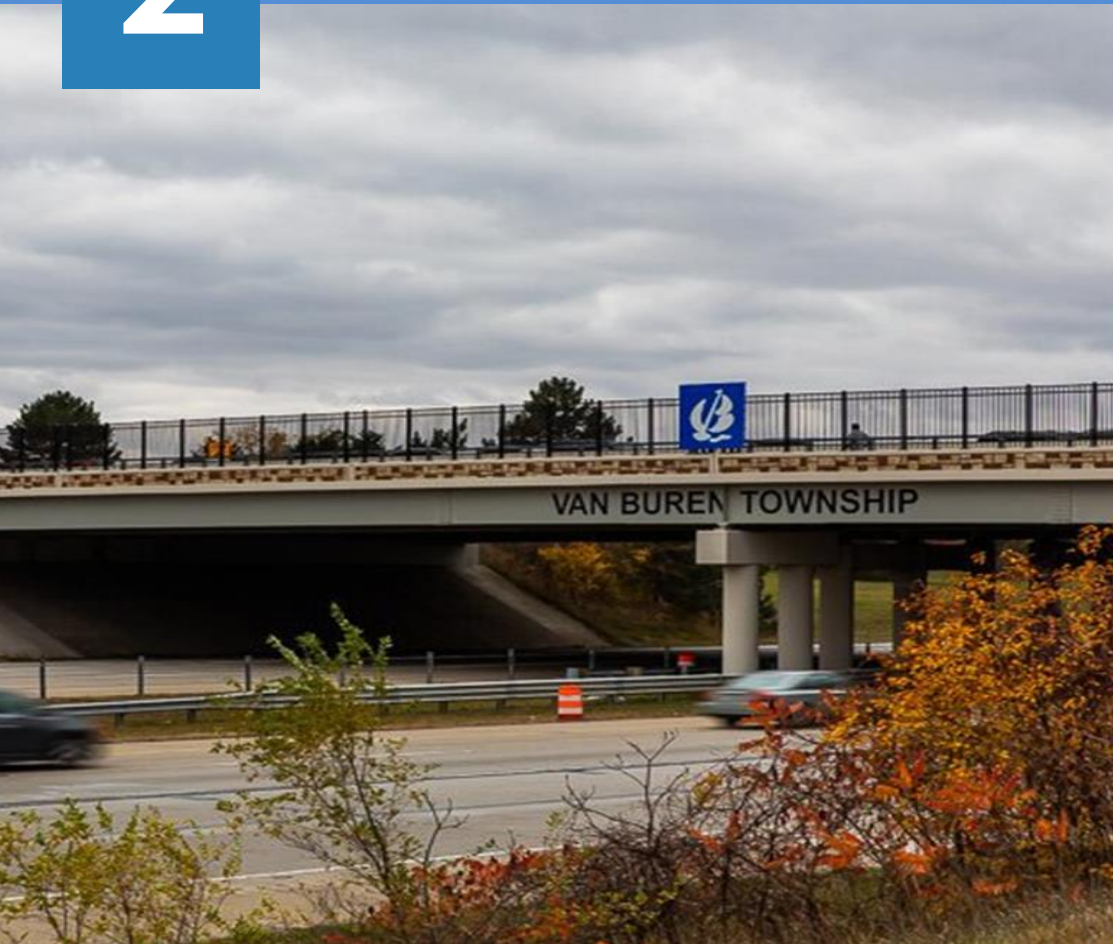


FY23 ANNUAL REPORT

Van Buren
Downtown
Development
Authority





Van Buren Downtown Development Authority

As the township's transformative economic development leader since 1990, the DDA works to build a lively, healthy, and prosperous downtown district. We take on public improvements that strengthen the district and attract private investment. We're the innovation, collaboration, and integrity catalyzing downtown improvements that enhance the entire township's quality of life.

