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Downtown Development Authorities

ECORSE, MICHIGAN

December 2, 2020

Presenters

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Senior Principal Planner



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Communities for real life.

Agenda

1. Introduction to the Downtown Development Authority (DDA)
2. Examples of Projects and Other DDAs
3. West Jefferson Corridor Plan
4. DDA Development and TIF Plan
5. Next Steps



Introduction to the DDA

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DDA Basics

- Originally PA 197 of 1975, Downtown Development Authority Act
- Now PA 57 of 2018, the Recodified Tax Increment Finance Act
- Can be created by any city, village or township in “an area that is zoned and used principally for business”
- Operates within Downtown District boundaries designated by City Council



Purposes of a DDA

Per the Statute:

- Promote economic growth
- Halt and correct the causes of property value deterioration
- Eliminate the causes of that deterioration
- Increase property tax values where possible
- Cooperation between public and private sectors



Purposes of a DDA

Per the City:

- City Council commitment to West Jefferson Corridor vision
- Formal entity for Ecorse / River Rouge cooperation, coordination, grants and promotion
- Possible tool for funding improvements
- Able to use other powers given to DDAs
- Facilitate economic growth, development and investment in the City's business districts



DDA Powers – PA 57 of 2018




- Analyze economic changes in the Downtown District
- Plan for construction, renovation, repair, or rehabilitation of buildings or public facilities
- Prepare long-range plans
- Acquire property; charge fees, rents and charge for the use of buildings under its control
- Construct public improvements (for example, utilities, roads, street lights, sidewalks, parking lots)
- Purchase, hold, demolish or rehabilitate property
- Others

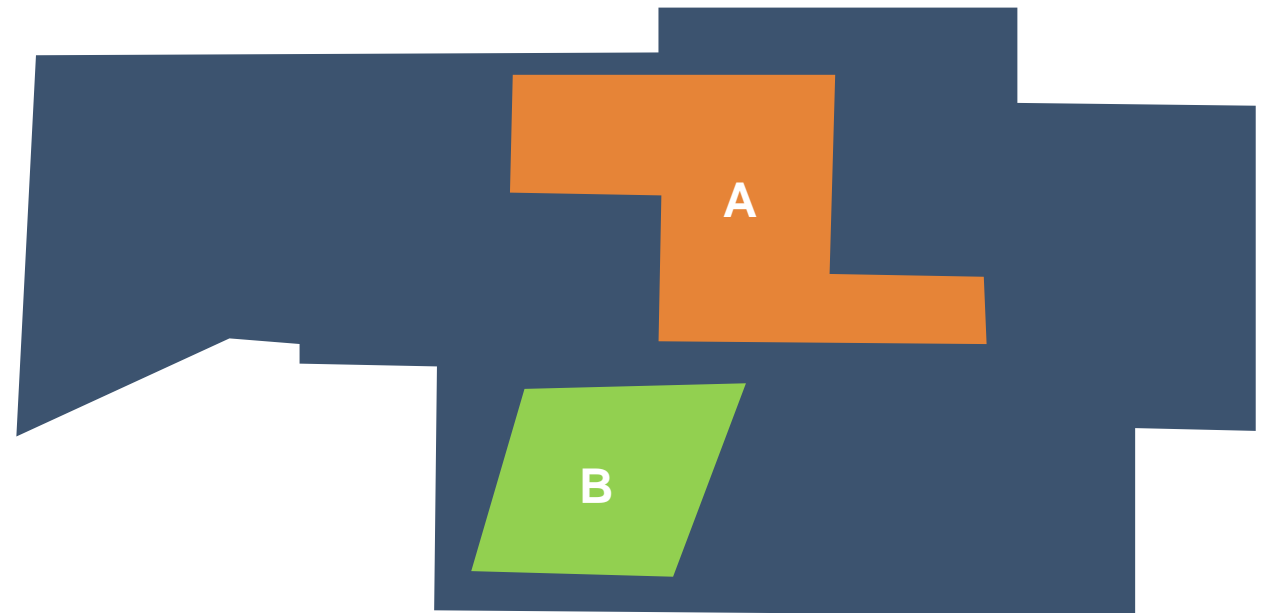
Potential Funding Sources

- Tax increment financing (subject to adopted TIF Plan)
- Revenues from DDA properties
- Donations, gifts, grants, rents, sales or other sources approved by City Council
- Revenue bonds/loans proceeds
- Proceeds from special assessment established by City Council
- Levy up to 2 mills on district properties (only if approved by City Council)

DDA Downtown District vs. Development Area

Development area(s) can be same or smaller than DDA district boundaries

	DDA District Boundaries
	Development Area "A"
	Development Area "B"



DDA Board

- Appointments by Mayor subject to Council approval
- 8 members, plus the Mayor (9 total)
- Majority of members must have property interest in district
- If more than 100 residents, then 1 resident member
- Staggered 4-year terms
- Serve without compensation
- Executive Director possible



Board Responsibilities and Start-up

- Oath of Office
- Open Meetings Act
- Elect officers – Chairperson, Vice Chairperson, Secretary, Treasurer (TBD)
- Determine regular meeting date
- Adopt By Laws – subject to City Council
- Adopt annual budget – subject to City Council
- Annual reporting
- Public info meetings (2 per year)



Examples of Projects and Other DDAs

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Variety of DDAs and Projects

