

Village of Clinton  
Informational Meeting for Taxing Units  
December 18, 2019

**PURPOSE**

The Clinton Downtown Development Authority (DDA) was created in 1993 to help correct and prevent deterioration of the downtown. Central business districts in small towns were struggling to keep merchants in the store fronts and to fund capital improvements to enhance the downtown. On January 15, 1991, the Village adopted an ordinance to create the Clinton Downtown Development Authority. The original DDA Plan was adopted April 15, 1993. It was amended on March 1, 2010.

**DISTRICT**

The DDA District is basically the downtown along Michigan Avenue from east of Currier Street to Busch's Valu-Land. It runs from the north side of W. Church Street to Brown Street. The District is shown on the attached map.

**DDA PROJECTS**

The general DDA Projects are shown on page 11 of the DDA Plan. The Plan provides a basic overview of the projects anticipated by the DDA. The DDA Board and Village Council decide which projects they would like to undertake.

**DDA FUNDING.**

The governing legislation provides the DDA revenue through Tax Increment Financing (TIF). The value of the property in the DDA District is established from its inception. All taxing units levying taxes on base value of the property in the DDA District. The DDA receives revenue from the incremental increase in value from the base level.

For 2019 DDA tax collection, the DDA base tax value was shown at \$4,798,600 with the current value at \$8,463,022. That is a difference of \$3,664,422. The DDA will collect the taxes each taxing unit would have collected from the incremental value from each parcel of property in the DDA District. For example, the Village levied 9.5 mills so based on the incremental value it contributed \$34,812.00 to the DDA.

The Clinton DDA does not levy taxes on the Lenawee Intermediate School District, Clinton Community School District, Lenawee County Medicare, or the Department of Aging.

**DDA BUDGET**

Attached is a copy of the 2019-20 Budget and projections for the next four years. The Fiscal Year 2020 budget is exceptionally big because it includes the South Alley Construction Project. That project was estimated at \$383,000 with \$356,000 allocated to construction and \$27,000 to professional services. The project is completed, but the debt service schedule has not been finalized. It is anticipated to be a ten year note at 2.75 percent interest.

The FY 2020 Budget includes \$35,790 for the last debt service payment on the 2003 Streetscape Improvement Project. Looking forward, the DDA Budget will have an estimated \$49,000 for debt service on the South Alley Project, \$4,500 for miscellaneous projects or activities and \$1,800 for Operating Supplies.

#### **DDA STAFF & CONTRACTS**

The DDA does not have any staff. The work of the DDA is performed by the Village without charge to the DDA for staff. The DDA does not have any contracts for service.

#### **SUPPORTING INFORMATION**

The DDA Plan, DDA Board Members, DDA Minutes and Audit are on the Village's website at [www.villageofclinton.org](http://www.villageofclinton.org)