

Annual Update

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Creation of Downtown Development Authorities are allowed under Michigan Act 197 of 1975 which was repealed and replaced by Act 57 of 2018 (effective January 2019)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

- ▶ 9 member board (8 members plus the Village President)
- ▶ Potential 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 an individual having an interest in the district.
- ▶ Applications are available in Village office and at www.villageofcalumet.com – go to NEWS tab

Current Board Members (Terms)

Brian Abramson, Village President (Nov 2024)

Leah Polzien, Chairperson (August 2026)

JW Miller, Treasurer (August 2022)

Pete Hahn (August 2025)

Vacant (August 2025)

Andrew Ranville, Vice Chairperson (August 2024)

Tom Dumble (August 2024)

Rick Campioni (August 2022)

Lorri Oikarinen, Secretary (August 2022)

DDA Administrator Amber Goodman

DDA Plan & TIF Plan

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

Financial Tools Available to DDA's

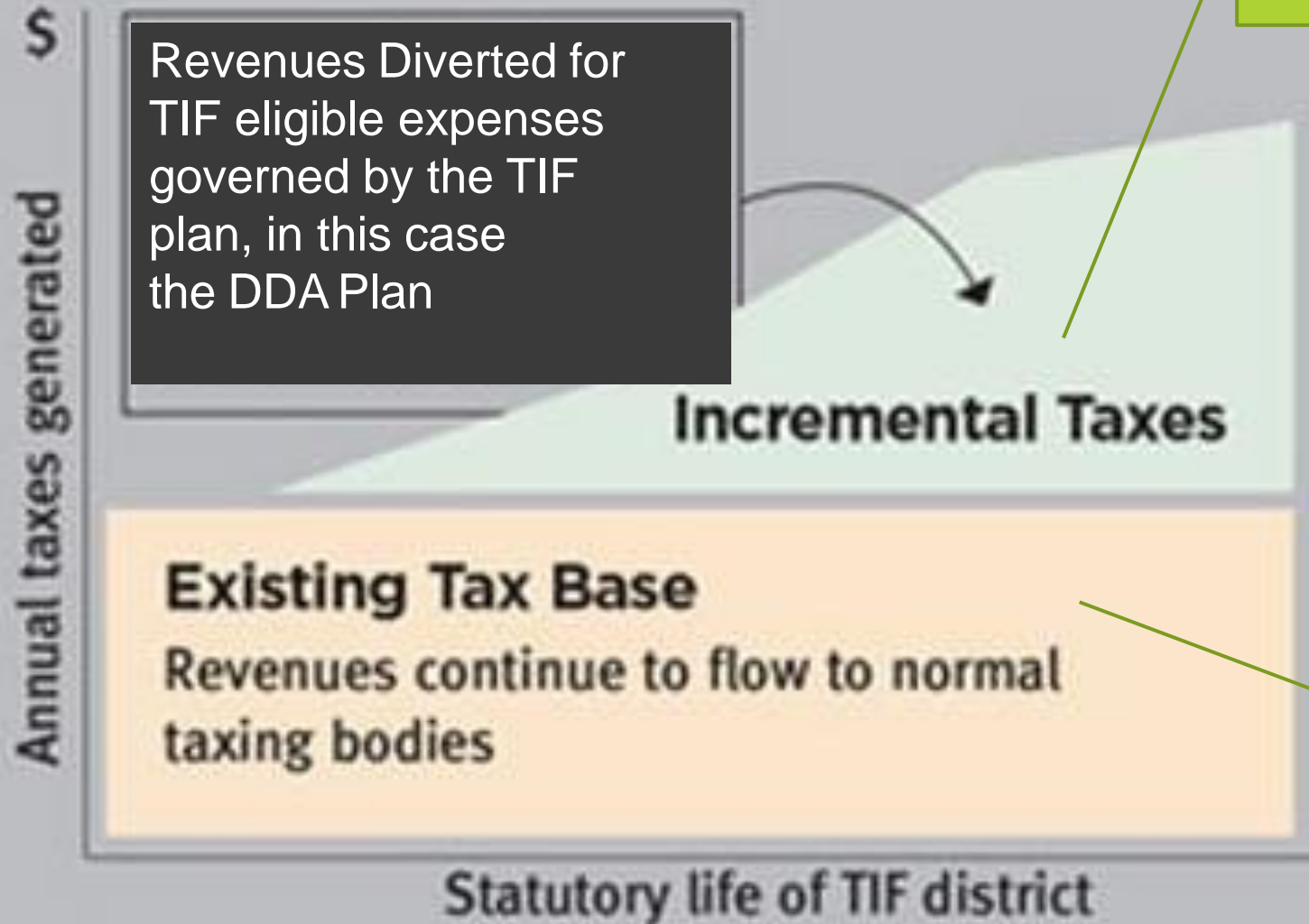
- **Tax Increment Financing or TIF (an annual report must be submitted to the municipality and to the State Tax Commission)**
- **Millage (up to two mills for municipalities with population of less than one million)**
- Special assessments
- Revenue bonds
- Revenues from property owned or leased by the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

