

# Village of Pinckney Downtown Development Authority



WELCOME TO  
**PINCKNEY**  
*Gateway to Play*

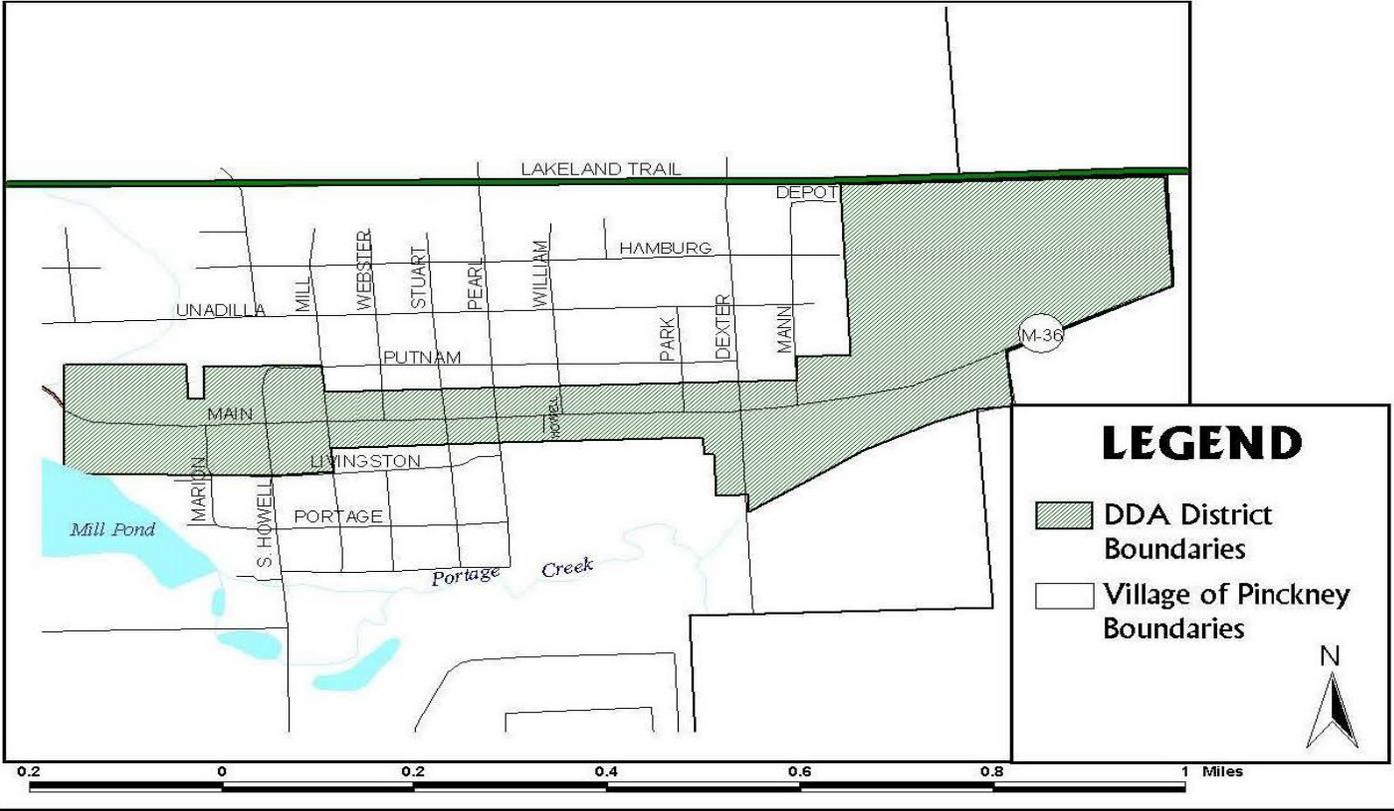


The purpose of the DDA informational meeting is to inform the public about the DDA's goals and direction.

Informational Meeting

In Compliance with Michigan Public Act 57 of 2018

# DDA Boundary Map



The DDA Development Area contains approximately 101 acres in the center of the village. This acreage represents a gross figure, which includes lands utilized for street rights-of-way and utility easements.

# Downtown Development Authority Law

All DDAs in the State of Michigan are governed by the provisions of Michigan Public Act 57 of 2018. (Recodified Act 197 of 1975)

The Village of Pinckney DDA was established on April 22, 1991 through the duly adopted Village Ordinance #41 and pursuant to Act 197, Downtown Development Authority Act.

