

City Council Meeting DDA Update

January 21, 2025

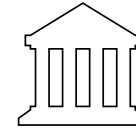


AGENDA

- DDA 101
- New Development and TIF Plan

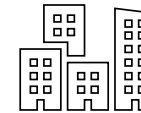
What is a Downtown Development Authority (DDA)?

A component-unit of the City in which it is established



AUTHORIZATION

Local governments may create a DDA in an area primarily zoned & used for business (only 1 per municipality)*



PURPOSE

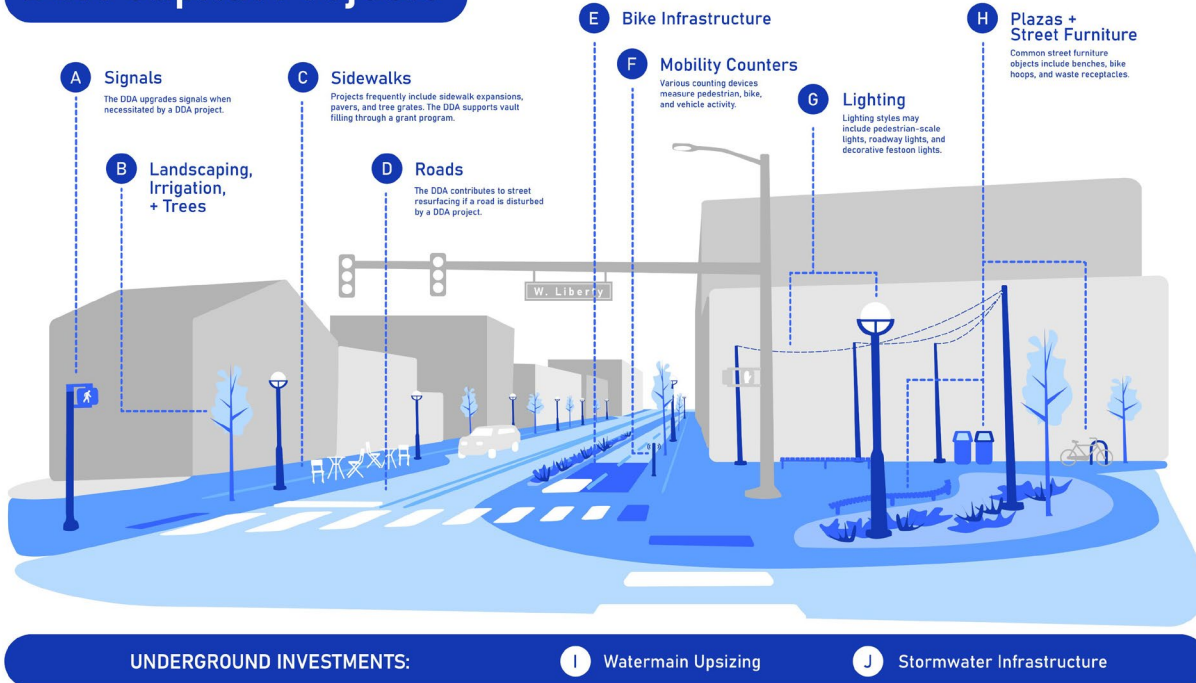
To correct and prevent the deterioration of a downtown district

