

The Marquette Downtown Development Authority

“DDA”

2018 Report



Presented by:
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Marquette DDA Executive Director

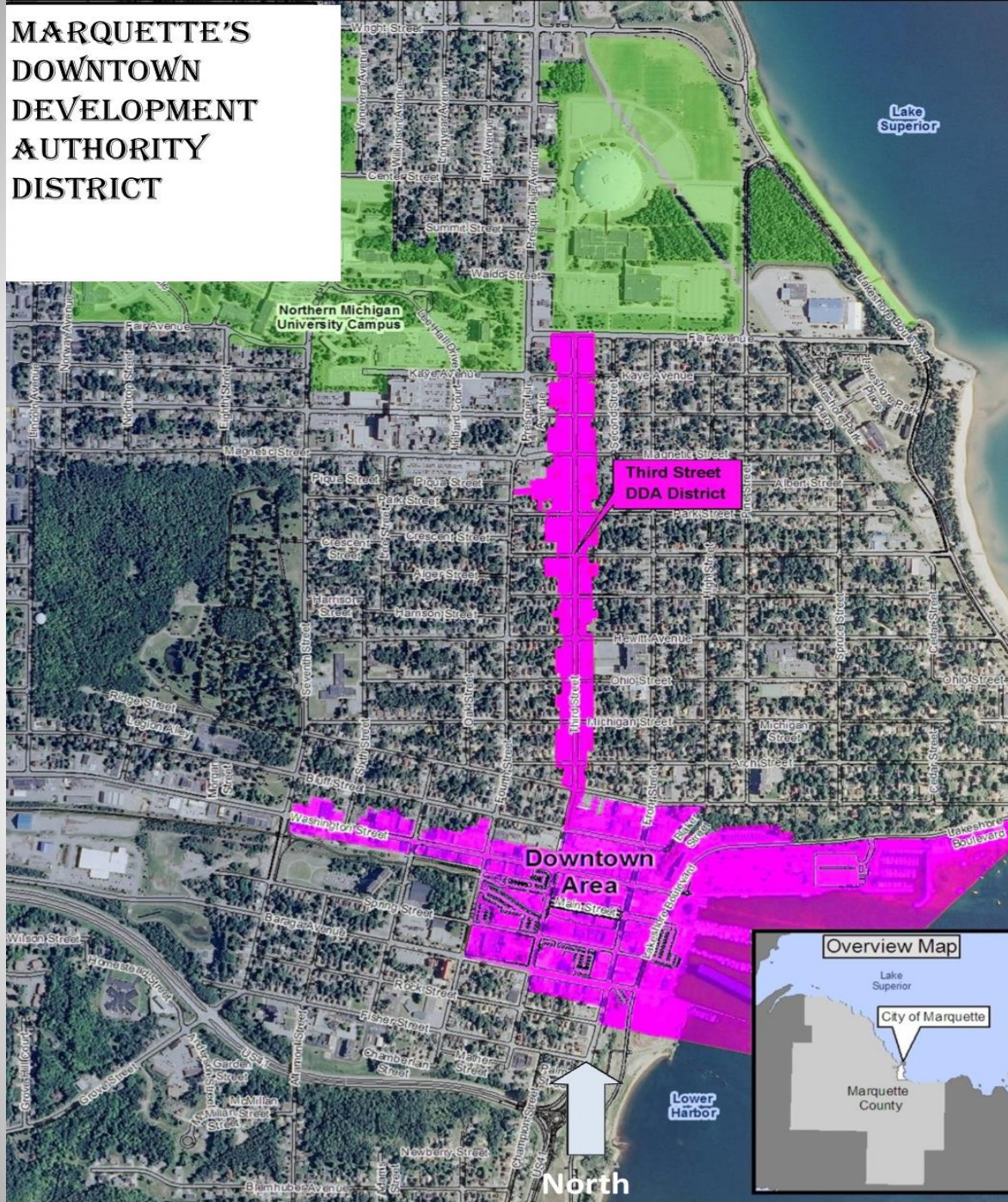
The Marquette DDA is a ***Public Authority*** established in 1976 by the City of Marquette in accordance with Michigan Public Act 197** to “prevent deterioration in business districts, encourage historic preservation, increase property tax valuation, and to promote economic growth.”