3

BOARD OF DIRECTORS

The DDA's work is done by a staff and board of ten residents and downtown business representatives along with and appointed by the Supervisor and the Board of Trustees. DDA members volunteer their time, talent, and expertise for the benefit of the downtown and township as a whole. They serve four-year terms and work through committees to accomplish the DDA's goals.



Craig Atchinson
Chair



Carol Bird
Vice-Chair



Chris Brown
Secretary



Kevin McNamara
Township Supervisor



Joe Baskin, JR
Director



Dawn Chappell
Director



Jim Chudzinski
Director



Victor Delibera
Director



Velon Willis
Director



Mark Laginess
Director



Joyce Rochowiak
Director

4

FY2023 BUDGET

DDA projects are primarily funded through tax increment financing (TIF) and Grants awarded. TIF funds are simply the increased property taxes resulting from property value growth above the 1990 base rate. In FY23, the DDA captured 96% of its income from TIF revenue. The remaining funds were earned from Interest Income.

REVENUE

Tax Capture	\$ 2,248,342.00
Interest Income	\$ 93,947.00
	\$ 2,342,289.00

VBT DDA Revenue FY 2023



■ Tax Capture ■ Interest Income

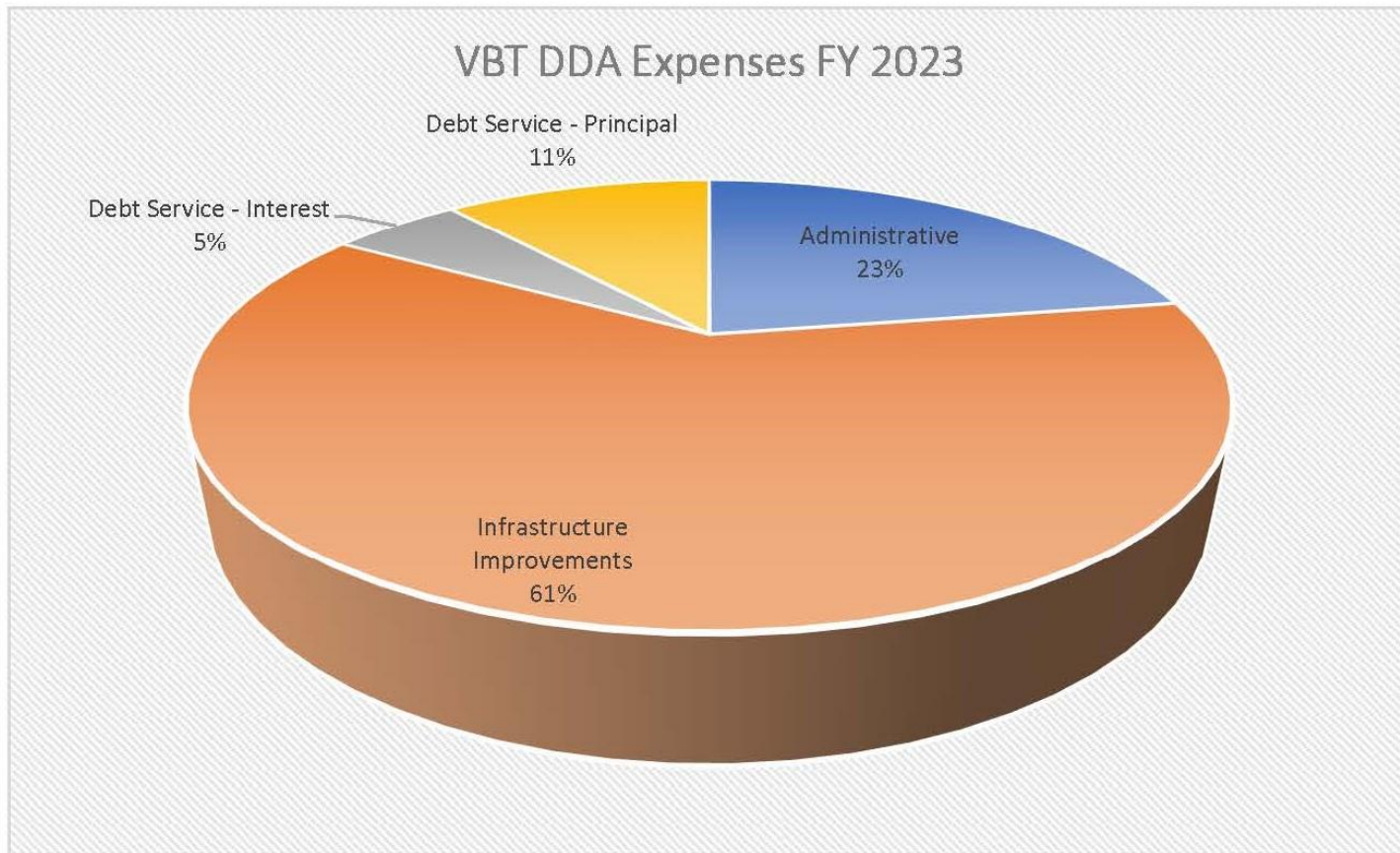
5

FY2023 EXPENSES

Each year, the DDA allocates funds to the projects and programs that will best accomplish district goals. The budget is then submitted to the Board of Trustees for approval. In FY23, debt and bond payments accounted for 16% of expenses, 23% for Administrative and 61% for Infrastructure Improvements.

