

Shelby Township

Van Dyke Sanitary Sewers Workshop

Thursday March 5, 2009

7:00 - 9:00 PM

Shelby Township Board Room





Welcome

Hosting Tonight's Workshop:

- Department of Public Works
- Assessing Department
- Downtown Development Authority
- Township Engineers



What Prompted Workshop?

- Property owners approached DDA Board for advice on obtaining sewer service
- Sanitary sewers are an identified priority in the DDA's adopted Development Plan
- DDA sought help from DPW and Township Engineer to understand existing system
- Township Team wants to share its expertise with all interested property owners



Outcomes of Workshop

- Everyone goes away better informed
- Everyone receives up-to-date information
- Neighbors can share their experiences and knowledge with one another
- Township Team can serve as your resource in the future

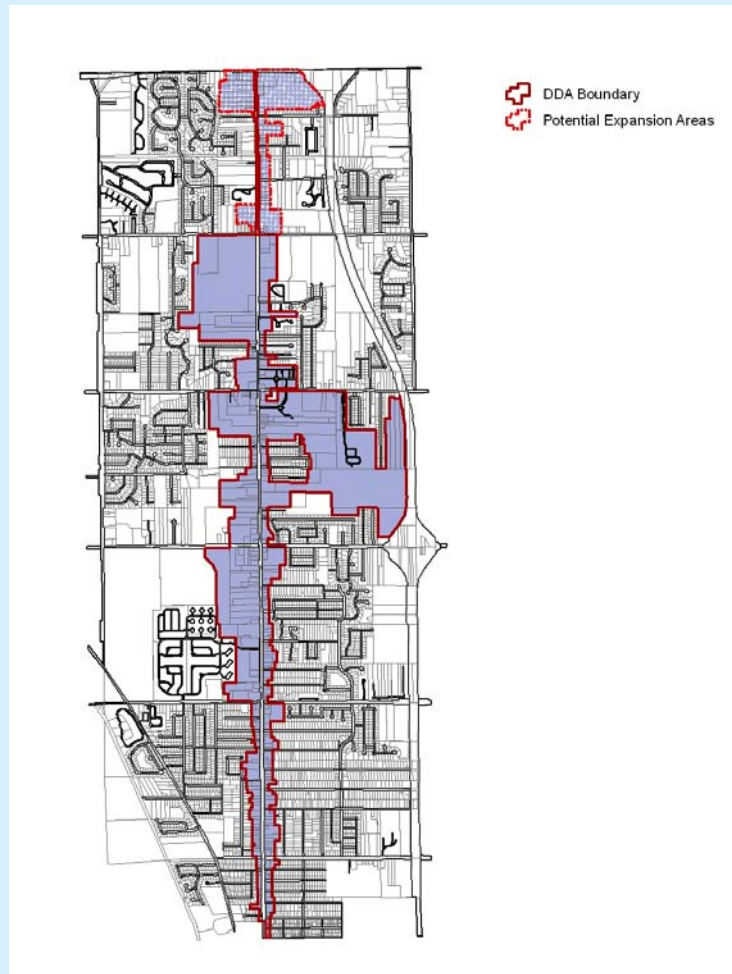


Background of your DDA

- The Downtown Development Authority was created by the Shelby Township Board in 2006
- Your DDA has a 30-year life span
- The DDA is an economic development tool designed to improve property values and **promote business growth in the Downtown District**
- By investing in the Downtown District and creating an identifiable **“downtown core”** for Shelby Township, all businesses and residents of the township benefit



The Downtown District



Van Dyke Avenue
business frontage from
Utica's city limits to 25
Mile Road



Benefits of a DDA

- Who benefits from DDA activities?
 - Business owners from increased customer traffic
 - Property owners from increased property values
 - Area residents from increased dining, shopping, and cultural opportunities, as well as increased property values
 - Shelby Township from increased property values and reputation as a destination



Questions & Answers

- Immediately following the Team's presentations
- Questions & answers will be posted to DDA Website
- Slide presentation available tomorrow on DDA Website

www.ShelbyTwpDDA.org



How is DDA funded?

- The DDA captures a small increment of existing taxes
 - The amount captured is the percentage of revenue that increases as property values rise each year
 - If property values fail to increase, the DDA has no incremental funds to capture
 - The Township continues to receive the **base amount of tax revenue** from the district
 - The DDA keeps tax dollars in the Downtown District that are normally captured by out-of-Township jurisdictions (about 45% of DDA budget)



How is DDA funded?

Source of Shelby Township Downtown Development Authority
Tax Increment Financing Revenue
Township & Non-Township Levy Capture - 2008

