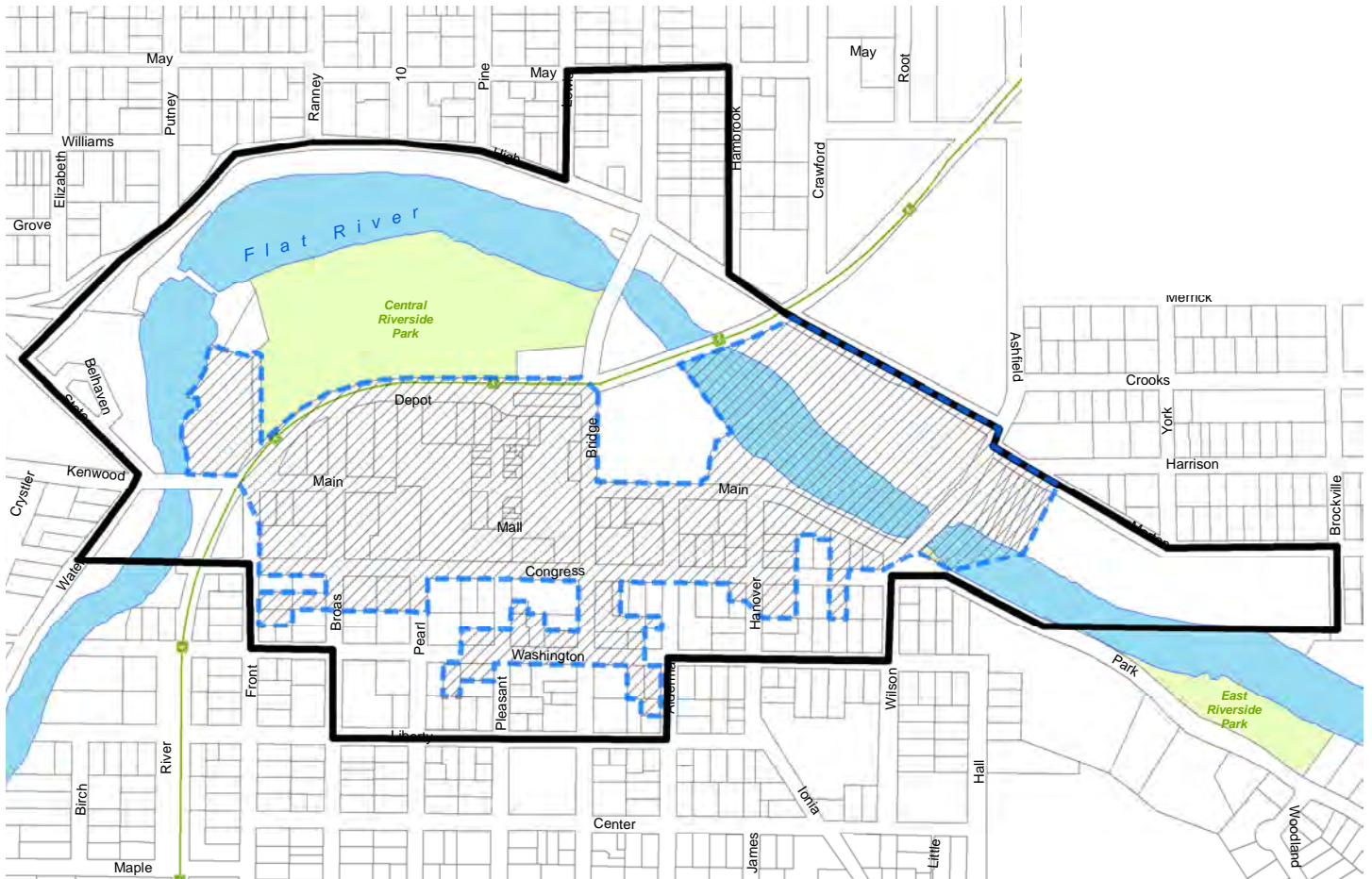


CITY of BELDING

Downtown
Development
Authority



DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN

Original Development Plan: August 8, 1984
1st Amendment and Restated: February 21, 2006
2nd Amendment: May 20, 2015

**DOWNTOWN DEVELOPMENT
AUTHORITY
OF THE CITY OF BELDING**

**DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Original Development Plan: August 8, 1984

1st Amendment and Restated: February 21, 2006

2nd Amendment: May 20, 2015

ACKNOWLEDGMENTS

BELDING CITY COUNCIL

Mayor Ron Gunderson	Mike Scheid
Dennis Cooper	Mayor Protem Tom Jones
Jerry Lallo	

**DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

Sharon Carlson, Chairperson
Katherine Henry, Vice Chairperson
Christine Felde, Treasurer
Wendy Rode, Secretary

Sharon Carlson	Christine Felde	Katherine Henry
Terry Conley	Bruce Feuerstein	Richard Outman
Patty Donovan	Ronald Gunderson	Wendy Rode

DOWNTOWN DEVELOPMENT AUTHORITY SUPPORT STAFF

Kareen Thomas, Clerk

ACTING CITY MANAGER

Bruce Brown

ATTORNEY

Dickenson Wright
Mr. Richard Wendt

CONSULTING ENGINEERS AND PLANNERS

WILLIAMS & WORKS

TABLE OF CONTENTS

ARTICLE I - INTRODUCTION	1
A. PURPOSE OF THE DOWNTOWN DEVELOPMENT AUTHORITY ACT	1
B. CREATION OF THE DOWNTOWN DEVELOPMENT AUTHORITY	2
C. APPROVAL OF THE ORIGINAL DEVELOPMENT PLAN	2
D. THIS AMENDED AND RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN	3
E. OVERVIEW OF THE DEVELOPMENT PLAN	3
Summary of Projects	4
ARTICLE II - DEVELOPMENT PLAN	6
A. BOUNDARIES OF THE PROPERTY TO WHICH THE DEVELOPMENT AREA APPLIES	6
B. GENERAL DESCRIPTION OF THE DEVELOPMENT AREA	6
C. EXISTING AND PROPOSED PUBLIC AND PRIVATE LAND USES	6
1. Existing Public Land Use	6
2. Existing Private Land Use	7
3. Proposed Public and Private Land Uses	8
D. PROPERTY ACQUISITION	8
E. EXISTING IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED	8
1. Demolition	8
2. Repair and Alternation	8
F. LOCATION, EXTENT, CHARACTER, ESTIMATED COST AND ESTIMATED TIME REQUIRED FOR COMPLETION OF PROJECTS PROPOSED UNDER THE PLAN	8
1. Corridor and Intersection Enhancement	8
2. Road and Utility Improvement Projects	9
3. Non-Motorized Circulation Improvement Projects	9

4. Gateway Treatment	10
5. Street Signage Improvements and Way-Finding System	10
6. Wireless Internet Access	10
7. Property and Structure Acquisition	11
8. Creative Art and Design Projects	11
9. Park Development.....	11
10. Webpage.....	11
11. DDA Promotion.....	12
12. Events and Festivals	12
G. PLANNED NEW DEVELOPMENT.....	14
H. EXISTING AND PLANNED OPEN AREAS	14
I. DISPOSITIONS OF PROPERTY TO OR FROM THE CITY	14
J. DESCRIPTION OF EXISTING ZONING AND PROPOSED CHANGES	14
K. DEVELOPMENT COST ESTIMATES AND FINANCING.....	14
L. IDENTIFICATION OF PRIVATE INTERESTS	15
M. PROPOSED LAND DISPOSITION TERMS AND BIDDING PROCEDURES	16
N. ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY TO WHICH THE PLAN APPLIES AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.....	16
O. PLAN FOR ESTABLISHING PRIORITY FOR RELOCATION OF DISPLACED PERSONS.....	16
P. PROVISION FOR THE COSTS OF RELOCATING DISPLACED PERSONS.....	16
Q. COMPLIANCE WITH ACT 227 OF THE MICHIGAN PUBLIC ACTS OF 1972	17
ARTICLE III - TAX INCREMENT FINANCING PLAN.....	18
A. TAX INCREMENT FINANCING PROCEDURE	18
B. PROCEDURE FOR PREPARING TAX ROLLS FOR PROPERTY IN THE DEVELOPMENT AREA	19
C. ESTIMATES OF CAPTURED ASSESSED VALUES AND TAX INCREMENT REVENUES	19

D. USE OF TAX INCREMENT REVENUE	21
E. BONDED INDEBTEDNESS TO BE INCURRED	22
F. OPERATING AND PLANNING EXPENDITURES	22
G. DURATION OF PLAN	23
H. IMPACT ON ASSESSED VALUES AND TAX INCREMENT REVENUES OF OTHER TAXING JURISDICTIONS	23
I. REPORTS.....	23

APPENDICES

- A. Act No. 197 of the Michigan Public Acts of 1975, as amended, MCLA §125.1651, et seq.
- B. Legal Description of Downtown District and Development Area
- C. Schedules of Initial Assessed Values and Taxable Values for Property Included in the Development Area
- D. Schedule of Anticipated Tax Increment Revenues and Projected Impact on Taxing Jurisdictions
- E. Public Input Report
- F. Conceptual Vision Plan
- G. Approval Notices, Minutes, and Ordinance of Adoption

MAPS

- 1. Downtown District and Development Area Boundaries
- 2. Existing Land Use
- 3. Proposed Projects
- 4. Zoning
- 5. Future Land Use

ARTICLE I

INTRODUCTION

A. PURPOSE OF THE DOWNTOWN DEVELOPMENT AUTHORITY ACT.

This second amendment to the City of Belding Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City of Belding has been prepared pursuant to the provisions of the Downtown Development Authority Act, Act No. 197 of the Michigan Public Acts of 1975, as amended, MCL § 125.1651 *et seq* ("Act 197"). A copy of Act 197 and the amendments thereto are set forth in Appendix A.

Act 197 was enacted to provide a means for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

Tax increment financing is a government financing program which contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures or improvements within a development area, thereby facilitating economic growth and development. Tax increment financing mandates the transfer of tax increment revenues by municipal and county treasurers to authorities created under Act 197 in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

Act 197 seeks to accomplish its goals by providing local units of government with the necessary legal, monetary and organizational tools to eliminate property value deterioration and to promote economic growth through publicly initiated projects undertaken cooperatively with privately initiated projects.

Act 197 seeks to reverse historical trends which have led to a loss of population, tax base, job opportunities, and economic activity in Michigan cities. It gives cities the means to revitalize downtown areas through a downtown development authority. The methods granted in the Act may be used by a downtown development authority in ways appropriate to the problems facing a particular downtown district. The way in which a downtown development authority makes use of the methods made available under Act 197 depends on the problems and priorities of each community. This Development Plan and Tax Increment Financing Plan has been developed in accordance with the purposes of Act 197, based on the problems and priorities as

perceived by the Downtown Development Authority of the City of Belding, and as submitted for the approval of the City Council for the City of Belding.

B. CREATION OF THE DOWNTOWN DEVELOPMENT AUTHORITY.

On December 6, 1983, the City Council (the "City Council") for the City of Belding (the "City") held a public hearing on the establishment of the Downtown Development Authority of the City of Belding ("DDA") and the proposed Downtown District (as defined in Act 197). On December 20, 1983, the City Council adopted Ordinance No. 393 to establish the DDA and to designate the boundaries of the Downtown District.

The DDA was given all the powers and duties prescribed for a downtown development authority under Act 197, except the authority to levy or request the levy of taxes. The City Council also designated the boundaries of the Downtown District within which the DDA may legally work.

C. APPROVAL OF THE ORIGINAL DEVELOPMENT PLAN.

The first meeting of the DDA Board was held on August 1, 1984, and the DDA Board elected its first officers at that time. At that same meeting, the DDA Board approved their bylaws and recommended them to the City Council for approval. On November 20, 1984, the City Council approved the DDA Bylaws.

On August 1, 1984, the DDA Board approved the Development Plan (the "Original Development Plan") and recommended it to the City Council, which approved the Original Development Plan by Resolution No. 84-8-69 on August 8, 1984.

A Tax Increment Financing Plan was not adopted at that time.

On June 7, 2005, the City Council approved the appointment of the members of the DDA Board and on June 7, 2005, the City Council appointed the Development Area Citizens Council (the "Citizens Council").

In June 2005, the DDA Board determined it was in the DDA's best interests to amend and restate the Original Development Plan for the purpose of updating the Development Plan and adopting a Tax Increment Financing Plan.

Representatives of the DDA met with the Citizens Council on December 1st, 2005 to consult with the Citizens Council and advise them of this Amended and Restated Development Plan and Tax Increment Financing Plan. On January 5, 2006 the DDA Board and January 4, 2006 the Citizens Council adopted a resolutions approving and recommending the Amended and Restated Development Plan and Tax Increment Financing Plan (the "Plan") to the City Council.

On February 21, 2006, the DDA and the City Council held a meeting of the taxing jurisdictions for the purpose of affording reasonable opportunity for each taxing jurisdiction to express their views and recommendations regarding the Tax Increment Financing Plan included in the Plan.

The public hearing required by Act 197 was held on February 21, 2006, following notice as required by Act 197. On February 21, 2006, the City Council adopted Ordinance No. 489 approving the Plan. The City of Belding DDA has been capturing tax increment since that time; however, in recent years, with declining property values and disinvestment, as well as the national housing crisis and economic recession in 2008-2010, the City of Belding DDA has experienced a negative capture, meaning the initial assessed values, ie. base values are higher than the current assessed values.

D. THIS AMENDED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN.

This second amendment to the DDA Development Plan and Tax Increment Financing Plan includes and updated project list, extends the life of the plan to 2045, modifies the development area to remove some of the properties with a negative capture, and reestablishes the initial assessed values within the new development area. This amended TIF and Development Plan were approved by City Council on May 20, 2015.

E. OVERVIEW OF THE DEVELOPMENT PLAN.

The City and the DDA have found the need to develop a focused Development Plan for the areas located within the Downtown District. The area is currently underutilized and contains several vacant store fronts and possesses invaluable development/redevelopment opportunities.

The Development Plan provides a list of projects that seek to revitalize the City's downtown area and create an active downtown core for the City and the region. These efforts will be led by the DDA with input and assistance from the City, the residents, business owners, and developers.

In addition to evaluating current conditions, there were two resources used in developing this project list. The first was an analysis and walkability audit prepared by the consultant team and DDA. This analysis and vision plan includes the redevelopment potential of downtown Belding and the Belding Covered Mall with a goal of reestablishing the grid network of streets, as well as connecting the downtown to the many recent investments that have been made along the riverfront. Second, the DDA sought input from residents and business owners through a publically-available community survey, and through public engagement activities at four Concerts in the Park and one community open house. A synopsis of the report is included in the appendix of this document.

To provide a guide for decision making and direction on projects, a list of goals were developed. These include the following:

1. Improve the overall business climate of the Downtown District through planning, promotion, coordination of activities and implementation of specific improvement projects;
2. Establish reasonable development opportunities for both public and private interests;
3. Link the Downtown District and the community with the Flat River and the City's history while recognizing the importance of private development;
4. Provide a diversity of experiences and views that will appeal to the permanent community as well as the visitor;
5. Accommodate high-density residential areas within the Downtown District to create a continuum of activity;
6. Establish facility design that reflects the character and heritage of the Downtown District while promoting compatibility between new and existing developments; and
7. Foster a spirit of cooperation between the DDA, the City, the Ionia County Land Bank Authority, residents and the Belding School District.

Summary of Projects: More detailed descriptions of the projects are provided in Article II below, but the following summarizes the projects:

1. Wayfinding program for attracting all modes of transportation, including persons who are biking, walking or driving in and around Downtown Belding; this includes the removal outdated signs and replacement with modern signage and technology;
2. Belding Covered Mall revitalization and redevelopment including, but not limited to enhancements for visibility especially from the Flat River Trail, façade enhancements, and business incubator spaces, as well as potential land/unit acquisition;
3. Road improvement projects that balance traffic demands and a walkable, pedestrian scale including streetscape enhancements, and intersection improvements. Key areas include, but are not limited to Congress and Bridge Street and West Main Street;
4. Upgrades to water main, sanitary sewer, and storm water drainage improvements;
5. Non-motorized improvements including sidewalks, pathways, and the Riverwalk/Silk City Nature Trail extensions;
6. Gateway treatment to announce arrival into the Downtown District;

7. River access improvements and boat launch;
8. Wireless internet access anywhere in the Downtown District;
9. Property and structure acquisition to further development plan goals and projects;
10. Creative art and design projects that reflect the specific characteristics and heritage of the City;
11. Park development that promotes an active and exciting Downtown District, including potential dog park;
12. Business recruitment and retention;
13. Updating and expanding the use of the City's webpage to accommodate Downtown District related items;
14. Develop a marketing plan that will outline strategies to promote the Downtown District;
15. Host and promote events and festivals throughout the Downtown District;
16. Develop and implement a building rehabilitation program to provide funding for business property improvement in the DDA area;
17. Farmer's Market planning and implementation;
18. Parking upgrades at Central Riverside Park; and
19. Staffing and support for the DDA

ARTICLE II

DEVELOPMENT PLAN

A. BOUNDARIES OF THE PROPERTY TO WHICH THE DEVELOPMENT AREA APPLIES.

For purposes of designating development areas and for establishing a Tax Increment Financing Plan, Act 197 defines a "Downtown District" as an area in a business district which is specifically designated by ordinance of the governing body of the municipality and which is zoned and used principally for business. Act 197 also defines a "Development Area" (sometimes also referred to as a "Project Area") as meaning that area to which a Development Plan is applicable. The boundaries of the Downtown District and Development Area are set forth on Map 1. All geographical references to the "Downtown District" or the "Development Area" is referring to the area located within the DDA boundary in accordance with Map 1. A legal description of the Downtown District and the Development Area is set forth in Appendix B.

B. GENERAL DESCRIPTION OF THE DEVELOPMENT AREA.

A general description of the boundaries of the Development Area to which this Development Plan applies is set forth below:

From the Flat River on the west to High/Morton Street on the northeast, Depot Street/Central Riverside Park to the north and portions of Washington to the south. Please see Map 1 in the Appendix for a complete map.

The City Council may expand the Development Area in the future and/or may establish additional Development Areas within the Downtown District, all in accordance with the requirements of Act 197.

C. EXISTING AND PROPOSED PUBLIC AND PRIVATE LAND USES.

The Development Area contains a variety of public and private land uses including office, commercial, industrial, residential, community facility and public street areas. The location of these land uses, including public streets, is shown on Map 2 (Existing Land Use), and a more detailed description of the character and extent of these uses is set forth below:

- 1. Existing Public Land Use.** The character and extent of existing public land uses within the Development Area include the following:
 - a. Police and Fire Station. The Belding Police and Fire Stations are located at City Hall on 120 S. Pleasant. This facility accommodates police and fire protection equipment and services for the City.

- b. City Hall. The City Hall is located on 120 S. Pleasant and accommodates the offices of city officials and departments and provides meeting space for the community.
- c. Library. The Alvah N. Belding Library is located at 302 E Main St.
- d. Community Center. The Belding Community Center is located on 108 Hanover. The Community Center provides meeting space to community groups and is available to community members to rent for private gatherings. The Belrockton as the building is commonly known also houses the Belding Museum.
- e. Post Office. The Belding Post Office is located on 201 E Main
- f. Park. Central Riverside Park is located on Depot Street between Bridge and Front Streets. Water Street Park is located at the corner of Water Street and Main Street. These provide the community with recreational facilities.
- g. Public Streets. The main streets through the Development Area include Main Street and Congress Street, running east-west, and Bridge Street running north-south. Bridge Street crosses the Flat River which access riverfront properties.
- h. Faith-Based Facilities. A place of public assembly is located at 315 Washington.

2. Existing Private Land Use.

The character and extent of existing private land uses within the Development Area include the following:

- a. Commercial and Industrial. Commercial uses include restaurants, auto services, banks, salons, pharmacies, and various retail shops.
- b. Residential. Residential uses include a mixture of single-family and multi-family residential properties.
- c. Vacant Land. There are several privately-owned vacant or predominantly vacant parcels within the Development Area.
- d. Recreational. Recreational parcels include riverfront parklands and trails.
- e. Educational. There are 0 parcels within the Development Area used for privately-owned educational facilities

3. Proposed Public and Private Land Uses.

The proposed public and private land uses and other planned development activities in the Development Area are described in the Section II (F) below.

D. PROPERTY ACQUISITION.

The DDA may acquire, either through lease, purchase, easement or otherwise, such land in the Development Area and other property, real or personal, or rights or interests therein, which the DDA determines is reasonably necessary to achieve the purposes of Act 197.

The DDA may acquire property for the purpose of constructing additional parking lots within the Development Area, for demolition, rehabilitation or repair of existing structures, or for any other purpose determined to meet the objectives of Act 197 and the Plan. The DDA may also acquire property that is inconsistent with the development and land use in the area or which is obsolescent.

E. EXISTING IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED.

- a. Demolition. At the time of the adoption of this Plan, there are no plans to demolish any existing buildings within the Development Area. In the future, the DDA may or may not acquire properties, or may assist in the acquisition of properties, to support the overall vision for downtown Belding.
- b. Repair and Alternation. The DDA may repair and alter properties as required to complete the projects described in Section II(F) below.

F. LOCATION, EXTENT, CHARACTER, ESTIMATED COST AND ESTIMATED TIME REQUIRED FOR COMPLETION OF PROJECTS PROPOSED UNDER THE PLAN.

The following identifies the location, extent, and character of improvements to be undertaken by the DDA as part of this Plan. The estimated costs and time of completion for such improvements are shown in the table below.

1. Corridor Streetscape and Intersection Enhancement:

The DDA may apply for funds from State and Federal grant programs to enhance Bridge, Main, Broas, Depot, High, Washington, Liberty, Riverside and Morton to create a uniform appearance for streets within the Development Area and a sense of place within the Downtown District that subsequently generates economic development by attracting certain businesses to the Downtown District. These enhancements may include upgrades and installations related to the following:

- Trees;
- Sidewalks and pathways;
- On-street parking;
- Decorative street lighting;
- Specialty paving;
- Crosswalk enhancements;
- Benches and trash receptacles; and
- Burying overhead utilities.

2. Road and Utility Improvement Projects:

In order to maintain walkable, pedestrian scale in the Downtown District, extensive improvement projects are necessary. In addition, the streets within the Development Area will require maintenance from time to time, and with this maintenance includes opportunities for traffic calming measures. The DDA may assist the City in financing road improvements and traffic calming and upgrading water mains, sanitary sewer lines, and storm water drainage facilities and may be applying for a grant from MDOT and the MEDC to finance a portion of the cost of improvements. In all instances below, streetscape and traffic calming measures should be incorporated into project design. Key projects anticipated are listed below:

- Main Street, mill and fill from Pearl to Front
- Broas Street, from Depot to Liberty, reconstruction to include sidewalks between Depot and Main and bike lanes
- Pearl Street, from Depot to Liberty, reconstruction to include sidewalks
- Depot Street, from Main to Bridge, mill and fill to include sidewalks on both sides of Depot

3. Non-Motorized Circulation Improvement Projects:

Supporting non-motorized circulation into and throughout the downtown area is an essential element to any successful downtown area. The DDA may partner with the City to make the following improvements to support walking, biking, and other non-motorized activity in the Downtown District.

- *Riverwalk Pathway* - The Riverwalk pathway is an integral part of linking Downtown District with the surrounding areas of the City. Extension of the City's walk path from Central Riverside Park to East Riverside Park is proposed and is intended to create a unifying connection within the community. Associated amenities, such as river overlooks, will also be incorporated.

- *Sidewalks* – Five feet wide concrete sidewalks will be provided in areas where there are no sidewalks, replaced in areas where current sidewalks are obsolete, and repaired in areas where current sidewalks are damaged or too narrow. This will include but not be limited to areas along Depot, Broas, Pearl and Congress Streets.
- *Pathways* – Ten feet wide concrete pathways are planned along Bridge and Main Streets in front of the core commercial areas to support busier foot traffic and the mix of people, bikes, strollers, and other common activities.
- *Non-Motorized Facilities* - Upon completion of these circulation improvements, the City will see an increase in non-motorized traffic. As such, new facilities will be needed to accommodate them such as enhanced pedestrian crossings, pedestrian signals, and bicycle racks.

The DDA will also be applying for grants from State and Federal grant programs to finance a portion of the cost of the improvements.

4. Gateway Treatment:

Gateways are an important element in announcing arrival into the Downtown District. These also reflect the character of the Downtown District and provide comfort for the visitor that they have found a destination. In order to promote the image of the Downtown District, welcome signs, landscape, streetscape, and decorative features will be provided.

5. Street Signage Improvements and Wayfinding System:

Since the Downtown District is located further from a main circulation route than most downtowns, it is at a disadvantage in terms of convenient access and visibility. The challenge for the DDA is to attract visitors from state highways M-44 and M-91 to the Downtown District. Therefore, the DDA is partnering with the City to implement street signage improvements and way-finding systems. Plans include the intersections of Ellis St and M-91, Ellis St and Bridge St, and Bridge St and M-44.

6. Wireless Internet Access:

Offering wireless internet access is an invaluable resource that will help keep pace with technology and offer attractive services for businesses, residents, and businesses. The DDA intends to allocate resources to install the necessary equipment to offer this service anywhere in the Downtown District.

