

# TIF Re-Statement Timeline



## CITY OF PORTLAND DOWNTOWN DEVELOPMENT AUTHORITY

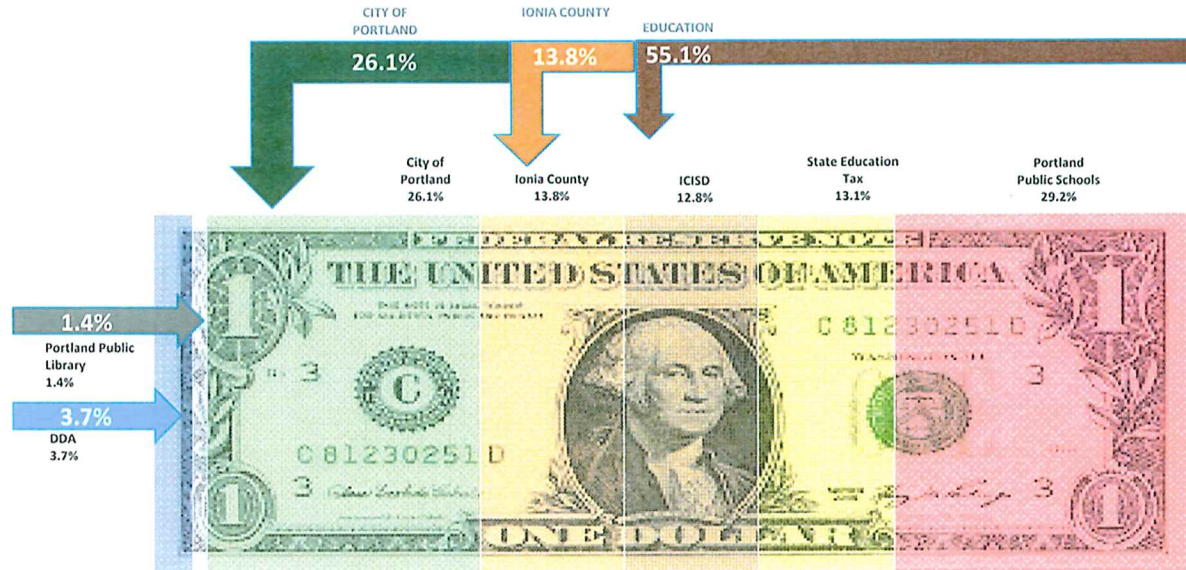
### AMENDED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

1988	1991	1992	2001	2003	2014	2018	2019	2021	2022	23-Mar	23-May	23-Jul	23-Oct	23-Nov
Original Portland Development & TIF Plan	Amended for paving & riverwalk projects	Amended for holiday décor, property acquisitions renovation, removal, resale or lease, promotion materials	Amended for construction of City Hall	Amended to add Main Street Program and Façade Improve Projects	Reflect expectation of retiring debt obligations (City Hall) add improvements to visual environment	Recodified Tax Increment Financing Act PA 57	Workshop with Dickinson Wright and Board Strategic Discussions regarding current plan projects and desired projects	Work Teams made updating TIF a priority for upcoming year	Work Teams & Board settled on projects they would consider eliminating in current plan and identified new priorities for an updated plan	Formed Steering Committee and engaged Dickinson Wright	Actively began recruiting Citizen Council	Steering Committee and Board Rated Projects to form a prospective desired list	Dev. Area Citizen Council Reviewed, Discussed and approved Re-Statement of Plans DDA Board Approved and recommend to City Council	All Public Hearing Notices and Notice to Taxing Jurisdiction compliant. City Council to hear first reading.

2023-2054



## YOUR PORTLAND PROPERTY TAX DOLLARS AT WORK



Recodified Tax Increment Financing Act, 2018 PA 57, as amended, MCL 125.4101 *et seq.* (the “Act”), formerly the Downtown Development Authority Act, 1975 PA 197

- to address deteriorating property values and to foster economic development in their downtowns.
- intended DDAs to undertake long-range planning in cooperation with their local planning staffs and planning commissions to envision future economic vibrancy of their downtowns and to prepare plans and undertake improvement projects to catalyze economic development toward that envisioned future.
- This catalytic effect is to result from coordinated and cooperative efforts among DDAs, their municipal governments, businesses, residents, and property owners in the downtown development areas

**History of the Downtown Development Plan and Tax Increment Financing Plan.** The Downtown Development Plan and Tax Increment Financing Plan was originally developed and adopted by the Board of Directors of the DDA (“DDA Board”) in 1987 (the “Original Plan”). The Original Plan was adopted by the City on February 22, 1988, and subsequently amended in 1991, 1992, 2001, 2003, and 2014. The Original Plan, as amended, is now being restated by this 2023 Restatement of the Downtown Development Plan and Tax Increment Financing Plan (the “2023 Restatement” or the “Plan”).

