

An aerial photograph of a city skyline, featuring various buildings and a construction crane in the distance. The entire image is covered with a semi-transparent blue filter. Overlaid on the image is the text 'DEVELOPMENT PLAN UPDATE' in large, bold, white capital letters, and below it, 'City Council September 2, 2025' in a smaller, white sans-serif font.

DEVELOPMENT PLAN UPDATE

City Council September 2, 2025

Agenda

Plan Requirements

Updated Boundary Recommendation

TIF Plan - Recommended funding approach

Development Plan - Recommended Activities



PLAN REQUIREMENTS

State Statute

DDA Development Plan Requirements

Michigan ACT 57 of 2018 requires all DDA's to create a Development Plan and TIF Plan. **The Development Plan establishes the boundary, and identifies the activities and projects the DDA will participate in.**

Tax Increment Finance Plan

The TIF Plan establishes procedures, requirements, and methods for the collection and **use of tax increment revenues, in order to carry out the activities of the DDA.**

DDA Plans

How will we use the Development and TIF plan?

The DDA Plans:

- Demonstrate to our community the work we want to accomplish within the DDA boundary over the next 30 years.
- Provide an implementation roadmap:
 - Staff will use this as a basis for the annual Capital Improvement Plan (CIP) and budget
 - The Board will reference this in decision-making and oversight

A blue-tinted photograph of a city street at night. String lights are strung across the street, and people are walking on the sidewalk. A sign for 'PULASKY' is visible in the background.

City Council Work Session

April 17, 2025

BOUNDARY + REVENUE = CAPACITY



Expands the areas
where the DDA
can respond to
evolving needs

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evolving needs

+



Provides more
funding for
infrastructure
needs, downtown
service team, and
affordable housing

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=



Best aligns with
the outcomes
important to the
community

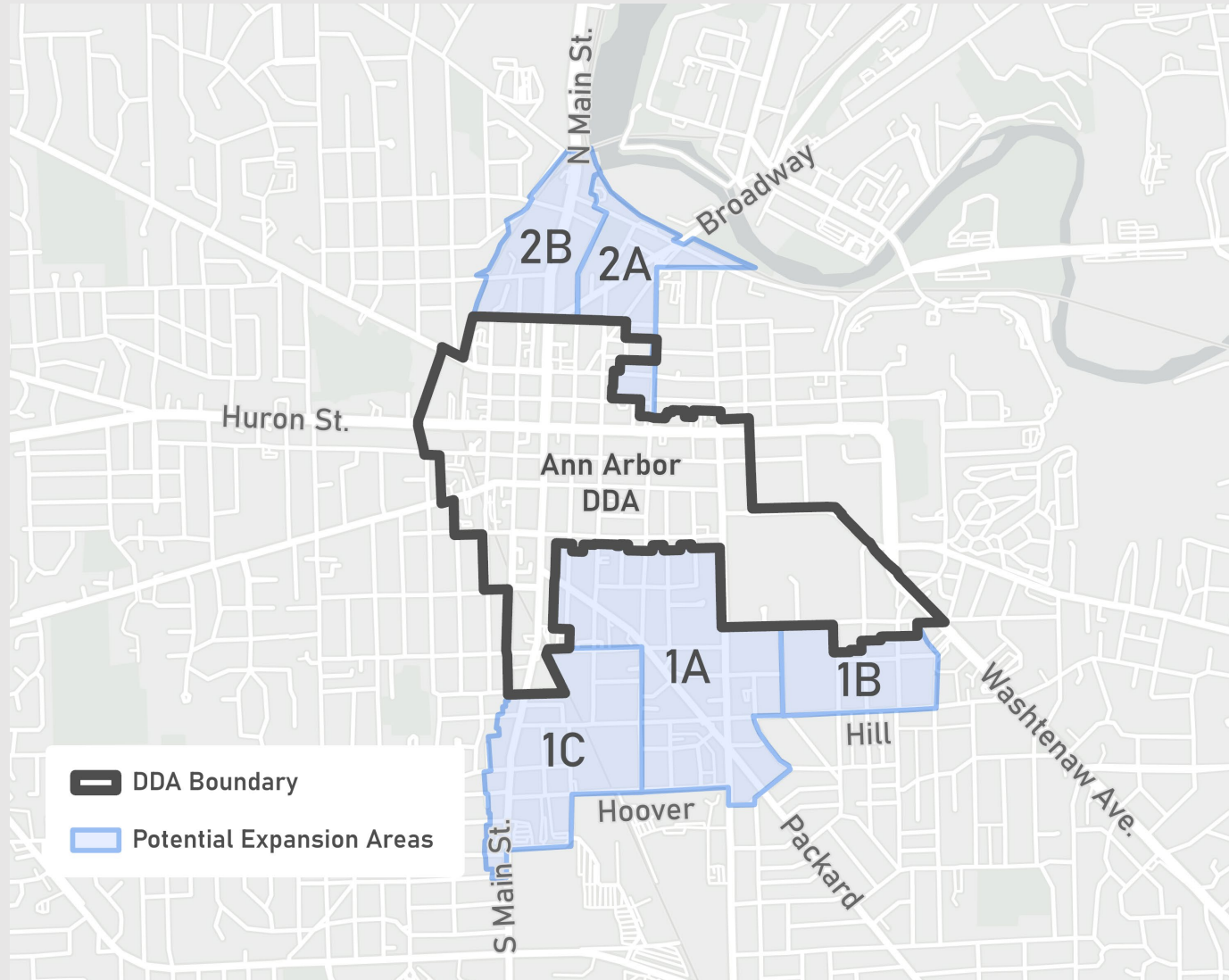
Best aligns with
the outcomes
important to the
community

