Public Act 57 of 2018
Downtown Development Authority
and
Tax Increment Financing Authority
Year End Update Presentation
December 9, 2019
Why we are here today?
To inform the public of the goals and the direction of the DDA and TIFA, including possible future projects.
Downtown Development Authority (DDA)

The Romulus DDA is a municipal corporation created by the City of Romulus in 1981 under Public ACT 197 of 1975, as amended.
Why?

It was created
• to reverse the pattern of deterioration,
• to assist in the development in the downtown area, and
• to plan for and implement certain public improvements that are considered necessary for future economic growth.
What can we do to help economic growth

• Business Retention
• Business Recruitment
• Marketing & Promotion
• Corridor Enhancements
• Streetscape Maintenance
• Wayfinding
• Façade Improvements
• Creative Arts & Design Projects
• Park Development
• Road Improvements
The DDA shall consist of not less than (7) members nor more than (13) persons appointed by the Mayor and approved by City Council.

The Authority meets on the second Wednesday of each month at 10:30am in the City Council Chambers.
We currently have 13 members serving on the DDA, to serve on the board you must be a resident, own or have interest in property within the district.

Keith Johnston, Chairperson
Cindy Croft, Vice-Chairperson
Randy Moffat, Secretary
LeRoy Burcroff, Mayor
Stacy Paige, DDA Treasurer
Doug Clark, Doug O'Leary, Rev. James Bowen
Jeremy Westcott, Brian Bush, Kevin Higgins
Rick Perry, Rachel Botu
How is it funded?

• There are 318 parcels in the DDA - 180.152 acres
• The DDA captures the tax increments based on the operating millage from the following taxing jurisdictions
  • City of Romulus - Operating, Sanitation, Library & Public Safety
  • Wayne County - Operating, Jail, Veterans, Parks, Transit Authority, and Community College
  • Huron Clinton Metropark Authority
DDA Accomplishments

- Demolition of abandoned and deteriorated buildings
- Ornamental Streetlights in 2002
- Property purchase for redevelopment
- Expansion of Romulus Historical Park
- Goddard Road Joint Repair
- Streetlight Banners in 2005
- Senior Center Construction - $3.4 million in combined DDA bonds & CDBG grants - 2005
- Shook Road Public Parking Lot - 2005
- Purchase of 11189 Shook Road at auction
- Façade Enhancement Grant Program 2007
- Monument and Other Signage - 2009
- Street Clock at 5-Points - 2009
- Parking lot construction at MaryAnn Banks Park - 2009
- Updated Plan/Ordinance & Studies

- Restoration of downtown historical buildings, including the Gazebo & CSX Caboose
- Property Purchase/Seniors Community Garden
- Property Purchase / 36542 Goddard Road-from the City of Romulus.
- Goddard Road Reconstruction, includes new streetscape, landscaping, parking lot and wayfinding signage
- Historical Park Pavilion Grant- 2010/2011 - completed in August 2011
- Street lights in Romulus Historical Park were converted to LED lighting- Oct.2011
- Partner with the Romulus Arts Council Public Art Project 2015
- Sponsors Park Maintenance for the Romulus Historical Park and Mary Ann Banks Park
- Multiple DDA Sponsored/Co-Sponsored Events throughout the year
- Created Downtown Romulus Facebook in 2013
DDA Accomplishments
Objectives

- **Economic Goals**
  - Improve the overall business climate through planning, promotion, coordination of activities and implementation of specific improvement projects

- **Circulation**
  - Provide for efficient safe and convenient traffic movement which minimizes vehicular and pedestrian conflict
  - Support traditional downtown walkability with streetscape and wayfinding improvements

- **Facilities & Services**
  - Development that is supported by the city’s existing and planned infrastructure
  - Continued streetscape improvements and public investment in greenspace and pocket parks

- **Building & Site Improvements**
  - Ensure new development is compatible with traditional downtown character, promote high quality site improvements and building design to ensure the long-term viability of the downtown

- **Land Use & Redevelopment**
  - Maximize the potential of vacant and underutilized sites to promote infill development
  - Accommodate commercial development and redevelopment while remaining sensitive to the adjacent residential neighborhoods

- **Operational Goals**
  - Collaborate with the Chamber, major employers, school district, etc. to market downtown as a vibrant live/work destination
  - Continue to offer a wide range of events and activities
Possible Future Projects

• Huron River Pathway – this is a connection from the I-275 bike trial to the downtown
• Create a Business Incubator at the Shook Road Building
• Update and re-establish the Façade Program
• Housing on the DDA vacant properties
• Create a Pollinators Garden with sculptures
• Community Art including a mural on the side of the brewery building
• Increase our advertising and marketing efforts
• Develop a DDA website
Tax Increment Finance Authority (TIFA)

The Romulus TIFA was incorporated on October 22, 1984 by the City of Romulus under Public Act 450 of 1980.
Why?

It was created with the objective of stimulating and encouraging economic development activities with the TIFA District.
Objectives

• Offer improvement projects that seek to visually enhance the City and reflect its character thereby creating an attractive, memorable environment for businesses and residents.