7. Property and Structure Rehabilitation and Acquisition:

In order to improve the image of the DDA and the City, it is imperative to remove non-conforming, blighted, and obsolete buildings and structures. The DDA plans to coordinate efforts with the City and assist in the acquisition and removal or redevelopment of non-conforming structures and uses within the DDA boundary.

Additionally, it is the intention of the DDA and the City to work with business and property owners to implement changes to the downtown area to reflect the conceptual vision detailed in Appendix E. This conceptual vision may be modified and has been developed to allow for incremental implementation of the plan.

Rehabilitation of structures may include façade grants or loans for enhancements or rehabilitation of storefronts, doors, entries, and windows.

8. Creative Art and Design Projects:

Public art is an important element in every community. It reflects specific characteristics or historic events that make each community unique and welcoming. The DDA intends to contribute funding towards public art and other outdoor design enhancements throughout the Downtown District.

9. Park and Trail Development:

In order to develop the Downtown District as an active and exciting place to visit and to live, parks and recreation must be emphasized. Specifically, Central Riverside Park, the Silk City Trail and the Fred Meijer River Trail are important assets that capitalize on the City's waterfront on the Flat River. The DDA will partner with the City to increase the connection between the Flat River, Central Riverside Park and the Downtown District. The vision for the Downtown District also includes development of town plazas at the core of the business area to provide pedestrian gathering and activity area. Also envisioned is a dog park in close proximity to city trails and upgrades to nearby surface parking lots.

10. Webpage:

The City's website will be updated to provide a direct link to a special site devoted to the DDA. This would include the latest information on restaurants, events, housing, shopping, parks, recreation, and services in the Downtown District. It should also provide information such as investment incentives, available vacancies, development opportunities, and sources of employment that will stimulate further economic development within the Downtown District.

11. DDA Promotion and Marketing:

In order to promote the Downtown District and attract more visitors, newspaper articles, travel magazines articles, etc., will be published. This will help promote the Downtown District as a destination and inform the public about development progress and local events.

12. Events and Festivals:

Additional events and festivals should be proposed to take place in different areas of the Downtown District. One such event is the farmers' market which occurs Wednesdays and Saturdays from June to Oct. Other events include the Annual Gus Macker Tournament, the Annual Labor Day Homecoming Weekend, and AppleFest. Adequate promotion of these events should take place by publicizing them in local newspapers, radio stations, etc. These events will help not only by generating additional community involvement, but also bring additional visitors to the area.

Presented in the following table and illustrated on the attached Map 3 is a summary description of each proposed project, the estimated cost and the estimated time required for completion.

13. Business Recruitment and Retention:

Staffing to support local business through training programs in small business management, as well as economic gardening projects to seek out existing cottage-industries and assist in their growth and development utilizing incubator spaces within the downtown.

14. Belding Covered Mall Revitalization:

Revitalization and redevelopment including of the Belding Covered Mall including, but not limited to enhancements for visibility especially from the Flat River, including adding storefronts facing Central River Park, with outdoor dining, façade enhancements, and acquisition of space for business incubators and artist studios. Revitalization may also include the DDA, in partnership with others, and on a case-by-case basis, assist in restructuring the mall consistent with the vision for downtown Belding. Restructuring may include interior and exterior modifications, reconfiguration and redevelopment.

15. River Access Improvements and Boat Launch:

Develop a barrier-free universal design access point and boat launch for small craft.

16. Farmers Market Planning and Implementation:

Plan, design and implement a downtown farmers market. Project may include land acquisition or lease, staffing, building and construction, events and promotion.

Plan	<u>Proposed Project</u>	<u>Estimated Total Cost*</u>
<u>Section II(F)</u>		
1	Corridor and Intersection Enhancement	\$1,500,000
2	Road and Utility Improvement Projects	\$7,187,500
3	Non-Motorized Circulation Improvement Projects	\$1,275,000
4	Gateway Treatment	\$125,000
5	Street Signage Improvements and Way-Finding System.	\$100,000
6	Wireless Internet Access	\$100,000
7	Property/Structure Acquisition and Rehabilitation	\$500,000
8	Creative Art and Design Projects	\$100,000
8	Park and Trail Development	\$200,000
10	Webpage	\$10,000
11	DDA Promotion	\$25,000
12	Events and Festivals	\$50,000
13	Business Recruitment and Retention	\$20,000
14	Belding Covered Mall Revitalization	\$250,000
15	River Access Improvements and Boat Launch	\$100,000
16	Farmers Market Planning and Implementation	\$300,000
	TOTAL:	<u>\$11,842,500*</u>

* Estimated total cost represents the estimated budget for the activities list, of which, the DDA may or may not contribute depending on available funds.

G. PLANNED NEW DEVELOPMENT.

The objectives of the Plan are to encourage new private sector development. It is expected that as the proposed projects are implemented, additional private sector interest in the East Main Street and Bridge Street Corridors will be generated, ultimately resulting in new private investment. At the time of the adoption of this Plan, no property owner or development interest had publicly stated that their investment in the Development Area is contingent upon any of the proposed projects.

H. EXISTING AND PLANNED OPEN AREAS.

Central Riverside Park and Water Street Park will continue to be open areas within the Development Area. In addition, select areas around or near future businesses and residential developments will be retained as parkland or open space.

I. DISPOSITIONS OF PROPERTY TO OR FROM THE CITY.

At the time of the adoption of this Plan, the DDA does not own any land. The City, however owns several parcels within the Development Areas. If the DDA and the City determine that is necessary to accomplish any project under this Plan or the goals and objectives of the DDA, the DDA may sell, donate, exchange or lease property to or from the City. The terms of such sale, donation, exchange or lease shall be determined by the DDA and the City and be in accordance with local municipal policy and state law, if applicable.

J. DESCRIPTION OF EXISTING ZONING AND PROPOSED CHANGES.

The existing zoning of the Development Area is set forth on Map 4 (Zoning). The proposed changes are shown on Map 5 (Future Land Use). Several projects as described in Section II(F) above include street and utility improvements.

K. DEVELOPMENT COST ESTIMATES AND FINANCING.

Given the DDA's projected revenues from tax increment, the DDA will seek partnerships to help finance projects within this plan in addition to using its full tax increment. The DDA, in partnership with other funders, expects to finance these activities from one or more of the following sources:

1. Contributions and/or donations to the Authority for the performance of its functions;
2. Revenues from any property, building or facility sold, owned, leased, licensed, or operated by the Authority or under its control;
3. Tax increment revenue to be received pursuant to the Tax Increment Financing Plan;

4. Interest on investments;
5. Proceeds of tax increment bonds;
6. Proceeds of revenue bonds;
7. Federal, state and foundation grants, including grants from the Michigan Department of Transportation;
8. Per Section 125.1662 of Act 197 of 1975, an authority, with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax levy shall be not more than 2 mills.
9. Money obtained from development agreements with property owners benefiting from public improvements;
10. Special assessments collected by the City for public improvements or maintenance of improvements constructed by the DDA; and
11. Money obtained from any other legal source approved by the City Council.

No private sector investment commitments have been made nor, have estimates of private sector costs been included. The private sector improvements would be financed through conventional lending sources arranged by the private owners or developers.

The proceeds to be received from tax increment revenues in the Development Area plus the availability of funds from other sources may be used to finance activities and improvements to be carried out under this Plan.

L. IDENTIFICATION OF PRIVATE INTERESTS.

At the time of adoption of the Plan, there are no private interests, parties or person identified to whom land for development will be sold, leased or conveyed.

The DDA may convey property in the Development Area to presently undetermined private parties for redevelopment for appropriate retail, commercial or industrial uses. The conveyance of such property shall be conducted in accordance with Section II(M).

M. PROPOSED LAND DISPOSITION TERMS AND BIDDING PROCEDURES.

The terms under which land designated for new development will be sold, leased or otherwise conveyed to private development interests shall be determined by the DDA, subject to approval by the City Council.

The procedures by which bids to purchase such property will be received and awarded will be in accordance with existing procedures and practices currently used by the City in disposing of other city-owned property or as otherwise approved by the City Council.

The DDA and the City Council will reserve the right to select the development proposal and/or the developer whose proposal for purchase best meets the intent of this Plan and the best interests of the City.

N. ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY TO WHICH THE PLAN APPLIES AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

There are more than 100 persons residing in the Development Area. Consequently, in accordance with Act 197, a Development Area Citizens Council would be required. However, despite repeated attempts to solicit members, there has not been enough interest to fill the required 9 seats to establish the Citizens Council. At the time of the adoption of this Plan, no displacement of families in the Development Area is contemplated.

O. PLAN FOR ESTABLISHING PRIORITY FOR RELOCATION OF DISPLACED PERSONS.

Since no persons will be displaced from the Development Area by any of the proposed projects, it is not necessary to prepare a plan for establishing priority for displaced persons. In the event that future projects involve the relocation of displaced persons, the DDA, with the cooperation of the City, will prepare and adopt a formal relocation plan prior to the relocation.

P. PROVISION FOR THE COSTS OF RELOCATING DISPLACED PERSONS.

All costs associated with any personal or real property acquisition and relocation activities will be approved by the DDA and, if applicable, by the City Council.

In the event that future projects involve the relocation of displaced persons, provisions for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, shall be made in accordance with the standards and provisions of the Federal the Uniform Relocation Assistance and Real Property Acquisition Act.

Q. COMPLIANCE WITH ACT 227 OF THE MICHIGAN PUBLIC ACTS OF 1972.

This Development Plan meets the requirements of Act 227 of the Michigan Public Acts of 1972, as amended ("Act 227"), in that there are no displaced persons or businesses at present and future development will comply with Act 227 to the extent required.

ARTICLE III

TAX INCREMENT FINANCING PLAN

This Tax Increment Financing Plan is established to make possible the financing of all or a portion of the costs associated with the carrying out and completion of those activities and improvements contained in the officially adopted Development Plan for the DDA, as may be amended from time to time.

A. TAX INCREMENT FINANCING PROCEDURE.

The tax increment financing procedure outlined in Act 197 requires the adoption by the City of a Development Plan and Tax Increment Financing Plan. Following adoption of the ordinance approving the Development Plan and Tax Increment Financing Plan, the municipal and county treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the Tax Increment Financing Plan. A tax increment financing plan may be modified if the modification is approved by the City following the same notice and public hearing procedures as were required for adoption of the Original Plan.

At the time the Tax Increment Financing Plan is adopted, the "initial assessed value" is determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property is determined as provided below.

"Specific local tax" means a tax levied under Act No. 198 of the Michigan Public Acts of 1974, being Sections 207.551 to 207.572 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Act No. 255 of the Michigan Public Acts of 1978, being Sections 207.651 to 207.668 of the Michigan Compiled Laws, Act No. 189 of the Michigan Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan Compiled Laws, and the Technology Park Development Act, Act No. 385 of the Michigan Public Acts of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.

Presented in Appendix C are schedules of the initial assessed values of all real and personal property in the Development Area determined as of December 31, 2014. The total initial assessed values in the Development Area are \$3,752,336.

B. PROCEDURE FOR PREPARING TAX ROLLS FOR PROPERTY IN THE DEVELOPMENT AREA.

In order to provide for a more efficient and proper means of accounting assessed values on personal property in the Development Area, the City will establish a tax report filing system requiring owners of personal property to file on a yearly basis a separate report to the City Assessor of possessions located within the boundaries of the Development Area.

C. ESTIMATES OF CAPTURED ASSESSED VALUES AND TAX INCREMENT REVENUES.

"Captured assessed value" means the amount in any one year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. The State Tax Council shall prescribe the method for calculating the captured assessed value.

"Tax Increment Revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area, except that for taxes levied after 1993, tax increment revenues cannot be collected from the levies of the State of Michigan under the State Education Tax Act, Act No. 331 of the Michigan Public Acts of 1933, being Sections 211.901 to 211.906 of the Michigan Compiled Laws, or the tax levies of local or intermediate school districts, except for the purpose of paying certain "eligible advances," "eligible obligations," and "other protected obligations" as defined in Act 197.

The municipal and county treasurers shall transmit the tax increment revenues to the DDA. The percentage of taxes levied for school operating purposes that is captured and used by the Tax Increment Financing Plan shall not be greater than the Plan's percentage capture and use of taxes levied by a city or county for operating purposes. For purposes of the previous statement, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the Property Tax Limitation Act, Act No. 62 of the Michigan Public Acts of 1933, being Sections 211.201 to 211.217a of the Michigan Compiled Laws. Tax increment revenues used to pay bonds issued by a municipality under Section 16(1) of Act 197 shall be considered to be used by the Tax Increment Financing Plan rather than shared with the City.

The DDA shall expend the tax increments received for the development programs only in accordance with the Tax Increment Financing Plan. Tax increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA only for purposes that,

by resolution of the DDA Board, are determined to further the development program in accordance with the Tax Increment Financing Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions. These revenues shall not be used to circumvent existing property tax laws or a local charter which provides a maximum authorized rate for the levy of property taxes.

The City may terminate the Tax Increment Financing Plan if it finds that the purposes for which the Plan was established are accomplished. However, the Tax Increment Financing Plan may not be terminated until the principal of and interest on any bonds issued under Act 197 have been paid or funds sufficient to make that payment have been segregated and placed in an irrevocable trust for the benefit of the holders of the bonds.

A schedule of the estimated tax increment revenues to be realized from increases in real and personal property values and from increases in Act 198 assisted industrial facilities exemption property values for the period from 2014 through 2044 are set forth in Appendix B. These estimates assume a growth rate of 1.5% a year due to factors not directly related to new construction, such as inflationary increases, various market factors, changes in the use of property resulting in reassessment, or other factors. These estimates do not include revenues captured from the State or the local and intermediate school districts. It is estimated that the DDA will capture approximately \$784,363.02 in tax increment revenue over the term of the Plan.

The millage rates levied by the local taxing jurisdictions within the Development Area in 2014 were applied to the captured assessed totals for ad valorem real and personal property. These are as follows

DDA Captured Tax Rates	
Taxing Jurisdiction	2014 Millage Rate
City Operating Fund	15.950
City Capital Improvement Fund	2.0000
County Operating Fund	4.6434
Library	0.9339
Senior Citizens	0.5000
Total	24.0592

Under this Tax Increment Financing Plan, the entire tax increment amount is to be utilized by the DDA, however, the DDA may enter into agreements with local taxing jurisdictions to share a portion of the captured assessed value.

D. USE OF TAX INCREMENT REVENUE.

The tax increment revenue paid to the DDA by the municipal and county treasurers is to be disbursed by the DDA from time to time in such manner as the DDA may deem necessary and appropriate in order to carry out the purposes of the Development Plan, including but not limited to the following:

1. The principal, interest and reserve payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.
2. Cash payments for initiating and completing any improvements or activity called for in the Development Plan, including but not limited to lease payments.
3. Any annual operating deficits that the DDA may incur from acquired and/or leased property in the Development Area.
4. Interest payments on any sums that the DDA should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan.
5. Payments required to establish and maintain a capital replacement reserve.
6. Payments required to establish and maintain a capital expenditure reserve.
7. Payments required to establish and maintain any required sinking fund.
8. Payments to pay the costs of any additional improvements to the Development Area that are determined necessary by the DDA and approved by the City.
9. Any administrative expenditure required to meet the cost of operation of the DDA and to repay any cash advances provided by the City. This may include quarterly payments to the City of support overhead expenses.
10. Payments to the City for public services, such as police, fire and snow removal. As the Development Area develops, the demand for such public services will increase. Since the City will not receive additional property taxes to fund such increased services, the failure to adequately provide such services may discourage development of the Development Area. Accordingly, the DDA may elect to allocate tax increment revenue to the City to ensure that such services are provided, subject to any limitations contained in Act 197.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan then existing and is permitted under the terms of any outstanding indebtedness.

E. BONDED INDEBTEDNESS TO BE INCURRED.

Revenues to support these costs shall be derived from any of the following sources, or a combination of these sources:

1. The issuance of one or more series of revenue bonds which may be supported by a limited tax pledge if authorized by resolution of the City Council or, if authorized by the voters of the City, the unlimited tax, full faith and credit of the City;
2. Tax increment bonds which are secured by tax increment revenue to be received from property within the Development Area and which may be secured by a limited tax pledge of the City if authorized by resolution of the City Council or, if authorized by the voters of the City, the unlimited tax, full faith and credit of the City;
3. Funds borrowed from the City at rates and terms to be agreed upon or as set forth elsewhere in the Development Plan and Tax Increment Financing Plan; and/or
4. Cash.

Tax collections expected to be generated by the captured assessed value of property within the Development Area are expected to be adequate to provide for payment of principal and interest on bonds or funds borrowed from the City.

The amounts of bonded indebtedness or indebtedness to be incurred by the DDA and/or the City for all bond issues or loans, including payments of capitalized interest, principal and required reserve, shall be determined by the City Council, upon the recommendations of the DDA.

F. OPERATING AND PLANNING EXPENDITURES.

All operating and planning expenditures of the DDA and the City, as well as all advances extended by or indebtedness incurred by the City or other parties, are expected to be repaid from tax increment revenues. The costs of the Tax Increment Financing Plan are also anticipated to be paid from tax increment revenues as received.

G. DURATION OF PLAN.

This Amended and Restated Tax Increment Financing Plan further establishes the duration of the Plan for thirty (30) years, expiring with the 2044 tax levy, in order to provide sufficient revenues for repayment of bonds or other indebtedness necessary to accomplish the objectives of the Development Plan. The term of the Plan may be modified from time to time by the City Council of the City upon notice and upon public hearing and amendments as required by Act 197.

H. IMPACT ON ASSESSED VALUES AND TAX INCREMENT REVENUES OF OTHER TAXING JURISDICTIONS.

The overall impact of the Development Plan is expected to generate increased economic activity in the Development Area, the City and Ionia County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income due to new employment within the Development Area, the City, and other neighboring communities and throughout Ionia County. The projections set forth in Appendix C assume a growth rate of 1.5% a year. This estimated growth rate is based on inflationary increases, various market factors, changes in the use of property resulting in reassessment, or other factors. It does not take into consideration new construction.

For purposes of determining the estimated impact of this Tax Increment Financing Plan upon those taxing jurisdictions within the Development Area, estimates of captured assessed values were used along with 2014 tax millage allocations to determine tax increment revenue amounts that would be shifted from these jurisdictions to the DDA to finance the project activities called for in the Amended and Restated Development Plan.

I. REPORTS.

The DDA shall submit annually to the City and the State Tax Council a financial report on the status of the Tax Increment Financing Plan. The report shall include the following:

1. The amount and source of revenue in the tax increment financing account;
2. The amount in any bond reserve account;
3. The amount and purpose of expenditures from the tax increment financing account;
4. The amount of principal and interest on any outstanding bonded indebtedness of the DDA;

5. The initial assessed value of the project area;
6. The captured assessed value retained by the Authority;
7. The tax increment revenues received;
8. The number of jobs created as a result of the implementation Tax Increment Financing Plan; and
9. Any additional information the City or the State Tax Council considers necessary.
10. The report shall be published in a newspaper of general circulation in the City.

APPENDIX A

DOWNTOWN DEVELOPMENT AUTHORITY
Act 197 of 1975

AN ACT to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: DDA

Popular name: Downtown Development Authority Act

The People of the State of Michigan enact:

125.1651 Definitions.

Sec. 1. As used in this act:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means 1 of the following:

(i) For valuations made before January 1, 1995, the state equalized valuation as determined under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(ii) For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a downtown development authority created pursuant to this act.

(d) "Board" means the governing body of an authority.

(e) "Business district" means an area in the downtown of a municipality zoned and used principally for business.

(f) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (aa), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(g) "Catalyst development project" means a project that is located in a municipality with a population greater than 600,000, is designated by the authority as a catalyst development project, and is expected to result in at least \$300,000,000.00 of capital investment. There shall be no more than 1 catalyst development project designated within each authority.

(h) "Chief executive officer" means the mayor or city manager of a city, the president or village manager of a village, or the supervisor of a township or, if designated by the township board for purposes of this act, the township superintendent or township manager of a township.

(i) "Development area" means that area to which a development plan is applicable.

(j) "Development plan" means that information and those requirements for a development plan set forth in section 17.

(k) "Development program" means the implementation of the development plan.

(l) "Downtown district" means that part of an area in a business district that is specifically designated by ordinance of the governing body of the municipality pursuant to this act. A downtown district may include 1 or more separate and distinct geographic areas in a business district as determined by the municipality if the municipality enters into an agreement with a qualified township under section 3(7) or if the municipality is a city that surrounds another city and that other city lies between the 2 separate and distinct geographic areas. If the downtown district contains more than 1 separate and distinct geographic area in the downtown district, the separate and distinct geographic areas shall be considered 1 downtown district.

(m) "Eligible advance" means an advance made before August 19, 1993.

(n) "Eligible obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority before August 19, 1993 and its subsequent refunding by a qualified refunding

obligation. Eligible obligation includes an authority's written agreement entered into before August 19, 1993 to pay an obligation issued after August 18, 1993 and before December 31, 1996 by another entity on behalf of the authority.

(o) "Fire alarm system" means a system designed to detect and annunciate the presence of fire, or by-products of fire. Fire alarm system includes smoke detectors.

(p) "Fiscal year" means the fiscal year of the authority.

(q) "Governing body of a municipality" means the elected body of a municipality having legislative powers.

(r) "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (aa). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.

(s) "Municipality" means a city, village, or township.

(t) "Obligation" means a written promise to pay, whether evidenced by a contract, agreement, lease, sublease, bond, or note, or a requirement to pay imposed by law. An obligation does not include a payment required solely because of default upon an obligation, employee salaries, or consideration paid for the use of municipal offices. An obligation does not include those bonds that have been economically defeased by refunding bonds issued under this act. Obligation includes, but is not limited to, the following:

(i) A requirement to pay proceeds derived from ad valorem property taxes or taxes levied in lieu of ad valorem property taxes.

(ii) A management contract or a contract for professional services.

(iii) A payment required on a contract, agreement, bond, or note if the requirement to make or assume the payment arose before August 19, 1993.

(iv) A requirement to pay or reimburse a person for the cost of insurance for, or to maintain, property subject to a lease, land contract, purchase agreement, or other agreement.

(v) A letter of credit, paying agent, transfer agent, bond registrar, or trustee fee associated with a contract, agreement, bond, or note.

(u) "On behalf of an authority", in relation to an eligible advance made by a municipality, or an eligible obligation or other protected obligation issued or incurred by a municipality, means in anticipation that an authority would transfer tax increment revenues or reimburse the municipality from tax increment revenues in an amount sufficient to fully make payment required by the eligible advance made by the municipality, or eligible obligation or other protected obligation issued or incurred by the municipality, if the anticipation of the transfer or receipt of tax increment revenues from the authority is pursuant to or evidenced by 1 or more of the following:

(i) A reimbursement agreement between the municipality and an authority it established.

(ii) A requirement imposed by law that the authority transfer tax increment revenues to the municipality.

(iii) A resolution of the authority agreeing to make payments to the incorporating unit.

(iv) Provisions in a tax increment financing plan describing the project for which the obligation was incurred.

(v) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(w) "Other protected obligation" means:

(i) A qualified refunding obligation issued to refund an obligation described in subparagraph (ii), (iii), or (iv), an obligation that is not a qualified refunding obligation that is issued to refund an eligible obligation, or a qualified refunding obligation issued to refund an obligation described in this subparagraph.

(ii) An obligation issued or incurred by an authority or by a municipality on behalf of an authority after August 19, 1993, but before December 31, 1994, to finance a project described in a tax increment finance plan approved by the municipality in accordance with this act before December 31, 1993, for which a contract for final design is entered into by or on behalf of the municipality or authority before March 1, 1994 or for which a written agreement with a developer, titled preferred development agreement, was entered into by or on behalf of the municipality or authority in July 1993.

(iii) An obligation incurred by an authority or municipality after August 19, 1993, to reimburse a party to a development agreement entered into by a municipality or authority before August 19, 1993, for a project described in a tax increment financing plan approved in accordance with this act before August 19, 1993, and undertaken and installed by that party in accordance with the development agreement.

(iv) An obligation incurred by the authority evidenced by or to finance a contract to purchase real property within a development area or a contract to develop that property within the development area, or both, if all of the following requirements are met:

(A) The authority purchased the real property in 1993.

(B) Before June 30, 1995, the authority enters a contract for the development of the real property located within the development area.

(C) In 1993, the authority or municipality on behalf of the authority received approval for a grant from both of the following:

(I) The department of natural resources for site reclamation of the real property.

(II) The department of consumer and industry services for development of the real property.

(v) An ongoing management or professional services contract with the governing body of a county which was entered into before March 1, 1994 and which was preceded by a series of limited term management or professional services contracts with the governing body of the county, the last of which was entered into before August 19, 1993.

(vi) A loan from a municipality to an authority if the loan was approved by the legislative body of the municipality on April 18, 1994.

(vii) Funds expended to match a grant received by a municipality on behalf of an authority for sidewalk improvements from the Michigan department of transportation if the legislative body of the municipality approved the grant application on April 5, 1993 and the grant was received by the municipality in June 1993.

(viii) For taxes captured in 1994, an obligation described in this subparagraph issued or incurred to finance a project. An obligation is considered issued or incurred to finance a project described in this subparagraph only if all of the following are met:

(A) The obligation requires raising capital for the project or paying for the project, whether or not a borrowing is involved.