Bay City – Tax Increment Finance Authority Coordinating Council

Bay City – DDA, two Downtown Plans

Belleville – DDA – TIF and Downtown Plan

Beverly Hills – DDA

Bridgman – Corridor Improvement Authority and TIF Authority

Buchanan – DDA and TIF Plan

Buena Vista, Saginaw County – DDA

Cheboygan – DDA

Clawson – DDA

Fenton – DDA and TIF Authority

Ferndale – DDA

Flat Rock – DDA

Garden City – DDA

Grosse Ile – Brownfield Redevelopment Authority

Hazel Park – DDA

Kalamazoo – DDA

Keego Harbor – Local Development Finance Authority

Lake Orion – DDA

Laketown Township, Allegan County – DDA

Lansing – Principal Shopping District

Lincoln Park – DDA

Lyon Charter Township, Oakland County – DDA Plan

Madison Heights – DDA

Monitor Charter Township, Bay County – DDA

Monroe – DDA

Oceola Township, Livingston County – DDA

Ortonville – DDA

Oshtemo Charter Township, Kalamazoo County – DDA

Oxford – Oxford Business Development Authority

Plymouth Charter Township, Wayne County – DDA

Rochester – DDA, Parking Studies

Rochester Hills – Local Development Finance Authority

Romulus – DDA and Tax Increment Finance Authority

Royal Oak Charter Township, Oakland County – DDA

Schoolcraft – DDA and TIF Authority

Scottville – DDA and TIF Authority

Southfield – DDA

Three Oaks – DDA and TIF Authority

Troy – DDA

Van Buren Charter Township, Wayne County – DDA and LDFA

Vienna Township, Genesee County – Business Development Authority

Walled Lake – DDA

Williamston – DDA

Wixom – DDA

Wyoming – DDA Downtown Plan

Ypsilanti – DDA

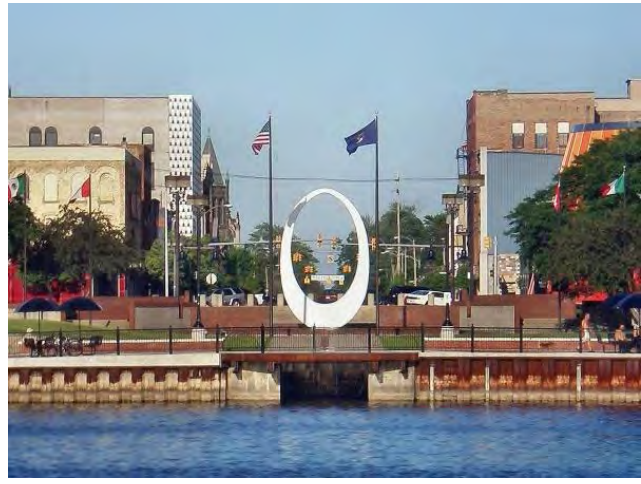
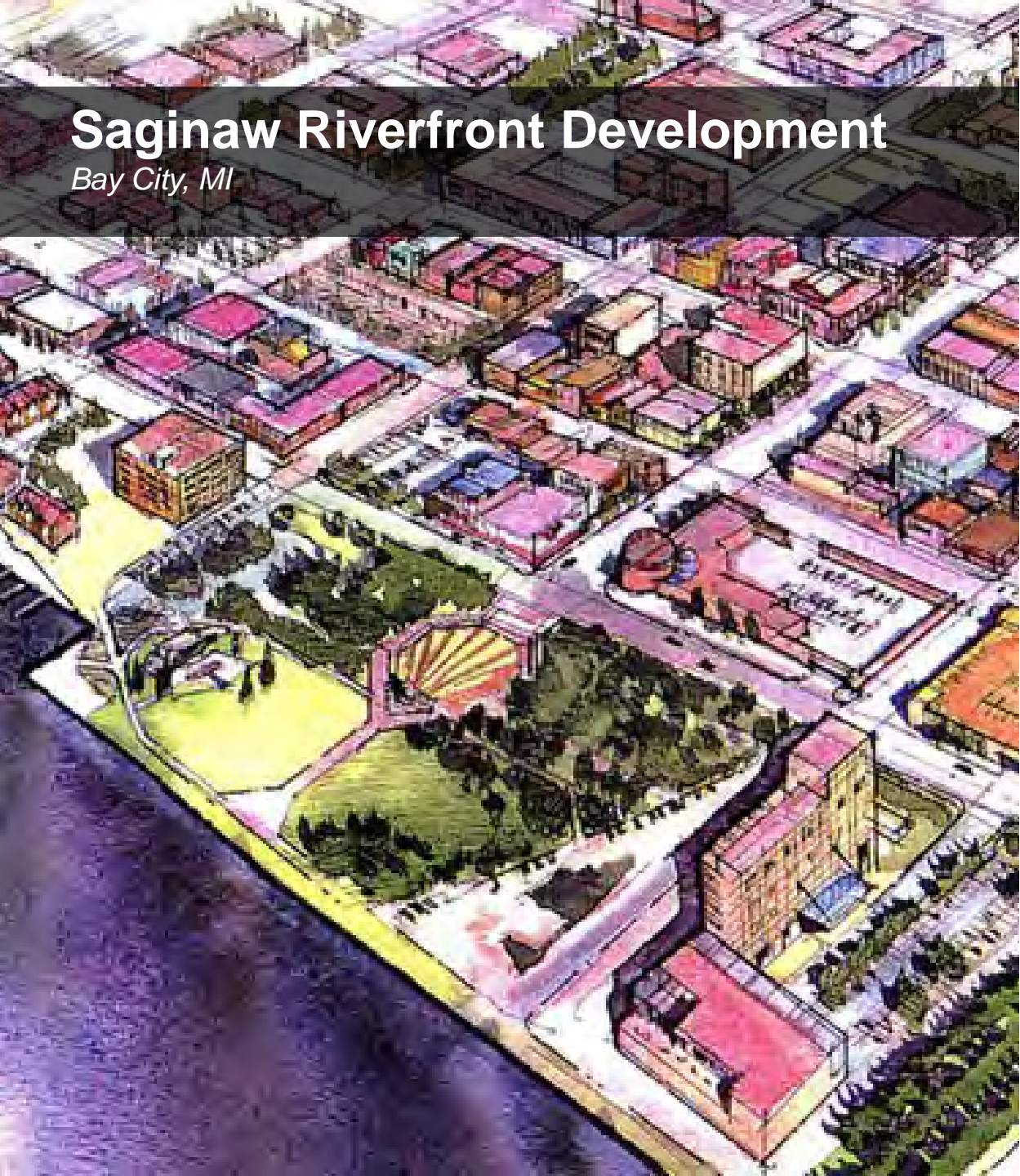
Bay City, 1978

