

MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY

2022 Annual Report



Presented by:
Tara Laase-McKinney
Marquette DDA Executive Director



MISSION

The Marquette DDA is a Public Authority established in 1976 by the City of Marquette in accordance with Michigan Public Act 197* to “prevent deterioration in business districts, encourage historic preservation, increase property tax valuation, and to promote economic growth.”

*As of 1/1/18 Act 197 was replaced with Public Act 57 of 2018, which recodifies Tax Increment Financing Authorities and established additional government reporting requirements.

FUNDAMENTAL GOALS

- Increase property values
- Create & maintain a favorable business and investment environment
- Ensure the sustainability of the district
- Support downtown property owners, businesses, professionals, & residents





MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY

District Map

BACKGROUND

DDA Established	1976
TIF Development Plan #1	1984
District Expanded	1992
<ul style="list-style-type: none">• Front St.• Baraga Ave.• Fifth-Seventh St.	
TIF Development Plan #2	1992 - 2013
TIF Development Plan #3	2011 - 2036
District Expanded	2011
<ul style="list-style-type: none">• N. Third St.: Ridge St. to Fair Ave.	

STATISTICS

Total Businesses:	327	Core Downtown:	259 parcels
Employees:	2,682	Third Street Corridor:	61 parcels
Residents:	358	Total Parcels:	320 parcels

DDA BOARD OF DIRECTORS

The DDA Board has 9 members, of which 8 are appointed by the City Commission & serve 4-year terms, with the ninth member serving indefinitely by virtue of position as City Manager.

Board Member Name	Term Expiration
Jermey Ottaway, Chairperson	2023
Ryan Stern, Vice-Chair	2023
Marc Weinrick, Treasurer	2025
Nichole Durley-Rust, Secretary	2026
Robert Caron	2024
Meagen Morrison	2024
Antonio Adan	2024
Lauren Rowland	2025
Karen Kovacs, City Manager	No expiration



MARQUETTE DDA STAFF



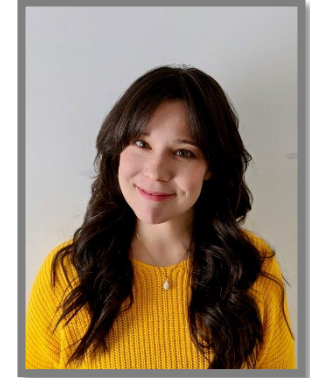
Tara Laase-McKinney
Executive Director



Jodi Lanciani
Operations Director



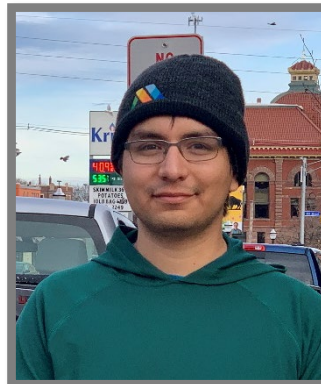
Mike Bradford
Business Outreach and
Promotions Director



Sara Johnson
Farmers Market Manager



Brian Shier
Administrative Assistant



Ivan Flores
Maintenance Coordinator



Maintenance Staff:

- John Budinger
- Nathan Kartheiser
- Jason Larson
- Larry Somero
- Brady Walters
- Benjamin Garrow