Our District

- ▶ The DDA District was created in 1979.
- ▶ Was updated in 1991 due to loss of value in the TIF
- ▶ Our 2021 taxable value is estimated at \$4,413,730, with a captured value of \$1,844,672.
- ▶ After calculating all mils and levies the DDA TIF revenue is estimated at \$55,737.32 in tax year 2021.
- ▶ The DDA Special Millage of 1.1991 should bring an additional \$5456 in tax year 2021.



Basic TIF Model



The increment we collect taxes on is valued at \$1,844,672

Tax Increment Financing (TIF)

Calumet DDA District base value is \$2,569,058

Values are estimates for 2021 tax year

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

DDA Owned Properties

- ▶ 512 Portland Street
- ▶ 427 5th Street
- ▶ Mihelcich Slaughterhouse
- ▶ 325 5th – no structure



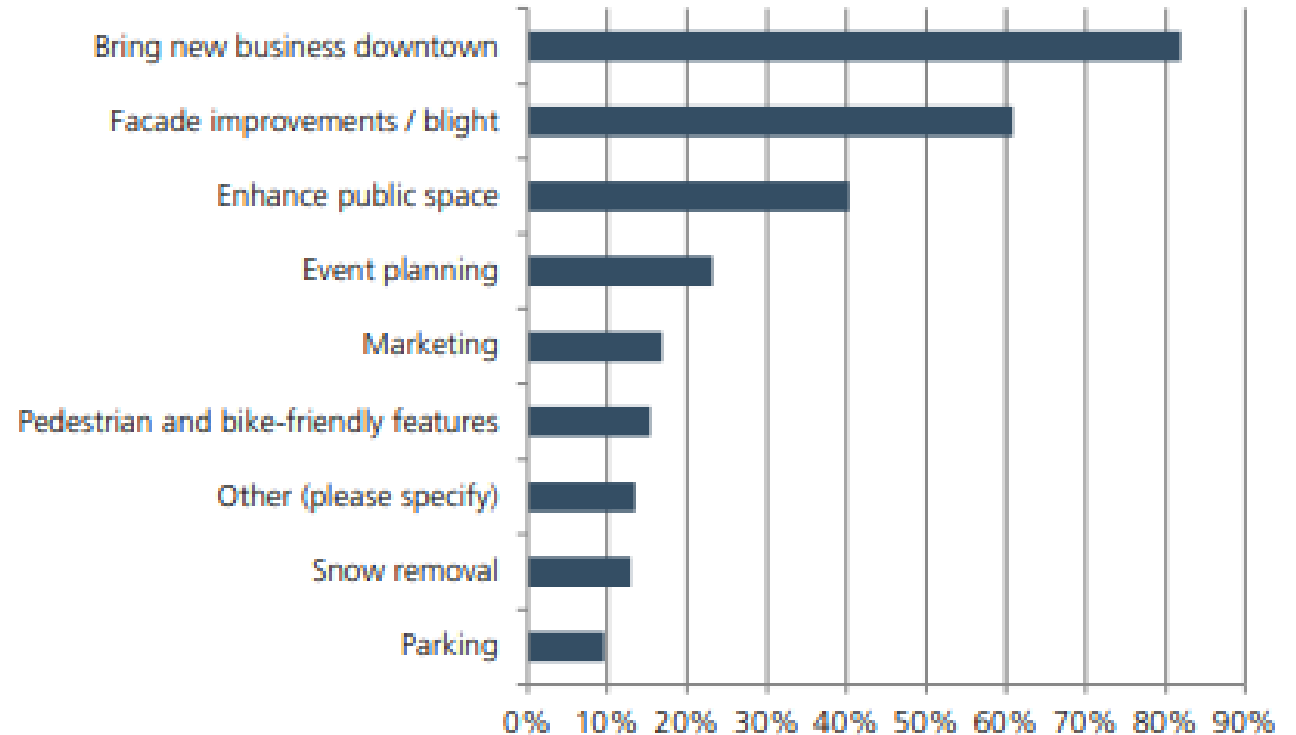
Our Priorities

- ▶ Encourage Redevelopment
- ▶ Prevent Additional Structural Losses
- ▶ Promote the District

Achievements in 2021

- ▶ Completed a DDA/TIF Plan Update
- ▶ Updated the DDA ordinances

Figure 5: What should be the DDA's top 3 priorities for improving downtown Calumet?



Achievements 2021

- ▶ 400 Block Community
 - ▶ Garden
 - ▶ \$4000 donation of lumber for raised beds
 - ▶ \$1200 in-kind from MI-American Water
 - ▶ Over 800 hours of volunteer time and time donated by Youth Work.



Achievements 2021

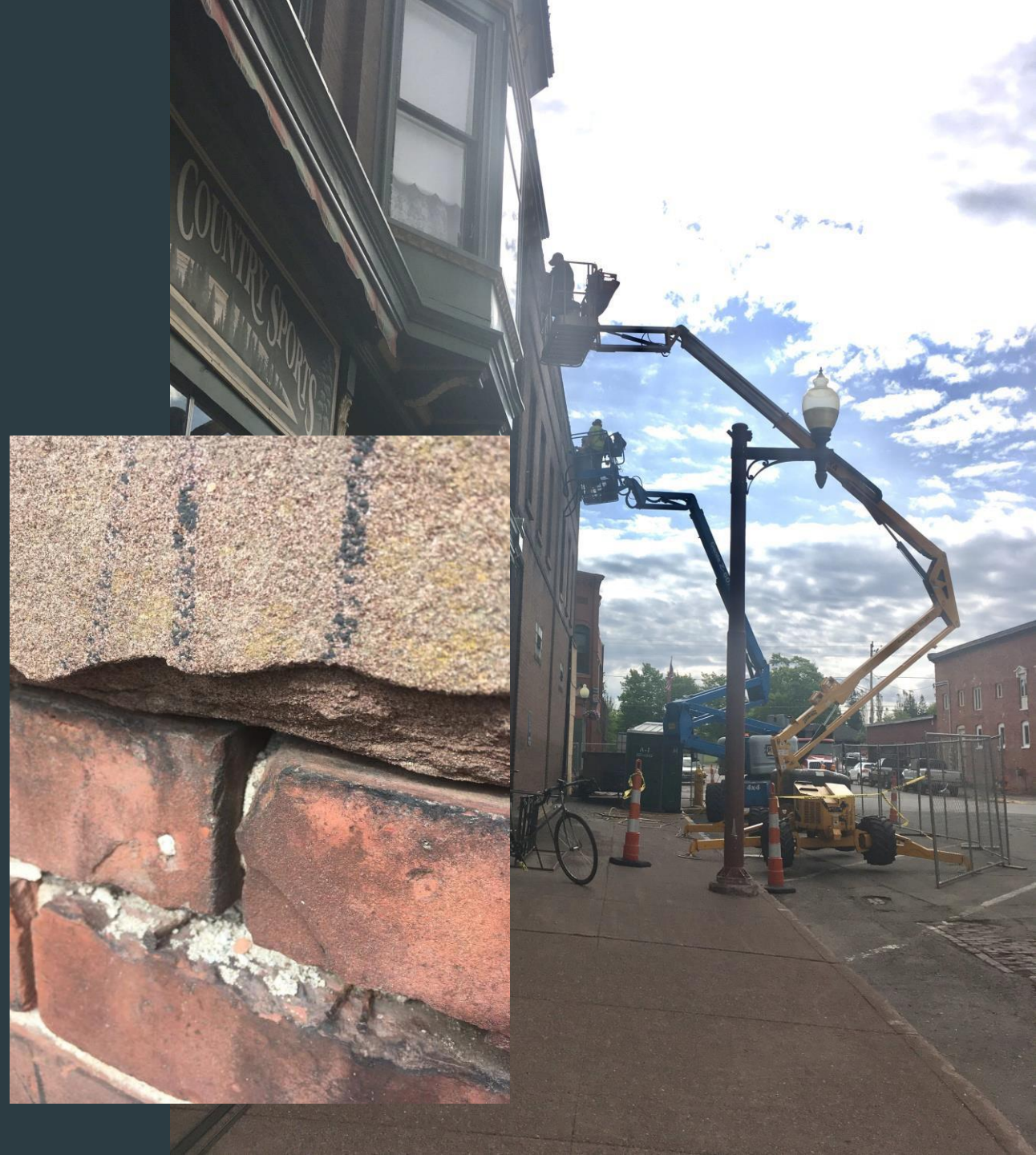
- ▶ Agassiz Park Pavillion
 - ▶ Repainted, renewed!
 - ▶ Labor provided by Youth Work
 - ▶ Funding provided by Village of Calumet
 - ▶ Management provided by Main Street Calumet