**Per MI PA57 of 2018 - the Recodified Tax Increment Financing Act*

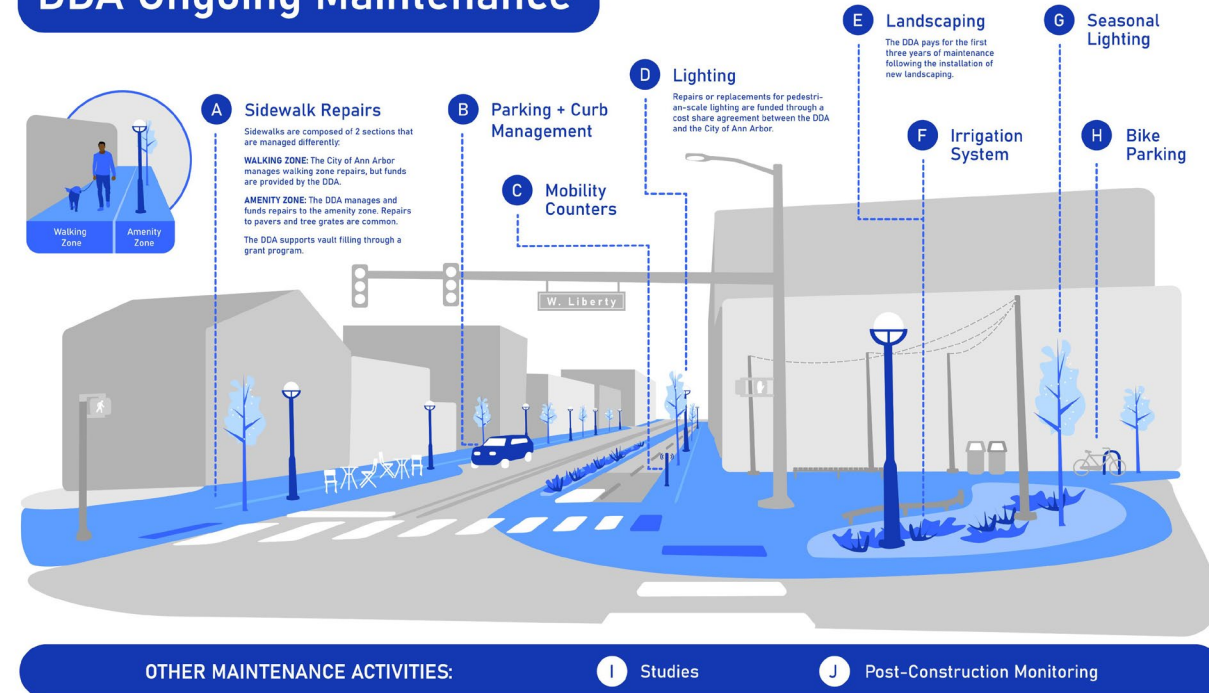
TIF – Regional Funding Tool

Regional contributions from the County, Library, AAATA, and WCC help fund capital projects and maintenance in a regional downtown. Without this tool in place, all future infrastructure projects and maintenance costs would be the responsibility of the City alone.

DDA Capital Projects



DDA Ongoing Maintenance



The majority of A2 DDA TIF (~90%) is spent on downtown capital projects and maintenance

Why create a new A2 DDA Plan?

Alignment & Stewardship

The current A2 DDA plan was created in 2003. A new plan will:

- Reflect updated City goals and ongoing efforts.
- Address new opportunities and needs in pandemic recovery and beyond.
- Ensure the highest level of transparency & stewardship.
- Better align with updated State Statute.



2024

Development & TIF
Plan work began in
coordination with
downtown planning
efforts

2025

Preparing draft Plan
and following statutory
process

August 2025

Final Plan ready for City
Council adoption

Plan Highlights

- Expand DDA's role in maintenance and service
- Capital investments to support more efficient, safe, and attractive street closures
- DDA boundary expansion

A blue-tinted photograph of a town square. In the background, a prominent clock tower with a bell tower on top stands next to a brick building. The square is filled with pedestrians walking across a crosswalk, some pushing strollers. Bicycles are parked on the left, and cars are visible in the background. The overall scene depicts a busy, pedestrian-friendly urban environment.

Expanded Role in Maintenance & Service

Downtown Service Team



Sidewalk & curbside cleaning, weeding, trash removal



Graffiti & handbill removal



Amenity zone & tree grate weeding & debris removal



Special projects and other services

- **Snow removal and ice melt application** at sidewalk ramps, bus stops, ADA parking spaces, and benches
- Brick, bench, and bike hoop **repairs**
- **Bikeway delineator** maintenance / replacement
- **Supplemental pedestrian trash can pick up** when visitor volume is high
- **Power washing**
- **Seasonal light installation**
- **Provide connections to services** to those in need
- **Provide business owners** with educational reminders of code requirements
- **Report** streetlight outages, infrastructure concerns, and incidents to appropriate parties
- **Barricade deployment**



