

Downtown Development Authority Meeting – Public Forum
Minutes March 6, 2025

Public meeting called to order at 3:15 pm. at the Pinconning Community Center.

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:**

	2024/2025 DDA Fiscal Year Approved Projects YTD 3/6/25 & Approve Exp.	
JUNE/JULY 24	CROSSWALK SIGN AND ROAD WORK AT 5TH STREET	\$25,934.00
Approved Exp	STREETSCAPE LIGHT MAINTENANCE-M-13 Bock Electric	\$2,000.00
30-Sep-25	Porta Potties at City Park	\$500.00
ALL YEAR	City of Pinconning payment Point & Pay-processing solution+\$50/mth	\$600.00
10-Jul-23	City of Pinconning Admin FEE	\$2,500.00
Fiscal Yr	Web Site Dev & Maint for City and DDA-	\$3,750.00
Fiscal Yr	Sidewalk Snowremoval Contract- M-13 corridor TJG Lawnservice	\$1,800.00
Fiscal Yr to Date	Welcome Sign Maintenance & Electric	\$2,517.00
Fiscal Yr	City of Pinconning Beautification Agreement Park and City SIDEWALK Maint.	\$8,000.00
Fiscal Yr to Date	Christmas Decorations Supplies	\$116.00
Fiscal Yr to Date	Operational Cost to Maintain Community Building -Utilities and Manint.	\$8,108.00
31-Jan-24	City of Pinconning Administration Fee	\$2,500.00
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
12-Jul-25	Capital Improvement to DDA Buildings- Community Bld Roof	\$30,299.00
Fiscal Yr Approved	Police Safety Protection for DDA District	\$8,879.00
Grant Value		
\$40,000	Grants Assisted to Procure - Update City Master Plan- Wade Trim	
\$25,000	Bay Futures-Economic Feasibility Study for City	
\$65,000	2024/2025 Fiscal Year- Total Approved Projects July 2024-March 2025	\$77,950.00

Total Grant Value

Over the past ten years, the DDA has invested in projects in the City of Pinconning in the amount of \$674,624.55, which is an average of \$67,462.46 per year. Of that annual average project investment, \$35,592.61 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 10-year history project accomplishment list for details on these accomplishments. Over the life of the City of Pinconning DDA since 1990, a total estimated \$3,176,624.55 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 226.82% annual return. A great proactive planning tool and result for the City of Pinconning!

Currently, the DDA TIFA funds received annually amount to \$43,304.48 (51% of total TIFA Income) from the City of Pinconning Commercial Taxpayers within the district, and \$41,243.18 (49% of the total TIFA income) from Bay County and Delta College TIFA Capture. So, without the City DDA in place, the city commercial taxpayers would lose out on an average of \$31,000 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 investments we have accomplished that does not include the many study and engineering costs covered by the DDA on the City's behalf. These are the highlights of our DDA.

In summary, the City of Pinconning DDA has been a "proactive planning body" for the city and has accomplished many projects the city alone could not have done. By being proactive and following a long-range plan, it has made Pinconning a better place to invest in commerce and to live. We hope all community leaders will support the activities of the DDA and always welcome comments and ideas to make the City of Pinconning a great place to live and do business!

Second public meeting scheduled for June 2025.

Meeting adjourned at 3:47pm.

Respectfully submitted by Brian Saha, DDA Chairperson

Minutes Approved Brian Saha Date 4/3/2025

Brian Saha, Chairperson

**PUBLIC INFORMTIONAL MEETING AGENDA OF THE
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF PINCONNING**

DATE: June 5, 2025

TIME: 3:15pm

PLACE: Pinconning Community Center

1. CALL TO ORDER: CHAIRMAN

2. ROLL CALL : N/A

3. MINUTES OF LAST MEETING(S): N/A

4. TREASURER'S REPORT- 2/28/2025 reviewed, showing an ending unreconciled bank balance of \$71,700.07.

5. OLD BUSINESS:

- A. First Public Informational Meeting 10/6/20, Second 5/30/21. For Fiscal Year 20/21
- B. First Public Informational Meeting 3/9/22, Second 6/7/22. For Fiscal Year 21/22
- C. First Public Informational Meeting 3/6/23, Second 6/7/23. For Fiscal Year 22/23
- D. First Public Informational Meeting 3/5/24, Second 6/4/24. For Fiscal Year 23/24
- E. First Public Informational Meeting 3/6/25, Second 6/5/25. For Fiscal Year 24/25
- F.
- G.
- H.
- I.

