

# ACT 57 of 2018 Public Information Meeting

Curbside  
Pickup

FEBRUARY 20, 2024

MARCH 21, 2024

MILFORD DOWNTOWN DEVELOPMENT  
AUTHORITY

Ann Barnette, Executive Director

## BOARD MEMBERS

- Dale Feigley, Chair
- Trevor Salaski, Vice Chair
- Jerry Aubry
- Jeff Heyn
- Eric Horsley
- Richard Lippitt
- Tom Niebauer
- Andrea Perry
- Christine Roy
- Toni Vulaj
- Marc Weinbaum

*Meet Me in Milford*



# 2023/2024

## PUBLIC IMPROVEMENT PROJECTS

**Central Park Improvements.** Design, Finance and Contract for the redevelopment of Central Park, including:

- Design and contract for new park layout
- Demolition and removal of existing landscape
- Grading, excavation, electrical, asphalt, electrical and utilities
- Install landscaping
- Install sidewalks, Boardwalk and new Pavilion
- Install and replace existing sports courts
- Install new ice-skating arena

**Commerce Pedestrian Underpass.** Complete the construction of the Commerce Road underpass to connect pedestrians to the parking lot to the downtown area

**Various Parking Improvements.** Continue planning and design for parking in other downtown locations

## ONGOING DDA ADMINISTRATION

- Manage MBA relations
- Overhead Flowerpots maintenance
- ROW Maintenance
- Budgeting/Financing/TIF Management
- Complete Website Redesign
- Renovation/Update of business database
- New business assistance
- Downtown Newsletters
- Real estate management
- Oversee all Downtown Marketing media, including PR, Facebook pages, website, Instagram, and Twitter

## PUBLIC FINANCING BOND ISSUE

Joint partnership with the Village for a Bond issue for Capital Improvements

## DOWNTOWN MASTER PLAN

Begin design considerations for joint project in tandem with Village Master Plan project

## PUD/EGLE GRANT & LOAN MGMT

### Summit View Redevelopment Project

- Administration of loans/invoices for environmental work Summit View
- Brownfield Board Administration

## DNR AND MEDC CRP GRANTS

### Central Park Master Plan

- Grant writing and fundraising for Central Park
- Grant writing for MEDC CRP grant for Central Park

## 2023/2024 BUDGET

Administration/Operations	\$146,382.
Salaries/Fringe/Healthcare	
Marketing, promotions,	\$220,862.
Business assistance, Contract	
Services, maintenance, plants	
Capital Outlay	
Public Improvements	\$826,608.
Environmental, engineering,	
Real estate, legal, construction	
Debt Service	\$232,741.
<b>TOTAL</b>	<b>\$1,426,593.</b>

**Annual Report on Status of Tax Increment Financing Plan**

<b>Treas- StateSharePropTaxes@michigan.gov</b> <small>Issued pursuant to 2018 PA 57, MCL 125.4911                  Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2).</small>		<b>Village of Milford</b> <b>Downtown Development Authority</b>	TIF Plan Name  	For Fiscal Years ending in <b>2024</b>
Year AUTHORITY (not TIF plan) was created: 1982 Year TIF plan was created or last amended to extend its duration: 199,820,032,015 Current TIF plan scheduled expiration date: 2048 Did TIF plan expire in FY24? no Year of first tax increment revenue capture: 1999 Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no? no If yes, authorization for capturing school tax: Year school tax capture is scheduled to expire:				
<b>Revenue:</b>				
	Tax Increment Revenue		\$	645,137
	Property taxes - from DDA millage only		\$	36,057
	Interest		\$	90,574
	State reimbursement for PPT loss (Forms 5176 and 4650)		\$	15,566
	Other income (grants, fees, donations, etc.)		\$	1,904,555
	<b>Total</b>		\$	2,691,889
<b>Tax Increment Revenues Received</b>			<b>Revenue Captured</b>	<b>Millage Rate Captured</b>
	From counties		\$	196,274
	From cities		\$	-
	From townships		\$	46,605
	From villages		\$	283,383
	From libraries (if levied separately)		\$	-
	From community colleges		\$	55,547
	From regional authorities (type name in next cell)	HOMA	\$	7,721
	From regional authorities (type name in next cell)	DDA	\$	61,243
	From regional authorities (type name in next cell)		\$	-
	From local school districts-operating		\$	-
	From local school districts-debt		\$	-
	From intermediate school districts		\$	-
	From State Education Tax (SET)		\$	-
	From state share of IFT and other specific taxes (school taxes)		\$	-
	<b>Total</b>		\$	650,773
<b>Expenditures</b>				
	Personnel Costs		\$	137,870
	Operating Expenses		\$	160,923
	Capital Outlay		\$	3,167,155
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
	Transfers to other municipal fund (list fund name)		\$	-
	Transfers to other municipal fund (list fund name)		\$	-
	Transfers to General Fund		\$	-
	<b>Total</b>		\$	3,465,948
<b>Total outstanding non-bonded indebtedness</b>				
	Principal		\$	222,094
	Interest		\$	90,736
<b>Total outstanding bonded indebtedness</b>				
	Principal		\$	-
	Interest		\$	-
	<b>Total</b>		\$	312,830
<b>Bond Reserve Fund Balance</b>			\$	-
<b>Unencumbered Fund Balance</b>			\$	-
<b>Encumbered Fund Balance</b>			\$	-