Wenonah Hotel Fire



Saginaw Riverfront Development

Bay City, MI



Bay City, 2000

Double Tree by Hilton Hotel



Bay City DDA, 2017

Tall Ship Celebration

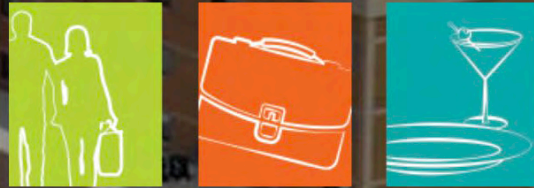


Bay City DDA, 2019

Mill End Lofts

MILL END LOFTS





UPTOWN BAY CITY

Come live, work, and play in Bay City's new waterfront.

[Watch the Video](#)

Uptown Bay City phase 2 plans call for hundreds of new residential units and some commercial

Updated Feb 26, 2019; Posted Feb 25, 2019

By [Chris Ehrmann | cehrmann@mlive.com](mailto:cehrmann@mlive.com)

BAY CITY, MI – The next phase of Uptown Bay City is expected to begin in the fall or in early 2020, the project's developer said Monday. The work will include construction of a new mixed-use buildings to further connect downtown Bay City to the Uptown Bay City site.



Bay City's Uptown development is seen from a Magnum Helicopters Robinson R-44 helicopter over the Saginaw River in Bay City on June 30, 2017.

Ford Road Streetscape

Garden City, MI



Hazel Park DDA details ‘Downtown Hazel Park’ Initiative

By: [Andy Kozlowski](#) | [Madison - Park News](#) | Published December 6, 2018

HAZEL PARK — In recent years, businesses big and small have been flocking to Hazel Park, from household names like Amazon.com and LG Electronics to trendy destination attractions like Mabel Gray and Cellarmen’s. And the Hazel Park Downtown Development Authority has been busy planning ways to help promote local businesses both new and old.

The DDA’s latest initiative, Downtown Hazel Park, aims to shine a light on what the business community has to offer in the “Friendly City.”

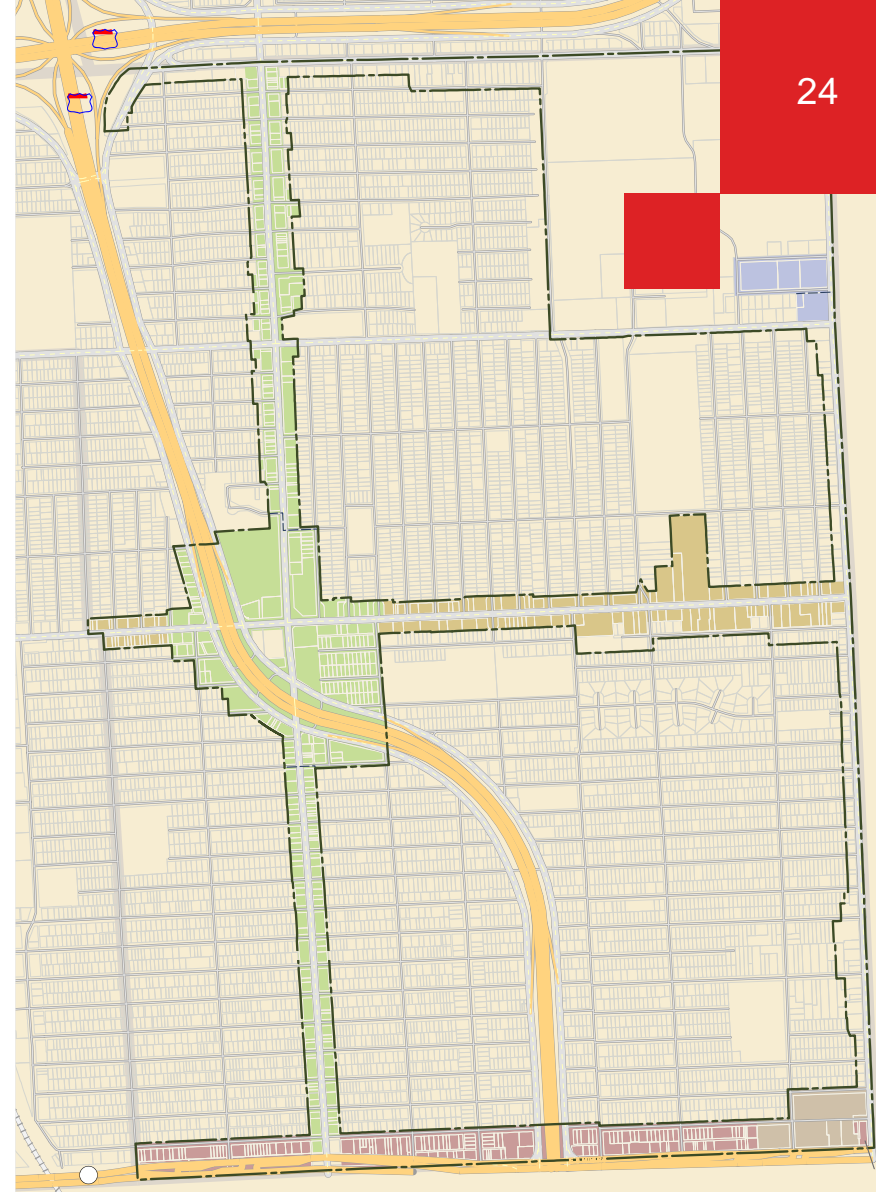
Mike McFall is the DDA member spearheading this initiative. McFall is currently developing the website [downtownhazelpark.com](#). Once it launches, the site will serve as a hub detailing local businesses and community events. The site will also provide information and resources for new businesses looking to open shop in the city.



