



City of Laingsburg

Amended & Restated

Development Plan & Tax Increment Financing Plan

Adopted 2021

ACKNOWLEDGMENTS

For their vision and support, the following community leaders should be recognized:

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TABLE OF CONTENTS

ACKNOWLEDGMENTS	1
City Council.....	1
Downtown Development Authority.....	1
TABLE OF CONTENTS.....	2
LAINGSBURG CONTEXT MAP.....	3
GENERAL OVERVIEW	4
Historical Information	4
MAP 1: DDA DISTRICT BOUNDARIES	5
Existing Land Use.....	6
MAP 2: EXISTING LAND USE	7
Zoning.....	8
MAP 3: ZONING.....	9
PURPOSE OF THE DDA ACT	10
Creation of the DDA of the City of Laingsburg and the Development District	10
Goals and Objectives of the Authority with Respect to the Development Area	11
LEGAL BASIS OF THE PLAN	13
Requirements of the Development Plan.....	13
Development Plan Project Chart.....	21
TAX INCREMENT FINANCING PLAN	24
TABLE 1: ESTIMATED TAXABLE VALUE INCREASE	25
TABLE 2: DDA PROJECTED REVENUES	26
TABLE 3: THE CITY OF LAINGSBURG DDA TOTAL PROJECTED REVENUE BY TAXING JURISDICTION	29
LEGAL DESCRIPTION OF DDA BOUNDARIES.....	31
PARCEL NUMBERS.....	32

LAINGSBURG CONTEXT MAP

LAINGSBURG CONTEXT



Source: City of Laingsburg, MI Open Data Portal

Date: 11/18/21

LAINGSBURG DDA PLAN

GENERAL OVERVIEW

The City of Laingsburg Downtown Development Authority (DDA) was created in 1990. A DDA is governed by a Board of Directors whose primary purpose is to correct and prevent deterioration and promote economic growth within a principal business district. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the district. These tax revenues are used to finance public improvements and redevelopment projects within the district, which furthers the goal of economic growth.

A Development Plan is one tool the DDA relies upon for identifying and implementing projects aimed at spurring new private investment. The goals, objectives and recommended actions presented in this document are intended to plan and prioritize projects to help ensure that development and redevelopment within the downtown occurs in an orderly manner. Recommendations also ensure that improvements match the available revenues and can enable the DDA to become eligible for other funding sources. The plan was prepared in accordance with the Downtown Development Authority Act, P.A. 57 of 2018.

A DDA can capture new tax increment in the district (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or City government. This funding can also be used to incentivize projects that otherwise are not feasible due to development costs that exceed possible revenue. Moreover, creation of a TIF district does not take away current tax revenue; it just captures any new increment that results from improvements to property or an increase in value. Nor does it cause payment of increased taxes by property owners in the DDA District.

The Development area is mainly defined by the commercial corridor along Grand River Road in the downtown. The district includes the school property, City Offices, McClintock Park, and several residential areas.

The Development Area is serviced with private wells, sanitary sewer, and stormwater sewer facilities. Consumers Energy provides electrical and gas service to the Development Area.

Historical Information



Laingsburg was established in 1836 by Dr. Peter Laing, who was the only resident for years. By 1846, there were four business in Laingsburg and many changes had occurred. Laingsburg once boasted a cigar factory, a creamery, pickle station, blacksmith, meat markets, a theater, opera house, bowling alley and several inns and taverns for travelers on Grand River Road. The City of Laingsburg has preserved many of the historic downtown buildings, that contribute to its small-town charm, and are still reminiscent of the past.

As the Downtown Development Authority embarks on this planning effort, the City is experiencing a time of investment and revitalization. Properties are being redeveloped, both business and residential, in the city of Laingsburg.

MAP 1: DDA DISTRICT BOUNDARIES

DDA CONTEXT



Source: City of Laingsburg, MI Open Data Portal
Date: 11/18/21

LAINGSBURG DDA PLAN

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Existing Land Use

The downtown has maintained a small, compact style of development. The Development Area contains the following general land use categories as described in the City of Laingsburg Master Plan: Vacant, Single Family Residential, Multiple Family Residential, Commercial, Public/Semi-Public and Mixed Use. The location of existing land uses are depicted in Map 2 – Existing Land Use Map, and the land use distribution as described in Table 1.

Approximately Forty percent (40%) of the Development Area is Commercial.

Single family residential land uses comprise approximately 30% of the Development Area. Act 57 requires that if over one hundred (100) residents reside within the Development Area, a Citizens Advisory Council must be created as an advisory group to the Downtown Development Authority on adoption of the development plan and tax increment financing plan. The Development Area, at the time of the creation of the Downtown Development Authority does not have over one hundred (100) residents. Therefore, a Citizens Advisory Council is not required by law.

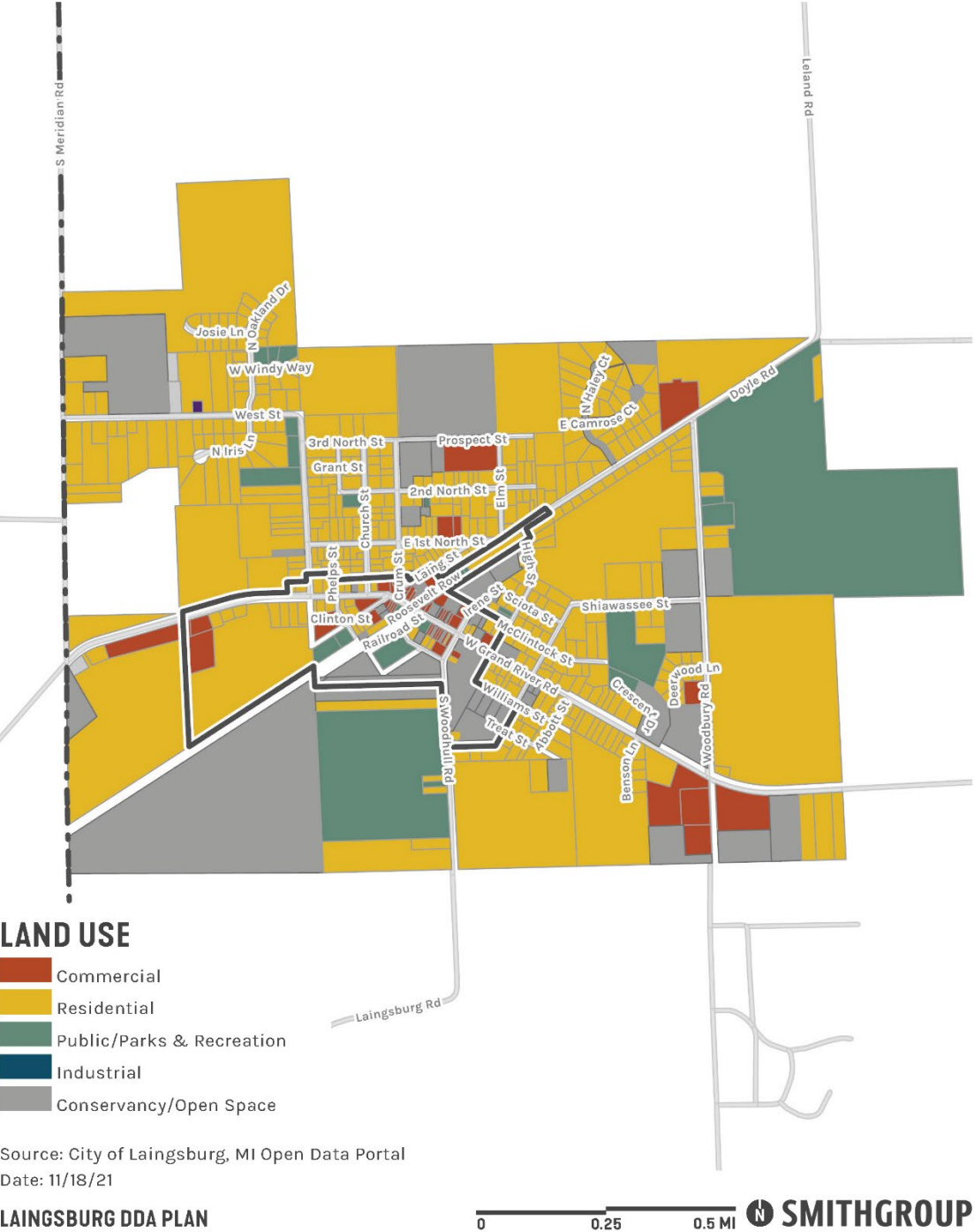
Public/Semi-Public uses include City Hall, the Laingsburg school District main office, middle school and ECEC, Department of Public Works facility, the US Post Office, Library and McClintock Park.

