

# Downtown Development Authority

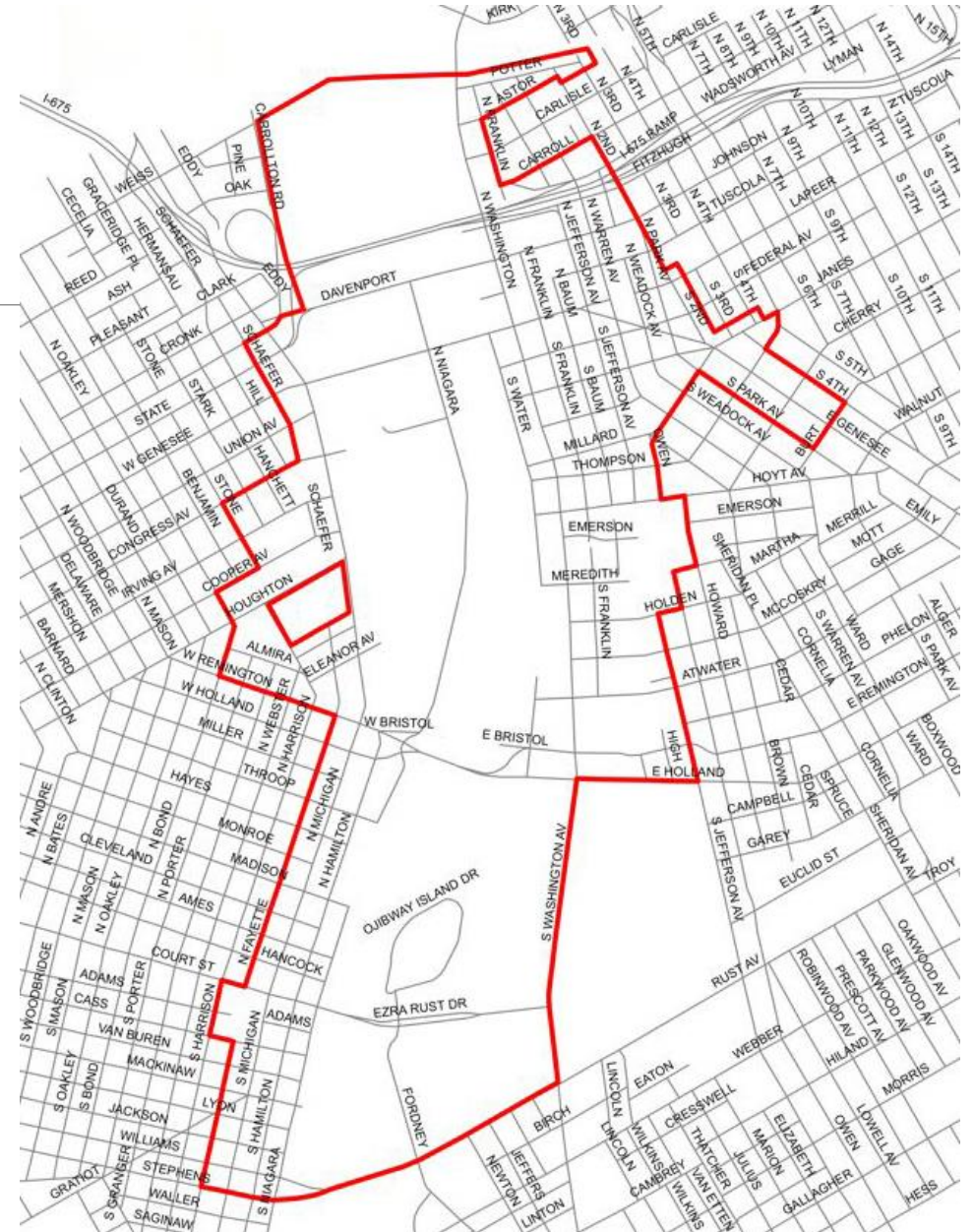
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INFORMATIONAL MEETING

OVERVIEW OF FY 21/22 BUDGET

ACCOMPLISHMENTS AND CONTINUED PLANS

As defined by Act 57 of 2018 “When the governing body of a municipality determines that it is necessary for the best interests of the public to **halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth**, the governing body may, by resolution, declare its intention to create and provide for the operation of an authority.”