Mike McFall, a member of the Hazel Park Downtown Development Authority, speaks with photographer Eric Law and artist Candace Law at Color & Ink Studio in Hazel Park about upcoming plans for the district.

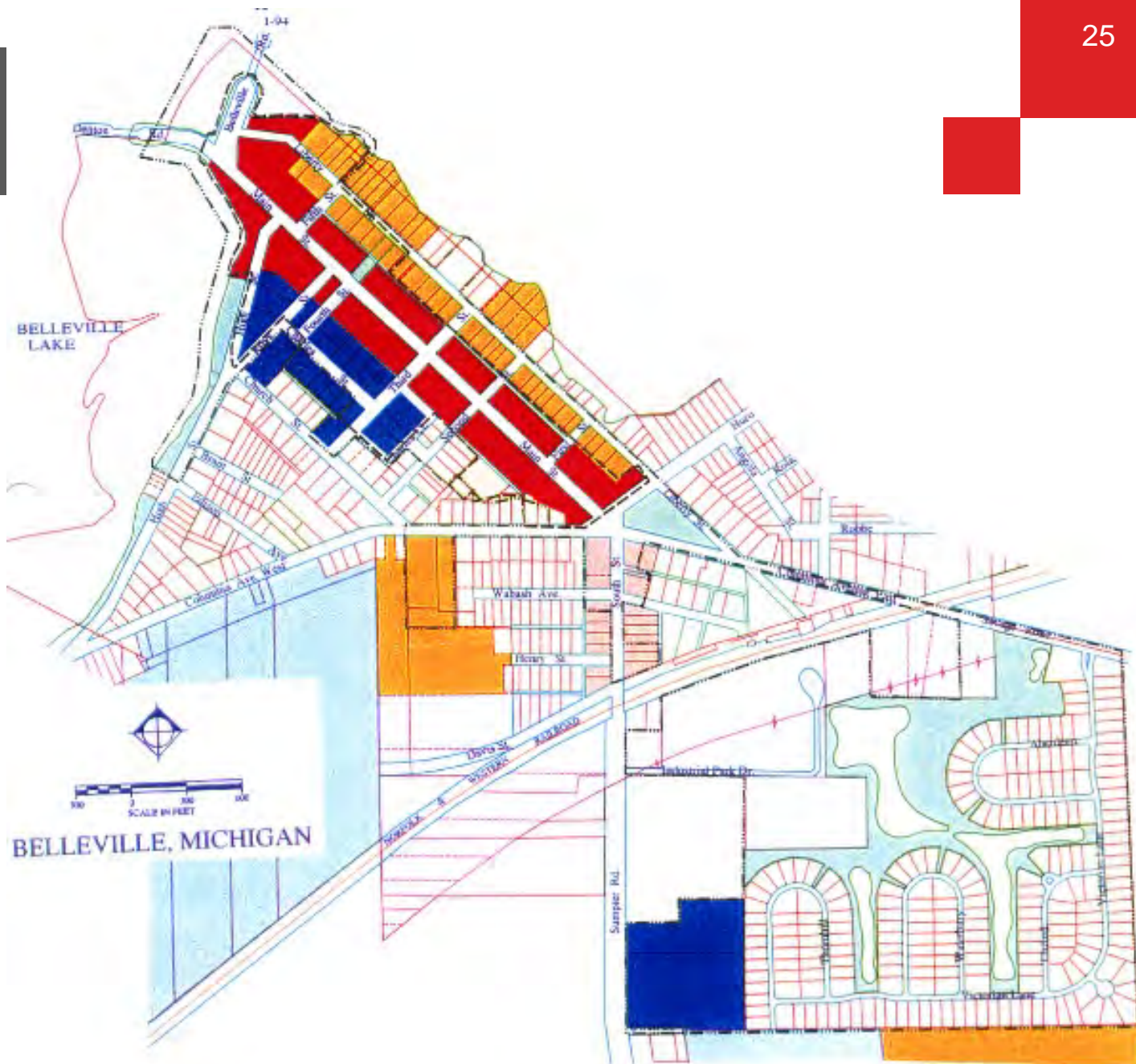
Photo by Donna Dalziel

DECEMBER 2, 2020



DDA District and Zoning Map

Belleville, MI



Old Fort Saginaw Mall

Buena Vista Charter Township, MI



BUENA VISTA TOWN CENTER OPPORTUNITY

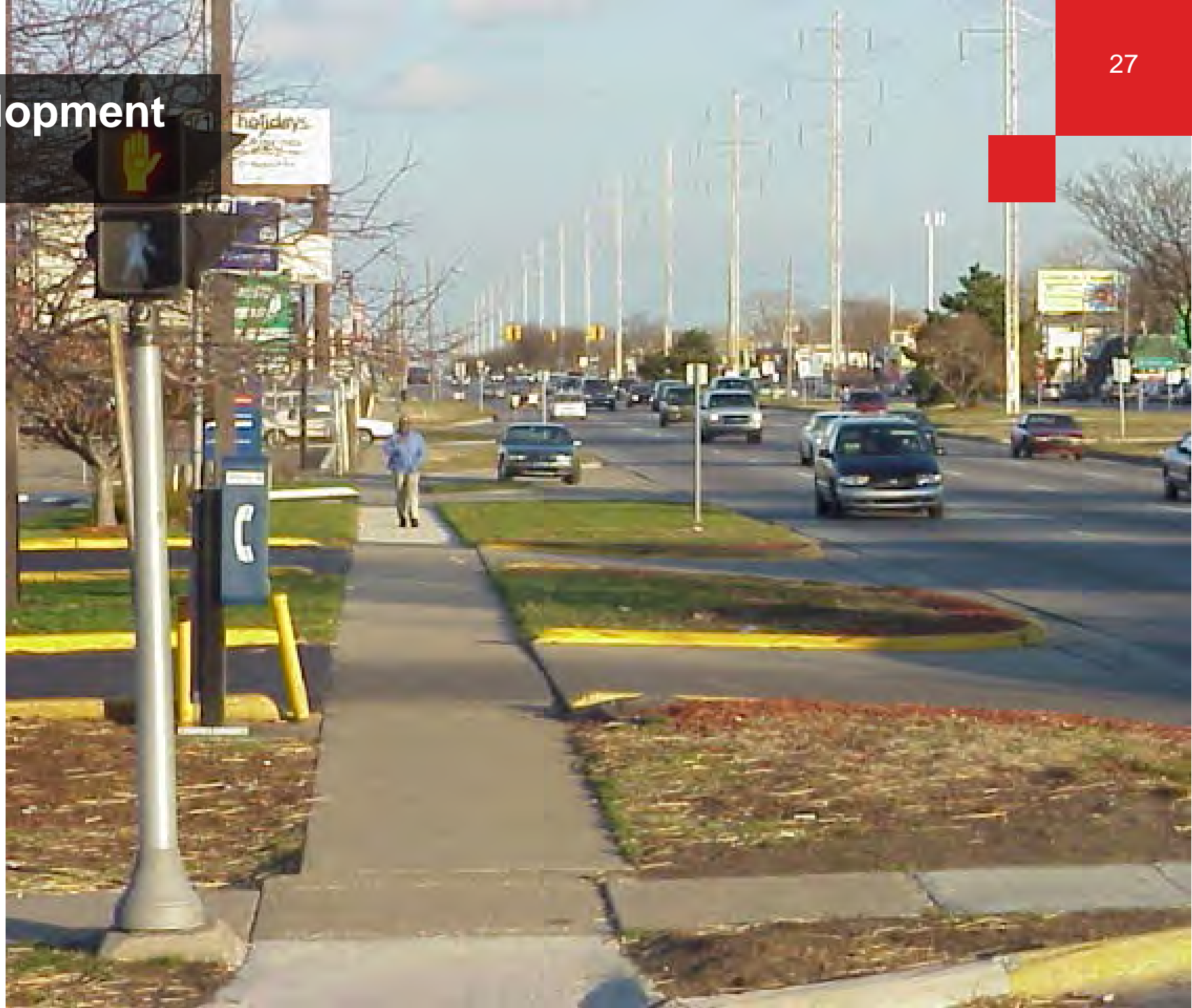
BUENA VISTA CHARTER TOWNSHIP
SAGINAW COUNTY, MICHIGAN



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ASSOCIATES

Shopping Center Redevelopment

Royal Oak Charter Township, MI





West Jefferson Corridor Plan

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West Jefferson Corridor Plan

- Ecorse / River Rouge / State – Joint effort
- Endorsed by both City Councils Nov. 2019
- Envisions revitalized, attractive, thriving West Jefferson Avenue, *“The place to be on the Detroit River”*
- Recommends actions needed to achieve vision. DDAs to cooperate for:
 - ✓ Management / Promotion
 - ✓ Public improvements
 - ✓ Facilitate private development



Benefits of Cooperation

- Experience working together: TAP grant, US Steel negotiations, etc.
- Prevents the cities from getting “lost in the conversation”
- Together, **the Whole is Greater than the Sum of the Parts**
 - ✓ More Funding
 - ✓ More Influence
 - ✓ Greater Attraction for Investment
- Strong support from the State
 - ✓ Unifying Vision
 - ✓ Grants for Implementation
 - ✓ Staff Assistance
 - ✓ Leadership Commitment

Why Plan for West Jefferson Corridor?

- West Jefferson Avenue = shared Main Street for both cities
- Create recognizable, positive image and identity for West Jefferson
- Establish guiding vision, goals and strategies
- Develop a sustainable continuing effort
 - ✓ Spearhead economic development
 - ✓ Promote corridor interests