(B) The obligation was part of a development plan and the tax increment financing plan was approved by a municipality on May 6, 1991.

(C) The obligation is in the form of a written memorandum of understanding between a municipality and a public utility dated October 27, 1994.

(D) The authority or municipality captured school taxes during 1994.

(ix) An obligation incurred after July 31, 2012 by an authority, municipality, or other governmental unit to pay for costs associated with a catalyst development project.

(x) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, building, and access routes to any of the foregoing, designed and dedicated to use by the public generally, or used by a public agency. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, which improvement is made to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. Public facility also includes the acquisition, construction, improvement, and operation of a building owned or leased by the authority to be used as a retail business incubator.

(y) "Qualified refunding obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority to refund an obligation if 1 or more of the following apply:

(i) The obligation is issued to refund a qualified refunding obligation issued in November 1997 and any subsequent refundings of that obligation issued before January 1, 2010 or the obligation is issued to refund a

qualified refunding obligation issued on May 15, 1997 and any subsequent refundings of that obligation issued before January 1, 2010 in an authority in which 1 parcel or group of parcels under common ownership represents 50% or more of the taxable value captured within the tax increment finance district and that will ultimately provide for at least a 40% reduction in the taxable value of the property as part of a negotiated settlement as a result of an appeal filed with the state tax tribunal. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2611, if issued before January 1, 2010. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is hereby extended to 1 year after the final date of maturity of the qualified refunding obligations.

(ii) The refunding obligation meets both of the following:

(A) The net present value of the principal and interest to be paid on the refunding obligation, including the cost of issuance, will be less than the net present value of the principal and interest to be paid on the obligation being refunded, as calculated using a method approved by the department of treasury.

(B) The net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 13b to repay the refunding obligation will not be greater than the net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 13b to repay the obligation being refunded, as calculated using a method approved by the department of treasury.

(iii) The obligation is issued to refund an other protected obligation issued as a capital appreciation bond delivered to the Michigan municipal bond authority on December 21, 1994 and any subsequent refundings of that obligation issued before January 1, 2012. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), section 501, section 503, or section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611, if issued before January 1, 2012. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. The obligation may be payable through the year 2025 at an interest rate not exceeding the maximum rate permitted by law, notwithstanding the bond maturity dates contained in the notice of intent to issue bonds published by the municipality. An obligation issued under this subparagraph is a qualified refunding obligation only to the extent that revenues described in subdivision (cc)(ii) and distributions under section 13b to repay the qualified refunding obligation do not exceed \$750,000.00.

(iv) The obligation is issued to refund a qualified refunding obligation issued on February 13, 2008, and any subsequent refundings of that obligation, issued before December 31, 2018. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. Revenues described in subdivision (cc)(ii) and distributions made under section 13b in excess of the amount needed for current year debt service on an obligation issued under this subparagraph may be paid to the authority to the extent necessary to pay future years' debt service on the obligation as determined by the board.

(z) "Qualified township" means a township that meets all of the following requirements:

(i) Was not eligible to create an authority prior to January 3, 2005.

(ii) Adjoins a municipality that previously created an authority.

(iii) Along with the adjoining municipality that previously created an authority, is a member of the same joint planning commission under the joint municipal planning act, 2003 PA 226, MCL 125.131 to 125.143.

(aa) "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(bb) "State fiscal year" means the annual period commencing October 1 of each year.

(cc) "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, subject to the following requirements:

(i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.

(ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.

(iii) Tax increment revenues do not include any of the following:

(A) 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 such ad valorem property taxes.

(B) 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 such ad valorem property taxes.

(C) Ad valorem property taxes exempted from capture under section 3(3) or specific local taxes attributable to such ad valorem property taxes.

(D) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem property taxes:

(I) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(II) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 14(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):

(A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.

(B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v).

(v) Tax increment revenues include ad valorem property taxes and specific local taxes, in an annual amount and for each year approved by the state treasurer, attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and by local or intermediate school districts, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, not more than \$8,000,000.00 for the demolition of buildings or structures on public or privately owned property within a development area that commences in 2005, or to pay the annual principal of or interest on an obligation, the terms of which are approved by the state treasurer, issued by an authority, or by a city on behalf of an authority, to pay not more than \$8,000,000.00 of the costs to demolish buildings or structures on public or privately owned property within a development area that commences in 2005.

(vi) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.201 to 211.906, and by local or intermediate school districts which were levied on or after July 1, 2010, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, costs associated with the land acquisition, preliminary site work, and construction of a catalyst development project.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 221, Imd. Eff. Jan. 10, 1986;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1994, Act 280, Imd. Eff. July 11, 1994;—Am. 1994, Act 330, Imd. Eff. Oct. 14, 1994;—Am. 1994, Act 381, Imd. Eff. Dec. 28, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996;—Am. 1996, Act 454, Imd. Eff. Dec. 19, 1996;—Am. 1997, Act 202, Imd. Eff. Jan. 13, 1998;—Am. 2003, Act 136, Imd. Eff. Aug. 1, 2003;—Am. 2004, Act 66, Imd. Eff. Apr. 20, 2004;—Am. 2004, Act 158, Imd. Eff. June 17, 2004;—Am. 2004, Act 196, Imd. Eff. July 8, 2004;—Am. 2005, Act 13, Imd. Eff. May 4, 2005;—Am. 2005, Act 115, Imd. Eff. Sept. 22, 2005;—Am. 2006, Act 659, Imd. Eff. Jan. 10, 2007;—Am. 2008, Act 35, Imd. Eff. Mar. 14, 2008;—Am. 2008, Act 225, Imd. Eff. July 17, 2008;—Am. 2011, Act 24, Imd. Eff. Apr. 28, 2011;—Am. 2012, Act 396, Imd. Eff. Dec. 19, 2012;—Am. 2013, Act

66, Imd. Eff. June 19, 2013.

Compiler's note: Enacting section 1 of Act 202 of 1997 provides:

"The provisions of section 1 and section 13b, as amended by this amendatory act, are retroactive and effective for taxes levied after 1993."

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1651a Legislative findings.

Sec. 1a. The legislature finds all of the following:

(a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.

(b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.

(c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.

(d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.

(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this act and in the exercise of this power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.

(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.

(h) That the provisions of this act are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

History: Add. 1988, Act 425, Imd. Eff. Dec. 27, 1988.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1652 Authority; establishment; restriction; public body corporate; powers generally.

Sec. 2. (1) Except as otherwise provided in this subsection, a municipality may establish 1 authority. If, before November 1, 1985, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 3a, a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this act.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of an authority.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1653 Resolution of intent to create and provide for operation of authority; public hearing on proposed ordinance creating authority and designating boundaries of downtown district; notice; exemption of taxes from capture; adoption, filing, and publication of ordinance; altering or amending boundaries; agreement with adjoining municipality; agreement with qualified township.

Sec. 3. (1) When the governing body of a municipality determines that it is necessary for the best interests

of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body may, by resolution, declare its intention to create and provide for the operation of an authority.

(2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed district and for a public hearing to be held after February 15, 1994 to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Failure of a property taxpayer to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in the notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) Not more than 60 days after a public hearing held after February 15, 1994, the governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution takes effect when filed with that clerk and remains effective until a copy of a resolution rescinding that resolution is filed with that clerk.

(4) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his or her veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(5) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district pursuant to the same requirements for adopting the ordinance creating the authority.

(6) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

(7) A municipality that has created an authority may enter into an agreement with a qualified township to operate its authority in a downtown district in the qualified township under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement between the municipality and the qualified township shall provide for, but is not limited to, all of the following:

- (a) Size and makeup of the board.
- (b) Determination and modification of downtown district, business district, and development area.
- (c) Modification of development area and development plan.
- (d) Issuance and repayment of obligations.
- (e) Capture of taxes.
- (f) Notice, hearing, and exemption of taxes from capture provisions described in this section.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 2004, Act 521, Imd. Eff. Jan. 3, 2005;—Am. 2005, Act 13, Imd. Eff. May 4, 2005;—Am. 2005, Act 115, Imd. Eff. Sept. 22, 2005.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1653a Authority of annexing or consolidated municipality; obligations, agreements, and bonds.

Sec. 3a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation.

History: Add. 1985, Act 159, Imd. Eff. Nov. 15, 1985.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1653b Ratification and validation of ordinance and actions; compliance.

Sec. 3b. (1) An ordinance enacted by a municipality that has a population of less than 50,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, if the notice was published or posted at least 15 days before the hearing or the authority was established in 1984 by a village that filed the ordinance with the secretary of state not later than March, 1986. This section applies only to an ordinance adopted by a municipality before February 1, 1991, and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority, the incorporating municipality, or a county on behalf of the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 3(4) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before October 1, 1991. As used in this section, "notice was published" means publication of the notice occurred at least once.

(2) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 3,000 before June 15, 1988 rather than by adoption of an ordinance is ratified and validated, if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

(3) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 7,000 before June 1, 1998 rather than by adoption of an ordinance is ratified and validated if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

History: Add. 1989, Act 242, Imd. Eff. Dec. 21, 1989;—Am. 1991, Act 66, Imd. Eff. July 3, 1991;—Am. 1993, Act 42, Imd. Eff. May 27, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 2006, Act 329, Imd. Eff. Aug. 10, 2006.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1653c Proceedings or findings; validity.

Sec. 3c. The validity of the proceedings or findings establishing an authority, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan is conclusive with respect to the capture of tax increment revenues for an other protected obligation that is a bond issued after October 1, 1994.

History: Add. 1994, Act 381, Imd. Eff. Dec. 28, 1994.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1653d Establishment or amendment of authority, district, or plan; notice; publication or posting.

Sec. 3d. An ordinance enacted by a municipality that has a population of greater than 1,000 and less than 2,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken or to be taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the

public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, provided that the notice was either published or posted at least 10 days before the hearing or that the authority was established in 1990 by a municipality that filed the ordinance with the secretary of state not later than July 1991. This section applies only to an ordinance or an amendment adopted by a municipality before January 1, 1999 and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority or the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 3(3) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before December 31, 2002. The validity of the proceedings or findings establishing an authority described in this section, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan for an authority described in this section is conclusive with respect to the capture of tax increment revenues for a bond issued after June 1, 2002 and before June 1, 2006. As used in this section, "notice was either published or posted" means either publication or posting of the notice occurred at least once.

History: Add. 2002, Act 460, Imd. Eff. June 21, 2002.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1654 Board; appointment, terms, and qualifications of members; vacancy; compensation and expenses; election of chairperson; appointment as public official; oath; conducting business at public meeting; public notice; special meetings; removal of members; review; expense items and financial records; availability of writings to public; single board governing all authorities; member as resident or having interest in property; planning commission serving as board in certain municipalities; modification by interlocal agreement.

Sec. 4. (1) Except as provided in subsections (7), (8), and (9), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board. The rules of procedure or the bylaws of the authority may provide that a person be appointed to the board in his or her capacity as a public official, whether appointed or elected. The rules of procedure or bylaws may also provide that the public official's term shall expire upon expiration of his or her service as a public official. In addition, the public official's membership on the board expires on his or her resignation from office as a public official.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the meeting shall be given in the manner required by the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules consistent with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275, governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) Pursuant to notice and after having been given an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) In addition to the items and records prescribed in subsection (5), a writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) By resolution of its governing body, a municipality having more than 1 authority may establish a single board to govern all authorities in the municipality. The governing body may designate the board of an existing authority as the board for all authorities or may establish by resolution a new board in the same manner as provided in subsection (1). A member of a board governing more than 1 authority may be a resident of or have an interest in property in any of the downtown districts controlled by the board in order to meet the requirements of this section.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to former 1931 PA 285 or the Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885, serve as the board provided for in subsection (1).

(9) If a municipality enters into an agreement with a qualified township under section 3(7), the membership of the board may be modified by the interlocal agreement described in section 3(7).

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1978, Act 521, Imd. Eff. Dec. 20, 1978;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985;—Am. 1987, Act 66, Imd. Eff. June 25, 1987;—Am. 2005, Act 115, Imd. Eff. Sept. 22, 2005;—Am. 2006, Act 279, Imd. Eff. July 7, 2006;—Am. 2012, Act 396, Imd. Eff. Dec. 19, 2012.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1655 Director, acting director, treasurer, secretary, legal counsel, and other personnel.

Sec. 5. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of his office, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board, and shall render to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his office, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated to him by the board and shall furnish bond in an amount as prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel deemed necessary by the board.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1656 Participation of employees in municipal retirement and insurance programs.

Sec. 6. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1657 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 7. (1) The board may:

- (a) Prepare an analysis of economic changes taking place in the downtown district.
 - (b) Study and analyze the impact of metropolitan growth upon the downtown district.
 - (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.
 - (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
 - (e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
 - (f) Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.
 - (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
 - (h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property.
 - (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.
 - (j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
 - (k) Lease any building or property under its control, or any part of a building or property.
 - (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
 - (m) Acquire and construct public facilities.
 - (n) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.
 - (o) Contract for broadband service and wireless technology service in the downtown district.
 - (p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 3(7).
 - (q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
 - (r) Create, operate, and fund retail business incubators in the downtown district.
- (2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:
- (a) The lease or rental rate that may be below the fair market rate as determined by the board.
 - (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.
 - (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.
 - (d) A copy of the business plan of the tenant that contains measurable goals and objectives.
 - (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 221, Imd. Eff. Jan. 10, 1986;—Am. 2004, Act 196, Imd. Eff. July 8, 2004;—Am. 2005, Act 115, Imd. Eff. Sept. 22, 2005;—Am. 2008, Act 226, Imd. Eff. July 17, 2008.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1658 Board serving as planning commission; agenda.

Sec. 8. If a board created under this act serves as the planning commission under section 2 of Act No. 285 of the Public Acts of 1931, being section 125.32 of the Michigan Compiled Laws, the board shall include planning commission business in its agenda.

History: Add. 1987, Act 66, Imd. Eff. June 25, 1987.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1659 Authority as instrumentality of political subdivision.

Sec. 9. The authority shall be deemed an instrumentality of a political subdivision for purposes of Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1660 Taking, transfer, and use of private property.

Sec. 10. A municipality may take private property under Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.41 of the Michigan Compiled Laws, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1661 Financing activities of authority; disposition of money received by authority; municipal obligations.

Sec. 11. (1) The activities of the authority shall be financed from 1 or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Proceeds of a tax imposed pursuant to section 12.

(c) Money borrowed and to be repaid as authorized by sections 13 and 13a.

(d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(e) Proceeds of a tax increment financing plan, established under sections 14 to 16.

(f) Proceeds from a special assessment district created as provided by law.

(g) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(h) Money obtained pursuant to section 13b.

(i) Revenue from the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611a of the Michigan Compiled Laws.

(j) Revenue from the federal data facility act, Act No. 126 of the Public Acts of 1993, being sections 3.951 to 3.961 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611b of the Michigan Compiled Laws.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement pursuant to this act. Except as provided in this act, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than money received by the municipality pursuant to this section, for or on account of the activities of the authority.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Rendered Thursday, February 26, 2015

Page 12 Michigan Compiled Laws Complete Through PA 572 of 2014 & 1
& 2 of 2015

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1662 Ad valorem tax; borrowing in anticipation of collection.

Sec. 12. (1) An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of the authority.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1983, Act 86, Imd. Eff. June 16, 1983;—Am. 2002, Act 234, Imd. Eff. Apr. 29, 2002.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1663 Revenue bonds.

Sec. 13. The authority may borrow money and issue its negotiable revenue bonds therefor pursuant to Act No. 94 of the Public Acts of 1933, as amended, being sections 141.101 to 141.139 of the Michigan Compiled Laws. Revenue bonds issued by the authority shall not except as hereinafter provided be deemed a debt of the municipality or the state. The municipality by majority vote of the members of its governing body may pledge its full faith and credit to support the authority's revenue bonds.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1663a Borrowing money; issuing revenue bonds or notes; purpose; costs; security; pledge and lien of pledge valid and binding; filing or recordation not required; tax exemption; bonds or notes neither liability nor debt of municipality; statement; investment and deposit of bonds and notes.

Sec. 13a. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing property in connection with the implementation of a development plan in the downtown district or to refund or refund in advance bonds or notes issued pursuant to this section. The costs which may be financed by the issuance of revenue bonds or notes may include the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the downtown district; any engineering, architectural, legal, accounting, or financial expenses; the costs necessary or incidental to the borrowing of money; interest on the bonds or notes during the period of construction; a reserve for payment of principal and interest on the bonds or notes; and a reserve for operation and maintenance until sufficient revenues have developed. The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection therewith.

(2) A pledge made by the authority shall be valid and binding from the time the pledge is made. The money or property pledged by the authority immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the authority, irrespective of whether the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created need be filed or recorded.

(3) Bonds or notes issued pursuant to this section shall be exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes shall be exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(4) The municipality shall not be liable on bonds or notes of the authority issued pursuant to this section and the bonds or notes shall not be a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(5) The bonds and notes of the authority may be invested in by all public officers, state agencies and

political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: Add. 1981, Act 151, Imd. Eff. Nov. 19, 1981.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1663b Insufficient tax increment revenues to repay advance or pay obligation; contents, time, and payment of claim; appropriation and distribution of aggregate amount; limitations; distribution subject to lien; obligation as debt or liability; certification of distribution amount; basis for calculation of distributions and claim reports.

Sec. 13b. (1) If the amount of tax increment revenues lost as a result of the reduction of taxes levied by local school districts for school operating purposes required by the millage limitations under section 1211 of the school code of 1976, 1976 PA 451, MCL 380.1211, reduced by the amount of tax increment revenues received from the capture of taxes levied under or attributable to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, will cause the tax increment revenues received in a fiscal year by an authority under section 15 to be insufficient to repay an eligible advance or to pay an eligible obligation, the legislature shall appropriate and distribute to the authority the amount described in subsection (5).

(2) Not less than 30 days before the first day of a fiscal year, an authority eligible to retain tax increment revenues from taxes levied by a local or intermediate school district or this state or to receive a distribution under this section for that fiscal year shall file a claim with the department of treasury. The claim shall include the following information:

(a) The property tax millage rates levied in 1993 by local school districts within the jurisdictional area of the authority for school operating purposes.

(b) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(c) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(d) The tax increment revenues the authority estimates it would have received for that fiscal year if property taxes were levied by local school districts within the jurisdictional area of the authority for school operating purposes at the millage rates described in subdivision (a) and if no property taxes were levied by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(e) A list and documentation of eligible obligations and eligible advances and the payments due on each of those eligible obligations or eligible advances in that fiscal year, and the total amount of all the payments due on those eligible obligations and eligible advances in that fiscal year.

(f) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation or the repayment of an eligible advance. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development project.

(g) The amount of a distribution received pursuant to this act for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(h) A list and documentation of other protected obligations and the payments due on each of those other protected obligations in that fiscal year, and the total amount of all the payments due on those other protected obligations in that fiscal year.

(3) For the fiscal year that commences after September 30, 1993 and before October 1, 1994, an authority may make a claim with all information required by subsection (2) at any time after March 15, 1994.

(4) After review and verification of claims submitted pursuant to this section, amounts appropriated by the state in compliance with this act shall be distributed as 2 equal payments on March 1 and September 1 after receipt of a claim. An authority shall allocate a distribution it receives for an eligible obligation issued on behalf of a municipality to the municipality.

(5) Subject to subsections (6) and (7), the aggregate amount to be appropriated and distributed pursuant to this section to an authority shall be the sum of the amounts determined pursuant to subdivisions (a) and (b) minus the amount determined pursuant to subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if property taxes were levied by local school districts for school operating purposes at the millage rates described in subsection (2)(a) and if no property taxes were levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, exceed the tax increment revenues the authority actually received for the fiscal year.

(b) A shortfall required to be reported pursuant to subsection (2)(g) that had not previously increased a distribution.

(c) An excess amount required to be reported pursuant to subsection (2)(g) that had not previously decreased a distribution.

(6) The amount distributed under subsection (5) shall not exceed the difference between the amount described in subsection (2)(e) and the sum of the amounts described in subsection (2)(c) and (f).

(7) If, based upon the tax increment financing plan in effect on August 19, 1993, the payment due on eligible obligations or eligible advances anticipates the use of excess prior year tax increment revenues permitted by law to be retained by the authority, and if the sum of the amounts described in subsection (2)(c) and (f) plus the amount to be distributed under subsections (5) and (6) is less than the amount described in subsection (2)(e), the amount to be distributed under subsections (5) and (6) shall be increased by the amount of the shortfall. However, the amount authorized to be distributed pursuant to this section shall not exceed that portion of the cumulative difference, for each preceding fiscal year, between the amount that could have been distributed pursuant to subsection (5) and the amount actually distributed pursuant to subsections (5) and (6) and this subsection.

(8) A distribution under this section replacing tax increment revenues pledged by an authority or a municipality is subject to the lien of the pledge, whether or not there has been physical delivery of the distribution.

(9) Obligations for which distributions are made pursuant to this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(10) Not later than July 1 of each year, the authority shall certify to the local tax collecting treasurer the amount of the distribution required under subsection (5), calculated without regard to the receipt of tax increment revenues attributable to local or intermediate school district taxes or attributable to taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(11) Calculations of distributions under this section and claims reports required to be made under subsection (2) shall be made on the basis of each development area of the authority.

(12) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

History: Add. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1994, Act 280, Imd. Eff. July 11, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996;—Am. 1996, Act 454, Imd. Eff. Dec. 19, 1996;—Am. 1997, Act 202, Imd. Eff. Jan. 13, 1998.

Compiler's note: Enacting section 1 of Act 202 of 1997 provides:

"The provisions of section 1 and section 13b, as amended by this amendatory act, are retroactive and effective for taxes levied after 1993."

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1663c Retention and payment of taxes levied under state education tax act; conditions; application by authority for approval; information to be included; approval, modification, or denial of application by department of treasury; appropriation and distribution of amount; calculation of aggregate amount; lien; reimbursement calculations; legislative intent.

Sec. 13c. (1) If the amount of tax increment revenues lost as a result of the personal property tax exemptions provided by section 1211(4) of the revised school code, 1976 PA 451, MCL 380.1211, section 3 of the state education tax act, 1993 PA 331, MCL 211.903, section 14(4) of 1974 PA 198, MCL 207.564, and section 9k of the general property tax act, 1893 PA 206, MCL 211.9k, will reduce the allowable school tax capture received in a fiscal year, then, notwithstanding any other provision of this act, the authority, with approval of the department of treasury under subsection (3), may request the local tax collecting treasurer to retain and pay to the authority taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, to be used for the following:

(a) To repay an eligible advance.

- (b) To repay an eligible obligation.
- (c) To repay an other protected obligation.

(2) Not later than June 15, 2008, not later than September 30, 2009, and not later than June 1 of each subsequent year, except for 2011, not later than June 15, an authority eligible under subsection (1) to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section, shall apply for approval with the department of treasury. The application for approval shall include the following information:

(a) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(b) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(c) The tax increment revenues the authority estimates it would have received for that fiscal year if the personal property tax exemptions described in subsection (1) were not in effect.

(d) A list of eligible obligations, eligible advances, and other protected obligations, the payments due on each of those in that fiscal year, and the total amount of all the payments due on all of those in that fiscal year.

(e) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation, the repayment of an eligible advance, or the payment of an other protected obligation. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development plan.

(f) The amount of a distribution received pursuant to this act for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(3) Not later than August 15, 2008; for 2009, not later than February 3, 2010; for 2011 only, not later than 30 days after the effective date of the amendatory act that amended this sentence; and not later than August 15 for 2010, 2012, and each subsequent year, based on the calculations under subsection (5), the department of treasury shall approve, modify, or deny the application for approval to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section. If the application for approval contains the information required under subsection (2)(a) through (f) and appears to be in substantial compliance with the provisions of this section, then the department of treasury shall approve the application. If the application is denied by the department of treasury, then the department of treasury shall provide the opportunity for a representative of the authority to discuss the denial within 21 days after the denial occurs and shall sustain or modify its decision within 30 days after receiving information from the authority. If the application for approval is approved or modified by the department of treasury, the local tax collecting treasurer shall retain and pay to the authority the amount described in subsection (5) as approved by the department. If the department of treasury denies the authority's application for approval, the local tax collecting treasurer shall not retain or pay to the authority the taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906. An approval by the department does not prohibit a subsequent audit of taxes retained in accordance with the procedures currently authorized by law.

(4) Each year the legislature shall appropriate and distribute an amount sufficient to pay each authority the following:

(a) If the amount to be retained and paid under subsection (3) is less than the amount calculated under subsection (5), the difference between those amounts.

(b) If the application for approval is denied by the department of treasury, an amount verified by the department equal to the amount calculated under subsection (5).

(5) Subject to subsection (6), the aggregate amount under this section shall be the sum of the amounts determined under subdivisions (a) and (b) minus the amount determined under subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received and retained for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if the personal property tax exemptions described in subsection (1) were not in effect, exceed the tax increment revenues the authority actually received for the fiscal year.

(b) A shortfall required to be reported under subsection (2)(f) that had not previously increased a distribution.

(c) An excess amount required to be reported under subsection (2)(f) that had not previously decreased a distribution.

