



YOUR DOWNTOWN CONNECTION

OCTOBER 2023

The Mission of MI Portland Downtown is to cultivate a strong economic environment that collaboratively embraces our history, culture and natural resources.

semi.annual.update

We extend a warm invitation to all individuals interested in attending our meetings and sharing their thoughts. MiPortland Downtown (Downtown Development Authority – DDA) holds monthly meetings on the fourth Monday at 7 pm in City Council Chambers. In addition, we hold regular workshop-style meetings on the second Tuesday at 6:15 pm to discuss ongoing projects. Please refer to the community calendar for updates and locations.

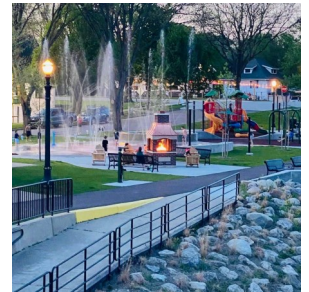
Our door is always open, and we invite everyone to reach out to us via phone, email, or by stopping in personally. We encourage you to ask questions and engage in discussions about any topic related to the DDA. To ensure availability, feel free to request an appointment with Tina if you would like uninterrupted time for your inquiries. Furthermore, each member of our Board also welcomes open communications regarding anything pertaining to Downtown Development activities. Find our update here www.Miportland.org / About / Downtown Development

MiPortland Development Plan & Tax Increment Financing Updating from 2014 to 2023

The Act, known as the Recodified Tax Increment Financing Act, promotes economic development in downtown areas. It encourages Downtown Development Authorities (DDAs) to work with local planning staffs and planning commissions to improve downtown areas and stimulate economic growth. This effort involves collaboration between DDAs, municipal governments, businesses, residents, and property owners. The restated plan authorizes the DDA to collect tax increment revenues and sets a timeframe for development projects.

The authorizing document is crucial to DDA's operations by allowing them to allocate funds to development projects. These projects focus on capital investments that stimulate economic growth and rejuvenation in a designated Development Area (DA). The projects improve infrastructure and make enhancements to outdated sites, while also providing essential public infrastructure for supporting new development. To ensure enough funding, DDAs can accumulate funds over time to finance ongoing or upcoming projects.

The taxes referred to are property taxes. Having a DDA does not increase these taxes, neither does eliminating a development area lower property taxes. The City transfers a .037 increment of each property tax dollar collected within the Downtown Development Area (primarily commercial property) to the DDA to work on projects identified in the TIF Development Plan. See Map of the Development Area at www.Miportland.org / About / Downtown Development



A Steering Committee has proposed updates to the plan. These have been presented and reviewed at a Stakeholder Open House and by the DDA Board. They will be further reviewed by a Citizens Council made up of residents who live within the Development Area (DA).

Proposed updates include addressing the 103 E. Grand River (old Keusch garage) property, Wayfinding Signage, Alley Improvements, Repair and Maintenance funding for public amenities within the DA, sidewalks, streetscapes and parking lots as well as continuing DDA operations, events, and promotion of the community.

CONTACT US: 517-647-5027

TINACW@PORTLAND-MICHIGAN.ORG

COMING UP
FIND MORE INFO, EVENTS,
SHARE YOUR EVENTS
MIPORTLAND.ORG !



CUNNINGHAM INSURANCE FEATURED BUSINESS

SUBMITTED BY KURT FEDEWA

Shannon Cunningham is the proud owner of Cunningham Insurance and she specializes in Medicare, Medicaid, life, health, and mortgage protection insurance. "I sell the policies that most agents in Portland are not selling," said Shannon. "This is my market niche and I do my utmost to serve my clients effectively."

Medicare supplements and Medicare advantage plans are a specialty of Shannon. "I talk to my clients in order to find out their needs," said Shannon. "Then I select several plans that suit them. We then compare the various options and I help the client make the right choice. Information is key in making the right choice. I recently worked with a client who was set on a particular Medicare plan until we compared the various options. Then he realized that a different plan would save him a lot of money, so he went with that one."

Shannon said that it's good to have a local person available for one's insurance needs. She said that people can easily drop by her office and ask questions or review their plans, with a local person that they know. "I never charge a fee for information," said Shannon. "I provide information as a service to the community."

Beyond Medicare, Shannon also assists clients who wish to purchase low-cost health insurance. "Anyone who has an annual income between \$19k and \$28k generally qualifies for low-cost or even no-cost health insurance," she said. "I talk to them about their needs including who their doctor is and about their preferred pharmacy. We compare plans and they are then in a position to choose the plan that best serves them."

Shannon also sells mortgage protection policies. "Mortgage protection is for people who carry a mortgage and who want to protect their home or their business in the event of disability or of death," she said. "This protection is very important because it protects their family."

And finally, Shannon sells life insurance. "Life insurance has evolved over the years in new ways," she said. "There is now available a feature called "living benefits" which helps the policy holder to utilize the policy in the event of a serious illness such as heart attack or of stroke. The policy pays them and helps them through the illness until they get back on their feet."

Annual enrollment for Medicare is fast approaching. Shannon said that now is the time for seniors to review their Medicare policy.

"Medicare changes every year," said Shannon. "And a different plan this year might work better for someone. I am pleased to help clients with this at no charge to them. It's a service that I offer to the community and it can make an important difference in a senior's life. I encourage anyone with questions to call me. I am in a position to help them and the right insurance choice can make all the difference in the world to them."

CUNNINGHAM INSURANCE * 227 Maple St. Suite B * 989-640-0729

Shannon is available by appointment and she does make house calls.



IS YOUR BUSINESS PARTICIPATING/SPONSORING ?

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ONLINE FORMS
BY 10.22.23
FOR INCLUSION IN
ALL PROMOTIONS**



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