



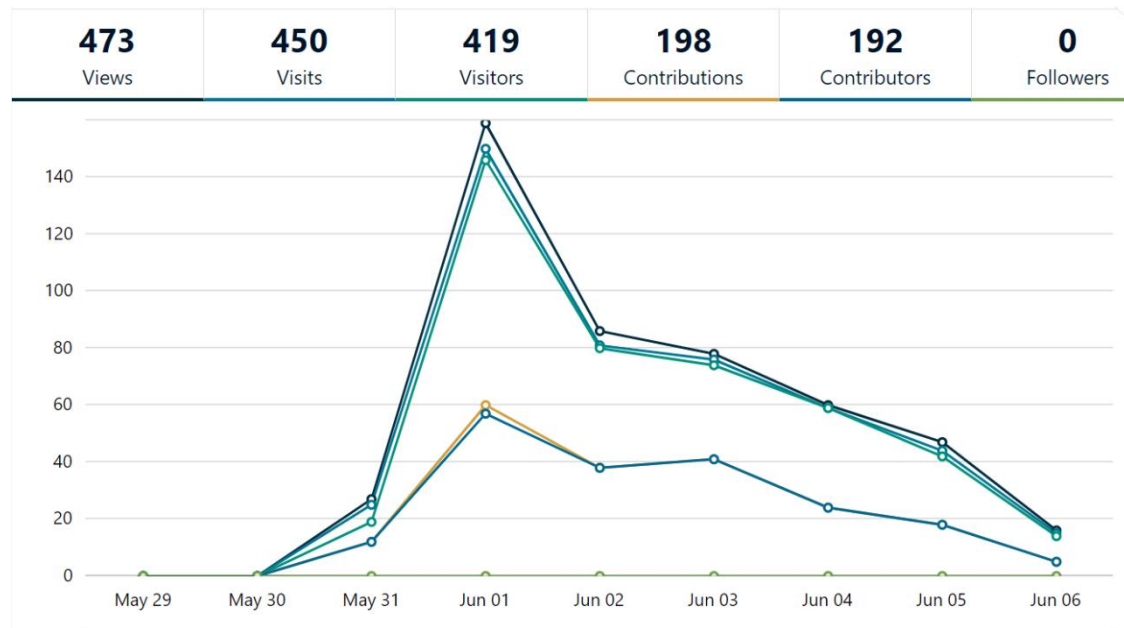
Memorandum

TO: City of Adrian Downtown Development Authority Board
FROM: Jane Dixon, AICP and the McKenna Team
SUBJECT: Strategic Workshop
DATE: June 6, 2024

At the June 12th meeting we will work with you through three activities to further develop the vision of the plan, identify specific site for projects, and prioritize potential projects for the Downtown Development Plan. To help inform these exercises we have included three scenarios of growth for the TIF. We will briefly summarize the response to the survey we have received thus far. More information on these items is provided below.

SURVEY RESPONSE (ONGOING)

We have received 198 survey responses as of June 6. Thus far, responses have focused on the maintenance of buildings, the desire for more restaurants, and more special events. Many of the open-ended questions display a sense of pride in the historic qualities of Downtown. We will provide a full summary of results once the survey closes on July 7.



TIF PROJECTIONS

The amendment to the Tax Increment Finance plan requires projections of what revenue may result from expected growth of the tax increment. We have modeled three scenarios – a conservative growth scenario at 1.25% growth to taxable value a year, a moderate scenario at 1.75% growth to taxable value, and high growth



scenario at 2.25%. The projections have been made from the 2019 assessed and taxable values for the purposes of this exercise, actual numbers for years 2020-2023 will be supplied for the plan. These values can give you a perspective on the type of funding the DDA can expect to be able to utilize for the duration of this plan and can help contextualize priorities that we will work on later.

The full tables are included on pages 3-5 of this memo. We hope you will share what your economic outlook is for Downtown Adrian.

EXERCISES

We will be collaborating with the DDA Board to walk through three activities. The three exercises will be structured as follows:

I. Strengths, Weaknesses, Opportunities, Threats

We will work collaboratively to identify the main strengths and opportunities for Downtown as well as any weaknesses or threats. This will lay the groundwork for setting the goals and vision of the plan.

