

MARQUETTE DOWNTOWN DEVELOPMENT AUTHORITY

2023 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
• Front St.	
• Baraga Ave.	
• Fifth-Seventh St.	
TIF Development Plan #2	1992 - 2013
TIF Development Plan #3	2011 - 2036
District Expanded	2011
• N. Third St.:	
Ridge St. to Fair Ave.	

STATISTICS

Total Businesses:	335	Core Downtown:	259 parcels
Employees:	2,650	Third Street Corridor:	61 parcels
Residents:	350	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
Nichole Durley-Rust, Chairperson	2026
Ryan Stern, Vice-Chair	2027
Marc Weinrick, Treasurer	2025
Meagen Morrison, Secretary	2026
Robert Caron	2024
Patricia Sala	2027
Allison Clark	2024
Lauren Rowland	2025
Karen Kovacs, City Manager	No expiration



MARQUETTE DDA STAFF



Tara Laase-McKinney
Executive Director



Jodi Lanciani
Operations Director



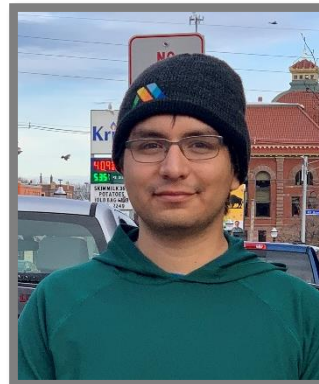
Mike Bradford
Business Outreach and
Promotions Director



Sara Johnson
Farmers Market Manager



Brian Shier
Administrative Assistant



Ivan Flores
Maintenance Coordinator



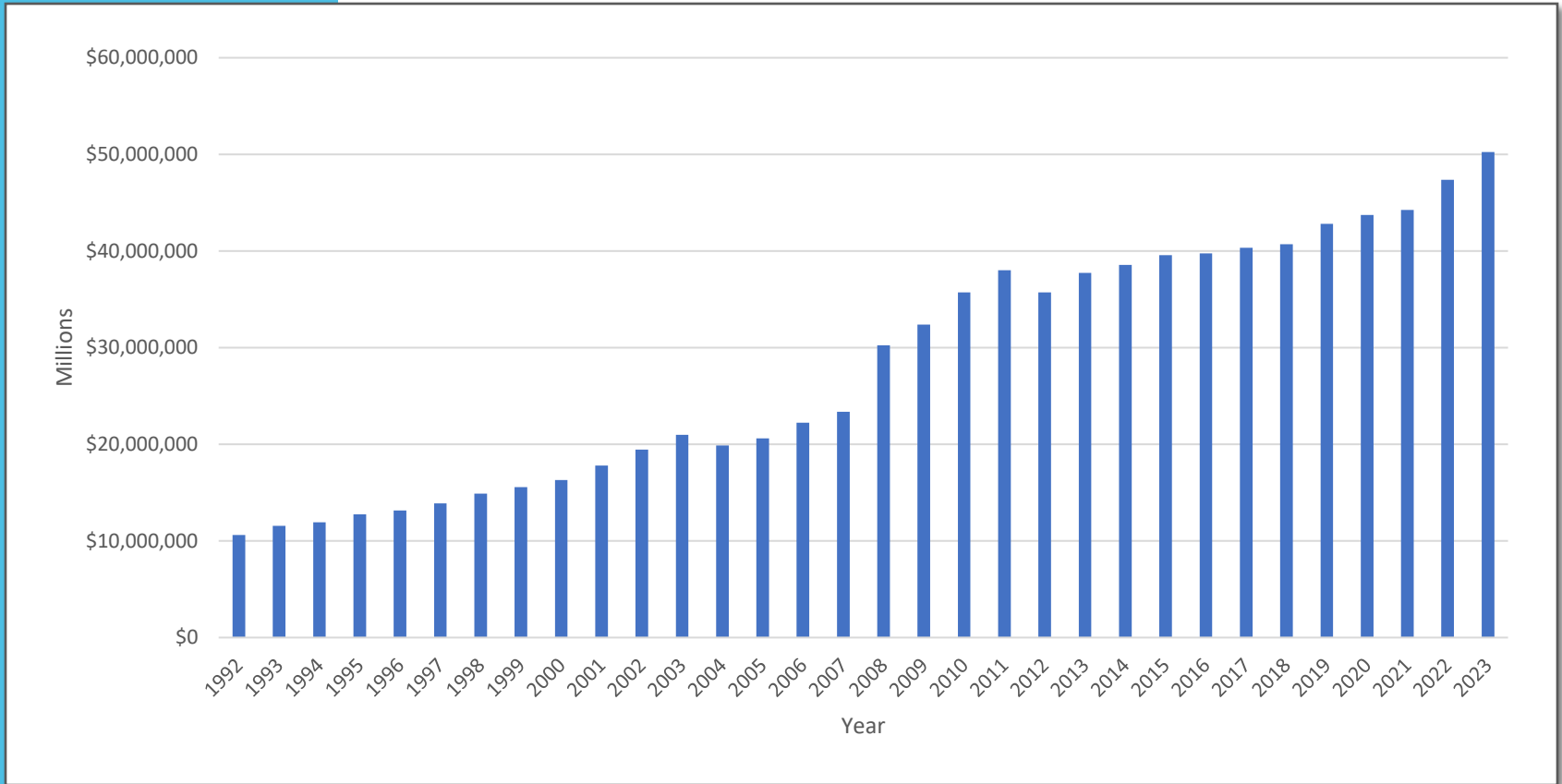
Maintenance Staff:

