



Based on an average of \$35,000.00 of TIFA proceeds generated by city commercial property tax captured within the DDA district, this generates a Return on Investment of 238.04% annual return. A great proactive planning tool and result for the City of Pinconning!

Second public meeting scheduled for March 2025.

Meeting adjourned at 3:39 pm

Respectfully submitted by Tara Marczak, DDA Secretary

Minute Approved                     *B Saha*                     Date 7/9/24

Brian Saha, Chairperson

**Downtown Development Authority Meeting – Public Forum**  
**Minutes March 5, 2024**

Public meeting called to order at 3:23 pm.

**Roll Call: N/A**

**Items for Discussion:**

- A. **Treasurers Report:** January 31, 2024 reviewed showing an ending bank balance of \$107,941.75.
- B. **City of Pinconning Downtown Development Authority – Project Summary:**

**The following projects were completed.**

2023/2024 DDA Fiscal Year Approved Projects Year to Date 1/31/24		
10-Jul-23	STREETSCAPE LIGHT MAINTENANCE-M-13 Bock Electric	\$ 575.00
10-Jul-24	Water Wagon for watering flower plots	\$ 136.00
ALL YEAR	City of Pinconning payment Point & Pay-processing solution+\$50/mth	\$ 600.00
10-Jul-23	City of Pinconning Admin FEE	\$ 1,500.00
Fiscal Yr to Date	Web Site Dev & Maint for City and DDA-	\$ 3,750.00
11-Dec-23	Sidewalk Snowremoval Contract- M-13 corrdore TJG Lawnservice	\$ 900.00
Fiscal Yr to Date	Welcome Sign Maintenance & Electric	\$ 1,091.00
31-Jan-24	City of Pinconning Beautification Agreement Park and City SIDEWALK Maint.	\$ 7,000.00
Fiscal Yr to Date	Christmas Decorations Supplies	\$ 35.00
Fiscal Yr to Date	Operational Cost to Maintain Community Building -Utilities and Manint.	\$ 4,914.00
31-Jan-24	City of Pinconning Administration Fee	\$ 2,500.00
Fiscal Yr to Date	Streetscape Beautification for Summer Flower planting in district	\$ 2,280.00
	<b>2023/2024 Fiscal Year- Total Approved Projects July 2023-January 2024</b>	<b>\$ 25,281.00</b>

Over the past nine years, the DDA has invested in projects in the City of Pinconning in the amount of \$580,430.55, which is an average of \$64,492.285 per year. Of that annual average project investment, \$29,559.49 per year, was expended for “City Public Works Project” that include street and infrastructure improvements, streetlight LED conversion to conserve energy, beautification projects, demolition of blighted buildings, and recreation/park improvements. Review the 9-year history project accomplishment list for details on these accomplishments. Over the life of the City of Pinconning DDA since 1990, a total estimated \$3,082,430.55 in project investments has been accomplished by the DDA. Based on an average of \$35,000.00 of TIFA proceeds generated by city commercial property tax captured within the DDA district, this generates a Return on Investment of 236.67% annual return. A great proactive planning tool and result for the City of Pinconning!

Currently, the DDA TIFA funds received annually amount to \$37,696.30 (57% of total TIFA Income) from the City of Pinconning Commercial Taxpayers within the district, and \$29, 139.40 (43% of the total TIFA income) from Bay County and Delta College TIFA Capture. So, without the City DDA in place, the city would lose out on an average of \$29,140 per year to invest in City of Pinconning projects via the DDA.

DDA has also provided funds to the City for many engineering studies when asked to assist for funding grant applications for infrastructure projects and city marketing studies. These are the major



**City of Pinconning**  
**Downtown Development Authority Meeting – Public Forum**  
**Minutes June 6, 2023**

The public meeting was called to order at 3:49pm.

