



Alpena Downtown Development Authority (DDA)
124 E. Chisholm St. Alpena, MI 49707
www.downtownalpenami.com | 989-356-6422

DATE: December 12, 2022
TO: Alpena County Commissioners
COPY: Mary Catherine Hannah, County Administrator
FROM: Anne Gentry, Downtown Development Authority
RE: Alpena Downtown Development Boundary Expansion & Amended and Restated Downtown Development and Tax Increment Financing Plan (TIF)

On December 5, 2022, Alpena City Council held a public hearing on the proposed Downtown Development Authority (DDA) Boundary Expansion and Amended and 2022 Restated Downtown Development and Tax Increment Financing Plan (TIF). All property owners in the expanded district were sent notification via mail and encouraged to submit written feedback or attend the hearing to share their comments.

The DDA began the process in 2020 to evaluate our current boundaries and a possible expansion after hearing requests from property and business owners outside of our current district to include them in our district so they may benefit from our programming and grant opportunities only available to DDA properties.

City Council must wait at minimum 60 days after the hearing before adopting an amended ordinance that would expand our boundaries and adopt the 2022 Amended & Restated Downtown Development and TIF Plan. At earliest, this would be on the agenda for a February 2023 Council Meeting. Between now and then, Alpena Community College and Alpena County, the two taxing jurisdictions who would also be affected, have the opportunity to opt out or agree to a different form of tax capture. We are hopeful that both will be supportive of these efforts to improve our community and encourage positive economic growth.

We are taking the long view with this boundary expansion. If approved, it will shape the future development of the areas under consideration. DDA reinvestment of TIF funds—in addition to grant funding that would now be available to those properties—have been proven to spark additional investment inside and outside the district. Without these tools only available to properties within a DDA district, many of the redevelopment projects we have seen in our district would not have happened. The future revenue that would be collected through TIF from the County (just under \$1,000) will be returned to that district ten-fold in the first year through DDA reinvestment. A single grant award through the MEDC could more than make up for the 30-year projected “loss” from the County.

A healthy downtown improves the entire community’s quality of life and increases property value in the areas adjacent to our current district. As an example, a study by the Michigan Economic Development (MEDC) found that every \$1.00 invested by them in six cities being studied (Alpena being one of them) created \$5.13 in nearby commercial property value and \$1.05 in nearby residential property value. Our downtown’s growth has become a selling point for Alpena, making it an even more attractive place to visit, live, and invest.



Alpena Downtown Development Authority (DDA)
124 E. Chisholm St. Alpena, MI 49707
www.downtownalpenami.com | 989-356-6422

We appreciate your consideration of the boundary expansion and the adoption of the new plan. A significant amount business and property owners in the areas under consideration have expressed their support and desire to be included in the district, realizing the benefit it can offer to their properties, businesses, and the community as a whole.

We are proud of the positive growth we have seen and helped facilitate in our current district since the DDA was formed in 1980. This expansion is critical to continuing Alpena's growth and will open up opportunities for property and business owners to benefit from grants, marketing, beautification, and other programs facilitated by the DDA.

We appreciate your consideration and support throughout this process. I will be at the meeting on December 20 to give a brief presentation about the DDA and the expansion process.

A handwritten signature in cursive script, appearing to read "Anne Gentry".

Anne Gentry
Executive Director