A blue-tinted photograph of a city street at night. The scene is illuminated by warm white string lights strung across the street. In the foreground, several people are sitting on modern, curved concrete benches. A bicycle is parked on the left. In the middle ground, a group of people is walking across the street. In the background, there are traffic lights, street signs (one says 'P. L. LANE'), and buildings. The overall atmosphere is lively and urban.

BOUNDARY

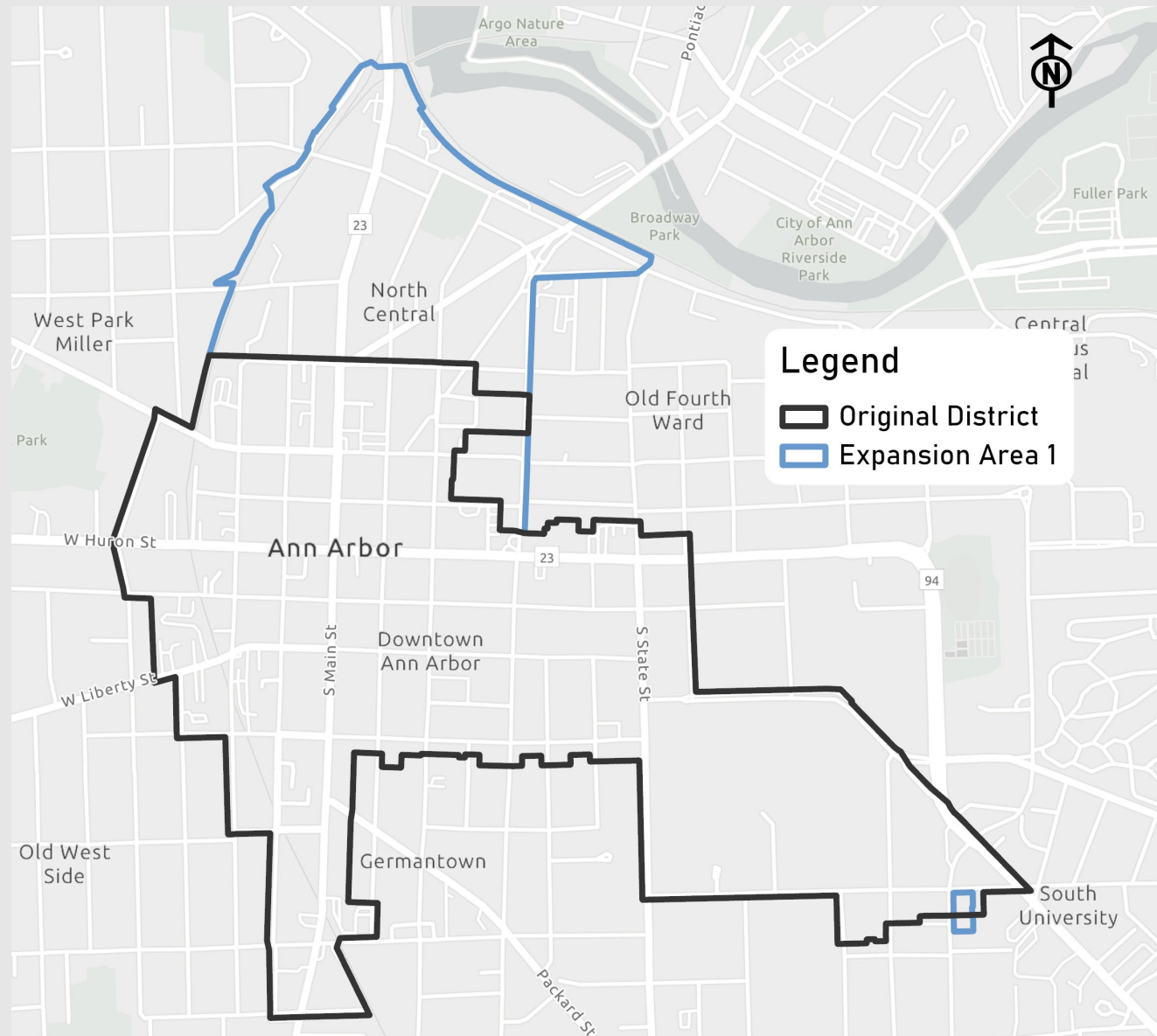
Updated Recommendation

Previously Recommended DDA Boundary