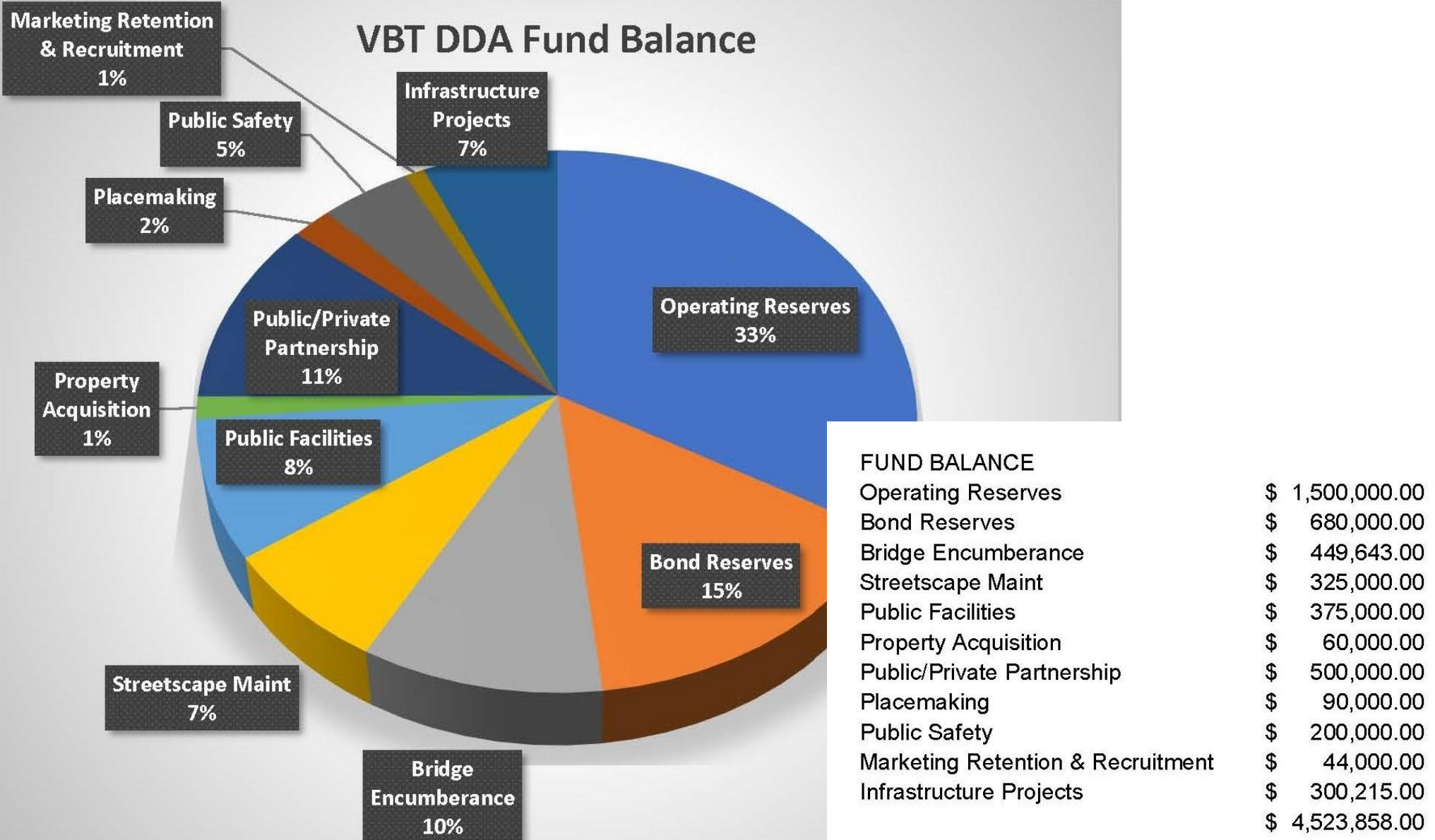
EXPENSES

Administrative	\$ 905,523.00
Infrastructure Improvements	\$ 2,465,722.00
Debt Service - Interest	\$ 212,132.00
Debt Service - Principal	\$ 450,000.00
	\$ 4,033,377.00



FY2023 FUND BALANCE

The DDA preserves a healthy fund balance, these funds are reserved for operating, bond payments, facilities, marketing, business retention and infrastructure projects.



FINANCIAL REIMBURSEMENT & CONTRIBUTION

PAYMENT TO VBT FOR SERVICES

Since 1992 the DDA has provided annual payments to Van Buren Township for the following services:

- Accounting and Payroll
- Treasurer
- IT (technology)
- Building & Grounds
- Assessment Roll Maintenance for the VBT DDA

The DDA also covers a proportionate amount of the annual cost of Fringe Benefits related to the employees providing those services.

In 2023, the amount the DDA paid Van Buren Township for services and the fringe benefits associated:

• Accounting and Payroll	\$10,085.76
• Treasurer	\$9,167.76
• IT (technology)	\$9,566.08
• Building & Grounds	\$27,950.00
• Assessment Roll Maintenance Services	\$17,176.00
• Communications/Graphics	\$10,500.00

2023 Payment to VBT for services = \$84,445.60

FINANCIAL CONTRIBUTIONS THAT BENEFIT VBT

