

# DEVELOPMENT PRIORITIES

The following Development Priorities are adopted pursuant to MCL 125.4407 and shall guide the Hillsdale Tax Increment Finance Authority in exercising its statutory powers within the TIFA district. These priorities reflect the Authority's responsibility to preserve the downtown built environment, support productive economic activity, maintain core infrastructure, encourage private investment, and strengthen the long-term stability and taxable value of the district.

The priorities are listed in order of emphasis and shall serve as the framework for evaluating and authorizing projects.

## **1. Productive Reuse, Rehabilitation, and Preservation of Downtown Buildings (Primary Priority)**

The foremost priority of the Authority shall be the productive use, stabilization, rehabilitation, and preservation of buildings within the TIFA district. Pursuant to MCL 125.4407, the Authority may acquire, own, lease, convey, demolish, relocate, rehabilitate, preserve, improve, or otherwise manage real property when reasonably necessary to achieve the purposes of the Act and consistent with the priorities and financial capacity of the Authority.

- Elimination of vacancy, chronic underutilization, and structural deterioration.
- Rehabilitation of commercial and mixed-use buildings to modern code and occupancy standards.
- Preservation of historically significant structures consistent with district character.
- Adaptive reuse and upper-floor activation.
- Strategic acquisition, site preparation, or disposition when necessary to prevent blight or enable private reinvestment.
- Targeted demolition or environmental remediation where required to protect surrounding property values.

The objective of this priority is to ensure a structurally sound, fully occupied, economically productive building stock that strengthens the district tax base and reinforces downtown vitality.

## **2. Maintenance and Modernization of Core Downtown Infrastructure**

The Authority shall prioritize preservation, modernization, and replacement of public infrastructure necessary to sustain a competitive and functional downtown environment.

- Sidewalks, curbs, gutters, and streetscape elements.
- Storm water systems and drainage infrastructure.
- Public parking facilities and circulation improvements.
- Lighting, wayfinding signage, and pedestrian amenities.

Infrastructure investments shall be evaluated as foundational to property value protection, private reinvestment, and commercial stability.

### **3. Support and Leverage of Private Investment**

Consistent with its authority to develop long-range plans and implement economic growth strategies, the Authority shall prioritize projects that enable, stimulate, or leverage private capital investment.

- Infrastructure or site improvements that unlock private redevelopment.
- Development partnerships aligned with performance and occupancy outcomes.
- Programs that reduce barriers to rehabilitation and tenant buildout.
- Strategic sequencing of public improvements to align with private upgrades.
- Tools that increase taxable value and long-term property reinvestment.

Tax increment revenues shall be deployed with the objective of catalyzing durable private capital formation within the district.

### **4. Enhancement of Business Ownership, Commercial Stability, District Promotion, and Beautification**

The Authority recognizes that long-term downtown vitality depends upon stable ownership, sustained occupancy, positive district perception, and an attractive physical environment.

- Strengthen business retention and attraction.
- Promote long-term occupancy and reduce commercial vacancy.
- Improve operating conditions for property owners and tenants.
- Enhance district competitiveness and economic performance.
- Promote the downtown district as a destination for commerce, culture, and community activity.
- Support coordinated district marketing and identity initiatives.
- Implement beautification and placemaking improvements that reinforce district character and business desirability.

Beautification shall be treated as an economic development tool that enhances property values, supports tenant recruitment, and strengthens the overall market position of the downtown district.

## **5. Strategic Planning and Long-Range Economic Development**

Pursuant to its authority to study district conditions and implement development plans, the Authority shall periodically evaluate:

- Property conditions and vacancy trends.
- Ownership and tax status shifts.
- Infrastructure capital needs.
- Assessed value growth and tax base performance.
- Long-term taxable value and tax base stability within the district.
- Redevelopment clustering opportunities.

The Development Plan shall serve as a disciplined strategic framework for prioritized reinvestment consistent with the City's Master Plan and long-term economic objectives.

### **Summary of Emphasis**

This hierarchy establishes:

1. Productive and occupied buildings first.
2. Infrastructure as foundational support.
3. Private capital as the multiplier.
4. Business ownership and district promotion as stabilizers of long-term value.
5. Strategic planning as the discipline that governs all investment decisions.