**Purpose of the Plan.** authorize the DDA to collect one of these sources of revenue - tax increment revenues

The Tax Increment Financing Plan also sets the time limit during which these development projects may be undertaken and financed. the authorizing document that gives the DDA authority to spend its funds on development projects.

The vision is centered on capital projects called “development projects” that are designed to spur economic development and redevelopment. The Development Plan designates a Development Area, and the DDA must undertake its development projects in this Development Area. The development projects are intended to provide infrastructure improvements and other capital improvements that assist in the redevelopment of obsolete sites and provide the public infrastructure needed to support and spur new development.

A DDA is allowed to accumulate funds over time in order to have the funds on hand needed to fund projects. As long as there are projects to be completed, a fund balance may be retained for that purpose for a reasonable period of time.

Table 1

LIST OF PLANNED PROJECTS BY PRIORITY & ESTIMATED COST		
CITY OF PORTLAND DDA 2023-2054		
PROJECT PRIORITY *	PROJECT DESCRIPTION	ESTIMATED PROJECT COST**
	<i>Promotional and Identity Building</i>	
O	Holiday Decorations	\$ 240,000
O	Fireworks	\$ 300,000
O	Other marketing events	\$ 110,000
	<i>Placemaking and Public Amenities</i>	
A	Looking Glass River Plaza (103 E Grand River Ave)	\$ 300,000
A	Wayfinding Signage with Consultation Services	\$ 75,000
B	Alley Improvements & Placemaking (Bridge St & City Hall Parking Lot)	\$ 20,000
C	Disc Golf Course	\$ 50,000
	<i>Public Amenity Repair and Maintenance</i>	
A	Boardwalk Repairs	\$ 150,000
A	Splashpad	\$ 240,000
B	Bandshell Structure -Repairs, Shade System	\$ 60,000
C	Veteran's Memorial Bridge Walkway	\$ 120,000
	<i>Parks and Public Spaces</i>	
B	River Trail (Grand River Ave down Water St to Wildflower Garden)	\$ 150,000
B	Powers Park Improvements	\$ 50,000
B	Red Mill Pavilion Improvements	\$ 60,000
C	City Hall Walkway & Landscaping Improvements	\$ 25,000
C	Bouge Flats Improvements	\$ 75,000
	<i>Public Hardscape Enhancements</i>	
A	Sidewalk Improvements	\$ 100,000
AB	Streetscapes - Lighting / Safety Signals / Trees / Planters	\$ 300,000
BC	<i>Municipal Parking Lots:</i>	
B	ADM Parking Lot	\$ 100,000
C	Other existing lots: Maple, Canal, City Hall, Scout Park	\$ 200,000
	<i>Downtown Building Enhancements / Business Development</i>	
O	Facade Incentives	\$ 300,000
O	Small Business Development	\$ 75,000
	<i>Consultation and Operational Expenditures</i>	
O	DDA Operations	\$ 5,605,100
O	Professional Services	\$ 959,900
	<b>TOTAL</b>	<b>\$ 9,665,000</b>

\*Project Priority Ranks as Follows:

- O = Ongoing
- A = Short Term ( 0 - 5 years )
- B = Mid Term ( 6 - 10 years )
- C = Long Term ( 11 - 30 years )

\*\* Acutal Project Costs will depend upon the design and specification of project components and market conditions at the time of implementation



## Promotional and Identity Building

**Marketing Initiatives.** This component involves the creation, operation, and funding of marketing initiatives that benefit the retail and business character of the Development Area, and general marketing of the downtown district.

Items of this component may include, but are not limited to:

Marketing initiatives undertaken by the DDA acting alone or through collaboration with other entities including, but not limited to, sponsorship of fireworks display.

Purchase of advertising, including, but not limited to, print advertising, radio advertising, internet or electronic advertising, television advertising, billboard advertising, and direct mail advertising.