On-going Projects

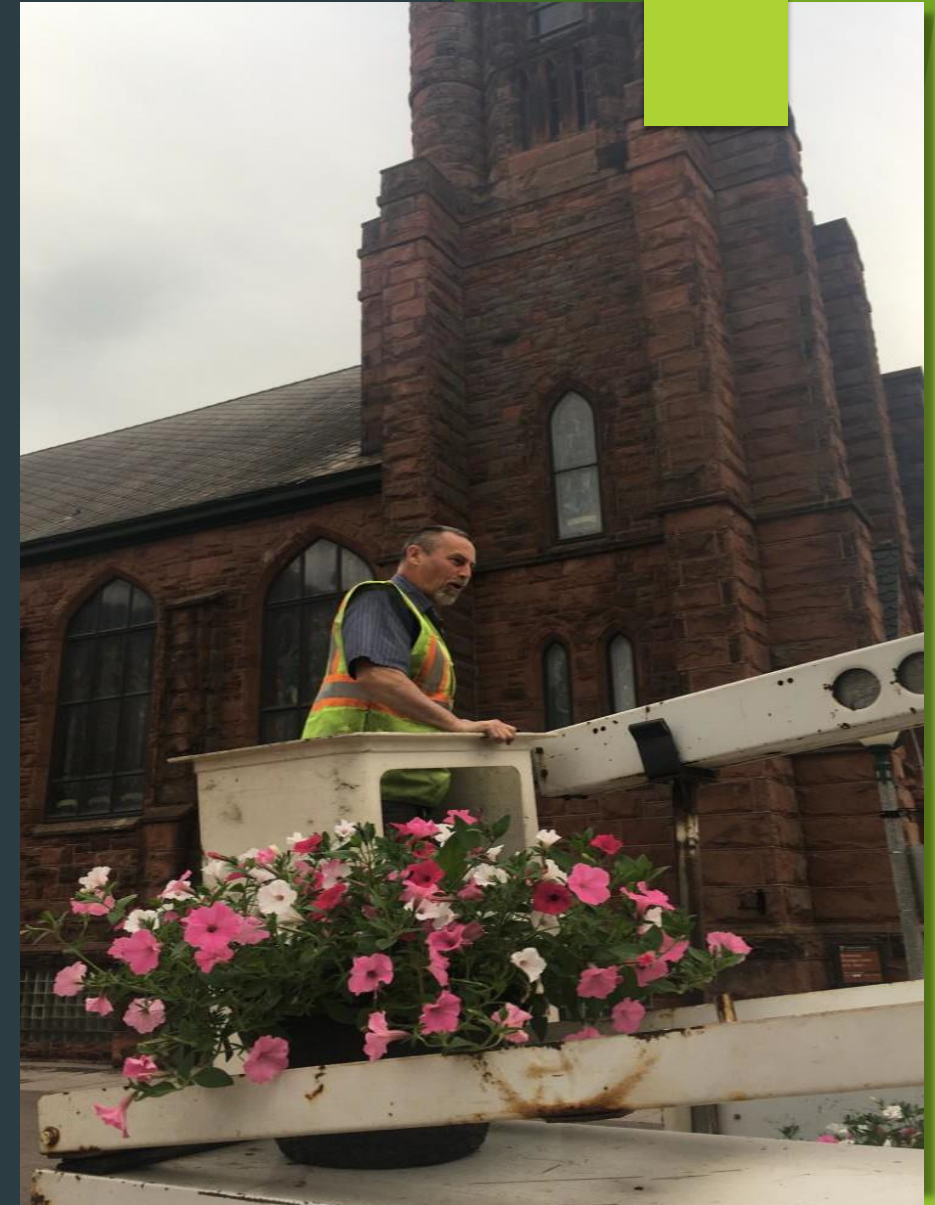
▶ HDC Support

- ▶ HDC works to ensure historical face of Calumet continues to exist
- ▶ HDC saw 6 COA projects in 2021
- ▶ KNHP Advisory Commission and Certified Local Government (CLG) Grant for Historic District GIS Survey for 2022



On-Going Projects

- ▶ Hanging flower baskets (\$3k)
- ▶ Street sweeping (\$3k)
- ▶ Blight Enforcement (\$5k)
- ▶ Streets Department Equipment (used heavily in downtown district) \$10-15k
- ▶ District Snow Removal (\$10-30k)
- ▶ Historic property loss prevention and inventory management (\$1-\$10k)





2022 Projects

