

Village of BELLAIRE Downtown Development Authority



2016 ANNUAL REPORT

DDA Purpose...

Michigan's Public Act 197 of 1975 (as amended) allows Cities, Villages and Townships to form a Downtown Development Authority (DDA). One of the most significant purposes of a DDA is to:

- Promote economic growth by providing communities with the necessary legal, monetary, and organizational tools to revitalize downtown districts.



DDA Benefits...

1) Provides Downtown Management

- A voice for business owners and a forum for citizens to shape downtown.
- An official governing body of the Village which works with the Village Council.
- Leadership for downtown projects.

2) Promotes Economic Development

- Assists with business attraction and retention.
- Opportunities for state and federal programs (i.e. MEDC, CDBG Façade Grants).

3) Raises funds for downtown projects

- TIF program
- Special assessments
- Individual donations

These efforts RESULT in:

- A vibrant and sustainable downtown
- Strong sense of community
- A growing tax base that enables proper maintenance of our infrastructure, opportunities for our schools and children, and the support of quality Village services.



To Our Downtown Stakeholders,

The Bellaire DDA has experienced tremendous strides over the past year with the hiring of professional staff to assist in moving projects such as the Development and TIF Plan from concept to reality. The DDA Board is looking forward to working with you to continue strengthening our community through downtown leadership and economic development.

Sincerely,

Mark Irwin; DDA Chair

DDA Board

Mark Irwin, Chair

Don Hoyt, Vice Chair

Ken Fifelski,
Treasurer

Doug Dawson,
Secretary

Rolland Fink

Ryan McConnell

Don Seman

Joe Short

David Schulz,
Village President

NLEA, DDA Director

DDA History...

The Bellaire Downtown Development Authority (DDA) was organized in 2014 for the purpose of correcting and preventing deterioration in the business district; to increase property tax valuation where possible in the business district; and to eliminate the causes of the deterioration and to promote economic growth.

At the end of 2016, the DDA and Village Council adopted the Village of Bellaire DDA Development and Tax Increment Financing Plan. The Plan outlines the DDA's goals and objectives for the next 30 years including projects to improve infrastructure, walkability, aesthetics and design, and economic development. Included in the plan are TIF revenue projections to support these projects.

Contact Us

Village of Bellaire DDA

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Bellaire, MI 49615

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Recent Accomplishments of the DDA...

- Hired part-time professional staff to provide DDA services.
- Established a regular DDA newsletter and Facebook page for communicating with downtown stakeholders and other interested parties.
- Enhancements to the pedestrian walkway connecting rear parking lot to N. Bridge Street, in collaboration with stakeholders and partners.
- Installation of a “little free library” between Inspire Health Chiropractic and Uniquely North in partnership with the Bellaire Public Library.
- Production of Wayfinding Signage for pedestrians.
- Worked with L&R True Value who provided seating to enhance open spaces throughout the downtown.
- Finalized a Development and Tax Increment Financing Plan that received approval to begin collecting TIF Funds.



On the DDA Horizon...

