



Development Plan Update

DDA Work Session 7/25/25

Agenda

1. Updates

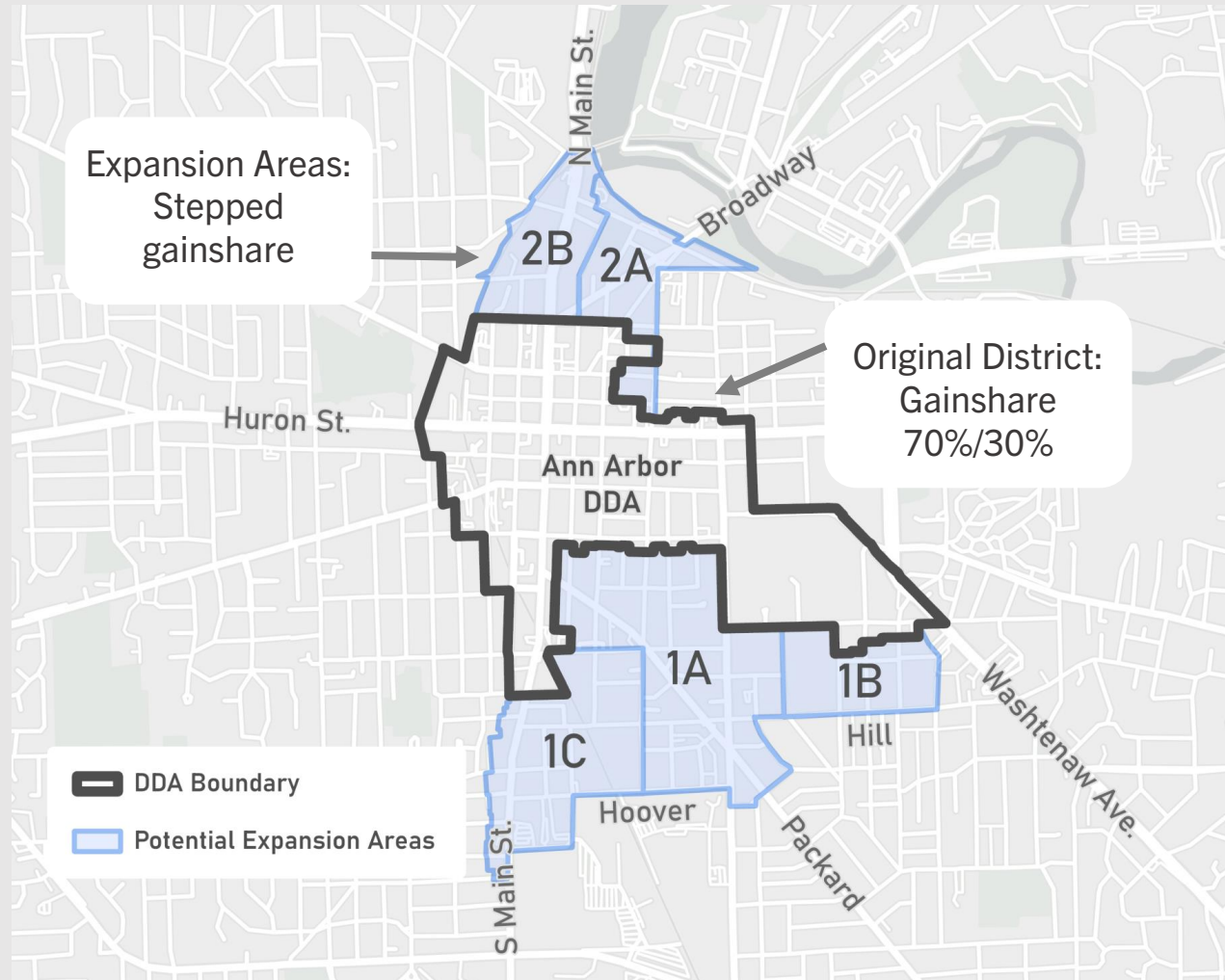
- Boundary
- TIF Estimates
- DDARCC
- Downtown Service Team

2. Timeline and Next Steps

BACKGROUND REVIEW

A blue-tinted photograph of two children sitting on a large, white, abstract sculpture in a park. The text "BACKGROUND REVIEW" is overlaid in white. The sculpture is a large, white, abstract structure with a central opening. The children are sitting on the edge of the structure. The background shows a park with trees and a building.

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.



