

# Pittsfield Charter Township

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Website: [www.pittsfield-mi.gov](http://www.pittsfield-mi.gov)

## Office of the Supervisor

**Mandy Grewal**  
Township Supervisor  
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LAWRENCE KESTENBAUM  
COUNTY CLERK/REGISTRAR  
2013 MAY - 2 A 10:22  
FILED  
PITTSFIELD COUNTY MI  
April 29, 2013

Dear Property/Business Owner:

You are receiving this packet of information because your property/business is located along the State Street corridor. Over the years, we have heard from many property owners along this corridor about their frustrations regarding the traffic congestion and overall infrastructural inadequacy of State Street and, consequently, its negative impact on their day-to-day operations.

There had been no movement since the completion of the State Street corridor study in 2006. When our administration took office, I was successful in obtaining federal funding to conduct an Environmental Assessment study, which is the required first step before any road improvement project is eligible for federal funds. I am happy to report that the Environmental Assessment process is nearing its completion.

As a next step, we are working with Congressman Dingell's office to apply for federal funds for road improvement along State Street. The proposed improvements will be a narrow-lane boulevard that includes 10' sidewalk, bike lanes, additional motorized lanes and roundabouts at Morgan, Textile, and Campus Parkway. This, of course, is a long-term (likely 20 year) project which will be undertaken in phases.

To get this long process started, the Pittsfield Township Board of Trustees, last week, approved the intent to establish a Corridor Improvement Authority (CIA) for State St, from Airport (just south of Ellsworth) to Campus Parkway (just north of Michigan Ave). The CIA will provide one of many financing tools needed in the estimated 20-year period to undertake and complete the road improvements on State Street.

In particular, establishing a CIA will allow the Township to use tax increment financing to provide local matching funds for the road improvement project without an increase in property taxes.

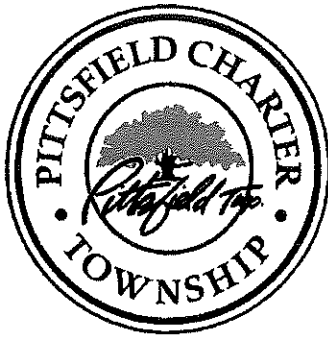
You may have already received a notice that on May 22<sup>nd</sup> at 6:30pm, the Pittsfield Township Board will conduct a public hearing to receive comments on establishing a CIA. Please find attached a notice of public hearing along with a more detailed description of the purpose of a Corridor Improvement Authority, as well as tax increment financing.

Project details are available on our website: <http://www.pittsfield-mi.gov>.

We hope you will plan on attending the public hearing on May 22<sup>nd</sup>. If you have any questions please contact Craig Lyon, Director of Utilities & Municipal Services, at (734)822-2109 or [lyonc@pittsfield-mi.gov](mailto:lyonc@pittsfield-mi.gov).

Sincerely,

Mandy Grewal, Ph.D.  
Supervisor



**Pittsfield Charter Township**  
**Clerk's Office**

6201 West Michigan Avenue, Ann Arbor, MI 48108  
Phone: (734) 822-3120 • Fax: (734) 944-8024  
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**Alan Israel**  
Township Clerk  
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**Lyn Badalamenti**  
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**NOTICE OF PUBLIC HEARING**

The Board of Trustees of the Charter Township of Pittsfield, Washtenaw County, Michigan, will hold a Public Hearing on:  
**Wednesday, May 22, 2013 at 6:30 p.m.**

At the Pittsfield Township Administrative Building, 6201 W. Michigan Ave., Ann Arbor, MI 48108-9721, to consider the establishment of a Corridor Improvement Authority in accordance with Pubic Act 280 of 2005, as amended. The proposed boundaries of the Corridor Improvement Authority Development area are depicted below:



State Corridor Boundary 94 to MI Ave.



The Board of Trustees will hear comments from citizens, taxpayers and property owners, and officials from any affected taxing jurisdiction. No action will be taken. Any further information regarding the above Public Hearing may be obtained at the Township Clerk's Office during regular office hours 8:00 a.m. to 5:00 p.m. Monday through Friday, or by phone at (734) 822-3120.

Alan Israel, CLERK  
Charter Township of Pittsfield  
Washtenaw County, Michigan



CARLISLE



WORTMAN  
associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

April 22, 2013

**ESTABLISHING A CORRIDOR IMPROVEMENT AUTHORITY**  
**STATE STREET IN PITTSFIELD TOWNSHIP**

**Purpose of the Corridor Improvement Act**

The Corridor Improvement Authority Act, PA 280 of 2005, allows communities to create "Corridor Improvement Authorities" (CIA) with special powers, conditions, and criteria unique to commercial corridors. Pittsfield Township is considering establishing such an authority for State Street.

State Street in Pittsfield Township is being proposed for improvement by the Washtenaw County Road Commission (WCRC). The preferred alternative for the State Street Improvement Project would consist of a four-lane roadway with a narrow median and roundabouts at Morgan, Textile, and Old State Street. The project would accomplish "Complete Street" objectives by providing on-street bike lanes and multi-use paths on both sides of the road. Future transit facilities would also be accommodated.

The challenge for the Township as the State Street project proceeds will be raising local matching funds. However, establishing a CIA with Tax Increment Financing (TIF) capabilities will address the means to provide local matching.

**Board Membership and Duties**

The Corridor Improvement Authority is governed by a Board consisting of the Township Supervisor, or a designee, and between five (5) and nine (9) members. Members are appointed by the Supervisor and approved by the Township Board. A majority of the membership shall have an ownership or business interest in property located in the development area. At least one (1) member shall be a resident from within, or half (½) mile from the development area

A CIA Board is granted specific powers and duties in the CIA Act. However, the primary purpose of a State Street CIA would be to implement improvements to the road and associate infrastructure.

## **Tax Increment Financing**

The primary means used by a CIA to raise revenue is tax increment financing (TIF). Using TIF, a body has the CIA Board would have the ability to capture any new tax revenues attributable to increases in the value of eligible real and personal property that result from implementing the CIA development plan beyond an established date. A development plan is a document prepared by the CIA Board and adopted by the Township Board which establishes specific measurable objectives and associates those objectives with anticipated costs. Tax increment financing results in no new taxes from property owners. However, it does allow for capture of increased tax revenues from multiple taxing jurisdictions. These funds are specifically set aside for projects within the boundary of the CIA.

Revenues from the following taxing jurisdictions may be included in the TIF Plan, but they may also decline to participate:

- *Township, minus debt levies for voted bonds (i.e. operating and other similar levies)*
- *Washtenaw County and Washtenaw County Parks*
- *Huron Clinton Metropolitan Authority*
- *Washtenaw Community College*
- *Saline and Ann Arbor District Libraries*