

Downtown Development Authority Fund

The Delhi Township Downtown Development Authority (DDA) has a separate legal identity but operates in conformity with many of the Township's policies and procedures. The DDA is reported in the Township's financial statements as a discretely presented component unit.

The DDA was organized pursuant to Township Ordinance No. 80 and Act 197 of the Public Acts of 1975, as amended, now recodified as Public Act 57 of 2018. The primary purpose of the DDA is to provide for the ongoing maintenance, promotion, security, and continued operation of the DDA district. A Board of Directors appointed by the Township Board governs the DDA. This DDA's mission is as follows: to promote economic development through business attraction/retention programs and works to foster investment within the DDA district. It strives to increase the Township's tax base and strengthen the local economy while maintaining those qualities that make Delhi Township a desirable place to live and work.

There are currently six departments in the DDA Fund. They are:

- DDA Administration
- DDA Marketing & Promotion
- DDA Infrastructure Projects
- DDA Capital Outlay
- 2016 DDA Development
- DDA Debt Transfers Out

The following pages provide a description of the department's activities, lists expenditures by account line item, and department indicators where available.

Summary

In 2025, we are budgeting \$3,051,667 for revenue and \$1,951,900 for expenditures. When compared to the 2024 Original Budget, revenues are expected to increase by \$245,916 (8.8%) and expenditures are expected to decrease by \$160,877 (7.6%).

Review the table below to learn how this budget will impact fund balance.

Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Beginning Fund Balance:	\$4,778,504.27	\$5,185,447.41	\$5,185,447.41	\$6,131,005.80	\$7,230,772.09	\$8,770,951.37
Revenues						
Taxes	\$2,413,277.07	\$2,646,800.00	\$2,729,282.92	\$2,897,866.56	\$2,973,211.09	\$3,032,675.31
Other Revenue	\$3,521.82	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
Grants and Revenue Sharing	\$1,750.00	\$1,500.00	\$1,700.00	\$1,500.00	\$1,500.00	\$1,500.00
Charges for Services	\$11,159.87	\$6,800.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Sale of Fixed Assets	\$22,904.16	\$55,350.00	\$55,350.00	\$0.00	\$0.00	\$0.00
Interest and Rentals	\$335,778.15	\$93,500.00	\$265,500.00	\$140,500.00	\$115,500.00	\$90,500.00
Total Revenues:	\$2,788,391.07	\$2,805,750.00	\$3,063,632.92	\$3,051,666.56	\$3,102,011.09	\$3,136,475.31
Expenditures						
Salaries	\$147,216.63	\$151,568.71	\$151,568.71	\$167,855.14	\$177,548.63	\$187,466.25
Benefits	\$9,270.58	\$9,493.78	\$9,493.78	\$10,806.37	\$11,403.42	\$12,059.51



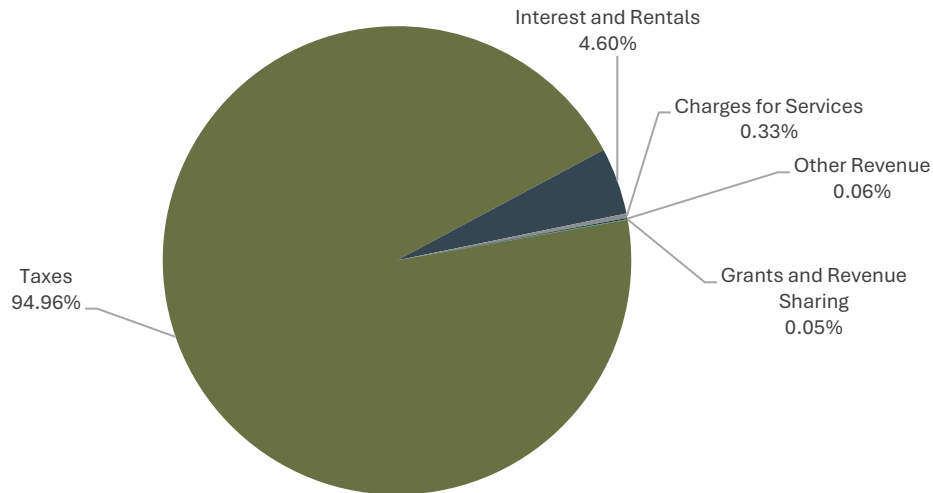
Downtown Development Authority Fund
Summary

Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Operating Expenditures	\$341,031.94	\$386,235.25	\$384,170.00	\$276,050.00	\$260,513.50	\$261,990.91
Capital Outlay	\$747,813.66	\$433,000.00	\$440,387.50	\$580,000.00	\$210,000.00	\$210,000.00
Transfers Out	\$1,136,115.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Expenditures:	\$2,381,447.93	\$2,112,777.74	\$2,118,074.53	\$1,951,900.27	\$1,561,831.81	\$1,558,910.43
Total Revenues Less Expenditures:	\$406,943.14	\$692,972.26	\$945,558.39	\$1,099,766.29	\$1,540,179.28	\$1,577,564.88
Ending Fund Balance:	\$5,185,447.41	\$5,878,419.67	\$6,131,005.80	\$7,230,772.09	\$8,770,951.37	\$10,348,516.25



Revenues

Budgeted 2025 Revenues by Source



Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Revenue Source						
Taxes						
CURRENT PROPERTY TAXES-AD VAL.	248-000.00-403.000	\$2,406,265.00	\$2,723,559.22	\$2,895,492.27	\$2,970,775.07	\$3,030,190.57
IFT TAX REVENUE	248-000.00-437.000	\$7,012.07	\$5,723.70	\$2,374.29	\$2,436.02	\$2,484.74
Total Taxes:		\$2,413,277.07	\$2,729,282.92	\$2,897,866.56	\$2,973,211.09	\$3,032,675.31
Other Revenue						
MISCELLANEOUS REVENUE	248-000.00-677.000	\$1,282.00	\$800.00	\$800.00	\$800.00	\$800.00
REFUNDS / REBATE / REIMBURSEMENTS	248-000.00-687.000	\$2,239.82	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Total Other Revenue:		\$3,521.82	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
Grants and Revenue Sharing						
FEDERAL GRANTS	248-000.00-503.000	\$1,750.00	\$1,700.00	\$1,500.00	\$1,500.00	\$1,500.00
Total Grants and Revenue Sharing:		\$1,750.00	\$1,700.00	\$1,500.00	\$1,500.00	\$1,500.00
Charges for Service						
CHARGING STATION FEES	248-000.00-635.000	\$11,159.87	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Total Charges for Services:		\$11,159.87	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Sale of Fixed Assets						
SALE OF CAPITAL ASSETS-GOV	248-000.00-693.000	\$22,904.16	\$55,350.00	\$0.00	\$0.00	\$0.00
Total Sale of Fixed Assets:		\$22,904.16	\$55,350.00	\$0.00	\$0.00	\$0.00
Interest and Rentals						
INTEREST	248-000.00-665.000	\$266,793.10	\$250,000.00	\$125,000.00	\$100,000.00	\$75,000.00
INVESTMENT GAINS & LOSSES	248-000.00-669.000	\$49,857.67	\$0.00	\$0.00	\$0.00	\$0.00
RENT-FARMERS MARKET	248-000.00-670.010	\$13,127.38	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00
PROPERTY RENT	248-000.00-670.020	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Total Interest and Rentals:		\$335,778.15	\$265,500.00	\$140,500.00	\$115,500.00	\$90,500.00
Total Revenue Source:		\$2,788,391.07	\$3,063,632.92	\$3,051,666.56	\$3,102,011.09	\$3,136,475.31



Downtown Development Authority Administration

Summary

Purpose or Objective of this Department:

To provide leadership in promoting economic development through business attraction/retention programs and work to foster investment within the DDA district.