II. Asset Mapping

Utilizing a large scale map, we will place stickers for different types of projects and help create a fuller understanding of what sites should be prioritized for certain improvements.

III. Project Prioritization

Working from an initial list of projects that have been compiled through the input from the Board and the initial survey results we will work to allocate funds and priority to each item.

NEXT STEPS

- Stakeholder Interviews: June 14 - 28
- Development Area Citizens Council: Awaiting Response to Letters
- Drafting the Plan

Conservative Growth Scenario

Year	DDA District Taxable Value	Mill Rate	Development Area Taxable Value Increment YOY	Total Development Area Taxable Value Increment	Total "Available" Tax Increment
Base year 1990	\$8,526,194	20.0039	0		\$ -
2024*	\$13,373,921.87	20.0039	\$165,110.15	\$4,847,727.87	\$ 96,973.46
2025	\$13,541,095.89	20.0039	\$167,174.02	\$5,014,901.89	\$ 100,317.60
2026	\$13,710,359.59	20.0039	\$169,263.70	\$5,184,165.59	\$ 103,703.53
2027	\$13,881,739.09	20.0039	\$171,379.49	\$5,355,545.09	\$ 107,131.79
2028	\$14,055,260.82	20.0039	\$173,521.74	\$5,529,066.82	\$ 110,602.90
2029	\$14,230,951.58	20.0039	\$175,690.76	\$5,704,757.58	\$ 114,117.40
2030	\$14,408,838.48	20.0039	\$177,886.89	\$5,882,644.48	\$ 117,675.83
2031	\$14,588,948.96	20.0039	\$180,110.48	\$6,062,754.96	\$ 121,278.74
2032	\$14,771,310.82	20.0039	\$182,361.86	\$6,245,116.82	\$ 124,926.69
2033	\$14,955,952.21	20.0039	\$184,641.39	\$6,429,758.21	\$ 128,620.24
2034	\$15,142,901.61	20.0039	\$186,949.40	\$6,616,707.61	\$ 132,359.96
2035	\$15,332,187.88	20.0039	\$189,286.27	\$6,805,993.88	\$ 136,146.42
2036	\$15,523,840.23	20.0039	\$191,652.35	\$6,997,646.23	\$ 139,980.22
2037	\$15,717,888.23	20.0039	\$194,048.00	\$7,191,694.23	\$ 143,861.93
2038	\$15,914,361.83	20.0039	\$196,473.60	\$7,388,167.83	\$ 147,792.17
2039	\$16,113,291.36	20.0039	\$198,929.52	\$7,587,097.36	\$ 151,771.54
2040	\$16,314,707.50	20.0039	\$201,416.14	\$7,788,513.50	\$ 155,800.65
2041	\$16,518,641.34	20.0039	\$203,933.84	\$7,992,447.34	\$ 159,880.12
2042	\$16,725,124.36	20.0039	\$206,483.02	\$8,198,930.36	\$ 164,010.58
2043	\$16,934,188.41	20.0039	\$209,064.05	\$8,407,994.41	\$ 168,192.68
2044	\$17,145,865.77	20.0039	\$211,677.36	\$8,619,671.77	\$ 172,427.05
2045	\$17,360,189.09	20.0039	\$214,323.32	\$8,833,995.09	\$ 176,714.35
2046	\$17,577,191.45	20.0039	\$217,002.36	\$9,050,997.45	\$ 181,055.25
2047	\$17,796,906.35	20.0039	\$219,714.89	\$9,270,712.35	\$ 185,450.40
2048	\$18,019,367.68	20.0039	\$222,461.33	\$9,493,173.68	\$ 189,900.50
2049	\$18,244,609.77	20.0039	\$225,242.10	\$9,718,415.77	\$ 194,406.22
2050	\$18,472,667.40	20.0039	\$228,057.62	\$9,946,473.40	\$ 198,968.26
2051	\$18,703,575.74	20.0039	\$230,908.34	\$10,177,381.74	\$ 203,587.33
2052	\$18,937,370.43	20.0039	\$233,794.70	\$10,411,176.43	\$ 208,264.13
2053	\$19,174,087.57	20.0039	\$236,717.13	\$10,647,893.57	\$ 212,999.40
2054	\$19,413,763.66	20.0039	\$239,676.09	\$10,887,569.66	\$ 217,793.85
TOTAL for 30 year plan					\$ 4,766,711.19

