



Lathrup Village

Downtown Development Authority

2023 Annual Report





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In accordance with PA 57 of 2018, the Lathrup Village Downtown Development Authority (LVDDA) submits the following information to fulfill the reporting requirements of the aforementioned act.

History & Mission

The LVDDA was formed and established in 1998 and expanded in 1999. Its mission is to *undertake public improvements that have the greatest impact to strengthen the downtown area and attract new investments*. To serve this mission, the LVDDA is dedicated to combining public and private resources for the physical and economic development of properties located within the district borders. LVDDA is active in the Main Street Oakland County program and is at the Associate Level.

The Board of Directors is comprised of nine members consisting of the mayor and eight appointees who are confirmed by City Council for four-year terms. These members have a vested interest in the district as a property owner, business owner/interest, and/or resident. As of December 31, 2023, the Board of Directors is comprised of the following individuals:

Name	Office	Stake in District	Term Ends
Dr. Patricia Felton	Member	Business	2/1/2027
Bryan Ford	Vice Chair	Resident	2/1/2024
Kelly Garrett	Member	Mayor	n/a
Charlotte Jones	Member	Business	2/1/2026
Bobbi Lovins	Member	Business	2/1/2024
Scott McKee	Member	Police Chief	n/a
Fred Prime	Chair	Resident	2/1/2026
Pam Shermeyer	Secretary	Resident	2/1/2025
Dan Sugg	Member	Business	2/1/2026

The LVDDA activities are supported by the following City of Lathrup Village staff:

DDA Staff	Title
Susie Stec	Director- DDA/Community & Economic Development
Brittany Dorsey	Manager - DDA and Special Events
Pam Bratschi	Treasurer

In 2023, the LVDDA Board of Directors had eight (8) regular meetings, two (2) special meetings, one (1) regular meeting that was treated as a workshop due to lack of quorum, and formally canceled two (2) meetings. *See Appendix A* for a complete meeting schedule and attendance roster.

The LVDDA runs on a June/July fiscal year, which mirrors that of the City of Lathrup Village. Therefore, LVDDA’s budgeted revenues, expenses, and fund balances for Fiscal Years 2023/24 and 2022/23 are shown below.

	Original Budgeted Revenues	Actual Revenues	Original Budgeted Expenses	Actual Expenses	Fund Balance
FY 23/24**	\$437,364	\$53,531	\$932,790	\$193,685	\$1,284,694
FY 22/23	\$377,726	\$489,396	\$828,911	\$293,531	\$1,417,080

**As of 12/31/23

Synopsis of LVDDA Activities, Accomplishments, & Events

Many of the challenges which began at the end of 2021 persisted into 2023 for both the city and DDA. A City Administrator was hired in July 2022 and resigned in June the following year. Similarly, a Code Enforcement Officer was hired and then left six months later for a new position. Lastly, the Treasurer for the city and DDA retired at the end of December with 23 years of service to the community. While both the City Administrator and Code Enforcement Officer positions have since been filled (December 2023 and July 2023, respectively), the Treasurer remains open.

Despite the turnover in staffing, LVDDA continues to make progress implementing various elements the Development and TIFA Plan. This includes continued investment in the physical infrastructure of the district, advocate to the Road Commission for Oakland County (RCOC) for improved pedestrian amenities, fund district-wide façade improvement & sign grant programs and implement initiatives to support the business which comprise the district.

LVDDA organized and implemented standing events/programs such as a Spring Planting Party, Southfield Road Corridor Cleanups,



Juneteenth: Unity in the Community, and Boys 2 Men Youth Mentoring partnership with the City. LVDDA also planned and implemented new programs including a DEI Panel Discussion, free workshop series in partnership with Oak Park, Southfield, Southfield Area Chamber of Commerce, and Main Street Oakland County, and the very successful Lathrup Village Music Festival.

