

Downtown South Neighborhood Improvement District

What is a NID?

- **A dependent special district established to benefit the business and property owners within in a defined area.**
- **Property Owners, Business Interests and the Main Street have been interested in a potential NID in the Downtown South area.**
- **It may plan for, construct, operate or maintain physical improvements.**

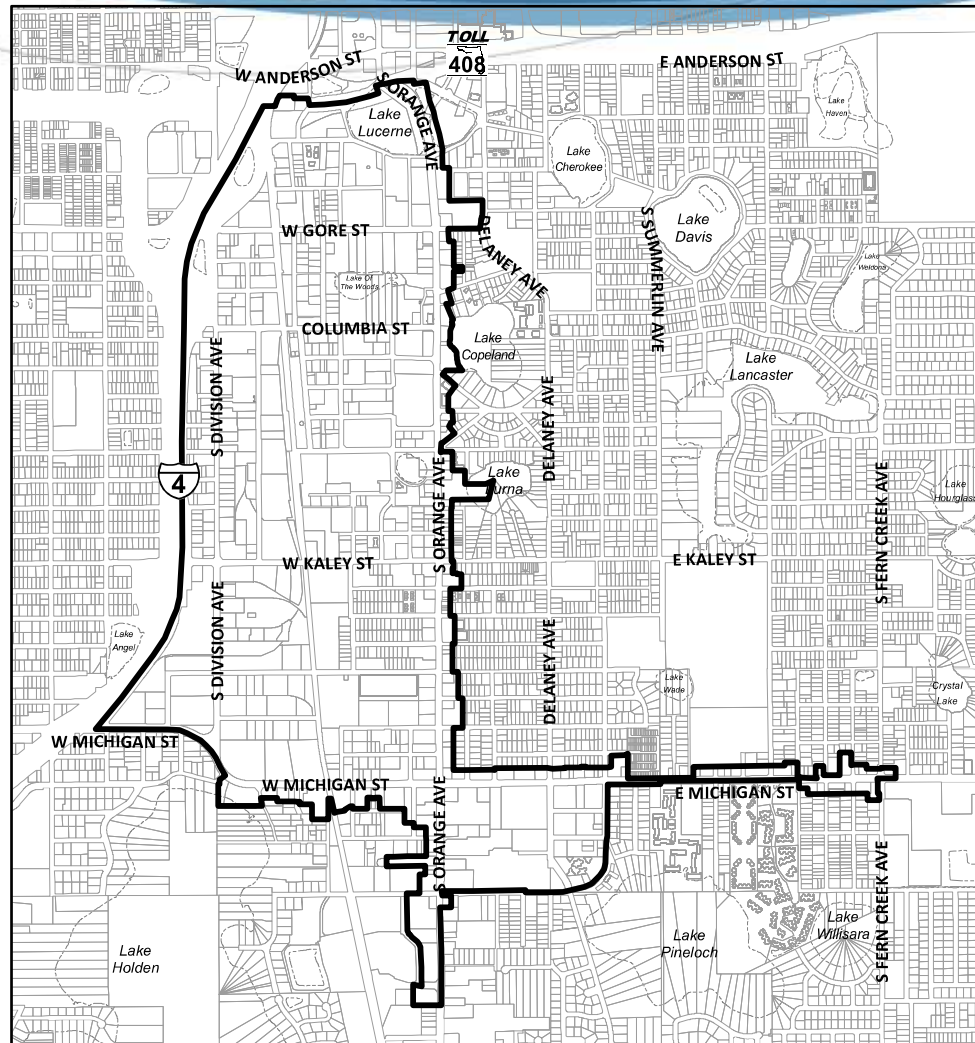
Chronology

- **February 2009 - South Downtown Vision Plan.**
- **June 2010 - Exploratory Committee for possible NID.**
- **July 2010 - Orange Michigan Vision Plan.**
- **March 2011 - Creation of the DSNID and Advisory Council.**
- **March 2013 - Safe Neighborhood Improvement Plan.**
- **October to December 2013 – NID Consultant outreach.**
- **December 2013 - Advisory Council recommendations sent to Board.**
- **Today - Referendum Ordinance implementing the recommendations.**