• Improve the quality and diversity of the transportation system in the City to ensure convenient and enjoyable access to the City’s important destinations.

• Expand and improve the services and facilities offered to residents and businesses to improve the quality of life in Romulus.

• Initiate research, planning, and other efforts to improve understanding of resources and opportunities in the TIFA district.
TIFA Board Members

The TIFA Board shall consist of not less than (7) members nor more than (13) persons appointed by the Mayor and approved by City Council.

TIFA meets on the second Wednesday of every month at 11:30 a.m., in the City Hall Council Chambers.
We currently have 11 members serving on TIFA.

Matthew Raftary, Chairperson
Michael Hoffman, Vice-Chairperson
Larry Williams, Secretary
Julie Allison, Dan Bales, Daryl Jamieson, Emery Long, Jeff Mansfield, Don Morris, Randy Moffat, Dean Trudeau
How is it Funded?

- There are 980 parcels in the TIFA District - 9,070.487 acres
- The TIFA captures the tax increments based on the operating millage from the following taxing jurisdictions
  - City of Romulus - Operating, Sanitation, Library and Public Safety
  - Wayne County - Operating, Jail, Veterans, Parks, Transit Authority, and Community College
  - Huron Clinton Metropark Authority
  - Romulus Schools Operating
  - RESA and State Education Tax
TIFA Accomplishments

- Enhancement Projects
  - Wickham Road – Landscaping & Ornamental Lighting
  - Merriman Road – Landscaping & Ornamental Lighting

- Water Main
  - Hildebrandt Section 13
  - Harrison Road

- Road Resurface
  - Wahrman Road – Pennsylvania to Eureka
  - Wick Road – Inkster to Middlebelt
  - Goddard Road – Inkster to Middlebelt
  - Flynn Road – Merriman to Hudson

- New Road Construction
  - Smith Road – Merriman to Vining
  - Flynn Drive – East of Merriman
  - Hildebrandt – Inkster to Harrison
  - Vining Road – Wick to Smith
  - Vining Interchange

- Road Reconstruction
  - Wick Road – Wickham west to Lisa Dr.
  - Smith Road – Middlebelt east to dead –end
  - Smith Road – Middlebelt to Merriman
  - Wickham Road – Wick to Merriman
  - Harrison Road – Eureka to Northline
  - Merriman Road – Ecorse to Flynn
  - Northline Road – Inkster to Middlebelt
  - Inkster Road – Goddard north to RR Tracks
  - Goddard Road – Goddard and Middlebelt Intersection
  - Eureka Road - Merriman to I-275
  - Eureka Road - Inkster to Middlebelt
  - Merriman Road – Closed intersection to Smith
  - Vining Road -
  - Harrison -
  - Hildebrandt – Middlebelt to
  - Ecorse – Merriman to Vining
TIFA Accomplishments Cont.

• Other TIFA Projects
  • Goddard Culverts

• Public Facilities
  • Romulus Athletic Center
  • Animal Shelter
  • DPW Facility Improvements
Possible Future Projects

- Sidewalk Improvements
  - Wickham Road Pedestrian Walkway

- Public Facility Improvements
  - Water Main & Sanitary Sewer Systems
  - Storm Water drainage

- Road Improvements
  - Smith Road – Merriman to Middlebelt
  - Smith Road – Vining to Merriman
  - Wick Road – Inkster to Middlebelt
  - Inkster Road – Eureka to Beverly
  - Ecorse Road – Inkster to Middlebelt
  - Wayne Road – Wick to Smith
  - Inkster and I-94 Interchange
  - Inkster Road – VanBorn to Ecorse
  - Inkster and Ecorse Intersection
  - Inkster Road – Ecorse to Wick
  - Harrison Road – Goddard to Northline
  - Vining Road – Wick to Smith & between I-94 and the Goddard Road Service Drive

- Corridor Enhancements
  - Ecorse Road
  - Eureka Road
  - Wayne Road
  - Inkster Road
  - Middlebelt Road
  - Wick Road
  - Harrison Road
  - Wahrman Road
  - Smith Road

- Gateway Treatments
  - Ecorse & Inkster
  - Eureka & Inkster
  - I-94 & Merriman
  - I-94 & Vining Road
Goals

• Open Space Acquisition
• Property/Structure Acquisition
• Creative Art & Design Projects
• Relocation of overhead utilities
• Update Traffic Signals
• Street signage improvements & implementation of wayfinding system
• Transit - Alternative modes of transportation
• Technology Improvements (Wireless Communication Wi-Fi)
• New Park Development
Debt Obligations

• TIFA - Romulus Athletic Center final bond payment will be 2027
• TIFA - Vining Extension/Ecorse Improvements, final bond payment will be 2034
• DDA - Goddard Road Streetscape final Bond payment will be 2033
Vision for DDA and TIFA

To plan for the proper use of tax increment financing dollars in a manner that will creatively, positively, and pro-actively contribute to the economic development and redevelopment of the Downtown Development Authority and the Tax Increment Finance Authority Districts in the City of Romulus.
Questions

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