# [Public Reporting for Tax Increment Financing - Public Act 57](https://miportland.org/downtown-development-authority-dda-tax-increm" \t "_blank)

Members:  
Organized by ordinance adopted November 16, 1992 the DDA usually meets usually the first Thursday after the first City Council meeting of the month (Check City Calendar)

|  |  | First Appointed | Expires |
| --- | --- | --- | --- |
| Dr. James Reagan, Chair | 207 W. Main St. | 11/16/1992 | 01/01/2021 |
| Brian Doyle | 115 S. Broadway | 11/16/1992 | 01/01/2021 |
| Eric Wakeman | 221 Nora St. | 01/22/2019 | 01/01/2020 |
| Rick Seese | 1160 W. Main St. | 12/04/2017 | 01/01/2023 |
| Mike Sprenger | 123 West Main | 01/22/2019 | 01/01/2022 |
| Julie Devoe | 329 N. Monroe | 01/22/2019 | 01/01/2023 |
| Rita Reister | 703 N. Washington | 01/01/2016 | 01/01/2020 |
| Martha Davis | 219 E. Main | 03/01/2021 | 01/01/2026 |
| Mike DeVore | 424 Elm |  |  |
| Michael Burns/Executive Director | , 301 E. Main St. |  |  |
|  |  |  |  |

Contact Information  
Lowell City Hall  
301 East Main Street  
Lowell, MI 49331  
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DDA Links:

* [Downtown Placemaking Plan](http://www.lowellmi.gov/document_center/boards%20&%20Commissions/Downtown%20Development%20Authority%20TIF%20Plan.pdf)   - Approved November 19, 2018
* [Lowell Stage & Showboat Masterplan -](https://www.dropbox.com/s/6eeg1nk2mv3fo9c/FINAL%20STAGE%20PLAN%20-%20020315.pdf?dl=0)2013
* [DDA Tax Increment Financing Plan](http://www.lowellmi.gov/document_center/boards%20&%20Commissions/Downtown%20Development%20Authority%20TIF%20Plan.pdf)
* Minutes of all the meetings
* DDA Map (think we should add this to our website)
* Link of the DDA budget

# Downtown Development Authority Fund

The City of Lowell created its Downtown Development Authority on November 16, 1992, in response to needs expressed by the Lowell Area Chamber of Commerce.

The authority consists of a nine-member board tasked with the responsibility of developing and implementing a development plan.

Accomplishments, Projects and Investment

* Each year the DDA contributes for marketing. Through the DDA support, the Chamber receives monies for community wide marketing. Additionally, monies are provided to the Chamber from the DDA for a summer concert series held downtown and Christmas activities. A link to the chamber and its activities are below

https://www.discover**lowell**.org

In October of 1994, a $1.235 million twenty year TIFA bond was issued through the Michigan Municipal Bond Authority so that downtown improvements could be undertaken from 1995 to 1998. In 1995, the demolition of the Hobby Stop building and construction of a seawall along the Flat River by Lafayette Street took place ($124,438).

In 1996, the streetscape work was completed from Jefferson to Broadway Streets. Also, the Broadway-Riverside parking lot was upgraded as well as the installation of a 12 inch water main crossing the Flat River. (Total Cost $1,237,503).

The streetscape project was extended from Broadway to Lincoln Lake Avenue in 1998 in coordination with projects completed by the Michigan Department of Transportation. The $245,000 project was supplemented by a Federal Transportation Enhancement Grant of $80,000. At this time, M-21 was repaved from the east City Limits to Valley Vista Drive, the M-21-Hudson Street intersection widened, and the old sluiceway near the Flat River Bridge was filled.