Street Closures — Infrastructure Support

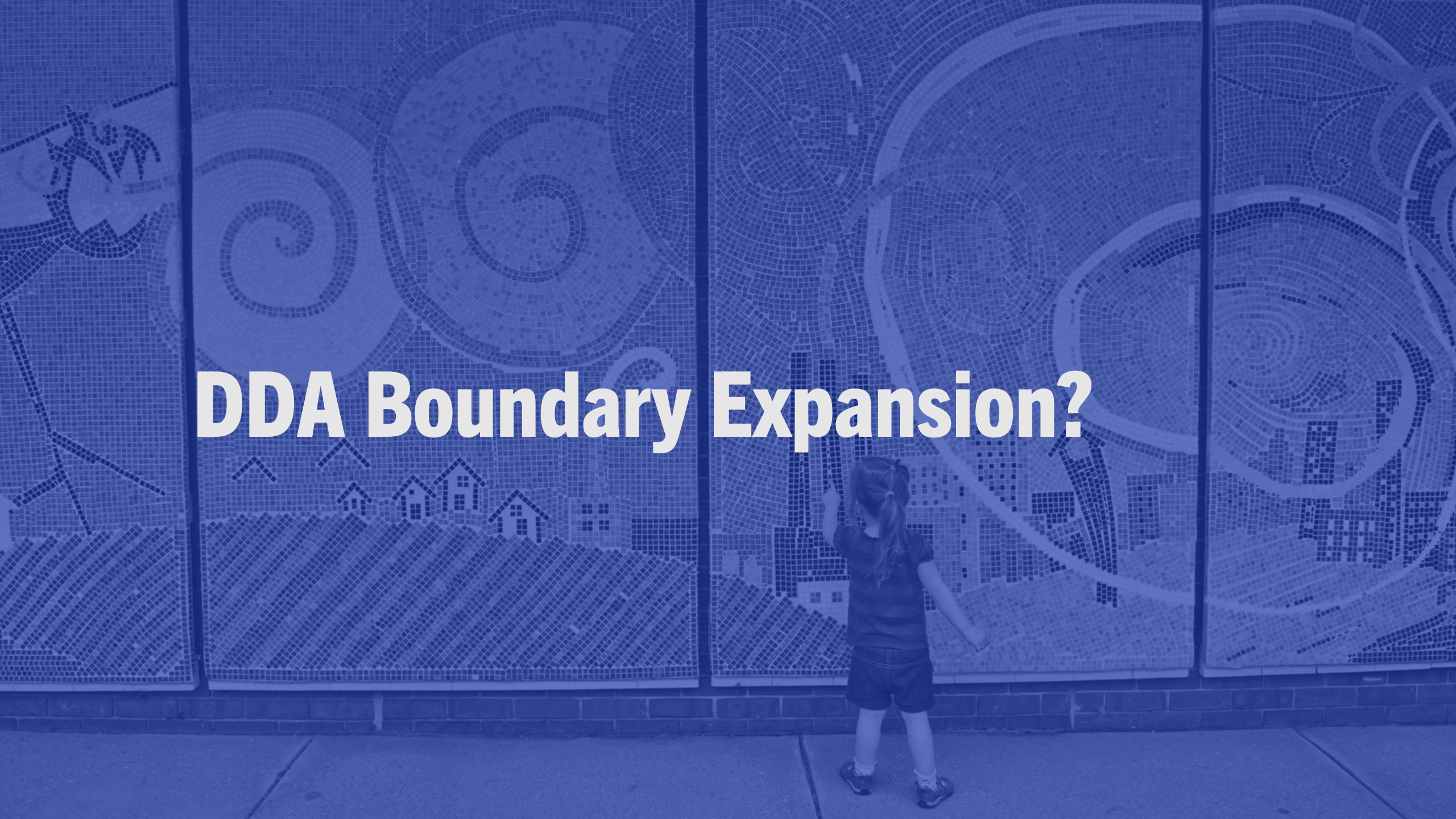
RETRACTABLE BOLLARD SYSTEM

PROVIDING SECURITY AND SUPPORTING DOWNTOWN EVENTS AND ACTIVATION

- Bollards retract into the street
- Protects against a 7,000 lbs vehicle at 30-mph
- Access key allows for a single person to deploy – less than 5 minutes per street section to deploy – SERVICE TEAM MEMBER