Scenario D - Expand DDA Activities

Potential Projects (2026-2035)

	Estimated Total Cost	DDA Contribution
Event Bollards	\$6,000,000	\$6,000,000
Farmers Market*	\$21,000,000	\$13,000,000
E/W Huron Bus Rapid Transit (BRT)*	\$21,700,000	\$14,000,000
Housing Commission Utility Support*	\$400,000	\$400,000
New Downtown Library Utility Support*	\$580,000	\$580,000
Washington Street Reconstruction*	\$24,640,000	\$17,500,000
Packard Streetlighting	\$4,000,000	\$4,000,000
N. Main Streetscape*	\$6,540,000	\$6,540,000
Division Bikeway	\$1,220,000	\$1,220,000
721 N. Main Park & Trail*	\$17,540,000	\$17,540,000
Sustainable Energy Support (e.g., geothermal, solar, etc)	\$20,000,000	\$20,000,000
N/S BRT & Fifth/Div/Beakes *	\$25,524,250	\$17,000,000
Total	\$145,544,250	\$118,000,000

Project Considerations:

\$118M available for capital construction

1. Include projects outside of DDA District and tied to a service team
2. Fund across project categories and prioritize projects according to strategic value score
3. Fund partner projects to the degree possible (millage revenue grows more slowly than DDA TIF revenue)

**Projects include storm, sanitary, and/or water utilities*



Scenario D - Expand DDA Activities

Potential Maintenance Projects (2026-2035)	Estimated Total Cost	DDA Contribution
DDA Annual ROW Maintenance	\$5,000,000	\$5,000,000
Sidewalk Millage pass through	\$683,425	\$683,425
Annual Streetlight Maintenance Contribution	\$1,500,000	\$1,500,000
Elevate Public Art	\$1,250,000	\$1,250,000
Throne Contract Contribution	\$1,690,000	\$1,690,000
Affordable Housing Grant	\$7,000,000	\$7,000,000
New Downtown Service Team	\$12,000,000	\$12,000,000
Total	\$29,123,425	\$29,123,425

Maintenance & Service Considerations:

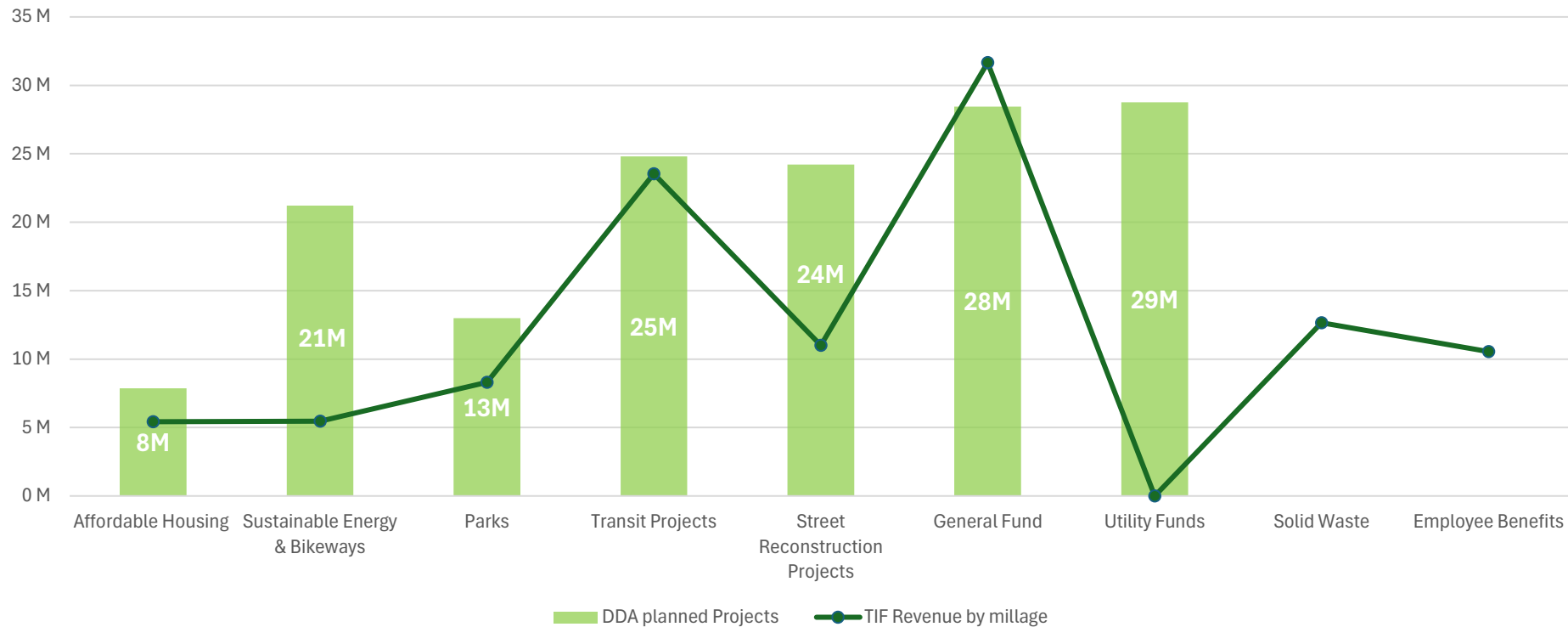
1. Prioritize activities without other funding sources or code requirements
2. Capacity for new services
3. Fund partner projects to the degree possible (millage revenue grows more slowly than DDA TIF revenue)