Activities of this Department

Expenditures in this activity include costs relating to the part-time Executive Director and part-time Administrative Secretary, plus other administrative costs such as legal fees, education, insurance, office supplies, utilities, property tax payments (drain and special assessments), and building maintenance.

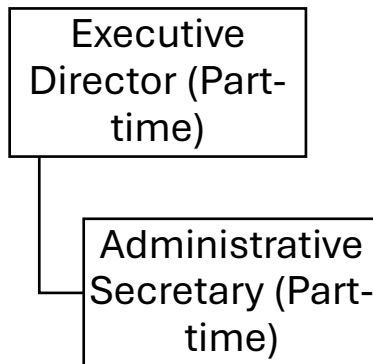
Year 2025 Goals

1. Continue to provide leadership in the ongoing maintenance, promotion, and continued operation of the DDA district.
2. Continue striving to increase the Township's tax base and strengthen the local economy while maintaining those qualities that make Delhi Township a desirable place to live and work.

Resources Needed

The attached year 2025 budget requests expenditures of \$202,533. The Forecasted request for 2026 is \$191,713 and for 2027 is \$198,160.

Organizational Chart



Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
PART TIME HELP	248-728.00-703.005	\$80,850.40	\$87,529.00	\$90,312.77	\$94,828.41	\$99,569.83
SOCIAL SECURITY/MEDICARE	248-728.00-715.000	\$1,444.01	\$1,269.17	\$1,309.54	\$1,375.01	\$1,443.76
PENSION CONTRIBUTION	248-728.00-718.000	\$2,324.41	\$2,625.87	\$2,709.38	\$2,844.85	\$2,987.09
WORKERS COMP	248-728.00-724.000	\$208.94	\$309.06	\$350.87	\$350.87	\$368.41
OFFICE SUPPLIES	248-728.00-726.000	\$120.35	\$4,250.00	\$3,000.00	\$1,000.00	\$1,000.00
LEGAL FEES	248-728.00-801.000	\$10,898.89	\$15,000.00	\$30,450.00	\$15,913.50	\$16,390.91
DUES AND SUBSCRIPTIONS	248-728.00-802.005	\$1,362.88	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
POSTAGE	248-728.00-803.000	\$15.37	\$50.00	\$50.00	\$50.00	\$50.00
AUDIT FEES	248-728.00-807.000	\$2,420.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00
INSURANCE & BONDS	248-728.00-810.000	\$3,742.51	\$4,100.00	\$4,000.00	\$4,000.00	\$4,000.00



Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
CONTRACTUAL SERVICES	248-728.00-818.000	\$30,680.13	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
TELEPHONE/COMMUNICATIONS	248-728.00-853.000	\$2,656.05	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
MILEAGE	248-728.00-870.000	\$266.59	\$500.00	\$500.00	\$500.00	\$500.00
PRINTING AND PUBLISHING	248-728.00-902.005	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00
UTILITIES - WATER	248-728.00-921.030	\$999.70	\$1,100.00	\$1,200.00	\$1,200.00	\$1,200.00
UTILITIES - SEWER	248-728.00-921.035	\$1,455.05	\$1,100.00	\$1,200.00	\$1,200.00	\$1,200.00
UTILITIES - ELECTRIC	248-728.00-921.040	\$6,046.26	\$7,500.00	\$6,000.00	\$6,500.00	\$7,000.00
ELECTRIC-CHARGING STATIONS	248-728.00-921.041	\$5,744.33	\$7,000.00	\$7,500.00	\$8,000.00	\$8,500.00
UTILITIES – GAS	248-728.00-921.045	\$3,056.23	\$4,500.00	\$5,000.00	\$5,000.00	\$5,000.00
BUILDING MAINTENANCE & REPAIRS	248-728.00-930.000	\$1,353.02	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
MISCELLANEOUS	248-728.00-956.000	\$350.85	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
EDUCATION & TRAINING	248-728.00-960.000	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
TWP PROP-RAIN/TAX/SAD	248-728.00-962.000	\$13,489.89	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
TAX ADJUSTMENTS TO COUNTY/TWP	248-728.00-964.000	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Total Expense Objects:		\$169,485.86	\$185,783.10	\$202,532.55	\$191,712.64	\$198,160.00

Performance Indicators

Ongoing Goals

- Facilitate redevelopment of DDA owned parcels (Cedar & Hancock, Cedar & North); actively recruit end users and support development.
- Fund infrastructure improvement and rehabilitation programs identified by the Township and DDA Board as supporting the continued tax base growth and development within the district.
- Provide bond payments for the Non-Motorized Trail, Realize Cedar, and other projects.
- Provide and assist with business enhancement, promotion, and support.
- Promote and enhance the Farmers' Market and provide for various improvements of the Farmers' Market building. Develop additional uses for Market facilities.
- Promote community events such as the Farmers Market Food Frenzy events.
- Apply for all applicable state and federal grants via DDA/Holt Non-Profit Coalition to promote place making and enhance livability of Township residents.
- Participate in Holt Non-Profit Coalition for Farmers' Market, HoltNow publication, and other community events.
- Continue to prepare and distribute HoltNow publication electronically via HoltNow website and grow reader base.
- Encourage community beautification with the placement of additional public art and murals.
- Work with Township staff to enhance Trailhead Parks

2025 and Beyond Objectives

- Find appropriate users/developers for Cedar & Hancock and Cedar & North properties.
- Enhance Esker Landing Park.
- Work with Parks & Recreation to implement ongoing fish stocking program for the lakes at Esker Landing and Valhalla Park.



- Locate land for future commercial/industrial growth.
- Further triangle area development.
- Other activities as identified.

Downtown Development Authority Marketing and Promotion

Summary

Purpose or Objective of this Department:

To promote and market the Township as an attractive place to live and do business.

Activities of this Department

Expenditures in this activity include costs relating to local business advertising, promoting businesses via the DDA newsletter HoltNow, and supporting the Farmers' Market.