**Roll Call: N/A**

**Items for Discussion:**

- A. **Treasurers Report:** March 31, 2023, reviewed showing an ending bank balance of \$53,103.41.
- B. **First Public Meeting held 3/6/2023.**

**Reviewed the TIFA map along with the TIFA Capture Estimate:**

The DDA "Tax Increment Financing Plan" was passed by council on 4-4-1990, which authorized collection of tax proceeds from city, county, school and Delta College millages from real property valuation of \$4,485,750.00 for the base year of 1988, on commercial properties within the city of Pinconning district. Our first "TIFA" proceeds were collected in August of 1990 in the amount of \$5,731.32. Currently, the real property valuation base has appreciated to \$6,775,138.00, which we collected on the difference of \$2,289,388.00 multiplied by the taxing unit millages which we are authorized to collect (city, county, and Delta millages) and amounts to an estimated \$59,374.82 for this fiscal year 2022/23. **Of this 2022/23 TIFA capture estimate, a breakdown by funding entity estimate is as follows, the City of Pinconning \$33,593.56, Bay County \$21,104.72, Delta College \$4,676.53. Thus \$25,781.26 of DDA TIFA funding is derived from outside the city sources.**

**The following projects were completed.**

2022/2023 DDA Fiscal Year Approved Projects		
6-Jul-22	Welcome Sign Maintenance-install culvert M-13 south location	\$ 3,101.00
7-Sep-22	Demolition of Ouillette Building \$22900/ pay per year 50% 2022/2023	\$ 10,600.00
6-Sep-22	City of Pinconning payment Point & Pay-processing solution+\$50/mth	\$ 600.00
3-Oct-22	Web Site Dev & Maint for City and DDA-	\$ 3,000.00
11-Oct-22	Street Light Repair & Maint. In DDA Distrist-Bock Elect.	\$ 5,598.86
6-Mar-23	Sidewalk Snowremoval Contract- M-13 corridore TJG Lawnservice	\$ 1,800.00
8-Dec-22	Servindski Sod Service-Ballfield Infield Project Update @ Park	\$ 11,400.00
3-Jan-23	Street Light Repair & Maint. In DDA Distrist-Bock Elect.	\$ 7,200.00
3-Jan-23	Web Site Dev & Maint for City and DDA-	\$ 1,500.00
13-Feb-23	Community Bld. Title Transfer to fulful Sale Contract -City to DDA project	\$ 692.30
Fiscal Yr to Date	Operational Cost to Maintain Community Building & Welcome Signs	\$ 8,566.35
6-Mar-23	City of Pinconning Administration Fee	\$ 2,500.00
8-May-23	Streetscape Beautification for Summer Flower planting in district	\$ 2,200.00
8-May-23	Park Ballfield Bleacher Repair Project PYLO	\$ 3,697.84
8-May-23	Block Party City Support July Bouncy House Rental	\$ 425.00
	<b>2022/2023 Fiscal Year- Total Approved Projects July 2022-May 23</b>	<b>\$ 62,881.35</b>

Meeting adjourned at 3:10 pm

Respectfully submitted by Tricia Foldie, DDA Secretary

Minute Approved                     *B. Saha*                     Date 7/10/23

Brian Saha, Chairperson

## Downtown Development Authority Meeting – Public Forum

Minutes March 6, 2023

Public meeting called to order at 3:04pm.

**Roll Call: N/A**

**Items for Discussion:**

- A. **Treasurers Report:** March 6, 2023, reviewed showing an ending bank balance of \$52,791.48.
- B. **City of Pinconning Downtown Development Authority – Project Summary:**

**The following projects were completed.**

2022/23	Welcome Sign Maintenance-install culvert M-13 south location	DDA	\$	3,101.00	Streetscape/Beautification/Promotion
2022	Demolition of Oulicette Building \$22900/ pay per year 50% 2022/2023	CITY	\$	10,600.00	Demolition Blight/City Assist.
2022/23	City of Pinconning payment Print & Pay-processing solution-\$50/mch	CITY	\$	600.00	CITY/DDA JOINT PROJECT
2022/23	Web Site Dev & Maint for City and DDA-	CITY/DDA	\$	3,000.00	CITY/DDA JOINT PROJECT-PROMOTION
2022	Street Light Repair & Maint. In DDA District-Back Elect.	CITY	\$	5,598.86	Streetscape/Beautification/Promotion
2022/23	General Trash Removal Contract. M-13 commons TIG Lawnservice	CITY	\$	900.00	Streetscape/Beautification/Promotion
2022	Sarvindski Sod Service-Ballfield infield Project Update @ Park	PINCONNING YOUTH LEAGUE	\$	11,400.00	City Recreation Project
2022	Street Light Repair & Maint. In DDA District-Back Elect.	CITY	\$	7,200.00	Streetscape/Beautification/Promotion
2022/23	Web Site Dev & Maint for City and DDA-	CITY/DDA	\$	1,500.00	CITY/DDA JOINT PROJECT-PROMOTION
2022/23	Community Bld. Title Transfer -City to DDA project	DDA/CITY	\$	692.30	DDA Property Project
2022/23	Operational Cost to Maintain Community Building & Welcome Signs	DDA	\$	5,669.64	Streetscape/Beautification/Promotion

