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# Oak Park

## Special Council Meeting

January 5, 2015





# CITY OF OAK PARK

OFFICE OF THE CITY CLERK

Mayor  
Marian McClellan  
Mayor Pro Tem  
Paul Levine  
Council Members  
Michael Seligson  
Carolyn Burns  
Kiesha Speech  
City Manager  
Erik Tungate

## NOTICE

### SPECIAL COUNCIL MEETING OF THE 35<sup>th</sup> OAK PARK CITY COUNCIL

January 5, 2015

6:00 PM

Notice is hereby given that a Special City Council Meeting of the Oak Park City Council is scheduled for January 5, 2015 at 6:00 PM and will be held in the Executive Conference Room of Oak Park City Hall, 14000 Oak Park Blvd., Oak Park, Michigan 48237.

The purpose of the Special Meeting is to consider the following special business:

1. Economic Development Work Session
  - Corridor Improvement Authority and Tax Increment Financing recommendation

Notice of the above meeting of the City of Oak Park is given in compliance with the Charter, Section 7.2, and with provisions of Public Act No. 267 of 1976, as amended.

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. The City will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Special Council Meeting will be made with 7-day prior notice.

  
Marian McClellan, Mayor

## CORRIDOR IMPROVEMENT AUTHORITY

The Corridor Improvement Authority (CIA), Public Act 280 of 2005, is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown areas.

### WHO IS ELIGIBLE?

Any city, village or township may establish an authority.

### HOW DOES IT WORK?

The provisions of the CIA generally mirror those of the Downtown Development Authority (DDA) Act, Public Act 197 of 1975. The authority would be created and operated in a similar manner to a DDA. Once created, a Corridor Improvement Authority may hire a director, establish a tax increment financing plan, levy special assessments and issue revenue bonds and notes.

A corridor, as defined as a development area, must comply with the following criteria:

1. The corridor must have at least 51% of existing first floor space classified as commercial.
2. The corridor must have been in existence for the past 30 years.
3. The corridor must be adjacent or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration.
4. The corridor must contain at least 10 contiguous parcels or at least five contiguous acres.
5. The corridor must be zoned to allow for mixed-use and high density residential.
6. The corridor must presently be served by municipal water or sewer.
7. The municipality must also agree to expedite the local permitting and inspection process in the development area and to modify its master plan to provide for walkable non-motorized connections, including sidewalks and streetscapes throughout the area.

### WHAT IS THE PROCESS?

*Note: The following steps are offered as general guidelines only and the legislation should be reviewed by local officials prior to starting the designation process.*

1. Municipalities may have multiple authorities and an authority may contain multiple municipalities.

2. The governing body determines that it is necessary in the best interests of the public to redevelop its commercial corridors and to promote economic growth.
3. The governing body sets a public hearing, based upon its resolution of intent, to create a CIA.
4. **Notice must be given of a public hearing by public posting, publication and mail to taxpayers within a proposed district and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture of tax increment revenues.**
5. Public hearing is held.
6. Not less than 60 days following the public hearing, the governing body may adopt by resolution the creation of the CIA and designate the boundaries of the development area.
7. The resolution must be published at least once in the local newspaper and filed with the Secretary of State.
8. The governing body of the municipality that has created an authority may enter into an agreement with an adjoining municipality that also has created an authority to jointly operate and administer those authorities under an interlocal agreement.

### OTHER IMPORTANT NOTES

While this program is similar in nature to a Downtown Development Authority, differences between a DDA and Corridor Improvement Authority include:

- More than one authority is permitted within a municipality.
- A Corridor Improvement Authority cannot levy an ad valorem tax.
- A Corridor Improvement Authority may enter into interlocal agreements with adjoining municipalities.

### SUPPORTING STATUTE

Public Act 280 of 2005—Corridor Improvement Authority

### CONTACT INFORMATION

For more information contact the Michigan Economic Development Corporation<sup>SM</sup> Customer Contact Center at 517.373.9808.