Year 2025 Goals

1. Promote and enhance the Farmers' Market and provide for various improvements of the Farmers' Market building.
2. Provide business promotion and support through electronic publication of Our Town, HoltNow, and other enhancements.
3. Promote community events such as the Holt Food Frenzy.
4. Encourage community beautification with the placement of public art and murals.

Resources Needed

The attached year 2025 budget requests expenditures of \$237,179. The Forecasted request for 2026 is \$242,753 and for 2027 is \$248,357.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
PART TIME HELP	248-729.00-703.005	\$66,366.23	\$64,039.71	\$77,542.37	\$82,720.22	\$87,896.42
SOCIAL SECURITY/MEDICARE	248-729.00-715.000	\$5,077.01	\$4,899.03	\$5,931.99	\$6,328.10	\$6,724.08
WORKERS COMP INSUR	248-729.00-724.000	\$216.21	\$390.65	\$504.59	\$504.59	\$536.17
DDA ADVERTISING	248-729.00-884.000	\$68,745.18	\$110,800.00	\$115,500.00	\$115,500.00	\$115,500.00
FARMERS MARKET	248-729.00-888.000	\$35,185.70	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
DOUBLE UP BUCKS	248-729.00-888.002	\$1,380.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00
MISCELLANEOUS	248-729.00-956.000	\$7,579.96	\$10,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Total Expense Objects:		\$184,550.29	\$216,829.39	\$237,178.95	\$242,752.91	\$248,356.66



Downtown Development Authority Infrastructure Projects

Summary

Purpose or Objective of this Department:

To build and improve physical structures such as streetscapes and sidewalks in the DDA district that create both a safe and attractive environment.

Activities of this Department

Expenditures in this activity are for street, sidewalk, landscaping, and other physical improvements.

Year 2025 Goals

1. Fund infrastructure improvement and rehabilitation programs identified by the Township and DDA Board as supporting the continued tax base growth and development within the DDA district.
2. Collaborate with Community Development to enhance Non-Motorized Trail and Trailhead Parks.

Resources Needed

The attached year 2025 budget requests expenditures of \$25,000. Forecasted expenditures for 2026 total \$25,000 and in 2027 also total \$25,000.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
STREETSCAPE REPR & MAINTENANCE	248-736.00-933.000	\$3,100.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
MISCELLANEOUS	248-736.00-956.000	\$5,220.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
COMMUNITY AND ECON DEVELOPMENT	248-736.00-969.016	\$130,225.00	\$127,620.00	\$0.00	\$0.00	\$0.00
NON-MOTORIZED PATHWAYS	248-736.00-974.010	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
TRANS OUT TO PARKS FUND	248-736.00-995.208	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense Objects:		\$146,045.00	\$152,620.00	\$25,000.00	\$25,000.00	\$25,000.00



Capital Outlay – Downtown Development Authority

Summary

Purpose or Objective of this Department:

To purchase and redevelop underutilized properties in the DDA district.

Activities of this Department

Expenditures in this activity are for purchasing, improving, and rehabilitating property.

Year 2025 Goals

1. Identify under or inappropriately utilized sites within the DDA district and assist in the development of these sites.

Resources Needed

The attached year 2025 budget requests expenditures of \$200,000. Forecasted expenditures for 2025 total \$200,000 and in 2026 also total \$200,000.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
CAPITAL OUTLAY	248-903.00-970.000	\$52,500.00	\$5,387.50	\$0.00	\$0.00	\$0.00
LAND HELD FOR RESALE	248-903.00-971.010	\$381,398.50	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
FARMERS MARKET-2150 CEDAR	248-903.00-971.134	\$31,077.21	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense Objects:		\$464,975.71	\$205,387.50	\$200,000.00	\$200,000.00	\$200,000.00



2016 Downtown Development Authority Development

Summary

Purpose or Objective of this Department:

To purchase and redevelop underutilized properties along the Cedar Street Corridor and downtown triangle area.

Activities of this Department

New taxable bonds were issued in the amount of \$1.5 Million in August 2016 in an effort to purchase, improve and rehabilitate property along the Cedar Street Corridor and downtown triangle area.

Year 2025 Goals

1. Identify under or inappropriately utilized sites along the Cedar Street Corridor and downtown triangle area and assist in the development of these sites.

Resources Needed

The attached year 2025 budget requests expenditures of \$370,000. We do not anticipate expenditures beyond 2025 currently.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
CAPITAL OUTLAY	248-903.05-970.000	\$99,481.77	\$225,000.00	\$370,000.00	\$0.00	\$0.00
Total Expense Objects:		\$99,481.77	\$225,000.00	\$370,000.00	\$0.00	\$0.00



Debt Service

Summary

Purpose or Objective of this Department:

To account for bond principal and interest due in the current year.

Activities of this Department

Expenditures in this activity are for the following bonds:

- 2016 Development bonds issued to facilitate growth within the DDA district. The final bond payment is in 2035.
- 2017 Development bonds issued to facilitate the Realize Cedar project. The final bond payment is in 2035.

Resources Needed

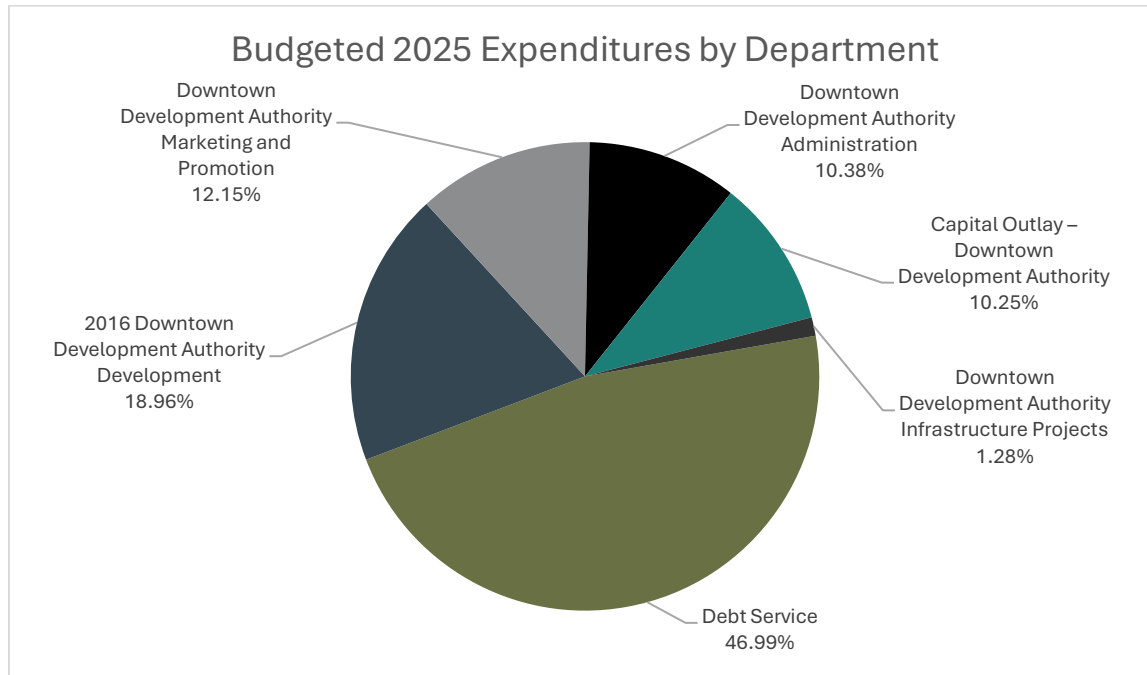
The attached year 2025 budget requests expenditures of \$917,189. The forecast for 2026 is \$902,366 and the forecast for 2027 is \$887,394. The debt schedules are determined when the bonds are issued.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
TRANS OUT-2016 DDA REF BONDS	248-906.00-995.391	\$808,164.36	\$813,634.78	\$0.00	\$0.00	\$0.00
TRANS OUT-2016 DDA DEVEL BONDS	248-906.00-995.395	\$107,407.00	\$105,776.00	\$109,145.00	\$107,172.50	\$110,200.00
TRANS OUT-REALIZE CEDAR BONDS	248-906.00-995.397	\$213,043.76	\$213,043.76	\$808,043.76	\$795,193.76	\$777,193.76
Total Expense Objects:		\$1,128,615.12	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76



