Expenditures</b>		<b>422,876.51</b>
<b>Ending Fund Balance</b>		<b>2,103,942.46</b>
<b>Total Liabilities And Fund Balance</b>		<b>2,124,269.87</b>

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	1,395.57
250-000-002.000	SAVINGS	268,157.34
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	946,820.82
250-000-084.703	DUE FROM CURRENT TAX FUND	341,992.49
<b>Total Assets</b>		<b>1,558,419.92</b>
*** Liabilities ***		
250-000-202.000	ACCOUNTS PAYABLE	152.50
<b>Total Liabilities</b>		<b>152.50</b>
*** Fund Balance ***		
250-000-370.379	RESTRICTED FUND BALANCE	1,222,457.05
<b>Total Fund Balance</b>		<b>1,222,457.05</b>
<b>Beginning Fund Balance</b>		<b>1,222,457.05</b>
<b>Net of Revenues VS Expenditures</b>		<b>335,810.37</b>
<b>Ending Fund Balance</b>		<b>1,558,267.42</b>
<b>Total Liabilities And Fund Balance</b>		<b>1,558,419.92</b>

## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Doug	LaBelle II	2/15/2022
5 - Vice Secretary	Stan	Shingles	2/15/2024
6	Tera	Albrecht	2/15/2024
7	Mike	Darin	2/15/2022
8	Alex	Fuller	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2022
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021





## Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Jeff	Sweet	2/13/2025
10	vacant seat		2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Jeff	Siler	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2021
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - City of Mt. Pleasant	John	Zang	12/31/2023
2 - City of Mt. Pleasant	Judith	Wagley	12/31/2022
1 -Union Township	Stan	Shingles	12/31/2023
2 - Union Township	Allison	Chiodini	12/31/2022
1- Mt. Pleasant Schools	Lisa	Diaz	12/31/2021

## **DDA Plan Process Status Update**

### **DDA and TIF Plans:**

The DDA Plans for the East and West District are on track at this time. The consulting team has developed a Project Implementation List that contains planned, proposed and new project concepts for both districts and is intended to be a supplemental document to the formal plan. The project implementation list is a living document in the form of a spreadsheet and can be revised and updated as needed.

The formal DDA plans will contain definitions of each project category and their associated expense range (see Proposed Improvement Categories below). A PDF of the project implementation plan draft has been included in the pages that follow. The TIF Plan tables are currently in process.

### **Survey:**

Postcards to business owners in both districts promoting the survey have been mailed, and we expect to see completions over the next 2-3 weeks. The survey results will provide insight into preferred methods of communication between the EDA and the business owners within the districts, and their feedback on what types of improvement projects are most important to them. Survey feedback will be incorporated into the subsequent DDA plan draft.

### **Meeting with the County:**

The consulting team and Rodney will be taking a proactive approach to the proposed expansion of the East district. The talking points include:

- Explanation of the expansion areas for the East District with the expansion maps.
- The EDA would only capture an increase in tax revenue, not existing tax revenue. Project-specific tax increment financing would commit future tax increment to help make projects happen.
- Expansion areas A and C are primarily industrial areas, and the benefits would include an increase and improvement of new jobs.
- Expansion area B is primarily residential, and the EDA would have the capability to help provide funds for investment to increase the viability of the neighborhoods and reduce blight.
- In all proposed expansion districts, there would be a positive effect that would spill-over into adjacent areas outside of the Districts as investment occurs and improvements are realized.
- The county would be relieved of the responsibility of developing the resources and funding to support improvements in the expansion areas, and because the EDA has a smaller jurisdiction, the board has the agility to get projects completed.
- The EDA has a strong record of getting projects done.

### **Board expectations and upcoming meetings:**

*Activities with board member involvement are indicated with an asterisk\**

**\*Projects Review.** A working meeting with the EDA Board to review the projects list for each District and discuss changes. (May meeting)

**Review of Tax Capture/Income Projections.** Meeting with the Township Finance Director, Township Assessor, and Community and Economic Development Director to review the income projection estimates (following project review meeting)

**Informal meeting with County** (see information and talking points above).

**\*Review Meeting with the EDA Board.** A working meeting will be held with the EDA Board to obtain feedback on the draft plan, including the list projects and tax capture tables.