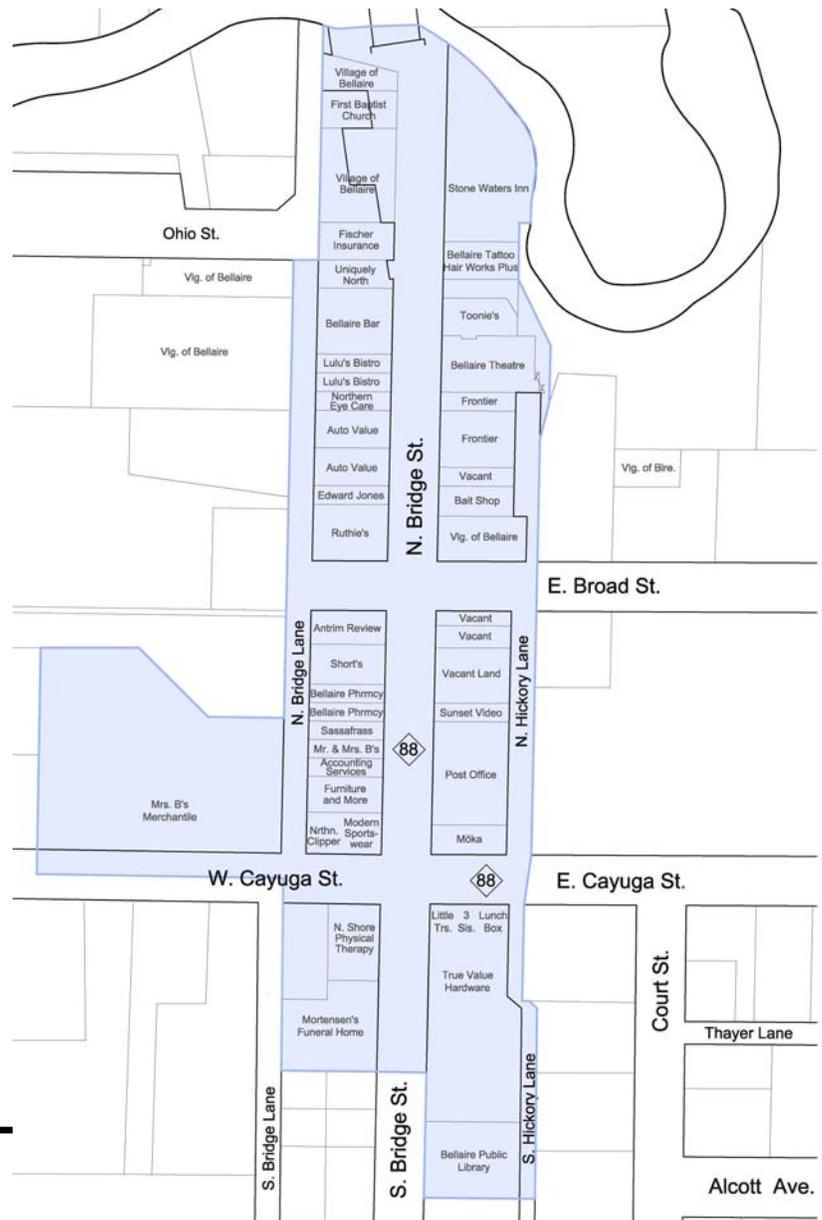
The DDA Board is working diligently on projects and activities to enhance the vibrancy and sustainability of our downtown. Over the next year, the Board will be focused on the following:

- Continued communication with Stakeholders and Partners.
- Diversification of revenue including: creation of a Principal Shopping District and Special Assessment; and various grant funding options.
- Address Bicycle Parking Options.
- Sidewalk Plan; identifying specific areas of concern and communicating these to Village and State offices.
- Establishment of a DDA Signature Event.
- Collaboration with the Bellaire Chamber of Commerce on educational and buy-local programs.



Geographic Boundaries of our DDA...

The DDA operates within what most people would consider our downtown, or Downtown Development District, which is generally defined from south of the bridge on N. Bridge Street to the Bellaire Public Library.



How you can help...

To help fund the projects in our Development Plan and other good work in the future, it is a DDA goal to secure a reliable source of future revenue. Accordingly, the DDA will be proposing the creation of a principal shopping district in an effort to diversify revenue. Please consider attending the regularly scheduled DDA board meetings and watch for upcoming public hearings where this, and many other items of importance to our downtown, will be discussed.

Get involved! The DDA Board meetings are held at 8:00 am at the Village of Bellaire Offices on the last Wednesday of each month. Please go to our webpage at www.bellairemichigan.com/dda.html or like us on Facebook at www.facebook.com/downtownbellaire/ for updates. You may also email us at director@downtownbellaire.com with any questions or to find out how to get involved.

Donations to the Bellaire Downtown Development Authority are welcome and tax deductible. Please make checks payable to Bellaire Downtown Development Authority and include your name, address, telephone, and email information. Send to: Village of Bellaire DDA, PO Box 1257, Bellaire, MI 49615.