**CAPITAL IMPROVEMENT PROJECTS WITHIN THE DDA**

Following is a list of the major DDA projects since 1999 through present:

**In 1999, the following projects were completed:**

* Placement of a retaining wall, railing extension and sidewalk repair at the old Lee’s Landing site along Main Street ($100,749)
* Contribution toward completion of Main Street sidewalk projects ($20,000, $60,000 total)
* Construction of a crosswalk and sidewalk extension on the south side of Foreman Road west of Root Lowell and east of Cherry Creek. A culvert extension is planned as part of the school safety project ($14,176)

**In 2000, the following projects were completed:**

* Exterior work of the Chamber of Commerce building ($18,630)
* Engineering of Bowes Road sidewalk ($1,100)
* Engineering and property acquisition pertaining to Monroe and King Milling parking lot improvements ($70,000)
* City Hall Construction ($125,000)

A second bond issue of $1,100,000 was sold on December 16, 1999 to carry out further downtown improvements.

**During the years 2000-2003, the following projects were completed:**

* Extension of Riverwalk to Amphitheater (including sheet piling) $773,374.00
  + King Milling Parking Lot improvements
  + Monroe – Avery Parking Lot improvements
  + City Hall - Police Station Parking Lot
* Litehouse Sidewalk $17,000.00
* Sidewalk on north side of Bowes between West and Valley Vista Streets $14,268.00
* Graham Building Roof Contribution $17,253.00
* Showboat Amphitheater Upgrading $12,490.00
* Mid Michigan Railroad property purchase (off Kent Street) $36,058.00
* Bridge railing repair (M-21) $27,738.00
* Banner Poles $4,200.00
* Chamber of Commerce dumpster enclosure $26,500.00
* Tubular fence in King Milling Parking Lot $7,731.00

**During fiscal year 2003-2004, the following projects were completed:**

* Assistance for barrier free ramp, stairs and sidewalks at 202-206 West Main $16,115.00
* Downtown underground wiring $33,950.00
* Electric service upgrades at the City Hall block $10,617.00
* Traffic engineering study for downtown pedestrian crossing $5,700.00
* Assistance for purchasing 475 S. Hudson (Barton house) at fairgrounds $50,000.00

**During fiscal year 2004-2005, the following projects were completed:**

* Demolition of 475 S. Hudson $12,350.00
* Crosswalk markings $589.00
* Repair washout by Riverwalk stage $1,634.00
* Sidewalk replacement Avery (between N. Washington and Jefferson)

and Lincoln Lake (between Chatham and Main east side) $5,992.00

* Contribution toward speed board (total: $14,239) $7,239.00

**During fiscal year 2005-2006, the following projects were completed:**

* Construction of Public Works Garage fence $10,962.00
* Downtown Crosswalk Ramps $10,957.00
* Reducing downtown street lights from two to one globe (sample area) $6,500.00
* Reducing wattage from 175 to 100 watts on all downtown street lights $21,769.50
* Downtown clock repair $1,040.00

**During fiscal year 2006-2007, the following projects were completed:**

* Farmer’s market Start-up $3,650.00
* Showboat repair $3,930.00
* Showboat swing gate $489.00

**During fiscal year 2007-2008, the following projects were completed:**

* Painting the downtown light poles $21,150.00
* Farmer’s Market (assistance) $2,500.00
* Painting downtown clock $935.00

**During fiscal year 2008-2009, the following projects were completed:**

* Roto milling & repaving Riverside Drive, West Main to L&P $66,036.00
* Paving of Larkin’s – Post Office alley as well as Museum parking lot

(including underground electrical) $34,914.00

* Design of amphitheater renovation $2,850.00
* Farmers Market (assistance) $3,650.00

**During fiscal year 2009-2010, the following projects were completed:**

* Showboat electric upgrades $1,600.00
* West Riverbank Stabilization study $2,800.00
* Acquisition of parking lot located at the southwest corner of

West Main and Broadway $60,831.00

Phase I Environmental Study $2,400.00

Phase II Environmental Study $8,785.00

* Painting downtown light poles $14,930.00
* Wall restoration by 115-119 West Main $30,000.00
* Light repairs at library and veterans monument $4,140.58

