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Shelby Township to host public hearing on updated DDA plan

By **SEAN DELANEY**

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Shelby Township will host a public hearing on March 15 to gauge input from residents regarding an updated development and tax increment financing plan for the Downtown Development Authority District, which extends along Van Dyke.

According to Township Planning and Zoning Director Glenn Wynn, the adoption of an updated DDA plan is necessary for two primary reasons.

First, it expands the

boundaries of the DDA from 25 Mile Road to 26 Mile Road. Secondly, it resets the values that declined during the last recession.

"The original DDA plan was adopted in 2006 before the subsequent economic recession," Wynn said. "The recession resulted in declining assessed property values in the district, which effectively prevented the capture of tax increment revenues to reinvest for improvements in the district. In effect, the DDA was 'under water' relative to their ability to generate a revenue stream due to

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SEAN DELANEY - ADVISOR & SOURCE

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Input

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the property value declines.”

Resetting the base year property values will provide a new benchmark for property values and allow the DDA to begin recapturing funds again, Wynn said.

The preparation of the DDA plan also gives the township the opportunity to extend the DDA boundaries for an additional one mile segment of Van Dyke from 25 Mile Road to 26 Mile Road.

“This expanded boundary will allow the DDA to capture additional tax increment financing for the new development approved at the intersection of Van Dyke and 26 Mile Road,” Wynn said.

According to Wynn, the DDA recommended approval of the updated plan at their meeting in December.

“Before the Board of Trustees can officially take action on this plan it is necessary to establish a public hearing date and provide the appropriate notification required by state law,” Wynn said. “Multiple notices to property owners and taxing jurisdictions are required. To meet these requirements, a public hearing on the DDA plan by the Board of Trust-

ees has been tentatively scheduled for March 15.”

After the public hearing, state law requires a 60-day waiting period before the plan can be adopted.

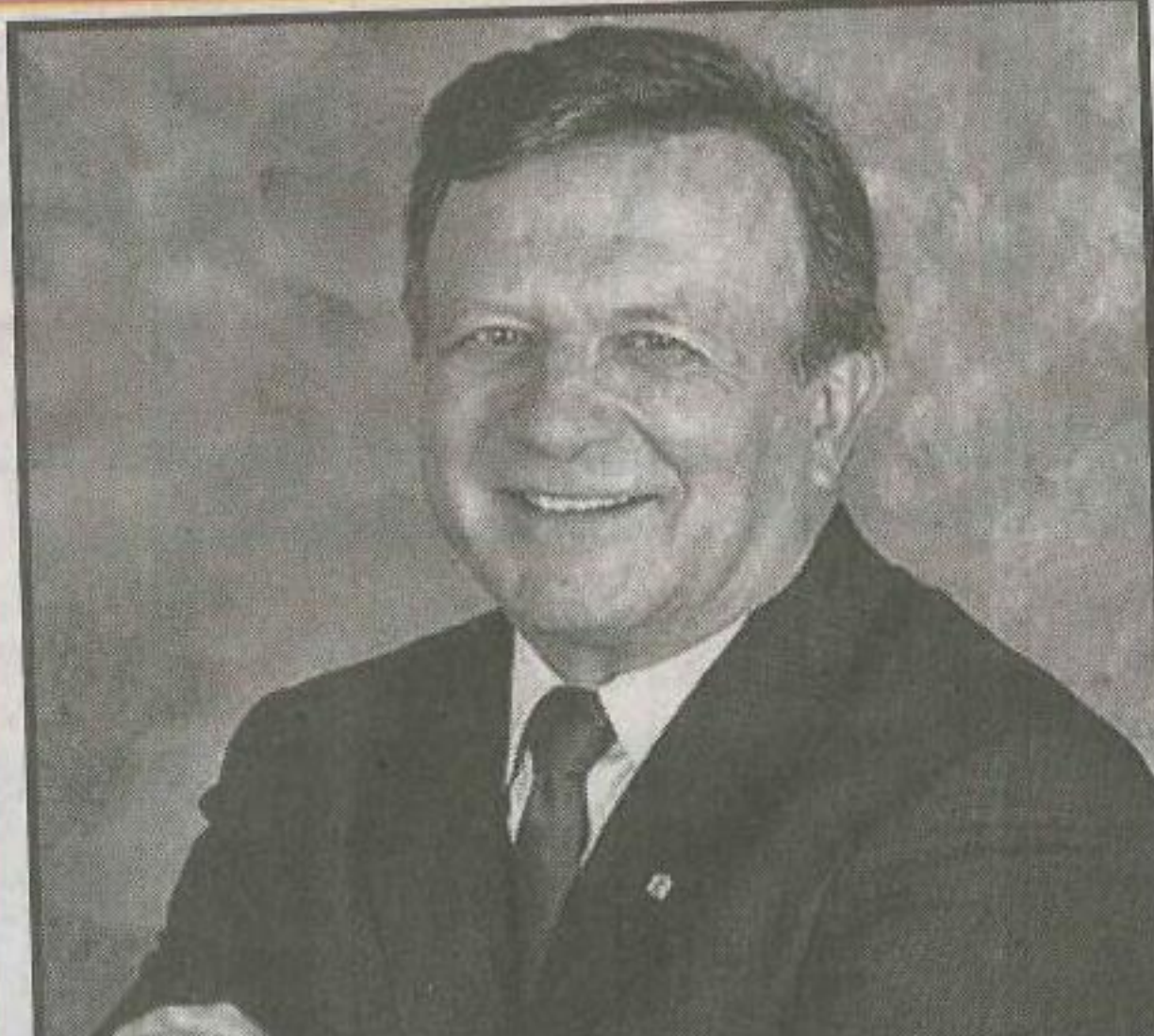
“The first opportunity for adoption is May 3, 2016,” Wynn said.

According to Wynn, the primary purpose of the DDA is to correct and prevent deterioration and promote economic growth within Shelby Township’s principal business district.

“The DDA captures taxes,” he said. “So if you have a parcel that has a value of \$100,000 and the assessed

value goes up by \$5,000, that extra increment of \$5,000 goes directly to the DDA. The school district and all the other taxing jurisdictions still get their share, but the DDA captures that \$5,000 increment, which they can use for programs in the district that have been approved by the DDA and the Board of Trustees. We’re not raising anyone’s taxes; we’re just capturing the taxes and using them for something else.”

For more information about the Shelby Township Downtown Development Authority, visit shelbytwppda.org.



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