In 2023, the DDA paid the following:

- \$3,200.00 for publication of the VBT TODAY Magazine
- \$3,681.00 for the annual SEMCOG dues
- \$25,000.00 for the annual Aerotropolis dues



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GROWTH IN 2023

35K

Visitors to the
DDA District
Daily

36M

Private
Investment

18

Events

7

New
Businesses

1K

Visitors to
DDA Events

GROWTH IN THE DISTRICT

NEW BUSINESSES IN THE DISTRICT

The DDA District is experiencing growth and is proud to welcome the following new businesses:

Murray Plaza

Purpose Dental

Planet Dance

Wing Stop

Van Buren Plaza

Athletico Physical Therapy

Belleville Road Plaza

El Agave Bar & Grill

Belleville Road north of Tyler

Clover Communities

North I-94 Service Drive

Kenworth

BUSINESSES EXPANDING IN THE DISTRICT

Murray Plaza

Expert Nails & Beauty

BUSINESSES RENOVATIONS IN THE DISTRICT

Belleville Road

Meijer Drive-Thru Pharmacy & Gas Station Addition

Wal Mart

North I-94 Service Drive

Camping World

Holiday Inn Express & Suites



GRANT FUNDING AND EARMARKS

SS4A - SAFE STREETS FOR ALL GRANT

The Township received a \$384,900 grant from the FHWA to create the SafeVB Roads and Streets Safety Action Plan.