**\*Review of the Draft Plan with the EDA Board of Directors.** A meeting will be held with the EDA Board to review the revised draft updated DDA plans and make a recommendation, by Resolution, to the Township Board to initiate the approval process. (July meeting)

**Meeting with Taxing Jurisdictions.** A meeting will be held with representatives of the applicable taxing jurisdictions to present the draft plan updates and discuss new ways to effectively use tax increment financing.

**Development Area Citizen's Council.** Once the plans are developed and the decision to establish a DDAC has been made, CIB Planning and the Community and Economic Development Director will meet with the Committee to review the draft plan and obtain comments for review by the EDA Board.

**Public Hearing and Presentation.** CIB will give a final presentation on the plans before the Township Board and also assist with facilitation of the required public hearing.

# **PROPOSED IMPROVEMENT CATEGORIES**

## **Union Township DDA Districts**

### **1. Business Retention and Recruitment**

The EDA will assist the Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment in the DDA District. 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.
- Establishing supporting programs and spaces for entrepreneurs and future workforce.
- 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 Districts, the EDA 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 correlations with successful districts. It is an important task to complete once the EDA 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, digital, print, radio, mailers, billboard rental) can also be prepared for developers, retailer and real estate firms promoting district 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 district 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; similar to the programs employed by retail malls.

### **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 EDA 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 EDA. There are times when key pieces of property become available for purchase within the DDA District, which require the EDA 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 EDA 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 EDA 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 EDA.

## **10. Site Preparation**

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & 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 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 EDA. 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 & construction management services, environmental assessment & mitigation planning. EDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, 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.

<b>Annual Projects: East and West DDA</b>
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,				
<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				
<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				
<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				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>				

East DDA District Projects & Descriptions	Priority	Timeframe	Cost Range	Status
<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				
<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>				

<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range</b>	<b>Status</b>
<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				
<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.				<i>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</i>
<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				
<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</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’sMISS 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.</p> <p>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.</p> <p>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.				<i>During SWOT, it was stated that this should be opened up to 5 lanes of traffic</i>
<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:				
<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>				

<b>East DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<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
<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 repayed using DDA capture tax increment.	Medium	2-4 years		

**EAST DDA CURRENT PROJECTS (2021)**

	<b>Projects Initiated in 2021</b>	<b>Status</b>
2019 C	Jamison Park building and site	Current work in 2021

	<b>Projects Planned for 2021</b>	<b>Status</b>
2019 D	Rehabilitation of Pump Station #1 located	Planned for 2021
	Completion of topographic surveys, design engineering, easement negotiation, construction documents, bidding assistance, and construction	Planned for 2021: Rowe Professional Services Company in the amount of \$71,600

<b>Proposed East DDA District Projects (FY2021 - FY2024)</b>		<b>Timeframe/Cost</b>	<b>Status</b>
<b>B1</b>	<p><b>Update the East DDA Development Plan and expand the District.</b> Update the East DDA District Development Plan to:</p> <ul style="list-style-type: none"> <li>(1) Identify successfully completed projects;</li> <li>(2) Add projects not anticipated when the plan was last updated;</li> <li>(3) Make any technical changes needed for compliance with the requirements of Public Act 57 of 2018; and</li> <li>(4) Expand the District boundaries to include all parcels within the section bounded by F Pickard Rd (M-20) S Isabella Rd</li> </ul> <p align="center"><i>Global Ends Addressed: Community Well-Being and the</i></p>	<p><b>FY2021</b> Estimated: \$25,000- \$45,000</p>	budgeted for 2021
<b>B2</b>	<p><b>Update the East DDA District TIF Plan.</b> The East DDA District's Tax Increment Financing (TIF) Plan was most recently amended in 2011 and includes a defined duration period of 10 years. Unless an updated TIF Plan is approved by the EDA and adopted by the Board of Trustees in accordance with Public Act 57 of 2018 requirements, the TIF Plan and associated capture of property tax revenues will end on 12/31/2021. This project will require assistance from a qualified consultant.</p> <p align="center"><i>Global Ends Addressed: Community Well-Being and the Common Good;</i></p>	<p><b>FY2021</b> Estimated: \$15,000- \$35,000</p>	budgeted for 2021

**WEST DDA CURRENT PROJECTS (2021)**

<b>Projects Initiated in 2021</b>	<b>Cost Range Estimate</b>	<b>Status</b>
South Lincoln Road improvements south of the bridge over the Chippewa River to Broomfield Road (West DDA)		Funds budgeted, Start in August 2021