6. NEW BUSINESS:

- A. Information Presentation- DDA Budget and Project Plans for 25/26 Fiscal Year.
- B. Goal Plan 2025/26/27
- C.
- D.
- E.

7. PUBLIC COMMENT:

8. ADJOURNMENT:

Presentation Made, minutes not recorded, 6/5/2025
Burke

CITY OF PINCONNING DOWNTOWN DEVELOPMENT AUTHORITY

HISTORY AND PROJECT SUMMARY

June 5, 2025

A. HISTORY

1. The boundaries for the DDA district were authorized by passage of ordinance No. 6, By city council on 11-1-1989. This established the DDA district by Mayor Darryl Adcock/Clerk Karen Waterman/City Manager Norm LaPorte. The DDA district was expanded by council amendment on 6-30-1997 to include newly constructed medical clinic on M-13, North of city limits.
2. The DDA "Development Area Plan" was passed by council on 4-4-1990 by Ordinance No. 7, which established the DDA's long range plan of objectives to accomplish with tax increment financing funds authorized by council to collect beginning with the August 1990 tax billing.
3. 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 DDA 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 funding outside the city sources in form of essentially a grant back to city DDA commercial taxpayers.**
4. The life of the City of Pinconning DDA is 20 years by ordinance and by legal opinion performed to expire or renew by 4-4-2010, which is based on the date that city council authorized the development plan and tax increment financing plan on 4-4-1990. City council renewed/extended DDA for an additional 10 years in 2009 to expire on 4-4-2020. City Council renewed/extended DDA in January 2020, for an additional 20 years to expire on 4-4-2040.

B. MAJOR PROJECT ACCOMPLISHMENTS

Post office relocation 1992/93 \$280K; Highway sidewalk installation 1994/95 \$202K; 1997/98 Redeveloped blighted area in downtown area to prepare for senior housing/library site plan \$200K; 2000/01 aided in development of library site; 2001/02 purchase decaying "Community Building" and updated to keep in public use for our community \$100K; Assisted in recreation concession building at City Park \$15K; 2002/03 assisted community clothing to relocate to downtown area \$35K; pursued planning for area wide street scape design \$15K; 2003/04 plan and funded street scape for downtown area \$600K; 2004/05 establish plan for M-13 street

scape with construction in phased 2006/07/08 \$1 Mill plus; 2008 funded engineering for West Fifth Street resurfacing \$15K; additional projects, DDA has funded Third Street road improvement and has provided/allocated funds for other road improvement to be done on Third Street.

Over the past ten years, the DDA has invested in projects in the City of Pinconning in the amount of \$694,827.55, which is an average of \$69,482.76 per year. Of that annual average project investment, \$37,494.51 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 10-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!

Currently, the DDA TIFA funds received annually amount to \$43,304.48 (51% of total TIFA Income) from the City of Pinconning Commercial Taxpayers within the district, and \$41,243.18 (49% of the total TIFA income) from Bay County and Delta College TIFA Capture. So, without the City DDA in place, the city commercial taxpayers would lose out on an average of \$31,000 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 investments we have accomplished that does not include many study and engineering costs covered by the DDA on the City's behalf. These are the highlights of our DDA.

In summary, the City of Pinconning DDA has been a “proactive planning body” for the city and has accomplished many projects the city alone could not have done. By being proactive and following a long-range plan, it has made Pinconning a better place to invest in commerce and to live. We hope all community leaders will support the activities of the DDA and always welcome comments and ideas to make the City of Pinconning a great place to live and do business!