ANNUAL REPORT ON STATUS OF TIF & DEVELOPMENT PLAN #3

**Fiscal Year
Ending
9/30/2022**

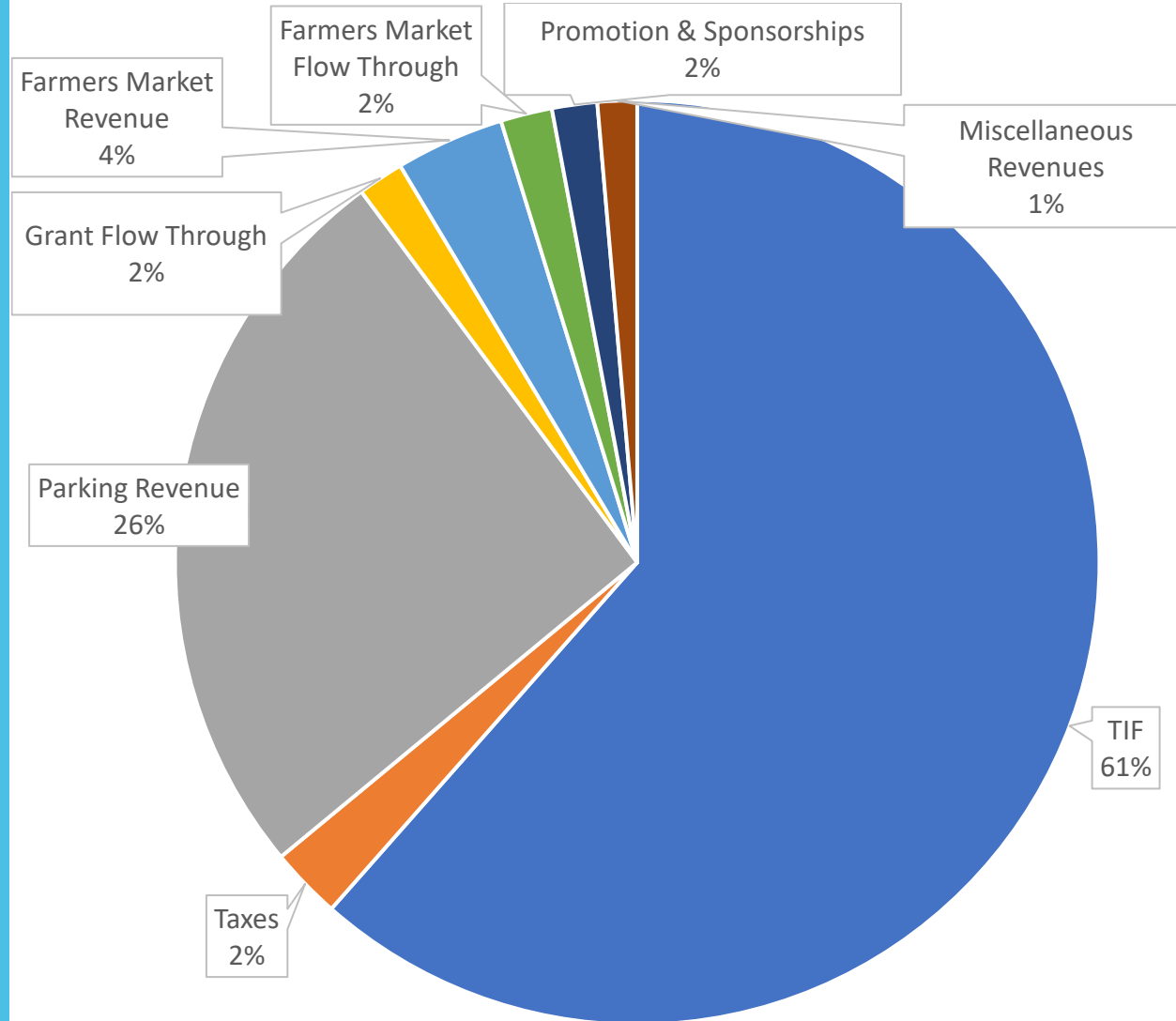
Revenue:	
Tax Increment Revenues	\$ 955,601.60
Property Taxes - DDA levy	\$ 38,786.81
Interest Income	\$ 565.00
Parking Income	\$ 400,993.92
Other Income	\$ 132,574.78
Total Ordinary Revenue	\$ 1,528,522.11
Flow-Through Funds	\$ 27,998.00
Grant Revenue	\$ 25,000.00
Total Revenue	\$ 1,581,520.11
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Bond Reserve (Principal&Interest)	\$ 146,172.50
<hr/>	
Expenditures:	
Payroll Expense	\$ 463,311.23
Communication Expense	\$ 11,790.41
Maintenance and Operating Expense	\$ 199,374.08
Utilities	\$ 47,391.53
Professional and Contractual	\$ 121,083.76
