CITY OF HILLSDALE

TAX INCREMENT FINANCE AUTHORITY

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

RESTATED

Adopted by the City of Hillsdale Tax Increment Finance Authority Board on __________, 2026.
Approved by the Hillsdale City Council on __________, 2026.

INTRODUCTION

This Development Plan and Tax Increment Financing Plan restates and consolidates the Tax Increment Finance and Development Plan originally adopted on May 5, 1986, pursuant to Michigan Public Act 450 of 1980, as amended, and subsequently governed under the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended.

The original plan was subsequently amended on November 29, 1989; December 23, 1991; March 13, 1997; December 17, 2001; October 20, 2008; December 21, 2015; and by subsequent amendment.

This Restated Plan incorporates prior amendments while presenting a unified, forward-looking framework to guide the activities of the City of Hillsdale Tax Increment Finance Authority, referred to in this Plan as the “Authority” or “TIFA.”

The purpose of this Plan is to:

- promote economic activity within the TIFA district;
- support private investment and redevelopment;
- strengthen and preserve the taxable value of the district;
- maintain, repair, replace, and improve public infrastructure;
- preserve and steward prior public investments;
- support downtown Hillsdale as a center of commerce, activity, and community identity; and
- utilize tax increment financing to fund public improvements and other lawful activities within the TIFA district.

This Plan replaces prior fragmented amendments with a single, cohesive document intended to guide current and future Boards.

Nothing in this Restated Plan shall be construed to expand the Authority's powers beyond those authorized by applicable law. Rather, this Plan is intended to guide the lawful exercise of the Authority's powers and the use of tax increment revenues in a manner consistent with the purposes of the Authority and the needs of the development area.

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1. BOUNDARIES OF THE DEVELOPMENT AREA

The boundaries of the development area remain unchanged from the boundaries previously approved for the TIFA district.

The development area is depicted on the district map attached as Appendix A and incorporated into this Plan by reference.

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2. LOCATION OF STREETS, PUBLIC FACILITIES, EXISTING USES, AND PUBLIC LAND

The location of streets, public facilities, existing public improvements, public rights-of-way, and existing land uses within the development area are generally as shown on the district map attached as Appendix A and as historically described in the original Development Plan and subsequent amendments.

The development area includes the historic downtown and surrounding blocks that function as the City's primary commercial, civic, and mixed-use district. The development area also includes public streets, sidewalks, alleys, parking areas, utilities, public improvements, public spaces, commercial properties, institutional properties, residential properties, and mixed-use buildings.

No change to the boundaries of the development area is made by this Restated Plan.

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3. DESCRIPTION OF IMPROVEMENTS

Completed Improvements

The Authority has previously undertaken, funded, supported, administered, or completed numerous public improvements, redevelopment activities, and program activities in the development area, including parking improvements, utility relocation, sidewalk and curb replacement, street lighting, street furniture, trash receptacles, street trees, stormwater improvements, greenbelt improvements, property acquisition, redevelopment support, the Keefer Hotel redevelopment, the Dawn Theater purchase and renovation, wayfinding signage, façade improvement grants, business attraction grants, restaurant attraction grants, and business expansion or related incentive-program awards.

A historical listing of prior improvements and program activities is attached as Appendix B.

Planned Improvements

The Authority may undertake, support, fund, plan, design, construct, repair, replace, maintain, or participate in improvements and activities including, but not limited to:

- acquisition, sale, lease, or conveyance of real property;
- elimination of blight;
- redevelopment of vacant, abandoned, obsolete, deteriorated, underutilized, or strategically significant properties;
- rehabilitation and redevelopment of commercial, mixed-use, and historically significant structures;
- installation, repair, replacement, or improvement of sidewalks, curbs, gutters, streets, alleys, and related infrastructure;
- parking lot acquisition, design, reconstruction, repair, replacement, maintenance, access, signage, lighting, and related improvements;
- pedestrian and bicycle accessibility improvements;
- lighting, landscaping, street furniture, trash receptacles, benches, planters, banners, wayfinding, signage, beautification, and public-space improvements;
- projects that support private investment, rehabilitation, redevelopment, business attraction, business retention, economic development, and increased activity within the district;
- projects that encourage neighborhood revitalization and historic preservation where such projects support the economic vitality and function of the district;
- projects that market downtown Hillsdale as a destination for residents, visitors, businesses, developers, and investors;
- planning, engineering, architectural, legal, financial, environmental, administrative, professional, and consulting services related to projects authorized by this Plan;
- maintenance, repair, replacement, or preservation of TIFA-funded improvements and other improvements where consistent with this Plan; and

- other projects, programs, improvements, or expenditures authorized by applicable law and consistent with this Plan.