There are a number of vacant parcels located in the Development Area and three that are significant for development that are owned by the city. One of the parcels is 217 E. Grand River. The City and DDA have been working on a plan to develop the site with a three-story mixed-use property, approximately 10,000 square feet of developable land. There is a significant two-and-a-half-acre parcel in downtown that would be ideal for another multifamily housing unit with ample space for parking. Development on the parcel that is located on Roosevelt Row would provide additional parking, living and or more commercial developments.

Table 1 Existing Land Use	# of Active Real Parcels	Percentage
Vacant	9	7.4%
Single Family Residential	34	27.9%
Multiple Family Residential	9	7.4%
Commercial with Active Mixed Used	12	9.8%
Commercial	33	27%
Public/Semi-Public	21	17.2%
Utility	4	3.3%
Personal Property	42	Not included

MAP 2: EXISTING LAND USE

LAND USE



Zoning

The Development Area has three (3) of the ten (10) zoning districts in the City as illustrated in Figure 4. Table 2 summarizes the Development Area's zoning data. The predominant zoning classifications are business related: Central Business District (C-1) and Residential Medium (RM). Additionally, Institutional (IN) is in the district, and includes parcels owned by the City and Laingsburg Schools. The single-family residential zoning districts are generally located on Grand River Road, with the exception of a few areas on High, Laing, Clinton, Williams, Rail Road, Woodhull and McClintock. There are no industrial properties in the Development Area and currently there are no Planned Unit Developments (PUDS) in the Area.

Table 2 Existing Zoning	# of Parcels	Percentage
R-M: Residential Medium	48	0.8%
C1: Central Business	58	26.1%
IN: Institutional	16	26.9%

Details of the regulations, including permitted and special land uses, of each separate zoning district may be found in the City of Laingsburg Zoning Ordinance, Article 5.

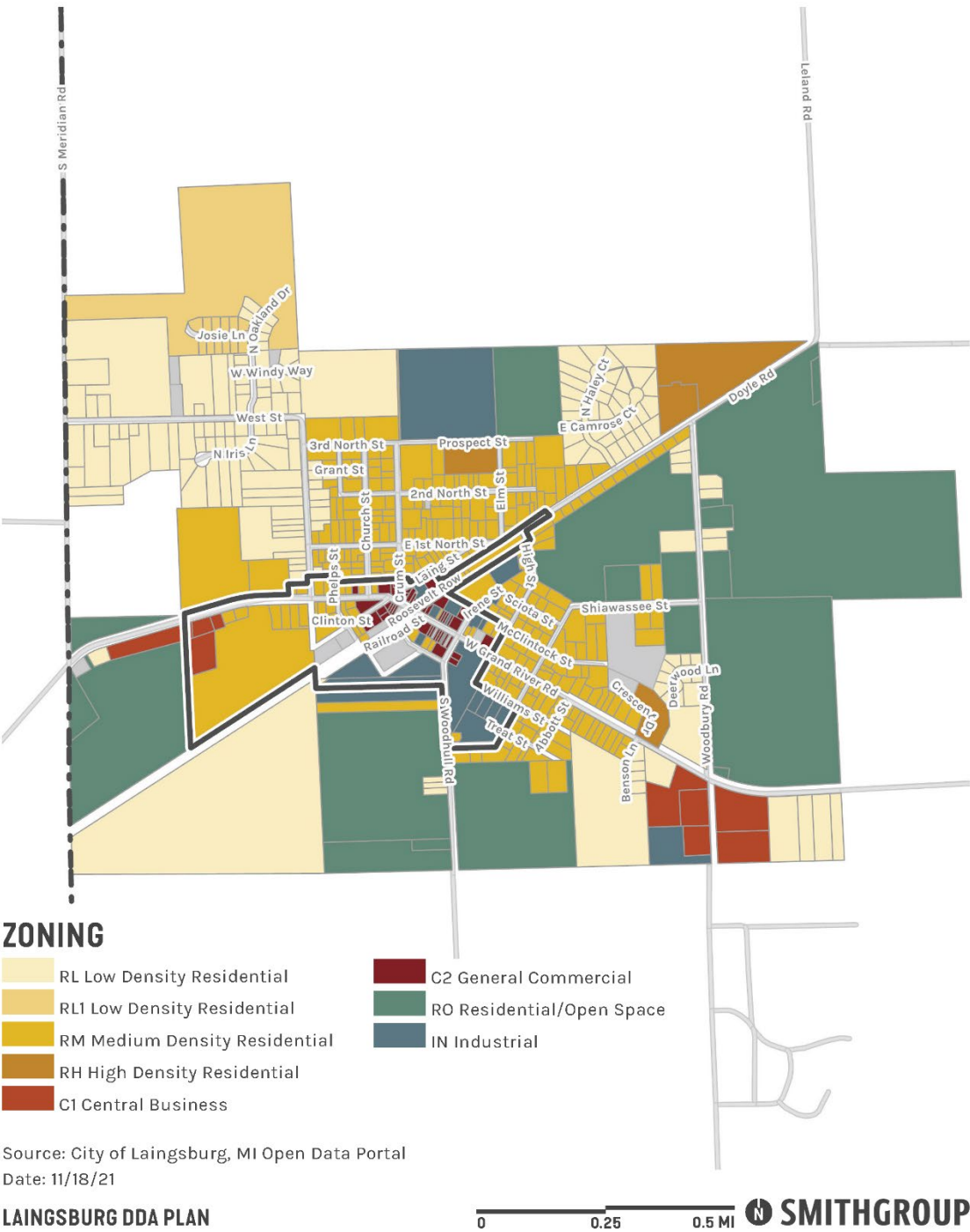


The future land use within the district is anticipated to remain a mix of commercial, residential, and institutional. The city would like to encourage more mixed use in the downtown Central business district. There are currently three of the historical commercial buildings that do not have a plan for second floor residential. The three buildings have the opportunity to create 6 to 8 units. There is a building that is in the process of completing a rental rehab grant that will create two apartments. In addition, the City has an RFP out to develop a city owned site with a mixed-use

property that would create up to 30 more units. The city has been working with the MEDC to fund future housing projects that will increase the residential density in downtown.

MAP 3: ZONING

ZONING



Source: City of Laingsburg, MI Open Data Portal
Date: 11/18/21

LAINGSBURG DDA PLAN

PURPOSE OF THE DDA ACT



According to Act 197, Public Acts, Michigan of 1975, as amended ("Act 197"), the City of Laingsburg (the "City") was empowered to establish a Downtown Development Authority. The purpose of a Downtown Development Authority is to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation of an authority; and to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

Act 197 seeks to address problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organization tools to revitalize downtown

districts either through public initiated projects or in concert with privately motivated development projects.

The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its center.