**As of 1/1/18 Act 197 was replaced with Act 57, 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, and residents

MARQUETTE'S DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT



Background

DDA Established	1976
TIF Development Plan#1	1984
District Expanded	1992
(Front Street, Baraga, 5 th -7 th)	
TIF Development Plan#2	1992 - 2013
TIF Development Plan#3	2011 - 2036
District Expanded	2011
(N. Third St: Ridge to Fair)	

Total Businesses:	410
Employees (approx.)	3,100

DDA Board

The DDA has 9 members, of which 8 are appointed by the City Commission and serve 4 year terms, with the ninth member serving indefinitely by virtue of position as City Manager according to Public Act 197.

Tony Retaskie, Chairperson (2023)

U.P Construction Council

Jack Frost, Vice-Chair (2021)

Range Bank

Paul Balconi, Treasurer (2020)

Resident

Karan Hendricks, Secretary (2021)

Resident

Weston Pernsteiner, (2022)

Ore Dock Properties and Ore Dock Brewing Company

James Johnson (2022)

Casa Calabria

Greg Potvin (2020)

Potvin Properties

Jermey Ottaway (2023)

Mike Angeli (No term expiration)

City Manager

Staffing

Executive Director

Assistant Director

Events and Promotion Coordinator

Part-time Office Assistant

Full-Time Maintenance Coordinator

3 - Full-Time Maintenance Staff

2 - Part-time Maintenance Staff

1 - Part-time Parking Meter

Technician

Full-Time Farmers Market Manager

2 - Farmers Market Cashier

(seasonal)

Taxes on Properties within the DDA District

1.8728 Mills

N. Third Street Taxable Value	N. Third Street Taxes	Original DDA Taxable Value	Original DDA Taxes	Total DDA District Taxable Value	Total DDA Taxes
\$9,488,922	\$17,770	\$42,288,578	\$78,874	\$51,777,500	\$96,645

“Original” Downtown	259 parcels
“Third Street”	61 parcels
Total Properties	320 parcels

Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is a local economic development financing tool used to encourage private investment by authorizing the capture of property taxes to be used for development purposes.

Concept: Dedicate part of property tax revenues to improvements

- improvements bring growth
- growth brings increases in value
- increases in value = increases in taxes

This increased value creates an increase in tax revenues. The increased tax revenues are the “tax increment” — TIF “captures” the tax revenue on this increment.

TIF Funds can only be used in accordance with the adopted TIF and Downtown Development Plan and only within the designated TIF District