Marketing blitzes and promotions. / Production of informational material about the downtown. / Collaboration with the City on specific marketing and community engagement efforts. / Professional fees.



**District Beautification.** This component involves the enhancement in appearance and marketability of the development area.

Items of this component may include, but are not limited to:

Installation of banners, seasonal decorations, and signage in the Development Area.

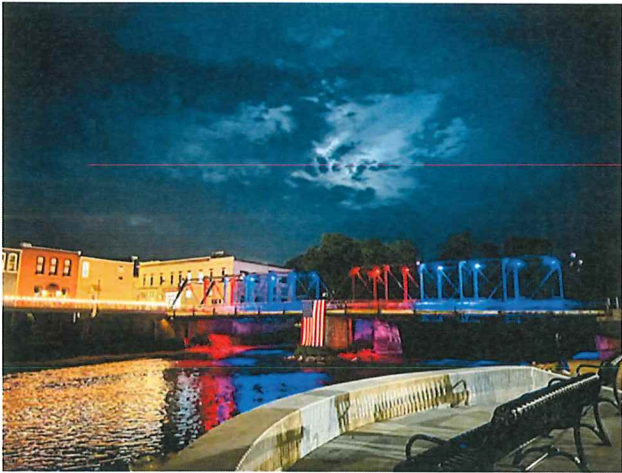
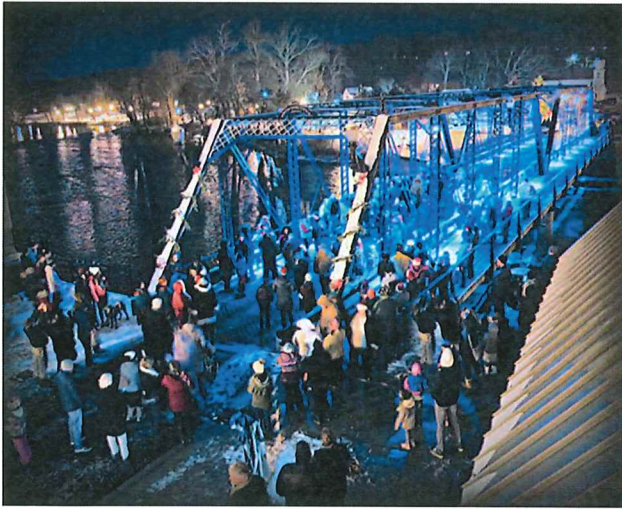
Acquisition and construction of public art and cultural amenities, including, but not limited to, artwork, statues, and water features.

Installation of shelters, fountains, benches, picnic tables, playground equipment, ball fields, courts, other seating and gathering areas, signage, trash receptacles, dumpster enclosures, tree grates, parking, etc.

Engineering, legal, and other professional fees.



## Placemaking and Public Amenities



**Parks and Recreational Areas.** This component involves the planning, acquisition, and development of new parks and public recreational areas in the Development Area including, but not limited to, the redevelopment of Looking Glass River Plaza (103 E. Grand River Ave.) and the alleyway between Bridge Street and the municipal parking lot at City Hall.

Items of this component may include, but are not limited to:

- Acquisition of property, rights-of-way, and easements.
- Demolition of existing structures, clearing the site(s) of obstacles, remediation, and other site work as deemed necessary by the DDA.
- Installation of shelters, fountains, benches, picnic tables, playground equipment, ball fields, courts, equipment necessary for a disc golf course, other seating and gathering areas, signage, trash receptacles, dumpster enclosures, tree grates, parking, etc.
- Installation of irrigation and other infrastructure improvements to support the site(s).
- Landscaping, including but limited to the installation of pathways, grass, bushes, trees, other plantings, wood chips, ground covering and other decorative items.
- Engineering, legal and other professional fees.
- Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

**District Signage.** This component involves the enhancement in appearance, marketability, and accessibility of the development area.



Items of this component may include, but are not limited to:

- Planning, purchase, and installation of wayfinding signage in the Development Area.
- Engineering, legal, and other professional fees.
- Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.



## Public Amenity Repair and Maintenance

\***Boardwalk.** This component consists of the construction, repair, or reconstruction of the Boardwalk to enhance pedestrian access and use.