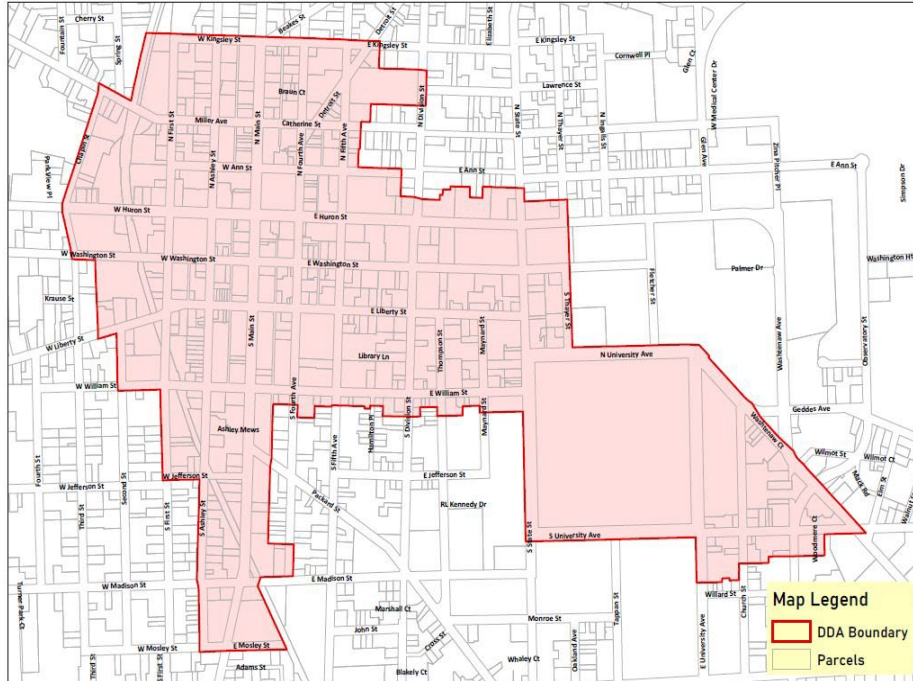
DDA Boundary Expansion?



DDA Expansion Comparison

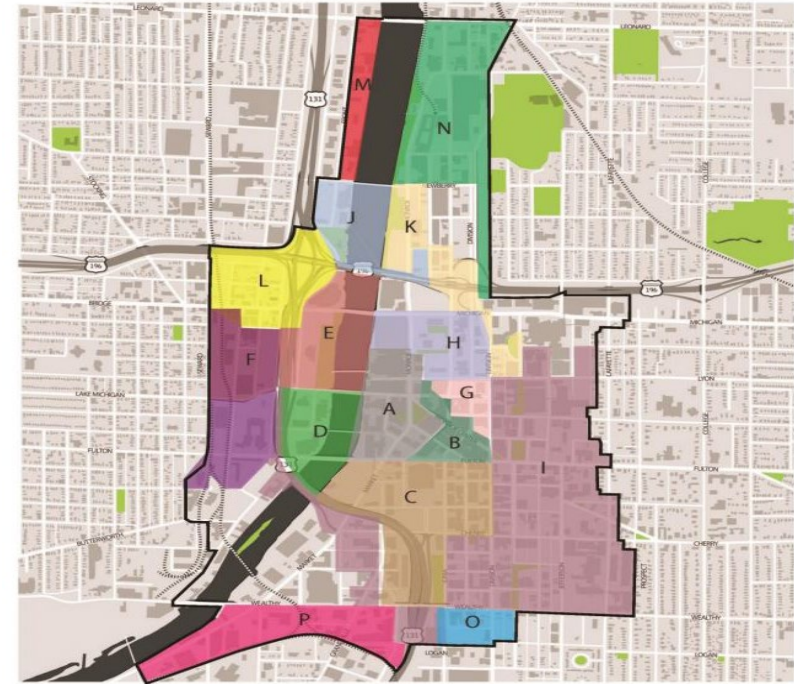
Ann Arbor DDA

- 1 TIF District; 271 acres



Downtown Grand Rapids Inc.

- 16 TIF Districts; 873 acres

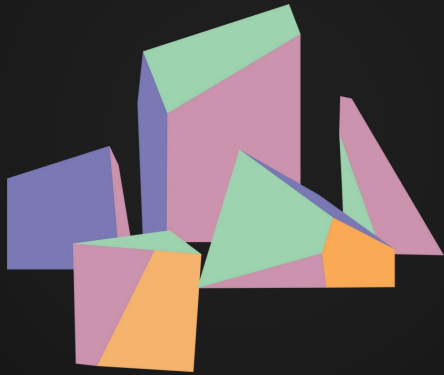


OSCILLATION

INTERACTIVE ART AND SOUND EXHIBIT

AT **LIBERTY PLAZA**

JANUARY 17 - MARCH 16



*GIANT CRYSTALS THAT COME ALIVE
THROUGH MOVEMENT*



CRE•S