Scenario D - DDA Funding Priorities



Scenario D – Provide Added Support

Scenario D - Millage Capture vs Future DDA Projects & Programs*

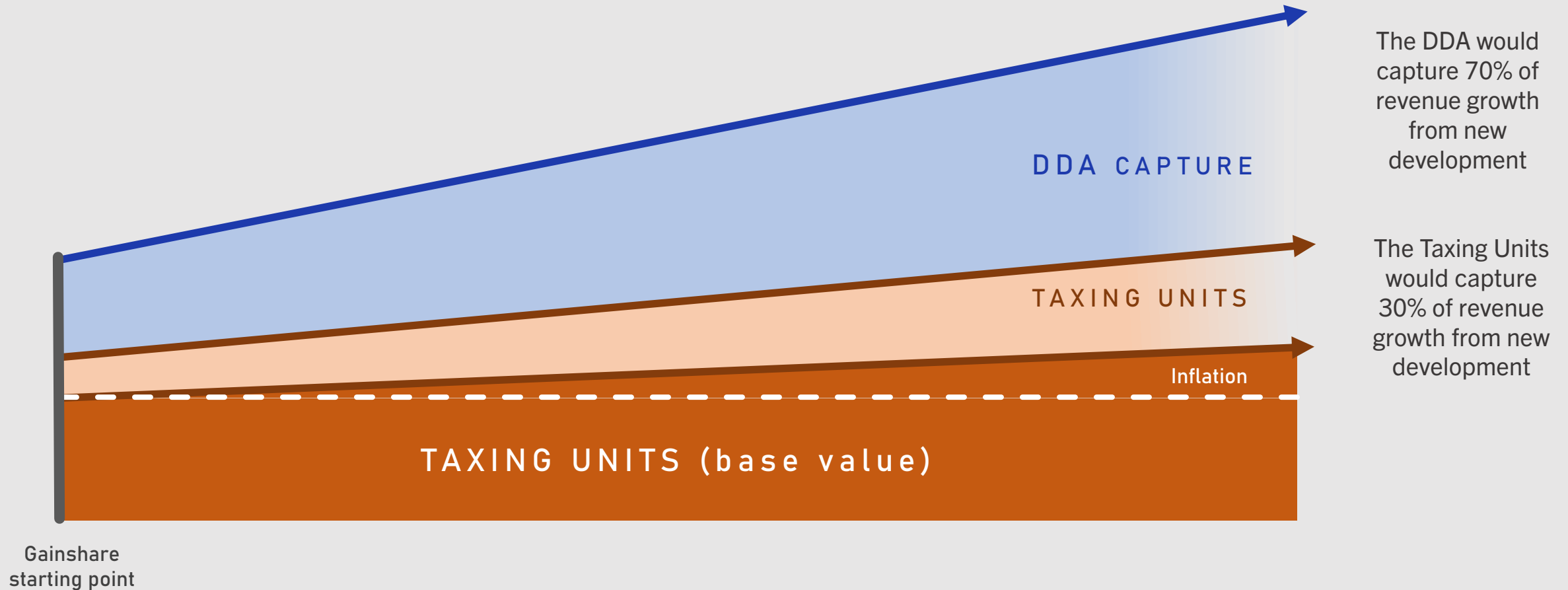


*Projects do not fit neatly into millage categories. For example, transit projects also include street and sidewalk elements. Street and sidewalk projects also include public seating and lighting (typically 10-12% of total street project cost). Projects are organized by the primary focus that most aligns with the millage. This is a segment of DDA funding - totals do not include DDA staff time, debt on projects already implemented, or parking contributions to the City General Fund and AAATA getDowntown Program.

