



The Shelby Township
Downtown
Development
Authority (DDA) is a
public agency dedicated
to improving the
economic climate in
Shelby Township.

UPCOMING EVENTS:

- **Sewer Information Meeting**
October 20, 6 p.m.
- **DDA Board Meeting**
October 28, 7 p.m.

Visit our website for
more details:
www.shelbytwppdda.org

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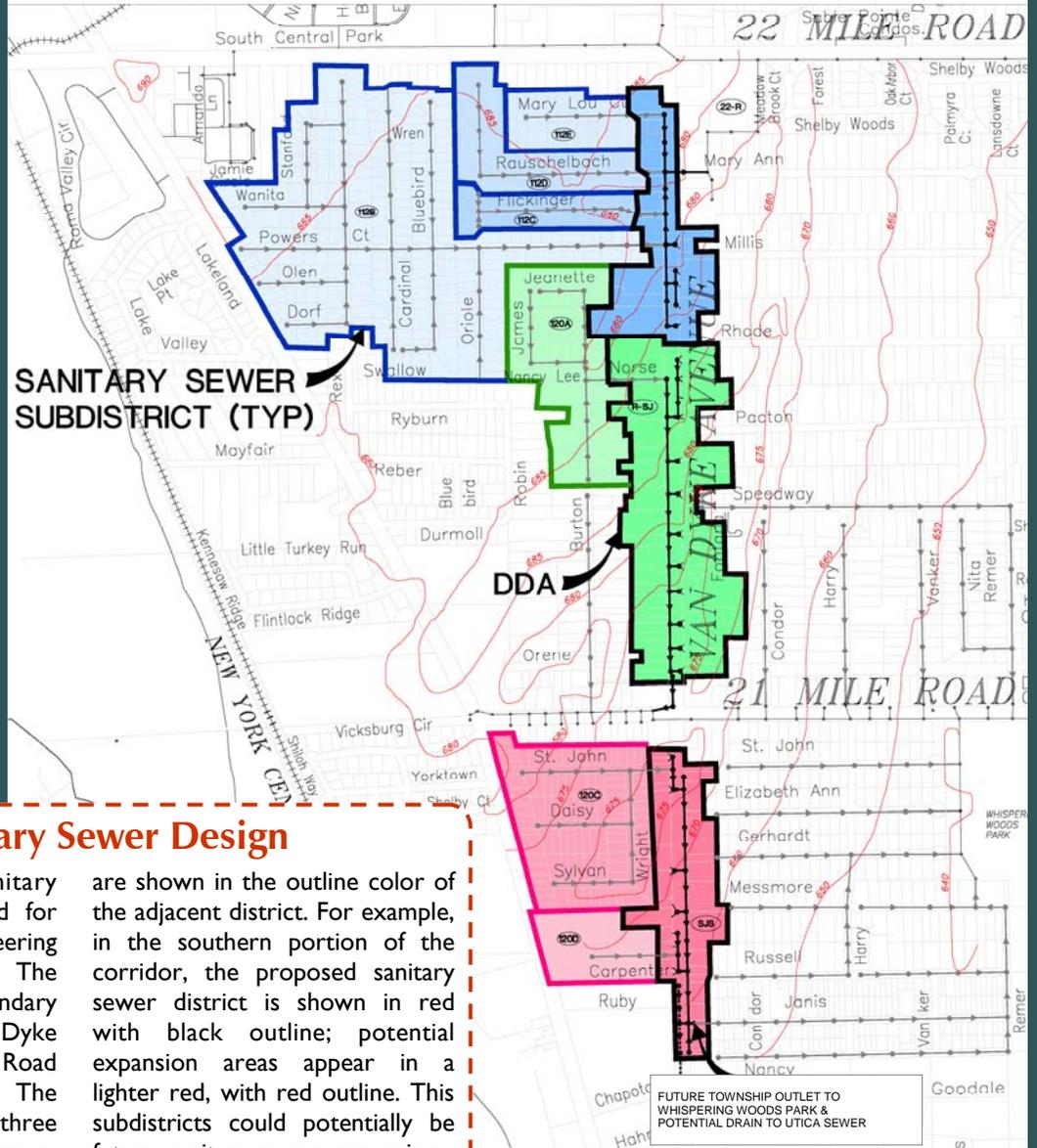
Van Dyke Voice