Potential DDA Boundary that has the greatest benefit to support City land use and quality of life goals and advance complex projects.

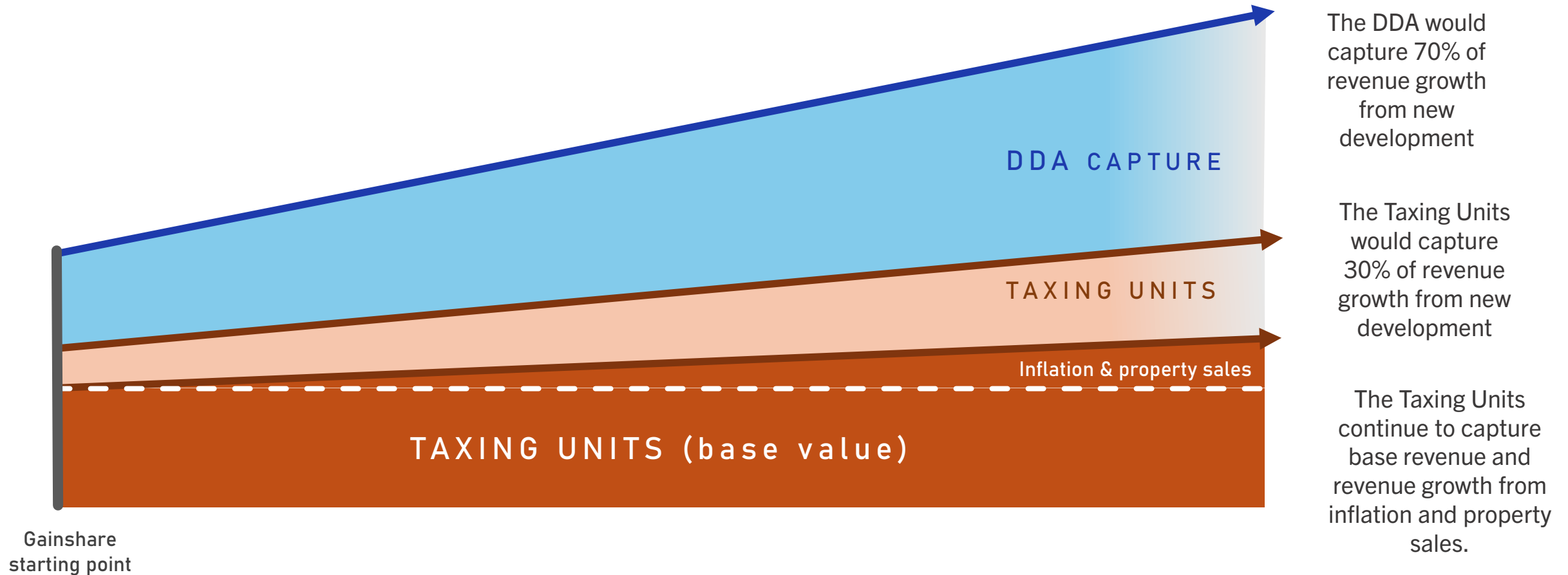
Updated Recommended DDA Boundary



TIF PLAN

A blue-tinted photograph of a town street scene. On the left, a tall clock tower with a square face and a small bell tower on top stands next to a modern building with large glass windows. Several people are walking on the sidewalk and crossing the street. A white SUV is parked on the street. In the background, there are more buildings and trees. The overall atmosphere is that of a quiet town center.