An aerial photograph of a city skyline, heavily filtered with a blue color. The image shows a dense urban environment with various buildings, including a prominent tall skyscraper on the right side. A construction crane is visible near the top right. The word "UPDATES" is overlaid in large, white, bold, sans-serif capital letters on the left side of the image.

UPDATES

Discussed: Revised Proposed Gainshare Model – All Areas



Discussed: Gainshare Model – All Areas

10-year Totals - Revenue from City Millages

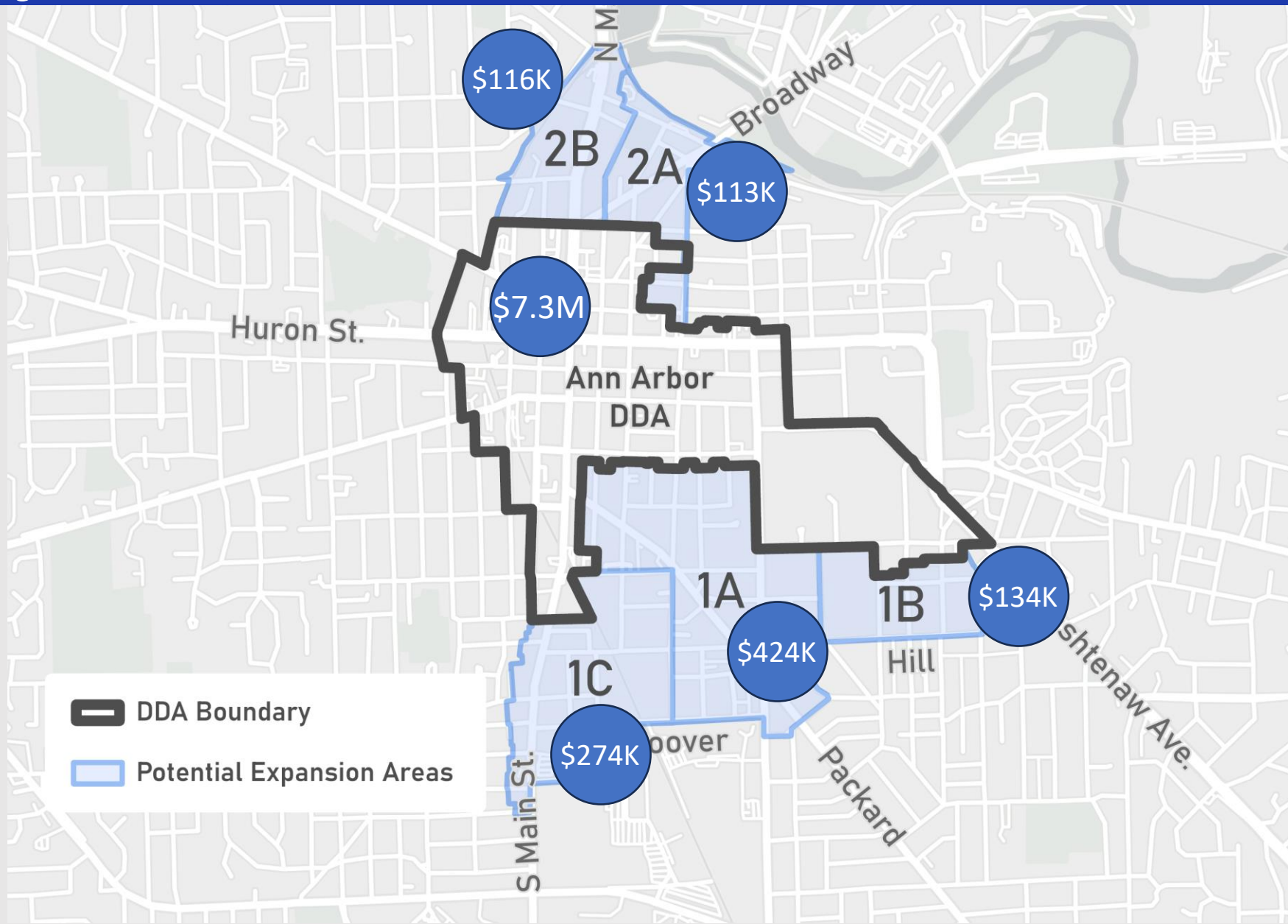
30/70 Gainshare (2026-2035)