John Budinger
Nathan Kartheiser
Richard Robinson
Larry Somero

Leevy Matthews
Christian L'Huillier
Austin Maynard
Liam Gray

MARQUETTE DDA TIF DISTRICT ASSESSED PROPERTY VALUES

Base year 1992 through 2023



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

2023 Assessed Value
\$50,235,542

Captured Value
\$39,613,960

ANNUAL REPORT ON STATUS OF TIF & DEVELOPMENT PLAN #3

**Fiscal Year
Ending
9/30/2023**

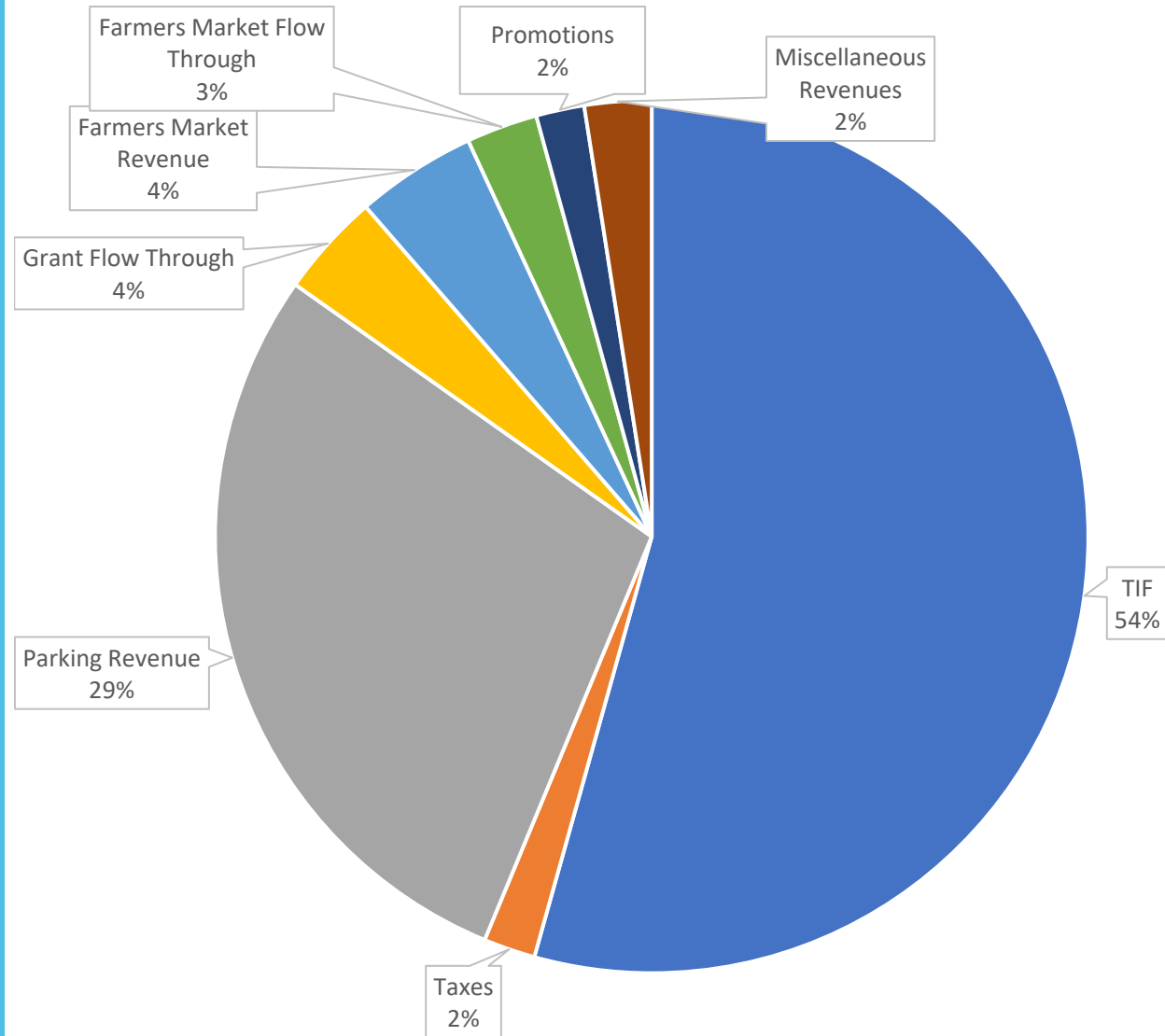
Revenue:		
Tax Increment Revenues	\$	1,062,446.44
Property Taxes - DDA levy	\$	37,465.20
Interest Income	\$	8,405.16
Parking Income	\$	558,246.16
Other Income	\$	162,200.24
Total Ordinary Revenue	\$	1,828,763.20
Flow-Through Funds	\$	51,656.35
Grant Revenue	\$	75,000.00
Total Revenue	\$	1,955,419.55
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Bond Reserve (Principal&Interest)	\$	146,134.50
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Expenditures:		
Payroll Expense	\$	524,073.86
Communication Expense	\$	9,667.15
Maintenance and Operating Expense	\$	311,858.16
Utilities	\$	49,227.63
Professional and Contractual	\$	132,043.53
Promotion and Development	\$	58,769.32
Total Operating Expense	\$	1,085,639.65
Capital Projects & Equipment	\$	346,538.45
Grant Projects	\$	75,000.00
Flow-Through Funds	\$	46,193.00
2011 Bond Interest and Principal	\$	146,134.50
Total Expenditures	\$	1,699,505.60
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Outstanding bonded Indebtedness - Bond 1	\$	654,000.00
Principal	\$	127,000.00
Interest	\$	19,134.50