 - ✓ Organize for systematic cooperation and accomplishments
- Steering Committee



Framework Plan



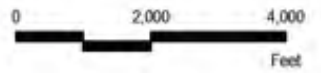
Opportunity Sites Overview

West Jefferson Avenue Corridor
 Cities of Ecorse and River Rouge, MI

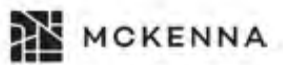
November 1, 2019

Legend

- City Boundaries
- West Jefferson Avenue
- Opportunity Sites**
- Northern West Jefferson Industrial/Commercial
- Second-Floor Residential
- Downtown River Rouge
- West Jefferson and Haltiner
- U.S. Steel Entrance
- Ecorse City Hall Commercial
- Outer Drive
- U.S. Steel Riverfront Development
- Detroit River View Redevelopment



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a
 Data Source: Cities of Ecorse and River Rouge 2019; McKenna 2019



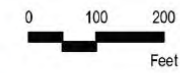
U.S. Steel Entrance Site Concept Plan

West Jefferson Avenue Corridor
Cities of Ecorse and River Rouge, MI

June 26, 2019

Legend

- a** Mixed Use - 100,000 to 120,000 sq. ft.
- b** Parking - 300 to 400 spaces
- c** Townhomes - 33 units
- d** Civic uses
- e** Bungalow courts - 25 units
- f** Full service hotel
- g** Civic green with public art
- h** Hardscape plazas with public art



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: Cities of Ecorse and River Rouge 2019, McKenna 2019.



U.S. Steel Riverfront Site

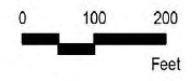
Concept Plan

West Jefferson Avenue Corridor
 Cities of Ecorse and River Rouge, MI

August 29, 2019

Legend

- a** Residential Riverfront Towers
- b** Mixed Use - 48,000 to 60,000 sq. ft.
- c** Parking - 400 to 500 spaces
- d** Townhomes - 34 units
- e** Riverfront park with public art
- f** River-access residential lots
- g** Pier with vendor spaces
- h** Public marina / ferry service to Mudd Island
- i** Ferris Wheel



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: Cities of Ecorse and River Rouge 2019. McKenna 2019.