Promotion and Development	\$ 42,829.35
Total Operating Expense	\$ 885,780.36
Capital Projects & Equipment	\$ 488,179.26
Grant Projects	\$ 56,430.00
Flow-Through Funds	\$ 42,168.00
2011 Bond Interest and Principal	\$ 146,172.50
Total Expenditures	\$ 1,618,730.12
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Outstanding bonded Indebtedness - Bond 1	\$ 781,000.00
Principal	\$ 124,000.00
Interest	\$ 22,172.50

MARQUETTE DDA REVENUE SOURCES

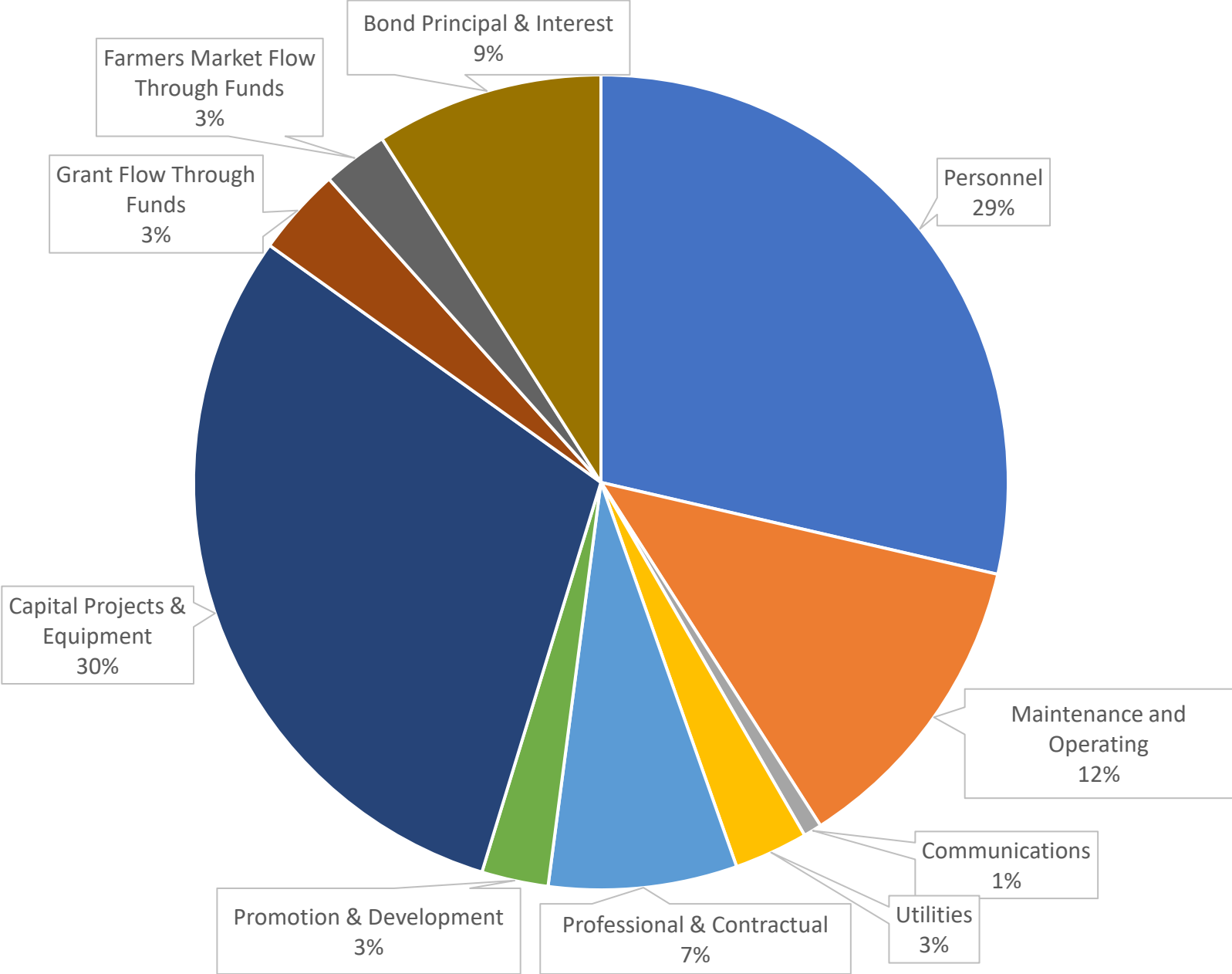
- Tax Increment Financing (TIF)
- 2 mill property tax levy
- Parking permits & meter revenues
- Other revenues
 - Promotions & sponsorships
 - Farmers Market fees
 - Rental fees
 - Miscellaneous revenues



