



Learn More

ABOUT THE VILLAGE OF CALUMET DOWNTOWN DEVELOPMENT
AUTHORITY (DDA)

What is a DDA?



Creation of Downtown Development Authorities are allowed under Michigan Act 197 of 1975 which was repealed and replaced by Act 57 of 2018 (effective January 2019)



PURPOSE halting, preventing and correcting deterioration in downtown business districts, to create and implement development plans for the District, and to utilize tax increment financing (TIF) for the completion of authorized projects that are part of a comprehensive DDA plan.



Act does not dictate how to achieve success, nor does it prescribe spending priorities.

Our Board

- ▶ Ordinance calls for a 9 member board, 8 members plus the Village President.
- ▶ Members submit application, the board makes a recommendation and the Village President makes appointments.
- ▶ We have one vacancy at this time which can be filled by anyone interested.
- ▶ Applications are available in Village office and at www.villageofcalumet.com – go to NEWS tab

Current Board Members (Terms)

Dave Geisler, Village President (Nov 2020)

Leah Polzien, Chairperson (August 2022)

Vacant (August 2022, No Requirement)

Pete Hahn, Secretary (August 2021)

Tim Bies (August 2021)

Andrew Ranville (August 2020)

Tom Dumble (August 2020)

Rick Campioni, Treasurer (August 2022)

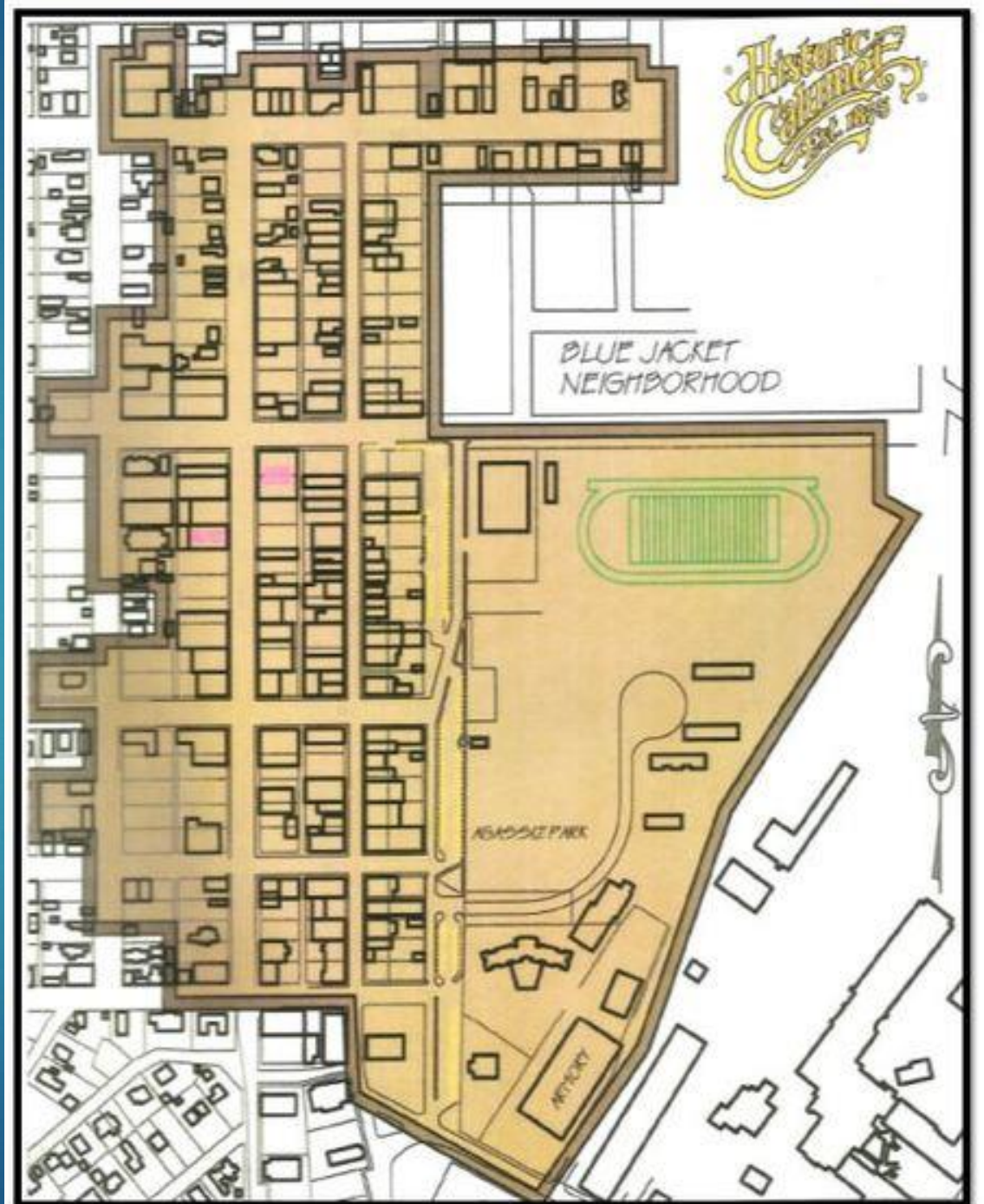
Lorri Oikarinen (August 2022)

