

NORTHFIELD TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY

PUBLIC INFORMATION PRESENTATION

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I. History of Northfield Township DDA

In 2000, the then-township supervisor, Mike McFarland, asked a group of volunteers to look into starting a DDA in our township. He realized the economic potential, since DDA funds are always put back into the business district. At the time, there were several potential developments in the North Territorial Corridor. The primary project listed for a DDA in our township was to reinvest captured funds to improve the North Territorial exit infrastructure.

Many DDA's in local communities were contacted and consulted regarding the process, including Westland, Pinckney, and Brighton. We began working with Michigan Economic Development Council (MEDC), WDC (Washtenaw Development Council, now known as Spark), and the Washtenaw County Planning Commission.

In 2001, we held our first public hearing, after which we received approval from Northfield Township Board of Trustees, State of Michigan, Washtenaw County, and Washtenaw Community College to proceed.

During 2002 and 2003, we created our Development Plan and TIF Plan with the help of Susan Lackey from Washtenaw Development Council. Most communities have spent an average of \$60,000 for these plans to be developed, but we did ours at no charge through volunteer work and donated time.

The Plan was approved by all parties in 2003.

II. TIF funding

Tax Increment Financing (TIF) is the type of funding that DDA's receive. Simply put, a baseline tax assessment is set in the beginning (in this case 2003), and as the taxable value of these businesses increases, the difference goes to the DDA for reinvestment into the business district. Our DDA is unique in that most DDA's capture 100 percent of that increase. Knowing that a large number of properties on North Territorial Road were completely undeveloped, we offered to capture 50 percent of that increase, so as to send more money into the general fund.

ALL work by DDA Board members is volunteer.

III. DDA Projects to Date

- a. All "Welcome to Northfield " signs (Six Mile, Barker, Eight Mile)
- b. Road repair project on Six Mile Rd.
- c. Northfield Township Benches (joint with business owners)
- d. All flower projects downtown
- e. Sidewalk projects, including Barker to WL Tavern
- f. Stamped concrete along businesses on Main Street
- g. \$30,000 toward nonmotorized pathway
- h. 2005 Streetscape grant with OHM (rejected by BOT)
- i. Joined Washtenaw County Brownfield Redevelopment Authority
- j. Mural on PNC Building (with some private donations)
- k. Façade grant (i.e., Michigan Energy on Main St.)
- l. Paid electric bills for all DDA district street lights for five years
- m. Paid rent of \$600 per meeting to police department(five years)
- n. Paid partial wages of township comptroller
- o. Acquired Redevelopment Liquor Licenses
- p. Joined Michigan Downtown Association (MDA)
- q. Held community events: Trunkapalooza,Trunk-or-Treat,Boat Show
- r. Worked to develop North Village Synthesis Plan
- s. Worked to develop Downtown Synthesis Plan
- t. Sealcoat and striping of parking lot at 100 Barker

IV. The Down Side

Basically, there have been no TIF funds collected since 2009, due to the decline in taxable value of our business district. This has been due to demolitions, business closures, and building sales to non-profit groups. The DDA has a small fund balance, which is being used up on events and services for the township, including downtown flowers, public events, dues, etc. However, the DDA Board continues to meet at least one time monthly to work on projects and ideas to promote Northfield Township.

V. The Future

The DDA plan is in effect until 2033, at which time the decision will need to be made to develop a new plan or discontinue the DDA.

We plan to continue working on community events and design new ways to promote business development in our DDA district. We hope that partnering with MDA will instill some new ideas for promotion of our township. Advertising the availability of the low-cost liquor licenses through the DDA is another way to encourage business development.