Thank you, DDA Board of Directors and Brian Saha, Chairperson

CITY OF PINCONNING DOWNTOWN DEVELOPMENT AUTHORITY
PROJECT ACTIVITY LIST OF ACCOMPLISHMENT

Date	Project	Approved Amount
4-Aug-20	Pinconning Community Center Improvements.	\$ 10,000.00
1-Sep-20	Landscaping around Gateway Signs on Pinconning Rd.	\$ 4,550.00
6-Oct-20	New Christmas Bulbs	\$ 200.00
1-Dec-20	TJG for Snow Removal	\$ 1,700.00
5-Jan-21	Kevin Kilbey presented quote for updating DDA Bylaws	\$ 2,000.00
2-Feb-21	Refunding Chamber for Lease Payment for Gateway Signs	\$ 350.00
2-Feb-21	New Christmas Decorations	\$ 5,000.00
6-Apr-21	Turks Lawn Car for spring cleaning	\$ 1,677.00
4-May-21	Additional money to go towards Christmas Decorations	\$ 6,900.00
1-Jun-21	Updating Bylaws Approved	\$ 2,590.00
	Total Approved Projects from August 2020-June 2021- Fiscal Year	\$ 34,967.00
	2021/2022 DDA Fiscal Year Approved Projects	
6-Jul-21	Beautification- Turks mid-summer clean flower beds	\$ 500.00
7-Jul-21	City of Pinconning - Beautification-Sidewalk Deweeding/Park Maint.	\$ 6,000.00
7-Sep-21	City of Pinconning payment processing solution \$500+\$50/mth	\$ 1,100.00
2-Nov-21	Demolition of the Schmelzer Building	\$ 18,900.00
2-Nov-21	Demolition of Ouillette Building \$22900/ pay per year 50% 2022/2023	\$ 11,450.00
2-Nov-21	Title Search for Community Center	\$ 500.00
9-Dec-21	Sidewalk Snowremoval Contract- M-13 corridore TJG Lawnservice	\$ 1,750.00
8-Feb-22	Pinconning City Park- Ballfield Update Grant Match	\$ 7,500.00
8-Feb-22	Pinconning City Park- Ballfield Lighting Update Grant Match	\$ 5,500.00
8-Feb-22	Pinconning Community Center Upgrade Kitchen Grant Expense	\$ 25,000.00
4-Jun-22	Welcome Sign Maintenance-install culvert M-13 south location	\$ 3,101.00
4-Jun-22	Streetscape Flag Banner Purchase- US Flags for DDA District	\$ 446.25
	2022/2023 Fiscal Year- Total Approved Projects July 2022-June 23	\$ 81,747.25
	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 District-Bock Elect.	\$ 5,598.86
6-Mar-23	Sidewalk Snowremoval Contract- M-13 corridore TJG Lawnservice	\$ 1,800.00
8-Dec-22	Servinski Sod Service-Ballfield Infield Project Update @ Park	\$ 11,400.00
3-Jan-23	Street Light Repair & Maint. In DDA District-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
	2022/2023 Fiscal Year- Total Approved Projects July 2022-May 23	\$	62,881.35

	2023/2024 DDA Fiscal Year Approved Projects Year to Date 5/31/24		
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 corridor TJG Lawnservice	\$	1,016.00
Fiscal Yr to Date	Welcome Sign Maintenance & Electric	\$	1,664.00
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.	\$	7,657.00
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
Fiscal Yr to Date	Other Project Activities	\$	12,812.00
	2023/2024 Fiscal Year- Total Approved Projects July 2023-January 2024	\$	41,525.00