Gainshare Model – Recommended Approach



A blue-tinted photograph of a city street at night. The scene is illuminated by strings of warm white lights hanging across the street. In the foreground, several people are sitting on a curved wooden bench. A bicycle is parked on the left. In the middle ground, a group of people is walking across the street. In the background, there are traffic lights, street signs, and buildings. The overall atmosphere is lively and urban.

PROJECTS & PROGRAMS

Capital Project Categories

Streets



Placemaking



Transit



Parks & Plazas



Utilities



Bikeways & Trails



Sustainable Energy



Capital Maintenance & Small Projects



Phase 1: Development Plan Implementation

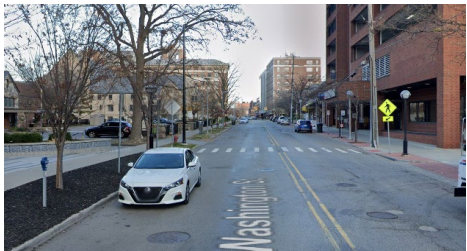
Capital Improvements Phase 1: Streets, Placemaking, Transit, Parks, & Trails



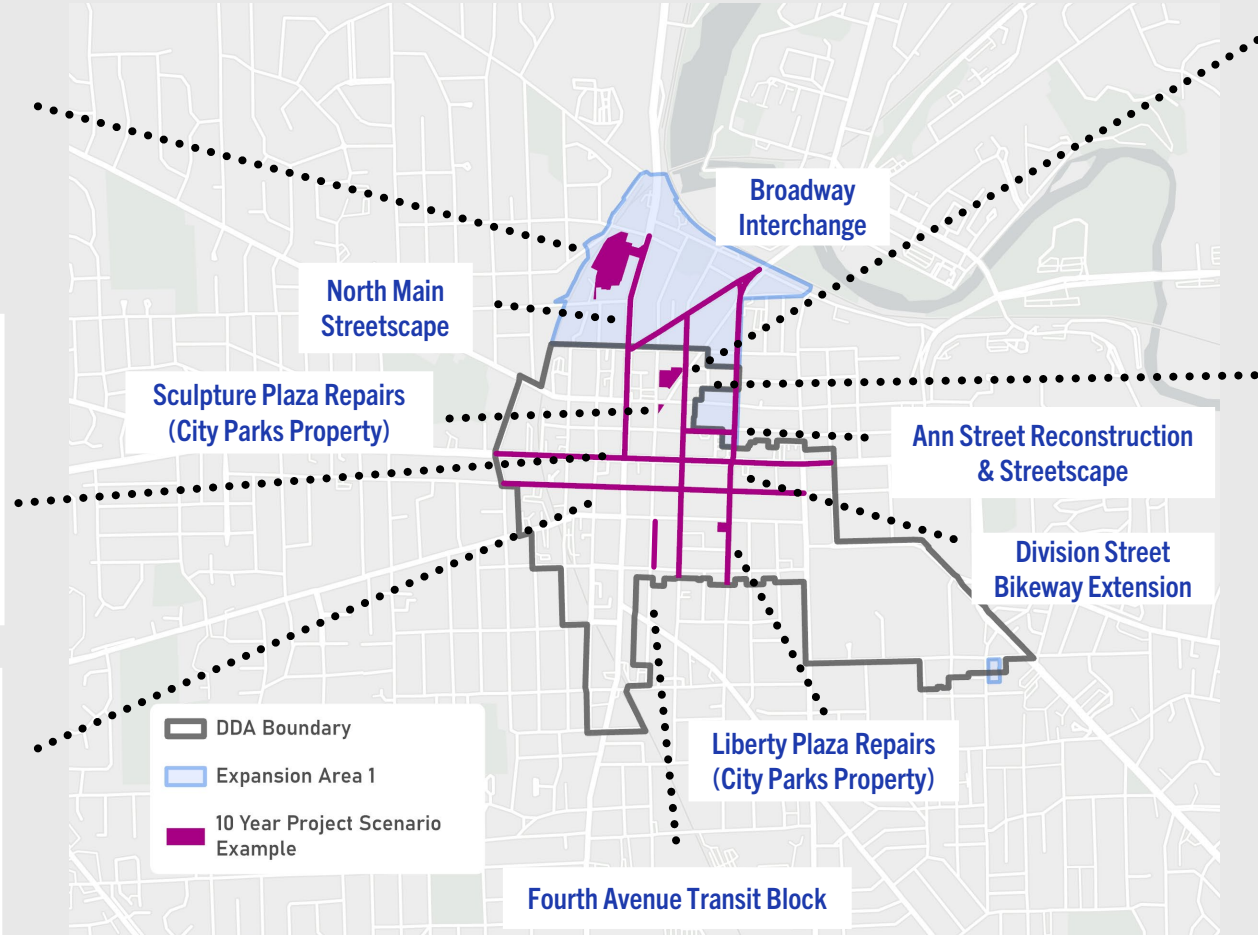
**721 N. Main Park & Trail Phase I
(City Property)**