(6) A distribution or taxes retained under this section replacing tax increment revenues pledged by an

authority or a municipality are subject to any lien of the pledge described in subsection (1), whether or not there has been physical delivery of the distribution.

(7) Obligations for which distributions are made under this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(8) Not later than September 15 of each year, the authority shall provide a copy of the application for approval approved by the department of treasury to the local tax collecting treasurer and provide the amount of the taxes retained and paid to the authority under subsection (5).

(9) Calculations of amounts retained and paid and appropriations to be distributed under this section shall be made on the basis of each development area of the authority.

(10) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

(11) It is the intent of the legislature that, to the extent that the total amount of taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, that are allowed to be retained under this section and section 11b of the local development financing act, 1986 PA 281, MCL 125.2161b, section 15a of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2665a, and section 12b of the tax increment financing act, 1980 PA 450, MCL 125.1812b, exceeds the difference of the total school aid fund revenue for the tax year minus the estimated amount of revenue the school aid fund would have received for the tax year had the tax exemptions described in subsection (1) and the earmark created by section 515 of the Michigan business tax act, 2007 PA 36, MCL 208.1515, not taken effect, the general fund shall reimburse the school aid fund the difference.

History: Add. 2008, Act 157, Imd. Eff. June 5, 2008;—Am. 2009, Act 213, Imd. Eff. Jan. 4, 2010;—Am. 2012, Act 510, Imd. Eff. Dec. 28, 2012.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1664 Tax increment financing plan; preparation and contents; limitation; public hearing; fiscal and economic implications; recommendations; agreements; modification of plan; catalyst development project.

Sec. 14. (1) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 15. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, 1933 PA 62, MCL 211.201 to 211.217a. For purposes of this subsection, tax increment revenues used to pay bonds issued by a municipality under section 16(1) shall be considered to be used by the tax increment financing plan rather than shared with the municipality. The limitation of this subsection does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, 1985 PA 224, MCL 125.2113.

(3) Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of section 18. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the proposed development area. The taxing jurisdictions may present their recommendations at the public hearing

on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

(5) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(6) Under a tax increment financing plan that includes a catalyst development project, an authority may pledge available tax increment revenues of the authority as security for any bonds issued to develop and construct a catalyst development project.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1979, Act 26, Imd. Eff. June 6, 1979;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1986, Act 229, Imd. Eff. Oct. 1, 1986;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1989, Act 108, Imd. Eff. June 23, 1989;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 2012, Act 396, Imd. Eff. Dec. 19, 2012.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1665 Transmitting and expending tax increments revenues; reversion of surplus funds; abolition of tax increment financing plan; conditions; annual report on status of tax increment financing account; contents; publication.

Sec. 15. (1) The municipal and county treasurers shall transmit to the authority tax increment revenues.

(2) The authority shall expend the tax increment revenues received for the development program only pursuant to the tax increment financing plan. Surplus funds shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan when it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished until the principal of, and interest on, bonds issued pursuant to section 16 have been paid or funds sufficient to make the payment have been segregated.

(3) Annually the authority shall submit to the governing body of the municipality and the state tax commission a report on the status of the tax increment financing account. The report shall be published in a newspaper of general circulation in the municipality and shall include the following:

- (a) The amount and source of revenue in the account.
- (b) The amount in any bond reserve account.
- (c) The amount and purpose of expenditures from the account.
- (d) The amount of principal and interest on any outstanding bonded indebtedness.
- (e) The initial assessed value of the project area.
- (f) The captured assessed value retained by the authority.
- (g) The tax increment revenues received.
- (h) The number of jobs created as a result of the implementation of the tax increment financing plan.
- (i) Any additional information the governing body or the state tax commission considers necessary.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1979, Act 26, Imd. Eff. June 6, 1979;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1986, Act 229, Imd. Eff. Oct. 1, 1986;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1666 General obligation bonds and tax increment bonds; qualified refunding obligation.

Sec. 16. (1) The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality pursuant to section 11. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 11 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This

estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 11 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2801.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority pursuant to this subsection may be secured by any other revenues identified in section 11 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued pursuant to this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 11 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(3) Notwithstanding any other provision of this act, if the state treasurer determines that an authority or municipality can issue a qualified refunding obligation and the authority or municipality does not make a good faith effort to issue the qualified refunding obligation as determined by the state treasurer, the state treasurer may reduce the amount claimed by the authority or municipality under section 13b by an amount equal to the net present value saving that would have been realized had the authority or municipality refunded the obligation or the state treasurer may require a reduction in the capture of tax increment revenues from taxes levied by a local or intermediate school district or this state by an amount equal to the net present value savings that would have been realized had the authority or municipality refunded the obligation. This subsection does not authorize the state treasurer to require the authority or municipality to pledge security greater than the security pledged for the obligation being refunded.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1983, Act 34, Imd. Eff. May 10, 1983;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996;—Am. 2002, Act 234, Imd. Eff. Apr. 29, 2002.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1667 Development plan; preparation; contents; improvements related to qualified facility.

Sec. 17. (1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13 or tax increment financing as authorized in sections 14, 15, and 16, it shall prepare a development plan.

(2) 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.

(b) The location and extent of existing streets and other public facilities within the development area, shall designate 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 shall include a legal description of the development area.

(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.

(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.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion

of each stage.

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

(h) A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

(i) An 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.

(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 any manner and for whose benefit the project is being undertaken if that information is available to the authority.

(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.

(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.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.

(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

(p) Other material that the authority, local public agency, or governing body considers pertinent.

(3) A development plan may provide for improvements related to a qualified facility, as defined in the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, that is located outside of the boundaries of the development area but within the district, including the cost of construction, renovation, rehabilitation, or acquisition of that qualified facility or of public facilities and improvements related to that qualified facility.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1668 Ordinance approving development plan or tax increment financing plan; public hearing; notice; record.

Sec. 18. (1) The governing body, before adoption of an ordinance approving or amending a development plan or approving or amending a tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.

(2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals

who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body considers appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the development plan. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 2005, Act 13, Imd. Eff. May 4, 2005.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1669 Development plan or tax increment financing plan as constituting public purpose; determination; ordinance; considerations; amendments; incorporation of catalyst development project plan.

Sec. 19. (1) The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice of the hearing given in accordance with section 18, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by ordinance based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) The plan meets the requirements set forth in section 17 (2).

(c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of this act.

(e) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.

(f) The development plan is in reasonable accord with the master plan of the municipality.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) Amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(3) Proposed amendments made to an approved development plan to incorporate a catalyst development project plan shall be submitted by the authority to the Michigan strategic fund for approval or rejection of that part of the plan relating to the catalyst development project. Amendments not approved or rejected under this subsection by the Michigan strategic fund within 45 days of submission for approval shall be considered approved.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 2012, Act 396, Imd. Eff. Dec. 19, 2012.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1670 Notice to vacate.

Sec. 20. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1671 Development area citizens council; establishment; appointment and qualifications of members; representative of development area.

Sec. 21. (1) If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be

residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

(2) A development area citizens council shall be representative of the development area.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1672 Development area citizens council; advisory body.

Sec. 22. A development area citizens council established pursuant to this act shall act an advisory body to the authority and the governing body in the adoption of the development or tax increment financing plans.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1673 Consultation.

Sec. 23. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1674 Development area citizens council; meetings; notice; record; information and technical assistance; failure to organize, consult, or advise.

Sec. 24. (1) Meetings of the development area citizens council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a development area citizens council, including information and data presented, shall be maintained by the council.

(3) A development area citizens council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

(4) Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this act, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this act.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1675 Citizens district council as development area citizens council.

Sec. 25. In a development area where a citizens district council established according to Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws, already exists the governing body may designate it as the development area citizens council authorized by this act.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1676 Notice of findings and recommendations.

Sec. 26. Within 20 days after the public hearing on a development or tax increment financing plan, the development area citizens council shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1677 Development area citizens council; dissolution.

Sec. 27. A development area citizens council may not be required and, if formed, may be dissolved in any of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with section 18 and by a 2/3 vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

(b) When there are less than 18 residents, real property owners, or representatives of establishments located in the development area eligible to serve on the development area citizens council.

(c) Upon termination of the authority by ordinance of the governing body.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1678 Budget; cost of handling and auditing funds.

Sec. 28. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this act or by the governing body of the municipality.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1678a Exemption.

Sec. 28a. Beginning January 1, 2010, the authority shall be exempt from all taxation on its earnings or property. Instruments of conveyance from an authority are exempt from transfer taxes under 1966 PA 134, MCL 207.501 to 207.513, and the state real estate transfer tax act, 1993 PA 330, MCL 207.521 to 207.537.

History: Add. 2012, Act 396, Imd. Eff. Dec. 19, 2012.

125.1679 Historic sites.

Sec. 29. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner as considered necessary by the municipality in accordance with laws relative to the preservation of historical sites. The preservation of facilities, buildings, or structures determined to be historic sites by a municipality shall include, at a minimum, equipping the historic site with a fire alarm system.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the department of history, arts, and libraries for review.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 2001, Act 68, Imd. Eff. July 24, 2001;—Am. 2004, Act 66, Imd. Eff. Apr. 20, 2004.

Compiler's note: For transfer of powers and duties of department of history, arts, and libraries or the Michigan historical center relating to the identification, certification, and preservation of historical sites to the Michigan state housing development authority, see E.R.O. No. 2009-26, compiled at MCL 399.752.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1680 Dissolution of authority; disposition of property and assets; reinstatement of authority; contesting validity of proceedings, findings, and determinations.

Sec. 30. (1) An authority that has completed the purposes for which it was organized shall be dissolved by ordinance of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

(2) An authority established under this act before December 31, 1988, that is dissolved by ordinance of the governing body before September 30, 1990 and that is reinstated by ordinance of the governing body after notice and public hearing as provided in section 3(2) shall not be invalidated pursuant to a claim that, based upon the standards set forth in section 3(1), a governing body improperly determined that the necessary conditions existed for the reinstatement of an authority under the act if at the time the governing body established the authority the governing body determined or could have determined that the necessary conditions existed for the establishment of an authority under this act or could have determined that establishment of an authority under this act would serve to promote economic growth and notwithstanding that the boundaries of the downtown district are altered at the time of reinstatement of the authority.

(3) In the resolution of intent, the municipality shall set a date for the holding of a public hearing on the adoption of a proposed ordinance reinstating the authority. The procedure for publishing the notice of hearing, holding the hearing, and adopting the ordinance reinstating the authority shall be as provided in section 3(2), (4), and (5).

(4) The validity of the proceedings, findings, and determinations reinstating an authority shall be conclusive unless contested in a court of competent jurisdiction within 60 days after the last of the following occurs:

- (a) Publication of the ordinance reinstating the authority as adopted.
- (b) Filing of the ordinance reinstating the authority with the secretary of state.
- (c) May 27, 1993.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1993, Act 42, Imd. Eff. May 27, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: DDA

Popular name: Downtown Development Authority Act

125.1681 Proceedings to compel enforcement of act; rules.

Sec. 31. (1) The state tax commission may institute proceedings to compel enforcement of this act.

(2) The state tax commission may promulgate rules necessary for the administration of this act pursuant to the administrative procedures act of 1969, Act No. 306 of the Public Acts of 1969, being sections 24.201 to 24.328 of the Michigan Compiled Laws.

History: Add. 1988, Act 425, Imd. Eff. Dec. 27, 1988.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: DDA

Popular name: Downtown Development Authority Act

APPENDIX B

214034
February 9, 2015
Revised March 23, 2015

Downtown Development Authority
Boundary Description
as prepared for
The City of Belding

All that part of Section 10, Township 8 north, Range 8 West, City of Belding, Ionia County, Michigan, described as; BEGINNING at the southeasterly corner of Parcel No. 34-403-050-000-030-00, said corner being intersection of the northerly right of way line of Congress Street and westerly right of way line Wilson Street; thence Westerly along the north right of way line of said Congress Street to the southwesterly corner of Parcel No. 34-403-050-000-035-00; thence Southwesterly to the northeasterly corner of Parcel No. 34-403-050-000-075-00, said corner being on the southerly right of way line of Congress Street; thence Southerly along the easterly line of said parcel to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof; thence Northerly along the westerly line of said parcel, the westerly line of Parcel No. 34-043-060-000-020-00 and the extension thereof to the southeasterly corner of Parcel No. 34-403-050-000-006-00; thence Westerly, Northerly, and Westerly along the southerly line of said parcel to the northeasterly corner of Parcel No. 34-403-050-000-050-00; thence Southerly along the easterly line of said parcel, the easterly line of Parcel No. 34-403-050-000-055-00, the easterly line of Parcel No. 34-403-050-000-060-00, and the extension thereof, to the southeasterly corner of said Parcel No. 34-403-050-000-060-00; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof; thence Northwesterly to the southeasterly corner of Parcel No. 34-403-180-000-345-00, said corner being on the westerly right of way line of Hanover Street; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof; thence Northerly along the westerly line of said parcel, to the northwesterly corner thereof, said corner being on the southerly right of way line of Congress Street; thence Westerly along said southerly right of way line, to the northeasterly corner of Parcel No. 34-403-180-000-375-00; thence Southerly along the easterly line of said parcel, to the southeasterly corner thereof; thence Easterly along the northerly line of Parcel No. 34-403-180-000-385-00 and along the northerly line of Parcel 34-403-180-000-440-00 to the northeasterly corner thereof; thence Southerly along the easterly line of said parcel to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof; thence Southerly along the easterly line of Parcel No. 34-403-180-000-436-00 and the extension thereof, to the northwesterly corner of Parcel No. 34-403-180-000-480-00, said corner being on the southerly right of way line of Washington Street; thence Easterly along the northerly line of said parcel, to the northeasterly corner thereof; thence Southerly along the easterly line of said parcel and the easterly line of Parcel No. 34-403-180-000-570-00, to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel to the southwesterly corner thereof; thence Northerly along the westerly line of said parcel, to the northwesterly corner thereof; thence Westerly along the southerly line of Parcel No. 34-403-180-000-485-00, to the southwesterly corner thereof; thence Northerly along the westerly line of said parcel, to the northwesterly corner

thereof, said corner being on the southerly right of way line of Washington Street; thence Westerly along said southerly right of way line to the northeasterly corner of Parcel No. 34-402-170-000-236-00, said corner being the intersection of the southerly right of way of Washington Street and the westerly right of way line of Pleasant Street; thence Southerly along the easterly line of said Parcel No. 34-402-170-000-236-00 to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof; thence Southerly along the easterly line of Parcel No. 34-402-170-000-240-00 to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel to the southwesterly corner thereof; thence Northerly along the westerly line of said parcel to the northwesterly corner thereof, said corner being on the southerly right of way line of said Washington Street; thence Easterly along the northerly line of said parcel and the southerly right of way line of said Washington street, to the southerly extension of westerly line of Parcel No. 36-402-170-000-230-00; thence Northerly along the westerly line of said Parcel No. 36-402-170-000-230-00, and the extension thereof, to the northwesterly corner of said Parcel No. 34-402-170-000-230-00; thence Easterly along the northerly line of said parcel and the extension thereof to the easterly right of way line of Pleasant Street; thence Northerly along the westerly line of Parcel No. 34-403-180-000-405-00 and the westerly line of Parcel No. 34-403-180-000-395-00, to the northwesterly corner thereof; thence Easterly along the northerly line of said parcel, to the northeasterly corner thereof; thence Southerly along the easterly line of said parcel to the southeasterly corner thereof; thence Easterly along the northerly line of Parcel No. 34-403-180-000-400-00 to the northeasterly corner thereof; thence Southerly along the easterly line of said parcel, to the northwesterly corner of Parcel No. 34-403-180-000-410-00; thence Easterly along the northerly line of said parcel to the northeasterly corner thereof, said corner being on the westerly right of way line of Bridge Street; thence Northerly along said westerly right of way line of said Bridge Street, to the southerly right of way line of Congress Street; thence Westerly along said southerly right of way line to the easterly right of way line of Pearl Street, thence Southerly along said easterly right of way line to intersection of said right of way line with the southerly line of Parcel No. 34-400-170-000-195-00 extended easterly, thence Westerly along said extension, the southerly line of said parcel, the southerly line of Parcel No. 34-400-170-000-200-00 and the extension thereof, and the southerly line of Parcel 34-402-170-000-375-00, to the northeasterly corner of Parcel No. 34-402-150-000-040-00; thence Southerly along the easterly line of said parcel, to the southeasterly corner thereof; thence Westerly along the southerly line of said parcel, to the southwesterly corner thereof, said corner being on the easterly right of way line of Front Street, thence Northerly along the easterly right of way line of said Front Street to the northwesterly corner of Parcel No. 34-402-150-000-035-00; thence Easterly along the northerly line of said parcel and the northerly line of Parcel No. 34-402-170-000-375-00 to the northeasterly corner thereof, said corner being on the westerly right of way line of Broas Street; thence Northerly along said westerly right of way line, to the southerly right of way line of Congress Street, thence Westerly along said southerly right of way line, to the easterly right of way line of Front Street; thence Northerly along said easterly right of way line to the northwesterly corner of Parcel No. 34-402-200-000-175-00; thence Northwesterly to the southeasterly corner of Parcel No. 34-402-170-000-330-00; thence Westerly along the southerly line of said parcel to the southwesterly corner of said parcel, being on the easterly bank of the Flat River thence Northerly and northeasterly along said Flat River to the northwesterly corner of said Parcel No. 34-402-170-000-330-00; thence Southeasterly along the northerly line of said parcel to the northeasterly corner thereof; thence

Northerly along the centerline of vacated Front Street, to the northerly end thereof; thence Easterly along the northerly line of said vacated Front Street to the northeasterly corner thereof; thence Southerly along the easterly line of said vacated Front Street to the northerly line of the Fred Meijer Flat River Trail; thence Easterly along said northerly line to the easterly right of way line of North Bridge Street; thence Southerly along said easterly right of way line of North Bridge Street to the northerly right of way line of East Main Street; thence Easterly along said northerly right of way line to the southeasterly corner of the Parcel No. 34-401-050-000-716-00; thence Northeasterly along the easterly line of said parcel to the southerly bank of the Flat River; thence Northwesterly along the southerly bank of the Flat River to the southerly line of the Fred Meijer Flat River Trail; thence Northeasterly along said southerly line to the centerline of High Street; thence Southeasterly along said centerline of High Street, to the centerline of Ashfield Street; thence Southwesterly along said centerline of Ashfield Street to the centerline of Riverside Drive; thence Southeasterly along said centerline of Riverside Drive to the easterly line of Parcel No. 34-401-055-000-008-00 extended northeasterly; thence Southwesterly along said easterly line and the extension thereof, to the northerly bank of the Flat River; thence Southwesterly to the intersection of the northeasterly right of way line of Park Street and the Northerly right of way of Congress Street; thence Northwesterly along said northeasterly right of way line, to the southeasterly right of way Ashfield; thence Southwesterly to the place of beginning of this description.

APPENDIX C

Belding DDA Development Area Parcels and Values

PIN_12	BASE	TAXVALUE13	TAXVALUE14
34-403-200-000-081-00	6300	4500	4500
34-403-200-000-078-00	15800	8500	8600
34-403-200-000-079-00	25000	13400	13500
34-403-200-000-036-00	66200	35200	34900
34-403-200-000-135-00	82000	56400	57700
34-403-200-000-140-00	34310	25000	25300
34-401-055-000-004-00	6078	48500	49400
34-401-055-000-003-00	6078	48500	49400
34-402-170-000-195-00	42987	46500	47999
34-403-200-000-090-00	14935	7800	7900
34-403-200-000-105-00	19000	10700	10800
34-401-055-000-001-00	6078	50500	51500
34-403-200-000-100-00	39924	26400	26000
34-403-200-000-110-00	22924	15600	15800
34-403-200-000-180-00	185000	124500	128000
34-403-200-000-185-00	508600	352600	382667
34-403-200-000-005-00	0	0	0
34-403-200-000-010-00	115759	88200	91044
34-403-200-000-190-00	0	0	0
34-403-200-000-085-00	27181	18800	19000
34-403-050-000-035-00	15512	18918	19527
34-403-200-000-060-00	0	24600	24700
34-403-200-000-095-00	92519	57500	57900
34-403-200-000-200-00	86034	63900	65960
34-403-180-000-425-00	44034	46300	47792
34-403-180-000-385-00	23331	25700	24100
34-403-180-000-435-00	22294	27194	28071
34-403-200-000-115-00	12000	12000	12100
34-403-200-000-120-00	26900	15900	16000
34-403-200-000-021-00	64200	34200	35302
34-403-200-000-026-00	80023	46890	48402
34-403-200-000-075-00	9627	0	0
34-403-200-000-070-00	3255	4590	4737
34-403-200-000-065-00	9753	5220	5387
34-403-180-000-375-00	13818	16852	17394
34-402-170-000-240-00	28815	33400	34476
34-403-200-000-160-00	33700	26900	27100
34-402-170-000-330-00	0	596070	615296
34-403-180-000-335-00	30200	16800	17341
34-401-055-000-007-00	3132	4600	4600
34-401-055-000-006-00	3132	4600	4600
34-401-055-000-005-00	3132	4600	4600
34-403-050-000-006-00	0	0	0
34-402-170-000-375-00	26459	26700	29000
34-403-050-000-060-00	52899	53500	55225
34-403-050-000-075-00	39400	61600	63586
34-403-180-000-230-00	0	0	0
34-403-050-000-050-00	24056	25500	26322
34-403-200-000-165-00	31500	31800	32400
34-403-180-000-400-00	40638	43700	45109
34-403-180-000-405-00	37782	44400	45400
34-403-180-000-395-00	15271	23400	3700
34-403-180-000-320-00	31503	31000	31999
34-403-180-000-330-00	23599	33900	36900
34-403-180-000-325-00	28104	27800	28695
34-403-180-000-485-00	23696	28800	29728
34-403-180-000-480-00	35876	42900	44283
34-402-170-000-236-00	0	0	0
34-403-180-000-610-00	0	0	0
34-403-180-000-570-00	23433	25500	26322

34-403-050-000-020-00	29344	31100	32102
34-402-170-000-230-00	33921	34600	35715
34-403-180-000-410-00	34299	36500	37677
34-403-200-000-195-00	84397	69600	71844
34-403-200-000-210-00	154346	123300	127276
34-403-200-000-215-00	8896	10848	11197
34-403-200-000-205-00	118383	132700	136980
34-403-180-000-345-00	11731	14308	18900
34-403-200-000-125-00	53196	42200	42100
34-403-200-000-015-00	127600	0	0
34-402-170-000-200-00	39594	42900	44283
34-402-150-000-035-00	19557	23854	24622
34-403-180-000-315-00	26469	33800	34889
34-401-055-000-008-00	3131	4600	4600
34-403-200-000-175-00	0	0	0
34-403-180-000-225-00	31051	0	0
34-403-180-000-440-00	11731	14308	14768
34-403-200-000-030-00	19437	11100	11200
34-403-200-000-035-00	41395	31000	31200
34-403-200-000-036-00	66200	35200	34900
34-403-200-000-045-00	29586	0	0
34-403-200-000-055-00	19638	12300	12400
34-403-050-000-055-00	26128	28900	29831
34-401-055-000-002-00	6078	48500	49400
34-402-170-000-025-00	0	0	0
34-403-200-000-170-00	32568	27000	27870
34-402-150-000-040-00	19991	24384	25170
34-403-050-000-030-00	24007	20200	20851
34-401-050-000-687-00	79001	79400	81600
34-403-200-000-130-00	86955	66500	68100
	3502411	3567936	3667539

APPENDIX D

Belding Development Area DRAFT PROJECTIONS

Year	Base	Annual Projected Increase	Taxable Value	Increment	Capture	CITY OPERATING	CITY CIP FUND	COUNTY OPERATING	LIBRARY	SENIOR CITIZENS	
0	2014	3,502,411	0.0%	3,667,539		0					
						15.95	2.00	4.66	0.95	0.50	24.0592
1	2015	3,502,411	1.5%	3,722,552	220,141	5,296					
2	2016	3,502,411	1.5%	3,778,390	275,979	6,640					
3	2017	3,502,411	1.5%	3,835,066	332,655	8,003					
4	2018	3,502,411	1.5%	3,892,592	390,181	9,387					
5	2019	3,502,411	1.5%	3,950,981	448,570	10,792					
6	2020	3,502,411	1.5%	4,010,246	507,835	12,218					
7	2021	3,502,411	1.5%	4,070,400	567,989	13,665					
8	2022	3,502,411	1.5%	4,131,455	629,044	15,134					
9	2023	3,502,411	1.5%	4,193,427	691,016	16,625					
10	2024	3,502,411	1.5%	4,256,329	753,918	18,139					
11	2025	3,502,411	1.5%	4,320,174	817,763	19,675					
12	2026	3,502,411	1.5%	4,384,976	882,565	21,234					
13	2027	3,502,411	1.5%	4,450,751	948,340	22,816					
14	2028	3,502,411	1.5%	4,517,512	1,015,101	24,423					
15	2029	3,502,411	1.5%	4,585,275	1,082,864	26,053					
16	2030	3,502,411	1.5%	4,654,054	1,151,643	27,708					
17	2031	3,502,411	1.5%	4,723,865	1,221,454	29,387					
18	2032	3,502,411	1.5%	4,794,723	1,292,312	31,092					
19	2033	3,502,411	1.5%	4,866,644	1,364,233	32,822					
20	2034	3,502,411	1.5%	4,939,643	1,437,232	34,579					
21	2035	3,502,411	1.5%	5,013,738	1,511,327	36,361					
22	2036	3,502,411	1.5%	5,088,944	1,586,533	38,171					
23	2037	3,502,411	1.5%	5,165,278	1,662,867	40,007					
24	2038	3,502,411	1.5%	5,242,757	1,740,346	41,871					
25	2039	3,502,411	1.5%	5,321,399	1,818,988	43,763					
26	2040	3,502,411	1.5%	5,401,220	1,898,809	45,684					
27	2041	3,502,411	1.5%	5,482,238	1,979,827	47,633					
28	2042	3,502,411	1.5%	5,564,472	2,062,061	49,612					
29	2043	3,502,411	1.5%	5,647,939	2,145,528	51,620					
30	2044	3,502,411	1.5%	5,732,658	2,230,247	53,658					
31	2045	3,502,411	1.5%	5,818,648	2,316,237	55,727					
						889,795.90					889,795.90

