



**CHARTER TOWNSHIP OF DELTA
CORRIDOR IMPROVEMENT AUTHORITY (CIA) ALONG SAGINAW HIGHWAY
FREQUENTLY ASK QUESTIONS (FAQ) - CIA INTRODUCTION**

Delta Charter Township is setting the stage for improvements in the coming years. At its February 1, 2021 meeting, the Township Board approved a motion to establish the Saginaw Highway Corridor Improvement Authority (CIA) from Broadbent to Waverly Road and to direct staff to prepare the necessary documentation and resolutions for the boards consideration and adoption to formally begin the CIA process and to set the required public hearing. At the Township's Board meeting on February 15, 2021, the public hearing was set for March 15, 2021 at 6:00pm.

The generalized boundaries of the proposed development area include all properties fronting on West Saginaw Highway from Broadbent Road to North Waverly Road. A map of the proposed development area is provided on the Delta Township website at www.deltami.gov/CIA and is available for review in the Township Clerk's Office, 7710 West Saginaw Highway, Lansing, MI 48917.

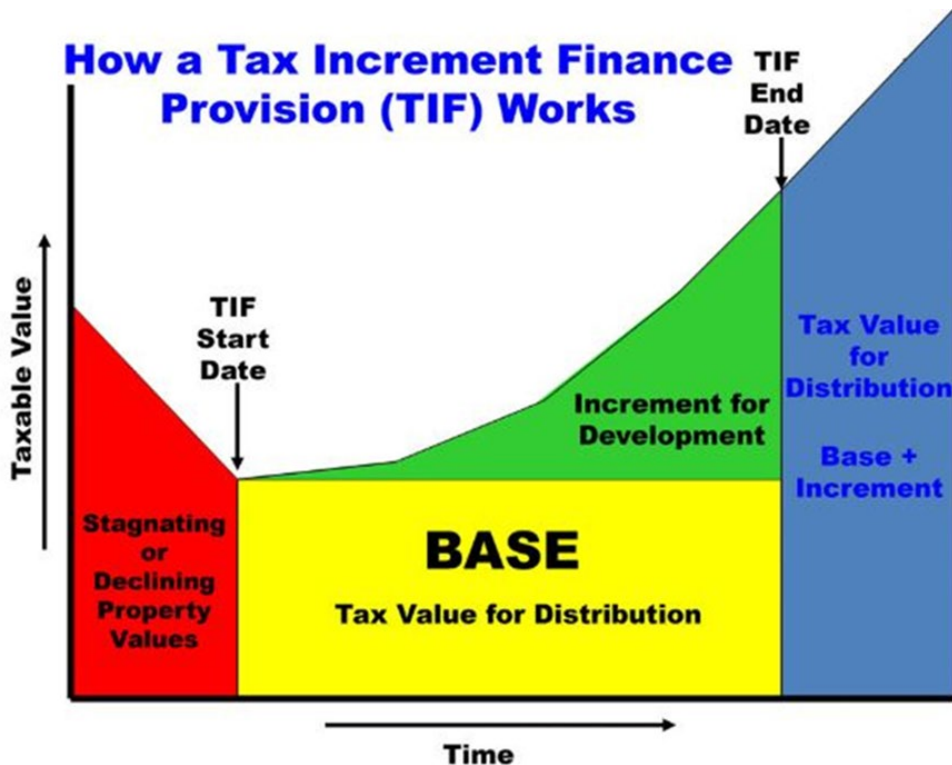
Frequently Asked Questions (FAQ)

What is a Corridor Improvement Authority (CIA)?

The purpose of the Corridor Improvement Authority Act (Part 6 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act {formerly known as Act 280 of the Michigan Public Acts of 2005}) is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development by correcting and preventing deterioration in business districts and encouraging and promoting economic growth. The act in which this is created is similar to Downtown Development Authorities.

What is a Development and Tax Increment Financing Plan?

A Development and Tax Increment Financing Plan describes the types of activities the CIA can participate in as well as how those activities are financed. The plan covers a defined period of time (usually between 20-30 years) and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that *TIF is not a new tax nor does it raise any property owners' taxes*. Rather, it establishes a base year for taxable values (i.e., 2021), and conditions if values increase above the 2021 values within the District as time progresses, the CIA can capture those value increases to fund public improvements within the District that would otherwise be apportioned to taxing jurisdictions over the defined period of time (again, usually between 20-30 years).



What are the benefits?

- **Provides development incentives requiring no tax increases:** Properties are assessed and taxed the same, as such TIF is not a new tax nor does it raise any property owners' taxes. Taxpayers will not see any changes to their tax bill unless your parcel increases in value, as can happen normally year to year. Where and to whom you pay your taxes remains the same. The annual incremental increases in tax revenue (shown in **Green** above) of properties in the development area are captured by the CIA to finance projects in the development area.
- **Locally controlled:** The CIA Board, which is made up of property owners and residents in the CIA development area, determine the best utilization of the TIF funds.
- **Encourages private investment and development:** The CIA can utilize TIF funds to offset infrastructure improvements in the district to facilitate redevelopment.
- **New incremental revenue is reinvested into the District:** TIF funds are only utilized within the CIA development area as a means to correct and prevent deterioration of the business district, encourage the redevelopment of the area and promote economic growth.

What types of improvements could be included in the development area?

The types of improvements could include sidewalks/pathways, streetlights, streetscape improvements, façade improvements, parking, landscaping, infrastructure (i.e., roads, water, sewer, storm, gas, electric), planning/zoning related studies, design and engineering, enhanced public services, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this CIA development area.

Where could the improvements be made?

Improvements conducted under the Saginaw Highway CIA can occur within the projected development boundaries. For a map of the proposed development area, visit the Delta Township website at www.deltami.gov/CIA.

What is the process for this Corridor Improvement Authority (CIA / Authority)?

The CIA process can be best described in two Parts.

- **Part I: Establishing a CIA and Its Boundaries**
 - ✓ Declare intent to establish a Corridor Improvement Authority (CIA / Authority), describe its proposed development area boundaries, and set a public hearing.
 - ✓ Publish, post, and mail notices of public hearing.
 - ✓ Hold public hearing.
 - ✓ Adopt a resolution to establish Authority.
 - ✓ File and publish adopted resolution.
 - ✓ Appoint members to the Authority.

- **Part II: : Establishing a Tax Increment Financing (TIF) and Development Plan**
 - ✓ Determine if a Tax Increment Financing (TIF) Plan is necessary and if so, create one.
 - ✓ Prepare a Development Plan.
 - ✓ Publish, post and mail notices of public hearing.
 - ✓ Meet with taxing jurisdictions.
 - ✓ Hold public hearing.
 - ✓ Opt-out period for governing bodies of the taxing jurisdiction.
 - ✓ Adoption of TIF and Development Plan by resolution.

Who decides how the monies are spent?

An appointed board oversees the administration of funds. The Board consists of the chief executive officer of the municipality and not less than 5, or more than 9 members as determined by the Township Board. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the CIA development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area. Applicants will be screened by Township administration before an appointment by the Township Board. An online application will be made available through the Township website and posted at www.deltami.gov/CIA. A budget for the CIA will be prepared annually and approved by the Township Board.