	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
Approved Exp	STREETSCAPE LIGHT MAINTENANCE-M-13 Bock Electric	\$	3,000.00
30-Sep-25	Porta Potties at City Park	\$	500.00
ALL YEAR	City of Pinconning payment Point & Pay-processing solution+\$50/mth	\$	600.00
10-Jul-23	City of Pinconning Admin FEE	\$	2,500.00
Fiscal Yr	Web Site Dev & Maint for City and DDA-	\$	4,500.00
Fiscal Yr	Sidewalk Snowremoval Contract- M-13 corridor TJG Lawnservice	\$	1,800.00
Fiscal Yr to Date	Welcome Sign Maintenance & Electric	\$	2,517.00
Fiscal Yr	City of Pinconning Beautification Agreement Park and City SIDEWALK Maint.	\$	8,000.00
Fiscal Yr to Date	Christmas Decorations Supplies	\$	1,244.00
Fiscal Yr to Date	Operational Cost to Maintain Community Building -Utilities and Manint.	\$	9,999.00
31-Jan-24	City of Pinconning Administration Fee & Audit Funding	\$	3,100.00
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
12-Jul-25	Capital Improvement to DDA Buildings- Community Bld Roof	\$	30,299.00
Fiscal Yr Approved	Police Safety Protection for DDA District	\$	8,713.00
Fiscal Yr Approved	Business Improvement Program	\$	15,000.00
Fiscal Yr Approved	Recreation City Park Improvement Projects Approved.		
Grant Value			
\$40,000	Grants Assisted to Procure - Update City Master Plan- Wade Trim		
\$25,000	Bay Futures-Economic Feasibility Study for City		

**CITY OF PINCONNING DOWNTOWN DEVELOPMENT AUTHORITY
PAST HISTORY OF PROJECTS ACCOMPLISHMENT STATEMENT BY FISCAL YEAR**

AS OF

6/3/2025

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 TIG 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 SIDEWALK 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 Manint.		\$ 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 Bld 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 Trim			
\$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
2023/2024	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	Streetscape/Beautification/Promotion
10-Jul-24	Water Wagon for watering flower plots		\$ 136.00	Streetscape/Beautification/Promotion
ALL YEAR	City of Pinconning payment Point & Pay-processing solution+\$50/mth		\$ 600.00	City Support
10-Jul-23	City of Pinconning Admin FEE		\$ 1,500.00	City Support
Fiscal Yr to Date	Web Site Dev & Maint for City and DDA-		\$ 3,750.00	City Support
11-Dec-23	Sidewalk Snowremoval Contract- M-13 corridor TIG Lawnservice		\$ 1,016.00	Streetscape/Beautification/Promotion
Fiscal Yr to Date	Welcome Sign Maintenance & Electric		\$ 1,664.00	Streetscape/Beautification/Promotion
31-Jan-24	City of Pinconning Beautification Agreement Park and City SIDEWALK Maint.		\$ 7,000.00	City Support
Fiscal Yr to Date	Christmas Decorations Supplies		\$ 35.00	Streetscape/Beautification/Promotion
Fiscal Yr to Date	Operational Cost to Maintain Community Building -Utilities and Manint.		\$ 7,657.00	Pinconning Community Bld/Recreation
31-Jan-24	City of Pinconning Administration Fee		\$ 2,500.00	City Support
Fiscal Yr to Date	Streetscape Beautification for Summer Flower planting in district		\$ 2,280.00	Streetscape/Beautification/Promotion
5/7/2024	Other Project Activities		\$ 12,812.00	Streetscape/Beautification/Promotion
2023/2024	2023/2024 Fiscal Year- Total Approved Projects July 2023-January 2024		\$ 41,525.00	