All improvements and activities are intended to support the long-term economic vitality, taxable value, accessibility, appearance, function, and redevelopment potential of the TIFA district.

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4. LOCATION AND COST OF IMPROVEMENTS

Improvements may occur throughout the TIFA district where consistent with this Plan.

As of ______, the estimated cost of planned improvements, programs, maintenance, repair, replacement, operating, planning, professional-service, administrative, and project-related costs through December 31, 2035 is **$1,700,000 to $3,500,000**.

This estimate is a planning estimate only. Actual project costs shall be determined based on project scope, available funding, market conditions, engineering or design work, Board priorities, and any required approvals.

No cost estimate in this Plan shall independently authorize an expenditure, debt, project, contract, or obligation. Expenditures shall require approval in accordance with Authority procedures, the approved budget, Board action, and applicable law.

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5. CONSTRUCTION PLANNED

Construction, maintenance, repair, replacement, planning, design, acquisition, disposition, redevelopment support, and related activities may occur as described in Section 3.

Planned improvements are expected to occur on or before December 31, 2035, unless this Plan is amended, extended, replaced, or terminated in accordance with applicable law.

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6. PLANNED OPEN SPACE

No specific open-space project is designated by this Plan.

The Authority may support public-space, greenbelt, streetscape, pedestrian, beautification, seating, landscape, or similar improvements where such improvements are consistent with this Plan and applicable law.

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7. LAND TO BE SOLD

No specific parcel is designated by this Plan for sale, donation, exchange, lease, or conveyance.

The Authority may acquire, sell, lease, convey, exchange, transfer, or otherwise dispose of property where separately approved by the Authority and any other required public body, consistent with this Plan, Authority procedures, and applicable law.

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8. ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES

No zoning changes and no taking of property by eminent domain are necessary or proposed to accomplish this Plan.

No specific street, street-level, intersection, or utility change is required by this Plan except as may be separately approved by the appropriate public body in accordance with applicable law.

The Authority may support or participate in future zoning, street, utility, parking, traffic-calming, access, pedestrian, bicycle, stormwater, or infrastructure changes where such changes are separately approved, lawful, and consistent with this Plan.

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9. COST OF DEVELOPMENT

The improvements, programs, maintenance, repair, replacement, operating, planning, professional-service, administrative, and project-related costs planned for the development area are currently estimated to cost **$1,700,000 to $3,500,000** through December 31, 2035.

Costs may be paid through tax increment revenues and other lawful funding mechanisms, including grants, contributions, reimbursements, intergovernmental agreements, proceeds from property transactions, lawful borrowing or financing where approved, and other sources permitted by law.

The Authority shall consider available revenues, projected revenues, fund balance, long-term obligations, Development Plan consistency, and fiscal sustainability when approving projects or expenditures.

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10. PERSONS TO WHOM DEVELOPMENT MAY BE SOLD, LEASED, OR CONVEYED

Property or interests in property may be sold, leased, conveyed, transferred, or otherwise made available to the City of Hillsdale, Hillsdale County, another public body, private individuals, private entities, developers, businesses, nonprofit organizations, or other lawful recipients where appropriate to support redevelopment and the purposes of this Plan.

Any such transaction shall require approval in accordance with Authority procedures and applicable law.

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11. BIDDING PROCEDURES FOR SALE OR LEASE UPON COMPLETION

Disposition, sale, or lease of real property shall follow a Request for Proposal process or other procedure approved by the Authority and required by applicable law.

The Authority may establish additional procedures for public bidding, proposals, notice, review, evaluation, negotiation, approval, and disposition of real property.

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12. PERSONS TO BE DISPLACED

The Authority estimates that persons reside within the development area, including residents of upper-floor downtown apartments and residential properties within the district.

No occupied residences are designated by this Plan for acquisition or clearance.

No persons, families, or individuals are expected to be displaced by adoption of this Plan.

If a future project would involve acquisition, clearance, displacement, relocation, or relocation assistance, the Authority shall comply with applicable law and, where required, amend this Plan before proceeding.