FISCAL YEAR 2022 REVENUE SOURCES



FISCAL YEAR 2022 EXPENDITURES





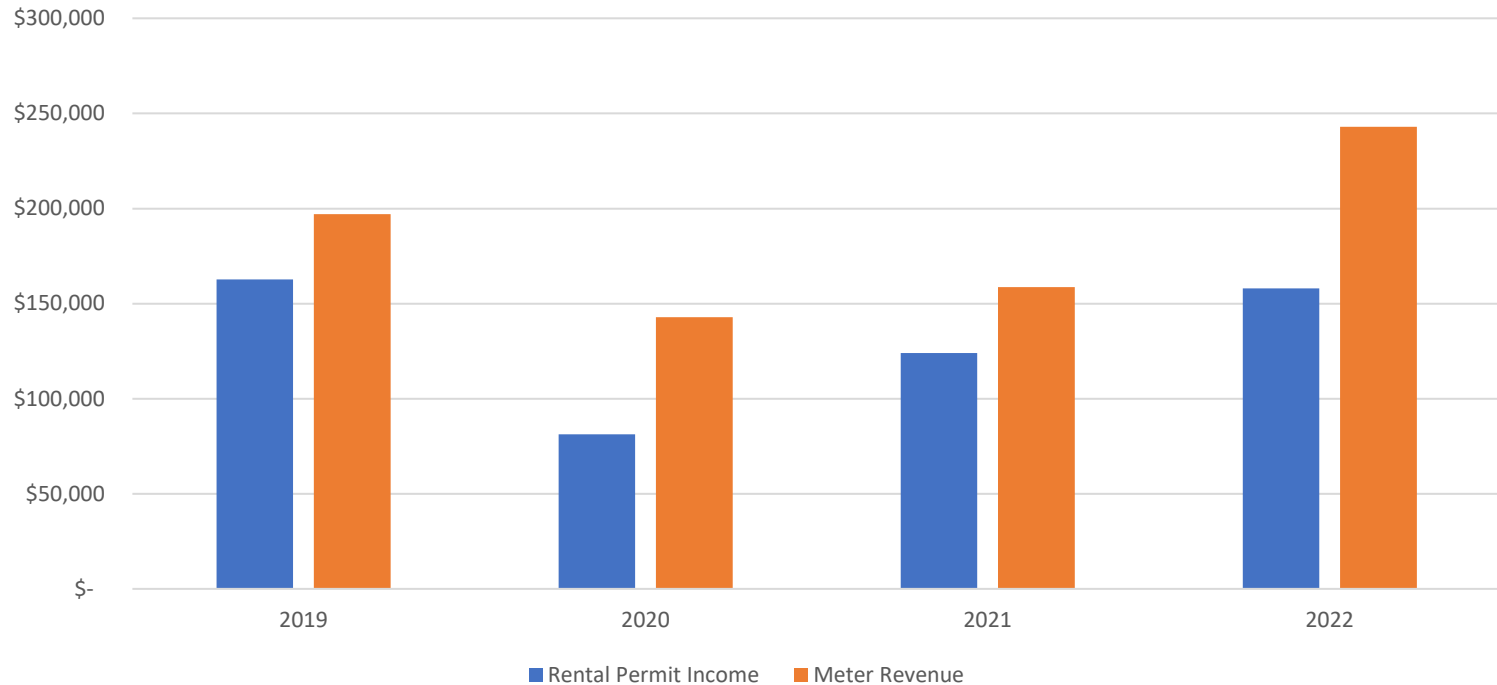
PARKING FUND ANALYSIS

2019 - 2022

	2019	2020	2021	2022
Rental Permit Income	\$ 162,680	\$ 81,282	\$ 124,125	\$ 158,078
Meter Revenue	\$ 197,030	\$ 142,820	\$ 158,744	\$ 242,916
Miscellaneous Revenue	\$ 479	\$ 1,988	\$ 697	\$ 3,500
2021 Bond Proceeds - Bluff St Ramp Repair			\$ 251,166	
Total Parking Revenue	\$ 360,189	\$ 226,090	\$ 534,732	\$ 404,494
Maintenance & Operating Expense	\$ 281,717	\$ 266,161	\$ 266,963	\$ 312,804
Site Improvements/Bluff Ramp Repairs	\$ 9,766	\$ 9,200	\$ 241,540	\$ 62,352
Bluff Street Ramp Restoration Bond	\$ -	\$ 152,628	\$ 141,724	\$ 146,173
Capital Equipment & Repairs	\$ 157,630	\$ -	\$ 53,500	\$ 384,922
Total Parking Expenditures	\$ 449,113	\$ 427,989	\$ 703,726	\$ 906,252
Total Revenue Over (Under) Expenditures	\$ (88,924)	\$ (201,899)	\$ (168,995)	\$ (501,758)

CHANGES IN PARKING REVENUE

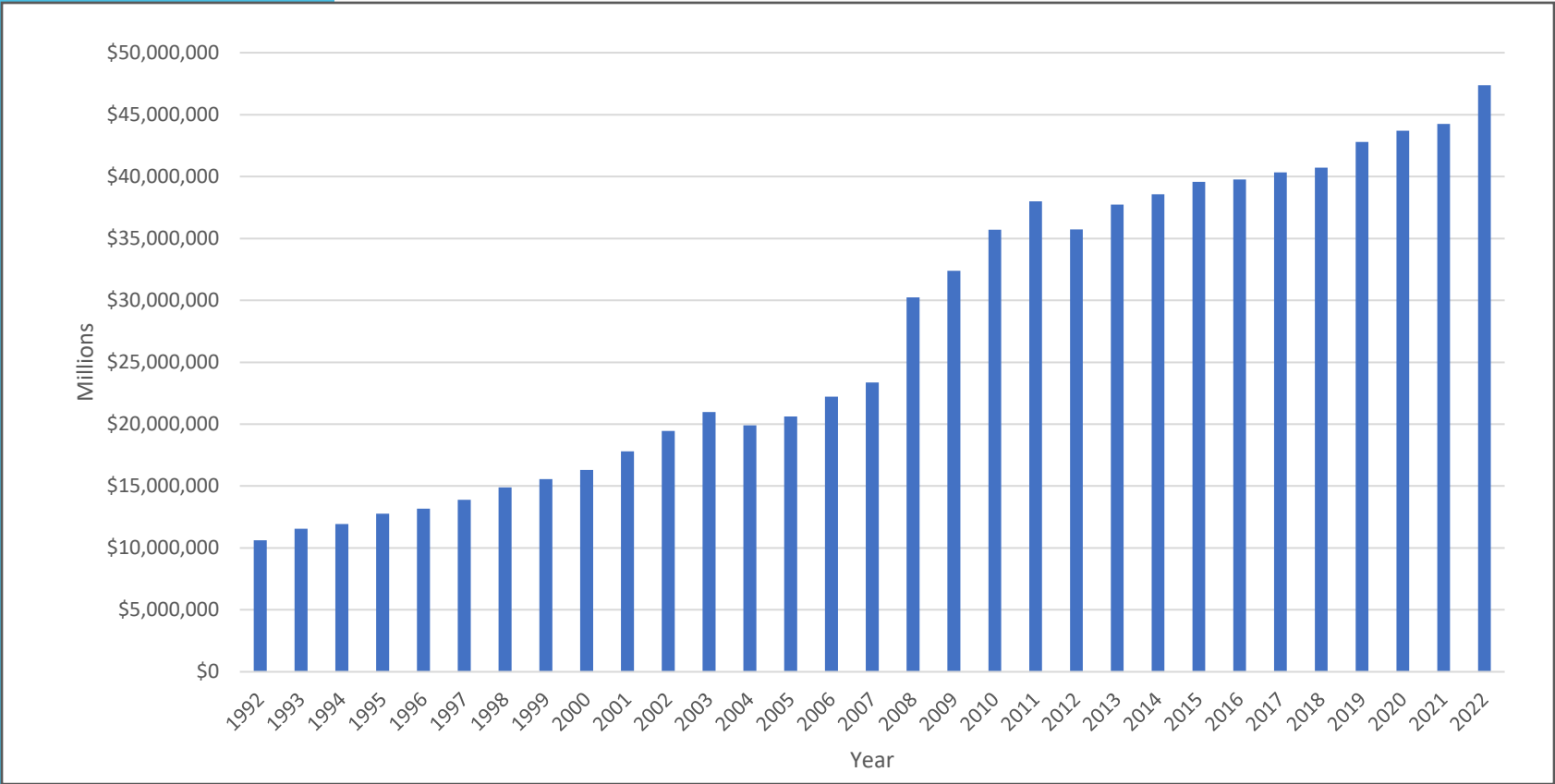
2019 - 2022



Revenues	2019	2020	2021	2022
Rental Parking Permits	\$162,860	\$81,282	\$123,045	\$158,078
Parking Meters	\$197,509	\$143,637	\$158,745	\$242,916
Total	\$360,369	\$226,090	\$281,790	\$400,994