A downtown development authority may engage in the following functions:

- Prepare analysis of economic changes within the district;
- Prepare analysis on the impact of metropolitan growth upon the district;
- Plan and propose construction, renovation, etc., of a public facility, an existing building, or multiple family dwelling unit;
- Develop long-range plans to halt deterioration of property values;
- Implement procedures necessary to achieve proposed improvements;
- Enter into contracts necessary to exercise its power;
- Acquire, lease, or dispose of property; and
- Accept grants and donations.

Creation of the DDA of the City of Laingsburg and the Development District

To prevent further deterioration and to encourage historic preservation in the business district of the City while encouraging economic growth in the downtown district, on May 21, 1990 the City Council of the City adopted Ordinance No. 32 of the Municipal Code of Ordinances of the City of Laingsburg, Michigan which created the Downtown Development Authority of the City of Laingsburg (the "Authority") effective May 21, 1990. Approval of Ordinance No. 32 included the designation of the boundaries of the downtown district (the "Downtown District") within which the Authority may exercise its powers, and the appointment of nine (9) individuals to serve with the Mayor on the Authority. A copy of Ordinance No. 32 is included in the Appendix.

Act 197 refers to a "downtown district" as being within a business district which is specifically designated by ordinance of the governing body of the municipality, and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. To develop the Downtown District boundaries, a number of sources were considered. The City Zoning Map and Master Plan were reviewed. In addition, existing commercial, industrial, residential, and public/semi-public land uses were inventoried. After careful consideration of the intent of Act 197 and the intent and purpose stated in the Ordinance No. 32, the Downtown District was configured to include properties which are zoned and used principally for business.

The location and configuration of the Downtown District enables the adoption of a tax increment plan as a means of financing public improvements. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The Downtown District is experiencing the most concentrated and extensive economic activity within the city and, therefore, should meet the purpose of Act 197.

The purpose of this Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, streetscape, parking improvements and other facilities needed in the Downtown District to achieve the objectives of the Authority to prevent further deterioration of the Downtown District while preserving its historical character and promoting economic growth of benefit to all taxing units located within and benefited by the Downtown District.

Goals and Objectives of the Authority with Respect to the Development Area

The general goal of the Authority is to establish a favorable environment for downtown businesses and residents, and to provide the resources and direction to implement improvement and revitalization projects.

The Authority has identified the following specific objectives designed to accomplish this general goal. The Authority believes that some of these activities may ultimately be achieved by other citizens and organizations, or by the City in partnership with the Authority.

Goal: Improve the overall appearance and connectivity of downtown.

Objectives:

- Support design plans for downtown to identify public space needs and beautification.
- Provide amenities such as street lighting, landscaping, signs, street and sidewalk improvements, and other amenities to foster a more pleasing environment.
- Support private investment in downtown buildings by continuing the city's downtown façade program.
- Support periodic reviews and updates of downtown zoning regulations.
- Foster non-motorized linkages, such as bicycle and pedestrian paths, to connect the downtown with the perimeter of the city

Goal: Support public and community services in the district

Objectives:

- Develop a municipal “hot spot” to provide wireless access throughout the downtown.
- Support city efforts to study the feasibility of a municipal water system.
- Develop a plan to create additional public parking in the downtown area, to accommodate growth as needed.
- Continue to support the downtown Farmers Market.
- Support city efforts to actively program activities in McClintock Park and in the downtown.
- Provide microgrants to community organizations who hold events in the downtown district.
- Provide support for physical improvements to McClintock Park when opportunities arise.
- Support development of site plans for the use of Roosevelt Row and the surrounding properties.

Goal: Foster business development and investment in the district.

Objectives:

- Support periodic market studies and studies to better understand resident and visitor needs and attitudes toward local businesses.
- Develop a business retention strategy to support local businesses within the city.
- Develop a small business development center to support startups, home grown and other micro-businesses within the city.
- Receive regular training on financial and technical support services from partners which can support businesses and investment in the district.

Goal: Increase residential opportunities in the downtown.

Objectives:

- Continue working with developers and property owners to develop and redevelop downtown buildings and sites into multi-story, mixed-use developments.
- Explore possible new incentive approaches or policies to promote additional housing development in the downtown.
- Maintain a list of potential redevelopment sites in the district.
- Consider acquiring sites for city-led redevelopment efforts.

Goal: Market the downtown district to residents, visitors, and new businesses.

Objectives:

- Support the creation of additional festivals and events in downtown.
- Support a local film festival as outlined in the marketing plan.
- Maintain up-to-date information on downtown activities on the city’s website and social media channels.
- Support updated marketing studies which include efforts focused on the downtown.
- Possible development with retail space on the first floor and apartments above

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217(2)(a-p) of Act 57 of 2018. More specifically, Section 217 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.

Requirements of the Development Plan

Section 217 also indicates that the development plan shall contain all of the following:

A. The designation of boundaries of the development area in relation to highways, streets, streams or otherwise.

The development area is located within the limits of the City of Laingsburg (Map 1.) In general, the development area is bounded by Grand River Road in the central business district. The legal description is found in Appendix A, Development Area Boundary, along with the amendment ordinance.

B. The Location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial. Educational, and other uses, and including a legal description of the development area.

Existing land uses in the Development Area are illustrated on the "Existing Land Use" and in Table 1.

C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

Completed and Planned Public Improvements by the DDA and Other Public Agencies.

Several public improvements have been made to the Development Area. They are as follows and in no particular order:

- Construction of a sidewalk and fence leading pedestrians to and from the parking lot behind the Businesses on the south side of Grand River east of Rail Road Street.
- Construction of the Amphitheater in McClintock Park.
- Roosevelt Row improvements, paving, sidewalk, stairs, landscaping, and parking.
- Completion of a F.I.T (First in Tourism) Assessment.
- Wayfinding/Themed Signage and Historical Signs.
- Investment in annual landscaping contract for the downtown.
- Repair and replacement of sidewalks in the downtown.
- Extension of sidewalks from just beyond the City limits at Memory Lane to Downtown. Through a Safe Routes to school grant.
- Coordination of Façade Grant Programs through the MEDC and the DDA’s annual support of façade projects.
- Development of an Economic Development Plan and Capital Improvement Plan through the RRC (Redevelopment Ready Communities®) Program through the MEDC.

- Acquisition of property in the downtown for future development.
- Implementation of street improvements with \$750,000 in Bond Funds and \$250,000 in Grant Funds.
- Completion of an Infrastructure Enhancement Grant, \$1,235,000 to improve storm water, included road construction and clean out of storm outlet.
- McClintock Park development/improvements with LWCF (Land and Water Conservation Funds) approximately \$750,000.
- Purchased sound system with outdoor speakers and mobile cart.
- Outdoor seating improvements such as providing matching tables, chairs, planters, and umbrellas. Allowing parking spaces to be used for seating areas.

Completed and Planned Private Improvements

In addition to the public improvements listed above, there has recently been significant private investment in the Development Area such as:

- 120 W. Grand River, Local Roots, Complete Renovation
- 106 & 108 Crum Façade Improvements
- 113 N Woodhull, Apartments Remodeled and Façade
- 115 E. Grand River. Rose Villa Retreat, rear façade improvement, apartment.
- 209 E Grand River – Pharmacy relocated to previous bank site
- 217 E. Grand River – seeking developer to build a 3-Story Mixed use building

D. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

Proposed Improvements/Eligible Expenses



The City of Laingsburg DDA adopted a Tax Increment Finance and accompanying Development Plan (Plan) which captures new incremental tax revenues. Further, the DDA and has identified specific projects within the DDA District (District) that need funding. These projects will help position Downtown Laingsburg toward becoming a great downtown destination and place to live, shop and work.

As such, it is necessary to review the eligible activities to be included in the Plan. Eligible

activities are categories or projects which the DDA is eligible to spend tax increment revenue for enhancing, improving or redeveloping the District. Funds can also be utilized for marketing the District. Below is a description of eligible activities and a projection of their estimated costs, also called proposed improvements.