MARQUETTE DDA REVENUE SOURCES

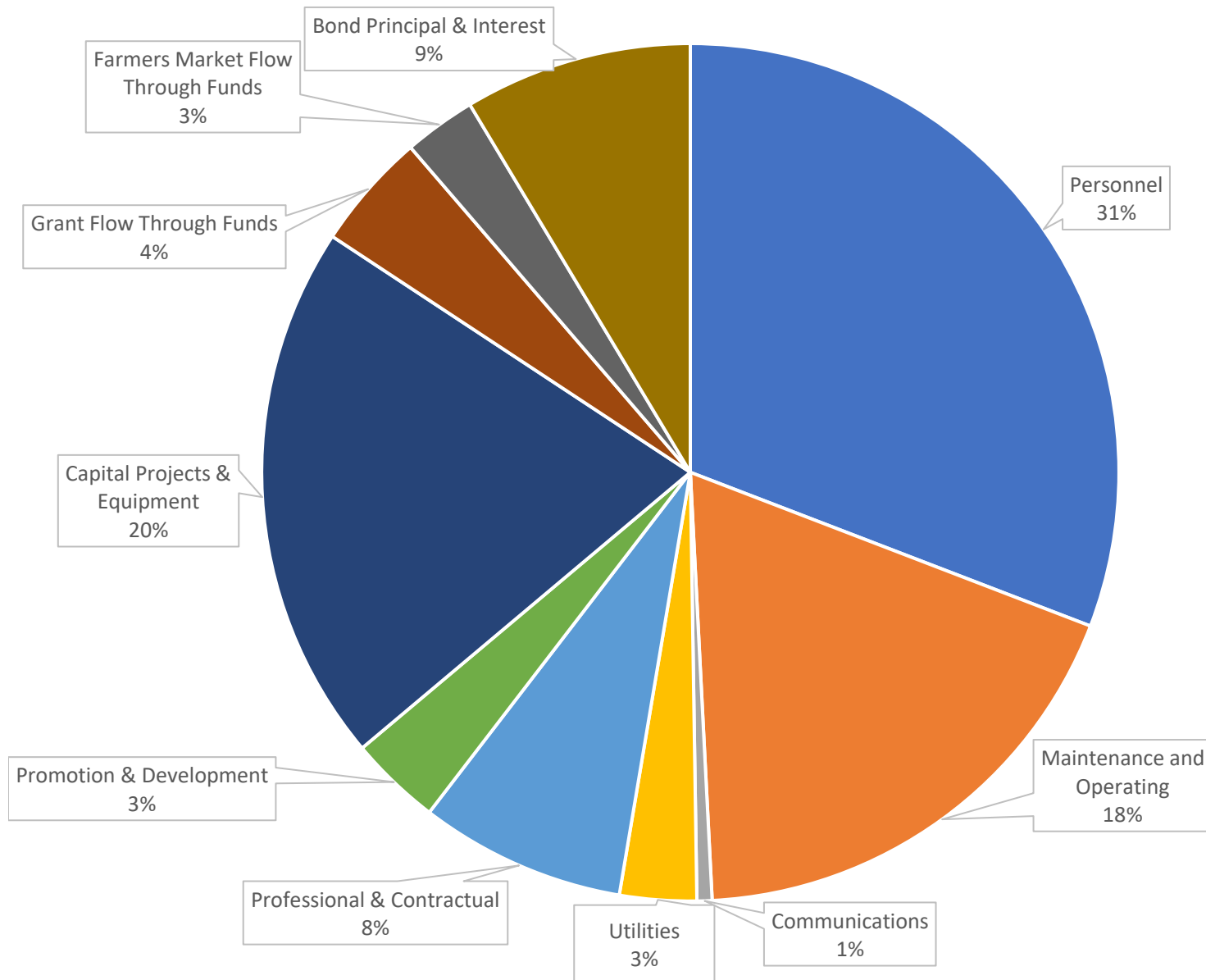
- Tax Increment Financing (TIF)
- 2 mill property tax levy
- Parking permits & meter revenues
- Other revenues
 - Promotions & sponsorships
 - Farmers Market fees
 - Rental fees
 - Miscellaneous revenues