MARQUETTE DDA TIF DISTRICT ASSESSED PROPERTY VALUES

Base year 1992 through 2022



**Initial Base Value
(1992)
\$10,621,582**

**2022 Assessed Value
\$47,371,403**

**Captured Value
\$367,749,821**

DOWNTOWN MARQUETTE FAÇADE IMPROVEMENT GRANT PROGRAM

- DDA awarded \$30,000 in grant funds to 7 property owners to make exterior façade improvements through the local Façade Improvement Grant Program:
 - Highbridge Group, 220 W. Washington St.
 - Superior Aesthetics, 611 N. Third St.
 - Donckers, 137 W. Washington St.
 - Evergreen Market, 135 W. Washington St.
 - Seiche Stone Company, 515 N. Third St.
- These 5 projects leveraged \$80,457 in downtown investment
- 2 project to be completed this fall/Winter:
 - Ore Dock Brewing Co. 114 W. Spring St.
 - Loyaltecs, 321 S. Front St.
- Due to the success of this grant program, we plan on bringing it back for 2023 with \$50,000 in funds available for downtown building owners



MATCH ON MAIN GRANT

- The DDA assisted one Downtown Marquette businesses in completing their \$25,000 Match on Main Grant.
 - Superior Culture completed their project, a renovation to their upstairs and incorporation into their existing business, in August. The Match on Main grant plus private funds equaled \$43,634.11 investment in that business.
- Assisted Ore Dock Brewing Co. with an extension on their grant so that it could better fall in line with their expanded project timeline.
- Submitted two applications for consideration for Match on Main Grants this fall
 - Will have notification in early December



MAINTENANCE

- Summer landscaping & lawncare
- Winter plowing, shoveling, sanding, & salting
- Sweeping, trash removal, & cleaning
- Watering of flowers
- Flags & other seasonal decorations
- Hanging of holiday greens baskets
- Installation of holiday lights
- Maintenance of Marquette Commons
- Event & Farmers Market set-up & tear-down
- Bluff Street Ramp & parking lot maintenance
- Pay station maintenance & collections
- Maintenance of elevators, stair towers, & pedestrian connectors
- Implementation of special projects



Summer watering



Winter snow removal



Landscaping projects



Parking Facilities & Supply

- 7 parking lots plus Bluff Street Ramp: 764 spaces
- On-street parking spaces in core downtown: 506
- On-street parking on Third Street: 110
- Total public parking spaces: 1,380

Parking Equipment

- 38 pay stations
- Passport Parking App
- Dual-port electric vehicle charging station

2022 Parking Achievements

- Installation of 33 pay stations
- Simplified Zone System – 3 zones
- Converted Lower Bluff Ramp to 24-hour parking
- Passport Parking App free for 15-minutes now offered
- Parking hourly rate increased to \$1/hour

2023 Parking Goals & Initiatives

- Downtown Business Grant - Permits for part-time employees
- Plan to add curb cuts for accessibility near on-street handicapped parking spots
- Explore future paid parking on Third Street
- Vault Parking Structure – continue to develop an operating agreement
- Additional signage for zone locations
- Promotions to encourage Passport App usage


PARKING MANAGEMENT & MAINTENANCE



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THE BENEFITS OF PAY STATIONS

User friendly	Multiple payment options	Park anywhere on the block
Weather-proof & reliable	Less sidewalk clutter	Easier for snow removal

 337 W. Washington St. | (906) 228-9475

HOW ARE PARKING REVENUES USED?



The DDA is reliant upon parking revenues to provide these services and a safe, efficient parking environment for all users.

Snow removal, sidewalk clearing, and parking lot maintenance.

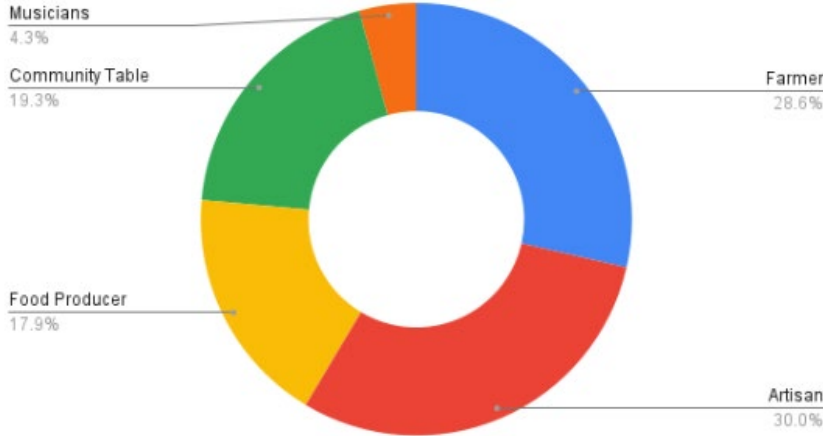
Maintenance of elevators, stair towers, and the Bluff Street Ramp.

Line striping and lighting of downtown parking lots.