*Based on 2019 real numbers, 2020-2023 will be updated to reflect actuals when received

Moderate Growth Scenario

Year	DDA District Taxable Value	Mill Rate	Development Area Taxable Value Increment YOY	Total Development Area Taxable Value Increment	Total "Available" Tax Increment
Base year 1990	\$8,526,194	20.0039	0		\$ -
2024*	\$13,707,419.74	20.0039	\$235,754.15	\$5,181,225.74	\$ 103,644.72
2025	\$13,947,299.59	20.0039	\$239,879.85	\$5,421,105.59	\$ 108,443.25
2026	\$14,191,377.33	20.0039	\$244,077.74	\$5,665,183.33	\$ 113,325.76
2027	\$14,439,726.43	20.0039	\$248,349.10	\$5,913,532.43	\$ 118,293.71
2028	\$14,692,421.65	20.0039	\$252,695.21	\$6,166,227.65	\$ 123,348.60
2029	\$14,949,539.02	20.0039	\$257,117.38	\$6,423,345.02	\$ 128,491.95
2030	\$15,211,155.96	20.0039	\$261,616.93	\$6,684,961.96	\$ 133,725.31
2031	\$15,477,351.19	20.0039	\$266,195.23	\$6,951,157.19	\$ 139,050.25
2032	\$15,748,204.83	20.0039	\$270,853.65	\$7,222,010.83	\$ 144,468.38
2033	\$16,023,798.42	20.0039	\$275,593.58	\$7,497,604.42	\$ 149,981.33
2034	\$16,304,214.89	20.0039	\$280,416.47	\$7,778,020.89	\$ 155,590.75
2035	\$16,589,538.65	20.0039	\$285,323.76	\$8,063,344.65	\$ 161,298.34
2036	\$16,879,855.58	20.0039	\$290,316.93	\$8,353,661.58	\$ 167,105.81
2037	\$17,175,253.05	20.0039	\$295,397.47	\$8,649,059.05	\$ 173,014.91
2038	\$17,475,819.98	20.0039	\$300,566.93	\$8,949,625.98	\$ 179,027.42
2039	\$17,781,646.83	20.0039	\$305,826.85	\$9,255,452.83	\$ 185,145.15
2040	\$18,092,825.65	20.0039	\$311,178.82	\$9,566,631.65	\$ 191,369.94
2041	\$18,409,450.10	20.0039	\$316,624.45	\$9,883,256.10	\$ 197,703.67
2042	\$18,731,615.47	20.0039	\$322,165.38	\$10,205,421.47	\$ 204,148.23
2043	\$19,059,418.74	20.0039	\$327,803.27	\$10,533,224.74	\$ 210,705.57
2044	\$19,392,958.57	20.0039	\$333,539.83	\$10,866,764.57	\$ 217,377.67
2045	\$19,732,335.35	20.0039	\$339,376.77	\$11,206,141.35	\$ 224,166.53
2046	\$20,077,651.21	20.0039	\$345,315.87	\$11,551,457.21	\$ 231,074.19
2047	\$20,429,010.11	20.0039	\$351,358.90	\$11,902,816.11	\$ 238,102.74
2048	\$20,786,517.79	20.0039	\$357,507.68	\$12,260,323.79	\$ 245,254.29
2049	\$21,150,281.85	20.0039	\$363,764.06	\$12,624,087.85	\$ 252,530.99
2050	\$21,520,411.78	20.0039	\$370,129.93	\$12,994,217.78	\$ 259,935.03
2051	\$21,897,018.99	20.0039	\$376,607.21	\$13,370,824.99	\$ 267,468.65
2052	\$22,280,216.82	20.0039	\$383,197.83	\$13,754,022.82	\$ 275,134.10
2053	\$22,670,120.61	20.0039	\$389,903.79	\$14,143,926.61	\$ 282,933.69
2054	\$23,066,847.72	20.0039	\$396,727.11	\$14,540,653.72	\$ 290,869.78
TOTAL for 30 year plan					\$ 5,872,730.76