<b>West DDA District Projects &amp; Descriptions</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>Update the West DDA Development Plan and expand the District.</b>	<i>Estimated: \$25,000-\$45,000</i>	
<i>Update the West DDA District Development Plan to: (1) Identify successfully completed projects; (2) Add projects not anticipated when the plan was last updated; and Global Ends Addressed: Community Well-Being and the Common Good</i>		Funded
<b>Update the West DDA District TIF Plan.</b>	<i>Estimated: \$15,000-\$35,000</i>	
<i>The West DDA District's Tax Increment Financing (TIF) Plan was most recently amended in 1991 and includes a defined duration period of 20 years. Unless an updated TIF Plan is approved by the EDA</i>		Funded
<i>Global Ends Addressed: Community Well-Being and the Common Good; and</i>		

<b>Projects Planned for 2021</b>	<b>Cost Range Estimate</b>	<b>Status</b>
Rehabilitation of Pump Station #14 located on May Street (West DDA)		
Lincoln Road improvements north of the bridge over the Chippewa River to M-20/Remus Road (West DDA)		This is the other half of the road project
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
Completion of topographic surveys, design engineering, easement negotiation, construction documents, bidding assistance, and construction engineering and administration services for new sidewalk construction along both sides of East Remus Road between Bradley Street and South Lincoln Road, and associated intersection	\$71,600	Work to be completed by Rowe Professional Services

Legend	
	New
	Existing, planned, proposed

### WEST DDA PROJECT LIST

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>Organize an association of business owners in the District.</b>	Medium	2-4 years		
Facilitate the creation of an organization of the business owners in the West 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>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>New public landmark or community gathering place.</b>	Medium	2-4 years		
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 the Isabella Community Credit Union at Lincoln/Remus, or adjacent to Green Acres Mt. Pleasant</i>				The purpose, potential locations, and development options for this project should be considered as part of an update to the West DDA Development Plan.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>New recreation area along the Chippewa River.</b>	Medium	2-4 years		
Work with the State of Michigan, Isabella County, and other stakeholders to develop additional public recreation amenities along the Chippewa River in the southern part of the DDA District to support future growth and development in the District.				
<i>Global Ends Addressed: Health; and Natural Environment</i>				

<b>Funding to support preparation of an updated Parks Master Plan</b>	<b>High</b>	<b>1 year</b>	Estimated: \$10,000-\$15,000	
Funding in support of preparation of the West 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>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<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 West 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>				
<b>Streetscape improvements in the West DDA District.</b>				
Funding in support of projects to plan for, design, and install streetscape and intersection improvements in the West DDA District.				Will require coordination with road authorities. This project should be considered as part of an overall branding and marketing effort.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				

<b>West DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>BUILDING FAÇADE AND SIGN IMPROVEMENT PROGRAM</b>				
<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>				
<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 – 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: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>DDA PROPERTY ACQUISITION</b>				
<b>Property acquisition and development.</b>	<b>Medium</b>	<b>2-4 years</b>		
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.				The MMDC has identified an unmet need for high bay flex office/ warehouse spaces for business growth and attraction. Potential opportunities should be explored as part of an update to the West DDA Development Plan.
<i>Global Ends Addressed: Community Well-Being and the Common Good; and</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>SPECIAL DISTRICT &amp; URBAN DESIGN PLANS</b>				
Establish a budget line item for special projects like feasibility studies, design plans, etc.	<b>Medium</b>	<b>2-4 years</b>		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>DEMOLITION</b>				
Fund a program that will help with the cost of demolishing obsolete and vacant structures.	<b>Medium</b>	<b>2-4 years</b>		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>PUBLIC INFRASTRUCTURE IMPROVEMENTS</b>				
<b>Stormwater management improvements in the West DDA District.</b>	<b>Medium</b>	<b>2-4 years</b>		
Identify priority locations and design, implement, and fund projects as determined necessary to improve local drainage and enhance stormwater management in the West DDA District.				
<i>Global Ends Addressed: Health</i>				
<b>Additional public utility extensions in the West DDA District.</b>	<b>Medium</b>	<b>2-4 years</b>		
Identify priority locations and design, implement, and fund projects to extend municipal water and sanitary sewer lines as determined necessary to support new development in the West DDA District.				