FISCAL YEAR 2023 REVENUE SOURCES



FISCAL YEAR 2023 EXPENDITURES

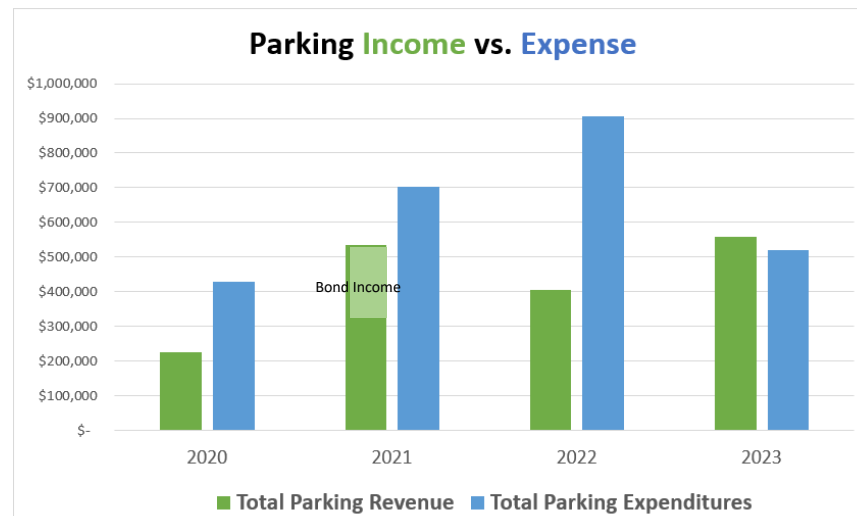




PARKING FUND ANALYSIS

2020 - 2023

	2020	2021	2022	2023
Rental Permit Income	\$ 81,282	\$ 124,125	\$ 158,078	\$222,899
Meter Revenue	\$ 142,820	\$ 158,744	\$ 242,916	\$333,770
Miscellaneous Revenue	\$ 1,988	\$ 697	\$ 3,500	\$1,577
2021 Bond Proceeds - Bluff St Ramp Repair		\$ 251,166		
Total Parking Revenue	\$ 226,090	\$ 534,732	\$ 404,494	\$ 558,246
Maintenance & Operating Expense	\$ 266,161	\$ 266,963	\$ 312,804	\$275,171
Site Improvements/Bluff Ramp Repairs	\$ 9,200	\$ 241,540	\$ 62,352	\$3,901
Bluff Street Ramp Restoration Bond	\$ 152,628	\$ 141,724	\$ 146,173	\$146,135
Capital Equipment & Repairs	\$ -	\$ 53,500	\$ 384,922	\$95,453
Total Parking Expenditures	\$ 427,989	\$ 703,726	\$ 906,252	\$ 520,659
Total Revenue Over (Under) Expenditures	\$ (201,899)	\$ (168,995)	\$ (501,758)	\$ 37,587



Parking Facilities & Supply

- 8 parking lots plus Bluff Street Ramp: 781 spaces
- On-street parking spaces in core downtown: 506
- On-street parking on Third Street: 110
- Total public parking spaces: 1,397

Parking Equipment

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

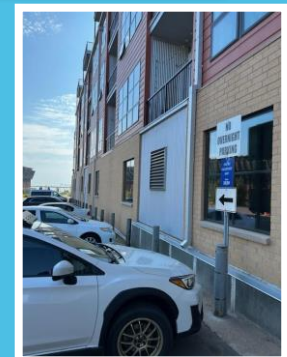
2023 Parking Achievements

- Added 10 reserved parking spots to Bluff Ramp Lower
- Awarded 10 Employee Parking Grants for Businesses with Part-Time Employees
- Passport Parking App Coupons
- Pier Lot Public Parking, 17 spaces

2024 Parking Goals & Initiatives

- Continue Downtown Business Grant - Permits for part time employees
- Plan to add curb cuts for accessibility near on-street handicap parking spots
- Explore future paid parking on 3rd Street
- Vault Parking Structure – continue to develop an operating agreement
- Partner with Superior Watershed Partnership to install 2 DC fast chargers at Lakeshore Lot

PARKING MANAGEMENT & MAINTENANCE



What Your Parking Money Goes Towards

Snow removal & sidewalk clearing.

Parking lot maintenance.

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

Line striping and lighting of all downtown parking lots.