The Pinckney DDA Board is responsible for furthering the purpose of a Downtown Development Authority, which is to:

- Halt property deterioration
- Promote economic growth and revitalization
- Encourage historic preservation
- Increase the property tax evaluation where possible in the Development Area
- Authorize the issuance of bonds and use of tax increment financing

# DDA Board

Chairperson	Christine Oliver
Vice Chairperson	Alex Smith
Secretary	Deborah Grischke
	Savanna Gee
Council Representative	Joseph Hartman
	Bree Kraut
	Trisha Wagner
Ad-hoc Member	Jennifer Cooke (Exalt Fitness)
Ad-hoc member	Michael Carney (Carney's Complete Auto Service)

In 2016 per MCL 125.1654, the Planning Commission assumed the duties of the Downtown Development Authority per Ordinance 129 adopted by the Village Council. To assist in addressing the DDA functions of the Planning Commission, Ordinance 174 was adopted by Council in 2024 allowing for the appointment of two ad-hoc members, being persons owning or having interest in a business or property within the DDA District.

# DDA Board Meetings

The DDA Board meets the first Monday of the month (Wednesday if there is a holiday) in the Village Council Chambers at 220 S. Howell immediately following the Regular Planning Commission Meetings.

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## 2025 Meeting Dates

Monday	January	6
Monday	February	3
Monday	March	3
Monday	April	7
Monday	May	5
Monday	June	2
Monday	July	7
Monday	August	4
Wednesday	September	3
Monday	October	6
Monday	November	3
Monday	December	1

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# How is the DDA Funded?

The DDA tax increment financing mechanism allows for the capture of the incremental growth of local property taxes over a period of time to fund downtown development activities.

Under P.A. 197, TIF Authorities capture the year-to-year growth in property values, on an annual basis due to new investment (sales or rehabilitations) and/or inflation.

The initial Assessed Valuation was established on all non-exempt real and personal property within the DDA as of December 31, 2000.

This is not a new or additional tax.

The Village of Pinckney Downtown Development Authority Tax Increment Financing Plan was adopted by the DDA Board of Directors and Village Council in March 2004

## How are TIF funds utilized by DDA's?

- Infrastructure improvements projects - Streetscapes, street lighting, floodwall protection, parks & open space etc.
- Catalytic Projects (re-creating walkable urban development or urban renewal programs)
- Historic Preservation
- Marketing & Promotions

# DDA Budget

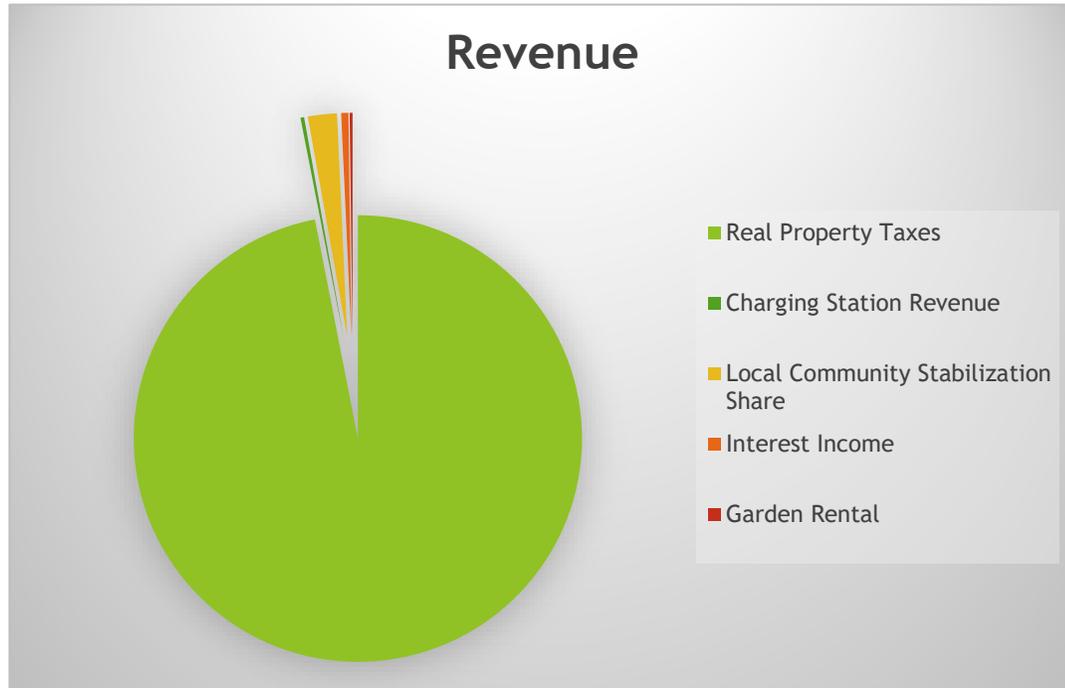
# 2023-2024 Fiscal Year Budget Actual Revenue



Real Property Taxes	179,804.00	97.49%
Charging Station Revenue	185.00	0.10%
Local Community Stabilization Share	825.00	0.45%
Interest Income	3,276.00	1.78%
Garden Rental	335.00	0.18%
<b>Total</b>	<b>184,425.00</b>	<b>100.00%</b>

The Local Community Stabilization Authority Act, 2014 PA 86 provides for reimbursements to municipalities for operating and debt millages based on personal property taxable value declines.