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				TIF Revenue	
alorem PRE Real	\$ 8,969,590	\$ 482,892	\$ 8,486,698	17.4459000	\$148,058.08
alorem non-PRE Real	\$ 46,217,840	\$ 16,619,503	\$ 29,598,337	17.4459000	\$516,369.63
alorem industrial personal	\$ -	\$ 118,350	\$ (118,350)	17.4459000	(\$2,064.72)
alorem commercial personal	\$ 4,078,090	\$ 4,742,300	\$ (664,210)	17.4459000	(\$11,587.74)
alorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
alorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility personal property on commercial class lar	\$ -	\$ -	\$ -	0.0000000	\$0.00
lew Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
mercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
hborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
lete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
ble Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
<b>mp (from all property tax) Real Property</b>	\$ -	\$ -	\$ -	0.0000000	\$0.00
Captured Value		\$ 21,963,045	\$ 37,302,475	<b>Total TIF Revenue</b>	<b>\$650,775.25</b>

### Capital Investment

Ongoing obligation for the Bond Proceeds includes completing Commerce Road and Central Park. Fundbalance allows additional, smaller projects. Projected taxable value may facilitate future investment. Projects listed in current priorities

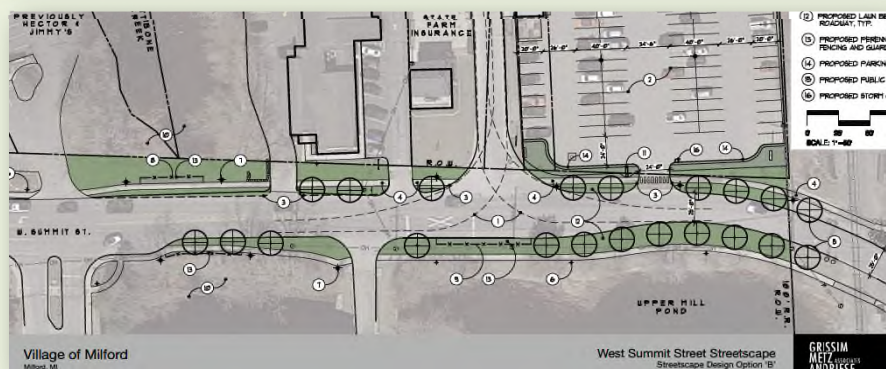
#### Central Park Riverfront Restoration Project



#### Downtown Architectural & Redevelopment Plan



#### Summit Street Beautification



#### TRW Pkg Lot Greenbelt



#### Streetlight Updates



#### Liberty Street



- For Consideration**  
 Parking Study Update  
 Plantings  
 Southside Fencing  
 Mill Pond Enhancements  
 Street Furnishings

### Economic Restructuring

Strengthens the District's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development, i.e.: Business recruitment/retention; development partnerships, market potential, financial incentives, infill development, infrastructure, etc.

#### Business Recruitment/Retention

- Update:**
- Market Analysis
  - Traffic Information
  - Demographics
  - Trade Area Analysis
  - Available Properties
  - Contact Information
  - Business Contacts

#### Financial Incentives

- Façade Improvement Program**
- TIF Reimbursement Program

#### Real Estate Development

- Redevelopment Opportunities
- TRW, Huttons, Huron/Main

#### Ongoing

- Summit View Invoice management
- EGL BRA reporting
- MI State TIF reporting



### Promotion/Events/Beautification

Markets the traditional district's assets to customers, potential investors, new businesses, local citizens and visitors. Market Identification, public relations, visual identity, slogans/logos, community programs, cultural programs, events and activities, merchandising, education, advertising, media and publicity and sponsorships

#### Support local events:

- Farmer's Market
- Sidewalk Sales
- Milford Memories
- Christmas Open House
- Friday Night Live
- Central Park Summer Concert Series
- Milford Home Tour
- Milford Car Show
- Community Picnic

#### Holiday Decorations



#### Marketing/ Public Relations

- Downtown Pedestrian Signs
- Manage Social Media



#### FRANCO PR

- Main Street Sound System
- Main Street Banner (admin + purchase)
- Pedestrian Signage**



#### For consideration:

- Enhance MBA assistance
- Replace Sharrows
- Update Wayfinding Signs