DDA Plan & TIF Plan

- ▶ DDA Plan outlines priorities for spending
- ▶ TIF Plan outlines where and how money enters the TIF
- ▶ Both are available at <http://www.villageofcalumet.com/dda-documents.html>

Our District

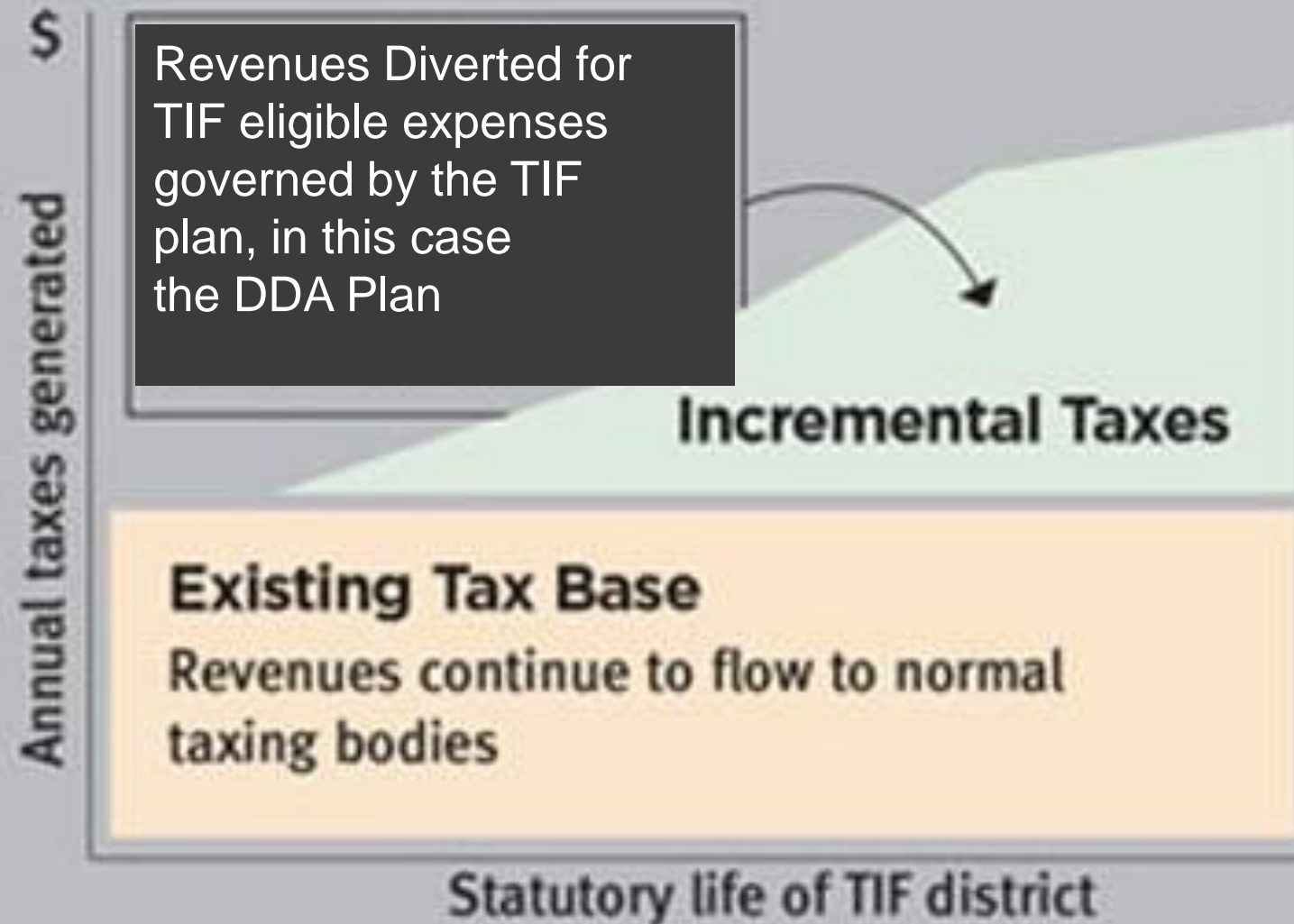
- ▶ The DDA District was created in 1979.
- ▶ Was updated in 1991 due to loss of value in the TIF
- ▶ Our 2016 taxable value was \$4,379,697
- ▶ After calculating all mils and levies the DDA TIF revenue is approximately \$54,500 a year.