Accomplishments

Informational Meetings

Per the requirements set forth in PA 57 of 2018, LVDDA held informational meetings on April 21st and November 1st. Approximately two dozen individuals attended these meetings. These meetings were held in-person. *See Appendix B for the FY23 PA57 Annual Report* required by the state.



Tri-City Workshops

LVDDA partnered with Oak Park, Southfield, Southfield Area Chamber of Commerce, and Main Street Oakland County to offer free quarterly learning opportunities to the businesses in our communities. Workshops covered topics related to small businesses financing, marketing, and holiday mixer.



Streetscaping Projects



Held planting parties for the hanging baskets, flowerpots around City Hall, and worked with local business Hortulus Gardens to maintain the flowerbeds.

Infrastructure Improvements

Since its inception in 1998, LVDDA has been building its fund balance in order to have matching funds for the eventual reconstruction of Southfield Road. While that project still remains unfunded, the board of directors has made a concerted effort to invest in physical improvements to the district.



- Sidewalk Replacement Program - LVDDA is funding the Sidewalk Replacement Program in the Downtown District over the course of three (3) years.
 - In 2022, LVDDA invested \$40,670 for the replacement of 4,652 lineal feet of sidewalk along 11 Mile Road.
 - The 3-year investment total was \$365,832 for the replacement of 40,694 sft.
- LVDDA had an Alley Assessment completed in order to prepare a 5-year plan for the improvement and maintenance of the alleys and

approaches.

- In 2023, six (6) alley approaches & two (2) alleys were replaced.

- RCOC gave LVDDA the go-ahead to install a HAWK pedestrian signal south of I-696. HRC was engaged to complete the traffic design and engineering work necessary and submitted a grant application for its construction. LVDDA was awarded an MDOT Safety Grant in the amount of \$291,680. Installation is expected in late 2024/early 2025.
- LVDDA successfully advocated for the installation of two (2) additional pedestrian crossings as part of RCOC's planned resurfacing work in 2024. This represents a huge step forward in increase pedestrian safety, accessibility, and connectivity in the commercial district and community as a whole.



Events & Promotional Campaigns

Lathrup Village Music Festival



LVDDA partnered with residents to host the first Lathrup Village Music Festival in September. This was a hyper-local event that featured local musicians, food vendors including Lathrup Village-based food trucks 44 Burrito and Wetzels Pretzels, Lathrup Village businesses and resident – makers. Over 500 people – a mix of residents and regional visitors – attended the well-received event.



Southfield Road Corridor Clean-Up

LVDDA “adopted” Southfield Road two years ago and continues to hold corridor clean-ups in June, July, and October. These clean-ups typically have two dozen volunteers – a mix of residents and volunteers.

Juneteenth Celebration: Unity in the Community

LVDDA hosted the 3rd Annual Juneteenth Celebration: Unity in the Community. on June 17, 2023. The day was planned in collaboration with the Juneteenth Task Force and Promotions Committee. The celebration included an array of activities including a storyteller, hustle instructor, live music, kids activities, vendors and artists.



Adopt-A-Senior/Boys 2 Men Partnership

LVDDA partnered with Lathrup Village non-profit Boys 2 Men on an initiative to provide participating youth with job opportunities and life skills. These young men performed light yard work and clean-up activities for residents in the Police Department's Adopt-A-Senior Program. They also helped LVDDA maintain our flowerbeds, hanging baskets, and much more.