	City Allocation of Paid Expenses for 2023/2024						36.97%	\$15,350.00	
2022/23	2022	Welcome Sign Maintenance-install culvert M-13 south location		DDA			\$ 3,101.00	Streetscape/Beautification/Promotion	
	2022	Demolition of Ouilette Building \$22900/ pay per year 50% 2022/2023					\$ 10,600.00	Demolition Blight/City Assist.	
2022/23	2022/23	City of Pinconning payment Point & Pay-processing solution+\$50/mth		CITY			\$ 600.00	CITY/DDA JOINT PROJECT	
2022/23	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-Bock Elect.		CITY			\$ 5,598.86	Streetscape/Beautification/Promotion	
2022/23	2022	Sidewalk Snowremoval Contract- M-13 corridor TIG Lawnservice		CITY			\$ 1,800.00	Streetscape/Beautification/Promotion	
2022	2022	Servinski Sod Service-Ballfield Infield Project Update @ Park		PINCONNING YOUTH LEAGUE			\$ 11,400.00	City Recreation Project	
2022	2022	Street Light Repair & Maint. In DDA District-Bock Elect.		CITY			\$ 7,200.00	Streetscape/Beautification/Promotion	
2022/23	2022/23	Web Site Dev & Maint for City and DDA		CITY/DDA			\$ 1,500.00	CITY/DDA JOINT PROJECT-PROMOTION	
2022/23	2022/23	Community Bld. Title Transfer-City to DDA project		DDA/CITY			\$ 692.30	DDA Property Project	
2022/23	2022/23	Operational Cost to Maintain Community Building & Welcome Signs		DDA			\$ 8,566.35	Streetscape/Beautification/Promotion	
2022/23	2022/23	City of Pinconning Administration Service		CITY			\$ 2,500.00	City Support	
2023	2023	Streetscape Beautification for Summer Flower Planting in District		DDA			\$ 2,200.00	Streetscape/Beautification/Promotion	
2023	2023	Park Ballfield Bleacher Repair Project PYLO		PINCONNING YOUTH LEAGUE			\$ 3,697.84	City Recreation Project	
2023	2023	Block Party City Support July Bouncy House Rental		CITY			\$ 425.00	Streetscape/Beautification/Promotion	
2022/23	2022/23	Total Year to Date					\$ 62,881.35		
	2021/22	City Allocation of Paid Expenses for 2022/2023					52.84%	\$33,223.86	
	2021	Beautification- Turks mid-summer clean flower beds		DDA			\$ 500.00	Streetscape/Beautification/Promotion	
	2021	City of Pinconning - Beautification-Sidewalk Deseeding/Park Maint.		DDA			\$ 6,000.00	Streetscape/Beautification/Promotion	
	2021	City of Pinconning payment processing solution \$500+\$50/mth		CITY/CITY MANAGER			\$ 1,100.00	City Admin/Public Works/Infrastructure	
	2021	Demolition of the Schmelzer Building		CITY/CITY MANAGER			\$ 18,900.00	Demolition Blight/City Assist.	
	2021	Demolition of Ouilette Building \$22900/ pay per year 50% 2022/2023		CITY/CITY MANAGER			\$ 11,450.00	Demolition Blight/City Assist.	
	2021	Title Search for Community Center		DDA			\$ 500.00	Pinconning Community Bld.	
	2022	Sidewalk Snowremoval Contract- M-13 corridor TIG Lawnservice		DDA			\$ 1,750.00	Streetscape/Beautification/Promotion	
	2022	Pinconning City Park- Ballfield Update Grant Match		CITY/DDA			\$ 7,500.00	City Beautification/Recreation	
	2022	Pinconning City Park- Ballfield Lighting Update Grant Match		CITY/DDA			\$ 5,500.00	City Beautification/Recreation	
	2022	Pinconning Community Center Upgrade Kitchen Grant Expense		CITY/DDA			\$ 25,000.00	Pinconning Community Bld/Recreation	
	2022	Welcome Sign Maintenance-install culvert M-13 south location		DDA			\$ 3,101.00	Streetscape/Beautification/Promotion	
	2022	Streetscape Flag Banner Purchase-US Flags for the District		DDA			\$ 446.25	Streetscape/Beautification/Promotion	
2021/22	2021/22	Total Year to Date					\$ 81,747.25		
	2020/2021	City Allocation of Paid Expenses for 2021/2022					63.86%	\$52,200.00	
	2020	Pinconning Community Center Improvements.		DDA			\$ 10,000.00	Pinconning Community Bld.	
	2020	Landscaping around Gateway Signs on Pinconning Rd.		DDA			\$ 4,550.00	Streetscape/Beautification/Promotion	
	2020	New Christmas Bulbs		CITY/CITY MANAGER			\$ 200.00	Streetscape/Beautification/Promotion	
	2020	TIG for Snow Removal		CITY/CITY MANAGER			\$ 1,700.00	Streetscape/Beautification/Promotion	
	2021	Kevin Kibbey presented quote for updating DDA Bylaws		CITY/CITY MANAGER			\$ 2,000.00	DDA Admin.	
	2021	Refunding Chamber for Lease Payment for Gateway Signs		DDA			\$ 350.00	Streetscape/Beautification/Promotion	
	2021	New Christmas Decorations		DDA			\$ 5,000.00	Streetscape/Beautification/Promotion	
	2021	Turks Lawn Car for spring cleaning		CITY/DDA			\$ 1,667.00	Streetscape/Beautification/Promotion	
	2021	Additional money to go towards Christmas Decorations		CITY/DDA			\$ 6,900.00	Streetscape/Beautification/Promotion	
	2021	Updating Bylaws Approved		CITY/DDA			\$ 2,590.00	DDA Admin.	
2020/2021	2020/2021	Total Year					\$ 34,957.00		