DOWNTOWN MARQUETTE FARMERS MARKET



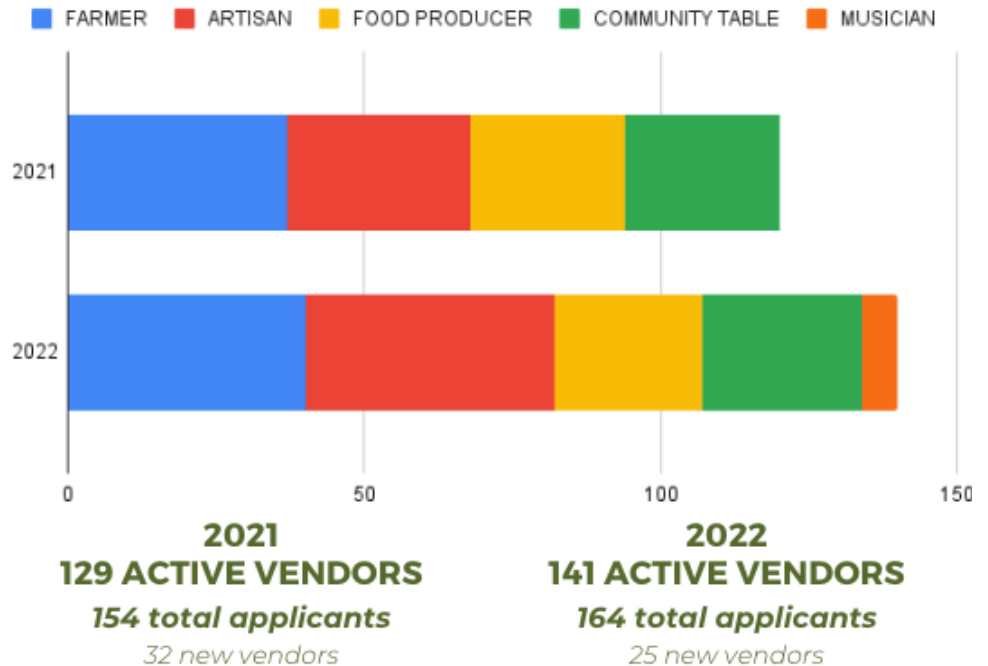
2022 ACTIVE VENDOR BREAKDOWN



141 ACTIVE VENDORS



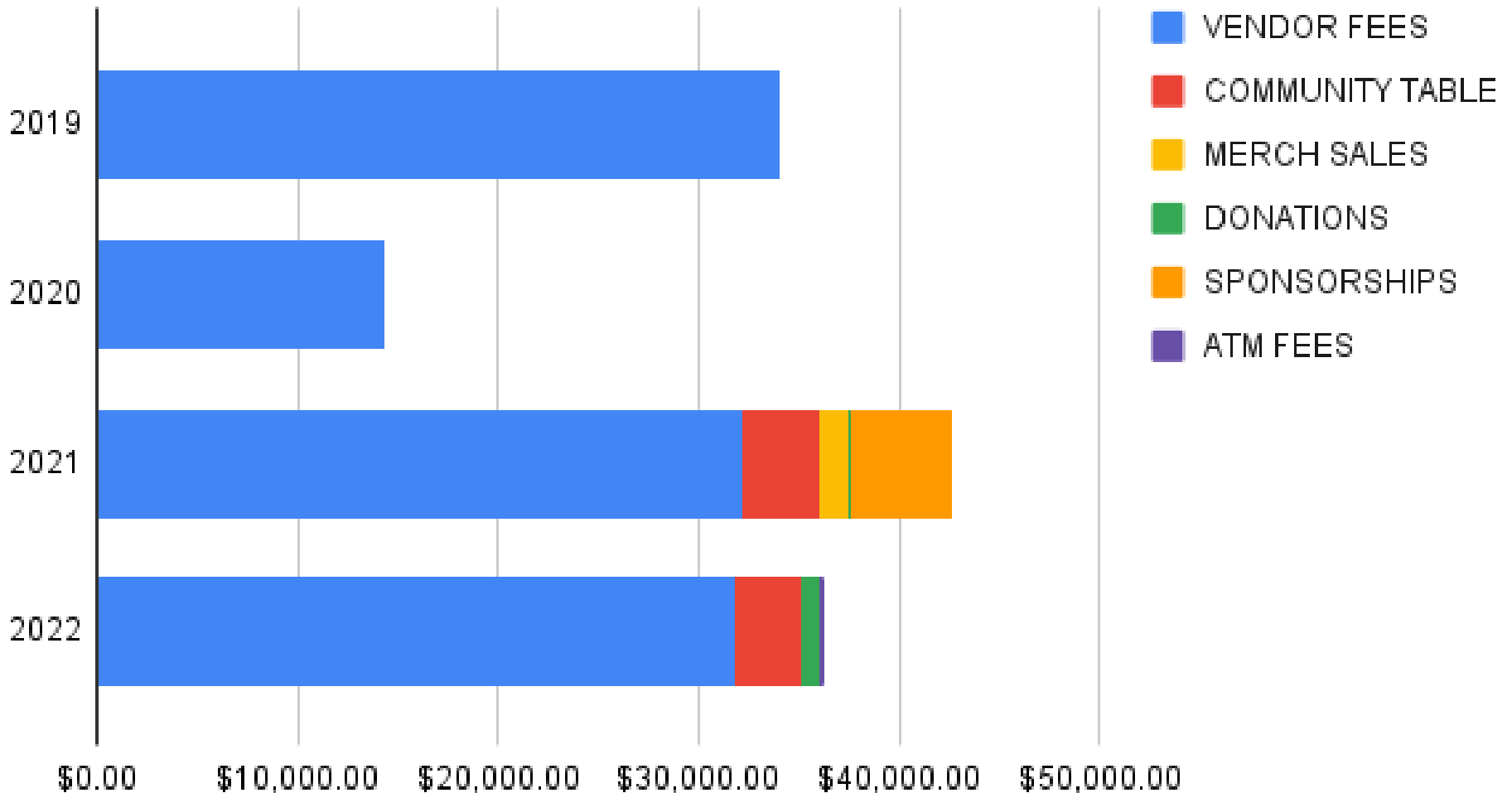
2021 vs 2022 VENDOR BREAKDOWN



DOWNTOWN MARQUETTE FARMERS MARKET