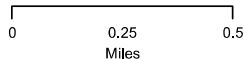
Advisory Council Recommendations

- **Ad Valorem Tax – A property tax of up to 2 mils**
 - Referendum of the freeholders/property owners in the area.
 - Votes are weighted based on property value.
 - Tax exempt properties may vote in the referendum if they agree to pay.
 - Millage rate has to be set each year by the Board of Directors/City Council.
 - 2 mils = \$650,000/year, 1 mils = \$325,000/year
 - Could be leveraged as a local contribution toward an improvement project.
 - 15 year sunset of the tax, after which time it could be reauthorized.
- **Special Assessment – up to \$500/year per parcel**
 - Referendum of the registered voters in the area.
 - Recommendation is not to pursue this assessment.
- **Boundary Changes – Contact previous proposed boundaries**

Prior Downtown South NID Boundaries



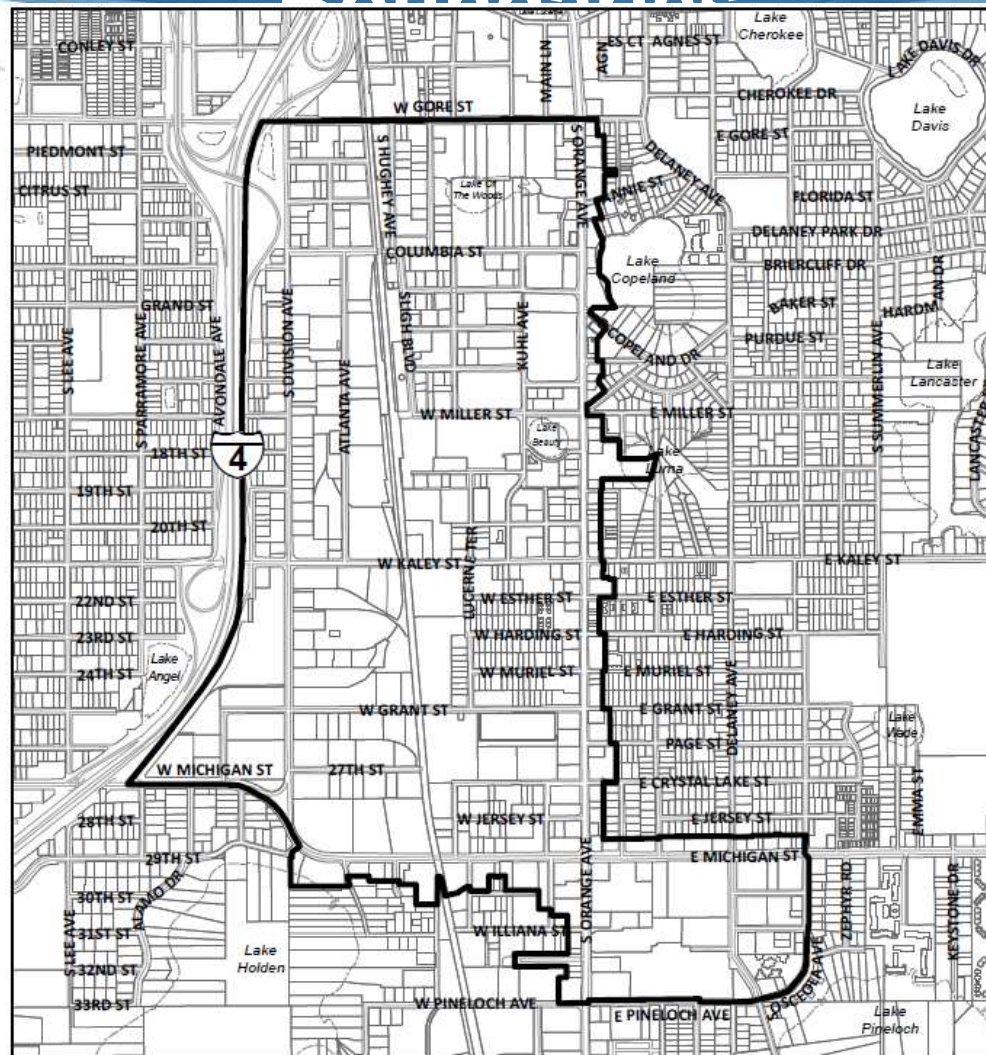
LEGEND



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Revised Downtown South NID Boundaries



LEGEND

0

0.25
Miles

0.5



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Future Timeline

- **February 19, 2014 - Next DSNID Meeting.**
- **February 24, 2014 – Second Reading/Hearing on Referendum Ordinance, and Resolution to call for the referendum.**
- **March 11, 2014 – City Clerk compiles list of property owners.**
- **March 26, 2014 – City Clerk informs property owners of referendum.**
- **April 20, 2014 – Property owner list corrections closes.**
- **May 5 to May 20, 2014 – Mail-in Referendum.**
- **May 25, 2014 – Last day for Clerk to certify results of referendum.**

Questions...

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