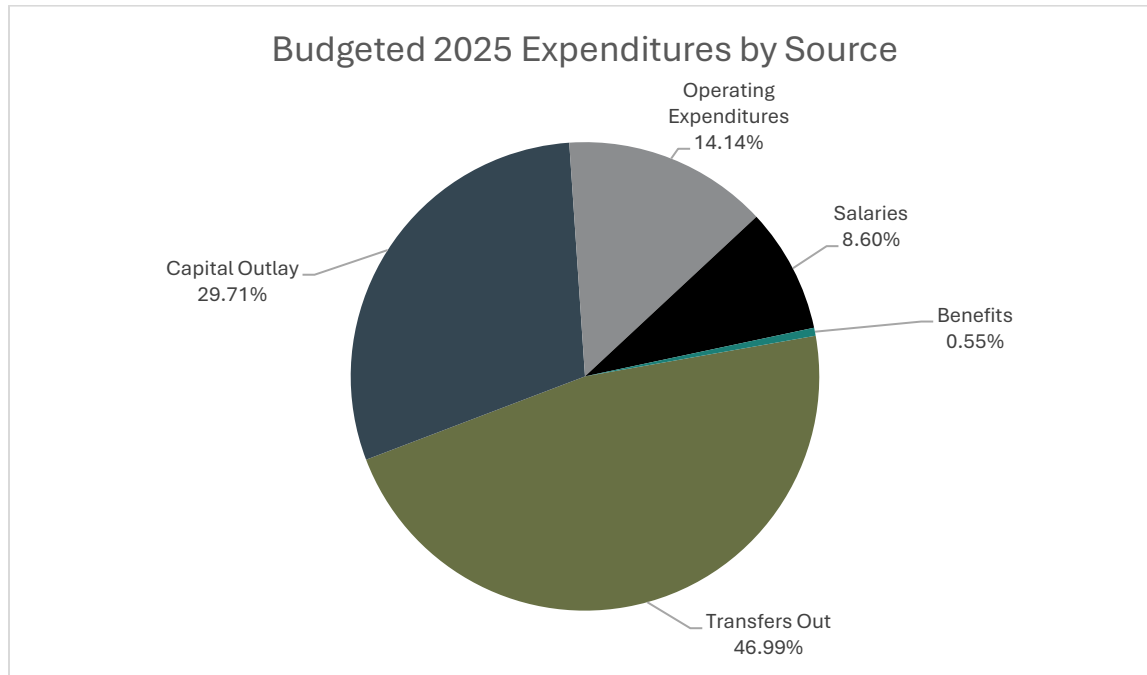
Summary of Expenditures by Department



Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expenditures						
Downtown Development Authority Administration	\$169,485.86	\$178,048.35	\$185,783.10	\$202,532.55	\$191,712.64	\$198,160.00
Downtown Development Authority Marketing and Promotion	\$184,550.29	\$216,629.39	\$216,829.39	\$237,178.95	\$242,752.91	\$248,356.66
Downtown Development Authority Infrastructure Projects	\$146,045.00	\$152,620.00	\$152,620.00	\$25,000.00	\$25,000.00	\$25,000.00
Capital Outlay – Downtown Development Authority	\$464,975.71	\$200,000.00	\$205,387.50	\$200,000.00	\$200,000.00	\$200,000.00
2016 Downtown Development Authority Development	\$99,481.77	\$225,000.00	\$225,000.00	\$370,000.00	\$0.00	\$0.00
2017 Downtown Development Authority Development	\$188,294.18	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Debt Service	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Expenditures:	\$2,381,447.93	\$2,112,777.74	\$2,118,074.53	\$1,951,900.27	\$1,561,831.81	\$1,558,910.43



Summary of Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expenditures						
Salaries	\$147,216.63	\$151,568.71	\$151,568.71	\$167,855.14	\$177,548.63	\$187,466.25
Benefits	\$9,270.58	\$9,493.78	\$9,493.78	\$10,806.37	\$11,403.42	\$12,059.51
Operating Expenditures	\$341,031.94	\$386,235.25	\$384,170.00	\$276,050.00	\$260,513.50	\$261,990.91
Capital Outlay	\$747,813.66	\$433,000.00	\$440,387.50	\$580,000.00	\$210,000.00	\$210,000.00
Transfers Out	\$1,136,115.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Expenditures:	\$2,381,447.93	\$2,112,777.74	\$2,118,074.53	\$1,951,900.27	\$1,561,831.81	\$1,558,910.43



Downtown Development Authority Debt Service Fund

The DDA Debt Service Fund accounts for bond principal and interest payments due in the current year. This fund receives resources from the Downtown Development Authority Fund.