# 2024-2025 Fiscal Year Budget Anticipated Revenue

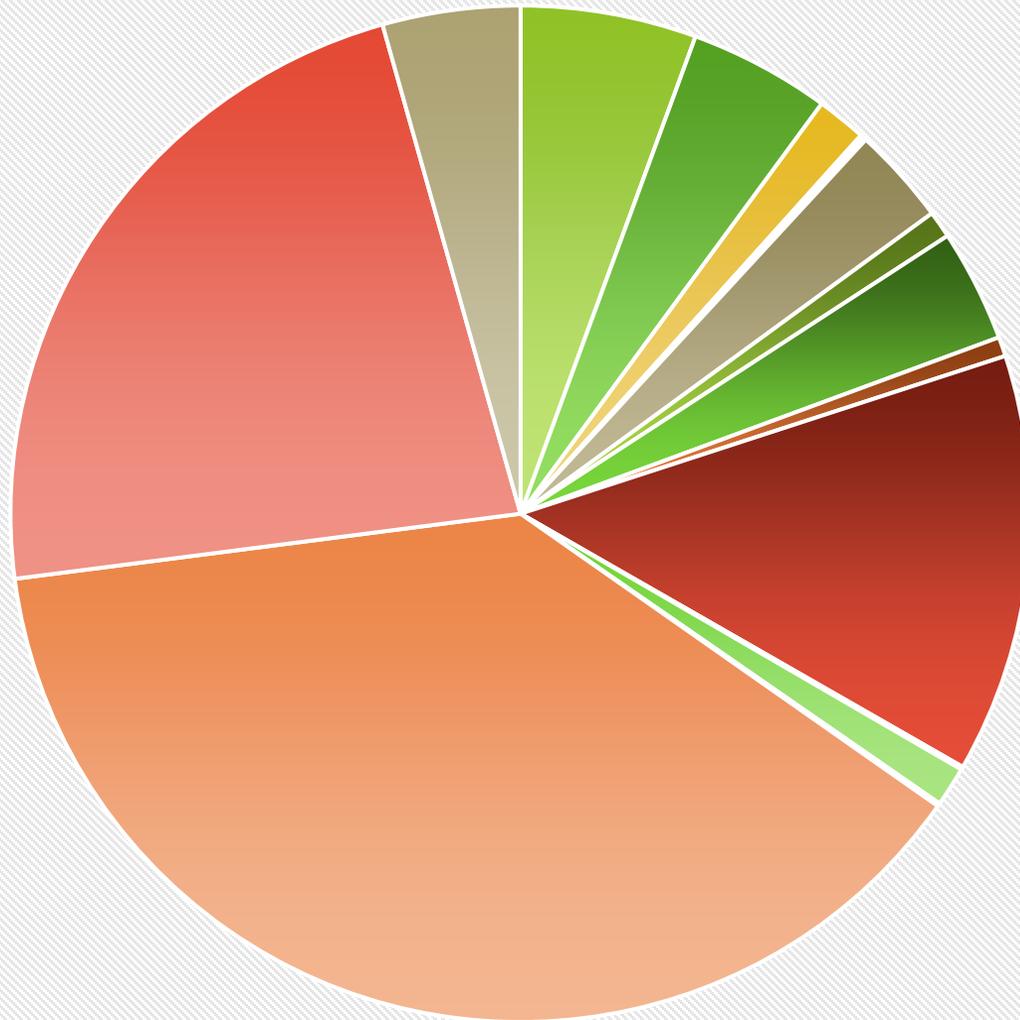


Real Property Taxes	186,097.00	96.93%
Charging Station Revenue	500.00	0.26%
Local Community Stabilization Share	4,000.00	2.08%
Interest Income	1,000.00	0.52%
Garden Rental	400.00	0.21%
	191,997.00	100.00%