The following priority scale has been assigned to each funding category:

- **Immediate (1-5 years)**
- **Mid-Range (5-10 years)**
- **Long Range (10 years +)**
- **Ongoing**

1. Business Development - Ongoing

The DDA will assist the City Council, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Continuation of the face forward grant program that provides qualifying applicants funding to improve their building.
- Incentive programs that stimulate private investment and property maintenance such as beautification awards.
- Encouraging property owners and developers to create mixed-use developments, in keeping with the city Master Plan, Economic Development Strategy and existing zoning requirements.
- Hosting business to business familiarization events and local-buy first contracting events.
- Other potential activities that support and promote local business development.

2. Public Spaces – Immediate to Mid-Range

To better create a sense of place in the downtown and at strategic locations in the DDA District, the DDA will support the development and enhancement of public spaces including pedestrian plazas, parks, restroom facilities, open spaces, gardens, gazebos, performance areas, walkways, and supporting site amenities.

3. DDA Marketing/Development Studies and Promotional Materials - Ongoing

Destination branding, and marketing have a key relationship with successful downtown districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Existing marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting downtown Laingsburg. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the City's desire to create a unified image and market downtown Laingsburg as a cohesive business district. To that end, funding can be used for a joint marketing strategy with involvement of the business community that brings together resources for advertising, special events and public relations; similar to the programs employed by retail malls.

4. Building Facade and Sign Improvement Program - Ongoing

Existing signs and structures in the DDA are in need of upgrade in terms of design, materials and colors. Currently, many of the buildings and signs do not promote a welcoming traditional downtown. The DDA

has allocated resources to pursue the following efforts toward upgrading the appearance of buildings in the Downtown:

- Develop design guidelines or requirements for all buildings and signs in the downtown with corresponding sketches and pictures.
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements.

5. DDA Property Acquisition – Mid-Range

This involves the acquisition of property, either residential or commercial to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

6. Special Downtown & Urban Design Plans – Mid-Range

Downtown plans and urban design help to guide the built environment of the downtown District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

7. Demolition – Long Range

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

8. Public Infrastructure Improvements – Mid-Range

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements, electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements and generally anything else that falls within the public right-of-way, easement, or public realm.

9. Private Infrastructure Improvements – Long Range

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA can assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees, soft costs and others that support density in accordance with local zoning, master plans and city goals but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the city and DDA.

10. Site Preparation – Long Range

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing & grubbing, compaction, and sub-base preparation, cut and fill operations, dewatering, excavation for unstable material, foundation work to address special soil

concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.) anything on private property not in a public right-of-way to support density and prohibitive costs to allow for greater density in accordance with local zoning, master plans and city goals.

11. Environmental Activities – Long Range

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc.

12. Gap Funding – Immediate

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the city may, at its own discretion, commit project-specific future tax increment capture back to private projects including commercial, residential, or mixed use for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the city to create new employment opportunities within the DDA District.

13. Consultation and Operational Expenditures - Ongoing

The Consultation and Operational Expenditures category provides for professional services and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services may be required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning. DDA operational activities may include but are not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc.

14. Public Buildings – Mid-Range

DDA funding will be provided to assist with public buildings that support the goals of the District, especially in the downtown area.

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

Purchase and installation of banners for light poles & Maintenance

The DDA would like to support the maintenance of the decorative light poles in the district. The DDA will work closely with the City DPW in order to facilitate and fund materials to keep the poles freshly painted and in good physical repair. In addition, the DDA will financially assist in the regular replacement and updating of the seasonal banners to be hung from the poles. Banners allow for the DDA to advertise events and promotions, as well as individual businesses. The banners can be theme-related by holiday or other selected events.

Sidewalk Maintenance/Repairs

The DDA has been replacing sections of sidewalk in the Downtown Business District, on Grand River, with a pattern of stamped decorative sections mixed in with non-stamped sidewalk. There are a few areas that have yet to be completed. The block between Roosevelt Row and Crum Street along the north side of Grand River has not been completed. There are areas that have been completed that are cracked and other areas that are chipping. The DDA would like to continue the sidewalk program to keep the sidewalks in the business district in good repair.

Landscape Improvements/Repairs

The DDA has invested in retaining walls and landscaping along and within parking areas in the district. In order to maintain the investment, the retaining walls require regular care and maintenance. There are areas within the district that have been identified for future construction of retaining walls. For instance, the south side of Grand River east of Railroad Street there is a tree with a deteriorated retaining wall. The retaining wall, steps leading to the residence and the tree have been identified as a future project for beautification.

Amphitheater Events



The Amphitheater built in 2020/2021 is located at McClintock Park. The City and the DDA are in the first year of using the Amphitheater for events. The DDA has supported Music and Movies in the Amphitheater and in the park, prior to the Amphitheater. As the venue becomes a more popular summer destination spot for local families and visitors, the need for funding more events and an event coordinator are anticipated to increase.

Lighting – Park Path, Area string lighting at Amphitheater and Downtown



The DDA has identified lighting the park path as a future priority. Lighting the path will provide visitors' safe passage from activities to the parking areas in the evening. The lighting will also increase the cozy atmosphere of the park. String lighting in the downtown business district and at the Amphitheater will create a safe inviting place to sit a stay awhile.

Wayfinding/Historical Signage Maintenance & Additional

The City and the DDA have installed signage with a consistent branding theme and logo in the district as well as outside of the district. A Marketing and Wayfinding grant was received from the USDA to jump start the project. In addition to wayfinding there has been an investment in signs that tell the story of Laingsburg's history. The historical signs have been placed along sidewalks in frequently visited locations. The DDA would like to explore expanding the Historical signs into more areas in the district as well as establishing a maintenance program for the signs that exist. The signage guides visitors from Sleepy Hollow State Park into Downtown, and all visitors and residents to amenities in the area.

Roosevelt Row Area Improvements

Roosevelt Row is closed off for the Farmer's Market to set up. Roosevelt Row has steps that lead to the Post office, is beautifully landscaped and has many parking spaces that serve the district. The DDA has identified further improvements that would attract visitors. One of the projects is to develop the vacant City owned lot adjacent to Roosevelt Row for permanent parking for food trucks with outdoor seating and string lighting. The goal would be to use the area as a business incubator to allow business to grow and move into brick and mortar to fill vacant store fronts.

Recurring Expenditures



The DDA budgets for annual administrative expenditures including bank fees and an audit. In an effort to promote the district, businesses and events the DDA commits funds for annual advertising. One of the annual advertisements is in the Sleepy Hollow State Park Map & area guide. This brochure is provided to a majority of the more than 300,000 visitors annually to the State Park. The local businesses and the DDA have worked to purchase the majority of the advertising space in the guide. The effort has increased traffic from the State Park into the district. During the holiday season the DDA hires a company to hang holiday decorations from the light poles, the DDA plans to continue to provide the holiday decorations. As mentioned previously the DDA will continue to support the Music, Movies and other programming as necessary at the Amphitheater. The DDA has an annual landscaping contract to maintain the flower beds in the district and will continue to invest in the landscaping. The board is committed to annually maintain the themed outdoor seating areas with umbrellas, tables, chairs and flowerpots. The recurring expenditures including the annual Face Forward Grant Program utilize approximately fifty percent of the DDA's annual budget at this time.

Amphitheater Amenities



As the Amphitheater grows in use it is expected to create new requests for funding. It is anticipated at this time that there is a need for Sun Shading as the Amphitheater performers are facing the sun in the early evening hours. The DDA is committed to assisting with a solution that will provide shade and or relief from the heat on hot summer days. The early events have shown that parking may need to be studied for improving access to the events. Investing in equipment may be necessary, such as sound, lighting, fans, and other items that may arise. The Amphitheater is expected to create economic growth in the district as it brings in visitors and creates a destination in Laingsburg for Music, Arts and Culture.