# Funding

Funds for projects are collected in two ways:

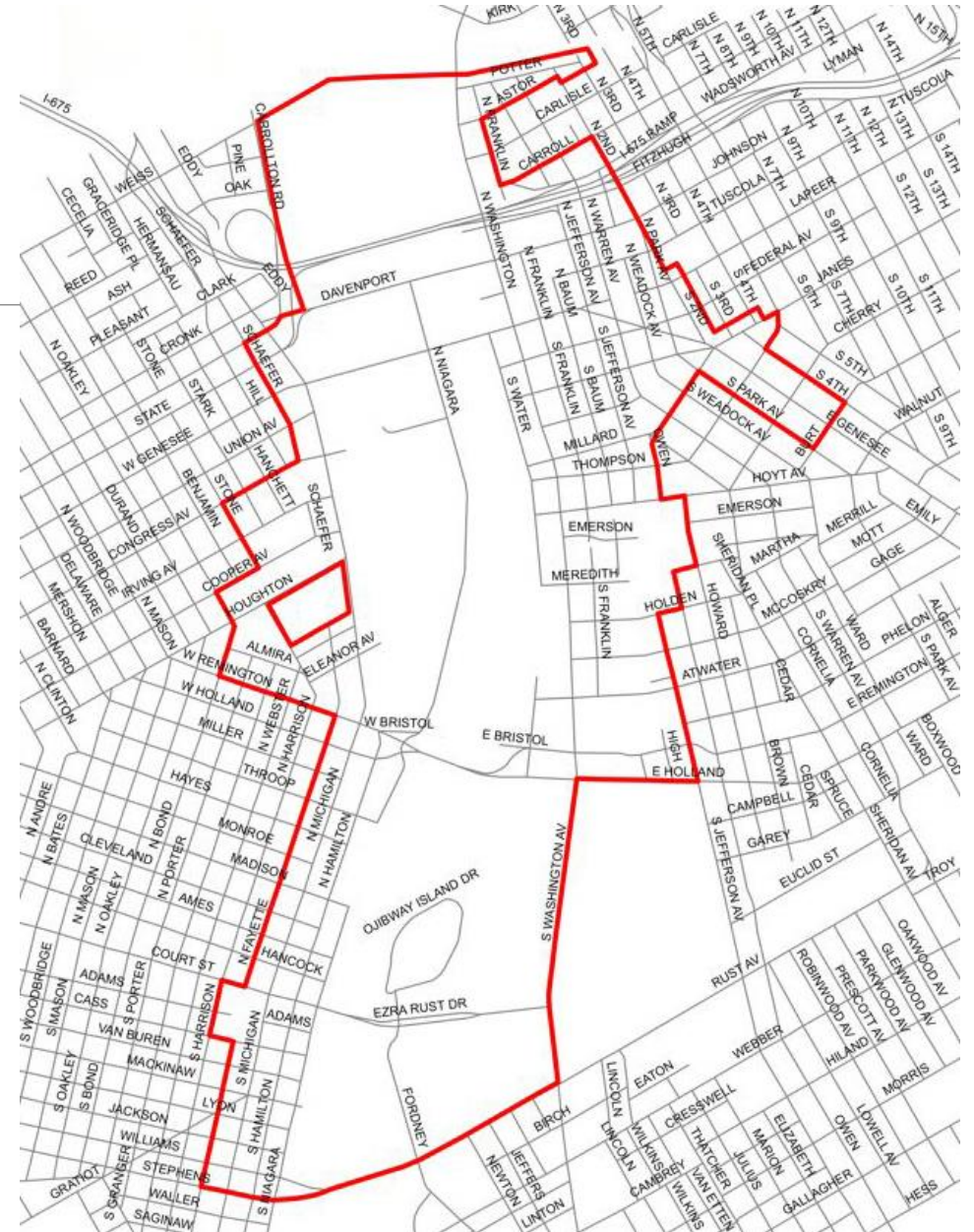
**Tax Increment Finance (TIF) District** - established in 2011, this funding mechanism allows the DDA to collect the incremental increase in taxes collected as properties increase in value from 2011 to now. Total we collect approximately \$15,000 annually.

- This fund can be used for public improvements in the district, such as streetscape improvements, parking, underground utilities and marketing efforts.
- The lifespan of the Saginaw DDA TIF is from 2011 – 2030.

**2 Mill Levy** - adopted in 2017 and collects \$1 for every \$1,000 of property value in the DDA District. Total we collect approximately \$125,000 annually.

- This tax levy was voted on by the public.

Funds for administration come from a City of Saginaw CDBG Grant.