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13. RELOCATION PLAN

No relocation plan is required because no persons, families, or individuals are expected to be displaced by adoption of this Plan.

If a future project requires relocation planning or relocation assistance, the Authority shall comply with applicable law and any required amendment or approval process.

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14. RELOCATION COST

No relocation costs are anticipated because no persons, families, or individuals are expected to be displaced by adoption of this Plan.

If a future project requires relocation costs or relocation assistance, such costs shall be considered separately and addressed in accordance with applicable law.

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15. COMPLIANCE PLAN

No compliance plan is required because no persons, families, or individuals are expected to be displaced by adoption of this Plan.

If a future project requires a compliance plan or other relocation-related process, the Authority shall comply with applicable law and any required amendment or approval process.

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16. BENEFITS OF THE PLAN

Implementation of this Plan is expected to:

- promote economic activity and reinvestment within the TIFA district;
- support redevelopment of underutilized, vacant, obsolete, deteriorated, and strategically significant properties;
- encourage private investment in rehabilitation and redevelopment;
- preserve and strengthen the historic downtown and National Historic District;
- maintain and improve infrastructure supporting district function;
- improve accessibility, appearance, circulation, parking, stormwater management, and public spaces;
- support business attraction, business retention, entrepreneurship, and commercial activity;
- strengthen downtown Hillsdale as a destination for residents, visitors, businesses, developers, and investors;
- preserve prior public investments, including TIFA-funded improvements and TIFA-owned assets;
- support long-term taxable value stability and growth; and
- enhance the long-term value, function, identity, and economic vitality of the district.

17. CAPTURED ASSESSED VALUE

For the period covered by this Plan, captured assessed value shall be determined in accordance with applicable law.

The following estimates are based on the current projections contained in the Authority's most recent approved amendment, using the initial assessed value of $5,160,201 and an estimated 3.86% annual change based on the ten-year average. The 2035 estimate is included for planning review using the same projection methodology and should be confirmed before final Council approval.

Year	Estimated Captured Assessed Value
2025	$5,942,551
2026	$6,171,766
2027	$6,409,822
2028	$6,657,061
2029	$6,913,836
2030	$7,180,515
2031	$7,457,481
2032	$7,745,129
2033	$8,043,873
2034	$8,354,140
2035	$8,676,610

These figures are estimates only. Actual captured assessed value may vary based on assessment changes, additions, losses, exemptions, tribunal decisions, market conditions, ownership changes, tax status changes, and other factors.

18. ESTIMATED TAX INCREMENT REVENUES

The following tax increment revenue estimates are based on the current projections contained in the Authority's most recent approved amendment. The 2035 estimate is included for planning review using the same projection methodology and should be confirmed before final Council approval.

Year	Estimated TIFA Revenues
2025	$155,231
2026	$161,218
2027	$167,437
2028	$173,895
2029	$180,602
2030	$187,568
2031	$194,804
2032	$202,318
2033	$210,121
2034	$218,226
2035	$226,650

These figures are estimates only. Actual tax increment revenues may vary based on taxable value, millage rates, exemptions, tax appeals, economic conditions, collection rates, changes in law, and other factors.

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19. TAX INCREMENT FINANCING PROCEDURE

Tax increment financing captures the increase in taxable value above the initial assessed value or base value established for the development area, as permitted by law.

Taxes attributable to the captured value are collected and used to finance improvements, activities, and costs authorized by this Plan and applicable law.

The tax increment financing procedure is already in place as part of the original plan and subsequent amendments. This Restated Plan continues the use of tax increment financing for the purposes described in this Plan.

Once the purposes of the Plan have been accomplished and the Plan has expired, been terminated, or otherwise concluded in accordance with applicable law, taxing jurisdictions will again receive taxes on the full taxable value as provided by law.

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20. BONDED INDEBTEDNESS

At the time of adoption of this Restated Plan, no bonded indebtedness is anticipated.

However, the Authority retains the ability to utilize bonded indebtedness or other lawful financing mechanisms as permitted by law, subject to separate Board approval, governing body approval where required, and any other approvals required by applicable law.