An Example of TIF on a Downtown Property

Base Taxable Value = \$62,370

Current Taxable Value = \$94,500

“Capture” Taxable Value = \$32,130

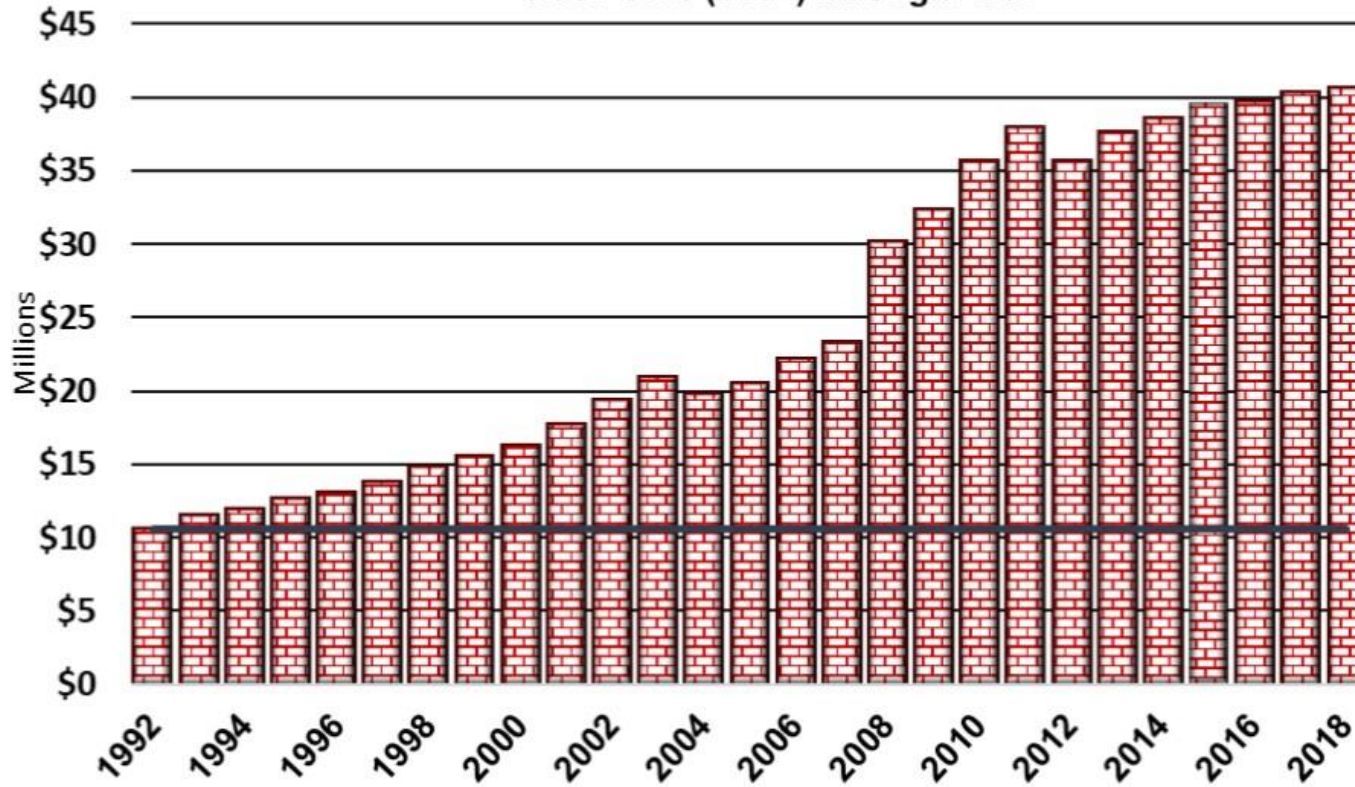
Total Tax = \$94,500 x 24.46 mills = \$2,312

Breakdown:

Governing Units:
62,370 x 24.46 mills = \$1,526

TIF
\$32,130 x 24.46 mills = \$786

**Marquette DDA TIF District
Assessed Property Values
Base Year (1992) through 2018**

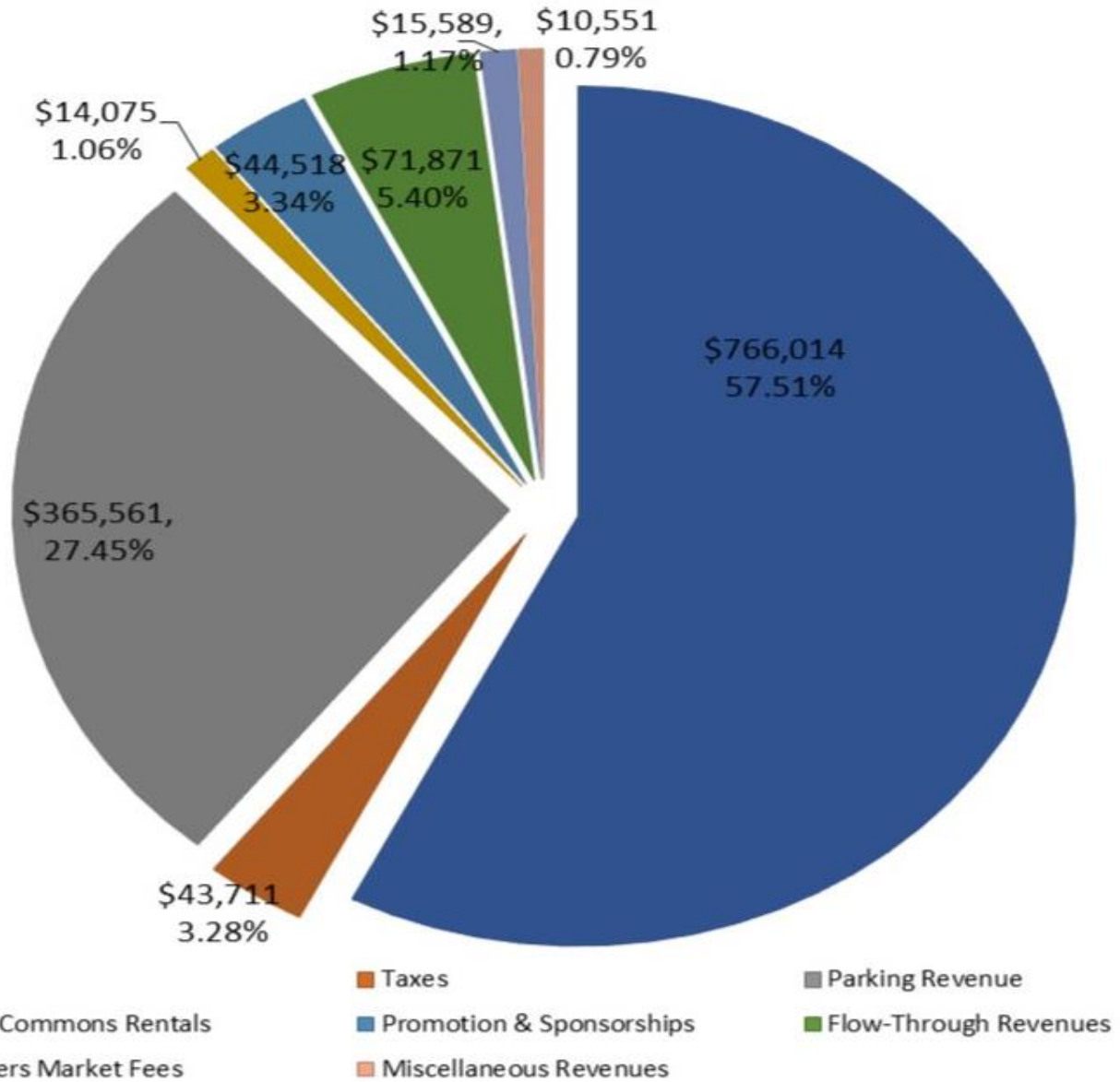


Initial Base Value 1992
\$10,621,582

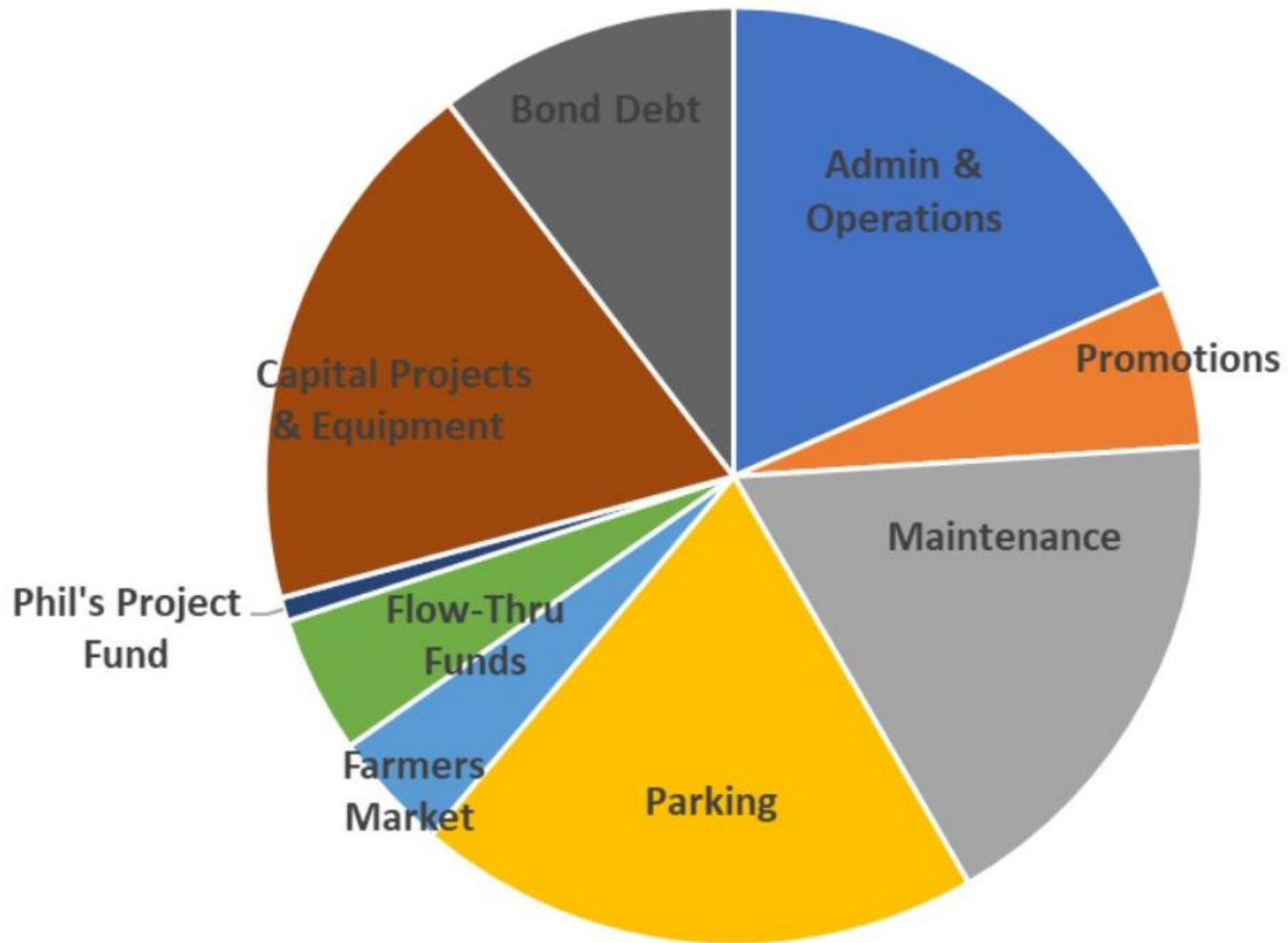
2018 Value
\$40,714,405

Captured Value
\$30,092,823

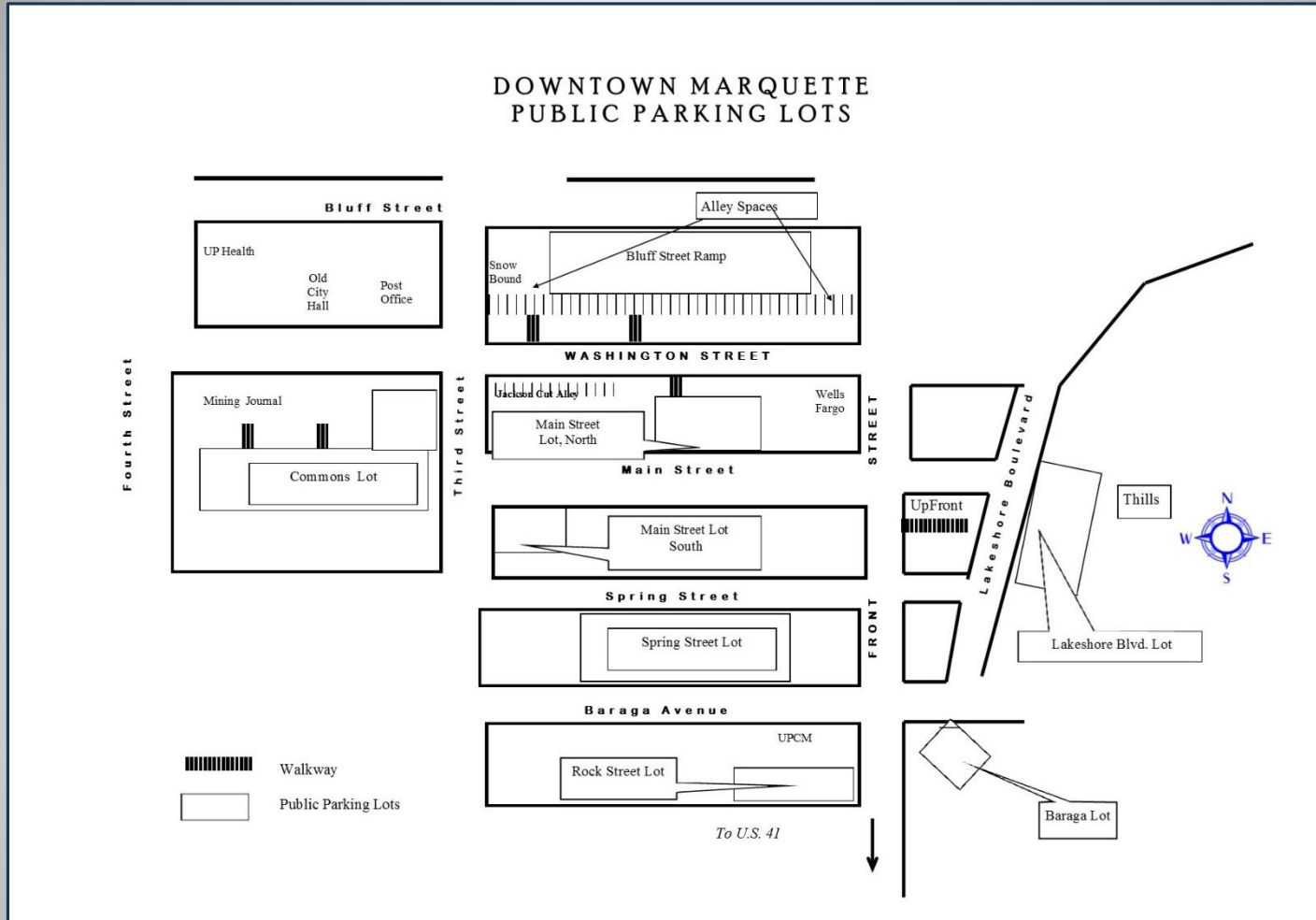
Revenue 2018 Fiscal Year



Expenditures Fiscal Year 2018



Parking Management & Maintenance



On-Street Parking – “Downtown”	509
On-Street Parking – “Third Street”	110
Parking Lots (7 + Parking Ramp)	764
Total Public	1,383

Parking Fund Operational Analysis

2014 - 2018

	2014 (15 months)	2015	2016	2017	2018
Rental Permit Income	\$ 148,850	\$ 91,240	\$ 138,163	\$ 146,789	\$ 164,420
Meter Revenue	\$ 50,134	\$ 62,000	\$ 46,370	\$ 87,782	\$ 201,030
Total Parking Revenue	\$ 198,984	\$ 153,240	\$ 184,533	\$ 234,571	\$ 364,450