<i>Global Ends Addressed: Health</i>				
<b>Streetlighting system installations in the West DDA District.</b>	<b>Medium</b>	<b>2-4 years</b>		
Funding in support of projects to eventually complete the installation of new streetlighting along all roads in the West DDA District.				
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Lincoln Road – completion of sidewalks on the west side of the road.</b>	<b>High</b>	<b>1-2 years</b>		
Work with the Road Commission to complete the construction of new sidewalks within the county road right-of-way along the west side of Lincoln Road from Broomfield Road north to McDonald Park and the Township Hall.			Funded	
<i>Global Ends Addressed: Safety and Health</i>				
<b>Lincoln Road – mid-block pedestrian crossing improvements.</b>	<b>Medium</b>	<b>2-4 years</b>		
Work with the Road Commission to design, implement, and fund a project to establish a new mid-block pedestrian crossing with warning lights, signage, striping, and sidewalk ramps and connections as needed to facilitate pedestrian access to McDonald Park from the neighborhood to the east.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Lincoln Road pedestrian safety-oriented intersection improvements.</b>	<b>High</b>	<b>1-2 years</b>		
Work with the Road Commission to design, implement, and fund projects for pedestrian-oriented intersection improvements to the Lincoln Road intersections at Remus Road/M-20 and Broomfield Road.			Funded	
<i>Global Ends Addressed: Safety and Health</i>				
<b>Lincoln Road – sidewalks on the east side of the road.</b>	<b>Medium</b>	<b>2-4 years</b>		
Funding in support of projects to eventually complete construction of new sidewalks within the county road right-of-way along the east side of Lincoln Road from Broomfield Road north to Pickard Rd.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Lincoln Road improvement north of river to Remus</b>	<b>Low</b>	<b>4-6 years</b>		
Work with the road commission to improve S. Lincoln to Remus Rd.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; Commerce</i>				
<b>Connect Red Bridge Road and Bradley</b>	<b>Low</b>	<b>4-6 years</b>		
Work with the Road Commission to design, extend and connect Bradley and Red Bridge Road and implementing a bridge over Chippewa River.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; Commerce</i>				

<b>Extend Moss Road to connect to Red Bridge Rd./Bradley Rd.</b>	<b>Low</b>	<b>4-6 years</b>		
Work with the Road Commission to design, extend and connect Moss Rd. with Bradley/Red Bridge Rd.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; Commerce</i>				
<b>Burial of overhead utility and communication lines.</b>	<b>Medium</b>	<b>2-4 years</b>		
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.				Will require coordination with road improvement projects, utilities agreement, and good communication with local businesses.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
<b>Free public WiFi Internet.</b>	<b>Medium</b>	<b>2-4 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>				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>				

West 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>	Budgeted	
Develop and implement a grant program to encourage landscaping and other site beautification work on existing lots.				
<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>	Budgeted	
Develop and implement a grant program to encourage installation of private sidewalks and barrier-free pedestrian access improvements from public sidewalks to existing buildings.				
<i>Global Ends Addressed: Safety and Health</i>				
<b>Grant program – bicycle parking improvements.</b>	<b>Medium</b>	<b>2-4 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.
<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				
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<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>		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<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>		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status
<b>PROJECT-SPECIFIC GAP FUNDING</b>				
<b>Identification and analysis of redevelopment sites</b>	<b>Medium</b>	<b>2-4 years</b>		
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>	<b>High</b>	<b>1-2 years</b>		
Set up application process for requests to utilize TIF funding for project re/development				
<i>Global Ends Addressed: Commerce</i>				

<b>Funding administration of TIF</b>	<b>Medium</b>	<b>ONGOING</b>		
Audit and administer TIF funding for re/development				
<i>Global Ends Addressed: Commerce</i>				

<b>West DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>CONSULTATION AND OPERATIONAL EXPENDITURES</b>				
Funding can be used to pay for the assistance of specialized consultants along with EDA operational costs.	<b>Medium</b>	<b>ONGOING</b>		

<b>West DDA District Projects &amp; Descriptions</b>	<b>Priority</b>	<b>Timeframe</b>	<b>Cost Range Estimate</b>	<b>Status</b>
<b>BOND REPAYMENTS</b>				
Where necessary, borrowed monies can be repayed using DDA capture tax increment.	<b>Medium</b>	<b>ONGOING</b>		