

Downtown Development Authority Meeting – Public Forum

Minutes June 5, 2025

Public meeting called to order at 3:20 pm.

Roll Call: N/A

Items for Discussion:

- A. **Treasurers Report:** May 31, 2025, reviewed showing an ending bank balance of \$67,818.08.
- B. **2025/2026 Budget Review:** City of Pinconning Council approved on May 19, 2025.
- C. **City of Pinconning Downtown Development Authority – Project Summary:**

The following projects were completed.

Fiscal Year	Project	Organization/Requester	Cost	Type of Project
	2024/2025 DDA Fiscal Year Approved Projects YTD 6/3/25 & Approve Exp.			
JUNE/JULY 24	CROSSWALK SIGN AND ROAD WORK AT 5TH STREET		\$ 25,934.00	City Support
Approved Exp	STREETSCAPE LIGHT MAINTENANCE-M-13 Bock Electric		\$ 3,000.00	Streetscape/Beautification/Promotion
30-Sep-25	Porta Potties at City Park		\$ 500.00	City Support
ALL YEAR	City of Pinconning payment Point & Pay-processing solution+\$50/mth		\$ 600.00	City Support
10-Jul-23	City of Pinconning Admin FEE		\$ 2,500.00	City Support
Fiscal Yr	Web Site Dev & Maint for City and DDA-		\$ 4,500.00	City Support
Fiscal Yr	Sidewalk Snowremoval Contract- M-13 corridor TJG Lawnservice		\$ 1,800.00	Streetscape/Beautification/Promotion
Fiscal Yr to Date	Welcome Sign Maintenance & Electric		\$ 2,517.00	Streetscape/Beautification/Promotion
Fiscal Yr	City of Pinconning Beautification Agreement Park and City, S DEWALK Maint		\$ 8,000.00	City Support
Fiscal Yr to Date	Christmas Decorations Supplies		\$ 1,244.00	Streetscape/Beautification/Promotion
Fiscal Yr to Date	Operational Cost to Maintain Community Building -Utilities and Maint.		\$ 9,999.00	Pinconning Community Bld/Recreation
31-Jan-24	City of Pinconning Administration Fee & Audit Funding		\$ 3,100.00	City Support
Fiscal Yr to Date	Streetscape Beautification for Summer Flower planting in district		\$ -	
Fiscal Yr Authorized	Grants for City Events- Community Grant Program City and CoFC events		\$ 6,381.00	Streetscape/Beautification/Promotion
12-Jul-25	Capital Improvement to DDA Buildings- Community Bid Roof		\$ 30,299.00	Pinconning Community Bld/Recreation
Fiscal Yr Approved	Police Safety Protection for DDA District		\$ 8,713.00	City Support
Fiscal Yr Approved	Business Improvement Program		\$ 15,000.00	Project Activities
Fiscal Yr Approved	Recreation City Park Improvement Projects Approved.			
Grant Value				
\$40,000	Grants Assisted to Procure - Update City Master Plan- Wade Trm			
\$25,000	Bay Futures-Economic Feasibility Study for City			
\$65,000	2024/2025 Fiscal Year- Total Approved Projects July 2024-March 2025		\$ 98,153.00	
Total Grant Value	City Allocation of Paid Expenses for 2024/2025 to date		54.86%	\$53,847.00

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 \$7,445,624.00 which we collect on the difference of \$2,959,874.00 multiplied by the taxing unit millages which we are authorized to collect (city, county, and Delta millages) and amounts to an estimated \$93,424 for this fiscal year 2024/25. Of this 2024/25 TIFA capture estimate, a breakdown by funding entity estimate is as follows, the City of Pinconning \$43,301.48, Bay County \$35,197.05, Delta College \$6,046.14. Thus \$41,243.18 (49%) of DDA TIFA funding is derived from outside the city sources.

Over the past ten years, the DDA has invested in projects in the City of Pinconning in the amount of \$374,945.13, which is an average of \$37,494.51 per year. Of that annual average project investment, \$31,494.51 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 ten-year history project accomplishment list for details on these accomplishments. Over the life of the City of Pinconning DDA

since 1990, a total estimated \$3,196,827.55 in project investments has been accomplished by the DDA. Based on an average of \$36,000.00 of TIFA proceeds generated by city commercial property tax captured within the DDA district, this generates a Return on Investment of 228.33% annual return. A great proactive planning tool and result for the City of Pinconning!

Second public meeting scheduled for March 2026.

Meeting adjourned at 3:42 pm

Respectfully submitted by Tara Marczak, DDA Secretary

Minute Approved  Date 8/7/2025

Brian Saha, Chairperson