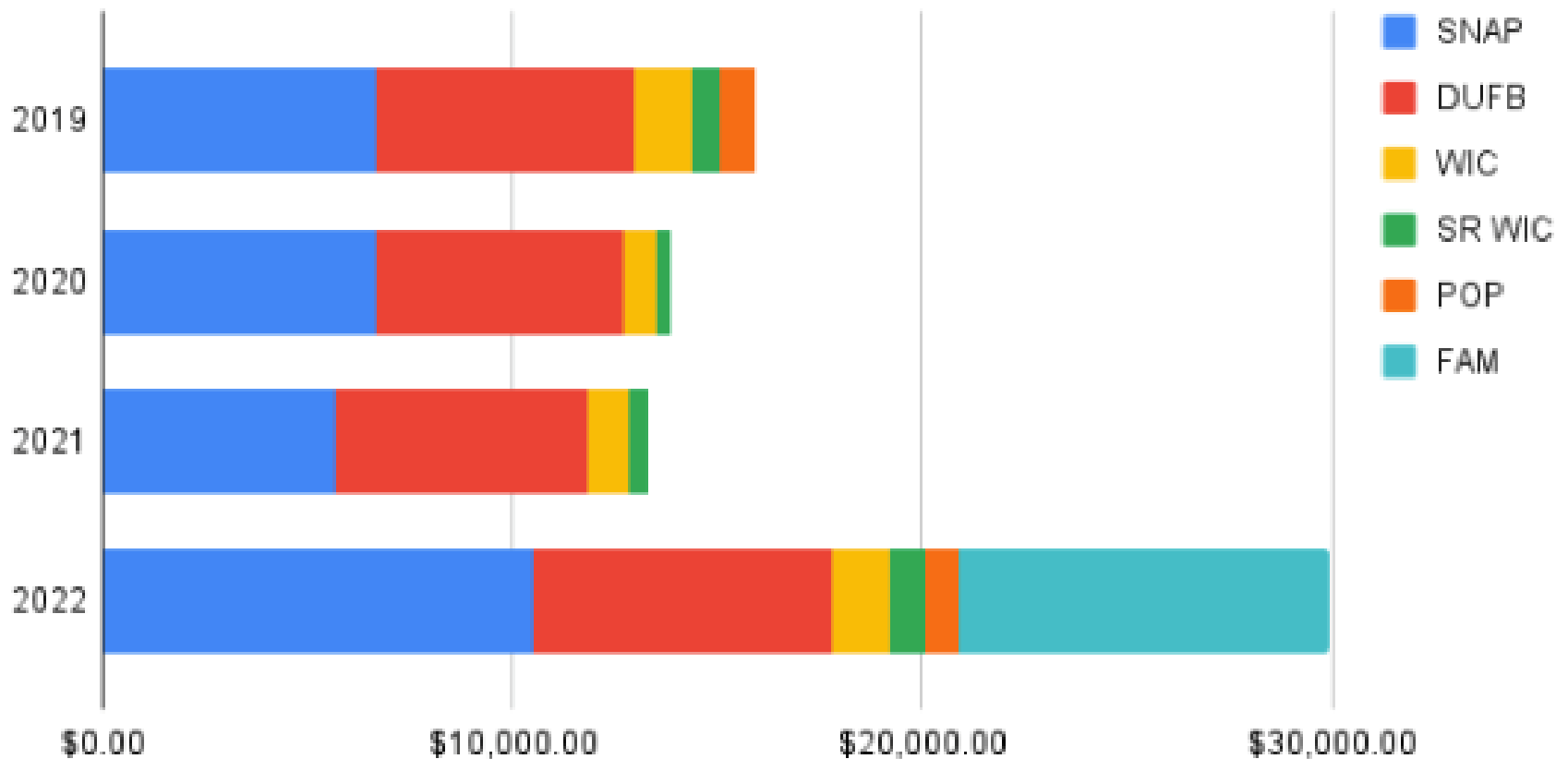
MARKET INCOME (May-October)





DOWNTOWN MARQUETTE FARMERS MARKET

FOOD ASSISTANCE VENDOR REIMBURSEMENT (May-October)

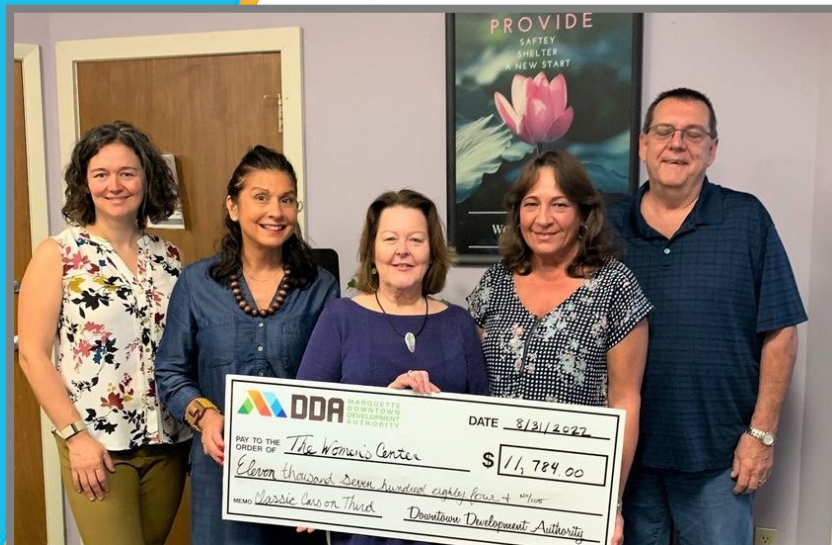


Approximately \$30,000 in reimbursements to Farmers Market vendors in 2022!