\***Existing Park and Public Amenities Improvements.** This component involves park improvements and addition of amenities to existing parks and recreational areas in the Development Area, including but not limited to the Splashpad, Bandshell, Powers Park, Red Mill Pavilion, and Bouge Flats.

\***Trails and Walkways.** This component involves ongoing repairs and maintenance for the Veteran's Memorial Bridge Walkway, the River Trail, and other trails and walkways in the Development Area.

\***City Hall Outdoor Upgrades/Renovations.** This component involves the updating and renovation to the exterior of City Hall.

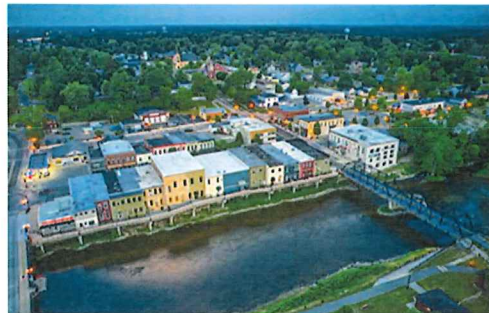
## Public Hardscape Enhancements

\***Sidewalks.** This component consists of the construction of sidewalks, walkways, pathways, and other improvements in the Development Area to enhance pedestrian access and to create a walkable community.

\***Streetscape Enhancements/Improvements.** This component involves enhancements and improvements along streets within the Development Area.

\***Public Facilities and Parking Infrastructure.** This component includes the acquisition, construction, renovation, repair, rehabilitation, restoration, and/or preservation of public facilities and parking lots and related infrastructure in the Development Area.

\***Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.**





## Downtown Building Enhancements Business Development

**Façade Incentives and Other Small Business Development.** This component includes support for buildings and businesses in the Development Area to the extent permitted by Act 57.

Items of this component may include but are not limited to:

Creation, operation, and funding for retail business incubators in the Development Area.

Developing long-range plans designed to halt deterioration of property values and promote economic growth.

Studying and analyzing economic changes taking place in the Development Area and identifying goods or services that are not available or that are underserved in the Development Area.

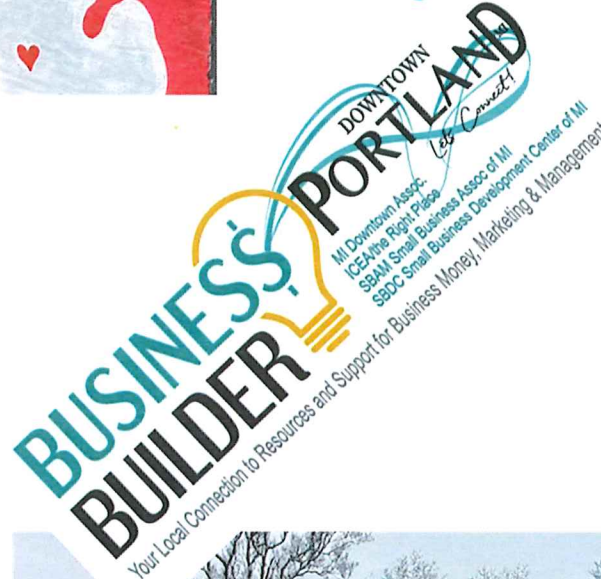
Working with business owners and storeowners to improve storefronts and façades.

Purchasing easements, leasehold interests, or other interests in faces in conjunction with agreements that require façade improvements and maintenance.

Offering basic management classes, business seminars, or other business education programs, or partnering with organizations offering such classes, seminars, or programs.

Engineering, legal, and other professional fees.

Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.





## Consultation and Operational Expenses

Administrative Costs & Staffing. This component involves the hiring and retention of a DDA Executive Director and/or additional staff and related administrative costs to implement projects and day-to-day operations on behalf of the DDA.

Items of this component may include but are not limited to:

Recruitment and on-boarding.

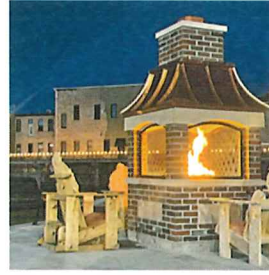
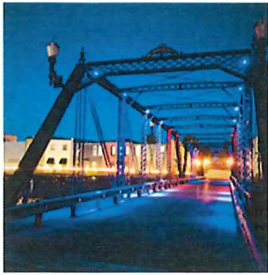
Salary and benefits.