Detroit River View Redevelopment Concept Plan

West Jefferson Avenue Corridor
Cities of Ecorse and River Rouge, MI

August 29, 2019

- a** Residential Riverfront Towers
- b** New Mixed Use - 36,000 to 48,000 sq. ft
- c** Parking - 250 to 350 spaces
- d** Townhomes - 34 units
- e** Pocket Park
- f** Preserved Residential Housing
- g** Preserved Mixed Use

0 100 200
Feet



SOURCES
Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Cities of Ecorse and River Rouge 2019. McKenna 2019.



Plan Recommendations

GOAL 1

Improve the Design and Appearance of the Corridor.

GOAL 4

Promote Business and Economic Development

GOAL 2

Foster Collaboration and Promote the Corridor

GOAL 5

Protect Existing and Expand New Housing Options

GOAL 3

Enhance Greenways, Public Spaces and Sustainability

GOAL 6

Improve Infrastructure and Transportation

Address Blight

GOAL 1

Improve the Design and Appearance of the Corridor.

OBJECTIVE 1.5

Eliminate blighted, abandoned, vacant and obsolete properties along the corridor.

>> STRATEGIES

1. Inventory the stock of blighted, abandoned or obsolete buildings and be proactive in enforcing clean-up, repair, or removal as appropriate.
2. Work toward productive, compatible reuse of vacant, abandoned, obsolete and/or blighted sites deemed appropriate for restoration.
3. Work toward removal of blighted structures and redevelopment of abandoned or obsolete buildings and sites deemed inappropriate for restoration.
4. Work with MSHDA, HUD, and other partners to promote construction of affordable housing that is attainable to multiple population segments (Note: affordable means in comparison to higher prices in Detroit and elsewhere, not necessarily subsidized housing).
5. Offer incentives for renovation and rehabilitation of abandoned housing, including using brownfield or other State tools and incentives.
6. Obtain and maintain Redevelopment Ready Communities (RRC) certification from the Michigan Economic Development Corporation (MEDC).

Action Plan

Goal 1: Improve the Design and Appearance of the Corridor

OBJECTIVES AND ACTIONS		PREVIOUS PLANS WITH THIS OBJECTIVE	PRIORITY	TIMEFRAME	PARTNERSHIPS	FUNDING SOURCES
Objective 1.1: Transform West Jefferson Avenue into an attractive main street connecting Ecorse and River Rouge						
Action 1.1.1	Create a consistent, recognizable pattern of streetscape and architectural design improvements.	EMP EE WJCP	3	B	CC, PC, DDA	GF, GM, TIF
Action 1.1.2	Work together to develop, adopt and implement consistent site and design standards, infrastructure, and improvements that promote the creation of a distinct "sense of place".		2	B	CC, PC, DDA	GF, GM, SOM, TIF
Action 1.1.3	Develop and implement a corridor activation program with a keen focus on attractive and corridor-specific public space beautification components.		2	C	CC, CM, PC, DDA	GF, GM
Action 1.1.4	Distinguish character areas, nodes and different use zones along the corridor to give it interest and identity.		4	C	CC, CM, PC, DDA	GF, TIF
Action 1.1.5	Plan for and promote a balanced mix of compatible land uses.		2	A	CC, PC	GF, GM
Action 1.1.6	Consider creating special corridor zoning district standards for the two cities, with uniform shared standards and requirements.		4	B	CC, CM, PC	GF
Objective 1.2: Make West Jefferson Avenue more pedestrian-friendly, including safe and accessible sidewalks and pedestrian crossings						
Action 1.2.1	Upgrade lighting along the corridor, including adding pedestrian-scale lighting at regular, recognizable intervals.	EE	4	D	CC, WC, DDA	GF, TIF
Action 1.2.2	Install new sidewalks and repair existing sidewalks, as necessary to create a complete safe walkway through the entirety of the corridor.		2	C	CC, WC, WCRC	GF, GM, SOM, TIF
Action 1.2.3	Study whether lowering the speed limit from 35 mph within the downtown portions of the corridor is feasible.		4	C	WCRC, MDOT	GF, SOM
Action 1.2.4	Use street landscaping and/or other design features to give a sense of protection for pedestrians, including maintaining on-street parking.		2	C	CC, DDA	GF, TIF
Action 1.2.5	Install regular marked and signaled crosswalks.		2	C	WCRC	GF, SOM
Objective 1.3: Create an inviting, walkable streetscape						
Action 1.3.1	Consider adding landscaped medians or similar features.	EE WJCP	4	C	CC, PC, DDA	GF, GM, TIF
Action 1.3.2	Install and maintain planters or pockets of plantings.		2	A	CC, DDA	GF, GM, TIF
Action 1.3.3	Plan for, install, and provide for ongoing maintenance of street trees.		2	B	CC, DDA	GF, GM, TIF

Implementation

- Work together as West Jefferson Avenue Coalition – possible inter-local agreement
- Joint meeting with River Rouge DDA quarterly
- Coordinate plans, projects and initiatives
- Cooperate on grant applications
- Create unified voice for regional opportunities
- Share marketing efforts
- Joint initiatives like recent West Jefferson bikeway project – reflect these in each DDA's TIF and Development Plans