# 2023-2024 Fiscal Year Budget

## Actual Expenditures

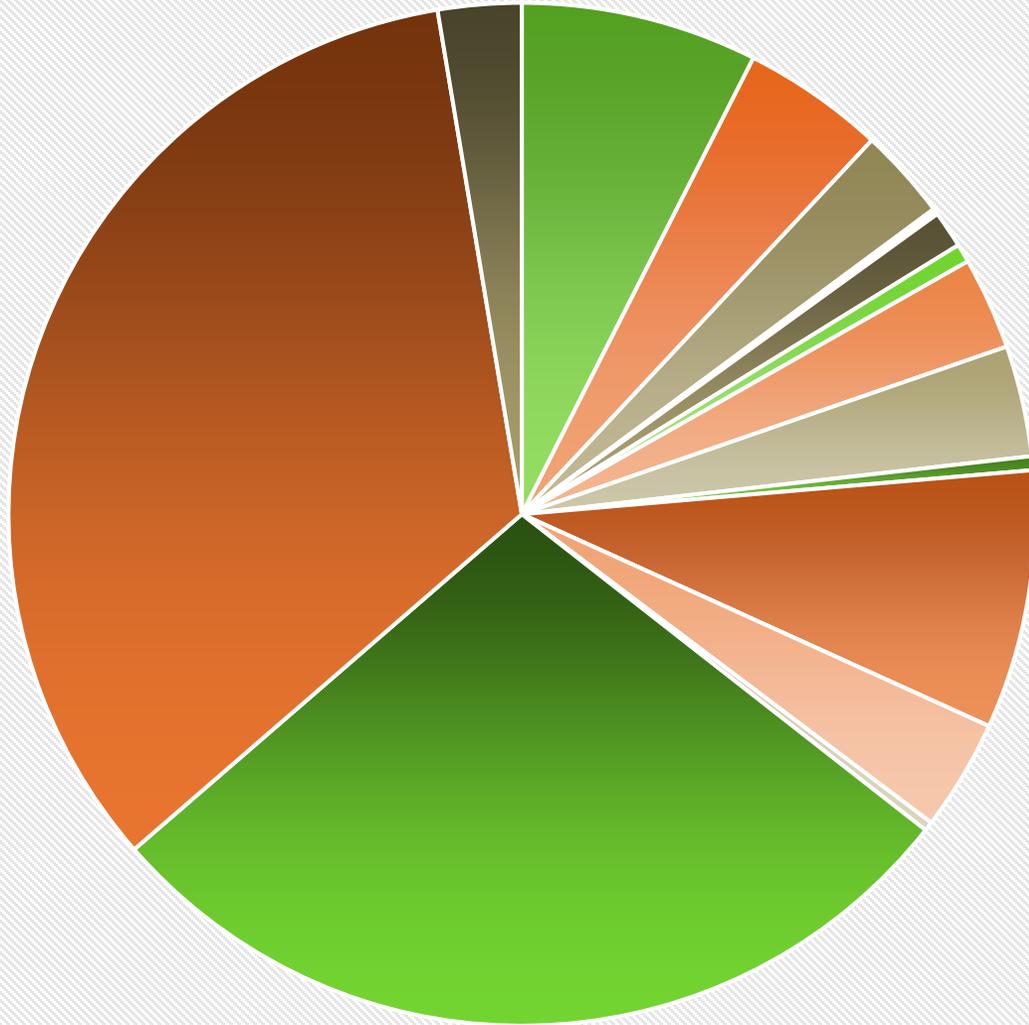
Total Expenditures 116,732



SALARY & WAGES	6,507
LABOR ALLOCATION	5,230
PAYROLL TAXES/BENEFITS	1,838
SUPPLIES: OPERATING	127
GENERAL	110
LEGAL & PLANNING SERVICES	3,618
Auditors	1,000
ADMIN CHARGES	4,167
INSURANCE	
BLINK NETWORK FEES	720
COMMUNITY BEAUTIFICATION	15,560
FACADE IMPROVEMENT PROGRAM	0
COMMUNITY GARDEN EXPENSE	106
COMMUNITY EVENTS	1,475
Printing & Publishing	114
Utilities	44,590
CAPITAL OUTLAY	26,477
I/F EQUIPMENT USAGE	<u>5,093</u>

# 2024-2025 Fiscal Year Budget Anticipated Expenditures

Total Expenditures 171,260



SALARY & WAGES	12,762
LABOR ALLOCATION	7,693
PAYROLL TAXES/BENEFITS	4,930
SUPPLIES: OPERATING	125
GENERAL	200
LEGAL & PLANNING SERVICES	2,000
Auditors	1,000
I/F ADMIN CHARGES	5,000
INSURANCE	6,000
BLINK NETWORK FEES	750
COMMUNITY BEAUTIFICATION	14,000
FACADE IMPROVEMENT PROGRAM	0
COMMUNITY GARDEN EXPENSE	0
COMMUNITY EVENTS	6,000
Printing & Publishing	500
Utilities	48,000
CAPITAL OUTLAY	57,800
I/F EQUIPMENT USAGE	4,500

# DDA Budget Summary

## Fiscal Year 2024-2025

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Total Revenue	191,997.00
Total Expenditures	171,260.00
Net of Revenues & Expenditures	20,737.00
Beginning Fund Balance as of 7/1/2024	358,926.00
Ending Fund Balance 6/30/2025	379,663.00

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# Identified Goals & Objectives of the DDA Plan

Purpose: To correct and prevent deterioration in the development area by promoting and preserving existing positive features, enhancing specific features that need improvement, creating new features that are needed in the community and providing the leadership to carry out these features that are needed in the community and providing the leadership to carry out these directives so that the development area will become a more favorable environment.

The Pinckney DDA Development Plan was adopted December 2007 and identifies the Goals and Objects in furthering the purpose of the DDA.