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



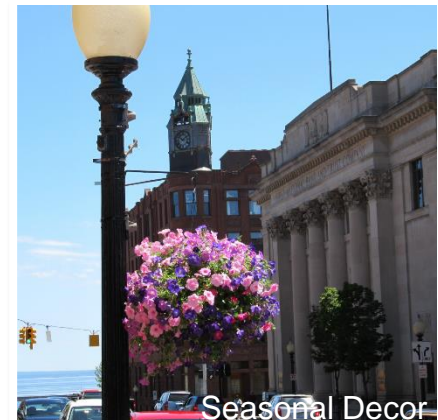
Summer watering



Winter snow removal



Landscaping projects



Seasonal Decor

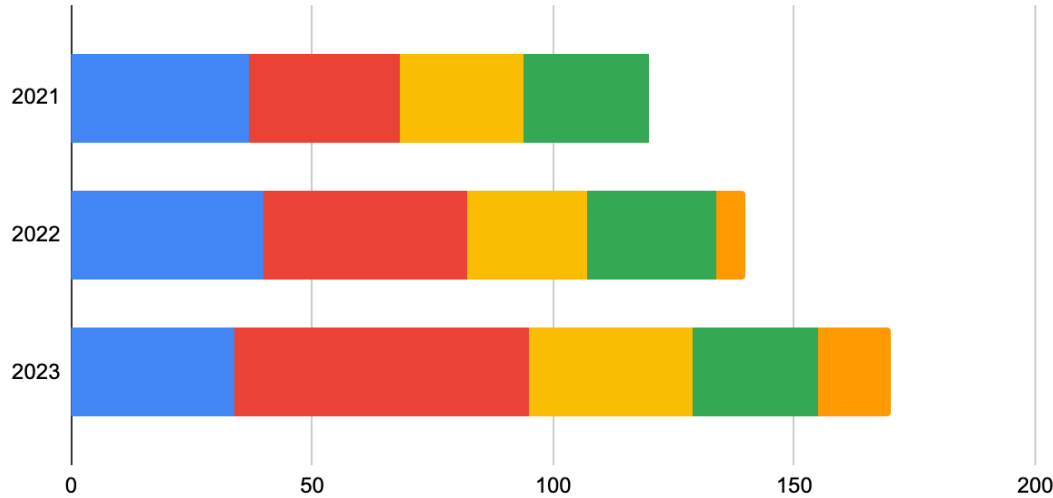




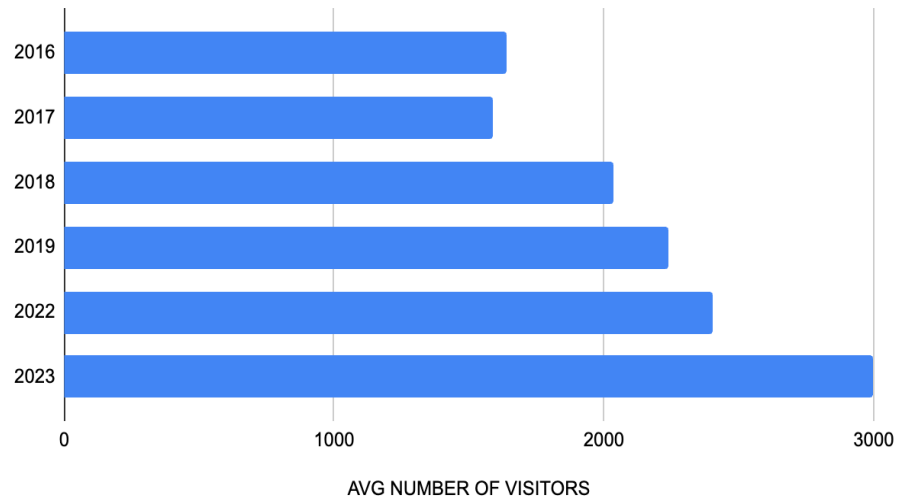