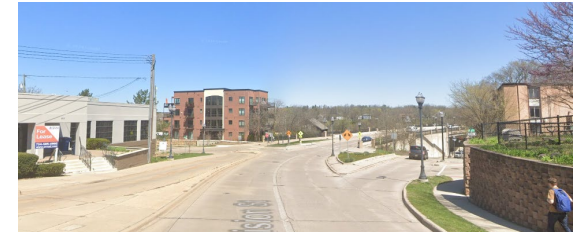
East/West Huron Bus Rapid Transit



Washington Street Reconstruction



**Farmers Market Study
and Reconstruction (City Parks Property)**



**Fifth/Division North/South Bus
Rapid Transit (BRT) & Reconstruction**



Event Bollards (throughout downtown)

Program Categories

Service & Maintenance



Public Restroom Service



Affordable Housing Support



Other Grants, Programs, and Services



Downtown Service Team

- Addressing the service gap that exists today
- Outside of core DDA purpose
- Currently limited by funding
- Can be implemented by having a dedicated and consistent revenue source

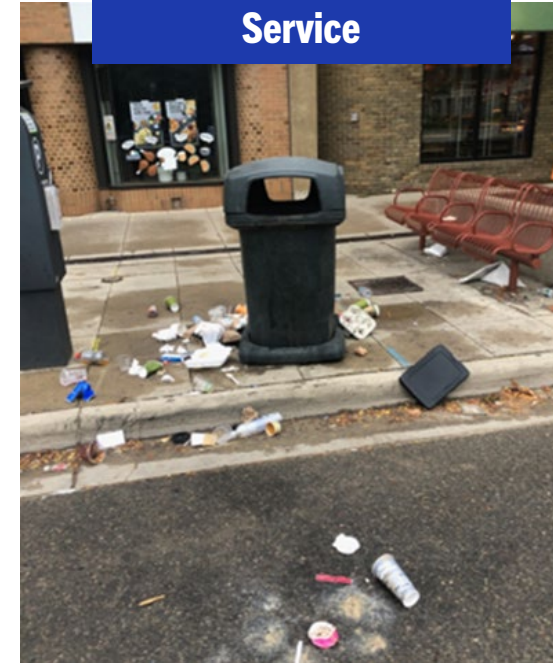
Snow Removal & Ice Melt Application



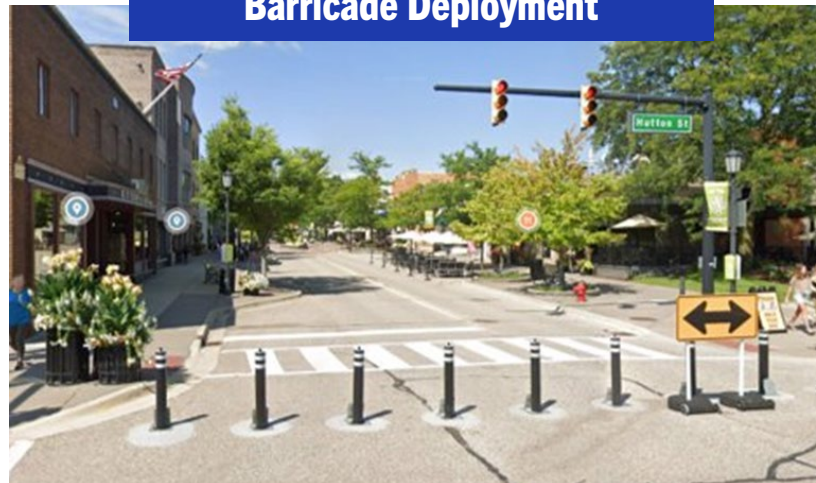
Landscape Maintenance



Supplemental Trash Service



Barricade Deployment



Trash Removal

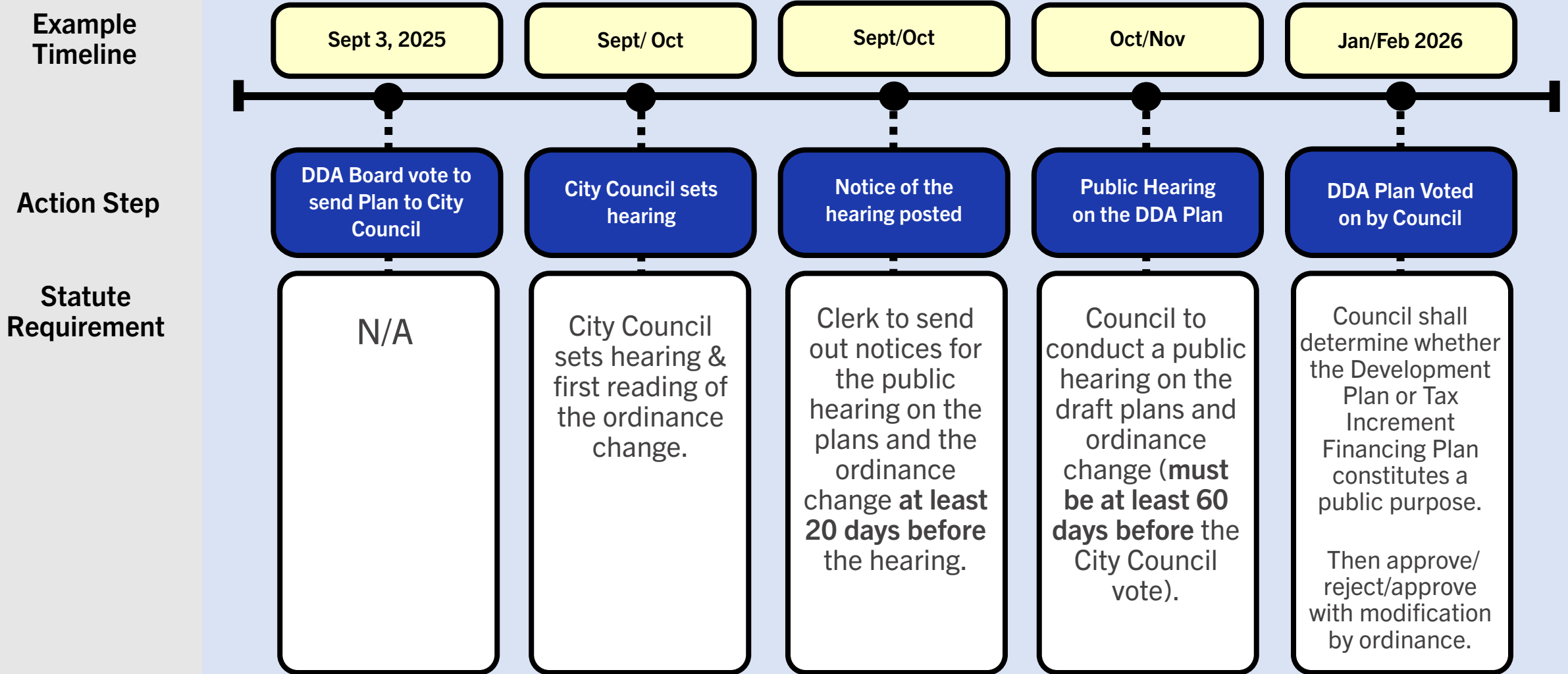


NEXT STEPS



Approval Process & Schedule

Update as the process evolves



Note: If boundary change, Section 125.4203 applies, requiring 60+ days after the Public Hearing before Council can adopt ordinance/plan:

<https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-125-4203>