Maintenance & Operating Expense	\$ 260,728	\$ 249,263	\$ 213,303	\$ 250,514	\$ 276,043
Bluff Street Ramp Restoration Bond	\$ 148,075	\$ 144,377	\$ 155,680	\$ 151,330	\$ 146,980
Capital Equipment - Meters				\$ 206,514	\$ 5,738
Total Parking Expenditures	\$ 408,803	\$ 393,640	\$ 368,983	\$ 608,358	\$ 428,807
Total Revenue Over (Under) Expenditures	\$ (209,819)	\$ (240,400)	\$ (184,450)	\$ (373,787)	\$ (59,450)

2018 Activities and Accomplishments

- Received \$2,500 “Keep American Beautiful Grant”
- \$2,000 Sponsor “MQT 365” Community Calendar
- Provided Sound Services & Other Support for UP200/Midnight Run
- Replaced US Flags and Flag Brackets
- Supported Restaurant Week and Eastside Independent Restaurant Association
- North Front Street Sidewalk & 100 Block South Front (West) Replacement Project
- Renewed Maintenance & Parking Management Contract with City
- Relocated DDA Offices
- Hired consultant to assist on “Identity Enhancement & Branding Project”
- Applied for & Received Michigan Strategic Fund \$300,000 Pilot Façade Restoration Initiative Grant

- Maintained 6.6 miles of sidewalk
- Main Street Elevator Tower
- Portside Walkway
- Phil Niemisto Pocket Park & Walkway
- Rosewood Walkway
- Marquette Commons Facility
- Installed Holiday Lights (including Mattson Park & 120 Holiday Greens Baskets
- Installed & Maintained 256 Summer Flower Baskets
- Collaborated with NMU for University Flags
- 7 public parking lots, 1 parking structure, 355 Parking Meters, 3 Parking Pay Stations
- Managed and Funded the Downtown Marquette Farmers Market
- Organized & Sponsored 13 Events
- Helps to raise over \$20,000 for other Community Organizations
- Raised over \$20,000 for Event Sponsorships
- Collaborated on 7 Events With Other Organizations