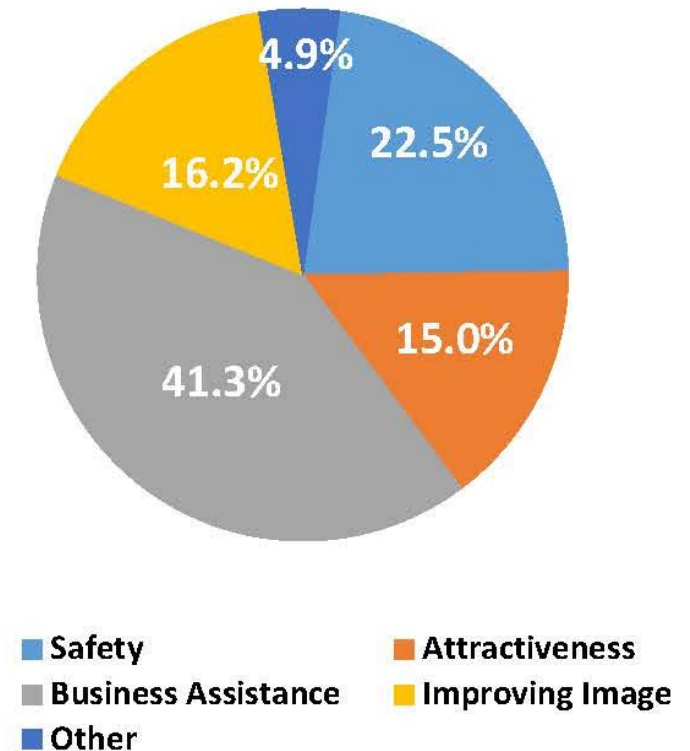




# FY 21/22 – Budget

## Proposed Budget - Two Mill Levy 2021-2022

Category	Item	Budget
Safety	Police Patrols	\$ 15,000
	Lighting & Cameras	\$ 15,000
Attractiveness	Streetscape	\$ 20,000
Business Assistance	Façade Grant Program	\$ 45,000
	Environment/Development Assistance	\$ 10,000
Improving Image	Marketing	\$ 11,550
	Special Event Sponsorship	\$ 10,000
Other	Indirect Costs	\$ 6,500
		\$ 133,050



Administrative costs are funded by a City of Saginaw CDBG Grant of \$38,000.

# Attractiveness

## Streetscape Improvement

- \$20,000
- Over the last three years the streetscape committee has organized the purchase of 43 flower pots.
- This year the DDA hired a local landscape company, The Wash Boys, to water the planters. The additional \$12,675 has been split between this year and last.
- A portion of this allocation will be spent on refabricating 15 trash cans between Downtown and Old Town to look like new.
- The photo shows the one that was refinished to show how they will turn out.





# Attractiveness

## Streetscape Improvement

- \$20,000
- A portion of these funds will be spent on Christmas decorations such as the ones seen in the photos (Actual design has not been determined)
- Purchasing will take place over multiple years similar to the flower pot purchases.
- The DDA is collaborating with the City, Mayor, PRIDE and Bronner's on this project.



# Safety

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## Police Patrols

- \$15,000
- The DDA pays the overtime for two police officers to patrol the riverfront afterhours in the warmer months.
- Since July the DDA has funded \$11,673.66 in police overtime.

## Security Cameras

- \$54,165
- Additional funds were allocated to purchase new cameras this year. Main areas in both Downtown and Old Town are being monitored.
- The DDA pays spectrum to service them.

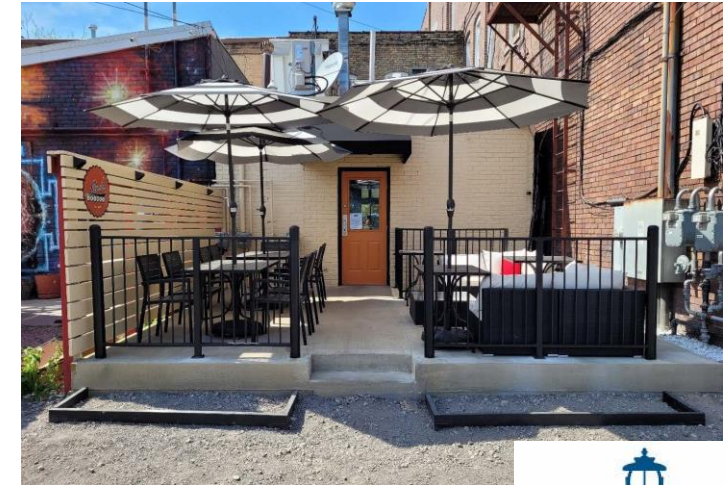




# Business Assistance

## Façade Grant Program

- \$45,000
- 50/50 matching grant for façade improvements.
- Thus far \$17,500 has been reimbursed.
- This year the DDA awarded 11 grants.
  1. Fralias
  2. 707 Federal
  3. Chic’N Fries
  4. Daniel’s Grill
  5. Case Building
  6. AKT Peerless
  7. Liquid Lounge
  8. Brasseur Electric Trains
  9. K and K Auto
  10. Audio Gazing
  11. Old Town Distillery