Belding Development Area DRAFT PROJECTIONS

Year	Base	Annual Projected Increase	Taxable Value	Capture	Increment	
0	2014	3,502,411	0.0%	3,667,539	0	
1	2015	3,502,411	1.5%	3,722,552	220,141	5,296
2	2016	3,502,411	1.5%	3,778,390	275,979	6,640
3	2017	3,502,411	1.5%	3,835,066	332,655	8,003
4	2018	3,502,411	1.5%	3,892,592	390,181	9,387
5	2019	3,502,411	1.5%	3,950,981	448,570	10,792
6	2020	3,502,411	1.5%	4,010,246	507,835	12,218
7	2021	3,502,411	1.5%	4,070,400	567,989	13,665
8	2022	3,502,411	1.5%	4,131,455	629,044	15,134
9	2023	3,502,411	1.5%	4,193,427	691,016	16,625
10	2024	3,502,411	1.5%	4,256,329	753,918	18,139
11	2025	3,502,411	1.5%	4,320,174	817,763	19,675
12	2026	3,502,411	1.5%	4,384,976	882,565	21,234
13	2027	3,502,411	1.5%	4,450,751	948,340	22,816
14	2028	3,502,411	1.5%	4,517,512	1,015,101	24,423
15	2029	3,502,411	1.5%	4,585,275	1,082,864	26,053
16	2030	3,502,411	1.5%	4,654,054	1,151,643	27,708
17	2031	3,502,411	1.5%	4,723,865	1,221,454	29,387
18	2032	3,502,411	1.5%	4,794,723	1,292,312	31,092
19	2033	3,502,411	1.5%	4,866,644	1,364,233	32,822
20	2034	3,502,411	1.5%	4,939,643	1,437,232	34,579
21	2035	3,502,411	1.5%	5,013,738	1,511,327	36,361
22	2036	3,502,411	1.5%	5,088,944	1,586,533	38,171
23	2037	3,502,411	1.5%	5,165,278	1,662,867	40,007
24	2038	3,502,411	1.5%	5,242,757	1,740,346	41,871
25	2039	3,502,411	1.5%	5,321,399	1,818,988	43,763
26	2040	3,502,411	1.5%	5,401,220	1,898,809	45,684
27	2041	3,502,411	1.5%	5,482,238	1,979,827	47,633
28	2042	3,502,411	1.5%	5,564,472	2,062,061	49,612
29	2043	3,502,411	1.5%	5,647,939	2,145,528	51,620
30	2044	3,502,411	1.5%	5,732,658	2,230,247	53,658
31	2045	3,502,411	1.5%	5,818,648	2,316,237	55,727

889,795.90

APPENDIX E



City of Belding Downtown Development Plan Public Input Summary

September 2014

Prepared by planners at:



Introduction

The City of Belding Downtown Development Plan will build upon the existing City of Belding Master Plan which was updated in 2009 to help facilitate the implementation of new strategies to help the Downtown grow into a well-utilized and well developed space for social, economic, and recreation activity.

The Downtown Plan focuses specifically on the area within the Downtown Development Authority (DDA) area. In order to maximize the efficiency and success of the DDA, a Tax Increment Financing (TIF) will capture tax increment for community development initiatives.

These "new" revenues arise if new development takes place in the TIF district, or if the value of existing properties rises, resulting in higher tax bills. These funds can be spent on public improvements, such as streets, trails, parks, alleys, sidewalks and infrastructure. But TIFs can also make it easier for a city to acquire private property for redevelopment.

Plan Foundation

The City of Belding Master Plan was last updated in 2009. In the Master Plan, Goal 4 states that the plan will encourage "a strong business community where residents want to linger." Some of the highlights from this goal that will affect the Downtown Development Plan include:

- Require street trees and sidewalks as part of any new development including subdivisions, residential, commercial, and industrial properties
- Investigate the creation of a Principal Shopping District to capture more funds for downtown improvement
- Protect and rehabilitate existing historic benefits
- Develop a façade improvement program for existing structures and institute strong design standards for properties owners receiving assistance
- Engage in rear façade improvements for the downtown
- Work with downtown anchor businesses to strengthen their position in the community to compete with "big box" businesses
- Promote infill that mimics classic Main Street Design
- Redevelop vacant buildings for more intense uses to support downtown activities

Project Partners

The Downtown Development Authority is a twelve-person committee appointed by the City Council. The board is involved with the creation and implementation of development plans in the downtown district and with the promotion of economic growth.

Development Area Citizens Council is a nine-person committee appointed by the City Council for a one-year term or until successors are appointed. The function of the council is to act as an advisory board to the DDA and the City Council in the adoption of the Downtown Development and Tax Increment Financing Plans.

Consultant Team and Public Engagement Approach

The consultant team is comprised of community planners at **Williams & Works** based in Grand Rapids. The Williams & Works public engagement process represents a strategic outreach initiative that is woven through the entire project, culminating when stakeholders take ownership of their ideas and vision and begin implementation.

Public Engagement

Strategic public engagement is an important part in determining how the DDA will be most effective in capturing, retaining, and spending public funds for community development. A public engagement plan was prepared for the city in June. The public engagement plan included the following activities and outreach:

Engagement	Date	Outcomes
Kickoff Meeting and Walking Tour with DDA Staff	June 5, 2014	Familiarization with Downtown Belding, existing policies and projects, awareness of key issues/challenges/
Stakeholder Meeting "Community Conversations"	June 24, 2014	Invited community members into the public engagement process, presented initial information on City of Belding Tax Increment Financing Plan
Community Opinion Survey	Launched June 23 - August 11 Reopened, through September 19	Public input and commentary
Music in the Park	Thursdays: 7/10, 7/17, 7/24, 7/31	Public input and commentary
Open House/ Visioning Workshop/ Panel Discussion		Will present findings from Public Engagement

Kickoff Meeting

The consultant planning team met with members of the Downtown Development Authority on June 5, 2014 to discuss the public planning process. A Public Engagement Plan as well as sample public engagement materials were shared with DDA staff and residents. During this meeting, consultants and city staff officials took a walking tour of Downtown Belding to identify key areas of interest and opportunity.



Stakeholder Meeting

A stakeholder meeting was held at the Belrockton Museum on Wednesday, June 25 2014. The event was open to the public and included a presentation on Tax Increment Financing (TIF) and details of the downtown development planning process.

Music in the Park

The City of Belding hosts the Music in the Park concert series throughout the summer attracting a large audience from Belding and surrounding communities. The event is held on Thursday evenings at East Riverside Park. In an effort to reach a large audience, the consultant team created the following activities in order to capture input and introduce the subject of the Downtown Plan to a variety of people.

Activities

A variety of activities were developed to help residents begin to think about the transformative process of a Downtown Development Plan. These activities were available at the Stakeholder Meeting and Music in the Park.

Activity 1: Placemaking

Background: Placemaking is a practice that reimagines public spaces as the heart of every community, in every city. It is a transformative approach that inspires people to create and improve their public spaces. Placemaking strengthens the connection between people and the places they share. Placemaking is an important component to creating a Downtown Development Plan that will serve residents, businesses, children, employees, and everyone in between for years to come.

Description: A map of Downtown Belding was presented. Participants used sticky notes to share ideas and indicate areas of improvement within the downtown district. Writing “prompts” were included to help participants think about the practice of placemaking and how it relates to community development initiatives.

A copy of the results of this activity can be found in the appendix.

Activity 2: Priority Boards

Background: The DDA was established to maintain a lively, active, and economically healthy downtown area serving Belding residents and attracting regional visitors. Some of the DDA's goals are to: 1) Correct and prevent deterioration in business districts, 2) to encourage historic preservation; 3) to authorize acquisition and disposal of interests in real estate property; 4) to authorize the creation and implementation of development plans in the downtown; 5) to promote economic growth.

This activity included some of the top development priorities the DDA Board recognized as important for the downtown area. Participants ranked each priority (10) as being most important, very important, important, somewhat important, or least important. This priority board helped to establish long and short term goals that are recognized as being important as part of Belding's downtown development plan.

A copy of the results of this activity can be found in the appendix.

Activity 3: Penny Jars

Background: Participants were invited to “invest” ten pennies into the jars labeled with various downtown development initiatives. The penny jar activity helped to gauge community interest in varying development areas.

The results of the penny jars can be found in the appendix.

Community Input Survey

The survey is comprehensive and gathers demographic data of participants as well as information about downtown utilization and visiting tendencies and habits, redevelopment values, and information about how the community receives and responds to various marketing strategies.

Results from the community survey are included in this report.

Comment Card

At each Music in the Park event, comment cards were available to participants. Those interested were encouraged to fill out their contact information in order to be notified of future vents and opportunities to be involved in the planning process.

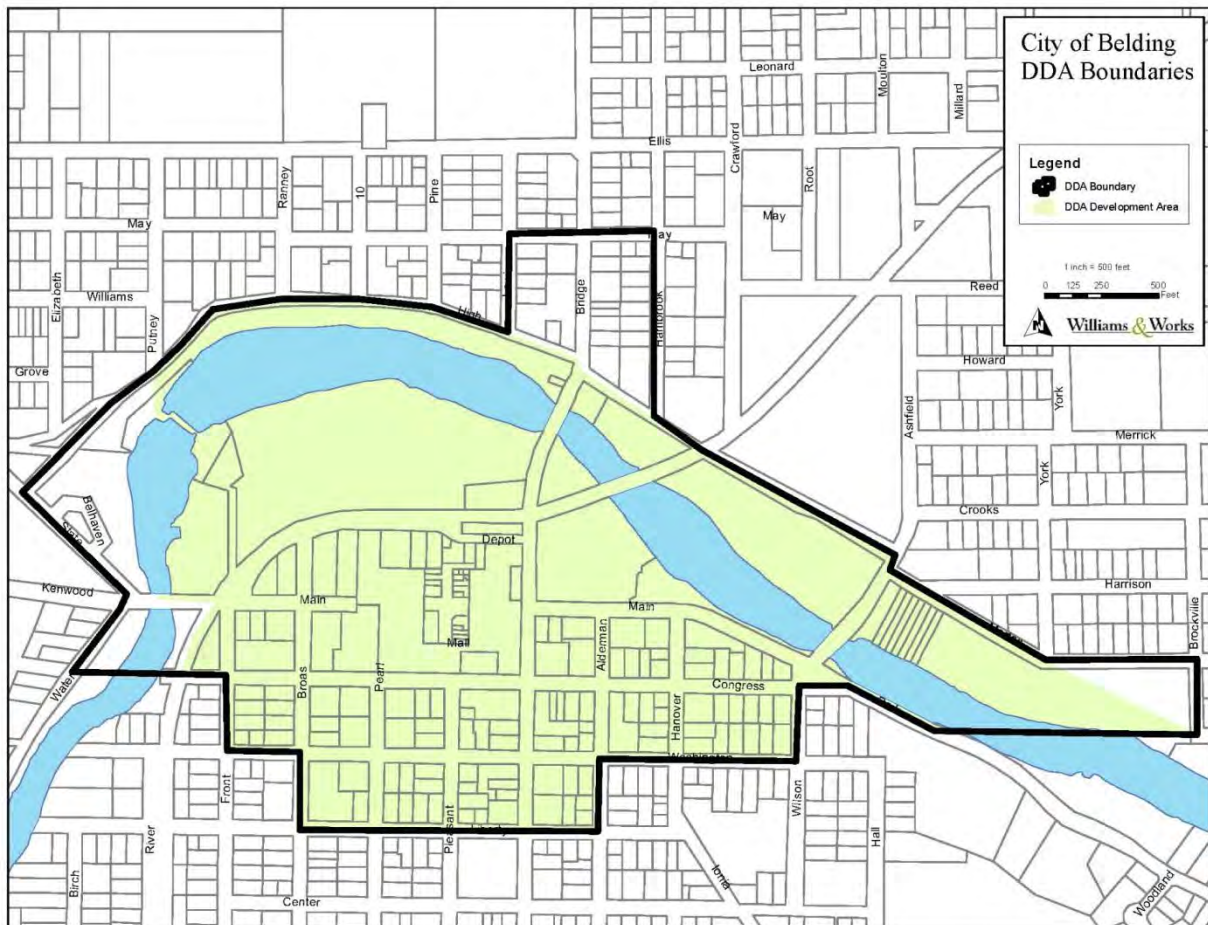
The notes from comment cards can be found in the appendix.

Key Results

These results are derived from the input opportunities described above. In analyzing the results, we distinguish between survey responses from the online version and the paper version. It is important to note that the demographic taking the survey varied greatly for each type of survey, and therefore it is important to analyze the answers from each of these surveys. We obtained no individual demographic information at the Music in the Park workshops.

It is important to note that these results represent the values, beliefs, and opinions of just a fraction of the individuals who live in Belding. The Music in the Park activities were available to all residents of Belding, and the survey was provided in both paper and online form in order to be accessible to as many people as possible.

For the purpose of our public input activities, we identified the area as Downtown Belding on the map below.



Survey Demographics

Paper Survey: 22 respondents/ 0.4% of Belding population

- Most frequent zipcode: 48809 (61%)
- 50% Female, 50% Male
- 68% were aged 51 or older. Most (41% reported being between the ages of 51 and 60).
- People with a household income of less than \$25,000 (27%) and between \$25,001 and \$40,000 (27%) make up the majority of respondents.
- 64% report being married
- 50% report living downtown, 50% report having once lived downtown but have since moved, and 1% report not living downtown
- The majority of respondents do not work downtown (95%). 1 respondent of 22 reported working downtown
- The majority (77%) of respondents do not own property or a business in the downtown area

Summary: Residents who took the paper survey differ from online survey participants in that an equal number of men and women took the survey. In general, these respondents were older, more likely to live downtown, and have a lower household income than those who took the online survey.

Online Survey: 106 respondents/ 1.8% of Belding population. Reopened: 188 respondents, 3.3% of Belding Population

- Most frequent zipcode: 48809 (95%)
48809 (168), 48865 (6), 48838 (4), 49341 (4), 48846 (1), 49418 (1), 49306 (1), 49331 (1)
- 62.5% female, 37.4% male
- The majority of respondents (41%) were between 35 to 44 years of age
- People with a household income between \$50,000 and \$74,999 make up the majority (31%) of the respondents.
- 69% report being married
- 36% report living downtown, 18% have lived downtown but have since moved, and 46% do not live downtown
- The majority of respondents (79%) do not own property or a business in the downtown area. 13% of respondents are downtown property owners, and 8% are downtown property and business owners.
- The majority of residents (73%) do not work downtown, 26% do.

Summary: Residents who took the online survey differ from paper survey participants in that more women than men took the survey. In general, these respondents were younger, more likely to have not lived downtown, and have a higher household income than those who took the paper survey.

Key Finding: How active is downtown Belding in its current state?

Livability

According to survey respondents, the majority of residents do not reside in Downtown Belding. 46% of online respondents and 50% of paper survey respondents reside outside of the general downtown area. 38% of online respondents and 50% of paper survey respondents live outside of the Downtown area. In addition, 18% of online survey respondents report living in Downtown Belding at one point, but have since moved. 1% of paper survey respondents report also moving from Downtown Belding.

Questions to consider:

- How many households are in the DDA boundary
- How many people live within the DDA boundary
- What is the median price of homes in this area
- The housing stock contains primarily single-family homes. What number are rented, owner-occupied, and/or vacant
- What is the household makeup of residents living within the DDA boundary

Implications: It is unclear whether or not there is a housing shortage in the immediate downtown area. It is clear that there is a lack of diversity in housing. Downtown Belding offers minimal multi-story dwelling units that offer dense living space for multiple families. While it is unclear what the median home price is at this time, it is clear that opportunities are limited for housing that offers a range of prices, square feet, density, and amenities.

Employment

One respondent out of 21 reported working downtown on the paper survey. Twenty percent of online survey respondents report working downtown, while 79% work elsewhere. It is evident that Downtown Belding is not an employment hub and the minimal commercial, industrial, and service based establishments offer jobs with limited opportunities for careers.

Twenty-five online survey respondents were downtown property owners, 10 reported being property owners and business owners, and 5 reported being business owners out of a pool of 188 respondents. 2 out of 22 paper survey respondents reported being downtown property owners.

Questions to consider:

- How many businesses are currently operating in the downtown area
- How many employees are working in the downtown area
- What is the total value in gross dollars of employment in downtown Belding

Implications: A lack of employment opportunities inhibits economic growth. It means that Belding residents contribute their incomes to economic stability in other communities. It means that Belding residents are faced with greater work commutes, and it means that commuting adults are more likely to spend money in communities other than Belding.

Vising Downtown Belding

The majority (40%) of respondents on the paper survey report that their visits to Downtown Belding were infrequent. 9% of respondents report spending 1-2 hours downtown per week, while 27% report spending 3-4 hours downtown per week. 18% of respondents also report spending 5+ hours downtown per week.

Respondents from the paper survey reported that they are most likely to go downtown either before 11:00AM in the morning (29%) or from 4:00 – 8:00 PM in the evening (33%). Sixty-three percent of paper survey respondents report shopping downtown 1-2 times per week.

The majority (52%) of online survey responses indicated that they go downtown between the hours of 4:00 – 8:00 PM. The majority (52%) of respondents from the online survey go shopping downtown 1-2 times per week.

Respondents were likely to patronize a few different types of establishments when shopping downtown or running errands. The most popular places for people to shop or visit when they went downtown were food and beverage establishments (18%: paper survey, 88%: online survey); banking and investment (17%: paper, 49%: online); and automotive and fuel (17% paper: 32% online). The library was a popular place for online survey respondents to visit (43%).

According to the online survey, the most frequented downtown event is the Labor Day celebration. 117 respondents (63%) reported going to this community event 5 times or more over the past five years. Most respondents have never been to some of Downtown Belding's more popular events or attractions. Similarly, of the 22 paper survey respondents, most report never going downtown for special events or community attractions, yet some had been to the Labor Day each year for the past five years.

Below is a chart showing the frequency respondents (online) come downtown for activities in the past year or five years for annual events.

	Never	Once	Twice	Three times	Four times	Five times or more	Total
Belrockton Museum	34.78% 64	32.07% 59	15.76% 29	5.43% 10	3.80% 7	8.15% 15	184
Music in the Park	66.48% 119	13.97% 25	7.82% 14	4.47% 8	4.47% 8	2.79% 5	179
Gus Macker Tournament (Past five years)	33.33% 60	15.00% 27	12.78% 23	12.22% 22	6.11% 11	20.56% 37	180
Annual Belding Homecoming (Past five years)	31.43% 55	12.57% 22	10.29% 18	8.57% 15	5.14% 9	32.00% 56	175
Library Activities	41.01% 73	16.85% 30	10.67% 19	5.62% 10	4.49% 8	21.35% 38	178
Labor Day Celebration (Past five years)	6.52% 12	4.35% 8	7.61% 14	8.15% 15	9.78% 18	63.59% 117	184

When asked the question: “How do you find out about downtown happenings? (Check all that apply)” participants responded:

Online Survey

City Newsletter	33%
Local Newspaper	36%
Television	3.3%
City Website	16%
Word of Mouth	76%
Social Media Sites	50%
Signage	33%
Downtown Guide/Calendar	8%
Posters	16%

Paper Survey

City Newsletter	14%
Local Newspaper	14%
Television	1%
City Website	5%
Word of Mouth	28%
Social Media Sites	6%
Signage	9%
Downtown Guide/Calendar	9%
Posters	8%
School Newsletter	1%
Chamber of Commerce	1%

When asked the question: “What do you think would make Downtown Belding a more desirable place to live, work, or visit? (Check all that apply)” survey respondents listed the following desires:

More retail shops	84% 149
More restaurants	77% 137
More night life	52% 53
More housing	15% 18
More people	25% 27
More public spaces	27% 29
More green space and parks	24% 17

When asked the question: What is the likelihood that you would patronize this type of business?
 Online survey respondents reported:

	High Priority	Moderate Priority	Low Priority	Total Respondents	Paper Survey (High Priority Only, out of 22 respondents)
Restaurant	66.85% 123	31.52% 58	1.63% 3	184	72% 16
Book/music shop	30.56% 55	42.78% 77	26.67% 48	180	
Grocer	65.57% 120	21.31% 39	13.11% 24	183	72% 16
Craft and Hobbies	27.22% 49	51.11% 92	21.67% 39	180	
DVD or video game/rental store	17.32% 31	31.84% 57	50.84% 91	179	
Coffee House	29.28% 53	39.23% 71	31.49% 57	181	
Gifts and Novelties	19.44% 35	47.22% 85	33.33% 60	180	
Computers and Computer software	11.86% 21	37.85% 67	50.28% 89	177	
Antiques and Collectibles	18.89% 34	33.89% 61	47.22% 85	180	
Radio, TV, and Consumer electronics	14.69% 26	36.16% 64	49.15% 87	177	
Furniture and Home Furnishings	13.74% 25	41.76% 76	44.51% 81	182	
Physical Fitness Facilities	30.22% 55	37.36% 68	32.42% 59	182	
Laundry and Dry Cleaning	8.29% 15	30.94% 56	60.77% 110	181	
Mailing and/or Printing Service	13.89% 25	44.44% 80	41.67% 75	180	
Clothing Retailer	37.16% 68	40.44% 74	22.40% 41	183	36% 8

Implications: From the survey we can infer that the reason more people aren't going downtown is because they are not attracted to the current offerings available, or are not able to utilize services they are looking for. Most people are likely to patronize businesses downtown after work, and in the evening. This means that people might be more likely to go downtown for leisure activities rather than "business" or "errands" that are available between 9 and 5. When asked what would make downtown Belding a more desirable place to live, work, and visit, participants overwhelmingly responded with a desire for more retail, restaurants, and nightlife. In addition, restaurants, a grocery store, and a clothing retailer were the most popular choices for establishments that respondents from each survey would be most likely to visit.

It is clear that Belding residents are likely to patronize yearly events such as the Annual Belding Homecoming and Labor Day Celebration, while not as likely to visit mainstay attractions such as the Belrockton Museum and Library.

Word of mouth continues to be the most important way for Belding residents to share community news and events. Those who took the paper survey indicated a stronger preference to get their community news via a newsletter or community newspaper, while those who took the online survey indicated that they get their news from social media and printed source such as a newsletter, signage, or posters.

As Belding seeks to invest in community development initiatives that increase activity downtown, it will be important to consider a multiple tiered approach of exploring varied and diverse housing options, increasing retail and commercial space, and drawing more people downtown for community events and attractions to support business.

Key Finding: Where should Downtown Belding focus investment?

To answer this question, we make a comparative analysis of the penny jar activity, priority board activity, and results from both the paper version and online version of the community opinion survey.

According to the priority board presented at the stakeholder meeting and Music in the Park events, the most important priorities for the downtown should be the following goals, which are based off of the DDAs original goals to:

- Improve land and construct, reconstruct, rehab, restore and preserve, equip, improve, maintain, repair, and operate any building
- Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate
- Create, operate, and fund retail business incubators in the Downtown District
- Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District

Greatest overall support was demonstrated for the option to “Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District” and “Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate”.