The scope of the Action Plan Project will encompass the entire Township, with emphasis areas identified through detailed crash analysis and public engagement. The focus will be placed on the Belleville Road Corridor, the primary north-south artery in the Township, featuring traffic volumes reaching 35,000 vehicles per day. Solutions and countermeasures will be developed to include, but not be limited to, geometric and operational improvements, nonmotorized accommodations, access management, and enforcement strategies that result in a comprehensive plan to achieve safety objectives. Progress will be reported to the public via printed and digital means and incorporated into an on-going safety awareness program based on the recommendations within the Action Plan.

BELLEVILLE ROAD WIDENING PROJECT

The State of Michigan has committed \$2.1 million toward this project through the Transportation Economic Development Fund. Congresswoman Debbie Dingell has a FY 2024 earmark of \$500,000 towards the project. The Township is continuing to seek additional grant opportunities.

SEMCOG PLANNING ASSISTANCE GRANT

The Township received a \$40,000 grant from SEMCOG to create the Belleville Road Corridor Safety & Complete Streets Plan.

Under this project, Van Buren Township, will conduct a corridor safety study and supplemental complete streets planning activities along Belleville Road, the primary north-south route through Van Buren Township. The project will have three primary components:

1. Belleville Road Corridor and Operational and Safety Study;
2. Truck Route Study: An analysis of the existing truck traffic conditions will be reviewed along Belleville Road, particularly from the Costco Distribution Center and south on Belleville Road through the commercial district to I-94, and the impacts to the adjacent commercial and residential areas;
3. Pedestrian Traffic Study: An analysis and recommendation of the overall sidewalk connectivity within the district and the need for crosswalks along Belleville Road.

VAN BUREN TOWNSHIP SMALL BUSINESS GET ON THE MAP (Master, Advance, & Prosper) PROGRAM

Senator Gary Peters has a FY 2024 earmark of \$60,000 for this program.

FY2023 MARKETING AND OUTREACH



VAN BUREN FIRE DEPARTMENT

Pancake Breakfast!

Tickets: \$5

When: 9 a.m. - 12 p.m.
Saturday, October 7th

Where: 788 Belleville Rd.
Van Buren Township

All proceeds will go to the MAJL of Aurora Valley.

TYLER ROAD NON-MOTORIZED TRAIL EXTENSION

- Please attend!**
Join us for an open house Thursday, September 14, 4:00-7:00 am
46425 Ty Ct. Van Buren Charter Township, MI
- Have your say!**
Share your experiences and opinions in our public survey, linked below.
Paper copies are so available at the Township e-mail & Community Center.



THANK YOU TO ALL OF OUR SPONSORS!

STATE OF THE COMMUNITY

Thursday, October 5, 2023
9AM - 11:30AM
Belleville Yacht Club

Come to the town's annual official presentation update on the state of the community. You can't miss this event as a Township DDA, City of Belleville and Township Trustees.

- Meet with DDA (Downtown Development Authority)
- Van Buren DDA
- Mayor & Council (Belleville, Michigan)
- Township Trustees

Help to make the meeting and find out "where" we're going and how we'll get there.

Register today at <https://bit.ly/3PGLLQT>



BRAND AWARENESS

The DDA is continually in search of ways to build our brand awareness. Consistently looking for unique opportunities to promote the attributes of the DDA Business District and the Township as a whole.

THILL IN THE VILLE

The DDA recorded a 33 second video that was played during commercials at the televised boat races during the Lake Fest Event held in June.

SOCIAL MEDIA

We continue to grow our social media accounts and use them as a way convey information to the community about important information, events and as a way to provide call-outs for our local businesses. The DDA has a Facebook, Instagram and X previously known as (Twitter).