# Business Assistance

## New Business Welcome Baskets

- In 2019 the DDA spend \$210 to purchase baskets and this year spent an additional \$294 on more baskets.
- Materials have been collected from various organizations and other businesses throughout the DDA District to fill the baskets.
- Four have been given so far this year
  - Hey Blue! – Sporting Goods Store in Downtown
  - Put a Fork in Me – Restaurant in Downtown
  - Fig and Honey – Restaurant/Catering in Old Town
  - Ox Eye Media – Media Company in Old Town





# Business Assistance

## Match on Main

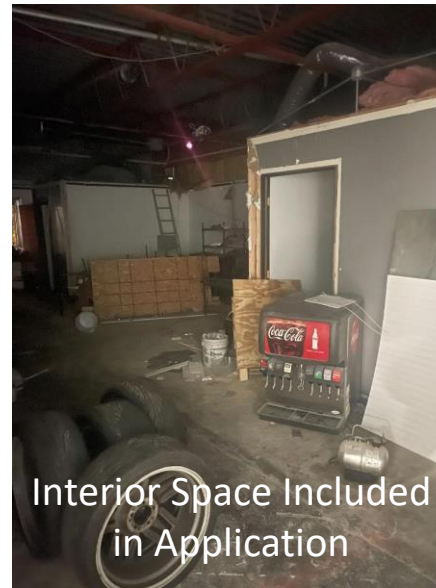
- MEDC launched another round of funding in Sep.
- The DDA collected two applications and selected Gee'Ques to be submitted for funding of \$25,000.
- We should hear back by the end of December if we will be awarded.
- Gee'Ques is a new, minority owned business located in Old Town Saginaw.
- The application included a portion of the restaurant that has historically been underutilized as it has always been used strictly for storage. It will be renovated into additional seating spaces as well as provide space for special events both personal and business related.
- This development will allow the business to double it's seating capacity increasing profits and the number of staff who will be hired to operate the business.
- In total the project will result in the creation of 5 full-time employees and 14 part-time employees.



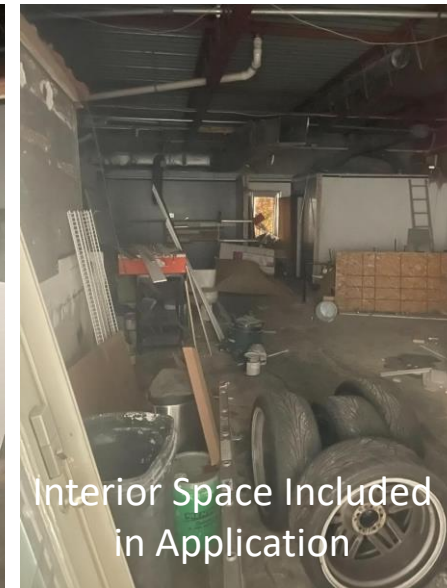
Exterior of Building Currently Under Construction



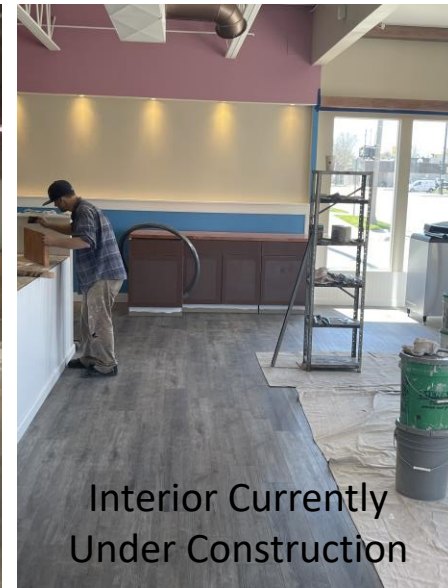
Interior Currently Under Construction



Interior Space Included in Application



Interior Space Included in Application



Interior Currently Under Construction



# Mary Free Bed Rehabilitation Hospital

Mary Free Bed, in a joint venture with Covenant HealthCare. The group broken ground on a new, 90,000-square-foot destination rehabilitation facility for patients in the greater Saginaw, Michigan region in May of 2020.