	City Allocation of Paid Expenses for 2021/2022				9.63%	\$3,367.00
2019/2020	Three Gateway Welcome Signs LED	DDA			\$ 64,622.50	Streetscape/Beautification/Promotion
2019	American Flags - M13 Corridor	DDA			\$ 680.00	Streetscape/Beautification/Promotion
2019	New Flag Pole and Flag - City Hall	City Manager			\$ 2,126.40	Streetscape/Beautification/Promotion
2019	Pavilion Upgrade and Batting Cages - City Park	Pinconning Youth League Organization			\$ 12,000.00	Pinconning Community Bld/Recreation
2019	Sewer Repairs and Improvements-Pumps	City/CITY MANAGER			\$ 27,478.00	Public Works-City Infrastructure
2019	Christmas Decorations	DDA			\$ 9,305.62	Streetscape/Beautification/Promotion
2019	Flower Beds Spring Clean Up	DDA			\$ 1,677.00	Streetscape/Beautification/Promotion
2019	Snow Removal Sidewalk Program	CITY/DDA			\$ 1,600.00	City Maintenance/Beautification
2019	City of Pinconning Web/Pinconning Promotion	DDA			\$ 6,000.00	Promote Commerce in Pinconning Campaign
2019	Pinconning Community Center Remodel Entry Room	DDA			\$ 1,322.00	Pinconning Community Bld/Recreation
2019	Pinconning Community Center Repairs & Maintenance	DDA			\$ 1,954.00	Pinconning Community Bld/Recreation
2019/2020	Total				\$ 128,765.52	
	City Allocation of Paid Expenses for 2019/2020				23.88%	\$30,755.00
2018/2019	Pinconning Journal - Building Improvements	Craig Barni			\$ 4,000.00	Business Improvement Program (BIP)
2018	This and That Dollar Store - Roof Repairs	Sue Cochran			\$ 5,000.00	BIP
2018	Snow Removal Sidewalk Program	CITY/DDA			\$ 1,600.00	City Maintenance/Beautification
2018	Christmas Decorations	DDA			\$ 3,656.00	Streetscape/Beautification/Promotion
2018	Customized Seasonal Banners	DDA			\$ 1,631.20	Streetscape/Beautification/Promotion
2018	Banquet Tables and Chairs - Community Building	DDA - Bay Foundation Grant			\$ 9,009.52	Pinconning Community Bld/Recreation
2018	Flower Beds Spring Clean Up	DDA			\$ 2,177.00	Streetscape/Beautification/Promotion
2018	Sleight and Mrs. Claus Suit - City Hall	City Manager			\$ 361.44	Promote Commerce in Pinconning Campaign
2018	Park & Beautification Projects-Park & Streetscape Maintenance Support	City/City Manager			\$ 4,614.00	Pinconning Community Bld/Recreation
2018	Pinconning Community Center Repairs & Maintenance	DDA			\$ 250.00	Pinconning Community Bld/Recreation
2018	City of Pinconning Web/Pinconning Promotion	DDA			\$ 6,000.00	Promote Commerce in Pinconning Campaign
2018/2019	Total				\$ 38,299.16	
	City Allocation of Paid Expenses for 2018/2019				21.91%	\$8,391.00
2017/2018	Pinconning Journal - Building Improvements	Craig Barni			\$ 3,900.00	Business Improvement Program (BIP)
2017	Snow Removal Sidewalk Program	CITY/DDA			\$ 1,600.00	City Maintenance/Beautification
2017	Flower Beds Spring Clean Up	DDA			\$ 1,700.00	Streetscape/Beautification/Promotion
2017	City of Pinconning Web/Pinconning Promotion	DDA			\$ 6,000.00	Promote Commerce in Pinconning Campaign
2017	Pinconning Community Bld Remodel Basement Drain Repair	DDA			\$ 13,380.00	Pinconning Community Bld/Recreation
2017	Pinconning Community Bld. Basement Flood Remediation	DDA			\$ 15,700.97	Pinconning Community Bld/Recreation
2017	Christmas Decorations	DDA			\$ 4,561.00	Streetscape/Beautification/Promotion
2017	Block Electric Repair to Street LED Light Heads	CITY/DDA			\$ 3,125.00	City Maintenance/Beautification
2017/2018	Total				\$ 49,966.97	
	City Allocation of Paid Expenses for 2017/2018				12.86%	\$6,425.00
2016/2017	City Web Site Creation and Marketing Services	DDA/City			\$ 6,500.00	Promote Commerce in Pinconning Campaign
2016	Snow Removal Sidewalk Program	CITY/DDA			\$ 1,600.00	City Maintenance/Beautification
2016	Flower Beds Spring Clean Up	DDA			\$ 2,542.00	Streetscape/Beautification/Promotion
2016	Pinconning Community Bld Painting Project	DDA			\$ 6,596.54	Pinconning Community Bld/Recreation