Summary

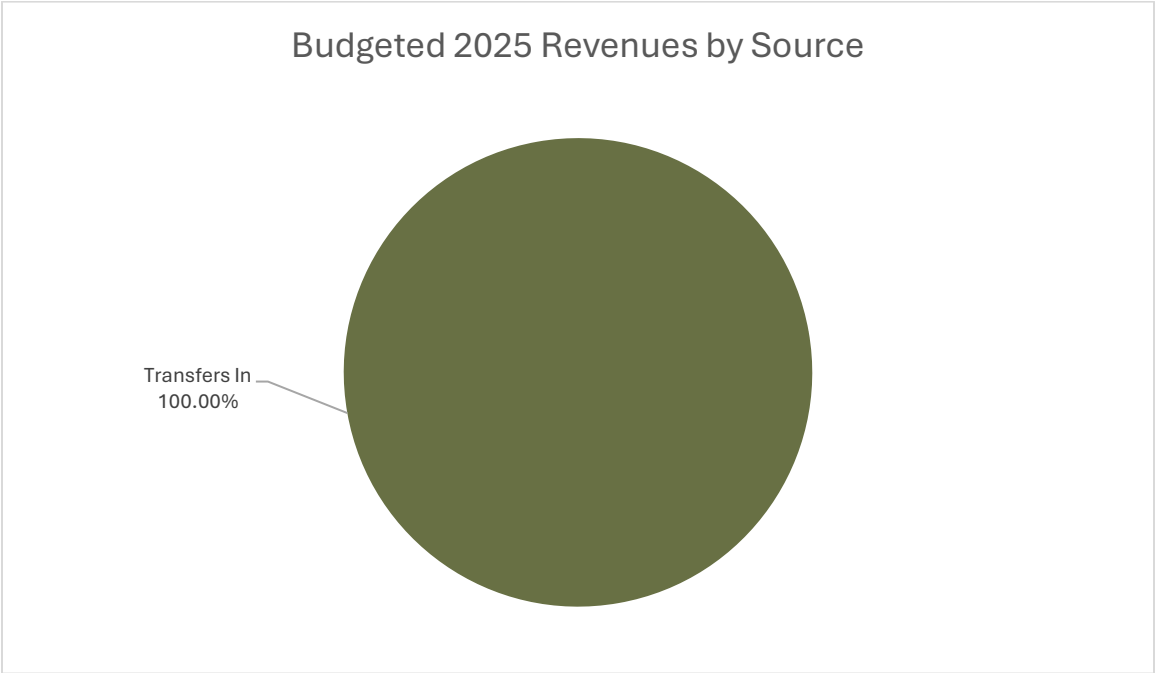
In 2025, we are budgeting \$917,189 for revenue and \$917,189 for expenditures. When compared to the 2024 Original Budget, revenues are expected to decrease by \$215,291 (19.0%) and expenditures are expected to decrease by \$215,291 (19.0%).

Review the table below to learn how this budget will impact fund balance.

Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Beginning Fund Balance:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenues						
Transfers In	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Revenues:	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Expenditures						
Debt Service	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Expenditures:	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Revenues Less Expenditures:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Fund Balance:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



Revenues



Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Revenue Source						
Transfers In						
TRANS IN FROM DELHI DDA	394-000.00-699.248	\$1,128,615.12	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Transfers In:		\$1,128,615.12	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Revenue Source:		\$1,128,615.12	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76



Debt Service

Summary

Purpose or Objective of this Department:

To account for bond principal and interest due in the current year.

Activities of this Department

Expenditures in this activity are for the following bonds:

- 2016 Development bonds issued to facilitate growth within the DDA district. The final bond payment is in 2035.
- 2017 Development bonds issued to facilitate the Realize Cedar project. The final bond payment is in 2035.

Resources Needed

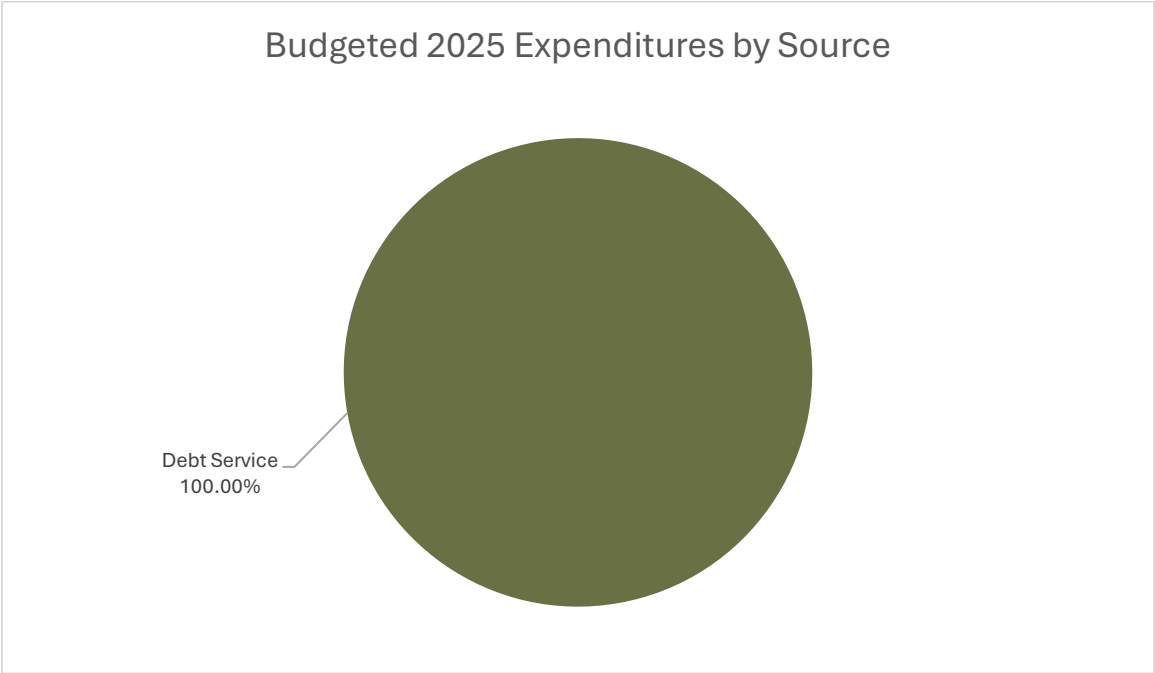
The attached year 2025 budget requests expenditures of \$917,189. The forecast for 2026 is \$902,366 and the forecast for 2027 is \$887,394. The debt schedules are determined when the bonds are issued.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
PRINCIPAL-2016 REF BONDS	394-906.00-991.391	\$782,826.00	\$800,821.64	\$0.00	\$0.00	\$0.00
PRINCIPAL-2016 DEVEL BONDS	394-906.00-991.395	\$70,000.00	\$70,000.00	\$75,000.00	\$75,000.00	\$80,000.00
PRINCIPAL-2017 REALIZE CEDAR BONDS	394-906.00-991.397	\$0.00	\$0.00	\$595,000.00	\$600,000.00	\$600,000.00
AGENT FEES-2016 DEVEL BONDS	394-906.00-993.395	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
AGENT FEES-2017 REALIZE CEDAR BONDS	394-906.00-993.397	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
INTEREST-2016 REF BONDS	394-906.00-994.391	\$25,338.36	\$12,813.14	\$0.00	\$0.00	\$0.00
INTEREST-2016 DEVEL BONDS	394-906.00-994.395	\$36,907.00	\$35,276.00	\$33,645.00	\$31,672.50	\$29,700.00
INTEREST-2017 REALIZE CEDAR BONDS	394-906.00-994.397	\$212,543.76	\$212,543.76	\$212,543.76	\$194,693.76	\$176,693.76
Total Expense Objects:		\$1,128,615.12	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76



Summary of Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expenditures						
Debt Service	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76
Total Expenditures:	\$1,128,615.12	\$1,132,480.00	\$1,132,454.54	\$917,188.76	\$902,366.26	\$887,393.76



Brownfield Redevelopment Authority Fund

The primary purpose of the Brownfield Redevelopment Authority is to assist in financing environmental assessment, remediation, and other environmental response activities as authorized by Public Act 381, as amended.

