

2024 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY BOARD ACTIVITIES

TO: Mark Stuhldreher, Township Manager	DATE: April 8, 2025
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 2024 fiscal year. It has been prepared consistent with the requirements of Michigan 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 went into effect on January 1, 2019. This state Act consolidated the laws governing various types of tax increment finance (TIF) authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of TIF programs and projects. In accordance with Section 204(7) of this state Act, 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 DDA Districts, 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 and status of applicable DDA District 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 Board in the DDA Districts:

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Current Contracts	
Pleasant Thyme Herb Farm 5490 E. Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees along the E. Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of benches and trash receptacles along the E. Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the E. Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 S. Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the E. Pickard Road corridor and the gateway banners within the M-20/US-127 interchange area in the East DDA District.
Johnny's Lawn Care, LLC 5246 E. Vernon Road Rosebush, MI 48878	Service agreement for snowplowing services for public sidewalks within parts of the East and West DDA Districts.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, and curb and sidewalk edging for public lawn areas along the E. Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the E. Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 S. Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the E. Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 E. Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of equipment, off-season banners, and supplies for the East and West DDA Districts.
Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the E. Pickard Road corridor in the East DDA District.
Green Scene Landscaping, LLC 954 E Remus Rd Mt. Pleasant, MI 48858	Landscaping improvement services for planters and planting beds along the E. Pickard Rd. corridor and within the M-20/US-127 interchange area in the East DDA District.
Charter Township of Union Public Services Department 2010 S. Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of municipal water and sanitary sewer projects within the East and West DDA Districts for which the Township Public Services Department has responsibility to complete.

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Current Contracts	
Graphic Sciences, Inc 1551 E. Lincoln Avenue Madison Heights, MI 48071	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
Michigan Department of Technology Records Management Services	Participation agreement for bulk digitization of historical DDA records for the East & West DDA Districts.
Gourdie Fraser 123 West Front Street Traverse City, MI 49684	Service agreement to provide civil engineering and construction administration services for new sidewalk construction along west side of Bradley St. north from E. Remus Rd. (M-20) in the West DDA District to the Middle School; and along the east side of Bud St. north from E. Pickard Rd. (M-20) to Jameson Park in the East DDA District.
Malley Construction 1565 Park Pl. Mt. Pleasant, MI 48858	Construction contract for new sidewalk construction along the east side of Bud St. north from E. Pickard Rd. to Jameson Park in the East DDA District.
Graber & Associates 29218 Cotton Rd Chesterfield, MI 48047	Service agreements for Irrigation consulting services, and for irrigation design and construction administration services for reinstallation of underground irrigation between the sidewalk and curb along both sides of the E. Pickard Rd. corridor from west of US-127/M-20 interchange to Packard St. in the East DDA District.

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 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 Board accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Displays of flowers, holiday lighting, gateway banners, and the Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) corridor in the East DDA District, despite the impacts of the road reconstruction.
2. Continued to implement the East and West DDA District’s grant programs for beautification, pedestrian access improvements, and signs with additional outreach to eligible businesses.

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3. Continued funding support for Mt. Pleasant Airport Crew Car courtesy vehicle that is available for use by flight crews on layover to visit East DDA and West DDA District businesses and other local amenities, which was initiated in June of 2022 with EDA Board support and has proven to be very popular.
4. With the support of the Board of Trustees, the Community and Economic Development Director and Township Assessor worked in partnership with Jim McBryde from the Middle Michigan Development Corporation to help guide the owners of Michael Engineering, a recently expanded research and advanced manufacturing business in the East DDA District and Enterprise Industrial Park, to successfully secure final acceptance from the State Tax Commission for an Industrial Facilities Tax Abatement for their expansion.

Projects and Investments in 2024

The following is a list of EDA Board 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 E. Pickard Road corridor (East DDA).	Banners completed and installed
b.	Installation and maintenance of the seasonal gateway banners at the US-127/M-20 interchange (East DDA).	Banners installed with seasonal changes
c.	Planning for design, printing, and installation of replacement Welcome banners in collaboration with the City of Mount Pleasant and Mount Pleasant Area Convention and Visitors Bureau (East DDA).	Funds budgeted and design updates finalized in 2024. New banners printed and installed in April 2025.
d.	Potential land assembly and road/infrastructure improvements in the East DDA District industrial area around N. Packard Road, E. Airport Road, Park Place, and Corporate Way (East DDA).	Funds budgeted
e.	Re-installation of the East DDA District’s underground irrigation system along the road margin of E. Pickard Rd. (M-20) within the area impacted by the 2023 MDOT road reconstruction project.	Funds budgeted and contractor selected for preparation of design plans in 2024. Plans completed in March 2025.
f.	Evaluate the condition of street trees along the E. Pickard Rd. (M-20) corridor and trim, remove, or replace as needed.	Funds budgeted
g.	Reinstall landscape plantings along the portion of the E. Pickard Rd. (M-20) corridor within the area of the 2023 road reconstruction project and within the planter beds around and under the US-127 overpass.	Funds budgeted and project initiated with a partial installation in 2024.

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Current Projects and Investments		Status
h.	Plan for new public sidewalks along the east side of Bud St. north from E. Pickard Rd. to connect to Jameson Park (East DDA).	Funds budgeted and project initiated with completion of construction plans and selection of a contractor in 2024.
i.	Plan for new public sidewalks along the east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd. (East DDA).	Funds budgeted
j.	Plan for streetlighting, streetscape, and/or additional pedestrian improvements along E. Remus Rd. (M-20) and S. Lincoln Rd. (West DDA)	Funds budgeted
k.	Plan for new public sidewalks along the west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary (West DDA).	Funds budgeted, project initiated, and construction plans completed.
l.	Digitization of historical documents for the East & West DDA in accordance with the Records Retention Schedule and Records Reproduction Act 116 of 1992(East DDA and West DDA).	Records have been picked up and are being digitized
m.	Continued to implement a beautification grant program to encourage local businesses to undertake private landscaping improvement and site beautification projects on existing lots (East DDA and West DDA).	Completed
n.	Continued to implement a pedestrian access improvements grant program to encourage local businesses to undertake installation of barrier-free pedestrian access improvements to existing buildings (East DDA and West DDA).	Completed
o.	Continued to implement freestanding signage improvements grant program to support private improvement projects to replace existing freestanding business signage with new monument-style ground signs (East DDA and West DDA).	Completed
p.	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
q.	Annual funding support to the Middle Michigan Development Corporation for local economic development initiatives and activities (East DDA and West DDA).	Completed

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Current Projects and Investments		Status
r.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of destination marketing activities (East DDA and West DDA).	Completed
s.	Annual funding support for operation and maintenance of the Mt. Pleasant Airport Crew Car courtesy vehicle for use by flight crews on layover to visit local businesses and amenities (East DDA and West DDA).	Completed

Events and Promotional Campaigns in 2024

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

1. Art Reach of Mid-Michigan Annual Festival of Banners along the E. Pickard Road (M-20) 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 the Mount Pleasant Chamber of Commerce to support Chamber members and outreach in the East DDA and West DDA Districts.
4. 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.
5. 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.
6. Funding support for community promotion advertising in the annual Chamber of Commerce business directory and in special editions of the Michigan Builder magazine.

Progress on Development/Tax Increment Finance Plan Goals and Objectives

In 2024, the EDA Board 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 are consistent with the goals and objectives of these plans.

For 2025, the EDA Board will be moving forward to implement additional project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.