WEBSITE

The website is maintained and updated as needed. A Business Directory has been created.

DIGITAL SIGN

The digital sign is updated weekly and as needed with events and information.



VBT DDA Business Directory

Van Buren Township DDA
Website Business Directory
<https://vanburentownship.com/community/information/business-directory.vbt>

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FY2023

PLACEMAKING AT HARRIS PARK

MID-WEEK MUSIC

The DDA hosted four music concerts on Wednesdays in June from 7pm-9pm called the Mid Week Music in Harris Park. Each week had a themed give away that supported a local VBT Business. Attendees played Bingo before and during the bands break, and were able to purchase refreshments from the food trucks.

LIGHT UP THE PARK

The DDA held the First Annual Light Up the Park event on Wednesday, November 15th at 6:00pm. The attendees received a free hot chocolate and sweet treat, as well as a battery operated candle to become apart of the park event. The Belleville Community Chorus sang Christmas Carols to kick off the event.

SANTA PAWS

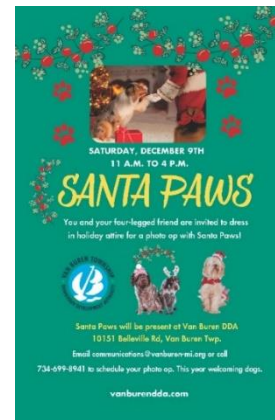
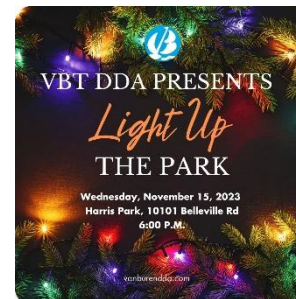
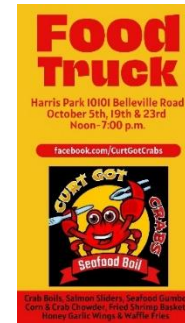
The First Annual Santa Paws event was held on Saturday, December 9th from 11am-4pm at the DDA Building. There was no cost to attend, 27 dogs had their pictures taken with Santa Paws.

RESEAL THE STAMPED CONCRETE

The DDA had a contractor power wash and reseal the stamped concrete, it is recommended to be done every 2 to 3 years to maintain the existing sealer and to prevent any chips/pits from becoming to large to prevent deterioration of the concrete.

WEEKLY FOOD TRUCKS

The DDA hosted weekly food trucks to provide different food options to the residents and visitors. Staff worked with the VBT Planning, Fire and Police Departments to make sure proper licensing and inspections were completed prior to having them at the park.



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FY2023

SMALL BUSINESS RESOURCES & TRAINING

MICHIGAN DOWNTOWN ASSOCIATION - MDA

The Executive Director attended three training conferences put on by the MDA. The Spring Workshop held in Lansing, the Summer Workshop held in Alpena and the Annual Fall Conference held in Birmingham. The Executive Director was a speaker at the Summer Workshop, she spoke on the Small Business Resource Sessions being offered by the DDA.

MICHIGAN DOWNTOWN ASSOCIATION



SMALL BUSINESS RESOURCE SESSIONS

The DDA contracted with Best Practice Consulting Services to provide four Small Business Resource Sessions in September, October and November. This was the pilot program to see what the need was for the VBT small businesses, prior to launching the Get on the MAP Program. Seventeen business owners participated in the pilot.

MICHIGAN DOWNTOWN ASSOCIATION 

Incubators & Creating a Pipeline of Entrepreneurs

MDA Annual Summer Workshop
Downtown Alpena
June 2, 2023



Introductions

			
Merrie Coburn, Executive Director, Van Buren Township, DDA	Jerry Frayer, Director & Economic Development Liaison, City of Romulus	Kate Knight, Executive Director, Farmington DDA	Dana Walker, Executive Director, Michigan Downtown Association

MICHIGAN DOWNTOWN ASSOCIATION 
michigandowntowns.com

VAN BUREN TOWNSHIP

YOUR BUSINESS DESTINATION





VanBurenDDA.com

SMALL BUSINESS RESOURCE SESSIONS

Powered by:



Please attend!
The Van Buren DDA is hosting small business resource sessions November 7th & 28th 10:00am - Noon and November 13th & 16th 5:00 pm - 7:00 pm at the Van Buren DDA Building located at 10151 Belleville Road. Sessions are held open house style visit anytime within that time frame. Zoom option also available.