**During fiscal year 2010-2011, the following projects were completed:**

* Crack sealing downtown parking lots $3,705.00
* Upgrade electric services at 115 and 123 W. Main $2,985.00
* Sold property located at 320 Kent to

Jice Pharmaceuticals (128 S. Washington) $15,000.00

* Sidewalks project in the Amity - Chatham – M21 area $12,125.00
* Design Charette Service for riverbank improvements (Design Plus) $6,500.00
* Purchase property from the Lowell Area Schools in and nearby

former Showboat Amphitheater $25,000.00

* Assistance from Williams & Works to submit MDNR Trust Fund Grant

for east side riverbank improvements $7,000.00

* City Hall Handicap Entrance Power Box $4,800.00
* Purchase of mower (one half cost) $3,955.00

**During fiscal year 2011-12, the following projects were completed:**

* Contribution to North Center street reconstruction $31,700.00
* Contribution to Ottawa/Brook streets reconstruction $17,100.00
* Downtown landscaping and tree removal $4,250.00
* Downtown street light improvements $14,400.00
* Fire station roof replacement $25,600.00
* Purchase property at 121 South Monroe $49,110.00

**During fiscal year 2012-13, the following projects were completed:**

* Contribution to Riverwalk Extension project $50,000.00

**During fiscal years 2013-14 and 2014-15, the following projects were completed:**

* Downtown Development Plan $30,000.00

**During fiscal years 2015-16, the following projects were completed:**

* Downtown Development Plan $33,000.00
* Contribution to the South Monroe temporary parking $10,000.00
* Contribution for South Monroe parking & utilities $334,000.00
* Contribution for Avery Street project $110,000.00
* Contribution for Lowell Arts 221 & 223 W. Main to fund $13, 447.00

handicap ramp

**During fiscal years 2016-2017, the following projects were completed:**

* Contribution to the Trail Project $35,000.00
* Sidewalk Improvement Project $34,407.00
* Contribution to the Downtown Chess Table $2,500.00

**During fiscal years 2017-2018, the following projects were completed:**

* Resurfacing of Broadway Street. $81,425
* Improvements to the old DPW Building for Riverwalk events $9,845

**During fiscal years 2018-2019 the following projects were completed:**

* Repaint City Entrance Signs $1,280.00
* Recreation Park master plan $13,500.00

**During fiscal years 2019 – 2020 the following projects were completed:**

* Recreation Park master plan
* Downtown street light improvements $6,525.15
* Purchase of 238 High Street $226,786.21
* Clear Sky technologies – Riverwalk sound system $11,146.03
* Groundhawg Excavating – Sidewalk work $12,668.13
* Riverside paving $72,235.19

**During fiscal years 2020 – 2021 the following projects were completed:**

* Lynch’s metal  **$**11,050.00
* Amity resurfacing $80,078.68
* Lynch’s metal trash cans and bench in downtown $22,683.17

Budget years run from July 1 through June 30

$545,794.00 projected revenue for 2019-2020

$600,000.00 projected revenue for 2020-2021

$757,500.00 projected revenue for 2021-2022

$789,787.19 projected expenses for 2019-2020

$788,475.23 projected expenses for 2020-2021

$1,095.763.87 projected expenses for 2021-2022

In the budget year ending 2019-2020, $200,369.52 is being projected as our ending fund balance. These monies will be utilized for future infrastructure projects.

In the budget year ending 2020-2021, $83,798.41 is being projected as our ending fund balance. These monies will be used for future infrastructure projects and trails.

The budget year 2021-2022 has a projected fund balance of $81,669.76. Employment, maintenance services of public spaces within the DDA district as well as administration of the district and community promotions are within the DDA budget. Most of the community promotions are conducted in collaboration with the Lowell Area Chamber of Commerce. The Downtown Development Authority is also in the process of updating its long term development plan.

Projects anticipated in this year’s budget include the following:

* Valley Vista – Bowes to Main $145,000.00
* Monroe and Main intersection $100,000.00