DOWNTOWN MARQUETTE FARMERS MARKET

ACTIVE VENDOR BREAKDOWN

■ FARMER
 ■ ARTISAN
 ■ FOOD PRODUCER
 ■ COMMUNITY TABLE
 ■ MUSICIAN



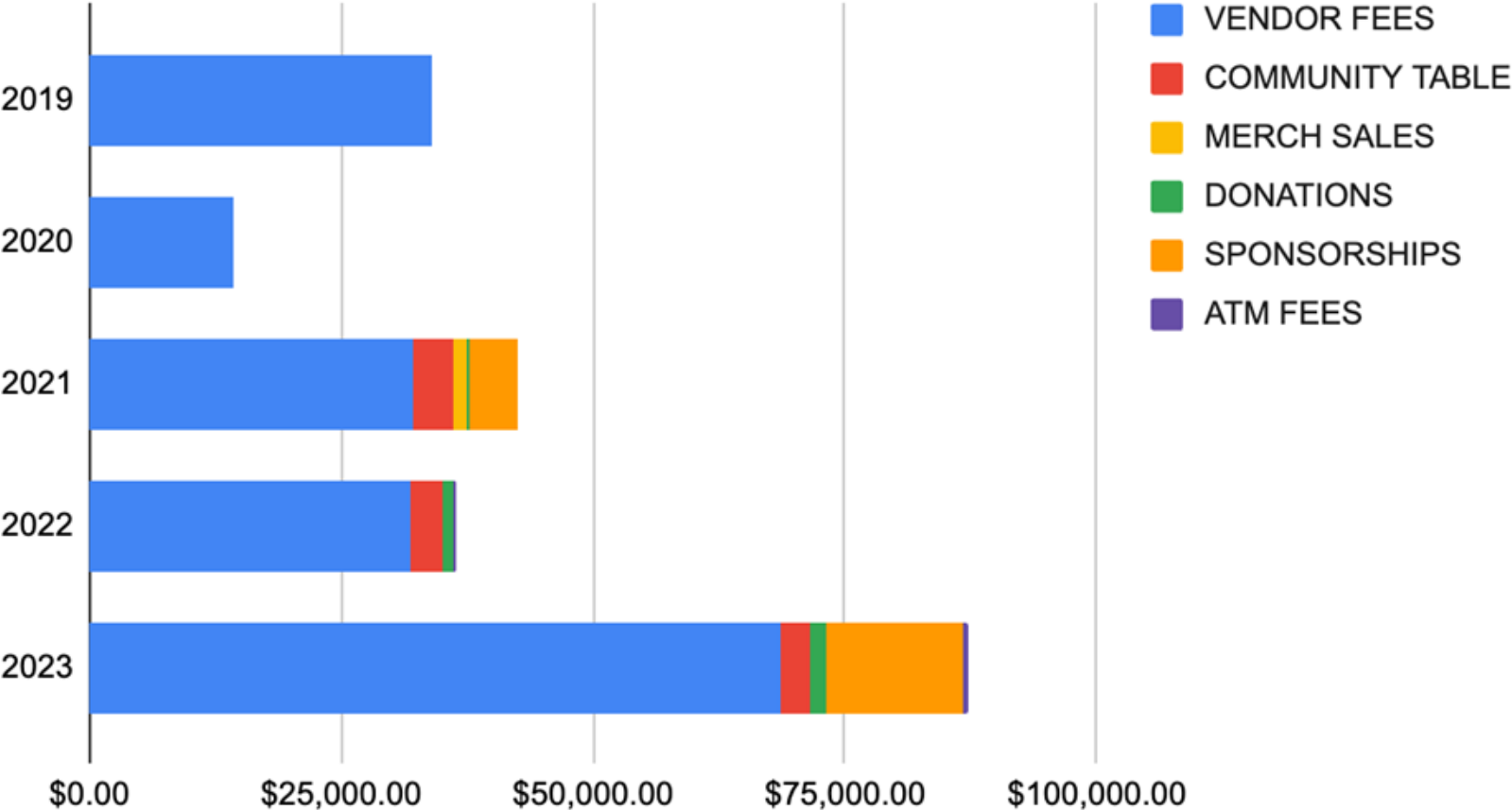
AVG NUMBER OF VISITORS (Saturday Morning Market)





