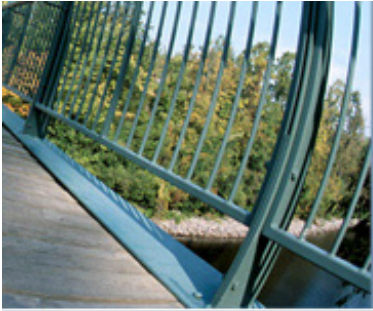




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Charter Township of Shelby

Downtown Development Authority



Purpose and Benefits

- Principal way to correct and prevent deterioration and promote economic growth in a community's main business district

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Other Goals Include the Following:

- Reversing declining property values
- Improving business climate
- Increasing employment opportunities

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DDA Boundaries

- The district boundaries should include the area historically associated with retail goods and services
- Areas in need of improvement
- The physical limits of the DDA should be planned and administered as a single unit
- Only one DDA allowed per community



DDA Funding

- Most DDA's are funded with tax revenues captured from increases in the value of district property

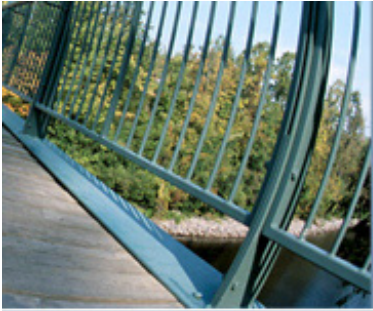
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What is a TIFA

(Tax Increment Financing Authority)

- A mechanism to capture incremental increased property values as the district's future improves
- Captured revenues may be spent for public purposes and projects within the district



Common Expenditures Include the Following:

- Infrastructure (utility and road improvements)
- Amenities to improve the appearance of the district
- Pedestrian enhancements
- Special events



DDA Membership

- Not less than 9 or more than 13 members may comprise a DDA
- A majority of members must be property owners within the DDA boundaries
- Members appointed by the Township Supervisor and approved by the Township Board