## Aesthetic

Goal: Enhance the aesthetic aspects of the development area to produce a positive image of the Village and to create a distinct “sense of place.”

## Circulation and Parking

Goal: Improve the ease of pedestrian and vehicular circulation and vehicular parking throughout the development area, while promoting safety for both modes of transportation.

## Facilities and Services

Goal: Further the vitality of the development area by utilizing appropriate public facilities for promotion endeavors and by implementing public education efforts and creative programmatic solutions.

## Infrastructure

Goal: Maintaining and investing in infrastructure are essential to the DDA district's ongoing stability and vitality. By providing consistent attention, the DDA ensures that facilities continue to serve the functional needs of residents, businesses, visitors and others. Infrastructure's physical form and condition, particularly sidewalks, crosswalks and parking facilities, communicate a great deal about a community's goals, values, and identity. Well-maintained, inviting, aesthetic pleasing elements make a strong quality statement about our community. The objectives below are designed to address current and future needs. These objectives propose investments that are aimed at fortifying and increasing the DDA district's attractiveness to developers, businesses, residents and visitors.

## **Business Encouragement**

**Goal:** Promote the Downtown Development area district as the center of commerce in our community and provide support to district businesses. Commercial establishments play an immeasurable role in shaping the economic, social and physical character and health of the district, including a sense of uniqueness. The Village of Pinckney has seen commercial growth since the inception of the 2000 DDA plan. Despite this growth, the DDA district business environment continually requires attention and concern if it is to remain healthy, vibrant and competitive. The DDA will continue to strive to improve the economic climate of the development area by simultaneously working to retain and expand business opportunities.

## **Development Partnerships**

**Goal:** Leverage private and public funds to create greater beneficial impact. Partnering in downtown development projects enables the DDA to help guide development that realizes community goals and objectives.

## Sustainability

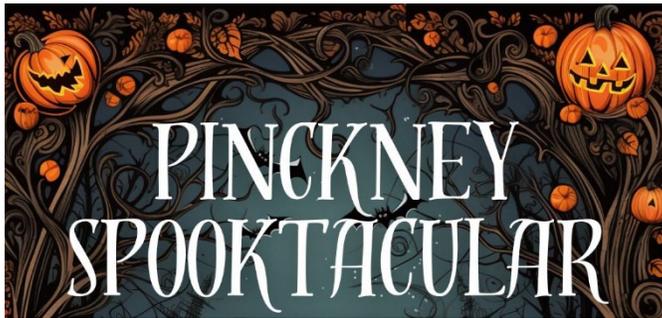
Goal: Ensure the district's survival as a vital and viable economic, residential and environmental eco-system throughout the 21<sup>st</sup> century. The DDA will develop sustainable ideas in order to meet the requirements of the present without compromising the needs of the future. The DDA will embrace sustainability as a fundamental tenet of downtown development.

# Community Involvement

The DDA supports and contributes to various community events sponsored by M36 Rotary, Huron River Women in Business, PPHH Chamber of Commerce & other community organizations that bring families, friends and thousands of visitors to downtown Pinckney utilizing Putnam Square as an essential gathering space.



## Parades



## Family Events



## Concerts



# Pinckney Community Garden

In 2012, the DDA Board purchased the site of the old Pinckney Bowling Alley that had burned down in roughly 1994. In June of 2015, construction of a parking lot began behind the Pinckney Diner at the southern end of the property leaving the north end along M36 vacant for future development. In 2019, an RFQ was put out seeking a development partner for the 0.31acre site. Unfortunately, with the COVID Pandemic, further development halted until June 2021 when the Board authorized the use of the site for a community garden until such time as the property could be used for another purpose.

The site is used as a gathering space for gardeners and provides an aesthetically pleasing atmosphere within our downtown.

While gardeners provide a nominal fee for use of assigned plots, the DDA has funded the cost of raised beds, gravel walkways, shed, supplies and maintenance. A \$15,000 Consumer's Energy grant was also used for the development of the site.

Recognizing the significant location as the western gateway to the downtown district, the Board wishes to continue to seek a partner and/or developer to provide a mixed-use development to enhance and compliment existing and future business and development consistent with the Board's goals and objectives and design standards.