Face Forward façade grant program

In order to encourage businesses and building owners to reinvest in their buildings, a façade grant program was implemented and the DDA is committed to continue to fund projects that make noticeable lasting improvements in the district. The façade grant program involves partnering with business

owners, property owners, and to seek grants from the MEDC. The Face Forward façade grant program also helps to preserve and restore historically significant structures in the downtown.

Retail Marketing Study

A major component of the DDA is to market downtown as a destination and its businesses in order to spur economic activity. A marketing study can help by providing detailed information that can be used to drive interest in redevelopment of existing underutilized sites or new development on vacant property. The DDA would be interested in partnering with businesses and the City to seek Marketing information and implement plans that evolve from a study.

Marketing Study Residential

The City of Laingsburg's Economic Development Strategy identifies increasing residential density in the district as an action item. To spur economic growth Laingsburg needs to increase the number of residents living in downtown mixed use and multi-family housing units. A professional study to determine how many and what kind of housing units that can be supported in the district would help in the efforts to attract and convince developers to invest in Laingsburg.

Park Improvements



McClintock Park, the City's Community Park is located in the DDA District and houses a variety of playground equipment, skatepark, tennis courts, volleyball courts, walking path, restrooms, pavilions, parking and the Amphitheater. Maintaining this park and investing in modern updated play structures, skate park equipment, lighting and other amenities has been identified by the DDA as a priority. As a community park the image that is presented here encourages visitors and growth.

Streetscape enhancement and beautification



The city has installed street lighting in the downtown. However, the light poles and bump outs require regular maintenance and upkeep. As time passes the current street scape plan should be reviewed to accommodate changes and provide a fresh look. A streetscape project could involve installing new sidewalks, decorative crosswalks, updated street lighting, bike racks, benches, and trash receptacles. The project would maintain and update the appearance of the downtown.

The Table below provides a complete description of the extent, and character of projected improvements which have been contemplated.

The estimated time for completing the improvement is also provided in the Table.

The estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions which may affect project cost. Therefore, cost estimates are subject to change.

Development Plan Project Chart

Development Area Plan, Estimated Costs, and Time of Completion			
Year	Project	Component	Estimated Cost
Any Year			
	Purchase and installation of banners for light poles & Maintenance	Physical Enhancement	\$5,000
	Sidewalk Maintenance/Repairs	Physical Enhancement	\$50,000
	Landscape Improvements/Repairs	Physical Enhancement	\$10,000
	Amphitheater Events	Programming	\$5,000
	Lighting – Park Path, Area string lighting at Amphitheater and Downtown	Physical Enhancement	\$55,000
	Wayfinding/Historical Signage – Maintenance & additional	Physical Enhancement	\$15,000
	Roosevelt Row Area Improvements	Physical Enhancement	\$10,000
Annually			
	General Expenses – Audit, Banking, etc.	Admin	\$1,000
	Advertise District	Programming	\$1,000
	Holiday Lights	Programming	\$1,500
	Support Special Events – Music, Movies, Festivals, etc.	Programming	\$3,000
	Provide façade grants to be available to Properties in the DDA	Programming	\$15,000
	Support Outdoor Seating, Matching theme	Physical Enhancement	\$2,000
	Landscaping	Physical Enhancement	\$7,000
	<i>Annually @ 20 years = \$610,000</i>	Subtotal	\$30,500
Specific Year			
2021-2022	Amphitheater Amenities	Physical Enhancement	\$30,000
2022-2023	Marketing Study - Retail	Planning	\$30,000
2023-2024	Marketing Study - Residential	Planning	\$30,000
2024-2030	Park Improvements	Physical Enhancement	\$100,000
2030-2040	Streetscape enhancement and beautification	Physical Enhancement	\$150,000
2040-2045	Landscape Improvements Retaining Walls etc.	Physical Enhancement	\$155,000
Total including annual costs			\$1,255,000

E. Statement of the construction or stages of construction planned and the estimated time of completion of each stage.

The specific projects to be undertaken by the DDA are not known at this time. The “Proposed Improvements” list above will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known and added as supplemental information to this plan.

F. A description of any parts of the development area to be left as open space and the use contemplated for the space.

Future land uses for DDA District are shown on Map #3 and it identifies existing and proposed open space.

G. A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications or utilities.

Laingsburg has recently updated the City Master Plan and will look for opportunities to strengthen zoning regulations, while remaining flexible, for new uses that may be attracted to the downtown. This will require zoning updates on a regular basis and may positively impact properties in the DDA boundary area. Those amendments will be added to the Appendix of this document when approved. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix when they are.

I. Estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget in this plan under “Proposed Improvements.”

J. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in a manner and for whose benefit the project is being undertake if that information is available to the authority.

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

- K. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.**

All such procedures will follow both City and state law and at the present time there are no commitments made.

- L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the plan, the above information will be gathered accordingly.

- M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- N. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, included litigation expenses and expenses incident to the transfer of title in accordance with the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 84 Stat. 1894.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

- O. A plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.**

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should relocation be required at some point, it will be done with compliance to the above stated acts.

- P. Other Material that the Authority, Local Public Agency or Governing Body considers pertinent.**

Such other material will be identified or added as the need arises.

- Q. Development Area Citizens Council.**

There are currently, roughly just less than one hundred (100) citizens residing within the boundaries of the DDA. At this time, a Development Area Citizens Council is not required. Should the number of permanent residents within the development area increase to over 100, the City will establish a Development Area Citizens Council as required by Act 57.

TAX INCREMENT FINANCING PLAN

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Downtown Development Authority and adopted by the City Council.

As provided in PA 57 of 2018, tax increment financing is an effective tool for financing redevelopment and planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the district and to:

- 1) market businesses within the district
- 2) plan for property within the district
- 3) acquire land
- 4) improve sites
- 5) construct buildings
- 6) administer the Development Plan.

Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.

“Captured Taxable Value” can be described as the difference in amount in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Taxable Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Taxable Value” represents the assessed value of properties at the time the DDA was established or updated, in this case 1990. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of increases in actual property value. The difference between the initial taxable value (base year total) and the current taxable value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

1. Increase in taxable value

The initial taxable value (“SEV”) for this plan is the taxable value of all real and personal property in the development area as determined on December 31, 1989 and finally equalized by the State in May, 1990. This is commonly considered the SEV for 1990. As shown in the table below, the base value of real and personal property in the district for 2022 is \$3,693,491.

TABLE 1: ESTIMATED TAXABLE VALUE INCREASE

Estimated Taxable Value Increase ⁽¹⁾				
Table 1				
		ESTIMATED TAX CAPTURE VALUE 2022 - 2051		
	Fiscal Year	Base Value	% Value Increase	Taxable Value ⁽²⁾
Base Year:	1990	\$1,313,314		
	2022	\$3,693,491	2.0%	\$3,767,361
	2023	\$3,693,491	2.0%	\$3,842,708
	2024	\$3,693,491	2.0%	\$3,919,562
	2025	\$3,693,491	2.0%	\$3,997,953
	2026	\$3,693,491	2.0%	\$4,077,913
	2027	\$3,693,491	2.0%	\$4,159,471
	2028	\$3,693,491	2.0%	\$4,242,660
	2029	\$3,693,491	2.0%	\$4,327,513
	2030	\$3,693,491	2.0%	\$4,414,064
	2031	\$3,693,491	2.0%	\$4,502,345
	2032	\$3,693,491	2.0%	\$4,592,392
	2033	\$3,693,491	2.0%	\$4,684,240
	2034	\$3,693,491	2.0%	\$4,777,924
	2035	\$3,693,491	2.0%	\$4,873,483
	2036	\$3,693,491	2.0%	\$4,970,953
	2037	\$3,693,491	2.0%	\$5,070,372
	2038	\$3,693,491	2.0%	\$5,171,779
	2039	\$3,693,491	2.0%	\$5,275,215
	2040	\$3,693,491	2.0%	\$5,380,719
	2041	\$3,693,491	2.0%	\$5,488,333
	2042	\$3,693,491	2.0%	\$5,598,100
	2043	\$3,693,491	2.0%	\$5,710,062
	2044	\$3,693,491	2.0%	\$5,824,263
	2045	\$3,693,491	2.0%	\$5,940,749
	2046	\$3,693,491	2.0%	\$6,059,563
	2047	\$3,693,491	2.0%	\$6,180,755
	2048	\$3,693,491	2.0%	\$6,304,370
	2049	\$3,693,491	2.0%	\$6,430,457
	2050	\$3,693,491	2.0%	\$6,559,066
	2051	\$3,693,491	2.0%	\$6,690,248
(1)	This table assumes capture based on inflation only - no new development or increase in value due to improvements. New development would increase capture.			
(2)	2022 - 2051 assume 2.0% growth/year.			