In considering the use of debt financing, the Authority shall exercise prudence to ensure that:

- debt is supportable within projected revenues;
- obligations do not materially limit ongoing Authority operations;
- financial commitments do not create undue risk to the Authority’s long-term stability;
- debt supports projects consistent with this Plan; and
- the Authority maintains financial flexibility to respond to future needs and opportunities.

This Plan does not itself issue debt or obligate the Authority to incur debt.

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21. OPERATING AND PLANNING EXPENDITURES

The Authority may expend tax increment revenues for operating and planning expenditures necessary to administer the Authority, implement this Plan, maintain records, obtain professional services, evaluate projects, prepare studies, coordinate development activities, manage TIFA-owned assets, administer programs, and oversee improvements authorized by this Plan.

Operating and planning expenditures may include legal, planning, engineering, architectural, accounting, financial, environmental, administrative, property-management, consulting, and other professional or administrative services related to the purposes of the Authority and this Plan.

No municipal advances, municipal indebtedness, or advances by others are anticipated to be repaid from tax increment revenues unless separately approved by the Authority and governing body as required by law.

This section shall not be construed to convert tax increment revenues into a general municipal operating fund. Operating and planning expenditures must serve a lawful Authority purpose and be consistent with this Plan.

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22. COST TO BE PAID THROUGH TAX INCREMENT FINANCING

Tax increment revenues may be used to pay all or part of the costs of projects, improvements, activities, programs, maintenance, planning, professional services, administration, financing, acquisition, disposition, redevelopment support, and other expenditures authorized by this Plan and applicable law.

The Authority may also use other lawful funding sources, including grants, contributions, reimbursements, intergovernmental agreements, proceeds from property transactions, lawful financing, and other available revenues.

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23. DURATION, REVIEW, AND CONTINUING DEVELOPMENT PURPOSE

This Plan is intended to guide the Authority through December 31, 2035, unless amended, extended, replaced, or terminated in accordance with applicable law.

The Authority finds that the purposes of the Development Plan remain ongoing. The TIFA district continues to require strategic investment, infrastructure stewardship, support for private redevelopment, taxable-value stabilization, district-wide economic activity, and long-term planning.

Periodic review of this Plan shall not be construed as a determination that the purposes of the Plan have been accomplished. Rather, review is intended to ensure that the Authority’s priorities, projects, financial assumptions, and implementation practices remain aligned with current district conditions and applicable law.

No language in this Plan shall be interpreted as a finding that the purposes of the Development Plan or Tax Increment Financing Plan have been fully accomplished. Any future determination regarding completion, expiration, amendment, replacement, or termination of the Plan shall require formal action in accordance with applicable law, after consideration of the Authority’s continuing development objectives, outstanding obligations, district infrastructure needs, redevelopment opportunities, and long-term economic-development goals.

24. IMPACT ON TAXING JURISDICTIONS

The Authority captures tax increment revenues from the City of Hillsdale and Hillsdale County. The Authority does not capture State Education Tax revenues or school district taxes under this Plan.

The financial impact on affected taxing jurisdictions is based on projections and may vary based on taxable value, millage rates, exemptions, tax appeals, changes in law, development activity, ownership changes, tax status changes, and economic conditions.

Based on current projections, the estimated annual revenue impact on affected taxing jurisdictions is as follows:

Affected Taxing Jurisdiction	Estimated Annual Revenue Impact
City of Hillsdale	$107,850
Hillsdale County	$47,382

These figures are estimates only and may be updated as part of the approval process or future plan review.

The estimated revenue impact reflects the continuation of tax increment financing under this Plan. It does not independently account for the public improvements, redevelopment activity, private investment, infrastructure stewardship, taxable-value stabilization, or district-wide economic benefits supported by the Authority’s activities.

EVALUATION OF EXISTING CONDITIONS

The TIFA district serves as the primary commercial and civic center of the City of Hillsdale and includes its historic downtown. The district contains a mix of commercial, civic, institutional, residential, and mixed-use properties, including upper-floor residential units in downtown buildings and surrounding residential areas within the district boundaries.

The district remains a central location for commerce, public activity, private investment, historic preservation, entertainment, government, professional services, dining, retail activity, and community identity.

Public Investment

Significant public and TIFA-supported investments have occurred within the district, including parking improvements, streetscape improvements, utility work, pedestrian improvements, the Keefer Hotel redevelopment, the Dawn Theater, wayfinding signage, public spaces, and other improvements.