	Hours	
Winter Plowing & Shoveling	4,781	
Summer Maintenance & Landscaping	4,006	
Sweeping, Trash Removal, etc.		485
Watering of Flowers	532	
Flags & other decorations	240	
Commons Maintenance & Management	715	
Events	577	
Farmers Market	2,035	
Parking Management	3,345	



Monthly Business “Get together” Information Meetings





DDA Maintenance Staff
Set Up and Prepare the
track for the Kiwanis
Kiddie Mutt Races

Some of Our Events



Music on Third



Baraga Avenue Harvest Fest



Winter Parade & City Tree Lighting



Blueberry Festival

Supported Art Week and Installed Public Art



Events to Give Back to the Community



Janzen House Building Fund
\$2,500

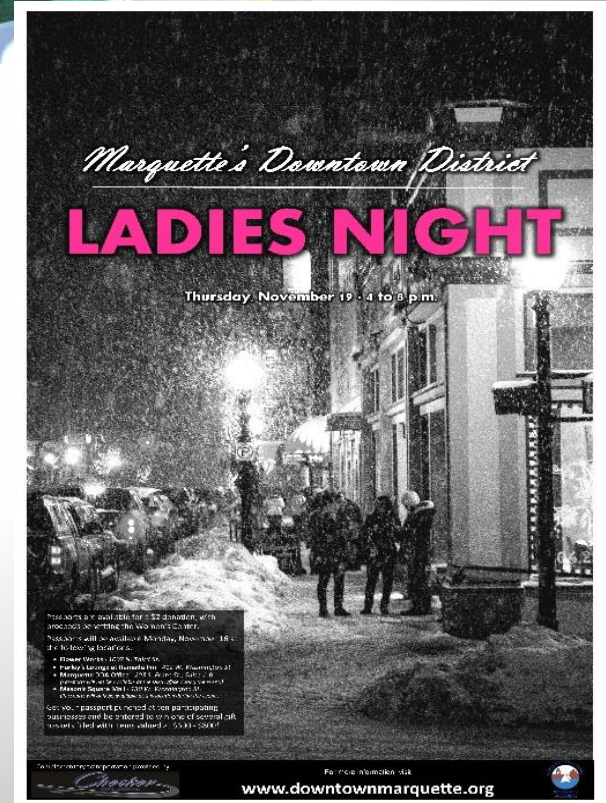
Classic Cars on Third



Women's Center

\$15,216

\$2,291



Meeting with Consultant on Branding & Identity Project



Downtown Marquette Farmers Market

- \$165/season vendor fee/\$10 per market daily vendors**
- 100 Participating Vendors
- Vendor fees cover approximately 20% of market costs
- Total Seasonal Cost to Operate the Market \$69,000
- DDA subsidizes cost of operations approximately \$45,000
- \$41,000 average annual pass-thru funds to Farmers/Vendors
- \$43,048 Supplemental Food Nutrition Programs
- Average Customer Attendance 2,043
- Estimated Season Market Vendor Sales \$1.6 million



DDA Board Identified Projects & Initiatives

- Continue Work with City for Sidewalk & Curb Replacements to improve walkability
- Continue to analyze, modify, and implement parking management strategies
- Implement façade improvement program to assist property owners & leverage private investment
- Continue to assist property owners to facilitate potential property improvement grants & leverage private investment
- Work to identify potential funding sources for Public Improvement Projects and Private/Public Partnerships
- Implement Branding and Signage Project
- Work to identify development opportunities for North Third Street & explore funding options
- Continue to plan for redesign of 100 Block of West Baraga Avenue when funding is available
- Continue to plan for and develop future parking in response to identified development needs
- Develop RFQ to Execute Downtown Strategic Plan and assist City in obtaining Redevelopment Ready Certification

“A single project cannot revitalize a downtown neighborhood...An ongoing series of initiatives is vital to create lasting progress”

National Main Street Center





Questions?

Comments?