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. Since the economy is currently in the midst of an upswing, the following assumptions provide the basis for the figures in Table 1 shown above. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.

2. Capturable Taxable Value.

A limited amount of development is expected over the entire DDA District. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

TABLE 2: DDA PROJECTED REVENUES

Table 2: City of Laingsburg DDA Total Projected Revenues				
FY	Taxable Value	Tax Increment Captured	Millage Multiplier	Tax Increment Revenue
1990	\$ 1,313,314	\$ -	0.0248555	\$ -
2022	\$ 3,767,361	\$ 2,454,047	0.0248555	\$ 60,997
2023	\$ 3,842,708	\$ 2,529,394	0.0248555	\$ 62,869
2024	\$ 3,919,562	\$ 2,606,248	0.0248555	\$ 64,780
2025	\$ 3,997,954	\$ 2,684,640	0.0248555	\$ 66,728
2026	\$ 4,077,913	\$ 2,764,599	0.0248555	\$ 68,715
2027	\$ 4,159,471	\$ 2,846,157	0.0248555	\$ 70,743
2028	\$ 4,242,660	\$ 2,929,346	0.0248555	\$ 72,810
2029	\$ 4,327,514	\$ 3,014,200	0.0248555	\$ 74,919
2030	\$ 4,414,064	\$ 3,100,750	0.0248555	\$ 77,071
2031	\$ 4,502,345	\$ 3,189,031	0.0248555	\$ 79,265
2032	\$ 4,592,392	\$ 3,279,078	0.0248555	\$ 81,503
2033	\$ 4,684,240	\$ 3,370,926	0.0248555	\$ 83,786
2034	\$ 4,777,925	\$ 3,464,611	0.0248555	\$ 86,115
2035	\$ 4,873,483	\$ 3,560,169	0.0248555	\$ 88,490
2036	\$ 4,970,953	\$ 3,657,639	0.0248555	\$ 90,912
2037	\$ 5,070,372	\$ 3,757,058	0.0248555	\$ 93,384
2038	\$ 5,171,779	\$ 3,858,465	0.0248555	\$ 95,904
2039	\$ 5,275,215	\$ 3,961,901	0.0248555	\$ 98,475
2040	\$ 5,380,719	\$ 4,067,405	0.0248555	\$ 101,097
2041	\$ 5,488,334	\$ 4,175,020	0.0248555	\$ 103,772
2042	\$ 5,598,100	\$ 4,284,786	0.0248555	\$ 106,501
2043	\$ 5,710,062	\$ 4,396,748	0.0248555	\$ 109,283
2044	\$ 5,824,264	\$ 4,510,950	0.0248555	\$ 112,122
2045	\$ 5,940,749	\$ 4,627,435	0.0248555	\$ 115,017
2046	\$ 6,059,564	\$ 4,746,250	0.0248555	\$ 117,970
2047	\$ 6,180,755	\$ 4,867,441	0.0248555	\$ 120,983
2048	\$ 6,304,370	\$ 4,991,056	0.0248555	\$ 124,055
2049	\$ 6,430,458	\$ 5,117,144	0.0248555	\$ 127,189
2050	\$ 6,559,067	\$ 5,245,753	0.0248555	\$ 130,386
2051	\$ 6,690,248	\$ 5,376,934	0.0248555	\$ 133,646
	Total Taxable Value Captured	\$ 113,435,179	Total TI Revenue	\$ 2,819,488

3. Tax Increment Capture.

Beginning with the 2022 tax collection, and for each year within the term of the plan, municipal and county treasurers transmit directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the City Council, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the City. All amendments must follow the procedures of the Act.

4. Maximum Amount of Bonded Indebtedness to be Incurred

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. Future updates to the plan will consider outstanding debt as it plans for continued investment in the district.

5. Duration of the Development Program

The duration of the tax increment financing plan is twenty-five (25) years, commencing upon approval by the Laingsburg City Council in 2022 and will cease with tax collections due in December 2047, unless this plan is amended to extend or shorten its duration.

6. Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in which the Development Area is Located

The DDA is eligible to capture tax increment revenues from Shiawassee County and the City of Laingsburg. The eligible millages are listed below.

Shiawassee		
County Oper.		5.4647
Seniors		0.4960
Medical Care		2.0000
MSU Ext.		0.0752
Veterans PA 214		0.1000
Veterans Voted		0.1989
City of Laingsburg		14.6041
Library		0.9583
Fire		0.9583
Total		24.8555

For a complete listing of taxing jurisdictions please see Table 3 on the following page.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the district will not increase during the life of the Plan. Once the base value of the district is set, the DDA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 3 on the following page.