Expansion Area	Revenue from City Millages		Total TIF Capture
	70% DDA	30% City	
1A	4,239,097	1,816,756	6,055,853
1B	1,343,875	575,947	1,919,822
1C	2,743,193	1,175,654	3,918,847
2A	1,130,085	484,322	1,614,407
2B	1,164,030	498,870	1,662,899
Orig Dist	73,078,548	31,319,378	104,397,926
Total	83,698,827	35,870,926	119,569,753

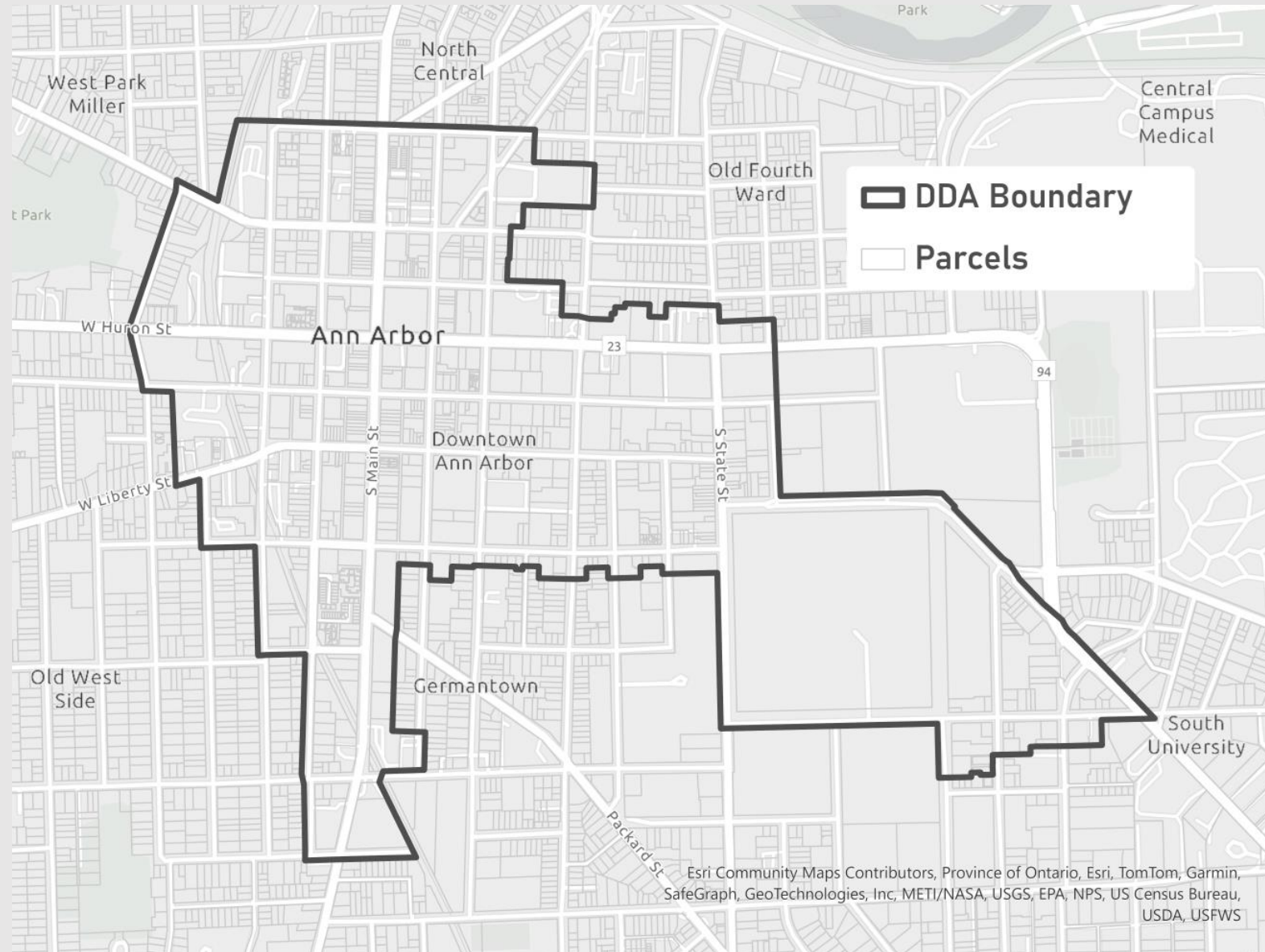
Note: 70/30 gainshare split using original projections (9% growth south and 3% growth north)

Annual Estimated DDA Capture from City Millages

70% gainshare (average annual 2026 – 2035)



