

## CITY OF PINCONNING DOWNTOWN DEVELOPMENT AUTHORITY GOAL PLAN/DISCUSSION

FOR FISCAL YEAR 2025/2026/2027

June 5, 2025, DISCUSSION

Possible Projects/Goals: These are some ideas

- **BEAUTIFICATION –**  
Maintain American Flag/Seasonal Banners/Christmas decoration Program  
Streetscape maintenance along DDA district corridors. Contract for these services  
Streetscape improvements along DDA district corridors. Plantings and replacement enhancements.  
Welcome Sign/Gateway Maintenance and improvement to encourage entrance to our city.  
Maintain planting in DDA districts.
- **Area Wide Web Site** Maintenance Updates and Market the Pinconning Area.  
Area Wide Site – Market the city, DDA, and commerce in Pinconning.
- **Promotion of Pinconning and Events.**  
Assist and support programming of events with goals to enhance traffic into the City of Pinconning via marketing and grant support with cooperative organizations (CofC, youth organizations, etc., area clubs, school systems, city government).
- **Business Improvement Program-**  
Grant & loan program for City Businesses to invest in their real property via façade theme and other improvements to their store fronts and buildings. DDA & local banks partnerships.
- **Community Building Improvements and Access Programs**  
Promote Senior programs – meals and events in coop with Bay County and Area Aging Agency.  
Continue to enhance usage via event rentals and recreational activities with community organizations.  
Grants-Apply for improvements and program enhancements in cooperation with the Friends of the Pinconning Community Center ( a 501-C-3 organized to support the PCC improvements)
- **Update City Planning Strategies** – For Business  
Master Plan for City Update- Land use update plan for zoning and use of land in city.  
20 Year Strategic Plan- Review and update City strategic plan for business, housing, services and infrastructure. Last performed in 1992.  
Target Market Plan for business, manufacturing and housing. Review and update Study. Last performed in the 1990's  
Façade Theme Study-Blight Enforcement –Façade theme study done in 1990's to review and update. City to enforce façade theme by ordinance would be a requirement.  
Area Wide Recreation Council- Create to develop cooperation on all entities and groups that use our park and buildings to promote non duplication of assets, help maintain and expand with grant applications cooperation and participation based on the **once finalized City of Pinconning Recreation Plan**. City, Twp, Schools, Youth org., CofC.

State MEDC Assistance Programs- Many programs for the city to apply for with the goal of assisting in commercial and senior housing developments. **Redevelopment Ready Community program** is an important first step in this process to pursue. City government is required to initiate.

- **Blighted Property Redevelopment**- Commercial Blighted building redevelopment-Brownsfield Assistance for any demolition within the DDA district.

- **Promote Commercial Investment Ideas**

Encourage the city government to seek out programs to encourage commercial investment within the city of Pinconning by researching and implementing programs that may assist and encourage investment in the private sector for commercial and housing developments. Many programs are available via the State of Michigan and Federal programs that would encourage such developments. Currently a study being conducted on our behalf by Bay Futures, "Economic Feasibility Study for Northern Bay County (Kawkawlin to Pinconning), which will identify the strengths and weaknesses of each community and make recommendations to enhance images and investments.

Others- **Review City Tax Policy structure & Commodity Rate Structure, currently City of Pinconning has the highest tax in the county, this deters investment for housing and commercial investment and also has one of the highest rates for water/sewer services in the county.**

Encourage city to initiate programs to encourage investments via tax rebates for such possible investments and existing taxpayers in the city, by creating such programs as: Enterprise Zones, Opportunity Zones, Historical Zones (St of MI programs to encourage redevelopment and investments within cities) within the city. Many other programs are available also once the city would obtain the designation of a **"Redevelopment Ready Community"**

- **Grant Opportunities**-Assist by funding any local grant match and assisting the City in support with applications.

Seek out any available paths to fund planning studies & projects targeted by the City and DDA. Current grants are available for the city to apply:

Michigan Sparks Grant; Michigan Community Center Grant; RAP 3.0; MDNR Recreation Grants; Various Planning Update Grant opportunities; all available via MEDC, MDARD, USDA, MDNR/EAGLE and others.

Seek out a consultant to identify grant opportunities and assist in application and administration of any grant award.

- **Cooperative Projects with the City Government and Neighboring Townships.**

Streets, gateway entrances, Infrastructure (water & sewer services), public safety authorities (ambulance, fire and police area wide coverage for our citizens), recreation planning and support.

Cooperative opportunities with Pinconning Township & DDA - **Economic Development Tool-Corridor Improvement Authority Program via State of MI/Marketing/Recreation Cooperation in Planning. Recreation**