DOWNTOWN MARQUETTE FARMERS MARKET

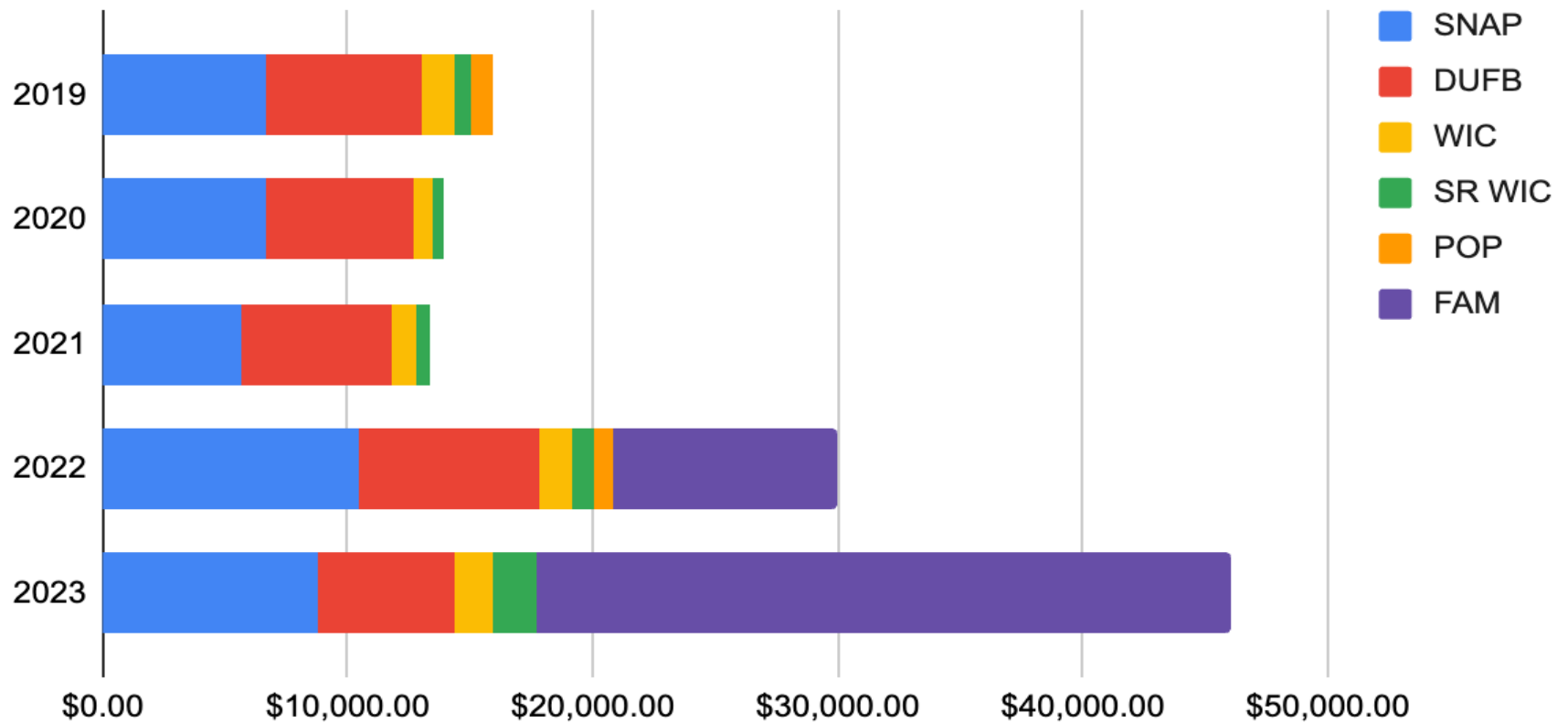
MARKET INCOME (OCT-SEPT)