TABLE 3: THE CITY OF LAINGSBURG DDA TOTAL PROJECTED REVENUE BY TAXING JURISDICTION

Table 3: City of Laingsburg DDA Total Projected Revenues By Taxing Jurisdiction												
			County						City			
Fiscal Year	Taxable Value	Captured Tax Increment	Gen Oper	Seniors	Medical	MSU Ext	Veterans PA 214	Veterans Voted	Gen Oper	Library	Fire	Total Annual Capture (Tax Increment Revenue)
		-	0.0054647	0.0004960	0.0020000	0.0000752	0.0001000	0.0001989	0.0146041	0.0009583	0.0009583	0.0248555
1990	\$ 1,313,314	\$ -	-	-	-	-	-	-	-	-	-	-
2022	\$ 3,767,361	\$ 2,454,047	\$ 13,411	\$ 1,217	\$ 4,908	\$ 184.54	\$ 245.40	\$ 488	\$ 35,839	\$ 2,352	\$ 2,352	\$ 60,997
2023	\$ 3,842,708	\$ 2,529,394	\$ 13,822	\$ 1,255	\$ 5,059	\$ 190.21	\$ 252.94	\$ 503	\$ 36,940	\$ 2,424	\$ 2,424	\$ 62,869
2024	\$ 3,919,562	\$ 2,606,248	\$ 14,242	\$ 1,293	\$ 5,212	\$ 195.99	\$ 260.62	\$ 518	\$ 38,062	\$ 2,498	\$ 2,498	\$ 64,780
2025	\$ 3,997,954	\$ 2,684,640	\$ 14,671	\$ 1,332	\$ 5,369	\$ 201.88	\$ 268.46	\$ 534	\$ 39,207	\$ 2,573	\$ 2,573	\$ 66,728
2026	\$ 4,077,913	\$ 2,764,599	\$ 15,108	\$ 1,371	\$ 5,529	\$ 207.90	\$ 276.46	\$ 550	\$ 40,374	\$ 2,649	\$ 2,649	\$ 68,715
2027	\$ 4,159,471	\$ 2,846,157	\$ 15,553	\$ 1,412	\$ 5,692	\$ 214.03	\$ 284.62	\$ 566	\$ 41,566	\$ 2,727	\$ 2,727	\$ 70,743
2028	\$ 4,242,660	\$ 2,929,346	\$ 16,008	\$ 1,453	\$ 5,859	\$ 220.29	\$ 292.93	\$ 583	\$ 42,780	\$ 2,807	\$ 2,807	\$ 72,810
2029	\$ 4,327,514	\$ 3,014,200	\$ 16,472	\$ 1,495	\$ 6,028	\$ 226.67	\$ 301.42	\$ 600	\$ 44,020	\$ 2,889	\$ 2,889	\$ 74,919
2030	\$ 4,414,064	\$ 3,100,750	\$ 16,945	\$ 1,538	\$ 6,201	\$ 233.18	\$ 310.07	\$ 617	\$ 45,284	\$ 2,971	\$ 2,971	\$ 77,071
2031	\$ 4,502,345	\$ 3,189,031	\$ 17,427	\$ 1,582	\$ 6,378	\$ 239.82	\$ 318.90	\$ 634	\$ 46,573	\$ 3,056	\$ 3,056	\$ 79,265
2032	\$ 4,592,392	\$ 3,279,078	\$ 17,919	\$ 1,626	\$ 6,558	\$ 246.59	\$ 327.91	\$ 652	\$ 47,888	\$ 3,142	\$ 3,142	\$ 81,503
2033	\$ 4,684,240	\$ 3,370,926	\$ 18,421	\$ 1,672	\$ 6,742	\$ 253.49	\$ 337.09	\$ 670	\$ 49,229	\$ 3,230	\$ 3,230	\$ 83,786
2034	\$ 4,777,925	\$ 3,464,611	\$ 18,933	\$ 1,718	\$ 6,929	\$ 260.54	\$ 346.46	\$ 689	\$ 50,598	\$ 3,320	\$ 3,320	\$ 86,115
2035	\$ 4,873,483	\$ 3,560,169	\$ 19,455	\$ 1,766	\$ 7,120	\$ 267.72	\$ 356.02	\$ 708	\$ 51,993	\$ 3,412	\$ 3,412	\$ 88,490
2036	\$ 4,970,953	\$ 3,657,639	\$ 19,988	\$ 1,814	\$ 7,315	\$ 275.05	\$ 365.76	\$ 728	\$ 53,417	\$ 3,505	\$ 3,505	\$ 90,912
2037	\$ 5,070,372	\$ 3,757,058	\$ 20,531	\$ 1,864	\$ 7,514	\$ 282.53	\$ 375.71	\$ 747	\$ 54,868	\$ 3,600	\$ 3,600	\$ 93,384
2038	\$ 5,171,779	\$ 3,858,465	\$ 21,085	\$ 1,914	\$ 7,717	\$ 290.16	\$ 385.85	\$ 767	\$ 56,349	\$ 3,698	\$ 3,698	\$ 95,904
2039	\$ 5,275,215	\$ 3,961,901	\$ 21,651	\$ 1,965	\$ 7,924	\$ 297.93	\$ 396.19	\$ 788	\$ 57,860	\$ 3,797	\$ 3,797	\$ 98,475
2040	\$ 5,380,719	\$ 4,067,405	\$ 22,227	\$ 2,017	\$ 8,135	\$ 305.87	\$ 406.74	\$ 809	\$ 59,401	\$ 3,898	\$ 3,898	\$ 101,097
2041	\$ 5,488,334	\$ 4,175,020	\$ 22,815	\$ 2,071	\$ 8,350	\$ 313.96	\$ 417.50	\$ 830	\$ 60,972	\$ 4,001	\$ 4,001	\$ 103,772
2042	\$ 5,598,100	\$ 4,284,786	\$ 23,415	\$ 2,125	\$ 8,570	\$ 322.22	\$ 428.48	\$ 852	\$ 62,575	\$ 4,106	\$ 4,106	\$ 106,501
2043	\$ 5,710,062	\$ 4,396,748	\$ 24,027	\$ 2,181	\$ 8,793	\$ 330.64	\$ 439.67	\$ 875	\$ 64,211	\$ 4,213	\$ 4,213	\$ 109,283
2044	\$ 5,824,264	\$ 4,510,950	\$ 24,651	\$ 2,237	\$ 9,022	\$ 339.22	\$ 451.09	\$ 897	\$ 65,878	\$ 4,323	\$ 4,323	\$ 112,122
2045	\$ 5,940,749	\$ 4,627,435	\$ 25,288	\$ 2,295	\$ 9,255	\$ 347.98	\$ 462.74	\$ 920	\$ 67,580	\$ 4,434	\$ 4,434	\$ 115,017
2046	\$ 6,059,564	\$ 4,746,250	\$ 25,937	\$ 2,354	\$ 9,492	\$ 356.92	\$ 474.62	\$ 944	\$ 69,315	\$ 4,548	\$ 4,548	\$ 117,970
2047	\$ 6,180,755	\$ 4,867,441	\$ 26,599	\$ 2,414	\$ 9,735	\$ 366.03	\$ 486.74	\$ 968	\$ 71,085	\$ 4,664	\$ 4,664	\$ 120,983
2048	\$ 6,304,370	\$ 4,991,056	\$ 27,275	\$ 2,476	\$ 9,982	\$ 375.33	\$ 499.11	\$ 993	\$ 72,890	\$ 4,783	\$ 4,783	\$ 124,055
2049	\$ 6,430,458	\$ 5,117,144	\$ 27,964	\$ 2,538	\$ 10,234	\$ 384.81	\$ 511.71	\$ 1,018	\$ 74,731	\$ 4,904	\$ 4,904	\$ 127,189
2050	\$ 6,559,067	\$ 5,245,753	\$ 28,666	\$ 2,602	\$ 10,492	\$ 394.48	\$ 524.58	\$ 1,043	\$ 76,609	\$ 5,027	\$ 5,027	\$ 130,386
2051	\$ 6,690,248	\$ 5,376,934	\$ 29,383	\$ 2,667	\$ 10,754	\$ 404.35	\$ 537.69	\$ 1,069	\$ 78,525	\$ 5,153	\$ 5,153	\$ 133,646
Total		\$ 113,435,179	\$ 619,889	\$ 56,264	\$ 226,870	\$ 8,530	\$ 11,343.52	\$ 22,562	\$ 1,656,619	\$ 103,552	\$ 108,705	\$ 2,819,488

7. Plan for the Expenditure of Captured Taxable Value by the Authority

Estimate of Tax Increment Revenues. Table 3 summarizes the estimated tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually and is shown in Tables 1 and 2 on the preceding pages. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this plan but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.

8. Expenditure of Tax Increment Revenues.

Any additional tax increment revenues beyond those projected in this plan will:

- a. Be used to expedite any debt service;
- b. Further the implementation of the public improvement program; or
- c. Be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements;
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources; or
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

