

Expanding the Pinckney DDA District

Step 1 — Identify Expansion Area

Responsible: **DDA Board / Village Staff**

1. Determine parcels to be added to the district.
2. Confirm parcels are:
 - contiguous to the current DDA boundary
 - commercial, mixed-use, or supportive of downtown activity.
3. Prepare:
 - **Map of current DDA district**
 - **Map of proposed expanded district – Created 3/5/2026.**
 - **Parcel list and tax IDs - 28 parcels plus the Village Hall**
 - Description of why expansion is needed. – [See Last Page](#)

Typical reasons:

- capture redevelopment opportunities
 - include commercial corridors entering downtown.
 - support infrastructure or parking improvements.
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Step 2 — Amend the Development Plan and TIF Plan

Responsible: **DDA Board**

Michigan law requires the **Development Plan and Tax Increment Financing Plan to reflect the new boundary.**

Update:

- district boundary map
- legal description
- list of proposed projects
- estimated tax increment revenue.
- duration of capture
- impact on taxing jurisdictions

The **DDA Board adopts a resolution recommending the amendment.**

Step 3 — Submit Plan to Village Council

Responsible: **DDA → Village Council**

Provide council:

- amended **Development Plan**
- amended **TIF Plan**
- **existing and proposed district maps**
- explanation memo from DDA

Council then **sets a public hearing date.**

Step 4 — Notify Taxing Jurisdictions

Responsible: **Village Clerk**

Send **certified mail notice** to:

- Livingston County
- Pinckney Community Schools
- Livingston Educational Service Agency
- Pinckney Library (if applicable)
- any other tax-levying entity

These jurisdictions have **60 days to opt out of tax capture.**

Step 5 — Mail Notice to Property Owners

Responsible: **Village Clerk**

Mail notice to **all property owners within the proposed expanded DDA district.**

Important:

- Only property owners **inside the expansion area.**

Use the **Village tax roll or assessor parcel list.**

Step 6 — Publish Newspaper Notice

Responsible: **Village Clerk**

Publish notice **twice in a newspaper of general circulation.**

Requirements:

- First publication **at least 20 days before the hearing**
- Must include:
 - hearing date/time/location
 - description of district
 - where the plan can be reviewed

Step 7 — Hold Public Hearing

Responsible: **Village Council**

Council conducts the hearing to receive comments from:

- residents
- property owners
- taxing jurisdictions

Council may modify the plan if needed.

Step 8 — Council Approves Expansion by Ordinance

Responsible: **Village Council**

Council adopts an **ordinance approving:**

- amended Development Plan
- amended TIF Plan
- expanded district boundary.

This ordinance **officially expands the DDA district.**

Step 9 — Record and Implement

Responsible: **Village Administration**

1. Update official **DDA boundary map**
2. Notify **county equalization**
3. Begin **tax increment capture for the new area**

Description of the Need for Expansion of the Downtown Development Authority District

The Village of Pinckney proposes to expand the boundaries of the Downtown Development Authority District to support economic development, improve community infrastructure, and enhance the vitality of the downtown area and its gateway corridors.

The current DDA boundary was established to support the historic downtown core. However, several properties adjacent to the district have become critical to the future redevelopment, public infrastructure, and economic growth of the Village. Expanding the district will allow these areas to participate in and benefit from the DDA's development initiatives.

One primary reason for the proposed expansion is to support relocation of the **Pinckney Community Garden** to parcels near **People's Church**. This relocation will allow the Village to better utilize existing land resources while improving access, visibility, and long-term sustainability of the community garden. Inclusion within the DDA district will allow the Authority to assist with site improvements such as access, parking, landscaping, and infrastructure needed to support this important community amenity.

The expansion will also allow the DDA to support **additional public parking improvements needed for large community events**. Pinckney hosts several events throughout the year that attract visitors to the downtown area. Expanding the district will allow the DDA to assist with planning and development of additional parking areas to better accommodate visitors and support local businesses during these events.

The proposed boundary expansion also includes properties extending west toward the **former elementary school site (Means Project)**. This property currently contains a partially constructed structure from a previously cancelled redevelopment project. Including this parcel within the DDA district will allow the Village and the DDA to work collaboratively to encourage redevelopment of the site and attract a new project that will bring investment, housing, or commercial activity back to the property.

Additionally, the Village proposes including the **Village Hall property** within the DDA district. This will allow the DDA to support improvements that enhance the western entrance to the Village, including potential streetscape improvements and installation of a **community marquee or gateway sign** that will promote local events and improve visibility for visitors entering downtown.