Over the past eight years, the DDA has invested in projects in the City of Pinconning in the amount of \$542,430.00, which is an average of \$67,803.75 per year. Of that annual average project investment, \$30.845.05 per year, was expended for "City Public Works Project" that include street and infrastructure improvements, streetlight LED conversion to conserve energy, beautification projects and recreation/park improvements. Review the 8-year history project accomplishment list for details on these accomplishments. Over the life of the City of Pinconning DDA since 1990, a total estimated \$3,044,430.00 in project investments has been accomplished by the DDA. Based on an average of \$27,000.00 of TIFA proceeds generated by city commercial property tax captured within the DDA district, this generates a Return on Investment of 313.99% annual return. A great proactive planning tool and result for the City of Pinconning!

Second public meeting scheduled for June 2023.

Meeting adjourned at 3:10 pm

Respectfully submitted by Tricia Foldie, DDA Secretary

Minute Approved                     *B.Saha*                     Date 4/3/23

Brian Saha, Chairperson

**Downtown Development Authority Meeting – Public Forum**

Minutes June 7, 2022

Public meeting called to order at 1:20pm.

**Members Present:** Chairman Brian Saha, Treasurer Josh Klee, Secretary Tricia Foldie, Lynn Snyder, Lorie Szyperski, Cliff Holland,

**Members Absent:** Vice Chairman Matt Hycki, John Aspinall, Linda Austin, Vern Little


**Items for Discussion:**

- A. **City of Pinconning Downtown Development Authority – Project Summary:** The DDA's first public meeting was March 9, 2022. The balance in the bank as of 6/6/2022 was \$69,872.53. The DDA fiscal year is July 1<sup>st</sup>-June 30<sup>th</sup>. Brian Saha reviewed a list of projects the DDA. Some of the projects the DDA has contributed to this fiscal year are the demolition of the Schmelzer and Ouillette buildings, City of Pinconning's Point and Pay system, the DDA accepted two grants for the Youth Ballfield which the DDA will be matching, the DDA also accepted a \$25,000 to go towards the warming kitchen at the Community Center. The DDA covered half of the cost of putting in a culvert to access the M-13 gateway sign. The projects approved totaled \$81,747.25. The anticipated revenue for 2022/2023 is \$60,150.00.

Meeting adjourned at 1:29

Respectfully submitted by Tricia Foldie, DDA Secretary

Minute Approved \_\_\_\_\_



Date \_\_\_\_\_

7/5/22

Brian Saha, Chairperson



**Downtown Development Authority Meeting – Public Forum**

Minutes March 8, 2022

Public meeting called to order at 1:20pm.

**Members Present:** Chairman Brian Saha, Secretary Tricia Foldie, Lynn Snyder, Vern Little

**Members Absent:** Vice Chairman Matt Hycki, Treasurer Josh Klee, Lorie Szperski, Cliff Holland, John Aspinall, Linda Austin

**City Admin Rep:** Becky Lakin, Amy Bromberg

**Items for Discussion:**

- A. **City of Pinconning Downtown Development Authority – Project Summary:** Brian Saha passed out copies of DDA Activity Report. The DDA was formed in 1989 and the total project investment since 1990 is \$2,779,211.39. The average estimated City of Pinconning TIFA collection per year is \$30,000.00. This is a 308.80% return on City TIFA investment. The DDA receives approximately \$57,000.00 per fiscal year to invest back into the DDA district. The DDA fiscal year is July 1<sup>st</sup>-June 30<sup>th</sup>. In 2020 the DDA was renewed for another 20 years, this will expire in 2040. The DDA Board follows the development plan to allocate funds. Some of the projects the DDA has contributed this fiscal year are the demolition of the Schmelzer and Ouillette buildings, updating the Pinconning ballfield along with up keeping and maintenance for the Community Building.

Meeting adjourned at 1:34

Respectfully submitted by Tricia Foldie, DDA Secretary

Minute Approved                     *Brian*                     Date 4/5/22

Brian Saha, Chairperson