Financial Tools Available to DDA's

- **Tax Increment Financing or TIF (an annual report must be submitted to the municipality and to the State Tax Commission)**
- **Millage (up to two mills for municipalities with population of less than one million)**
 - Special assessments
 - Revenue bonds
 - Revenues from property owned or leased by the DDA
- **Donations and grants to the authority**
- Contributions from the local unit of government

Basic TIF Model



Tax Increment Financing (TIF)

Tax Increment Financing (TIF)

As used in relation to property tax, 1 mill is equal to \$1 in property tax, which is levied per every \$1,000 of a property's determined taxable value.

(Tax Year Value – Initial Year Value)

Divide by 1000

Multiply by Total Mills=

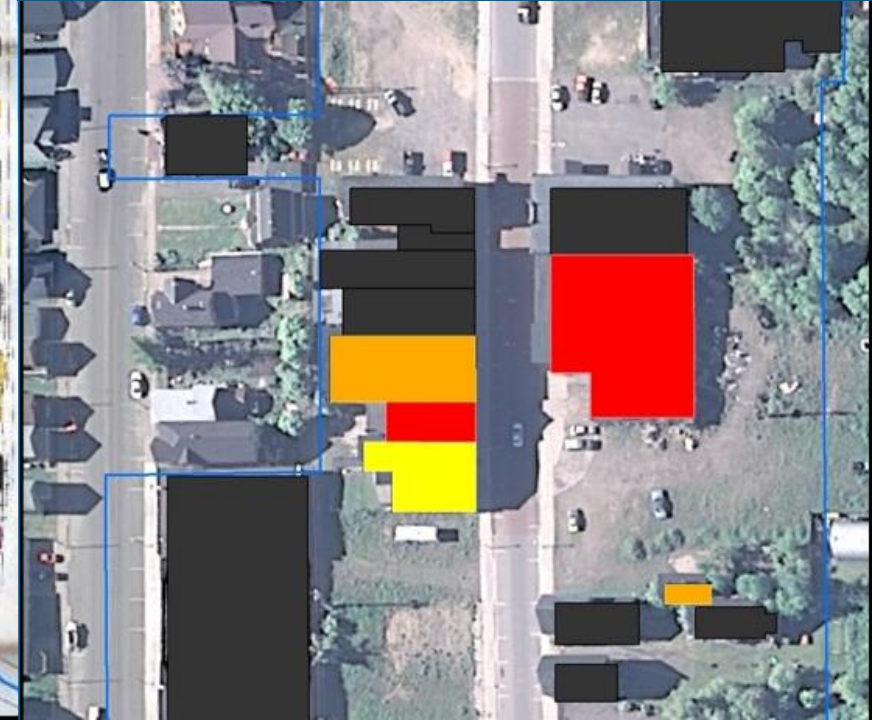
Total Tax Capture

Authority	Mills
Village of Calumet	20.1181
Calumet Township	1.2731
Houghton County	6.2710
Road Commission	1.5
Medical Care Facility	2.5531
Total Mills 2016	30.2153

Our Priorities

- ▶ Encourage Redevelopment
 - ▶ Blight enforcement (legal fees)
 - ▶ Stabilization
 - ▶ Coordination with Land Bank to break cycle of tax foreclosures
 - ▶ Deteriorated properties are EXPENSIVE to our community
 - ▶ See inventory management example
 - ▶ Developer Communication
 - ▶ Structural Assessments (with KEDA and UP Collaborative Development Council)
 - ▶ GIS (Landgrid.com) and website access to municipally owned properties (www.villageofcalumet.com)

Prevention of Fragmentation of District



DDA Owned Properties

- ▶ 512 Portland Street
- ▶ 427 5th Street
- ▶ Mihelcich Slaughterhouse

Houghton County Landbank Authority Owned Properties

- ▶ 425 5th Street
- ▶ 426-430 5th Street
- ▶ 451 Pine Street
- ▶ 501-507 Pine Street



Inventory Management Example