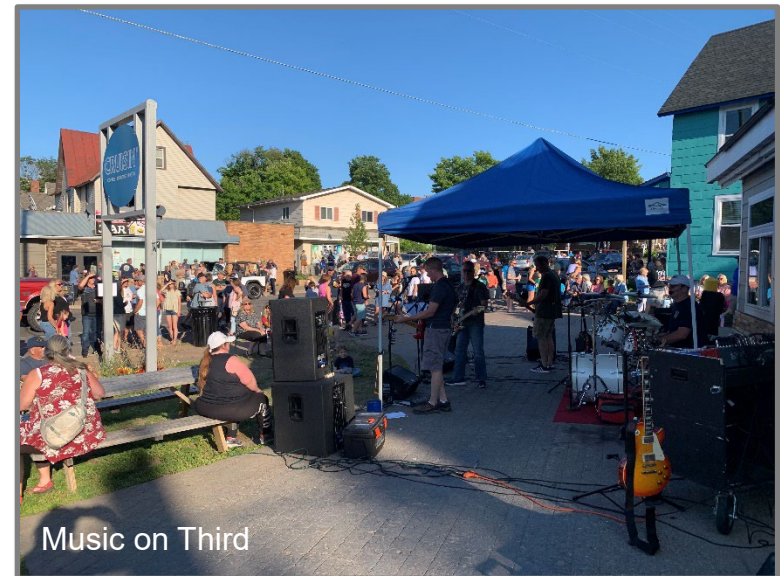
2022 EVENTS & PROMOTIONS



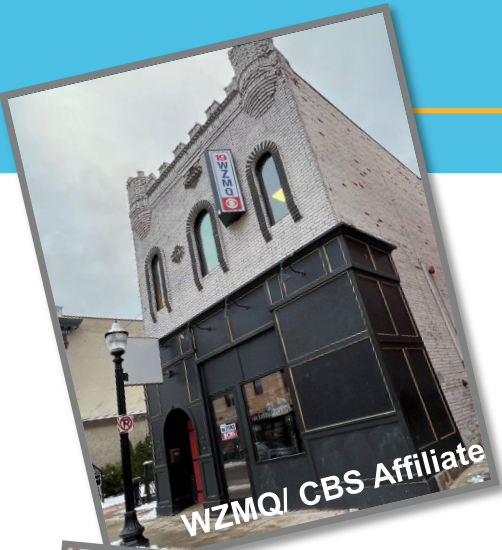
- Restaurant Week (March 6-12)
- Art Week participation (June 20-25)
- Blueberry Festival (July 29)
- Music on Third Series (July – September)
- Classic Cars on Third Street (Aug 20)
- Downtown Trick or Treat (October 29)
- Ladies Night (November 17)
- Holiday Parade & Tree Lighting (December 8)



\$11,784 donated to the Women's Center from Classic Cars on Third Street fundraising proceeds



2022 — WELCOMED 9 NEW BUSINESSES!



- Edge Partnerships- 148 W. Washington St.
- Evergreen Market- 135 W. Washington St.
- Honorable Distillery- 136 W. Washington St.
- Iron Golem Games- 329 W. Washington St.
- Kognisjon Bryggeri- 1034 N. Third St.
- Northern Scales Reptiles- 118 W. Washington St., Ste C
- Provisions MQT- 401 S. Lakeshore Blvd.
- Unsalted Goods- 107 S. Front St.
- WZMQ/CBS Affiliate- 142 W. Washington St.



Saying Goodbye in 2022

- Aloha Grill- 130 W. W. Washington St., LL
- Epps Apothecary- 110 N. Third St.
- Madgoodies- 209 W. Ohio St.

DDA PARTNERSHIPS



The DDA partnered with the Marquette Beautification Committee on revitalizing the Phil Niemisto Pocket Park's flower planting this summer. The results were beautiful, and we were able to assist the Beautification Committee with their fundraising efforts by allowing them to set up a booth there during Blueberry Festival.

This fall, they planted bulbs in the park for beautiful flowers late next spring.



DDA/LOCAL EVENTS PARTNERSHIPS




The DDA partners with several major events that take place in part or entirely within Downtown Marquette. We offer a variety of support for events based on need, including advice, guidance, & support to event organizers to help ensure event success, and coordinate with businesses whenever necessary.

- UP200 & Midnight Run
- Festival of The Angry Bear
- Queen City Half Marathon
- Marquette Marathon
- Marji Gesick 50 Mile Race Start
- New Year's Eve Ball Drop



2023 GOALS & OBJECTIVES

- Pursue a TIF district for the Third Street Corridor
- Continue to collaborate on the Vault Project with the development team and Marquette Brownfield Redevelopment Authority
- Explore modifications to the Marquette Commons facility
 - Placemaking initiatives
 - Farmers Market suitability and upgrades
- Institute a social district for Downtown Marquette
- Continue to seek grant funding for public improvement projects and to assist property owners with making property improvements
- Work toward a wayfinding signage program



DOWNTOWN
MARQUETTE

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