Appendix A – 2023 DDA Board of Directors Attendance

DDA Board Meeting Attendance

	Felton	Ford	Garrett	Jones	Lovins	McKee	Montenegro	Prime	Shermeyer	Sugg
1/20/2023	na	x	x	x	x	x	na	e	x	e
2/17/2023	na	canceled	canceled	canceled	canceled	canceled	canceled	canceled	canceled	canceled
3/17/2023	na	x	x	x	x	na	x	x	x	x
4/21/2023	na	x	x	x	x	na	x	e	e	e
5/19/2023	na	x	e	x	x	na	x	x	x	x
6/16/2023	na	e	e	x	x	na	x	x	x	x
6/29/2023	e	x	x	x	x	x	na	x	x	x
7/21/2023	x	x	e	x	e	e	na	e	x	x
8/22/2023	x	x	x	x	x	x	na	x	x	x
9/15/2023	e	x	x	x	e	e	na	A	x	x
10/20/2023	x	x	e	e	e	x	na	e	x	x
11/17/2023	canceled	canceled	canceled	canceled	canceled	canceled	na	canceled	canceled	canceled
12/15/2023	e	e	e	e	e	x	na	x	x	x

x - present
 e - excused
 na - not applicable
 a - absent

Appendix B: FY23 PA 57 Report

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov <small>Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2022. MCL 125.4911(2)</small>	City of Lathrup Village Downtown Development Authority	TIF Plan Name Development Plan and Tax Increment Financing Plan	For Fiscal Years ending in 2023
	Year AUTHORITY (not TIF plan) was created: Year TIF plan was created or last amended to extend its duration: Current TIF plan scheduled expiration date: Did TIF plan expire in FY22? Year of first tax increment revenue capture: Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no? If yes, authorization for capturing school tax: Year school tax capture is scheduled to expire:	1998 2011 1/24/2040 No 1998 No _____ _____	

Revenue:	Tax Increment Revenue \$ 453,978 Property taxes - from DDA millage only \$ 27,490 Interest \$ 39,300 State reimbursement for PPT loss (Forms 5176 and 4650) \$ - Other income (grants, fees, donations, etc.) \$ 22,364 Total \$ 543,132
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Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	\$ 62,970	4.3117
From cities	\$ 341,386	23.3748
From townships	\$ -	
From villages	\$ -	
From libraries (if levied separately)	\$ -	
From community colleges	\$ 21,747	1.4891
From regional authorities (type name in next cell)	\$ 38,470	2.6341
From regional authorities (type name in next cell)	\$ 3,022	0.2070
From regional authorities (type name in next cell)	\$ 13,873	0.9500
From local school districts-operating	\$ -	
From local school districts-debt	\$ -	
From intermediate school districts	\$ -	
From State Education Tax (SET)	\$ -	
From state share of IFT and other specific taxes (school taxes)	\$ -	
Total	\$ 481,468	

Expenditures	Salaries (FT/PT, Taxes & Benefits) \$ 220,629 Office Supplies \$ 507 Auditing & Accounting \$ 800 Training/Memberships \$ 8,575 Main Street Program \$ 5,524 Streetscaping \$ 9,047 Planning/Consulting Fees \$ 15,497 Printing/Publication Costs \$ 972 Repairs & Maintenance \$ 335,203 Miscellaneous Expenditures \$ 1,007 Depreciation Infrastructure \$ 29,714 Transfers to other municipal fund (list fund name) \$ - Transfers to other municipal fund (list fund name) \$ - Transfers to General Fund \$ - Total \$ 627,474
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Total outstanding non-bonded indebtedness	Principal \$ - Interest \$ -
Total outstanding bonded indebtedness	Principal \$ - Interest \$ - Total \$ -

Bond Reserve Fund Balance	\$ -
Unencumbered Fund Balance	\$ 1,284,694
Encumbered Fund Balance	\$ -

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan	
				TIF Revenue	TIF Revenue
Ad valorem PRE Real	\$ 1,942,620	\$ 753,682	\$ 1,188,938	32.9667000	\$39,195.36
Ad valorem non-PRE Real	\$ 30,701,780	\$ 15,468,843	\$ 15,232,937	32.9667000	\$502,179.66
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 1,796,980	\$ 3,613,750	\$ (1,816,770)	32.9667000	(\$59,892.91)
Ad valorem utility personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem other personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value		\$ 19,836,275	\$ 14,605,105	Total TIF Revenue	\$481,482.12