Current Boundary Status



Development Plan Outline

Update as the process evolves

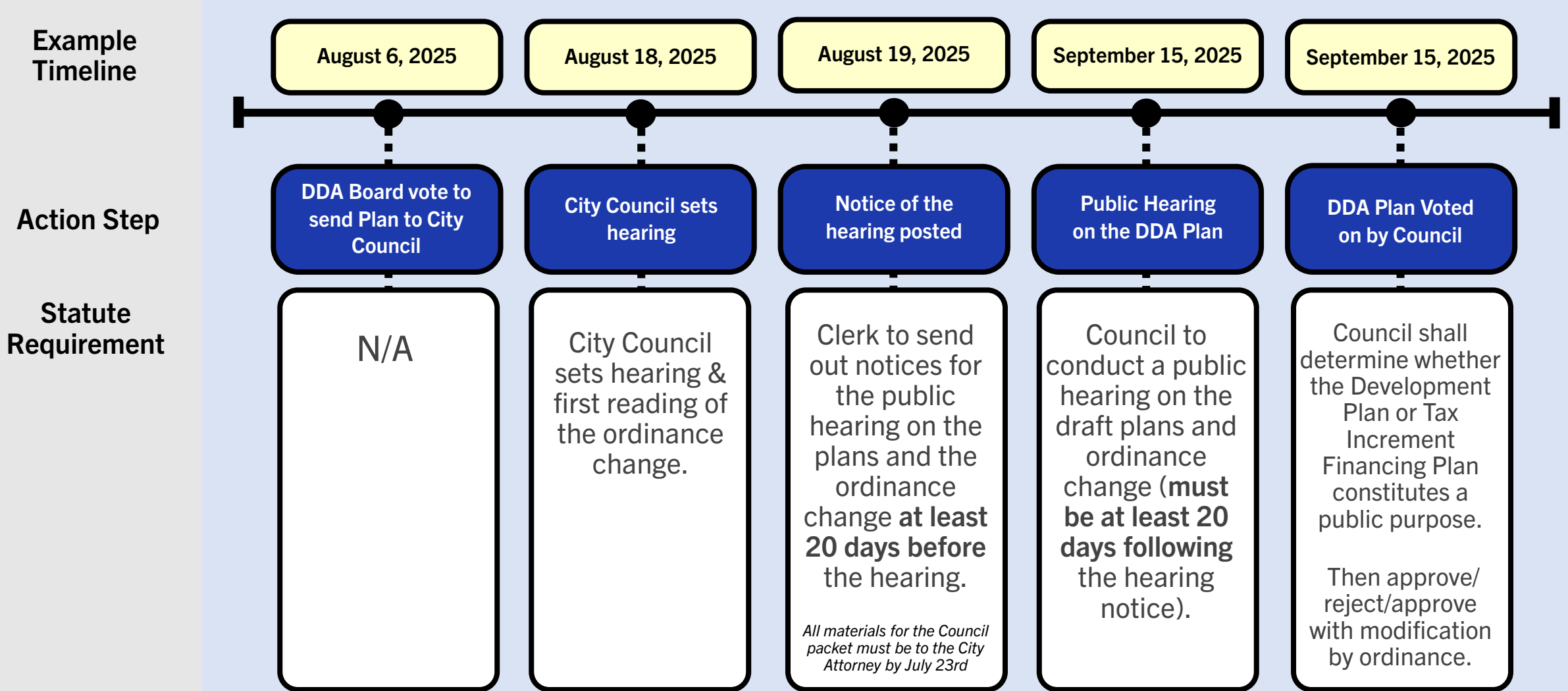
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A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.	6
B. The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.	6
C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.	6
D. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.	6
E. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.	8
F. A description of any parts of the development area to be left as open space and the use contemplated for the space.	8
G. A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.	8
H. A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.	9
I. An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.	9
J. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.	9
K. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.	9

L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.	10
M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.	10
N. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 42 USC 4601.	10
O. A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.	10
P. Other material that the authority, local public agency, or governing body considers pertinent.	10
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Approval Process & Schedule

Update as the process evolves



Note: If boundary change, then Section 125.4203 applies. We need 60+ days after Public Hearing before Council can adopt ordinance/plan:

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

Updates & Next Steps

1. Downtown Development Area Resident Consultancy Council (DDARCC)
2. Downtown Service Team
3. Finalize TIF and Development Plan Drafts
 - DDA staff review
 - Legal review
 - Ordinance draft
 - City staff review