



# FLINT TOWNSHIP ECONOMIC DEVELOPMENT AUTHORITIES

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Public Information Report  
July 15, 2019

Flint Township DDA,  
Bristol Road CIA,  
Beecher Road CIA

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# Welcome

## Letter from The Director

We have had an incredible year. We started not one but three Economic Development Authorities in the last year.

The Flint Township Board of Trustees created the three Authorities and we were able to start our projects immediately.

We have been busy creating a solid foundation for our Economic Development Plan, by working with the Michigan Economic Development Corporation (MEDC), Flint and Genesee Chamber, Swartz Creek Chamber, West Flint Business Association, Genesee Valley Center, HAP, Walmart, Sam's, The Dive Shop, Financial Plus, and many others. The partnerships that we have fostered will guarantee that our community as a whole will continue to prosper.

We have celebrated many wins and suffered a few losses but we are on the right path to continue as a destination for many in the county and state. We have a diverse economy with successful businesses in the industrial, retail, hospitality, entertainment, medical, education, and technology sectors.

Our community and our neighbors have welcomed the changes and the projects that we were able to accomplish last year. We have received very positive coverage in the media and they have been eager to attend and even help sponsor our events.

The relationships we build are vital to our success. I believe that by working together as a community we can achieve great things!

Thank you,  
Tracey Tucker  
Economic Enhancement Director



# Our Creation

- March 5, 2018  
The Flint Township Board created the Flint Township DDA, Bristol Road CIA and the Beecher Road CIA Authorities and appointed the Authority Boards.
- March 15, 2018  
The Flint Township DDA Board, Bristol Road CIA Board and the Beecher Road CIA Board met for the first time. Their meetings were conducted simultaneously. They elected officers, adopted by-laws and started creating the Development and Tax Increment Financing Plans for each Authority.
- March 22, 2018  
The Flint Township DDA Board and the Bristol Road CIA Board met together, held their Public Hearings, and approved their individual Development and Tax Increment Financing Plans.
- March 28, 2018  
The Beecher Road CIA Board held their Public Hearing and approved their individual Development and Tax Increment Financing Plan.
- April 11, 2018  
The Flint Township DDA approved the 2018 Budget and the Loan Agreement with the Charter Township of Flint.
- April 12, 2018  
The Bristol Road CIA Board and the Beecher Road CIA Board approved their individual 2018 Budgets and the Loan Agreements with the Charter Township of Flint.
- May 2, 2018  
The Development Plans and Tax Increment Financing Plans for each Authority were presented to and adopted by the Township Board of Trustees.  
The Township Board of Trustees approved each Authority 2018 Budget and the individual loan agreements providing the funds needed to start projects immediately.
- Projects began May 3, 2018.



# Flint Township DDA 2018

## PROJECTS

In 2018, we concentrated our efforts on visual projects that would have the largest impact on the community with the best rate of return on our investment. Investment projects included:

### Beautification and Blight Control -

To create a more welcoming atmosphere and enhance the visual character of our streets we started cleaning and maintaining the entries to our community, the I-75 and I-69 on/off ramps. We also swept our highest trafficked roadways and contracted for the installation of holiday decorations.

### Community Promotion -

To enhance awareness of our community, we created a new website for investors and the public: [discoverflinttownship.com](http://discoverflinttownship.com) and created a Facebook page: @flinttwpevents. To establish our identity and invest in placemaking activities we partnered with Flint Township, the Bristol Road CIA, the Beecher Road CIA and many private businesses to hold or sponsor several community events, such as the Easter Egg Hunt, HAP Family Fun Fair, National Night Out, Trunk or Treat, Strolling Dinners, and Welcome Santa!. Approximately 13,000 people attended our events last year.

### Area Studies -

We engaged with the public to identify the concerns and ideas of property owners, businesses and other stakeholders in the district.

## Project Expenses

BEAUTIFICATION AND BLIGHT CONTROL	\$47,209.12
COMMUNITY PROMOTION	\$16,428.16
AREA STUDIES	\$ 768.86
TOTAL PROJECTS	\$64,406.14



# Bristol Road CIA 2018

## PROJECTS

In 2018, we concentrated our efforts on visual projects that would have the largest impact on the community with the best rate of return on our investment. Investment projects included:

### Beautification and Blight Control -

To create a more welcoming atmosphere and enhance the visual character of our streets we started cleaning and maintaining the I-75/Bristol Rd ramp area on the east side of I-75, as this is the major entry point to our corridor. We also contracted for the installation of holiday decorations.