- ▶ Sach's Lot Greenspace
 - ▶ Draft design is in place
 - ▶ Space is activated weekly by the Main Street Calumet Farmers Market
- ▶ Calumet Area Trails Planning
 - ▶ Broad based effort to improve trails and trail connections in and around Calumet

Redevelopment Grant Support 2022

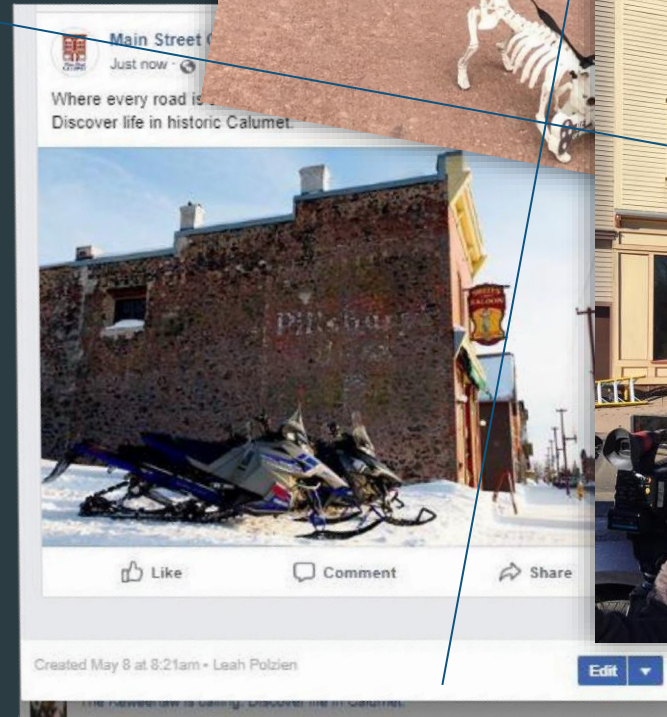
- ▶ Budget (\$10k) to leverage private investment in MEDC rehabs





Promotion

- ▶ Social Media and Public Outreach
- ▶ Developer Communication
- ▶ Interagency Coordination
- ▶ Community Events & Promotion
- ▶ Business Support



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>