Can't make it during that time contact the DDA Executive Director Merrie Coburn at mcoburn-dda@vanburen-mi.org to coordinate a time.

WE WANT TO HEAR FROM YOU OUR SMALL BUSINESS OWNERS

You're invited
Small Business Listening Session

Tuesday, September 12, 2023
5:00 pm - 7:00 pm
Thursday, September 14, 2023
10:00 am - Noon
10151 Belleville Road, Van Buren Twnp.

Scan the QR Code to take the survey to register and receive training updates



Share your thoughts and concerns on these topics and more

Access to Capital Learn how to get money or resources for your business	Supply Chain Solutions Learn tips to help with product availability and cost	Workforce Development Learn how to tap the resources for help in your community using the talent network at local colleges
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NO COST TO ATTEND

2023 SMALL BUSINESS PANEL DISCUSSION



		
KATHLEEN SPRINGER KSPRINGER MEDIA MGT.	VELON WILLIS WILLIS INSURANCE AGENCY	CARRIE CASTINO CASTINO COMPENSATION

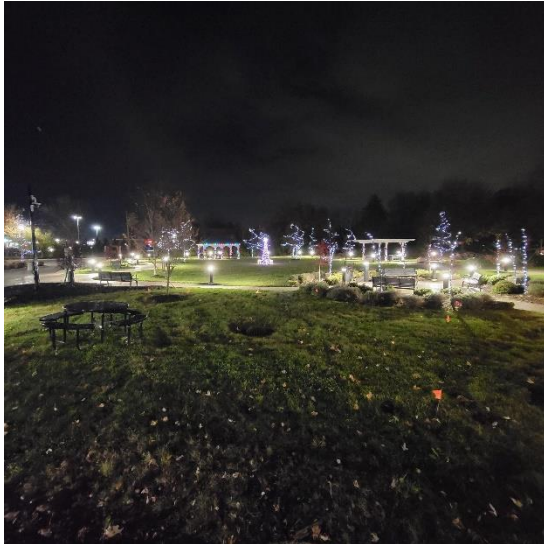
HEAR INDUSTRY INSIGHTS FROM YOUR LOCAL BUSINESS PEERS

THURS DAY | NOV 16 | 5 PM



FY2023

STREETSCAPE MAINTENANCE & LANDSCAPING



LIGHTPOLES & STREET TREES

The DDA continues to stock replacement parts for the light poles along Belleville Road. This year the board purchased 20 sets of new banner coupling parts to switch out for the banner arms.

BELLEVILLE ROAD

The DDA contracts with a local business to maintain the streetscape along Belleville Road, this includes tree trimming, replacing trees, weeding and trash removal.

BELLEVILLE AND ECORSE ROADS INTERSECTION

The DDA contracts with a local business to maintain the intersection at Belleville & Ecorse Roads, this includes replacing trees, weeding, tree trimming and trash removal.