- ▶ 512 Portland St acquired by DDA
- ▶ Structural Assessment completed
- ▶ Grant secured (\$43,000 with \$10,000 match) from MSHDA/MEDC to replace roof, perform structural stabilization and foundation rebuild
 - ▶ Match provided by DDA, River Valley Bank, KCF and anonymous donor
- ▶ Stabilized for future development
 - ▶ Property sale proposals



Façade Grants

- ▶ 4 Buildings in 2019/2020 Project with MEDC
- ▶ Estimated total project \$330,000 with anticipated 75% grant from MEDC, DDA will contribute \$10,000



Promotion

- ▶ Brochure printing
- ▶ Website development
- ▶ Marketing
 - ▶ \$5000 WUPPDR Grant
 - ▶ 30,000 impressions, \$184 spent on advertising, 115 link clicks
 - ▶ Collaboration with Remote Workforce Keweenaw



Beautification



Support of Village Infrastructure and Services



Snow Removal
(downtown district)
\$10-30,000 a year



Streets Department
Equipment (used heavily
in downtown district)
\$10-15,000 a year



Infrastructure Projects
(\$0 FY2019/20)



Blight Enforcement
\$5,000 a year

Parks and Recreation

- ▶ Sach's Lot Greenspace
 - ▶ New public space design in process!
- ▶ Calumet Area Trails Planning
 - ▶ Broad based effort to improve trails and trail connections in and around Calumet



Future Projects and Planning

- ▶ Redevelopment of 400 Block Vacant Lots
- ▶ Agassiz Park/4th Street Update
- ▶ Removal or reuse of parking meters
- ▶ Purchase of streetscape furnishings (benches, garbage cans, etc)
- ▶ Update of DDA and TIF Plan before 2022 expiration

Questions

- ▶ Visit <http://www.villageofcalumet.com/dda-home.html> for even more information about our DDA, including minutes, plans and past projects.
- ▶ To learn more about the properties we own (and submit a purchase proposal!) visit <http://www.villageofcalumet.com/downtown-properties.html>