LEGAL DESCRIPTION OF DDA BOUNDARIES

Beginning on a point on the west line of section 28 approximately 1,884 feet north of the west $\frac{1}{4}$ post. Thence north along said section line to the north right-of-way of Penn Central Railroad; thence southwesterly along said railroad right-of-way approximately 1,440 feet to the east $\frac{1}{2}$ line of section 29; thence northerly along said $\frac{1}{2}$ line approximately 1,338 feet to the northerly right-of-way of Grand River Road; thence easterly along said right-of-way to a point approximately 180 feet west of the east section line of section 20; thence northerly approximately 107 feet; thence easterly approximately 182 feet to the west right-of-way of West Street; thence northerly along said right-of-way approximately 74 feet to a point where the extended northerly line of lot 4, block 5 of Weeks Addition to the city intersects the west right-of-way of West Street; thence easterly approximately 255 feet along the northerly line of lot 4 to the east right-of-way of Phelps Street; thence southerly along said right-of-way to the northwest corner of lot 4, block 4 of Weeks Addition; thence westerly along the northerly line of lots 1 through 4, block 4 of Weeks Addition to the east right-of-way of Church Street; thence continuing easterly approximately 123 feet; thence southerly approximately 34 feet; thence easterly approximately 25 feet; thence northerly approximately 10 feet; thence easterly approximately 50 feet; thence southeasterly approximately 10 feet; thence easterly approximately 25 feet; thence northerly approximately 17 feet; thence easterly approximately 42 feet to the west right-of-way line of Crum Street; thence northerly approximately 32 feet along said right-of-way; thence easterly to a point 45 feet easterly of the east right-of-way line of Crum Street; thence southerly approximately 62 feet to the northwesterly right-of-way of Laing Street; thence northeasterly approximately 288 feet along said right-of-way to a point where the extended northeasterly right-of-way of McClintock Street intersects the northerly right-of-way of Laing Street; thence southeasterly approximately 166 feet along the northeasterly right-of-way of McClintock Street to a point approximately 34 feet northwesterly of the northwesterly right-of-way of the Penn Central Railroad; thence northeasterly to the northeasterly line of lot 11, block 7 of the original plat of the city; thence southeasterly along said lot line approximately 34 feet to the northwesterly right-of-way of the Penn Central Railroad; thence northeasterly along said railroad right-of-way to the north/south $\frac{1}{4}$ line of section 28; thence southerly along said line to the southeasterly right-of-way of said railroad; thence southwesterly along said right-of-way to the northeasterly corner of lot 4, block 8 of the original plat of the city; thence southeasterly approximately 225 feet along the northeasterly line of lot 4 to the center line of vacated Irene Street; thence southwesterly approximately 715 feet along said center line to the northeasterly right-of-way of McClintock Street; thence southeasterly approximately 480 feet along said right-of-way to the intersection of said right-of-way and the southeasterly right-of-way of High Street; thence southwesterly approximately 616 feet along the southeasterly right-of-way of High Street to the intersection of said right-of-way and the northeasterly right-of-way of Williams Road; thence southeasterly approximately 450 feet along said right-of-way to the intersection of said right-of-way and the southeasterly right-of-way of Shiawassee Street; thence southwesterly along the southeasterly right-of-way of Shiawassee Street to a point approximately 150 feet north of the south line of outlot 3; thence westerly approximately 512 feet parallel to the south line of outlot 3 to the west right-of-way line of Woodhull Street; thence northerly along said right-of-way line to a point easterly of the point of beginning; thence westerly to the point of beginning.

The above description is based on assessment records, plats and related information and as such is intended to include only complete tax parcels of record. (Ord. No. 29, § 1, 1-8-90)

PARCEL NUMBERS

	022-60-120-001-04	022-40-003-001-00	022-99-048-000-00	022-42-001-006-00
	022-40-004-007-00	022-40-003-001-01	022-40-010-002-00	022-40-009-016-00
022-99-035-000-00	022-40-004-009-00	022-40-003-001-02	022-99-028-000-00	022-40-004-003-00
022-40-002-003-00	022-40-004-015-00	022-40-003-001-03	022-42-002-001-00	022-40-004-004-00
022-99-015-000-00	022-40-009-002-00	022-40-003-001-04	022-99-123-003-00	022-40-001-008-00
022-99-059-000-00	022-40-009-006-00	022-40-003-005-00	022-40-009-011-00	022-40-016-007-01
022-40-010-008-00	022-40-009-007-00	022-60-120-004-00	022-40-016-002-00	022-40-016-011-00
022-40-010-015-02	022-40-009-010-00	022-40-002-001-00	022-99-119-000-00	022-42-003-002-00
022-40-016-004-00	022-40-010-009-00	022-42-004-001-00	022-40-009-001-00	022-99-049-000-00
022-99-021-000-00	022-40-010-013-02	022-60-027-000-00	022-40-015-001-00	022-40-010-011-00
022-99-007-000-00	022-40-010-020-00	022-60-026-000-00	022-42-004-002-00	022-40-010-014-00
022-40-001-005-00	022-40-011-001-00	022-60-120-000-00	022-40-004-011-00	022-42-003-001-00
022-40-004-008-00	022-40-012-001-00	022-60-120-001-00	022-99-047-000-00	022-42-003-001-01
022-99-066-000-00	022-40-016-007-00	022-60-120-001-03	022-99-046-000-00	022-42-003-001-02
022-40-016-001-00	022-40-016-008-00	022-60-120-005-00	022-60-120-002-00	022-40-004-013-00
022-42-001-004-00	022-40-016-010-00	022-40-010-015-00	022-40-009-004-00	022-40-004-001-00
022-42-001-005-00	022-40-024-004-00	022-40-010-010-00	022-40-010-013-00	022-99-009-000-00
022-99-123-012-00	022-42-001-009-00	022-40-010-012-00	022-40-010-013-01	022-40-011-002-00
022-42-005-002-00	022-99-001-000-00	022-99-123-002-00	022-40-010-007-00	022-40-011-002-01
022-40-001-007-00	022-40-010-015-01	022-99-057-000-00	022-99-014-000-00	022-40-011-002-02
022-99-122-021-00	022-99-002-000-00	022-40-004-005-00	022-99-058-000-00	022-40-011-002-03
022-60-081-001-00	022-60-071-001-02	022-40-004-006-00	022-40-015-004-00	022-99-122-009-00

022-40-009-008-00	022-99-022-000-00	022-99-004-000-00	022-40-001-004-00	022-99-054-000-00
022-40-015-002-00	022-99-089-000-00	022-99-050-000-00	022-99-122-068-00	022-99-012-000-00
022-40-016-003-00	022-40-009-005-00	022-99-050-001-00	022-99-060-000-00	022-40-005-001-00
022-40-016-013-00	022-40-010-001-00	022-99-045-002-00	022-40-001-002-00	022-99-067-000-00
022-40-016-014-00	022-99-045-000-00	022-60-081-000-00	022-40-001-001-00	022-99-112-000-00
022-42-001-002-00	022-40-009-009-00	022-99-122-000-00	022-40-001-003-00	022-42-001-003-00
022-99-052-000-00	022-40-010-003-00	022-40-002-004-00	022-60-120-003-00	022-99-016-000-00
022-40-007-006-00	022-40-010-004-00	022-99-026-000-00	022-40-016-005-00	022-99-123-001-00
022-99-017-000-00	022-40-010-005-00	022-99-023-000-00	022-99-045-001-00	Parcel Totals= 204 * denotes a partial capture
022-99-002-001-00	022-40-010-006-00	022-60-028-000-00	022-99-009-001-01	
022-99-061-000-00	022-40-009-012-00	022-42-004-004-00	022-99-039-000-00	
022-40-004-001-01	022-60-071-001-00	022-42-001-001-00	022-99-051-000-00	
022-40-004-001-02	022-99-011-000-00	022-99-010-000-00	022-99-036-000-00	
022-40-013-001-00	022-42-003-003-00	022-99-122-005-00	022-42-004-003-00	
022-40-023-001-00	022-99-019-000-00	022-99-122-051-00	022-99-093-000-00	
022-40-023-002-00	022-99-123-011-00	022-40-009-003-00	022-99-122-047-00	
022-40-023-003-00	022-40-004-014-00	022-40-016-009-00	022-99-006-000-00	
022-40-023-004-00	022-40-024-003-00	022-40-016-012-00	022-99-122-038-00	
022-40-024-001-00	022-99-122-055-00	022-40-002-002-00	022-60-121-001-00	
022-60-071-001-01	022-99-042-000-00	022-60-119-000-00	022-99-038-000-00	
022-60-120-001-02	022-60-121-000-00	022-60-122-000-00	022-42-003-007-00	
022-99-032-000-00	022-99-122-054-00	022-99-122-008-00	022-42-005-001-00	