Ongoing training.

Equipment and office supplies including, but not limited to, computers, software, phones, office furniture, etc.

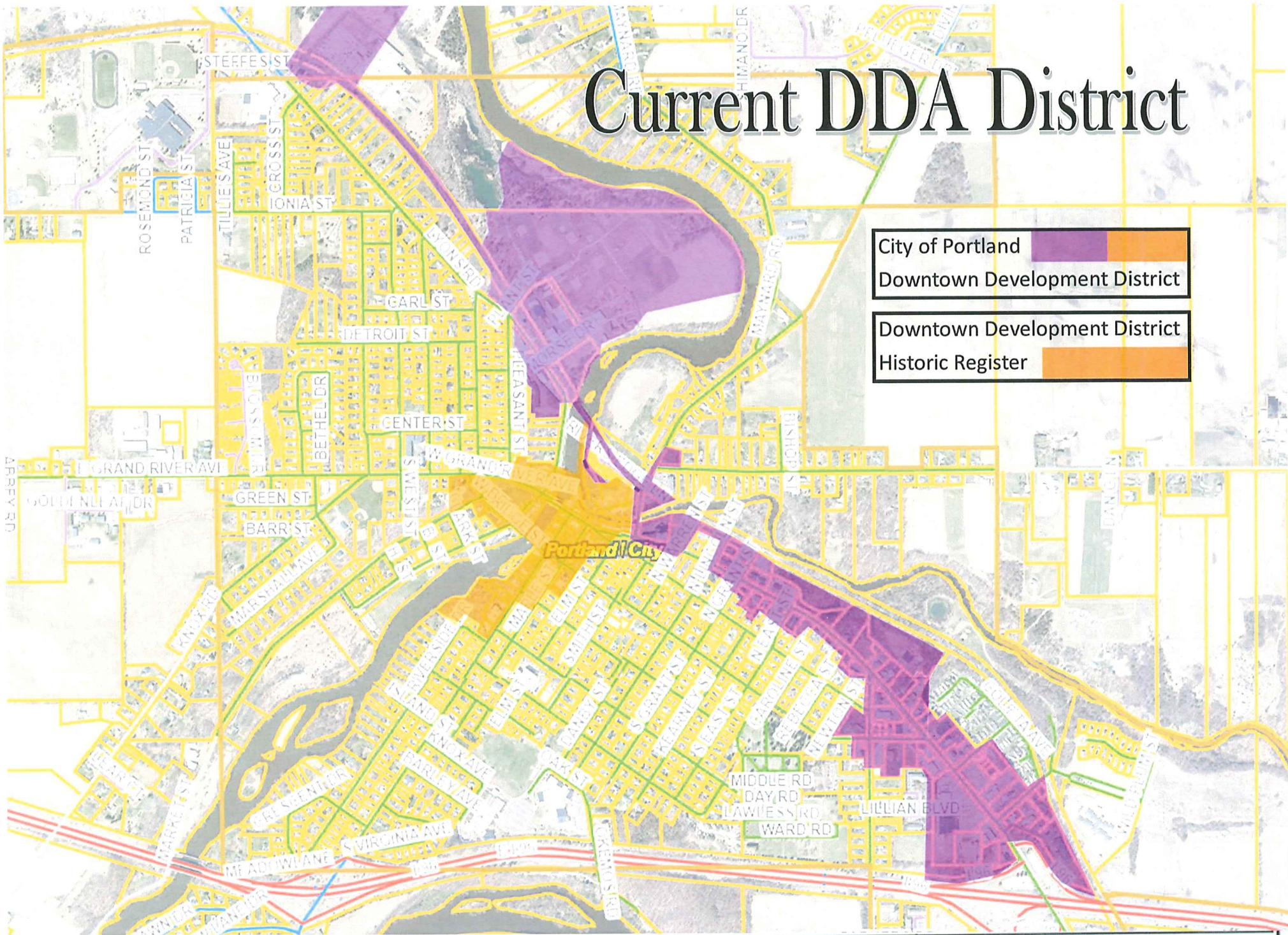
Legal, architectural, grant-writing, engineering, inspection, environmental services, financial and accounting, advertising and marketing, and other professional services fees.

Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.





# Current DDA District



- City of Portland
- Downtown Development District
- Downtown Development District
- Historic Register

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 7/7/2016