DOWNTOWN MARQUETTE FARMERS MARKET

FOOD ASSISTANCE VENDOR REIMBURSEMENT (OCT-SEPT)



FY 2023 EVENTS & PROMOTIONS



Downtown Trick or Treat

- Downtown Trick or Treat (October 29)
- Ladies Night (November 17)
- Holiday Parade & Tree Lighting (December 2)
- Restaurant Week (March 5-11)
- Art Week participation (June 19-24)
- Blueberry Festival (July 28)
- Music on Third Series (June – September)
- Classic Cars on Third Street (Aug 19)



\$8,571 donated to the Women's Center from Classic Cars on Third Street fundraising proceeds



Music on Third

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



MATCH ON MAIN GRANT

The DDA assisted two Downtown Marquette businesses in each being awarded and completing a \$25,000 Match on Main Grant.

- Great Northern Title, Inc. completed their grant in August, with a renovation to the interior their business. This grant, combined with their additional renovations, resulted in an investment of over \$200,000 in their business.
- Velodrome Coffee Co. completed their grant in July. Their grant involved them purchasing and moving to a new location on North Third St. and helped them purchase new furniture and appliances to expand their coffee service. They also developed a garden for the café and a compost system in conjunction with Partridge Creek Farm.
- Ore Dock Brewing Co. also completed their MoM Grant, but it was awarded in a previous fiscal year.



2023 — WELCOMED 11 NEW BUSINESSES!



Discover Chiropractic



KMI, Inc.

- Bombshell Boudoir by Brooke Grondin- 907 N. Third St.
- Cove Boutique- 209 W. Ohio St.
- Discover Chiropractic- 1208 N. Third St.
- Fish Express- 1034 N. Third St.
- Gracie Gallery- 110 N. Third St.
- KMI, Inc.- 132 W. Washington St.
- Kognisjon Bryggeri- 1034 N. Third St.
- Lake Superior Unsalted- 335 W. Washington St.
- Little Agate- 1015 N. Third St.
- Pizza@- 1034 N. Third St.
- Rewild Marquette- 813 N. Third St.



Bombshell Boudoir
by Brooke Grondin

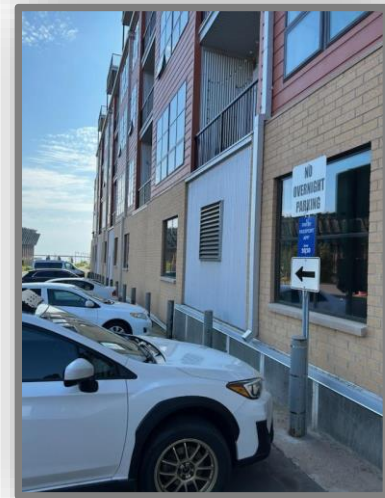
Saying Goodbye in 2023

- Rotations Deli- 113 S. Third St.
- Sol Azteca- 105 E. Washington St.
- Unsalted Goods- 107 S. Front St.

OTHER 2023 DDA ACCOMPLISHMENTS



- Social District Implementation
- Wednesday Evening Market to Washington St.
- Management of Pier Lot
- Significant investment in maintenance/snow removal equipment



2024 GOALS & OBJECTIVES

- Continue to 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
- 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

Tara Laase-McKinney
Executive Director
Tara@downtownmarquette.org
906-228-9475 ext. 103
www.downtownmarquette.org