# Building Improvement Rebate Program



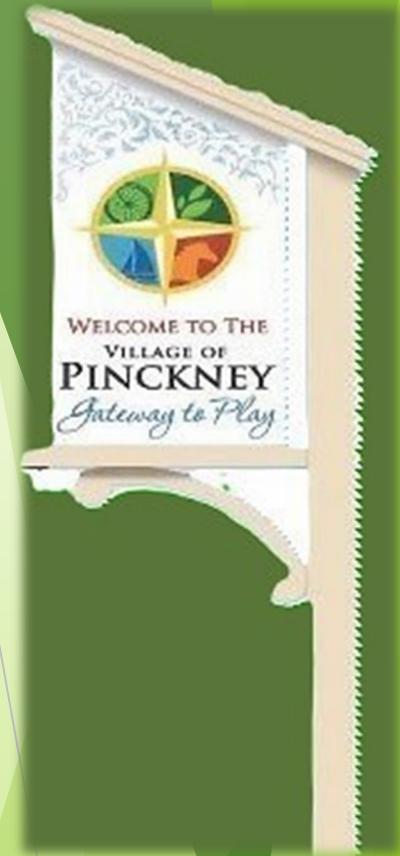
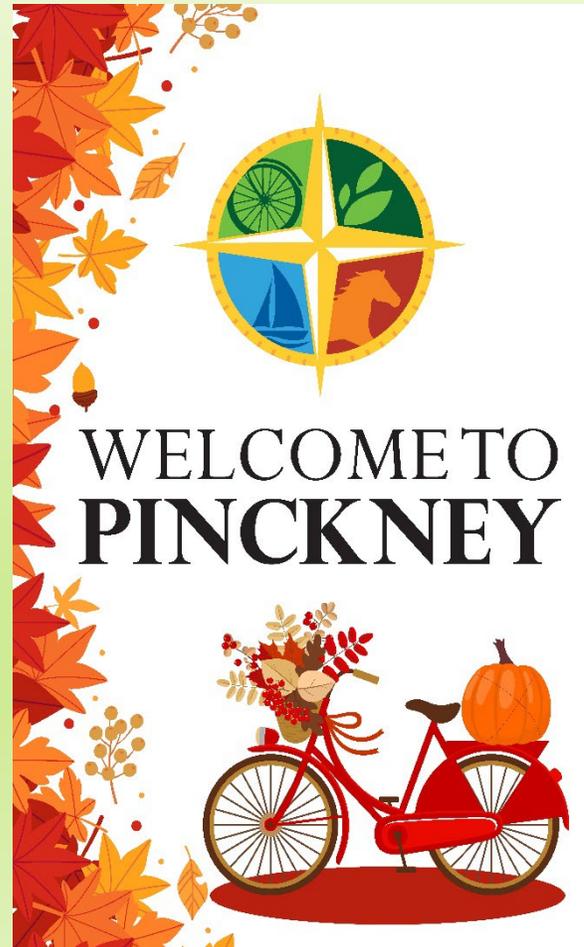
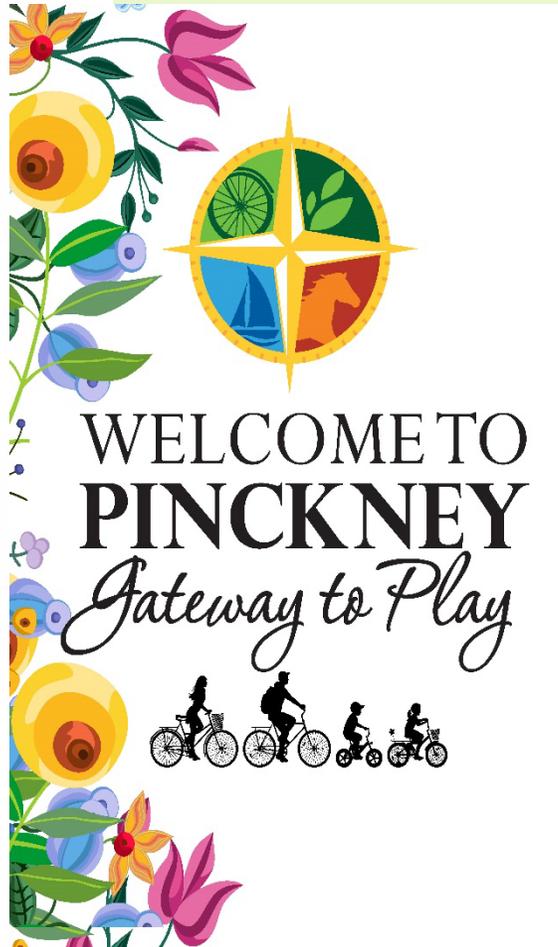
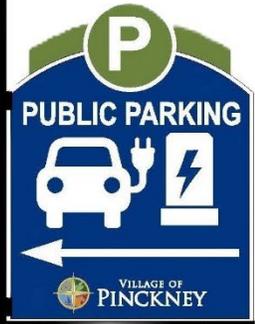
In July 2005, the Pinckney DDA established a Downtown Building Improvement Committee and Building Improvement Rebate Program for the installation of signage, awnings and façade renovations for downtown businesses. This was later expanded to include all of the DDA District and included rear facades for Main Street businesses.

The Program will provide property and/or business owners with cash rebates of up to 40% of the total cost of the project for materials up to a maximum of \$3,000.