### Community Promotion -

To enhance awareness of our community, we created a new website for investors and the public: [discoverflinttownship.com](http://discoverflinttownship.com) and created a Facebook page: @flinttwpevents. To establish our identity and invest in placemaking activities we partnered with Flint Township, the Flint Township DDA, the Beecher Road CIA and many private businesses to hold or sponsor several community events, such as the Easter Egg Hunt, HAP Family Fun Fair, National Night Out, Trunk or Treat, Strolling Dinners, and Welcome Santa!. Approximately 13,000 people attended our events last year.

### Area Studies -

We engaged with the public to identify the concerns and ideas of property owners, businesses and other stakeholders in the district.

## Project Expenses

BEAUTIFICATION AND BLIGHT CONTROL	\$10,668.01
COMMUNITY PROMOTION	\$ 7,513.30
AREA STUDIES	\$ 394.20
TOTAL PROJECTS	\$18,575.51



# Beecher Road CIA 2018

## PROJECTS

In 2018, we concentrated our efforts on visual projects that would have the largest impact on the community with the best rate of return on our investment. Investment projects included:

### Beautification and Blight Control -

To create a more welcoming atmosphere and enhance the visual character of our streets, we swept Beecher Road the namesake of our corridor and we contracted for the installation of holiday decorations.

### Community Promotion -

To enhance awareness of our community, we created a new website for investors and the public: [discoverflinttownship.com](http://discoverflinttownship.com) and created a Facebook page: @flinttwpevents. To establish our identity and invest in placemaking activities we partnered with Flint Township, the Bristol Road CIA, the Flint Township DDA and many private businesses to hold or sponsor several community events, such as the Easter Egg Hunt, HAP Family Fun Fair, National Night Out, Trunk or Treat, Strolling Dinners, and Welcome Santa!. Approximately 13,000 people attended our events last year.

### Area Studies -

We engaged with the public to identify the concerns and ideas of property owners, businesses and other stakeholders in the district.

## Project Expenses

BEAUTIFICATION AND BLIGHT CONTROL	\$ 6,909.00
COMMUNITY PROMOTION	\$ 6,213.64
AREA STUDIES	\$ 197.10
TOTAL PROJECTS	\$13,319.74



# Flint Township DDA TIF (Tax Increment Finance) Plan

Base Year (2017)	Taxable Value	\$204,299,030
Capture Year (2018)	Capture Value	\$ 4,234,321

Summer 2018	\$51,865.17
Winter 2018	<u>\$68,423.61</u>
Total Received	\$120,288.78

## Flint Township DDA Board of Directors

CHAIRMAN WIN COOPER  
 VICE-CHAIRMAN JOHN GAZALL  
 SECRETARY MILES MCFEE  
 TREASURER MARC BOECKL  
 JOHN KOEGEL  
 GARY HURAND  
 LAWRENCE RATLIFF  
 STEVE SCHNEIDER  
 KEVIN STIFF  
 CRAIG WILLIAMS



# Bristol Road CIA TIF (Tax Increment Finance) Plan

Base Year (2017)	Taxable Value	\$11,373,295
Capture Year (2018)	Capture Value	\$ 1,314,842

Summer 2018	\$10,220.34
Winter 2018	<u>\$21,254.78</u>
Total Received	\$31,475.12

# Bristol Road CIA Board of Directors

CHAIRMAN BRAD KHIRFAN

VICE-CHAIRMAN JENNIFER THOMPSON

SECRETARY ALICIA GIBBONS

CAROLE BERRY

RANDY KILBREATH

STEPHEN SMITH

TRUSTEE CAROL PFAFF-DAHL





# Beecher Road CIA TIF (Tax Increment Finance) Plan

Base Year (2017)	Taxable Value	\$8,835,747
Capture Year (2018)	Capture Value	\$ 669,960

Summer 2018	\$ 7,247.52
Winter 2018	<u>\$13,250.86</u>
Total Received	\$20,498.38

## Beecher Road CIA Board of Directors

Chairman Michael Aversa  
 Vice-Chairman Russell Hudson  
 Secretary Clerk Kathy Funk  
 Treasurer Michael (Mic) Goulet  
 K C Bhalgat  
 Patty Williams



# Charter Township of Flint Board of Trustees

SUPERVISOR KARYN MILLER

CLERK KATHY FUNK

TREASURER LISA R. ANDERSON

TRUSTEE FRANK KASLE

TRUSTEE TOM KLEE

TRUSTEE CAROL PFAFF-DAHL

TRUSTEE BARB VERT



# Economic Development Authority Contact Information

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DEPUTY DIRECTOR JEAN MARKS

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FACEBOOK: FLINT TOWNSHIP EVENTS OR [@FLINTTWPEVENTS](#)

WEBSITES:

[WWW.FLINTTOWNSHIP.ORG](http://WWW.FLINTTOWNSHIP.ORG)

[WWW.DISCOVERFLINTTOWNSHIP.COM](http://WWW.DISCOVERFLINTTOWNSHIP.COM)