news from **the van dyke avenue corridor**

shelby township downtown development authority

fall 2010

GRAVITY SEWER W/UTICA OUTLET FOR AREA SOUTH OF 21 MILE ROAD



Preliminary Sanitary Sewer Design

The preliminary sanitary sewer design was prepared for the Shelby DDA by engineering firm Spalding DeDecker. The map shows the project boundary area, which runs along Van Dyke Avenue between 22 Mile Road and the Utica City limits. The project area is divided into three subdistricts (shown in red, green, and blue) that are based on the location of existing sanitary sewer drains.

The map shows the proposed districts in black outline, which corresponds with the DDA district boundary on Van Dyke Avenue. Potential additional areas

are shown in the outline color of the adjacent district. For example, in the southern portion of the corridor, the proposed sanitary sewer district is shown in red with black outline; potential expansion areas appear in a lighter red, with red outline. This subdistricts could potentially be future sanitary sewer expansions, each with a separate special assessment district.

The preliminary costs associated with the construction are approximately \$2,650,000. If the project moves forward, final costs will be established prior to Township approval.

The Shelby Township DDA meets monthly on the fourth Thursday at 7 p.m. at the Shelby Township Municipal Building 52700 Van Dyke Avenue.

For more information about the DDA, visit our website at www.ShelbyTwpDDA.org or call 586.803.2052

Shelby Twp DDA Encourages Sanitary Sewers as Economic Development

The primary goal of the DDA is to promote economic development and preserve property values along the Van Dyke Avenue corridor. The DDA believes that economic development opportunities along the southern end of the DDA would be enhanced by an extension of sanitary sewer line from 22 Mile Road to the Utica City limits.

Over the years, failing septic fields have hampered investment in the area and limited the development and redevelopment potential of several sites on Van Dyke. Replacing existing septic fields with sewers will allow more land area for building or parking lot expansion, encouraging investment and a wider variety of business opportunities.

Basic Steps to Construct Sanitary Sewers by Special Assessment District

1. Property owner(s) request a petition
2. Petition request is reviewed; map of proposed area is created.
3. Township Clerk notifies property owners in proposed district that a petition is circulating.
4. DPW authorizes petition to be circulated to property owners.
5. With signatures of property owners representing 50% of land area in the district, petition is submitted to the DPW and reviewed.
6. Township Board holds two public hearings to a) determine need of project, and b) to notify property owners of cost.
7. Special Assessment Bonds are issued to finance the project; the project is completed, and the bonds are repaid by property owners of the district.

For more information contact
Shelby Township DPW Director
Ted Schoenherr at 586.726.7272



Shelby Township Downtown Development Authority
PO Box 183048
Shelby Township, MI 48318-0348
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www.ShelbyTwpDDA.org*

Proposed Sanitary Sewer Special Assessment District Informational Meeting

6 p.m. Wednesday, October 20
Shelby Township Municipal Building
52700 Van Dyke Avenue

Van Dyke Avenue property owners, along with the Downtown Development Authority, are promoting the development of a Special Assessment District as part of an effort to provide solutions for inadequate and failing septic systems as well as site expansion issues. The DDA has taken the lead in this process and has funded a preliminary engineering study to outline likely locations of the sanitary sewer system and an estimate of total cost of the project.

At the upcoming October 20 meeting, Shelby Township Trustees, the design engineer, the Township engineer, members of the Downtown Development Authority, and staff from the Assessing and Public Works departments will be present to share more information about the proposed project, the process, and the approximate cost.

This is not a public hearing. It is an opportunity for property owners to learn more about the special assessment process, which is widely used throughout Michigan. In a special assessment district, when a majority of the property owners support an improvement project that benefits properties in that district, all the property owners within that district incur the costs associated with the improvements. Many such districts have been approved in Shelby Township and the surrounding communities to finance sidewalks, water and sewer systems, street lighting, drainage, and street paving.

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