These investments represent long-term commitments requiring ongoing stewardship, maintenance, repair, replacement, programming, and strategic support.

Infrastructure

Many infrastructure improvements within the district require coordinated maintenance, repair, replacement, and modernization to preserve functionality, accessibility, safety, appearance, and economic usefulness.

Sidewalks, curbs, gutters, streets, alleys, parking areas, stormwater systems, lighting, landscaping, signage, and related public improvements remain important to the efficient functioning of the district.

Property Utilization

The district includes active commercial and mixed-use properties alongside vacant, underutilized, obsolete, deteriorated, or strategically significant properties that present opportunities for redevelopment and reinvestment.

The continued redevelopment of underutilized properties remains important to the district's economic vitality, taxable value, appearance, and long-term stability.

Property Ownership and Tax Status

Changes in property ownership, including an increase in tax-exempt properties or publicly controlled properties, can affect taxable value and available tax increment revenues.

These conditions highlight the importance of maintaining a stable and productive tax base, encouraging appropriate private investment, and evaluating the long-term fiscal impact of development patterns within the district.

Economic Conditions

The district continues to serve as a central destination while facing evolving market conditions, changing consumer behavior, competition from other commercial areas, building-reuse challenges, infrastructure costs, labor and construction cost pressures, and the need to attract and retain businesses, residents, visitors, and private investment.

Redevelopment and Historic Preservation

The district includes historically significant buildings and properties whose preservation and adaptive reuse can support economic vitality, private investment, tourism, civic identity, and downtown activity.

Historic preservation and redevelopment should be evaluated in light of economic outcomes, private investment leverage, long-term property productivity, and consistency with this Plan.

GUIDING PRINCIPLES FOR INVESTMENT AND DECISION-MAKING

The Authority shall apply the following guiding principles when evaluating projects, expenditures, programs, property actions, maintenance activities, partnerships, and other uses of Authority resources.

1. Economic Activity

The Authority should give priority to projects and activities that generate, support, or sustain economic activity within the TIFA district.

2. Long-Term Fiscal Impact

The Authority should give significant consideration to long-term fiscal impact, financial sustainability, and the effect of projects on the Authority's future revenues and obligations.

3. Private Investment Leverage

The Authority should support private investment where such investment contributes to broader district-wide economic activity, redevelopment, building utilization, business attraction, business retention, or taxable-value stability.

4. Tax Base Consideration

The Authority should consider how development patterns, ownership structures, property use, exemptions, and redevelopment activity affect long-term taxable value and the financial capacity of the district.

5. Stewardship of Public Investment

The Authority should preserve, maintain, repair, replace, and responsibly manage prior public investments and TIFA-funded improvements so that those investments continue to serve the district.

6. District-Wide Benefit

The Authority should prioritize actions that provide measurable or demonstrable benefit to the district as a whole, rather than merely benefiting an isolated property, narrow interest, or ordinary municipal function.

7. Consistency with Plans

The Authority should align its actions with this Plan, the Tax Increment Financing Plan, applicable law, and broader City objectives where consistent with the Authority's statutory purposes.

GOALS

1. Sustained Economic Vitality

Maintain and strengthen economic activity within the district by supporting business attraction, business retention, private investment, redevelopment, commercial activity, public improvements, and downtown activity.

2. Growth and Stability of the Tax Base

Encourage development and redevelopment patterns that support long-term taxable value, fiscal stability, productive property use, and the continued financial capacity of the Authority.

3. Infrastructure Preservation and Enhancement

Maintain, repair, replace, and improve infrastructure that supports the function, accessibility, appearance, safety, and economic usefulness of the district.

4. Reinvestment and Redevelopment

Encourage redevelopment of vacant, underutilized, blighted, obsolete, deteriorated, and historically significant properties where such efforts support economic vitality, private investment, district function, or taxable-value stability.

5. Downtown as a Destination

Support downtown Hillsdale as a center of commerce, entertainment, dining, retail, services, civic life, public activity, tourism, community gathering, and historic identity.

USE OF TAX INCREMENT REVENUES FOR MAINTENANCE AND SERVICES

The Authority recognizes that certain maintenance activities may be necessary to preserve prior improvements, protect public investments, support redevelopment, maintain district functionality, and advance the purposes of this Plan.