Delhi Charter Township currently has four Brownfields:

- Esker Square (referred to as Brownfield #4).
- Willoughby Estates (referred to as Brownfield #6).
- 4495 Holt Road (referred to as Brownfield #7).
- 2313 Cedar Street (referred to as Brownfield #8).

Summary

In 2025, we are budgeting \$599,973 for revenue and \$587,300 for expenditures. When compared to the 2024 Original Budget, revenues are expected to increase by \$82,313 (15.9%) and expenditures are expected to increase by \$81,170 (16.0%).

Review the table below to learn how this budget will impact fund balance.

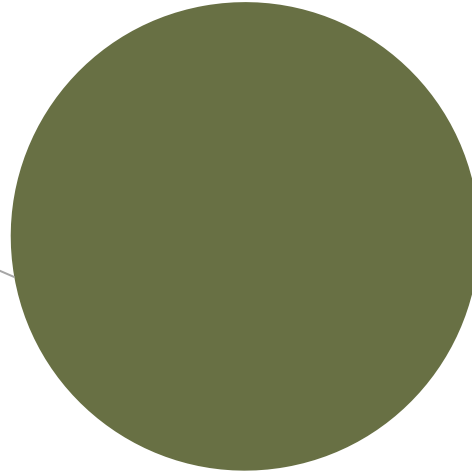
Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Beginning Fund Balance:	\$95,336.67	\$139,392.36	\$139,392.36	\$149,286.45	\$161,959.93	\$175,232.72
Revenues						
Taxes	\$439,566.07	\$517,660.00	\$536,194.09	\$599,973.48	\$615,572.79	\$627,884.25
Total Revenues:	\$439,566.07	\$517,660.00	\$536,194.09	\$599,973.48	\$615,572.79	\$627,884.25
Expenditures						
Operating Expenditures	\$395,510.38	\$506,130.00	\$526,300.00	\$587,300.00	\$602,300.00	\$614,300.00
Total Expenditures:	\$395,510.38	\$506,130.00	\$526,300.00	\$587,300.00	\$602,300.00	\$614,300.00
Total Revenues	\$44,055.69	\$11,530.00	\$9,894.09	\$12,673.48	\$13,272.79	\$13,584.25
Less Expenditures:						
Ending Fund Balance:	\$139,392.36	\$150,922.36	\$149,286.45	\$161,959.93	\$175,232.72	\$188,816.97



Revenues

Budgeted 2025 Revenues by Source

Taxes
100.00%



Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Revenue Source						
Taxes						
CURR PROP TAX-BRWNFLD #4	243-000.00-403.040	\$22,449.17	\$95,987.87	\$145,546.51	\$149,330.72	\$152,317.33
CURRENT PROP TAXES-BRNFLD #6	243-000.00-403.060	\$384,547.19	\$403,673.39	\$416,450.81	\$427,278.53	\$435,824.10
CURRENT PROP TAXES-BRNFLD #7	243-000.00-403.070	\$11,295.23	\$11,984.25	\$12,488.09	\$12,812.78	\$13,069.04
CURR PROP TAX-BRNFLD #8	243-000.00-403.080	\$21,274.48	\$24,548.58	\$25,488.07	\$26,150.76	\$26,673.78
Total Taxes:		\$439,566.07	\$536,194.09	\$599,973.48	\$615,572.79	\$627,884.25
Total Revenue Source:		\$439,566.07	\$536,194.09	\$599,973.48	\$615,572.79	\$627,884.25

Brownfield Administration

Summary

Purpose or Objective of this Department:

The Delhi Charter Township Brownfield Redevelopment Authority is a separate legal identity operating in conformity with Delhi Charter Township's policies and procedures. The Brownfield Redevelopment Authority is reported in the Township's financial statements as a discretely presented component unit.

The Brownfield Redevelopment Authority was created pursuant to Public Act 381 of 1996, as amended. Resolution No. 2001-167, adopted by Delhi Charter Township Board of Trustees on September 4, 2001, authorizes its existence.

Activities of this Department

The primary purpose of the Brownfield Redevelopment Authority is to assist in financing environmental assessment, remediation and other environmental response activities as authorized by PA 381, as amended. All activities of the Authority are conducted in conformance with adopted Brownfield Redevelopment Plans under supervision of the Board of Directors of the Authority. The membership of the Board of Directors of the Brownfield Redevelopment Authority is composed of the Board of Directors of the Delhi Charter Township Downtown Development Authority.

Year 2025 Goals

The Authority may conduct its activities throughout Delhi Township. The objectives of the Authority are outlined in the most recently adopted Brownfield Redevelopment Plan and are as follows:

1. Clean-up of environmentally challenged properties.
2. Enhance the Township's tax base by preparing environmentally challenged properties for desirable and productive re-uses.
3. Identify sites that are "abandoned" as defined by Michigan law and facilitate their redevelopment.

Current Projects

Specific projects undertaken by the Brownfield Redevelopment Authority in support of these objectives as a part of the 2025 Budget include:

- Reimbursement of costs related to the remediation of property at Esker Square (referred to as Brownfield #4).
- Reimbursement of costs related to the remediation of property at Willoughby Estates (referred to as Brownfield #6).
- Reimbursement of costs related to the remediation of property at 4495 Holt Road (referred to as Brownfield #7).
- Reimbursement of costs related to the remediation of property at 2313 Cedar Street (referred to as Brownfield #8).
- Identification of future eligible Brownfield projects; preparation of Brownfield Redevelopment Plans and implementation of plans.



Resources Needed

The 2025 budget requests \$587,300 in expenditures. The 2026 and the 2027 forecast request \$602,300 and \$614,300, respectively.