# Signage & Branding

In 2011, the DDA contracted with New Moon Visions for logo and brand development resulting in the compass rose design and catch phrase “Gateway to Play” to identify the uniqueness the Village has to offer. This provides a marketing tool to promote what we have to offer potential business looking for a place to establish.



# EV Charging Stations



With the rise of the electric car industry, the DDA Board followed suit of so many downtown areas to provide charging stations within municipal parking lots. This provides a destination stop for travelers to stop, shop and dine while charging their EV. On June 12, 2023, a ribbon cutting ceremony was held celebrating the installation of two charging stations in the DDA parking lot capable of charging four vehicles at the same time.

The total cost of the project, including charges from DTE Energy was roughly \$46,000.

The cost of charging is paid through users' blink account or credit card by the consumer plus a minor fee for the service.

This provides a solution for the future and put Pinckney on the map - Charging Stations Map that is!

# Security Cameras



## PROMOTING SAFETY IN OUR DOWNTOWN

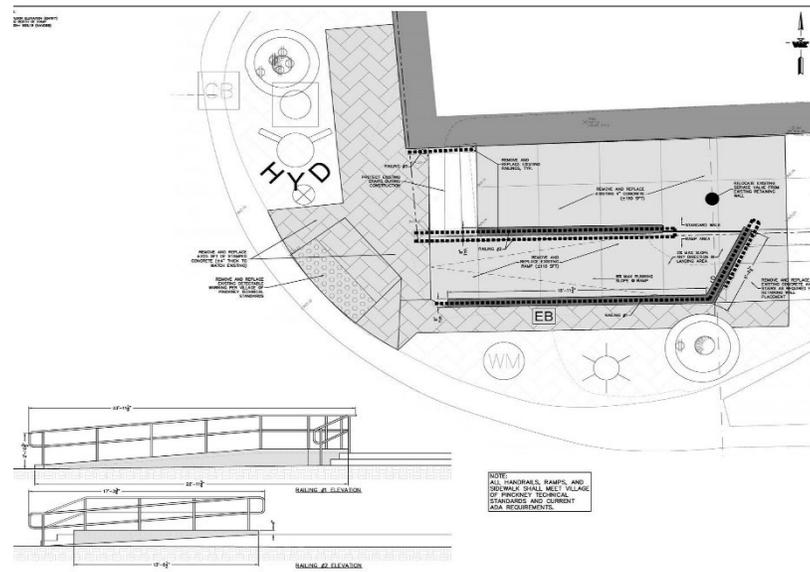
In fiscal year 2022-2023, the DDA Board participated with the Village and Putnam Township for the installation of six (6) cameras within the district. Though not constantly monitored, the system aids in identifying potential problems that could arise within the park and downtown areas. This allows the ability to observe the area when not physically present.

### COST:

Village of Pinckney (33%)	\$17,500.00
Pinckney DDA (33%)	\$17,500.00
Putnam Township (33%)	\$17,500.00
Total Cost	\$52,393.19

# N. Howell Street & E. Main Sidewalk, Ramp & Railing Project

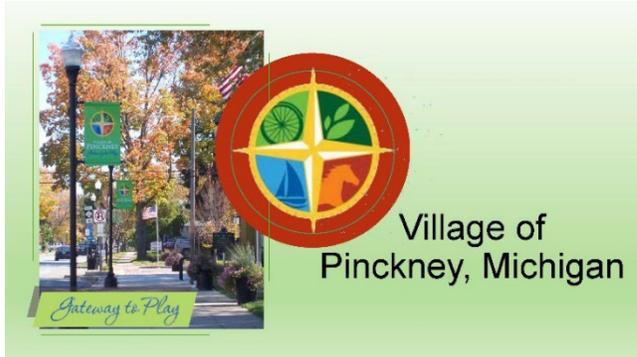
In past MDOT projects in this area addressing the other three corners of this intersection, the NE corner of N. Howell Street and E. Main area was left out due to difficult and comprehensive modifications required to meet current ADA requirements. In fall of 2023, the Board authorized a comprehensive site evaluation of the area. Rather than only addressing needed repairs (ie: crumbling concrete) and risking investing substantial resources to possibly have these items replaced again in the future due to non-compliance, the Board authorized funds to make the necessary improvements to bring this corner into full compliance. The total cost authorized, including contingencies was \$57,800.



# Other Items of note:

VILLAGE OF  
PINCKNEY

ECONOMIC DEVELOPMENT STRATEGY



Gateway to Play



VILLAGE OF  
PINCKNEY

Marketing Plan

Village Hall  
220 S. Howell  
Pinckney, MI 48169  
[www.villageofpinckney.org](http://www.villageofpinckney.org)

Gateway to Play

Adopted

- Economic Development Strategy
- Marketing Plan
- Marketing Presentation

August 5, 2024

This marketing plan has been created as part of the village's efforts to obtain status as a certified community in the Reinvestment Ready Communities (RRC) program through the Michigan Economic Development Corporation (MEDC).

