



Downtown Development Authority DDA

Amended Tax Increment Financing (TIF) Plan Summary

Proposed District Expansion – 2026

What This Is

The Village of Pinckney is proposing to expand the Downtown Development Authority (DDA) district and update its Tax Increment Financing (TIF) Plan.

No new taxes are created. The DDA captures only the future increase in property values within the district to reinvest back into the community.

Why Expand the DDA

The proposed expansion includes key properties critical to the Village's future:

- Former Elementary School (Means Project site)
- People's Church parcels (community garden relocation)
- Village Hall property (gateway improvements and signage)
- West-end vacant parcels and existing businesses

These areas support redevelopment, business growth, and infrastructure improvements.

What DDA Funds Can Be Used For

TIF revenues may support:

- Public parking
- Infrastructure improvements
- Redevelopment of vacant properties
- Community amenities
- Streetscape and gateway improvements
- Building and façade improvements.



Estimated Financial Impact

Taxing jurisdictions continue receiving taxes on current (base) value.
Only the increase in value is captured.

2025 Taxable Value of all properties in the units as of 05-27-2025 \$107,257,406.00

2026 Taxable Value of all properties in the unit as of 05-26-2026 \$111,759,256.00

An increase of 4.54%

Base value: \$2,430,523.00

Future value: \$2,540,868.00

Captured increment: \$110,345.00

Why This Matters

Expanding the DDA helps:

- Redevelop vacant properties.
- Support business investment.
- Improve downtown and events.
- Strengthen village entrances.

Your Role

Taxing jurisdictions may opt out within 60 days of receiving notice.

More Information

Full plans available at Village Hall.

Village of Pinckney

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