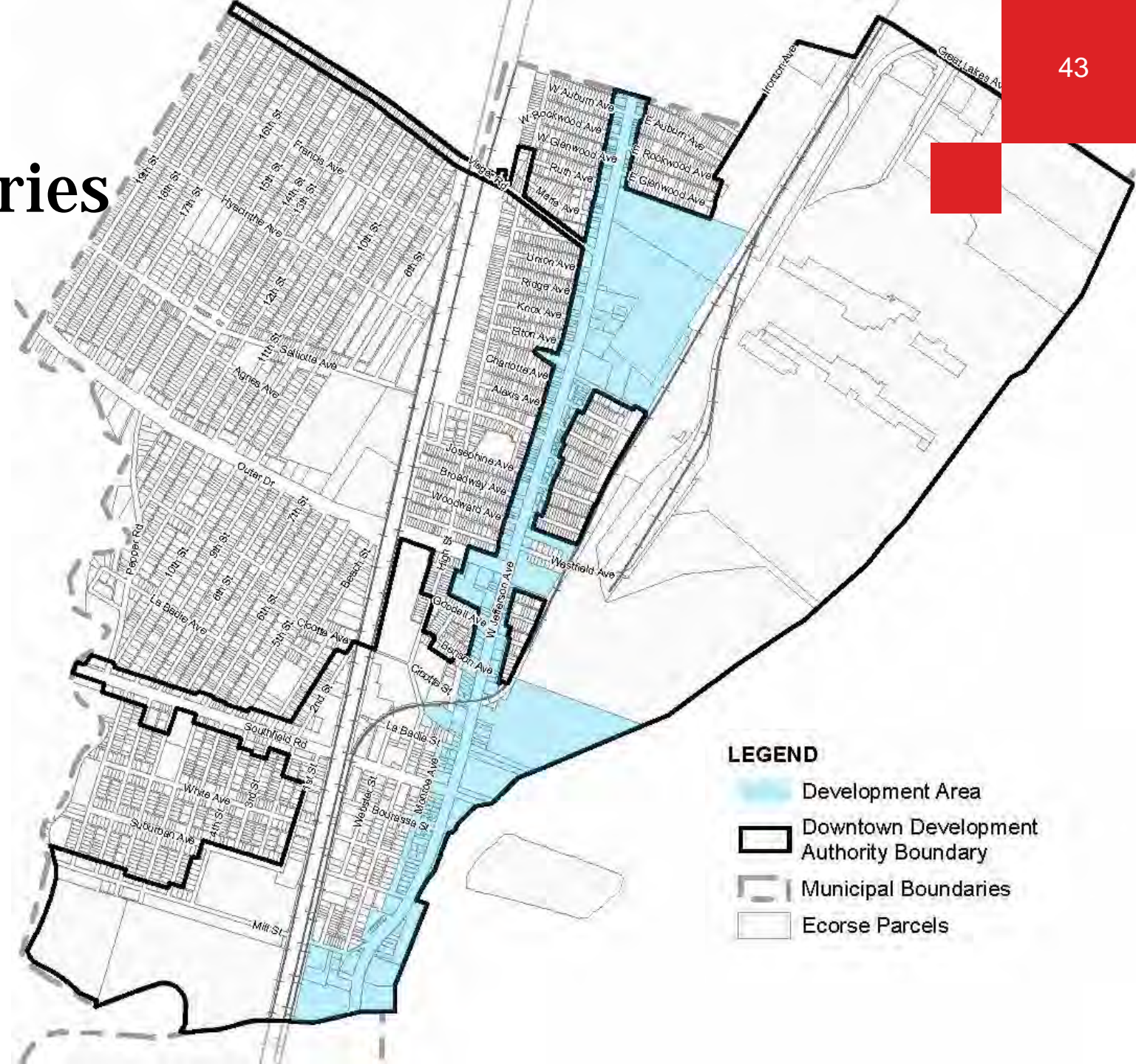
Development Plan & TIF Plan

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Development Plan and Tax Increment Finance (TIF) Plan

- Must adopt both before can capture or spend tax increment revenue
- Applies to designated Development Areas only, usually smaller than DDA Downtown District Area
- Plans identify:
 - ✓ What projects?
 - ✓ Where are they located?
 - ✓ How much will they cost?
 - ✓ When – phasing?
 - ✓ How will they be paid for?

Preliminary Boundaries



Process

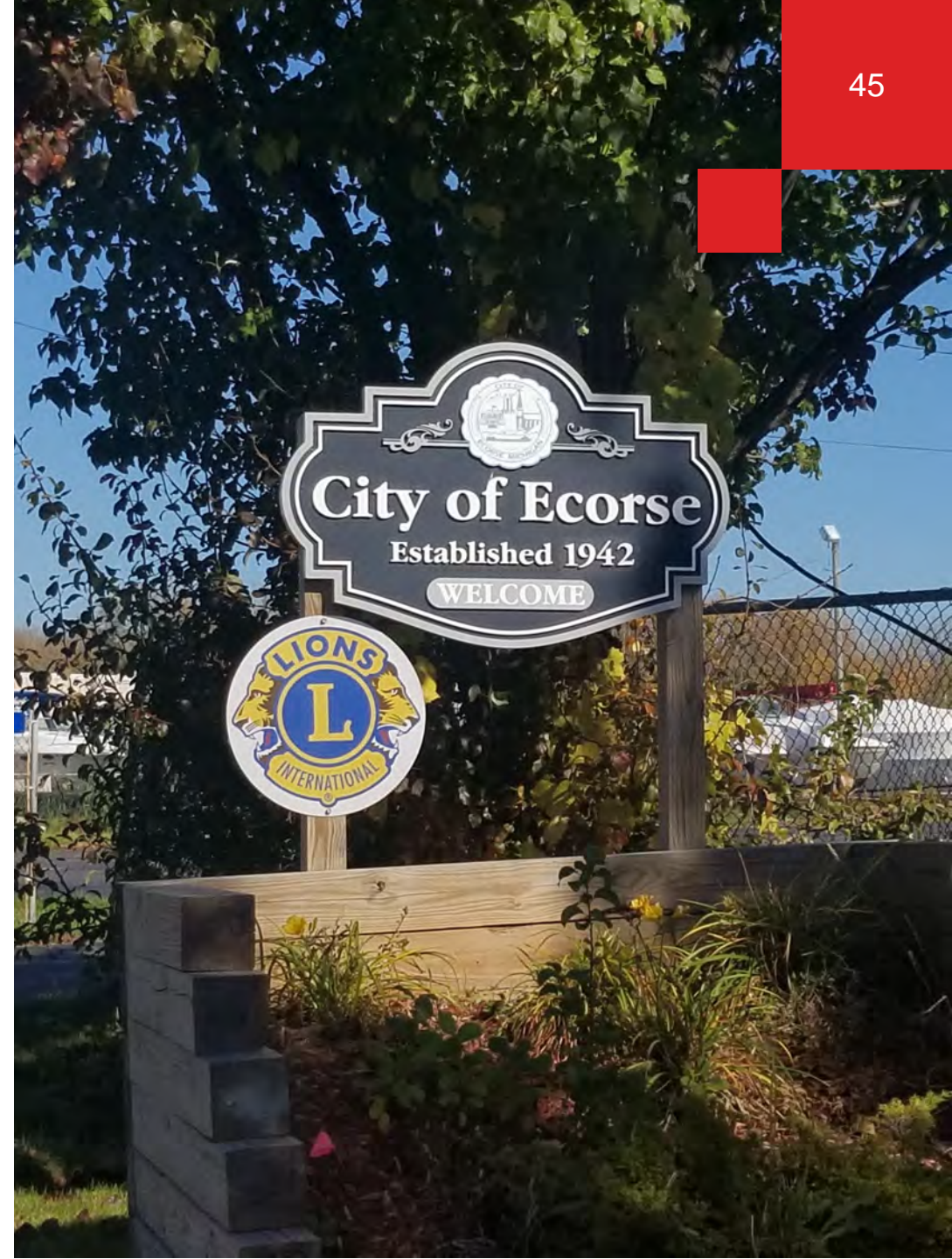
- First task of DDA = prepare and adopt Development Plan and TIF Plan
- Required as basis for capturing and spending tax increment revenue
- Focus on goals and projects in West Jefferson Corridor Plan
- Applies to Development Area only
- Process and plan contents are defined in PA 57 of 2018



