

DOWNTOWN DEVELOPMENT AUTHORITY

City Ordinance established the Downtown Development Authority (DDA) in April of 1980 with the mission to revitalize Downtown Alpena and implement positive physical, economic, and aesthetic changes in the downtown district. Alpena’s DDA operates in accordance with state law (Public Act 197 of 1975, now Public Act 57 of 2018). The DDA recommends and oversees downtown Tax Increment Financing (TIF) and the levy of an ad valorem tax (2 mill maximum) on all taxable property within the DDA district. The revenue from this ad valorem tax contributes to the operations of the authority, and funding that comes from TIF is invested into major projects and improvements in the downtown district led by the DDA.

The DDA allocates TIF funds following the improvements and projects as identified and outlined in the 2004 Downtown Development and Tax Increment Financing Plan (approved by the City of Alpena) and the 2017 Downtown Market Analysis and Strategic Plan. The DDA has further identified priority projects and improvements through its Capital Improvement Projects for the next five years, which have been approved by the DDA Board of Directors, City Council, and Planning Commission.

In 2022, the DDA contracted with Beckett & Raeder to review its existing boundaries and update its Downtown Development & TIF Plan. The DDA has received Technical Assistance grant funding through the Michigan Economic Development Corporation to cover 75% of the cost. The process is expected to be finished in FY 2022/2023.

The primary projects that are budgeted for FY 2022/2023 include:

- \$13,969 for Downtown Development & TIF Plan Update (246-728-801.000)
- \$4,000 for downtown bike racks and flower planters (246-728-730.000)
- \$4,000 for downtown alleyway improvements (246-728-982.200)
- \$7,500 for Fresh Waves, the DDA’s annual public mural project (246-728-982.200)

Additionally, the DDA has budgeted to continue marketing the downtown district, hosting promotional events, leading economic development activities, and investing in beautification initiatives such as hanging flower baskets, holiday decorations, and downtown maintenance.

The DDA currently has three full time employees: Executive Director, Marketing & Outreach Coordinator and a Parking Attendant and two-three seasonal employees that pick-up trash and cigarette butts throughout the downtown district.

Capital Outlay and Major Projects

Bike Rack & Flower Planters	246-728-730-000	\$	4,000
Fresh Waves & Alleyway	246-728-982-200		11,500
TIF Plan Update & Boundary Review	246-728-801.000		13,969
TOTAL DDA		\$	29,469

DEPARTMENTS	DESCRIPTION	20-21 ACTUAL	21-22 EST. CURRENT	22-23 BUDGET	23-24 PROJECTED
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Fund 246 & 248 - DDA FUND

REVENUES

Dept 000

246-000-402.000	CURRENT REAL PROP TAXES	0	0	27,000	27,000
246-000-402.001	TAX INCREMENTS	143,628	140,835	143,820	146,696
246-000-410.000	CURRENT PERS PROP TAXES	0	0	2,000	2,000
246-000-540.000	STATE GRANTS - MISC	0	9,218	9,218	0
246-000-573.000	LOCAL COMM STABILIZ SHARE	4,627	5,229	5,000	5,000
246-000-655.001	PARKING FINES	0	0	4,000	4,000
246-000-665.000	INTEREST INCOME	3,953	3,886	4,000	4,000
246-000-667.011	PARKING LOT RENTAL	0	0	2,800	2,900
246-000-667.012	BIKE RACK RENTAL	0	0	1,200	1,500
246-000-674.000	DONATIONS	0	1,500	1,500	1,500
246-000-677.000	MISCELLANEOUS	3,530	3,000	5,000	5,000
246-000-687.001	REFUNDS/REBATES	0	0	350	350
248-000-402.000	CURRENT REAL PROP TAXES	19,053	18,847	0	0
248-000-410.000	CURRENT PERS PROP TAXES	1,941	1,993	0	0
248-000-412.000	DELINQUENT PERS PROPERTY	47	0	0	0
248-000-540.000	STATE GRANTS - MISC	0	71,250	0	0
248-000-655.001	PARKING FINES	5,070	3,500	0	0
248-000-665.000	INTEREST INCOME	81	150	0	0
248-000-667.011	PARKING LOT RENTAL	2,318	2,900	0	0
248-000-667.012	BIKE RACK RENTAL	1,260	1,200	0	0
248-000-676.000	INSURANCE REIMBURSEMENTS	593	0	0	0
248-000-687.001	REFUNDS/REBATES	0	314	0	0
Totals for Dept 000 -		186,101	263,822	205,888	199,946

Dept 931 - TRANSFERS IN/OTHER FINANCING SOURCES

248-931-699.246	FR DDA FUND #2	8,732	0	0	0
Totals for Dept 931 - TRANS IN/OTHER FIN SRCS		8,732	0	0	0

TOTAL REVENUES		194,833	263,822	205,888	199,946
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APPROPRIATIONS

Dept 728 - ECONOMIC DEVELOPMENT

246-728-702.000	SALARIES & WAGES	76,896	75,410	113,850	115,800
246-728-709.000	WORKERS COMP INSURANCE	0	0	1,150	1,150
246-728-710.000	HEALTH INSURANCE	2,405	3,330	6,000	6,500
246-728-712.000	LIFE INSURANCE	104	104	125	125