PRIORITIES BOARD RESULTS: <i>Most important priorities (based on count from “Most Important Column”</i>
Improve land and construct, reconstruct, rehab, restore and preserve, equip, improve, maintain, repair, and operate any building
Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate
Create, operate, and fund retail business incubators in the Downtown District
Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District

PRIORITIES BOARD RESULTS: <i>Least favorable (based on count from “Not Important” column)</i>
Contract for broadband service and wireless technology service in the downtown district

Where should downtown investment lie? Continued

PRIORITIES BOARD RESULTS: <i>Most Favorable (Based on count from "Important" column)</i>
Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate
Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District

Results from the penny jar indicate that participants living in Belding are most interested in seeing investment in the following:

PENNY JAR RESULTS: <i>In order of greatest investment</i>	Count	Percent
Repurpose and redevelop covered mall	47	20%
Fund new community-wide events and activities	29	12%
Create, fund, and operate marketing initiatives to attract new business	28	11%
Construct new retail business developments	28	11%
Preserve or restore existing facilities	27	11%
Creation of Public Facilities	23	10%
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	16	6%
Invest in streetscaping and landscaping improvements	13	5%
Create, operate, and fund a loan program for building improvements	12	5%
Develop additional housing in and near the downtown area	9	3%
Implement downtown signage and business wayfinding directory	7	3%
Acquire or purchase additional property in the downtown area	5	2%
Total	241	

Results from the paper survey indicate that the following are the most important:

- Recruit businesses and expand a variety of shopping, dining, entertainment options
- Stage additional events in the downtown area
- Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation
- Restore and preserve the downtown's historic buildings and landmarks

Results from the online survey indicate that the following are the most important:

- Recruit businesses and expand a variety of shopping, dining, entertainment options (93% of voters selected this option)
- Acquire and redevelop underutilized property in the downtown (60% of all voters selected this option)
- Establishing a year-round farmer's market (60% of all voters selected this option)
- Creating pedestrian pathways that link the riverfront and rail trail to other area downtown locations

PAPER SURVEY RESULTS: Highest Priority			
What level of value, importance, or priority would you place on downtown redevelopment and revitalization efforts to:	High	Moderate	Low
Recruit businesses and expand a variety of shopping, dining, entertainment options	17	3	0
Stage additional events in the downtown area	12	10	0
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	12	5	4
Restore and preserve the downtown's historic buildings and landmarks	12	5	4
Implement downtown signage and business wayfinding directory	2	13	5
Establishing a year round Farmers Market in downtown Belding	9	12	0
Creating pedestrian pathways that link the riverfront and rail trail to other areas downtown	9	12	1
Creating bike paths throughout the center of downtown	6	9	6

PAPER SURVEY RESULTS: Lowest Priority			
What level of value, importance, or priority would you place on downtown redevelopment and revitalization efforts to:	High	Moderate	Low
Rebuild existing parking lots in downtown area	2	5	12
Installation of public art works throughout the downtown	4	6	9
Development of an off-leash dog park	4	7	11

ONLINE SURVEY RESULTS: Highest Priority			
What level of value, importance, or priority would you place on downtown redevelopment and revitalization efforts to:	High	Moderate	Low
Recruit businesses and expand a variety of shopping, dining, entertainment options	88%	10%	1%
Acquire and redevelop underutilized property in the downtown	60%	30%	10%
Establishing a year-round farmer's market	52%	37%	11%
Creating pedestrian pathways that link the riverfront and rail trail to other area downtown locations	50%	38%	8%

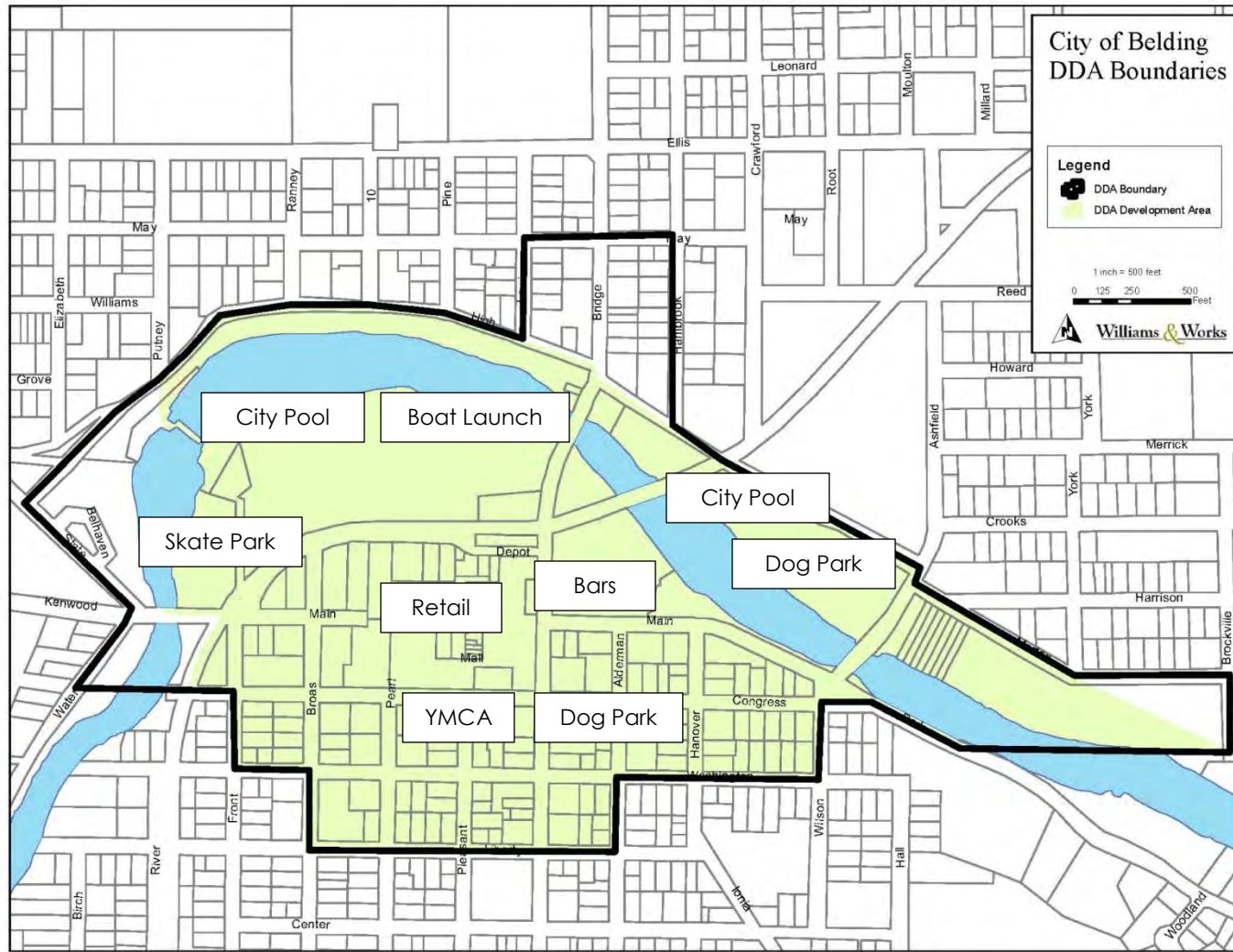
ONLINE SURVEY RESULTS: Lowest Priority			
What level of value, importance, or priority would you place on downtown redevelopment and revitalization efforts to:	High	Moderate	Low
Develop additional housing in and near the downtown area	13%	38%	49%
Rebuild and improve existing parking lots downtown	20%	39%	41%
Development of an off-leash dog park	19%	33%	47%

Implications: There are a range of investment opportunities that are important to Belding residents. Ranking high are initiatives that “work with what we've got”. These include the high priority that is placed on the desire to “Improve land and construct, reconstruct, rehab, restore and preserve, equip, improve, maintain, repair, and operate any building” as well as “Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate”. Other favorable options include to “Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District”. Repurposing and redeveloping the covered mall was the most important investment to those participating in the penny jar activity. Restoring and preserving the downtown's historic buildings and landmarks is of equal importance.

While the desire to utilize existing spaces, buildings, and structures for infill development offers significant opportunities, there is also a strong desire for non-structural investment including measures to recruit businesses and expand a variety of shopping, dining, entertainment option, stage additional events in the downtown area, and enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation.

It appears most residents are not interested in nor believe that specific initiatives such as development of an off-leash dog park or installation of public artworks are important.

Key Finding: What place based opportunities exist?



Other ideas:

- Turn the Basket Factory into a microbrewery
- Add garbage containers downtown
- Add drinking fountains on the sidewalks
- Skating rink
- Movie theater
- Video arcade
- Bridal shop at the mall
- Shoe store in mall
- Play area for toddlers under age 5
- Improvements to pedestrian bridge by dam

APPENDIX

Activity 2: DDA Priority Board

DDA PRIORITIES

The Downtown Development Authority was established to maintain a lively, active, and economically healthy downtown area serving Belding residents and attracting regional visitors.

Some of the DDA goals are to:

- 1) To correct and prevent deterioration in business districts
- 2) To encourage historic preservation
- 3) To authorize the acquisition and disposal of interests in real and personal property
- 4) To authorize the creation and implementation of development plans in the downtown
- 5) To promote economic growth



2 USE STICKERS TO INDICATE WHICH PRIORITIES ARE MEANINGFUL TO YOU AS PART OF THE CITY OF BELDING DOWNTOWN DEVELOPMENT PLAN



	MOST IMPORTANT	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	LEAST IMPORTANT
Creation of public facilities possibly including a plaza, pedestrian mall, park, parking facility, recreational facility, etc.	6	6	2	3	
Create, operate, and fund retail business incubators in the Downtown District	6	6	4	1	
Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multi-family dwelling unit which may be necessary or appropriate and aids in the economic growth of the Downtown District	6	3	9	1	1
Plan, propose, and implement an improvement to a public facility within the development area to comply with barrier free design requirements	2	2	2	3	1
Acquire by purchase or otherwise real or personal property which the Authority determines is reasonable and necessary to achieve the purposes of this act.	3	3	2		
Improve land and construct, reconstruct, rehab, restore and preserve, equip, improve, maintain, repair, and operate any building	8	5	3		
Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the Downtown District	6	6			
Contract for broadband service and wireless technology service in the downtown district.	4	4	4		4
Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease; Interest rates may be at or below market rate		7	8	2	

Activity 3. Penny Jar Capture

June 24

	Count
Repurpose and redevelop covered mall	8
Creation of Public Facilities	3
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	10
Construct new retail business developments	3
Acquire or purchase additional property in the downtown area	3
Preserve or restore existing facilities	7
Create, fund, and operate marketing initiatives to attract new business	5
Fund new community-wide events and activities	6
Invest in streetscaping and landscaping improvements	0
Create, operate, and fund a loan program for building improvements	7
Develop additional housing in and near the downtown area	6
Implement downtown signage and business wayfinding directory	3
Total	58

July 10

	Count
Repurpose and redevelop covered mall	10
Creation of Public Facilities	7
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	0
Construct new retail business developments	3
Acquire or purchase additional property in the downtown area	0
Preserve or restore existing facilities	6
Create, fund, and operate marketing initiatives to attract new business	4
Fund new community-wide events and activities	7
Invest in streetscaping and landscaping improvements	0
Create, operate, and fund a loan program for building improvements	3
Develop additional housing in and near the downtown area	0
Implement downtown signage and business wayfinding directory	0
Total	40

Penny Jar Capture Continued

July 17

	Count
Repurpose and redevelop covered mall	16
Creation of Public Facilities	2
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	3
Construct new retail business developments	10
Acquire or purchase additional property in the downtown area	1
Preserve or restore existing facilities	6
Create, fund, and operate marketing initiatives to attract new business	8
Fund new community-wide events and activities	7
Invest in streetscaping and landscaping improvements	7
Create, operate, and fund a loan program for building improvements	1
Develop additional housing in and near the downtown area	2
Implement downtown signage and business wayfinding directory	3
Total	66

July 24

	Count
Repurpose and redevelop covered mall	4
Creation of Public Facilities	2
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	1
Construct new retail business developments	5
Acquire or purchase additional property in the downtown area	1
Preserve or restore existing facilities	2
Create, fund, and operate marketing initiatives to attract new business	7
Fund new community-wide events and activities	2
Invest in streetscaping and landscaping improvements	4
Create, operate, and fund a loan program for building improvements	0
Develop additional housing in and near the downtown area	0
Implement downtown signage and business wayfinding directory	0
Total	28

July 31

	Count
Repurpose and redevelop covered mall	9
Creation of Public Facilities	9
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	2
Construct new retail business developments	7
Acquire or purchase additional property in the downtown area	0
Preserve or restore existing facilities	6
Create, fund, and operate marketing initiatives to attract new business	4
Fund new community-wide events and activities	7
Invest in streetscaping and landscaping improvements	2
Create, operate, and fund a loan program for building improvements	1
Develop additional housing in and near the downtown area	1
Implement downtown signage and business wayfinding directory	1
Total	49

Total Results

	Count
Repurpose and redevelop covered mall	47
Creation of Public Facilities	23
Enhance pedestrian access by improving sidewalks, crosswalks, and traffic circulation	16
Construct new retail business developments	28
Acquire or purchase additional property in the downtown area	5
Preserve or restore existing facilities	27
Create, fund, and operate marketing initiatives to attract new business	28
Fund new community-wide events and activities	29
Invest in streetscaping and landscaping improvements	13
Create, operate, and fund a loan program for building improvements	12
Develop additional housing in and near the downtown area	9
Implement downtown signage and business wayfinding directory	7
Total	241

Online survey comments

I'm glad to see Officer Jason Cooper is back. In my opinion he is the only one who isn't afraid to do his job!!

9/11/2014 4:42 PM

Office supply store is needed.

9/11/2014 1:14 PM

The mall is an almost empty eye sore. It feels like it's in the way between Leppinks/Vogues and Main Street with the Post Office, Library and Belrockton. The fenced in field next to the library is another eye sore. I love what has happened with the Belrockton and the Veteran's wall/park by the Depot. The skate park is another nice addition, and the trail is fabulous.

9/9/2014 9:50 AM

Adding a Meijer and/or Wal-Mart would help the city of Belding in many ways.

9/7/2014 9:35 AM

There is nothing for young people to do in this town, And the Mall is a joke no one shops there its old and boring, The city of Belding should get a state grant and tear it down its a waste of downtown space the city could even leave Rite Aid and Family Dollar as is and just tear the rest of the mall down and build a new shopping center via strip mall style.

9/7/2014 3:46 AM

It is the city government body that blocks the growth in Belding. Businesses are discouraged from coming to this town. Change begins at the leadership level, not by having more parks or businesses.

9/6/2014 11:49 AM

Fix the roads it ruined our car

9/5/2014 5:27 PM

Seriously need to recruit new business, been lacking for several years.

9/5/2014 3:02 PM

I don't live in town, was born and raised elsewhere. But Belding seems to have an unsavory reputation, among the nearby suburbs, as redneckish, lowclass, brawlers. Yet there are many many upstanding folks in town, who really love their community. I hope the bike path, new business and new open spaces with attention to the ecology of the river start a new conversation about the people of Belding. One that they deserve, as there are many positives...schools, library, parks, The B foundation, etc...

9/4/2014 3:53 PM

More restaurant choices like kfc or taco bell or little cleansers, pizza hut.

9/4/2014 2:03 PM

I think the city needs to figure out how to attract younger and/or higher-income residents, then the retail businesses will follow. One way to do this is to focus on attracting businesses in general - employees will spend money in town at lunch, before and after work, etc. Maybe they even move here. It would be nice to see more positive news about Belding. Also, maybe there is a way to attract people to the community through arts, music, etc. For example, how did Lowell get to have comedy events tied into the Comedy Festival in GR? Can Belding tie into events like that or ArtPrize? In general, I hope the negativity about the city government goes away. Neither "side" came away looking good this spring and summer.

9/4/2014 1:48 PM

I think this survey is a step in the right direction for the City of Belding.

9/4/2014 12:55 PM

I grew up in a big city with plenty of choices to do things. I find many good things living in a small town but it lacks things for young people. I hear all the old stories about dances, pot lucks, etc... My kids have not had much here in recent years. The kids 'walk around' or 'go to Wesco' for something to do. A mini golf course, dog park, community pool, bowling alley, movie theatre, sports facility, paint ball course, or many other ideas to give young people someplace to go and something to do would be great! If we are going to invest in our future, I believe the young people of this town need more opportunities to build experiences and relationships with each other should be a priority.

9/4/2014 11:53 AM

I think it is important going forward to have a plan on what to do with the mall.

9/4/2014 11:38 AM

Downtown feels outdated but not historical

9/4/2014 11:30 AM

Destroy the Mall!!!

9/4/2014 9:31 AM

The City needs to get their heads on straight. If the city manager had her way, she will DESTROY this town. What manager would operate a city on 4 days a week? And what council would approve? And the FACT, she doesn't LIVE in Belding.

9/4/2014 9:27 AM

I love Belding and would help in anyway possible to improve the downtown environment.

9/4/2014 9:04 AM

I just moved here in Feb. 2014, and i've learned sports & any kind of event is facebook (who you know) or word of mouth. Frankly, I think this is a poor way to handle it. I wish I had the extra time to approach the town and try and help come up with better methods of informing the town of events and youth sports! Where we moved from there was either a parks and recreation which was a one place stop to learn all about youth sports. Or even chamber or commerce. I've checked Beldings chamber of commerce calander looking for events. They weren't there.

9/4/2014 8:54 AM

In order to attract people to live and work in the downtown area long term, I believe an emphasis needs to be put on cleaning up run-down areas/properties that people coming into town have to drive past. Create more curb appeal (addtl streetscape projects, demo structures as needed). For longevity of Belding, city should cater more to middle income families and not lower income housing projects (what you create is what you get - high pct of rental properties w/low income levels with little expendable income to spend in the downtown area). Make it a place to be proud of to live, work, and shop!

9/4/2014 8:53 AM

There is so much wasted space all over town. Old downtown should have never been torn-down, and the clock-tower itself should have been saved (not the entire building). The grass surrounded by a 10' fence is a ridiculous looking eyesore, which isn't much better than the old vacant mill. We need to start competing retail-wise with Greenville...they are taking so much money out of our community. If we could get some shops in town that Greenville does not currently have, we could begin to take business from that area and draw people to Belding and also create jobs right here. I'm sure that an outdoor supply (hunting, fishing, trapping, etc) they could also rent canoes/kayaks/tubes for flat river trips this would be a big money maker in the summertime. I live just north of the downtown belding line, and drive my kids through town many, many times each day. I HATE having to drive to Greenville for the majority of my needs. I do my major grocery trips at Meijer and the small "fill-in" trips at Leppinks just because they are so much more expensive and their selection is not as vast obviously. Another idea is a bike/scooter/skateboard shop near the skate park that would offer parts/supplies/repair services as well as protective gear and clothing lines that compliment those that use the skate park. It's going to take a lot of money to make a lot of money, but our town needs to come back to life like it was in the sixties.

9/4/2014 8:49 AM

City council and manager make us not want to be in this town, that and the massive amounts of money spent against electrolux was a waste.

9/4/2014 8:31 AM

The city and schools need to work on maintaining what they have. It is very sad to look at the way things have been let go. I also think a "Clean the City Day" would be a day to get people out to volunteer. We also need to find ways to help those that are struggling to maintain their property. Maybe churches or contractors would be willing to volunteer. I would also think that NHS, JNHS and FFA would all be groups that could be involved in volunteer to help maintain things at our schools and city.

9/4/2014 8:28 AM

I would like to see the city be more receptive to new businesses by giving incentives to bring them into the city. Word about town is that Belding is one of the most difficult places to bring a new business.... The city government could be more people friendly...the general consensus is that the city is "unapproachable" and set in their ways. They are not progressive which does not appeal to younger, educated families. We need to bring Belding "up" from where it is known as a "lower economic/ government subsidized town full of non-working people living in low income housing". There are a lot of good people here that would love to see this city grow and develop but I believe this is the way most outsiders view the City of Belding
9/4/2014 8:18 AM

The skate park was a huge mistake !!!
9/4/2014 8:16 AM

I would like to see some statues of prominent historical Belding figures on the bike path, or downtown in the parks...people like the Belding family, the Broas family, Chief Cobmoosa or other local Native Americans, or statues celebrating the rich lumber history of the area...just a thought.
9/4/2014 8:13 AM

We are new to the area. What a great city with lots of potential! I would like to see the downtown area utilize the beautiful river frontage by putting businesses closer to it so that restaurants could have some nice views with decks overlooking the river...etc. The parks are nice too but I think there are other areas for the parks also like next to the library and east of downtown by where the music in the park is. There is so much under-used land on the north side. Would be nice to see that get developed into something nice and useful as well. The new trail through the city is fabulous! I would really like to see the factory clean up around it's property. The building from the outside looks very clean and presentable and I commend them on that however the property around it is not so good. Especially to the south by the river in the fenced in area. If it's contaminated then let's get it cleaned up and begin to utilize it. Just across the river from there next to the gorgeous library (east side) the sidewalk is starting to fall towards the river. That all needs to be corrected soon I would think. I think if we can get some sort of business like Lowes, Menards, Home Depot...etc, to move in the surrounding area, that may draw in people too. What about a Silk City Festival sometime in the summer? Carnival, parade, events...etc. Something to draw in some money for the city and business owners. Thank you.
8/15/2014 4:09 PM

I wish the Dam was beautified like the one in Rockford. I would like to see Belding try to emulate some of the features that Rockford has, however, I know that Rockford has both a higher tax base to work from as well as the residence have higher incomes. Unless Belding is eligible for a grant or assistance of some sort, I think that Belding will struggle thru this process. Also, even though I enjoy attending the Music in the Park, the crowd lacks participation in the music. The last band, vertical bridge, quit early because no one was dancing and the crowd is still small. It needs better bands and better crowds, like how Lowell has their Music by the riverboat. We can learn from successful surrounding communities.
7/28/2014 7:19 PM

The city council is innovative and has good ideas, but they need to take community feedback into better consideration, including reaching out to the areas surrounding Belding, because we need to draw those people IN, not keep giving reasons to shove our own residents OUT into Greenville, Ionia and the fringe of Grand Rapids / Rockford, to do business.

7/16/2014 7:43 AM

No

7/10/2014 4:24 PM

Belding has all of the right parts to be a great place to live, but the city lacks vitality in its retail and industry. We don't need any more green space or plantings, we need income-and job-generating business.

7/10/2014 4:57 AM

Police department monies being accounted for

7/9/2014 11:23 PM

see above

7/9/2014 10:03 PM

A dog park would be awesome along with a bigger field downtown with trees and benches and grassy hills.

7/9/2014 9:34 PM

Belding needs a movie theatre and a better down town shopping center tear down the mall and rebuild main street with new shops and restaraunts

7/5/2014 12:52 AM

Give us main st. Back.

6/27/2014 2:02 PM

My mine concern is the ability of Meg mullendore to properly represent the city of Belding. I truly think she gives Belding a bad reputation!

6/27/2014 1:30 PM

I think the city should put the four way stop back after the Main Street bridge is done. Too dangerous without it.

6/27/2014 11:27 AM

Promote local businesses more. Instead of allowing failing business after failing business. Help these businesses promote their product. Do more research before allowing another pizza place to come in and close their doors within a few months.

6/26/2014 10:33 AM

I cannot remember the last time a new business made it in town. The same comments are heard that the city is not easy to work with.
6/26/2014 10:00 AM

City needs to be more supportive of already established businesses.
6/24/2014 11:07 PM

I think the buildings near subway and them all should be utilized!
6/24/2014 10:07 PM

Bring new business in. Create more jobs.
6/24/2014 9:10 PM

I really think that this town is a nice place to live, but it has went downhill a little do to economic factors outside of anyone's control. I do think that the new bike/walking trail will definitely help too and perhaps help to bring in some new types of businesses. We could use that. Thanks for listening.
6/24/2014 9:00 PM

This town has done more to run off businesses than any place I have ever seen. There is zero industry for jobs here and lots of vacant buildings with weeds growing up in their parking lots. The businesses that do come here, seem to come here to die. We NEED to do more to support real industry that provides wages people can actually raise a family on!
6/24/2014 6:59 PM

Leadership is the problem with our community, not additional parks. We have plenty and are diversified in how they are used. Just no leadership in marketing our community properly.
6/24/2014 5:45 PM

The city and DDA needs to understand their bread and butter tax dollars come from business and industry. More co-operation less dumb regulations.
6/24/2014 1:13 PM

Give us odd even parking in the winter cause no like u plow side streets till it's over 6 inches deep
6/24/2014 12:55 PM

Not sure if the people that run the city have the right attitude and insight to make any changes for the future of this town, the infrastructure is a mess, I'm sure money is a issue there, but if your going to fix or patch a road, do it right would be one example.
6/24/2014 12:24 PM

I LOVE Belding and so does my kids..It would be really nice if the stores in the mall were filled in..

6/24/2014 12:15 PM

Our downtown looks abandon and a unkept....if our houses and lawns have to go by code downtown should have to follow the same

6/24/2014 12:14 PM

Belding is a wonderful place to raise a family....the city and schools are fantastic! We need to focus on the positive and remember there are a lot of people in this community....it's not the small group that is making all the noise that feel they are representing the community. They are just a small portion of it! Thank you to the city officials, the council, and the school district for all you do!!!!

6/24/2014 12:02 PM

I currently do not do much business in Belding because it is cheaper to go outside of Belding to get what I need. If housing is developed, it needs to be quality housing not low income.

6/24/2014 11:52 AM

Do SOMETHING about that mall!

6/24/2014 11:44 AM

Update park equipment, ADD swings other than at school playgrounds, clean up bathrooms/pavilion facilities in parks, have more places to eat (not all bars)

6/24/2014 11:40 AM

Why does it matter what I make a year? And why does it matter if I am married or not?

6/24/2014 11:31 AM

I believe restoring main street is vital to redevelopment.