2014 Taxable Base	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	31,759,330	1.016*	508,149	1,024,429	1,548,969	2,081,902	2,623,362	3,173,485	3,733,410	4,300,778	4,877,237	5,463,417	6,058,981	6,664,074	7,278,848	7,903,459	8,538,063	9,182,831	9,837,895	10,503,451	11,179,655	11,866,679		
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3																								
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7	Operating	16,3563	8,311.44	16,755.87	25,315.40	34,052.21	42,908.50	51,906.47	61,048.42	70,336.64	79,773.47	89,361.29	99,102.51	108,999.59	119,055.02	129,271.34	139,651.12	150,196.98	160,911.57	171,797.59	182,857.79	194,094.96	205,509.90	1,935,744.54
8	Waste	2,9531	1,500.61	3,025.24	4,574.26	6,148.06	7,747.05	9,371.62	11,022.18	12,699.15	14,402.95	16,134.02	17,892.78	19,679.68	21,495.17	23,339.70	25,213.75	27,117.79	29,052.29	31,017.74	33,014.64	35,043.49	37,103.96	349,495.17
9	Library	1,4914	757.85	1,527.83	2,310.13	3,104.95	3,912.48	4,732.94	5,566.52	6,413.43	7,273.90	8,148.34	9,036.16	9,938.80	10,855.67	11,787.22	12,731.67	13,695.26	14,672.24	15,664.85	16,673.34	17,697.96	18,738.83	176,503.54
10	Recreation	0.5000	254.07	512.21	774.48	1,040.95	1,311.68	1,566.21	2,150.14	2,438.63	2,731.71	3,029.49	3,332.04	3,639.42	3,951.73	4,269.03	4,591.41	4,918.95	5,251.73	5,589.83	5,933.34	6,282.00	6,635.83	59,173.78
11	Headlee	1.1437	581.17	1,171.64	1,771.56	2,381.07	3,000.34	3,629.51	4,268.76	4,938.33	5,578.09	6,248.51	6,929.66	7,621.70	8,324.82	9,039.19	9,764.98	10,502.39	11,251.60	12,012.80	12,786.17	13,571.92	14,369.11	135,354.11
12																								
13	County	4.6461	2,360.91	4,759.60	7,196.66	9,672.72	12,188.40	14,744.33	17,341.15	19,979.52	22,660.11	25,383.58	28,150.63	30,961.95	33,818.26	36,720.26	39,668.69	42,664.31	45,707.85	48,800.08	51,941.80	55,133.78	58,376.54	549,854.59
14																								
15	ODCC	1.5844	605.11	1,213.11	1,824.19	2,438.57	3,056.45	3,677.72	4,292.40	4,910.49	5,530.99	6,153.89	6,779.18	7,406.16	8,034.84	8,665.21	9,297.36	9,931.19	10,566.71	11,204.02	11,843.11	12,483.99	13,126.66	187,509.90
16	SD	3.3690	1,711.95	3,451.30	5,218.48	7,013.93	8,838.11	10,691.47	12,574.49	14,487.64	16,431.39	18,406.25	20,412.71	22,451.26	24,522.44	26,626.75	28,764.73	30,936.92	33,143.07	35,386.13	37,664.16	39,978.04	42,326.76	398,712.32
17	ODPTA	1.0000	568.15	1,024.43	1,548.97	2,081.90	2,623.36	3,173.49	3,733.77	4,300.78	4,877.23	5,463.42	6,058.98	6,664.07	7,278.85	7,903.46	8,538.06	9,182.82	9,837.90	10,503.45	11,179.66	11,866.68	12,563.24	110,347.57
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22	TOTAL		16,791.26	33,851.23	51,184.13	68,794.35	86,686.37	104,864.64	123,333.77	142,098.39	161,163.25	180,533.16	200,212.97	220,207.65	240,522.26	261,161.89	282,131.74	303,437.14	325,083.43	347,076.04	369,470.54	392,122.54	415,039.90	3,910,676.76
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25	* Used 1.016 CPI each year to determine estimated captured value																							
26	** Calculated captured value for all properties as Non Homestead (although a few currently have a PRE)																							