Tax increment revenues may be used for maintenance, repair, replacement, preservation, or related services only where:

- the activity relates to TIFA-funded improvements;
- the activity relates to TIFA-owned or TIFA-controlled property or assets;
- the activity preserves or protects prior public investment within the district;
- the activity supports a project, program, or improvement authorized by this Plan; or
- the activity provides a demonstrable district-wide benefit beyond standard City services.

The Authority will not authorize tax increment revenues to replace ordinary general municipal services or to serve as a substitute for standard City departmental budgets.

Tax increment revenues should supplement, enhance, preserve, or strategically support the district where necessary to achieve the goals of this Plan.

APPENDIX A — DISTRICT MAP

The TIFA district map is attached and incorporated into this Plan by reference.

APPENDIX B — HISTORICAL IMPROVEMENTS

The following historical improvements and program activities were previously undertaken, funded, supported, or administered by the Authority. This list is intended to summarize material categories of prior activity and does not constitute a complete accounting ledger of every expenditure, grant, reimbursement, or administrative action.

Improvement / Program Activity	Completion Date / Time Period
Develop parking lot in Block 285	12/31/86
Place overhead utilities underground in main alley Block 285	12/31/87
Repair and replace sidewalk, curbs, and gutter Block 285	12/31/89
Install period street lighting, street furniture, trash receptacles Block 285	12/31/88

Plant additional street trees Block 285	12/31/89
Repair and replacement of storm sewers in Block 282	12/31/90
Place overhead utilities underground in Block 282	12/31/90
Develop parking lot in Block 282	12/31/91
Repair and replace sidewalk, curbs, and gutters Block 282	12/31/91
Install period street lighting in Block 282	12/31/91
Improvement to alley adjacent to parking lot in Block 282	12/31/92
Plant additional street trees Block 282	12/31/92
Install street furniture, trash receptacles in Block 282	12/31/92
Improvements to street in Block 428, 285, 429, and 301	12/31/93
Repair and replace sidewalk, curb, and gutter Block 428, 285, 429, and 301	12/31/93
Install period street lighting in Block 428, 285, 429, and 301	12/31/93
Improvement to storm drainage in Block 428, 285, 429, and 301	12/31/93
Improvement to storm drainage in alley adjacent to parking lot in Block 428	12/31/94
Redevelopment of parking lot in Block 428	12/31/94
Install curb and gutter in alley Block 428	12/31/94
Install street furniture, trash receptacles in Block 428	12/31/94
Relocation of utilities as needed within Block 428	12/31/94
Planting of additional street trees and shrubs in a newly developed greenbelt area in alley R.O.W. and parking lot Block 428	12/31/94
Redevelopment of parking lot in Block 302	12/31/95
Repair and replacement of sidewalk, curb, and gutter in Block 302	12/31/95

Placement of overhead utilities underground in Block 429, 301, and 302	12/31/95
Planting of additional street trees and shrubs in parking lot and development of greenbelt area in alley R.O.W. Block 302	12/31/95
Install period street lighting Block 302	12/31/95
Repair or replacement storm sewers in Block 302	12/31/95
Parking lot, plants, curbs, gutters, sidewalks in Block 278	08/31/96
Acquisition of land for parking lot in Block 160	03/31/97
Installation of greenbelt area in Block 160	09/30/97
Install period street lighting in Block 160	09/30/97
Maintenance of parking lot in Block 281	12/31/06
Demolition of buildings, site work, environmental work, curbs and gutters, relocation of intersection in Block 156	12/31/07
Purchase of Keefer Hotel and sale to CL Real Estate for development	10/25/15
Purchase and renovation of the Dawn Theater	02/01/22
New wayfinding signage	2022–2023
Façade Improvement Grant Program awards supporting exterior building improvements within the TIFA district	2015–2026
Business Attraction Grant Program awards supporting business recruitment, occupancy, and commercial activity within the TIFA district	2015–2026
Restaurant Attraction Grant Program awards supporting restaurant development, food-service activity, and downtown destination activity within the TIFA district	2015–2026
Business Expansion or related incentive-program awards supporting private investment, business retention, and redevelopment within the TIFA district	2015–2026

Funding Support for MDOT Traffic Calming, Significant Stormwater Infrastructure and Curb and Gutter, Parking Expansion, Road Crossings, Traffic Light Improvements along TIFA's M-99 Corridor, City Hall, Post Office Parking Lots 2025 - 2027