



DDA ACTION SUMMARY SHEET

MEETING DATE: November 18, 2025

TOPIC Discussion and Direction – Use of TIF for Capital Improvement

BACKGROUND BRIEF:

At recent Village Council session on the Village CIP Plan, several questions arose as to the application and use of the 75/25 Set Aside Fund for non-itemized public facility project implementation. There is a question as to whether the 75/25 Fund can be applied to partially off-set Village costs in implementing needed public infrastructure, particularly, water and sewer demands.

I have drafted a comprehensive memorandum outlining the statutory and legal application of PA57 and the language of applicable Michigan Statute(s) that may be considered as a potential policy of the DDA Board as it relates to the exercised discretion of the DDA Board in defining and establishing use(s) that qualify under the TIF Plan.

It is the clear objective of this office to support, legally and statutorily, the broad discretion granted to the DDA Board, and that any effort of individual Village council members that might seek to open and amend the 2020 approved TIF Plan might be rejected without further consideration.

FINANCIAL IMPACT:

As described in the Plan.

RECOMMENDED MOTION:

Receive and file the November 18, 2025 memorandum from the Executive Director and further directing that the memorandum is conveyed to the Ad Hoc Committee of the Lake Orion Village Council with a supporting statement that the Board of Directors for the Lake Orion Downtown Development Authority will consider for discretionary project for inclusion in the 75/25 Fund, as previously established by resolution/agreement.