6/24/2014 11:29 AM

Online survey contact information

andrewpickel@gmail.com
jstrob60@gmail.com
Amber Rood Ambermarierood@gmail.com
Jason.chrisman.stylist@gmail.com
Quinnmeade@meltrotter.org
mcgowanj@beldingbros.com
Zimcor@comcast.net
Bruce.meyers@amway.com
jon_bunce@yahoo.com
Aslayton@rocketmail.com
awallin78@yahoo.com
tamramayle@att.net
kyle.kohn@gmail.com
rsbrownell@att.net
shortage@gmail.com
Miccrumback23@gmail.com
Gregoryboire@gmail.com
zx456@yahoo.com
jlucas0730@gmail.com
Craig@natures-needs.com
Skamradt0105@gmail.com
kathy37_1@yahoo.com
lelton1@yahoo.com
doughblocher@gmail.com
Peters.six@att.net
joanakaylene@gmail.com
220attitudes@gmail.com
swade525@aol.com
Brendavelding@gmail.com

Comment cards and contact information

Dan Mitchell
First Bank
9344 W. Belding
Belding, MI 48809
(616) 527-7754
dmitchell@firstbankmi.com

Robert A. Brown
759 Jay
Belding, MI 48809
(616) 755-2796
sales@refurniture.biz

Mariana Arellano
302 E. Cofhen
Greenville, MI 48838
(989) 400-1651
ms.mariana213@gmail.com

Wendy Rode
State Farm Claims
DDA Board Member
Wife/Mother/Sister/Friend
wendy.ode.jyrw@statefarm.com

Deb Jones
302 E. Main Street
Belding, MI 48809
(616) 794-1450
beldrj@11coop.org

Corey VanSuilichem
438 Woodland
Belding, MI 48809
(616) 643-3270

William Guipn
703 Morton Ave.

Ernie Thomas
847 E. State Street
Belding, MI 48809
(616) 260-2319

Try to figure out how to get the residents of the city to try to get along. Not to be so vindictive towards the city, its employees and their fellow neighbors.

L. Jess Harwood Jr.
5105 Bartonville Rd.
Belding, MI
(616) 794-3221
jessharwood@sbcglobal.net

- Restore historic bld. sites
- get rid of the mall, office bld. (eye soar)
- More activities like music in the park
- More celebrations on labor day

Karen Snyder
910 Alderman
Belding, MI
(616) 794-4075
kickonroute66@charter.net

I might be interested in serving on the Dev. Area Citizens Council. I'm glad that changes are on the way. We have been needing new businesses for a long time. It would be nice to be able to get everything I want or need, right here in Belding instead of running to Greenville or Grand Rapids. I would love to see a place to buy material and crafts & books in at a reasonable price. Having a Taco Bell here would be great, too. Having waste containers on some downtown streets, would make it easier for walkers to help keep Belding cleaner (like on Bridge St, near park (or lot), on Main st, by library and by Vogues). I was hoping that the Basket factory could be purchased to be on the Historical site, maybe renovated to put shops or antiques in there – I was hope for this for the silk mill!

- 1950's Type Diner or Restaurant, like Sonic or Steak & Shake.
- Building a couple of blocks of two-story buildings like there used to be.
- Have city buy either Leppink's lot that's for sale or the lot by O'Reilly's for a drive-in movie theatre.
- Arcade games in a store building.

Joan Strickling
701 Kenwood Ave, Apt 28
Belding, MI 48807
(616) 794-9711

1. December 1 – End Christmas music 2-8 pm
2. The corner of Ellis + Demarest has a blind spot turning west of the Demarest needs to be lower or cleaned off.
3. Need a clock + temperature on the corner.

David Mackinnon
615 W Ellis Rd
(616) 302-5605

How about a summer lawn chair film festival? Lot of cities have them. Brings families out to frequent other merchants. Could provide free popcorn & have a classic car or motorcycle show also. Need more retailers!! There is not decent shopping here. Have to go into Greenville for everything. Not much fast food choice either. How about a kids splash park next to the skate park.

No name or address

- Paddle/Peddle shop – take advantage of river (kayak shop) and pathway (bike shop) fishing tackle, etc.
- Biathlon/triathlon also to take advantage of river & trails.

No name or address

Make mall – more friendly. Like it use to be. More clothing stores & shoes & craft. And a town pool, for the kids + for adults.

No name or address

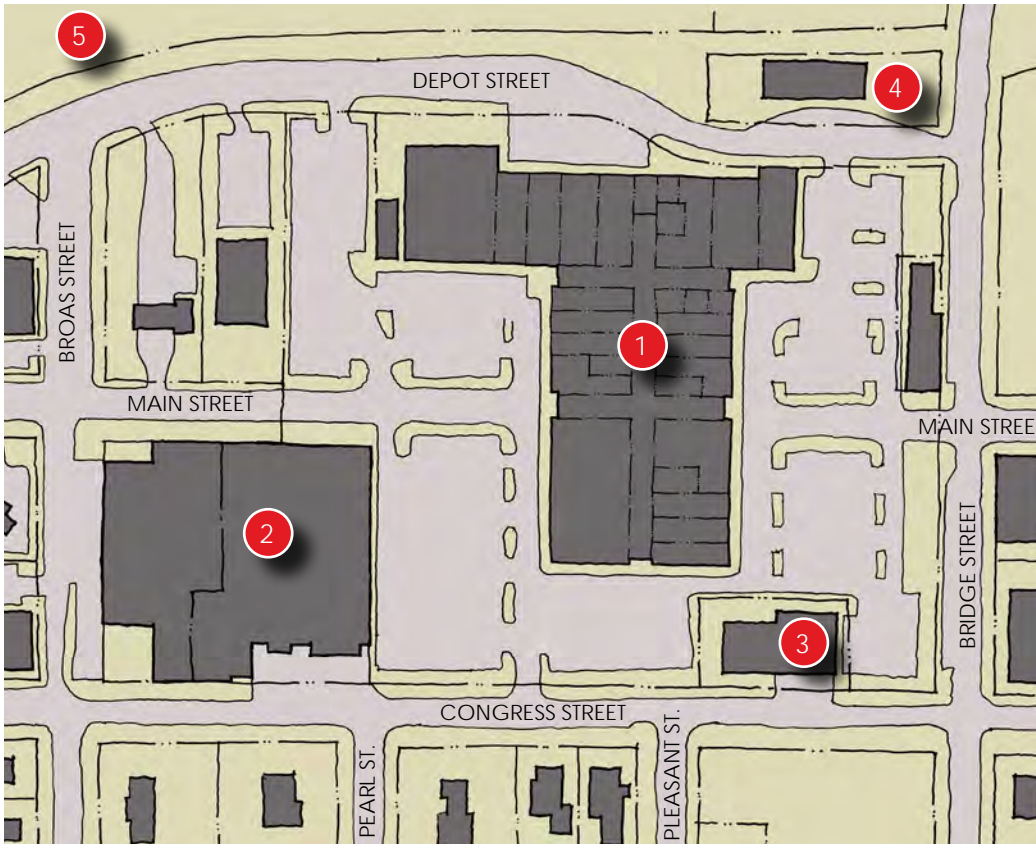
Emphasize Ag Arts: Festivals, Displays, Events
Harvest Festival
Birds Berrys
Paulson's
2 Seasons
Nature's Needs

Mall: Culinary Arts – BBA, Chinese, Thai, Mexican, German, etc. (family)
Canning, Preserves (sr.)
Quilting, Sewing (sr.)
Petting zoo? (kids)
Farm Museum? (sr.)

Riverfront: dock / fishing platform / deck / portage for kayakers, canoers, handicap river access at Central Riverside

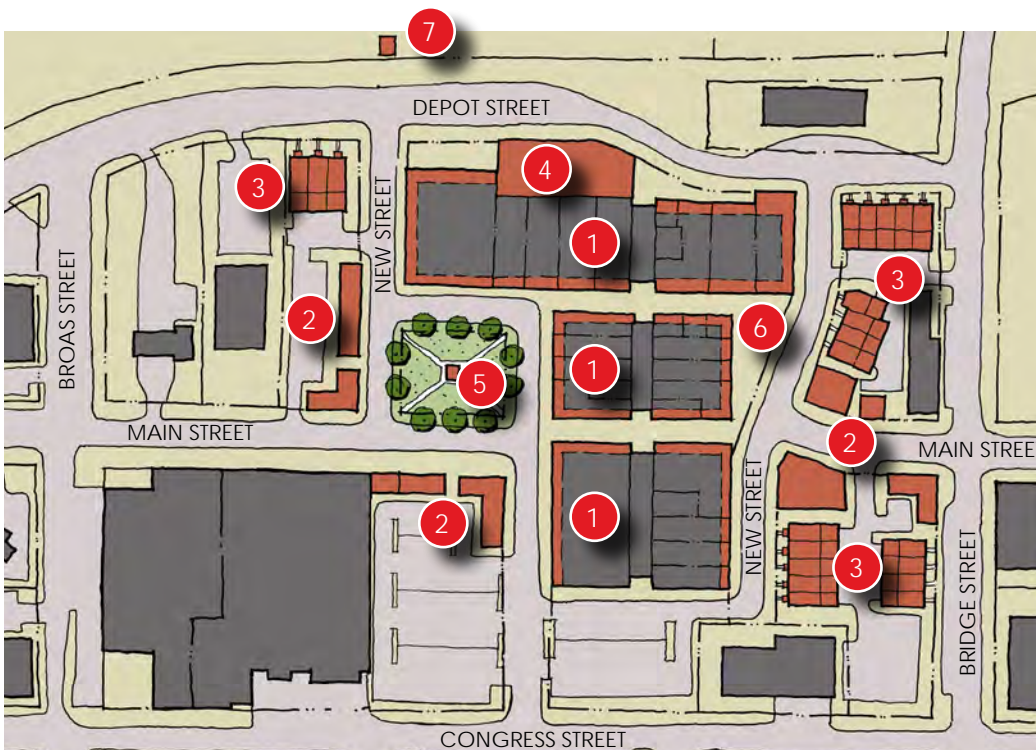
APPENDIX F

DOWNTOWN BELDING potential vision plan illustrative



EXISTING DOWNTOWN

- 1 Existing Enclosed Mall
- 2 Leppink's Food Center
- 3 City Hall
- 4 Historic Train Depot
- 5 Central Riverside Park



DOWNTOWN VISION

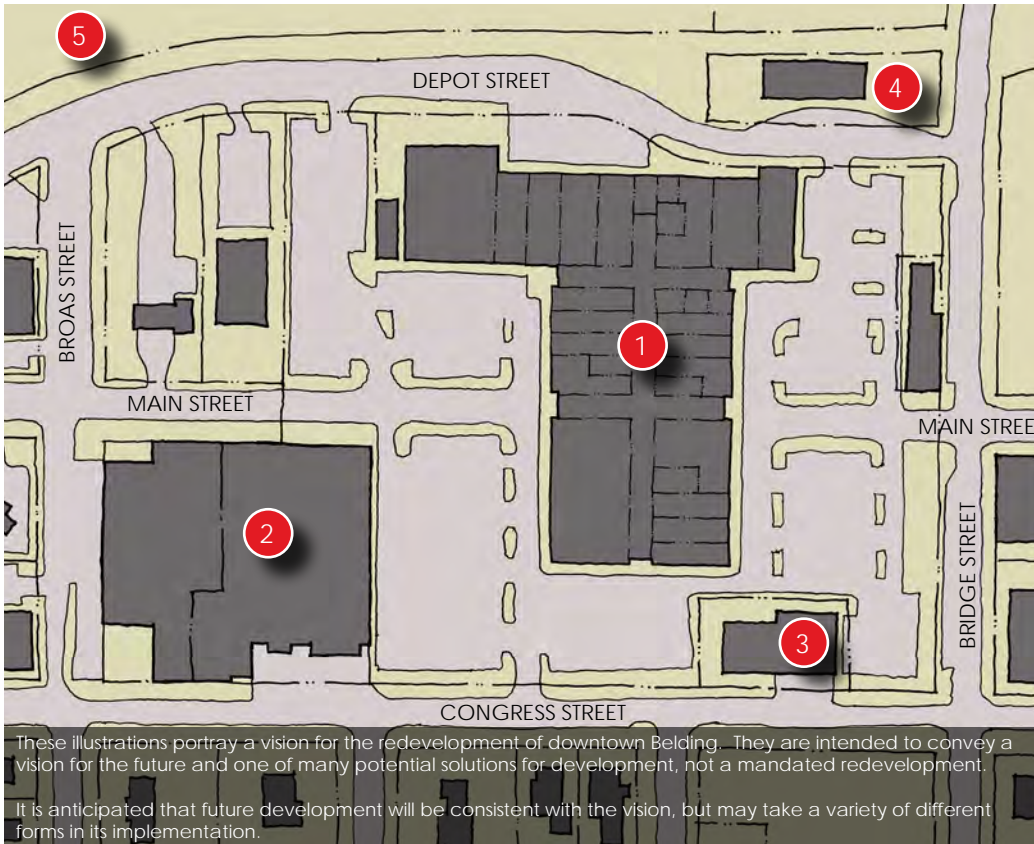
- 1 **Existing Mall Retrofit:**
 - 1. Conversion of East-West interior concourses to outdoor pedestrian walks.
 - 2. Activation of exterior building walls with storefronts and front doors to face streets & public spaces. (Depicted as red edge at mall's exterior walls).
- 2 **Infill Liner Retail Buildings:**
 - 1. 20' deep buildings that define public spaces while hiding parking lots.
 - 2. 17,000 square feet of additional retail.
- 3 **Infill Residential:** 21 rowhouse units
- 4 **Infill Residential:** 18 stacked flat units
- 5 **New Village Green**
- 6 **New Plaza**
- 7 **New Terminated Vista** Park building and trailhead

These illustrations portray a vision for the redevelopment of downtown Belding. They are intended to convey a vision for the future and one of many potential solutions for development, not a mandated redevelopment.

It is anticipated that future development will be consistent with the vision, but may take a variety of different forms in its implementation.

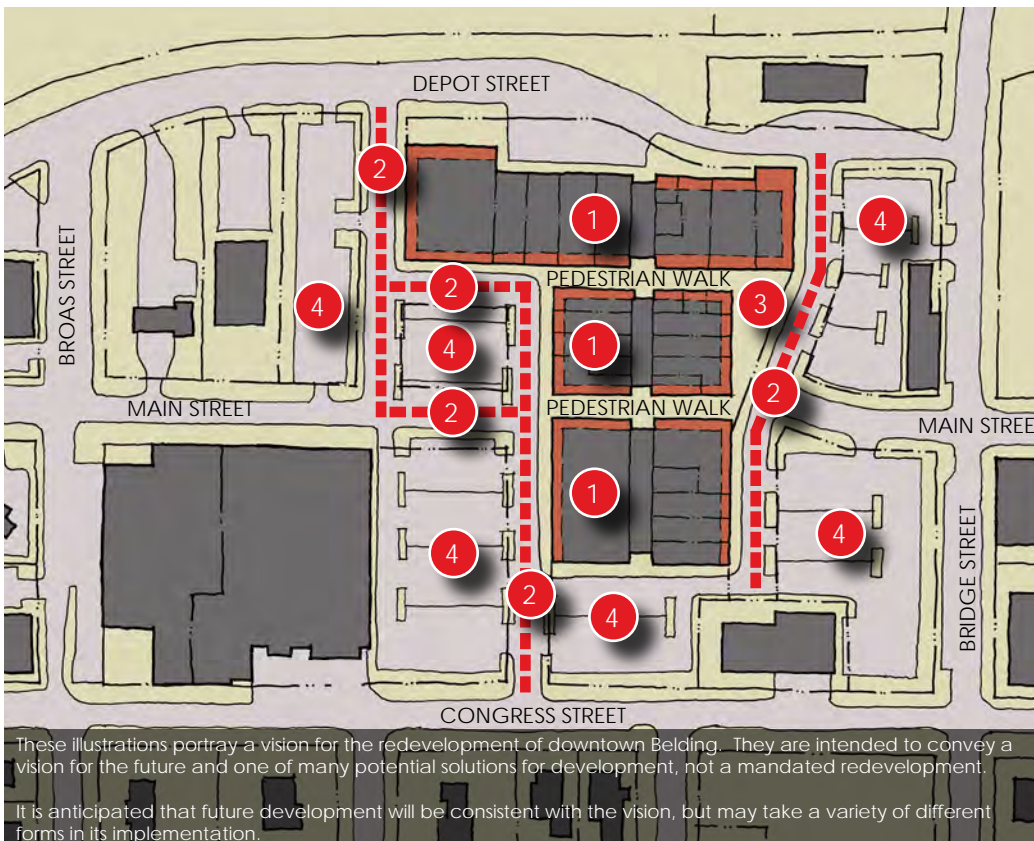


DOWNTOWN BELDING potential phasing plans



EXISTING DOWNTOWN

- 1 Existing Enclosed Mall
- 2 Leppink's Food Center
- 3 City Hall
- 4 Historic Train Depot
- 5 Central Riverside Park



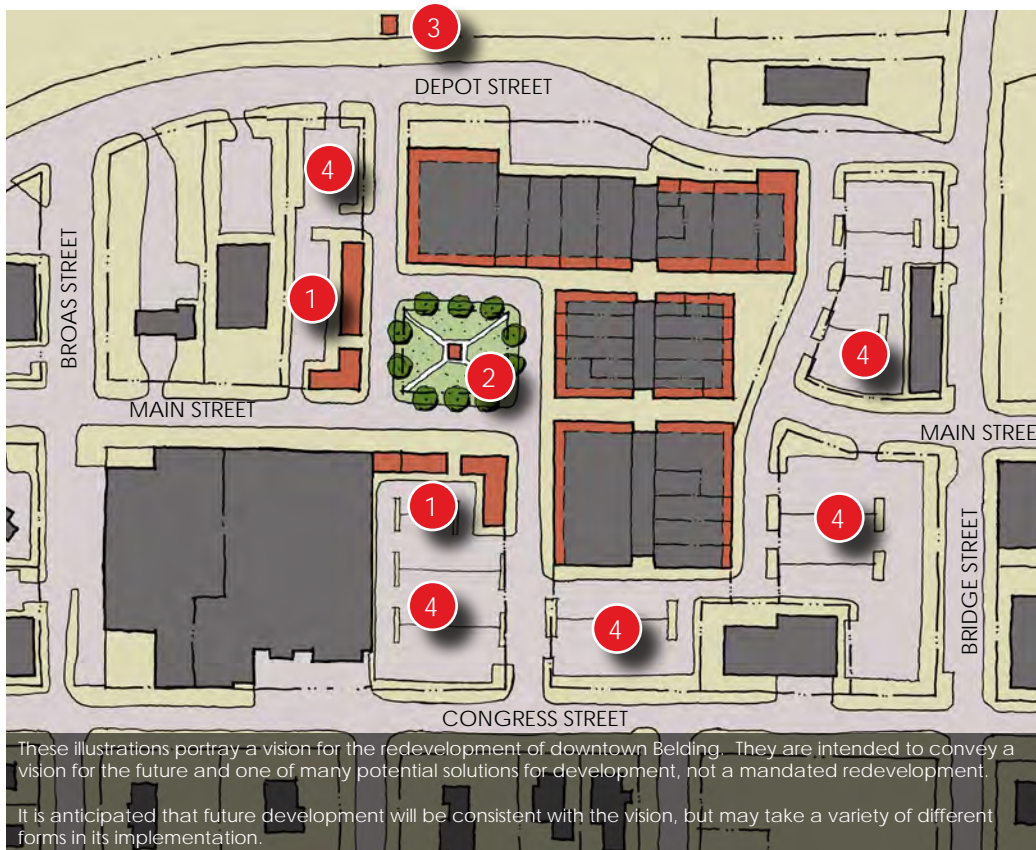
PHASE ONE

- 1 **Existing Mall Retrofit:**
 - 1. Conversion of East-West interior concourses to outdoor pedestrian walks.
 - 2. Activation of exterior building walls with storefronts and front doors to face streets & public spaces. (Depicted as red edge at mall's exterior walls).
- 2 **New Street Network:**
 - 1. Western North-South street connects park to downtown.
 - 2. Eastern North-South street connects City Hall to Depot.
 - 3. Depicted as red dashed lines.
- 3 **New Plaza**
- 4 **Parking**
There are also approximately 100 on-street parking spaces on all new streets (both sides of street).



DOWNTOWN BELDING potential phasing plans

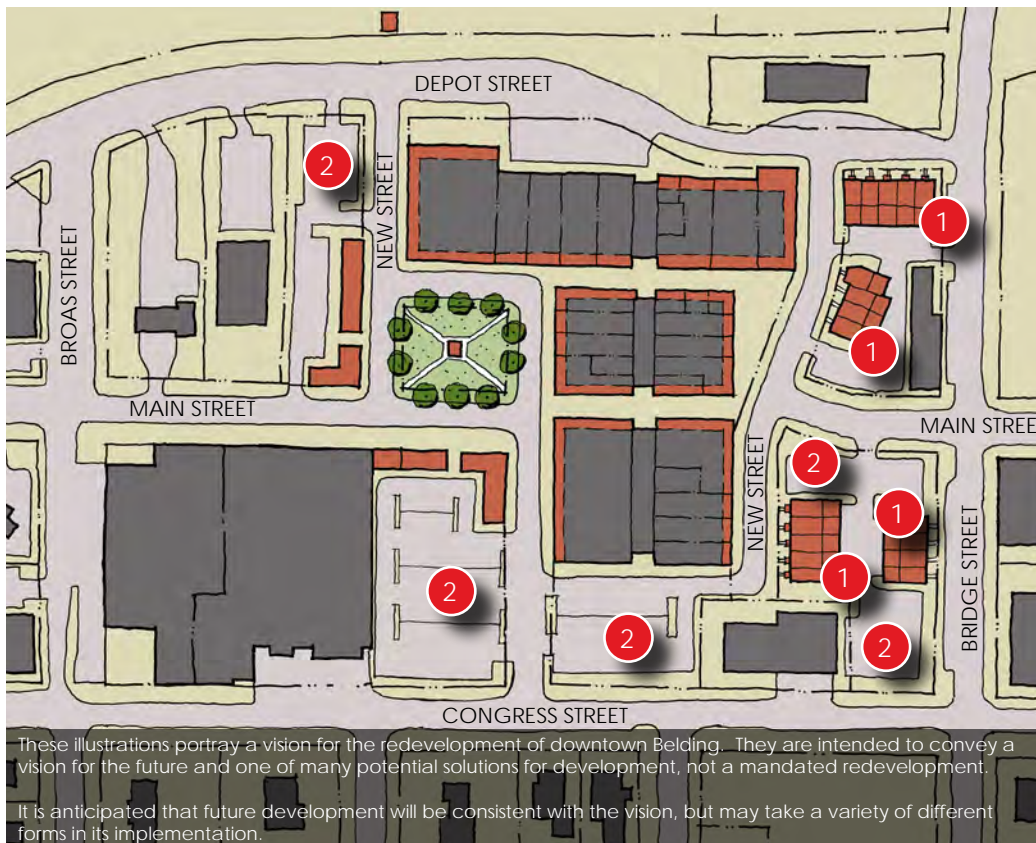
PHASE TWO



- 1 Infill Liner Retail Buildings:**
 - 1. 20' deep buildings that define public spaces while hiding parking lots.
 - 2. 9,000 square feet of additional retail as part of phase two.
- 2 New Village Green**
 - 1. Conversion of parking lot into village green to provide central gathering space.
 - 2. Village green is surrounded by active building fronts with storefronts.
- 3 New Terminated Vista**
 - 1. Park building and trailhead.
 - 2. This building provides a visual connection between new village green and Central Riverside Park.
- 4 Parking**

There is also on-street parking on both sides of all downtown streets (including new streets).

DOWNTOWN THREE



- 1 Infill Residential:**

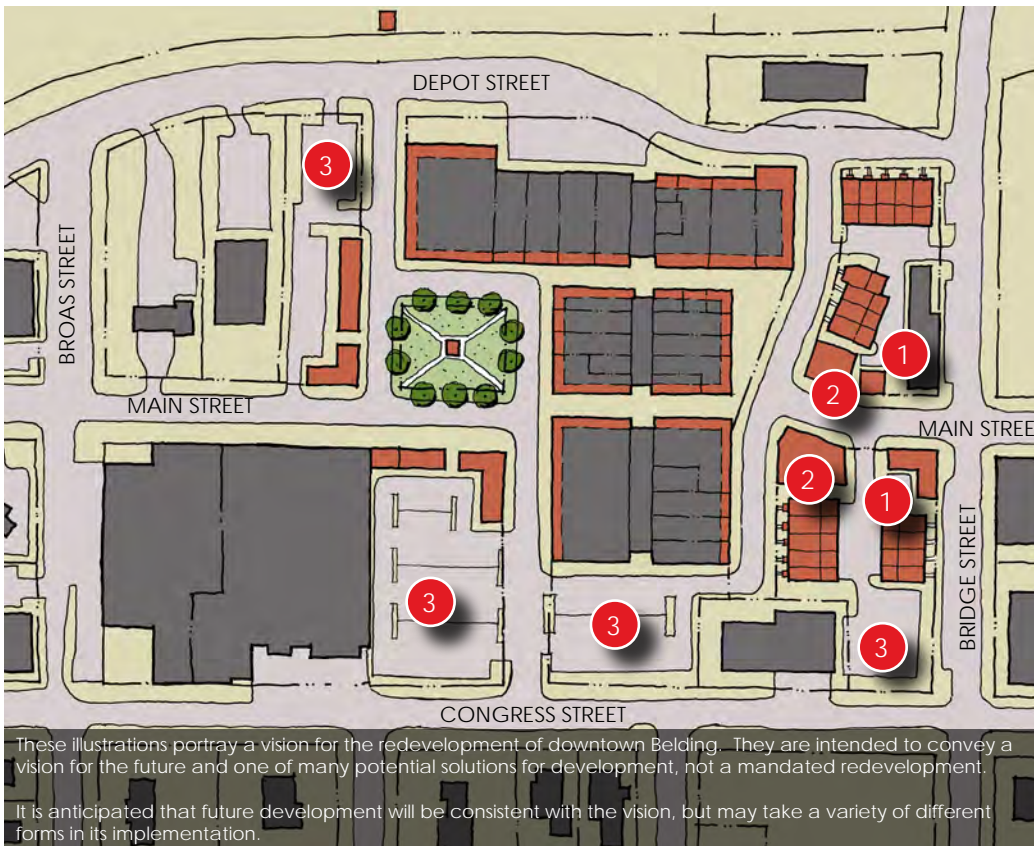
18 rowhouse units as part of phase three.
- 2 Parking**

There is also on-street parking on both sides of all downtown streets (including new streets).