Finally, the expansion area includes **two vacant parcels and two existing businesses on the west side of the Village** that have expressed interest in participating in the DDA district. These properties represent opportunities for building rehabilitation, façade improvements, and redevelopment that can strengthen the commercial corridor and support the overall economic health of the Village.

Overall, expanding the Downtown Development Authority District will:

- support redevelopment of key underutilized properties
- improve infrastructure and parking for community events.
- strengthen gateway entrances into the Village.
- assist existing businesses with building improvements.
- support community amenities such as the relocated community garden
- encourage new investment in strategically important parcels.

By expanding the district boundary to include these areas, the Village of Pinckney and the Downtown Development Authority will be better positioned to guide redevelopment, support local businesses, and enhance the long-term vitality of the community.

Pinckney DDA Board Recommendation

RESOLUTION OF THE PINCKNEY DOWNTOWN DEVELOPMENT AUTHORITY RECOMMENDING EXPANSION OF THE DDA DISTRICT AND AMENDMENT OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

WHEREAS, the Village of Pinckney established the Pinckney Downtown Development Authority pursuant to the Recodified Tax Increment Financing Act, Public Act 57 of 2018; and

WHEREAS, the Pinckney Downtown Development Authority is authorized to promote economic growth, redevelopment, and public improvements within the downtown district; and

WHEREAS, the DDA Board has determined that expanding the boundaries of the existing DDA district will further the development and revitalization of the downtown area and support future public improvements; and

WHEREAS, the proposed expansion area is contiguous to the existing DDA district and includes properties that will benefit from inclusion in the Development Plan and Tax Increment Financing Plan;

NOW THEREFORE BE IT RESOLVED that the Pinckney Downtown Development Authority Board recommends that the Village Council amend the boundaries of the Downtown Development Authority District as shown on the attached map and parcel list.

BE IT FURTHER RESOLVED that the DDA Board recommends adoption of the amended Development Plan and Tax Increment Financing Plan reflecting the proposed district expansion.

BE IT FURTHER RESOLVED that the DDA Board requests the Village Council schedule the required public hearing and initiate the statutory process to amend the DDA district boundaries pursuant to Public Act 57 of 2018.

ADOPTED by the Pinckney Downtown Development Authority Board on this ____ day of _____, 2026.

Public Hearing Explanation – Proposed Expansion of the Pinckney Downtown Development Authority District

The Village of Pinckney is proposing to expand the boundaries of the Downtown Development Authority (DDA) district to include several nearby properties that are important to the future growth and improvement of the community.

The current DDA district focuses mainly on the historic downtown area. The proposed expansion would include additional properties on the west side of the Village and along key entry points into downtown so that these areas can benefit from redevelopment efforts, infrastructure improvements, and support for local businesses.

One reason for the expansion is to allow the Village to relocate the **community garden** to property near **People’s Church**, where there is better space and accessibility. Being within the DDA district would allow improvements such as access, landscaping, and parking to support the garden and make it a better community space.

The expansion would also help the Village address **parking needs during large community events**. Pinckney hosts many events that bring visitors to downtown, and additional parking areas will help support local businesses and make these events easier to attend.

Another important property included in the expansion is the **former elementary school site**, where a redevelopment project was previously started but never completed. Including this property in the DDA district will allow the Village and the DDA to work together to attract a new project and help bring productive use back to this site.

The proposal also includes the **Village Hall property**, which would allow improvements to enhance the western entrance to the Village, including the possibility of installing a **community marquee sign** to promote events and provide information to residents and visitors.

Finally, the expansion would include **two vacant parcels and two existing businesses on the west end of town** that have expressed interest in joining the DDA district. This would allow the DDA to assist with building improvements and help support future investment in these properties.

Expanding the DDA district will help the Village encourage redevelopment, support local businesses, improve community amenities, and enhance key entry points into downtown Pinckney.

Residents and property owners are encouraged to attend the public hearing to learn more about the proposal and provide comments.

Explanation of DDA Funding

The Downtown Development Authority does **not create any new taxes or increase property taxes**. Instead, it captures a portion of the **future increase in property tax value within the district**—called tax increment—to reinvest back into the downtown area. Property owners continue to pay the same tax rates they normally would. The difference is that when property values grow over time, a portion of that growth is used by the DDA to fund improvements such as parking, streetscape projects, redevelopment support, and other investments that strengthen the downtown and benefit the entire community.