

AGENDA
Cascade Charter Township
Downtown Development Authority Board of Directors
Informational Meeting
April 16, 2019
5:30 p.m.
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1.** Call the Meeting to Order
Record the Attendance

- ARTICLE 2.** Approval of the Agenda

- ARTICLE 3.** What is a DDA and How DDA's Work

- ARTICLE 4.** Share Past Projects and Discuss Future DDA Plans

- ARTICLE 5.** Public Comments/Questions

- ARTICLE 6.** Adjournment

Cascade Downtown Development Authority

What is the Cascade Downtown Development Authority (DDA)?

Authorized by the State of Michigan (PA 197 of 1975)

Purpose:

- Halt property value deterioration and increase property tax valuation where possible
- Eliminate the causes of deterioration
- To promote economic growth.

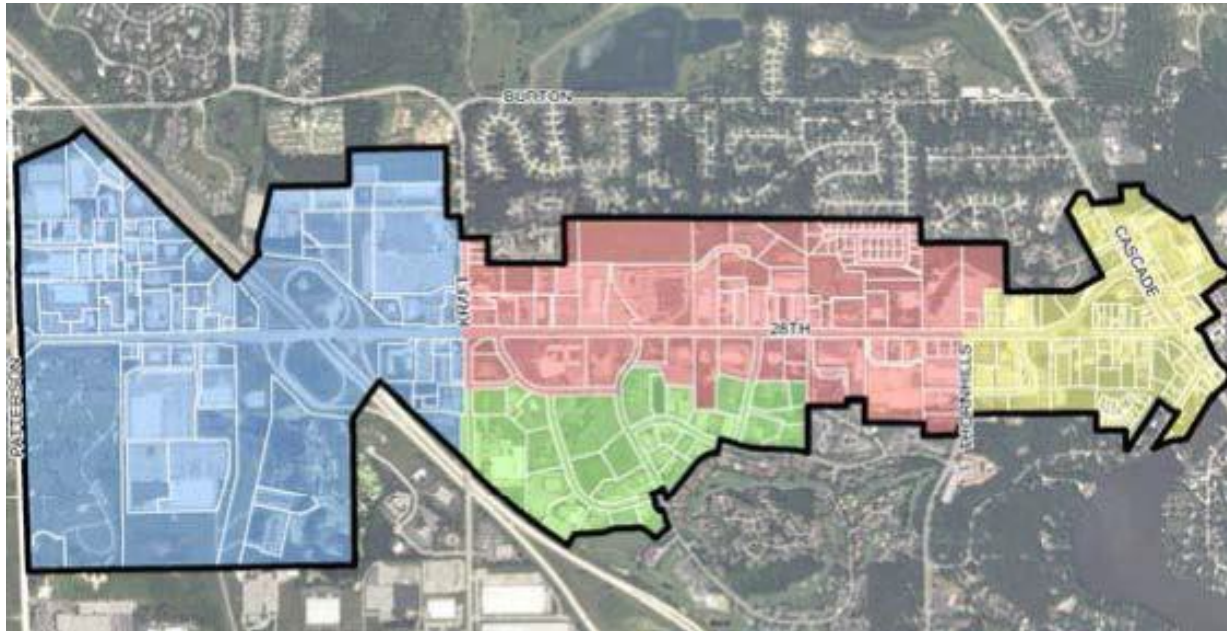
Cascade Township DDA

- Established in 1993
- Expanded in 2003 (Interchange Area)
- Expanded in 2004 (Centennial Business Park)

DDA is governed by a Board of Directors (9 members) appointed by the Township Board

- Mixture of Township representatives, Business owners, DDA residents and at-large residents

Cascade Downtown Development Authority



Cascade Downtown Development Authority

How is a Downtown Development Authority Funded?

- Donations
- Millage (up to 2 mills) Cascade does not levy millage
- Bond Proceeds
- Revenue From Properties
- Other Sources (Grants, Special Assessment, GF Contributions, etc...)
- Tax Increment Financing

Cascade Downtown Development Authority

What is “Tax Increment Financing?”

- The DDA can capture the taxes generated by subsequent growth in the district.
- Taxing jurisdictions always receive the tax revenues from the base taxable value.
- DDA receives tax revenues generated from any taxable value growth from the base year, for the duration of the Tax Increment Financing Plan.
- Local school millages and State Education Tax is not subject to capture – they continue to receive tax revenues on growth.

Cascade Downtown Development Authority

How Does Tax Increment Financing Work?

Base Year

Joe's Trinkets and Widgets

Taxable Value = \$100,000

Millage = 10 mills

Base TV = \$100,000

Increment TV = \$0

Taxes = \$1000

Township = \$100

County = \$500

Library = \$100

College = \$300

DDA = \$0

Year One

Joe's Trinkets and Widgets

Taxable Value = \$103,000

Millage = 10 mills

Base TV = \$100,000

Increment TV = \$3,000

Taxes = \$1030

Township = \$100

County = \$500

Library = \$100

College = \$300

DDA = \$30

Cascade Downtown Development Authority

What can Tax Increment Financing revenues in the DDA be spent on?

- DDAAct has a comprehensive list of the things a DDA can partake in.