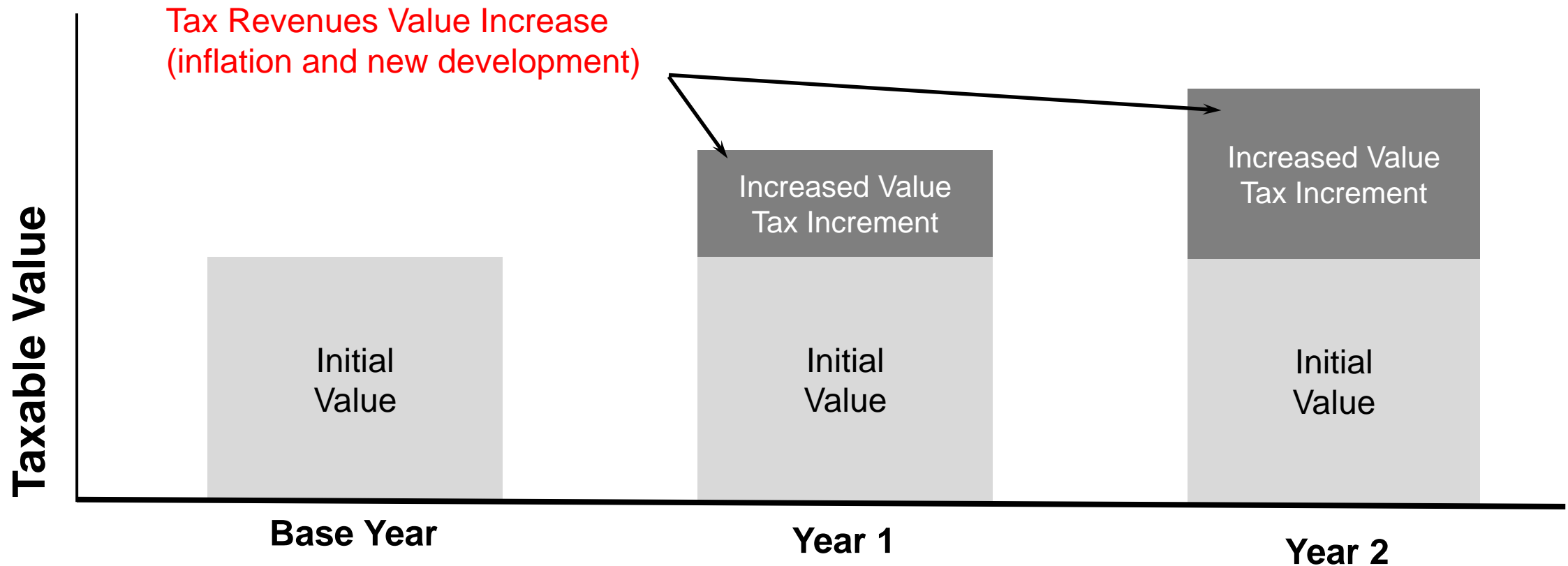
Development and TIF Plans

Identify:

- What Projects?
- Where Are They Located?
- How Much Will They Cost?
- When – Phasing?
- How Will They Be Paid For?



Tax Increment Financing – How it Works



Development Plan Contents

- Defines boundaries of development area
- Existing and planned land uses
- Description of improvements to be demolished, repaired or altered
- Location, extent, character and cost of proposed improvements
- Cost estimates



Tax Increment Finance Plan Contents

- Method of financing
- Impacts of tax increment capture on taxing jurisdictions
- Millages to be captured
- Estimated \$ tax increment
- Duration of program
- Maximum amount of bonding, if any



Tax Increment Financing— Revenues Captured

Tax revenues from increases in property values could be captured from the following taxing jurisdictions:

- Wayne County
- City of Ecorse
- Community College (WCCC)
- Wayne County Transit
- Library
- HCMA



Schedule for Plans / Next Steps

January, 2021:

- Discuss draft Existing Land Use Map
- Present the preliminary projects, costs and priorities

February, 2021:

- Present draft Plan and finalize

March, 2021:

- Start adoption process





Questions?

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