**CONSTRUCTION**  
CONSTRUCTION...  
Achieving a goal is by no means an easy feat for the North Howell Street project. With the cooperation from your neighbors, we have attempted to provide a temporary solution during this difficult time to assist your business as the construction is expected to last six weeks.  
THANK YOU TO EVERYONE FOR YOUR COOPERATION & PATIENCE!!  
SUCCESS IS BEST WHEN IT'S SHARED!

**EMILY LIT**  
The beauty of community is of course, to be in the know, turning a business idea into a reality, and then to be in the know, turning a business idea into a reality, and then to be in the know, turning a business idea into a reality...  
"Don't sit down and wait for the opportunities to come. Get up and make them!" - Louisa May Alcott

**Pinckney High School Homecoming Parade**  
This year's homecoming parade is scheduled for Friday, October 27th from 4:00-5:00pm. The route will be the same as last year, covering downtown Pinckney. Tickets are available for purchase at the High School.

**Go Pirates!**  
The year's homecoming parade is scheduled for Friday, October 27th from 4:00-5:00pm. The route will be the same as last year, covering downtown Pinckney. Tickets are available for purchase at the High School.

**DDA Monies Still Available**  
Take Advantage of this Opportunity  
There are monies still available through the DDA Housing Improvement Model Program to assist property and business owners in the Village with the costs of upgrading their existing buildings, signs, and signage to enhance the businesses. This award is not intended for new construction.  
There is a grant opportunity to assist with the costs of upgrading existing buildings, signs, and signage to enhance the businesses. This award is not intended for new construction.  
The program will provide cash rebates of up to 10% of the total cost of the project for materials up to a maximum of \$5,000. Information is available on our website at [villageofpinckney.org/dda](http://villageofpinckney.org/dda)

Semi-annual DDA Newsletters are mailed & emailed updating business & property owners of event opportunities, grant opportunities as well as resources & general information.

# Looking to the future

- **Redevelopment Ready**

The Redevelopment Ready Communities Program offers a number of benefits to communities, including:

- Technical Assistance - Support and guidance on how to build efficient, transparent and predictable development process
- Third-party review - outside review of the planning, zoning and development plans
- Designation - outside validation that we meet or exceed statutory requirements
- Match funding - Eligible communities may receive financial support for projects needed to reach or maintain certification
- Redevelopment services - After certification, communities receive assistance in identifying and marketing priority redevelopment sites.

- **Bench Marking/Business Recruitment**

The Board may wish to consider contracting with an outside firm or individual to:

- Conduct an available property inventory to determine current vacancy rate and use this information in marketing to prospective businesses. Evaluate the property inventory after 12 months for comparison in determining the increase or decrease in vacancy rate/turnover.
- Do an inventory of existing downtown businesses, by business type to establish a baseline of the current business mix; re-inventory after 12 months to compare changes in business mix.

# Looking to the future (continued)

- **Amenities mapping/wayfinding signage**

Asset mapping and wayfinding signage can increase engagement and bring individuals to our community, and can also provide information about the strengths and resources of the community to help build on existing assets to address the community needs.

- Businesses (restaurants, retailers, etc.)
- Municipal Services
- Recreation
- Emergency Services
- Pathways & Sidewalks

- **Electronic Message Sign**

The Village is very fortunate to have a community park in central downtown where many community events take place bringing thousands of visitors & customers for our local businesses. Likewise, we are fortunate to have community groups that spearhead various functions such as Light Up the Park, Spooktacular, Art in the Park, and the list goes on. With all of these events taking place, it would be ideal to have a centralized “Community Message Board” for advertising purposes. This could be a project coordinated by the DDA.

- **Beautification Projects & Other Amenities**

- The aesthetics of the downtown area create an inviting atmosphere to both potential business as well as visitors to our area. The Board may want to re-evaluate the maintenance of the garden areas along Main Street to provide a more cohesive, inviting look with plantings, fall and winter décor, etc. Holiday season 2025 will complete the street light Christmas decorations along the entire stretch of the DDA district.
- Other amenities that could be added to further bring individuals downtown from the adjacent trail system could include picnic tables to have lunch provided by nearby dining, bicycle repair stations, etc.

# Possible DDA Restructure:

Per statute, in a municipality that has a population of less than 5,000, the governing body may adopt an ordinance designating its planning commission to serve as the DDA Board. This was done at the request of the remaining members of the DDA Board in 2016 due to the lack of participation by the business community.

Over the last several months, business owners in the community have been meeting to solicit participation and interest in forming a new DDA Board, independent of the Planning Commission.

The Board must consist of:

- The Village's Chief Executive Officer (Village President)
- 8-12 Members
  - 1 Member must be a resident within the DDA boundaries
  - All other members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district.



VILLAGE OF  
**PINCKNEY**  
DOWNTOWN DEVELOPMENT AUTHORITY

THANK YOU