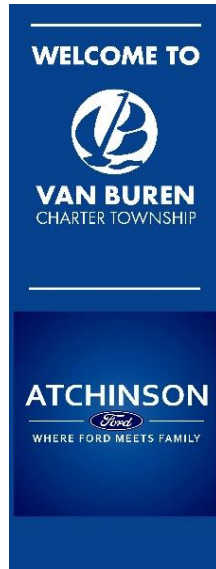
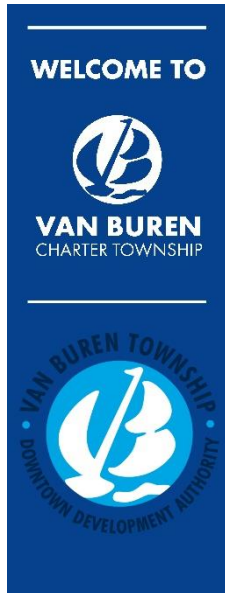
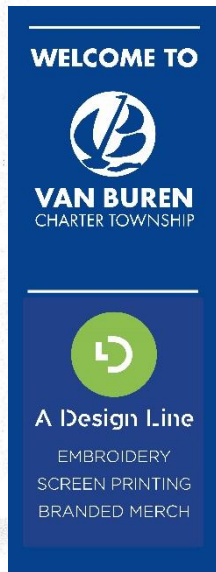
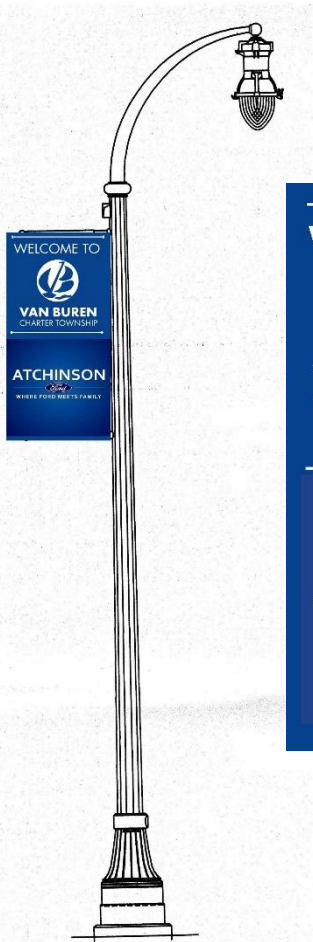
HARRIS PARK

The DDA contracts with a local business to maintain the grounds at Harris Park, this includes weeding, tree trimming and trash removal.



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FY2023 BUSINESS BANNER PROGRAM



BUSINESS BANNER PROGRAM

The DDA rolled out the Business Banner Program this fall. VBT Businesses can purchase a banner to have hung on a light pole along the Belleville Road Corridor for \$150 this includes installation .



Van Buren Charter Township DDA
Business Banner Program

Personal Info

Name of person submitting application _____

Address _____ City _____ State _____ Zip _____

Phone # _____ Email _____

Business Info

Business Name _____ Address _____

Photo Release Form

I hereby grant the Van Buren Charter Township Downtown Development Authority permission to use the attached logo in the DDA Business Banner Program without payment or other consideration.

Print Name _____ Signature _____

Application Must Include

- 1) Application form
- 2) Business Logo- at least 5x7 & 300 resolution (pdf/png format preferred) email to mecoburn-dda@vanburen-mi.org
- 3) Payment, each banner is \$125.00 – a \$25.00 installation fee paid by cash, check, or credit card (*fees will apply) Checks payable to: **Van Buren Charter Township DDA** 10151 Belleville Road, Van Buren Township, MI 48111

Card Info

VISA/MC/AMEX number _____ Exp. _____

Security Code _____ Signature _____

I would like order total number of banners _____

Total to be charged on card \$ _____

**GRANT OPPORTUNITIES**

The DDA will continue to work with our Funding Scout to seek out grant opportunities that will help accomplish the goals in our Capital Improvement Plan.

PLACEMAKING

The DDA will continue to expand on the events held in Harris Park and create new ones for the community to enjoy.

TRI-COMMUNITY CALENDAR

The DDA will work with the Tri-Community members and organizations to create one centralized calendar that can be shared with communities. This calendar will help to promote events and help to avoid overlap of events on the same dates and times.





Merrie Coburn, Executive Director for the
Van Buren Downtown Development Authority
10151 Belleville Road
Van Buren Township, Michigan
48111 734.699.8941
mcoburn-dda@vanburen-mi.org