Resources Generated

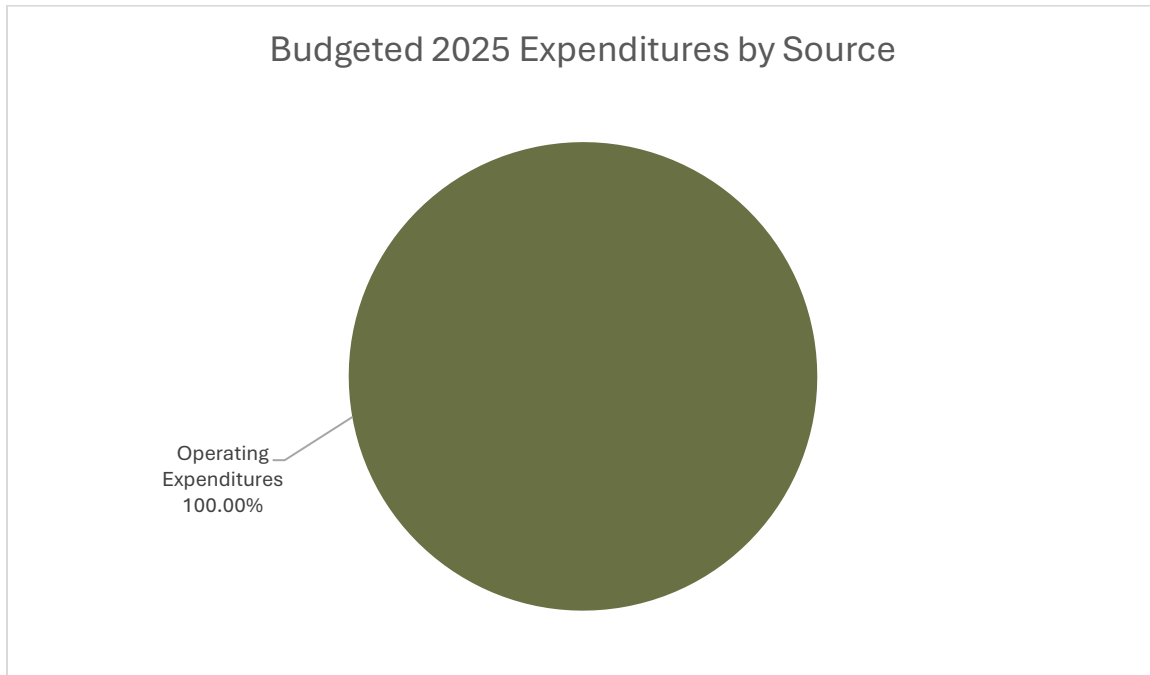
For 2025, tax capture of \$599,974 is anticipated. Forecasting to 2026, we anticipate a tax capture of \$615,573. Finally, forecasting to 2027, we anticipate a tax capture of \$627,884. Changes in tax capture revenues are due to increases in the taxable value of the properties. Accordingly, increases in expenditures for reimbursements to developers are expected.

Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
LEGAL FEES	243-733.00-801.000	\$5,737.20	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
AUDIT FEES	243-733.00-807.000	\$220.00	\$250.00	\$250.00	\$250.00	\$250.00
PUBLISHING/LEGAL NOTICES	243-733.00-902.000	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
REMEDIATION PYMT #4-ESKER SQUARE	243-734.00-964.004	\$0.00	\$92,000.00	\$139,000.00	\$142,000.00	\$145,000.00
REMEDIATION PYMT #6-WILBY ESTATES	243-734.00-964.006	\$359,547.19	\$379,000.00	\$392,000.00	\$403,000.00	\$411,000.00
REMEDIATION PYMT #7-4495 HOLT	243-734.00-964.007	\$9,795.23	\$11,000.00	\$11,000.00	\$12,000.00	\$12,000.00
REMEDIATION PYMT #8-MSUFCU	243-734.00-964.008	\$20,210.76	\$24,000.00	\$25,000.00	\$25,000.00	\$26,000.00
Total Expense Objects:		\$395,510.38	\$526,300.00	\$587,300.00	\$602,300.00	\$614,300.00



Summary of Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expenditures						
Operating Expenditures	\$395,510.38	\$506,130.00	\$526,300.00	\$587,300.00	\$602,300.00	\$614,300.00
Total Expenditures:	\$395,510.38	\$506,130.00	\$526,300.00	\$587,300.00	\$602,300.00	\$614,300.00

Local Brownfield Revolving Fund

The primary purpose of the Local Brownfield Revolving Fund is to assist in financing environmental assessment, remediation, and other environmental response activities as authorized by Public Act 381, as amended.

Summary

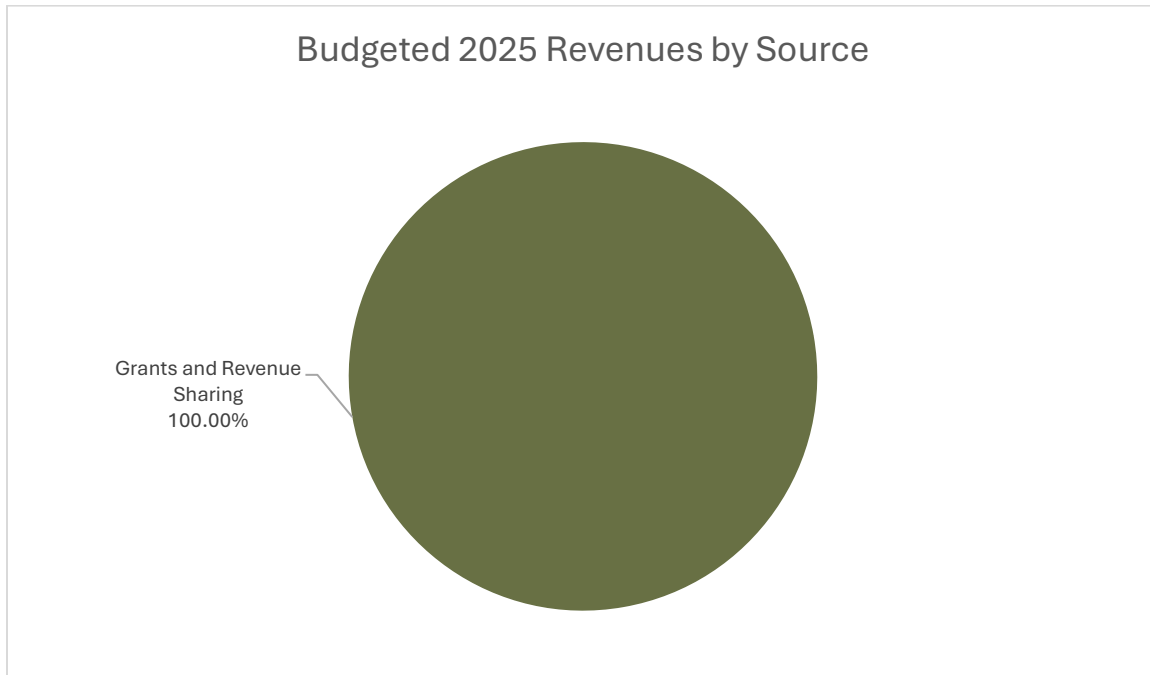
In 2025, we are budgeting \$10,000 for revenue and \$11,800 for expenditures. When compared to the 2024 Original Budget, revenues are expected to increase by \$10,000 and expenditures are expected to increase by \$10,030 (566.7%).

Review the table below to learn how this budget will impact fund balance.

Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Beginning Fund Balance:	\$310,027.14	\$285,564.39	\$285,564.39	\$283,764.39	\$281,964.39	\$280,164.39
Revenues						
Grants and Revenue Sharing	\$167,352.95	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$0.00
Total Revenues:	\$167,352.95	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$0.00
Expenditures						
Operating Expenditures	\$191,815.70	\$1,770.00	\$101,800.00	\$11,800.00	\$1,800.00	\$1,800.00
Total Expenditures:	\$191,815.70	\$1,770.00	\$101,800.00	\$11,800.00	\$1,800.00	\$1,800.00
Total Revenues Less Expenditures:	-\$24,462.75	-\$1,770.00	-\$1,800.00	-\$1,800.00	-\$1,800.00	-\$1,800.00
Ending Fund Balance:	\$285,564.39	\$283,794.39	\$283,764.39	\$281,964.39	\$280,164.39	\$278,364.39



Revenues



Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Revenue Source						
Grants and Revenue Sharing						
STATE GRANTS	242-000.00-572.000	\$167,352.95	\$100,000.00	\$10,000.00	\$0.00	\$0.00
Total Grants and Revenue Sharing:		\$167,352.95	\$100,000.00	\$10,000.00	\$0.00	\$0.00
Total Revenue Source:		\$167,352.95	\$100,000.00	\$10,000.00	\$0.00	\$0.00



Local Site Remediation

Summary

Purpose or Objective of this Department:

The Delhi Charter Township Local Brownfield Revolving Fund (formerly Local Site Remediation Fund) is a separate legal entity operating in conformity with Delhi Charter Township's policies and procedures. The Fund is reported in the Township's financial statements as a discretely presented component unit.

The Local Brownfield Revolving Fund was created pursuant to Public Act 381 of 1996, as amended. The Delhi Charter Township Brownfield Redevelopment Authority adopted Resolution No. 2001-002 on October 23, 2001, which authorized the existence of the Local Brownfield Revolving Fund.

Activities of this Department

The primary purpose of the Local Brownfield Revolving Fund is to assist in financing environmental assessment, remediation and other environmental response activities as authorized by PA 381, as amended. The membership of the Board of Directors is composed of the Board of Directors of the Delhi Charter Township Downtown Development Authority.

Year 2025 Goals

The Local Brownfield Revolving Fund may conduct its activities throughout Delhi Township. The objectives are as follows:

1. Clean-up of environmentally challenged properties.
2. Enhance the Township's tax base by preparing environmentally challenged properties for desirable and productive re-uses.
3. Identify sites that are "abandoned" as defined by Michigan law and facilitate their redevelopment.

Resources Needed

The 2025 budget requests \$11,800 in expenditures. The 2026 and the 2027 forecast request \$1,800 each year to cover audit and environmental investigation costs. Additional expenditures beyond 2025 depend upon the construction progress of Esker Square (Brownfield Plan #4).

Resources Generated

After final reimbursement of Brownfield properties, the Local Brownfield Revolving Fund can capture revenue for 5 years. This fund will not collect any tax capture until newer Brownfield Plans reach the end of their cycles. An amendment to the existing Michigan Department of Environment, Great Lakes & Energy Brownfield Grant provides the revenue for this fund. Revenues beyond 2025 depend upon the construction progress of Esker Square (Brownfield Plan #4).

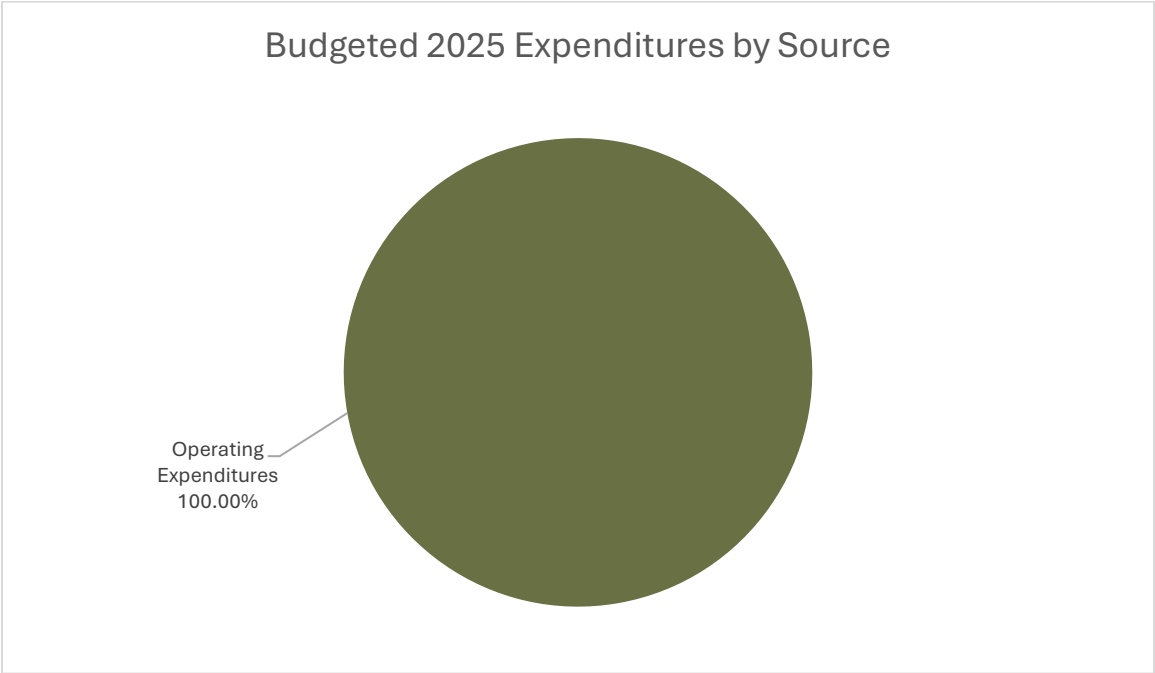


Detailed Budgeted Expenditures

Name	Account Number	FY2023 Actual	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expense Objects						
LEGAL FEES	242-735.00-801.000-DEQGRANT	\$2,209.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00
AUDIT FEES	242-735.00-807.000	\$220.00	\$250.00	\$250.00	\$250.00	\$250.00
CONTRACTUAL SERVICES	242-735.00-818.000	\$24,242.75	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
CONTRACTUAL SERVICES	242-735.00-818.000-DEQGRANT	\$165,143.95	\$98,000.00	\$8,000.00	\$0.00	\$0.00
PUBLISHING/LEGAL NOTICES	242-735.00-902.000	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00
Total Expense Objects:		\$191,815.70	\$101,800.00	\$11,800.00	\$1,800.00	\$1,800.00



Summary of Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Original Budget	FY2024 Projected	FY2025 Budgeted	FY2026 Forecasted	FY2027 Forecasted
Expenditures						
Operating Expenditures	\$191,815.70	\$1,770.00	\$101,800.00	\$11,800.00	\$1,800.00	\$1,800.00
Total Expenditures:	\$191,815.70	\$1,770.00	\$101,800.00	\$11,800.00	\$1,800.00	\$1,800.00