*Based on 2019 real numbers, 2020-2023 will be updated to reflect actuals when received

High Growth Scenario

Year	DDA District Taxable Value	Mill Rate	Development	Total	Total "Available" Tax Increment
			Area Taxable Value Increment YOY	Development Area Taxable Value Increment	
Base year 1990	\$8,526,194	20.0039	0		\$ -
2024*	\$14,220,109.78	20.0039	\$346,831.95	\$5,693,915.78	\$ 113,900.52
2025	\$14,575,612.53	20.0039	\$355,502.74	\$6,049,418.53	\$ 121,011.96
2026	\$14,940,002.84	20.0039	\$364,390.31	\$6,413,808.84	\$ 128,301.19
2027	\$15,313,502.91	20.0039	\$373,500.07	\$6,787,308.91	\$ 135,772.65
2028	\$15,696,340.48	20.0039	\$382,837.57	\$7,170,146.48	\$ 143,430.89
2029	\$16,088,748.99	20.0039	\$392,408.51	\$7,562,554.99	\$ 151,280.59
2030	\$16,490,967.72	20.0039	\$402,218.72	\$7,964,773.72	\$ 159,326.54
2031	\$16,903,241.91	20.0039	\$412,274.19	\$8,377,047.91	\$ 167,573.63
2032	\$17,325,822.96	20.0039	\$422,581.05	\$8,799,628.96	\$ 176,026.90
2033	\$17,758,968.53	20.0039	\$433,145.57	\$9,232,774.53	\$ 184,691.50
2034	\$18,202,942.75	20.0039	\$443,974.21	\$9,676,748.75	\$ 193,572.71
2035	\$18,658,016.32	20.0039	\$455,073.57	\$10,131,822.32	\$ 202,675.96
2036	\$19,124,466.72	20.0039	\$466,450.41	\$10,598,272.72	\$ 212,006.79
2037	\$19,602,578.39	20.0039	\$478,111.67	\$11,076,384.39	\$ 221,570.89
2038	\$20,092,642.85	20.0039	\$490,064.46	\$11,566,448.85	\$ 231,374.09
2039	\$20,594,958.92	20.0039	\$502,316.07	\$12,068,764.92	\$ 241,422.37
2040	\$21,109,832.90	20.0039	\$514,873.97	\$12,583,638.90	\$ 251,721.85
2041	\$21,637,578.72	20.0039	\$527,745.82	\$13,111,384.72	\$ 262,278.83
2042	\$22,178,518.19	20.0039	\$540,939.47	\$13,652,324.19	\$ 273,099.73
2043	\$22,732,981.14	20.0039	\$554,462.95	\$14,206,787.14	\$ 284,191.15
2044	\$23,301,305.67	20.0039	\$568,324.53	\$14,775,111.67	\$ 295,559.86
2045	\$23,883,838.31	20.0039	\$582,532.64	\$15,357,644.31	\$ 307,212.78
2046	\$24,480,934.27	20.0039	\$597,095.96	\$15,954,740.27	\$ 319,157.03
2047	\$25,092,957.63	20.0039	\$612,023.36	\$16,566,763.63	\$ 331,399.88
2048	\$25,720,281.57	20.0039	\$627,323.94	\$17,194,087.57	\$ 343,948.81
2049	\$26,363,288.61	20.0039	\$643,007.04	\$17,837,094.61	\$ 356,811.46
2050	\$27,022,370.82	20.0039	\$659,082.22	\$18,496,176.82	\$ 369,995.67
2051	\$27,697,930.09	20.0039	\$675,559.27	\$19,171,736.09	\$ 383,509.49
2052	\$28,390,378.34	20.0039	\$692,448.25	\$19,864,184.34	\$ 397,361.16
2053	\$29,100,137.80	20.0039	\$709,759.46	\$20,573,943.80	\$ 411,559.11
2054	\$29,827,641.25	20.0039	\$727,503.45	\$21,301,447.25	\$ 426,112.02
TOTAL for 30 year plan					\$ 7,797,858.00

*Based on 2019 real numbers, 2020-2023 will be updated to reflect actuals when received