The development is slated to be complete in Fall 2021.





# Urban Tennis Foundation – Garber Courts

The Urban Tennis Foundation is the group behind the renovations of the existing Garber Tennis Courts. They are nearly at the fundraising goal of \$2 Million which will be used to develop state of the art tennis and pickleball courts.

The development is slated to be complete in Spring 2022.





# Great Lakes Bay Health Old Town Center

Great Lakes Bay Health Center has partnered with Shaheen Development to construct a new 30,000 square foot, multi-disciplinary medical facility on Court Street. This is the site that was the former John Moore School.

The development is slated to be complete Fall 2022.





# Ascension St. Mary's Hospital

Ascension St. Mary's announced it will be investing \$125 million in operational capital into their northern Michigan health ministries. At Ascension St. Mary's the investment was initiated in May 2018 with \$50 million in facility renovations and upgrades, advanced imaging technology, various patient care enhancement and an \$18 million emergency care center expansion.

Continued investment at St. Mary's will include:

- The renovation and expansion of intensive care units and rooms, and private patient rooms throughout the hospital.
- Upgrades to cardiac catheterization and electrophysiology labs at the hospital





# Electric Vehicle Chargers

The DDA contributed \$50,000 to this project

The City received a grant from Consumer's Energy - Power Michigan Drive and the State of Michigan - Department of Environment, Great Lakes, and Energy to fund two DC Fast Chargers and six Level 2 Charging Stations. The city was awarded \$150,307 in grants, \$50,000 from the Downtown Development Authority and contributed an additional \$53,398 to fund the purchase and installation of the chargers, which have been installed in four parking lots throughout the city.





# Improving Image

## Special Event Sponsorship

- \$7,500 in sponsorships thus far
- The DDA has funded four events
  - Saginaw Bay Symphony Music around the City
  - Saginaw Choral Society Pans in the Park
  - Friday Night Live
  - Jazz in the Garden





# Saginaw Soup

The Saginaw Soup Pitch Competition was held on Monday November 1<sup>st</sup> at CMURC.

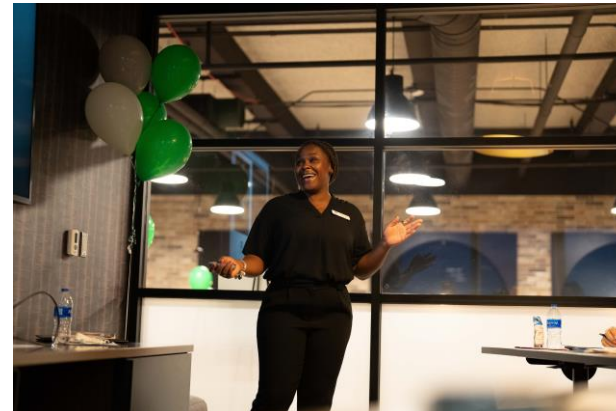
7 local entrepreneurs presented 5 small businesses right here in Saginaw.

The winners were

- 1<sup>st</sup> Place - \$2,000 – Kakes the Great Popcorn Co.
- 2<sup>nd</sup> Place - \$1,000 – Self-Love, Self-Respect and Sisterhood, INC
- 3<sup>rd</sup> Place – in-kind financial coaching worth \$2,000 – Upstairs Resale Shop
- People Choice - \$150 collected from the attendees at the door – Kakes the Great Popcorn Co.

The other two participants were Tink Top Models and Zetta's Brand Studio.

The next pitch competition will be on Thursday May 19<sup>th</sup> at 6 pm.



# Other Developments/Projects/Groups the DDA Assisted and was Involved with

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**The DDA works with businesses and developers to help make them as successful as possible.**

A Few of the most marketed buildings

- Jefferson Apartments
- Corner of Genesee and Washington
- Bearer Building
- Various buildings on Genesee

Historic Mill Markers

Saginaw Schools

Saginaw Sugar Beets

Red Eye Coffee House

City of Saginaw Master Planning Process

Tuscola Alleyway Project

Central Michigan University College of  
Medicine

THRIVE Initiative

Downtown Saginaw Association

Westside Civic Association

Saginaw County Chamber of Commerce