2016	Christmas Decorations	DDA	\$ 4,646.25	Streetscape/Beautification/Promotion
2016/2017	Total		\$ 21,884.79	
2014/2015	City Allocation of Paid Expenses for 2016/2017		18.93%	\$4,142.00
2015	Paving Overlay Second St. to Kaiser St.	City/City Manager	\$ 40,000.00	Public Works-City Infrastructure
2015	Asphalt Replacement and Repair - Community Building	DDA	\$ 17,559.00	Pinconning Community Bid/Recreation
2015	Snow Removal Sidewalk Program	CITY/DDA	\$ 1,600.00	City Maintenance/Beautification
2015	Flower Beds Spring Clean Up	DDA	\$ 1,786.56	Streetscape/Beautification/Promotion
2015	City Web Site Creation and Marketing Services	DDA/City	\$ 2,500.00	Promote Commerce in Pinconning Campaign
2015	Pinconning Community Center Repairs & Maintenance	DDA	\$ 509.80	Pinconning Community Bid/Recreation
2015/14	Christmas Decorations	DDA	\$ 3,897.15	Streetscape/Beautification/Promotion
2015/14	M-13 LED Light Conversion	CITY/DDA	\$ 30,225.00	Public Works-City Infrastructure
2015/14	Kaiser St. LED Light Conversion	CITY/DDA	\$ 7,070.00	Public Works-City Infrastructure
2015/14	3rd St. Rail Road Crossing Repair	CITY/DDA	\$ 1,500.00	Public Works-City Infrastructure
2015/14	Paving Overlay 5th. to Water St.	City/City Manager	\$ 30,000.00	Public Works-City Infrastructure
2014/2015	Total		\$ 136,647.51	
	City Allocation of Paid Expenses for 2016/2017		82.10%	\$112,181.56
	Total DDA Project Activity Expense over Last 10 Years		\$ 694,827.55	\$ 69,482.76
City Public Works & Administrative Costs- DDA Projects Supported over the Last 10 Years.			Average DDA Project Investment Per Year FOR CITY GENERAL FUND PROJECTS SUPPORT	
			\$ 319,882.42	\$31,988.24

Total DDA Project Investment over past 10 years

and does not include City of Pinconning Administration Cost Reimbursements

Prior DDA Project Investments on Major Projects Since 1990

Including DDA and Grants/Financing proceeds received to complete DDA Projects

Total DDA Project Investment in the City of Pinconning since 1990

Total DDA Project & City Public Works Combined Investments in the City of Pinconning since 1990

Average Estimated City of Pinconning TIFA Tax Collection per year

Return on City TIFA Investment per Year Ave.

\$ 374,945.13

\$37,494.51

\$ 2,502,000.00

\$ 2,876,945.13

\$ 3,196,827.55

\$ 36,000.00

228.33%

COUNTY AND DELTA COLLEGE TIFA AVE./YR

\$31,000.00