DEPARTMENTS	DESCRIPTION	20-21 ACTUAL	21-22 EST. CURRENT	22-23 BUDGET	23-24 PROJECTED
Dept 728 - ECONOMIC DEVELOPMENT cont...					
246-728-713.000	LONG TERM DISABILITY	187	187	220	220
246-728-714.000	FICA	5,862	5,769	8,710	8,860
246-728-716.000	DEFINED CONTRIBUTION	2,471	2,662	4,865	3,374
246-728-717.000	DEFERRED COMP	1,172	1,235	1,500	1,530
246-728-721.000	HSA CONTRIBUTION	1,266	1,639	3,278	3,278
246-728-724.000	CONTINUING EDUCATION	939	1,800	1,800	1,800
246-728-727.000	SUPPLIES	2,247	1,600	2,500	1,900
246-728-730.000	DURABLE GOODS	7,136	0	4,000	4,000
246-728-791.000	DUES & SUBSCRIPTIONS	0	0	850	850
246-728-801.000	PROF & CONTRACTUAL	5,250	14,819	13,969	680
246-728-801.008	CONTRACT - AUDITORS	0	0	700	800
246-728-803.000	COMPUTER ADMIN SERVICES	1,598	2,743	2,897	3,000
246-728-825.000	GENERAL FUND SERVICES	1,042	1,073	4,692	4,833
246-728-850.000	COMMUNICATIONS	0	720	720	720
246-728-880.000	COMMUNITY PROMOTION	16,546	11,000	7,500	7,500
246-728-880.002	BEAUTIFICATION COMMITTEE	25,063	22,760	9,200	7,800
246-728-881.000	ECONOMIC PROMOTION	6,275	16,500	1,500	1,500
246-728-920.000	UTILITIES	121	1,880	2,000	2,100
246-728-930.000	REPAIRS & MAINTENANCE	2,862	3,800	3,800	3,800
246-728-932.012	MAINT - DDA SNOW REMOVAL	1,810	1,400	2,500	2,500
246-728-944.000	FIBER OPTIC RENT	225	232	240	246
246-728-956.000	MISCELLANEOUS	61	0	0	0
246-728-961.000	FEES	0	66	50	50
246-728-965.000	INSURANCE & BONDS	0	0	350	350
246-728-967.002	FACADE GRANTS - DESIGN	0	0	0	5,000
246-728-982.200	CAP - LAND IMPROVEMENTS	9,200	0	11,500	11,500
248-728-702.000	SALARIES & WAGES	28,572	18,548	0	0
248-728-710.000	HEALTH INSURANCE	424	462	0	0
248-728-712.000	LIFE INSURANCE	18	20	0	0
248-728-713.000	LONG TERM DISABILITY	33	33	0	0
248-728-714.000	FICA	2,183	1,419	0	0
248-728-716.000	DEFINED CONTRIBUTION	436	470	0	0
248-728-717.000	DEFERRED COMP	207	218	0	0
248-728-721.000	HSA CONTRIBUTION	224	224	0	0
248-728-791.000	DUES & SUBSCRIPTIONS	816	842	0	0
248-728-801.000	PROF & CONTRACTUAL	2,025	732	0	0
248-728-801.008	CONTRACT - AUDITORS	0	680	0	0
248-728-825.000	GENERAL FUND SERVICES	3,381	3,482	0	0
248-728-881.000	ECONOMIC PROMOTION	0	71,250	0	0
248-728-920.000	UTILITIES	2,720	73	0	0

DEPARTMENTS	DESCRIPTION	20-21 ACTUAL	21-22 EST. CURRENT	22-23 BUDGET	23-24 PROJECTED
Dept 728 - ECONOMIC DEVELOPMENT cont...					
248-728-930.000	REPAIRS & MAINTENANCE	850	0	0	0
248-728-965.000	INSURANCE & BONDS	2,061	1,408	0	0
Totals for Dept 728 - ECONOMIC DEVELOPMENT		214,688	270,590	210,466	201,766
Dept 906 - DEBT SERVICE					
246-906-991.007	LAND ACQUISITION - PRINCIPAL	2,372	3,600	3,642	3,798
246-906-993.000	LAND ACQUISITION - INTEREST	2,436	1,636	1,630	1,474
Totals for Dept 906 - DEBT SERVICE		4,808	5,236	5,272	5,272
Dept 966 - TRANSFERS OUT/OTHER FINANCING USES					
246-966-995.248	TRANSFER TO DDA #5	8,732	0	0	0
Totals for Dept 966 - TRANS OUT/OTHER FIN USES		8,732	0	0	0
TOTAL APPROPRIATIONS		228,228	275,826	215,738	207,038

PROJECTED FUND BALANCE			
Budgeted Net Revenues (Expenditures)	6/30/2023	\$	(9,850)
Current Est. Operating Surplus (Deficit)	6/30/2022	\$	(12,004)
Fund Balance From Prior Year	6/30/2021	\$	255,682
FUND BALANCE			
ASSIGNED			
ECONOMIC DEVELOPMENT		\$	55,000
UNASSIGNED			
PROJECTED FUND BALANCE AT FISCAL YEAR END 2022-23		\$	178,829
TOTAL FUND BALANCE		\$	233,829