

2021 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY ACTIVITIES

TO:	Mark Stuhldreher, Township Manager	DATE:	June 13, 2022
FROM:	Rodney C. Nanney, AICP, Community and Economic Development Director		

Background Information

This report includes a synopsis of staff, contracts, activities, accomplishments, and projects in the Township's East and West Downtown Development Authority (DDA) Districts during the 2021 fiscal year. It has been prepared consistent with the requirements Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 of 2018 (the Recodification Tax Increment Financing Act) is a relatively new state Act that went into effect on January 1, 2019. This Act consolidated the laws authorizing seven different kinds of tax increment finance authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of tax increment financed programs.

The Township's Economic Development Authority (EDA) Board is responsible for oversight of both the East and the West DDA Districts, supported by the Township's Community and Economic Development and Finance Department staff. The EDA Board is required to submit a comprehensive annual report to the state Treasury Department and to each taxing unit levying taxes captured by the authority, and to make information available to the public. These reports are required to include detailed information on the capture and use of tax increment revenues, information on debt, and the progress/status of development plans.

Staff Contact Information

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List and Descriptions of Current Contracts

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA in the DDA Districts:

Current Contracts	
Pleasant Thyme Herb Farm 5490 East Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees all along the Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of park benches and trash receptacles along the Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 South Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the Pickard Road corridor in the East DDA District.
Doug’s Small Engine Repair 5293 East Pickard Road Mount Pleasant, MI 48858	Snowplowing and winter maintenance of the sidewalks along the Pickard Road corridor in the East DDA District.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, curb and sidewalk edging, and clearing of clippings from sidewalks for public lawn areas along the Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 South Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 East Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of EDA equipment, off-season banners, and supplies for the East DDA District and the West DDA District.
Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the Pickard Road corridor in the East DDA District.
CIB Planning, Inc. 17195 Silver Parkway, No. 309 Fenton, MI 48430	Assistance with and consultations for preparation of updated Development and Tax Increment Financing Plan Updates for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.
Isabella County Road Commission 2261 East Remus Road Mount Pleasant, MI 48858	Participation agreements for funding of specific road projects within the East and DDA Districts for which the Road Commission has responsibility to complete.
Charter Township of Union 2010 South Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of specific municipal water and sanitary sewer projects within the East and DDA Districts for which the Charter Township of Union Public Services Department has responsibility to complete.

Statement Regarding Expenditure of Funds

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt.

The Township’s Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East DDA and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

List of Accomplishments

The following is a list of EDA accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Completion of the work to update the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.
2. Final adoption of the updated plans by the Board of Trustees following the public hearing and notice requirements of Act 57.
3. Successful collaboration with Isabella County to secure agreement to expand the boundaries of the East DDA District to support economic development in an underutilized industrial area and neighborhood stabilization in a residential area otherwise surrounded by the existing East DDA District boundaries.
4. Successful extension of the terms of the East and West DDA Districts by twenty years (to 12/31/2041) to allow for completion of the projects and priorities outlined in the updated DDA District development plans.
5. Purchase of the land at 5800 E. Pickard Rd. to accommodate relocation and expansion of the Sanitary Sewer Pump Station #1, and to allow for removal of a functionally obsolete office building and replacement of dilapidated entry signage for the adjacent Enterprise Industrial Park.

Projects and Investments in 2021

The following is a list of EDA projects and investments in the East and West DDA Districts:

Current Projects and Investments		Status
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.	Banners completed and installed
b.	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)	Banners installed with seasonal changes

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Current Projects and Investments		Status
c.	Jameson Park building and site improvements (East DDA)	Funds budgeted; construction of exterior building and site improvements initiated in 2021; completed in 2022
d.	Rehabilitation of Pump Station #1 located on Enterprise Drive (East DDA)	Funds budgeted; construction planned for 2022
e.	S. Lincoln Road improvements south of the bridge over the Chippewa River to Broomfield Road (West DDA)	Funds budgeted; county Road Commission construction planned for 2022
f.	S. Lincoln Road improvements north of the bridge over the Chippewa River to M-20/Remus Road (West DDA)	General agreement to be a funding partner, but not yet budgeted
g.	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; construction planned for 2022
h.	Funding in support of new sidewalk construction along the north and south sides of the E. Remus Rd./M-20 state highway right-of-way from Bradley St. west to the S. Lincoln Rd. intersection (West DDA)	Funds budgeted; construction planned for 2022
i.	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)	Completed
j.	Annual funding support to the Middle Michigan Development Corporation for MMDC economic development activities for the East DDA and West DDA Districts	Completed
k.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of CVB destination marketing activities for the East DDA and West DDA Districts	Completed
l.	Purchase of the land at 5800 E. Pickard Rd. to accommodate relocation and expansion of the Sanitary Sewer Pump Station #1, and to allow for removal of a functionally obsolete office building and replacement of dilapidated entry signage for the adjacent Enterprise Industrial Park	Completed
m.	Develop and implement a beautification grant program to encourage DDA District businesses to undertake private landscaping improvement and site beautification projects on existing lots.	Funds budgeted; implementation planned for 2022

Current Projects and Investments		Status
n.	Develop and implement a pedestrian access improvements grant program to encourage DDA District businesses to undertake private installation of private sidewalks and barrier-free pedestrian access improvements from public sidewalks to existing buildings.	Funds budgeted; implementation planned for 2022
o.	Develop and implement a freestanding signage improvements grant program to support private improvement projects to replace existing signs with monument-style ground signs.	Funds budgeted; implementation planned for 2022

Events and Promotional Campaigns in 2021

The following is a list of EDA events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.
5. Survey of the business communities in both DDA Districts as part of the project to update the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.

Progress on Development/Tax Increment Finance Plan Goals and Objectives

The EDA continued to make good progress towards completion of specific project priorities listed in the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts. All projects included in this report for 2021 are consistent with the goals and objectives of these plans.

For 2022, the EDA will be moving forward to implement the project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.

All projects included in this report are consistent with the goals and objectives of these plans.