TIF funds in general —

- Must be spent on infrastructure/projects/programs within or directly benefitting the DDA development area
- Must be spent on infrastructure/projects or program that are identified in the DDA Development Plan and Tax Increment Financing Plan

Cascade Plan was adopted by the Cascade DDA and Cascade Township Board in November 2011

Available online at www.cascadetwp.org/Business/DDA/TIFPlan.aspx

Cascade Downtown Development Authority

What has the DDA invested in?

- Sidewalks
- Streetlighting
- Old 28th Street Streetscape
- Museum Garden Park
- Cascade/28th Interchange
- Cascade/TRD Interchange
- Mid-Block Crossing
- Project Maintenance
- Utility Costs
- Special Events
- Transportation
- Trees/Landscaping
- Studies/Plans
- Administration

DDA Project List

Here is a list of projects completed/soon to be completed within the entire DDA, broken down by the development areas:

1. Village Area

- a. Completion of the Cascade Rd./28th St. Streetscape project in 1996
- b. Streetscape - Cascade Rd. – Thornapple River Drive to just west of 28th St. - 1998
- c. Participation in design of the Museum Gardens - 1998
- d. Participation in the Village Design Charette and development of the Cascade Village Design and Land Use Evaluation Report – 1999
- e. Streetscape - Old 28th Street – 2000
- f. Streetscape – 28th Street – Cascade Rd. to Thornhills Ave. - 2000
- g. Participation in the design of the Leslie E. Tassell Riverfront Park in 2000.
- h. Completion of sidewalks along 28th Street to Thornhills Ave. - 2000
- i. Completion of sidewalks from Old 28th St. to Thornhills Ave. - 2005
- j. New Christmas decorations along Cascade Rd. and Old 28th Street. – 2011 & 2012
- k. Walkability Review - 2014
- l. Redevelopment of the Museum Gardens (Twig benches, Lungo Mare, Sculpture Pad, Musical Instruments, Landscape) – 2015
- m. Cascade Rd. & 28th Street Intersection Improvements (Mast Arm traffic signals, Stamped Concrete intersections, Wider crosswalks, Upgraded ADA ramps) – 2015
- n. Thornapple River Dr. & Cascade Rd. Intersection Improvements (Mast Arm traffic signals, Stamped Concrete intersections, Wider crosswalks, Upgraded ADA ramps) - 2015
- o. Midblock Crossing – 2015
- p. Realignment of Old 28th Street - 2015
- q. Gathering Space Plan at Library – 2016/2017
- r. New Holiday Decorations for Museum Gardens and Tassell Park – 2017 & 2018
- s. Stamped Concrete Sealing at Intersections - 2019

2. 28th Street Corridor

- a. Streetscape (sidewalk, streetlights, street trees) - Thornhills Ave. to Kraft Ave. – 2008
- b. Holiday Decorations – 2018

3. The Expressway/Interchange Area

- a. Streetscape (sidewalk & streetlights) - Kraft Ave. to Hotel Ave. – South side of street – 2010
- b. 28th Street Median & Plantings (Meijer) - 2011
- c. Streetscape (sidewalks & streetlights) - Hotel Ave. to Patterson Ave. – both sides of street - 2013
- d. Streetscape (sidewalk) – Hotel Ave. to Drury Hotel – North side of street - 2016

4. Centennial Park

- a. Streetscape - Foremost Dr. – 28th St. to Charlevoix Dr. - 2011
- b. Streetscape - Charlevoix Dr. – 28th St. to Tahoe Dr. – 2011 & 2012
- c. Streetscape - Tahoe Dr. – Charlevoix Dr. to Lucerne Dr. - 2012
- d. Streetscape - Lucerne Dr. – Tahoe to 28th Street – 2012
- e. Street Tree Replacement (13 trees on Charlevoix Dr.) – 2016
- f. Streetscape – Orchard Vista (outside loop) – Foremost Dr. to Charlevoix Dr. – 2019
- g. Streetscape – Charlevoix Dr. (outside loop) – Orchard Vista to Tahoe – 2019

5. Entire District

- a. Utility Costs
- b. Project Maintenance
- c. Redevelopment Liquor Licenses - 2014
- d. Cobalt Business Survey - 2015
- e. Development Support Policy – 2016
- f. Bus Service – 2016
- g. Bus Service - 2017
- h. Development District Business Meetings – 2017
- i. Marketing Plan – 2017
- j. Cobalt Business Survey – re: Bus Service 2017
- k. Bus Service – 2018
- l. madeinCascade.org website – 2018
- m. Business Guides - 2018

6. DDA Plans

- a. Cascade Village Design Plan – 1999
- b. DDA TIF Plan Update – 2004
- c. Centennial Park Master Plan – 2008
- d. Roundabout (Participant) – 2009
- e. DDA TIF Plan Update – 2011
- f. Complete Streets Plan – 2014
- g. Cascade Community & Library Gathering Space Plan – 2016/2017

7. Events

- a. Cascade Metro Cruise Warmup – 2015
- b. Sunday Live Concert Series (Library) – 2015
- c. Cascade Metro Cruise Warmup – 2016
- d. Sunday Live Concert Series (Library) – 2016
- e. Cascade Metro Cruise Warmup – 2017
- f. Sunday Live Concert Series (Library) – 2017
- g. Family Nights at the Library – 2018
- h. Cascade Metro Cruise Warmup – 2018
- i. Sunday Live Concert Series (Library) - 2018