DOWNTOWN BELDING potential phasing plans

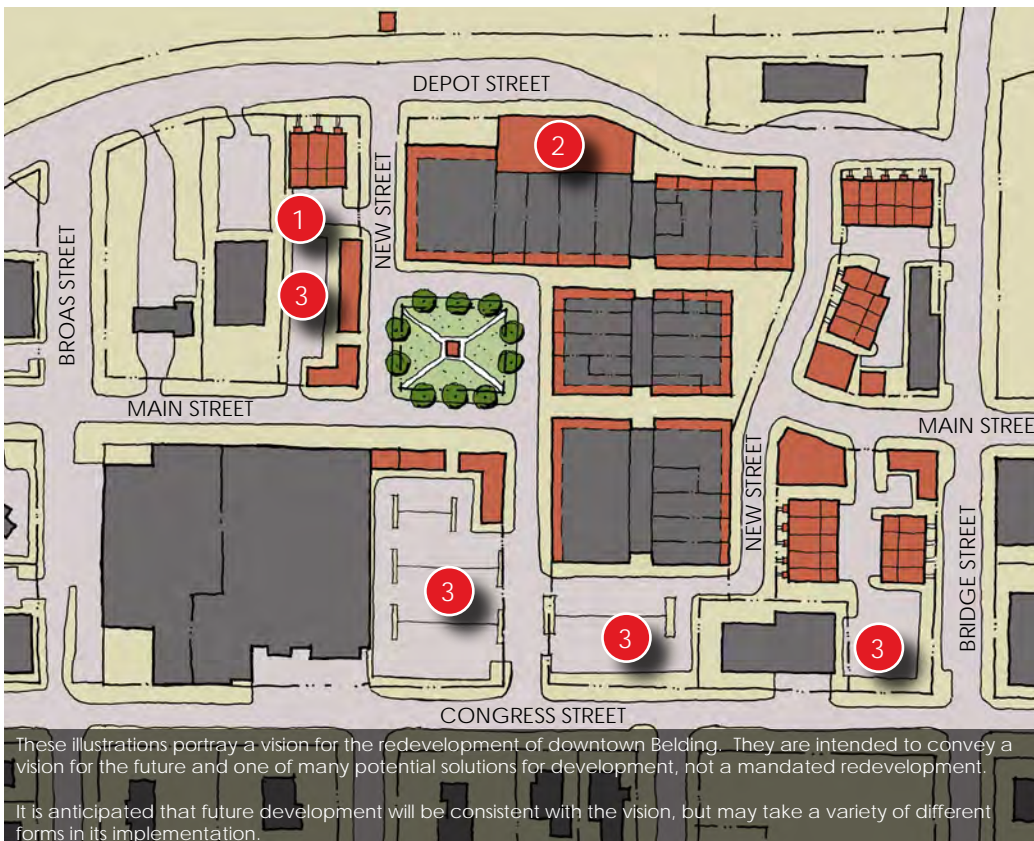
PHASE FOUR



- 1 Infill Liner Retail Buildings:**
 1. 20' deep buildings that define public spaces while hiding parking lots.
 2. 2,000 square feet of additional retail as part of phase four.
- 2 Retail Buildings:**
 1. Non-linear retail buildings (square and rectangular shaped) that define public spaces while hiding parking lots.
 2. These building lots may be conducive to restaurant uses.
 3. 6,000 square feet of additional retail as part of phase four.
- 3 Parking**

There is also on-street parking on both sides of all downtown streets (including new streets).

PHASE FIVE (FINAL BUILD-OUT)



- 1 Infill Residential:**

3 rowhouse units as part of phase five.
- 2 Infill Residential:**

18 stacked flat units with fronts facing the river as part of phase five.
- 3 Parking**

There is also on-street parking on both sides of all downtown streets (including new streets).



APPENDIX G

AFFP
CDHearing Amendment to De

Affidavit of Publication

STATE OF MICHIGAN }
COUNTY OF MONTCALM } SS

CD 3x6 Hearing Amendment to Development plan


, being duly sworn, says:

That she is Tarra Scott of the Daily News Greenville, a daily newspaper of general circulation, printed and published in Greenville, Montcalm County, Michigan ; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 28, 2015, May 08, 2015

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Tarra Scott

Subscribed to and sworn to me this 8th day of May 2015.



Amber M. Rood, , Montcalm County, Michigan

My commission expires: September 16, 2018

99102698 00217560 616-794-4805

City of Belding
120 S. Pleasant
Belding, MI 48809

AFFP
6061258.901
R. Thomas
5.20.15

**CITY OF BELDING
ORDINANCE NO. 536**

AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE CITY OF BELDING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, in accordance with Act 197 of the Public Acts of 1975 (the "Act"), the City of Belding Downtown Development Authority (DDA) has determined it is necessary for the improvement of the City of Belding Downtown Development District to prepare and submit an amended Downtown Development and Tax Increment Financing Plan; and

WHEREAS, on December 20, 1983 the City of Belding adopted Ordinance No. 393 establishing the City of Belding Downtown Development Authority and designating the boundaries of the Downtown District; and

WHEREAS, on August 1, 1984, the City of Belding DDA Board approved the Development Plan (the "Original Development Plan") and recommended it to the City Council, which approved the Original Development Plan by Resolution No. 84-8-94 on August 8, 1984; and

WHEREAS, on February 21, 2006 the City of Belding City Council adopted Ordinance No. 489 approving the amended Development Plan and Tax Increment Financing Plan for the City of Belding Downtown District and Development Area; and

WHEREAS, on April 2, 2015, the City of Belding Downtown Development Authority recommended to the City Council adoption of an amendment to the 2006 Development Plan and Tax Increment Financing Plan to modify the boundaries of the Development Area, to finance all or part of the costs associated with the proposed development of the development area and to defray the costs of the activities of DDA, to extend the terms of the plan, and to update eligible projects and TIF capture projections, as set forth in the Plan; and

WHEREAS, the City Council held a public hearing on May 19, 2015 to consider the Plan, after the giving of public notice as required by the Act, including notice by publication on April 28, 2015 and May 8, 2015 in the Daily News, a newspaper of general circulation within the City, and also by first-class mail to all property taxpayers of record within the downtown district, by posting in at least 20 conspicuous and public places in the downtown district, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved; and

WHEREAS, the notice contained a description of the proposed development area, as well as a statement that maps, the Plan and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the City Hall, and that all aspects of the Plan would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the City Council provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Plan to meet with the City Council, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Plan; and
WHEREAS, the City Council has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Plan.

THE CITY OF BELDING ORDAINS:

Section 1. Approval of Plan and Finding of Public Purpose. In accordance with Act 197, the City Council finds that the Downtown Development and Tax Increment Financing Plan, as proposed, constitutes a public purpose and will be a benefit to the City and its residents, and accordingly, the Council hereby approves the Plan. With the following amendments:

(a) Page 8, Section D, paragraph 3. Remove paragraph as follows:

The DDA has determined that the taking of privately-owned properties may be necessary in order to accomplish the land use and economic development objectives of the Plan. Per section The City may take private property for the purpose of transfer to the DDA, and may transfer the property to the DDA for use in an approved development, on terms and conditions the City deems appropriate, and the use shall be considered necessary for public purposes and for the benefit of the public.

(b) Page 15, Section K, item 8. Revise as follows:

Per Section 125.1662 of Act 197 of 1975, an authority, with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax levy shall be not more than 2 mills.

Section 2. Findings in Accordance with Act 197. In approving the Plan, the City Council makes the following additional findings, in accordance with Section 19 of the Act:

(a) The Plan meets the requirements set forth in Section 17(2) of the Act.

(b) The proposed method of financing the activities, projects and improvements proposed in the Plan is feasible, and the DDA has the ability to arrange the financing.

(c) The activities, projects and improvements proposed in the Plan are reasonable and necessary to carry out the purposes of the Act.

(d) The acquisition of any land within the development area by the DDA, if accomplished in accordance with the Plan, would be reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.

(e) The activities, projects and improvements proposed in the Plan are in accord with the City of Belding Master Plan.

(f) Public services will be adequate to service the development area.

Section 3. Transmission of Tax Increment Revenues to the DDA. The City Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the City and County Treasurers to transmit tax increment revenues to the DDA in accordance with Section 15 of the Act.

Section 4. Effective Date. This Ordinance shall be declared an emergency ordinance and will become effective immediately upon its publication, or the publication of a summary of its provisions, in a local newspaper of general circulation within the City.

ORDINANCE DECLARED ADOPTED BY UNANIMOUS VOTE OF THE BELDING CITY COUNCIL ON MAY 20, 2015.

Kareen J. Thomas, City Clerk

DOWNTOWN DEVELOPMENT AUTHORITY

Depot

Thursday, April 2, 2015

A meeting of the Downtown Development Authority was convened in open and public session at 12 p.m. on Thursday, April 2, 2015.

Members Present: Board Members Sharon Carlson, Christine Felde, Bruce Feuerstein, Ron Gunderson, Katherine Henry and Dick Outman

Members Absent: Board Members Terry Conley, Patty Donovan and Wendy Rode

Consent Agenda

- a) Approval of agenda
- b) Approval of January 22, 2015 minutes
- c) Review and approve financial statements

Chairman Carlson asked to remove approval of agenda off the consent agenda to deal with it separately. The March 5, 2015 meeting minutes should be added to the agenda.

Board Member Feuerstein made a motion to revise the agenda to include the March 5, 2015 meeting minutes, supported by Board Member Felde.

Ayes: Board Members Carlson, Felde, Feuerstein, Gunderson, Henry and Outman
Nays: None

Board Member Feuerstein made a motion to approve the amended consent agenda, supported by Board Member Felde.

Ayes: Board Members Carlson, Felde, Feuerstein, Gunderson, Henry and Outman
Nays: None

Business Agenda

- a) **Election of Officers**

The board suspended the election of officer until the next meeting, to wait for the full board.

b) Land Bank properties – Rayborn and Unit #12 – formerly Dr. Rogers

Chairman Carlson stated she talked to the land bank and let them know there was interest for the Rayborn unit and unit #12. If the DDA were to acquire the properties and resell them, there would be no payback.

Board Member Henry stated depending on what happens with the Vision Plan and the mall owner's opinions, it may determine if they wish to get the properties. She offered to the mall board that the DDA would like them to come to meetings.

Board Member Outman stated there is 45% too much retail space for what the community can afford. They must eliminate the excess space for retail. New companies would probably go to the highway. This would have to be a specialty project. He doesn't think they should pick up the properties at this time.

Board Member Henry asked if they acquired more property, would it bring people in? If is not retail, it could be used for another purpose.

Board Member Outman stated if someone was interested, they could purchase it and work something out.

Board Member Gunderson stated it would not be fair to put that burden on the DDA, a future burden. They would be responsible for heat with the fire suppression, and would not be immune to costs on any of the sites. He is not in favor of taking on property for the DDA, with no guarantee on what is coming in for the future. It would be a burden on the board and finances.

Board Member Henry stated the Land Bank does not market the properties. She asked if it would be a good idea to focus on some of the types of businesses they could bring in? They could actively market those properties for specific uses. She would like to think of how they could bring businesses in.

Chairman Carlson stated possibly they could market when the approval process is completed. They could suspend that item for a few months. The mall association could reach a consensus of what they would like to do. If they cannot do business as is, the DDA would not be able to do anything, except in a support situation. She worries about the deterioration of the mall. The mall boards needs to do something about that, or if they don't, possibly the city would step in which would not be good for the owners.

Board Member Henry asked if they could have a joint meeting?

Chairman Carlson asked if they would come to the meeting for the vision plan?

Board Member Henry stated that would be the only way to address the concerns of the boards. They want the help but don't want the city to take it over. Maybe hold a purposeful get together to discuss things.

Chairman Carlson stated there is still some confusion. Even though the DDA adopts a vision, it still doesn't mean it will happen. The DDA cannot step in at this point.

Board Member Gunderson stated he doesn't know why they don't want to come to a meeting.

Board Member Henry stated they are not sure about what the DDA is or what they do. There is a scheduling problem for meetings during the day. They could have a meeting in the evening, so all DDA and mall owners could get together for discussion. She would strongly beg if they could do that to bridge information gaps.

Board Member Feuerstein stated he would like to get a meeting set with the mall board to at least talk with them.

Chairman Carlson asked Katherine to check with them on when they could meet.

Board Member Henry stated she thinks they have five members now.

The public hearing will be set on the DDA Development and Tax Increment Financing Plan by city council on April 21, 2015, with the hearing being held on May 19, 2015 with the city council.

DDA Development and Tax Increment Financing Plan

Lynne Wells stated the changes were made from the last meeting. Any changes they make today could be a part of the motion, to incorporate the changes. She got the revised assessments and values and removed the Electrolux property. There are new tables and maps.

Board Member Gunderson stated on Page 2, Item B, it talks about going to city council. Where is the reference that states that it goes to council? Ms. Wells will send it to Ron. Council can approve the annual budget.

On Page 4, Item 4, would the DDA be a partner in that, or holder of the upgrades? Ms. Wells stated in structuring all the projects, they are suggested, anticipated projects, and the DDA may be one of the contributors. The project list expenditures are higher than what the capture would be.

Board Member Gunderson, stated on Page 7, Item H, 315 Washington Street is owned by an area church. It is not used for education anymore.

Board Member Henry stated on Page 9, Item 1, all traffic calming was taken out. Ms. Wells stated those street enhancements do calm traffic. They could say traffic calming measures as an overall goal.

Board Member Henry inquired about mill and fill?

Board Member Gunderson stated it originally said reconstruct, but the street does not need new infrastructure, just the travel surface.

Ms. Wells will reword the geographical description to clarify it.

Board Member Feuerstein stated on Page 18, there should be a tactful way of saying it is not a tax increase.

Board Member Gunderson stated that a millage increase would not be approved by council, they would just receive a notification. Ms. Wells stated any millage increase would be on approval of the DDA.

Board Member Henry stated she wants the streets included in the traffic calming. It should stay in #2.

Ms. Wells stated it would involve some of the streets in the Vision Plan and any created streets as seen in the Vision Plan.

Ms. Wells stated the plan is less aggressive in new buildings, keeps visibility for end users, creates gathering space for community, and new residential development. They didn't want to take away any current spaces in the mall. The vision incorporated public comment. It could be a starting point. It would require a lot of collaboration. It speaks for the desire to have a more dynamic and viable downtown. They would like the businesses to have store fronts on the outside of the buildings. There would be more visibility for the businesses inside. There would be more people on the streets. The DDA could offer façade grants. It was broken down into phases and the phases were described.

Board Member Felde made a motion to approve and recommend to the city council the amendment of the Development Plan and Tax Increment Financing Plan for the City of Belding, supported by Board Member Feuerstein.

Ayes:	Board Members Carlson, Felde, Feuerstein, Gunderson and Outman
Nays:	Board Member Henry

The city council will set the public hearing on April 21, 2015. The public hearing will be held on May 19, 2015.

Public Comments

There were no public comments.

Board Member Comments

Board Member Henry stated overall she liked the aspects of the plan and it has a good basis and ideas. On page 86 of the pdf, she liked the way the ideas were pulled together and summarized. She likes aspects of the Vision Plan. She has concerns with the Vision Plan with parking and changes to stages 1 and 4. The lot in stages 2 and 3 would add, instead of utilize existing spaces. They should consider other buildings that are in the area. There has not been enough of revisiting the buildings that already exist. To benefit all of the downtown, they need to focus on the downtown and not just on the six phases. She assumed there would be other pieces to it. They are doing a disservice to some degree. There is a lot of good work in the plan and things to build on.

Board Member Felde stated it is a vision, and changes could be made as it progressed.

Board Member Feuerstein stated Lynee did a good job and she put in a lot of time and effort. It is a vision and tremendous changes would have to take place. There are a lot of economic forces impacting them. It is a step or a movement. He said he has heard you are either a part of the solution or a part of the problem. It is a step and a vision. They should work together to do something.

Board Member Outman stated it is a nice vision. It would be tough to do the whole thing.

Board Member Gunderson stated the McGowen property had two grants there. There is continued talk about the residential development above the buildings. The reason they focus on the mall is because the mall is the main focus of the DDA. It is moving forward, looking for the draw.

Chairman Carlson stated when they gathered public input, the most revolved around the mall. It is a big part of the plan, but not the only part. They had to do something for a vision for the mall.

Next Meeting

The next meeting will be held on Thursday, May 7, 2015 at noon at the depot.

Adjournment

Board Member Henry made a motion to adjourn the meeting, supported by Board Member Outman.

Ayes:	Board Members Carlson, Donovan, Felde, Feuerstein, Gunderson, Henry and Outman
Nays:	None

The meeting was adjourned at 1:48 p.m.

Respectfully submitted,

Karen J. Thomas

Karen J. Thomas, City Clerk

SPECIAL MEETING MINUTES
PERE MARQUETTE DEPOT
Wednesday, May 20, 2015

A special meeting of the City Council of the City of Belding, Michigan was convened in open and public session at 7:30 p.m. on Wednesday, May 20, 2015.

Mayor Gunderson delivered the invocation.

The Mayor led the audience in the Pledge of Allegiance.

The City Clerk took the roll call:

Members Present: Council Members Dennis Cooper, Mike Scheid, Jerome Lallo,
Tom Jones and Ronald Gunderson

Members Absent: None

Approval of Agenda

Council Member Scheid made a motion to approve the agenda as presented, supported by Council Member Cooper.

Mayor Gunderson stated Citizen Comments would be added for any agenda item for a 3-minute comment period. Council Comments will be added after Business Item A.

The question on the motion, as amended, was called and the result of the voting is as follows:

Ayes: Council Members Cooper, Scheid, Lallo, Jones and Gunderson
Nays: None

Citizen Comments

Sharon Carlson, Chair of DDA, stated she appreciated all the time that was put into the plan and listening to comments from members of the DDA and community. It took extra time to get to the root of the outstanding issues. She was very appreciative on behalf of the whole DDA.

Business

A. Adoption of ordinance to amend the Downtown Development and Tax Increment Financing Plan of the City of Belding Downtown Development Authority

The City Clerk read the preamble to the ordinance.

Council Member Jones moved the adoption of the ordinance and the motion was supported by

Council Member Scheid.

ORDINANCE NO. 536
AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AND
TAX INCREMENT FINANCING PLAN OF THE CITY OF BELDING
DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, in accordance with Act 197 of the Public Acts of 1975 (the "Act"), the City of Belding Downtown Development Authority (DDA) has determined it is necessary for the improvement of the City of Belding Downtown Development District to prepare and submit an amended Downtown Development and Tax Increment Financing Plan; and

WHEREAS, on December 20, 1983 the City of Belding adopted Ordinance No. 393 establishing the City of Belding Downtown Development Authority and designating the boundaries of the Downtown District; and

WHEREAS, on August 1, 1984, the City of Belding DDA Board approved the Development Plan (the "Original Development Plan") and recommended it to the City Council, which approved the Original Development Plan by Resolution No. 84-8-94 on August 8, 1984; and

WHEREAS, on February 21, 2006 the City of Belding City Council adopted Ordinance No. 489 approving the amended Development Plan and Tax Increment Financing Plan for the City of Belding Downtown District and Development Area; and

WHEREAS, on April 2, 2015, the City of Belding Downtown Development Authority recommended to the City Council adoption of an amendment to the 2006 Development Plan and Tax Increment Financing Plan to modify the boundaries of the Development Area, to finance all or part of the costs associated with the proposed development of the development area and to defray the costs of the activities of DDA, to extend the terms of the plan, and to update eligible projects and TIF capture projections, as set forth in the Plan; and

WHEREAS, the City Council held a public hearing on May 19, 2015 to consider the Plan, after the giving of public notice as required by the Act, including notice by publication on April 28, 2015 and May 8, 2015 in the Daily News, a newspaper of general circulation within the City, and also by first-class mail to all property taxpayers of record within the downtown district, by posting in at least 20 conspicuous and public places in the downtown district, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved; and

WHEREAS, the notice contained a description of the proposed development area, as well as a statement that maps, the Plan and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the City Hall, and that all aspects of the Plan would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the City Council provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Plan to meet with the City Council, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Plan; and

WHEREAS, the City Council has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Plan.

THE CITY OF BELDING ORDAINS:

Section 1. Approval of Plan and Finding of Public Purpose. In accordance with Act 197, the City Council finds that the Downtown Development and Tax Increment Financing Plan, as proposed, constitutes a public purpose and will be a benefit to the City and its residents, and accordingly, the Council hereby approves the Plan. With the following amendments:

- (a) Page 8, Section D, paragraph 3. Remove paragraph as follows:

~~The DDA has determined that the taking of privately owned properties may be necessary in order to accomplish the land use and economic development objectives of the Plan. Per section The City may take private property for the purpose of transfer to the DDA, and may transfer the property to the DDA for use in an approved development, on terms and conditions the City deems appropriate, and the use shall be considered necessary for public purposes and for the benefit of the public.~~

- (b) Page 15, Section K, item 8. Revise as follows:

The tax shall Levy up to 2 mills in the Downtown District, the final decision of the amount of the levy and timing, if ever, shall be determined by the DDA Board. Per Section 125.1662 of Act 197 of 1975, an authority, with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax levy shall be not more than 2 mills.

Section 2. Findings in Accordance with Act 197. In approving the Plan, the City Council makes the following additional findings, in accordance with Section 19 of the Act:

- (a) The Plan meets the requirements set forth in Section 17(2) of the Act.
- (b) The proposed method of financing the activities, projects and improvements proposed in the Plan is feasible, and the DDA has the ability to arrange the financing.
- (c) The activities, projects and improvements proposed in the Plan are reasonable and necessary to carry out the purposes of the Act.
- (d) The acquisition of any land within the development area by the DDA, if accomplished in accordance with the Plan, would be reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
- (e) The activities, projects and improvements proposed in the Plan are in accord with the City

of Belding Master Plan.

(f) Public services will be adequate to service the development area.

Section 3. Transmission of Tax Increment Revenues to the DDA. The City Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the City and County Treasurers to transmit tax increment revenues to the DDA in accordance with Section 15 of the Act.

Section 4. Effective Date. This Ordinance shall be declared an emergency ordinance and will become effective immediately upon its publication, or the publication of a summary of its provisions, in a local newspaper of general circulation within the City.

Council Member Lallo stated they need things to attract them downtown. Signage may not be enough. They need to offer more, like events in the park, holiday time decorations, etc., to attract them down this way.

Council Member Jones stated they have to work on the whole town, and they have to start some place. They have the DDA in place to get started on this program. There may be other creative financing for other areas of town, like commercial, industrial, retail and residential, for new development. It is a good starting step to proceed.

Council Member Cooper stated the base value was from 2006. They were hoping the taxes on the properties in the DDA were above the base. Some had a negative capture so they were below the base. The base will change with the properties coming out. The boundary of the DDA and the capture area are independent of each other. The capture area can be changed at any time.

Mayor Gunderson stated this locks them in for 30 years. The capture area can be changed.

Council Member Scheid stated they have good draws for the downtown like the parks, trail, library, Belrockton and depot, even if the business district is not the only draw. There is a use for the wayfinding signs.

Mayor Gunderson stated there are several things the DDA plan will do. Restructuring the capture area will help a lot. It is a 30 year plan. This has been quite a process for city council, city hall, DDA and residents. They will get some positive capture and bring it back to the area that needs it, within the DDA.

The question on the ordinance was called and the result of the voting is as follows:

Ayes:	Council Members Cooper, Scheid, Lallo, Jones and Gunderson.
Nays:	None

Council Comments

Council Member Jones stated he wished to thank his wife and the Garden Club who cleaned up

the landscaping at the corner of Bridge and Congress Streets today. They hope to tackle some more. They also do the flowers at the cemeteries in town and the library. He had an email from a constituent about a city wide garage sale this year, and the city sponsoring it. He feels it would be more appropriate for the Chamber of Commerce to be involved, it would be a good project for them.

City Manager Brown stated it was a Chamber program, but drifted to city hall last year.

Council Member Scheid stated they have to get the maps out this year to different locations, because they had to pick them up in the mall lot last year.

Council Member Jones stated he received a letter today which he will give to Bruce. The person had concerns about sidewalk and driveway regulations.

Council Members Cooper, Scheid and Lallo thanked Sharon for the DDA plan.

The garage sale signs were in the right of way and the police took them down. There needs to be communication. If it is enforced, do it all the time.

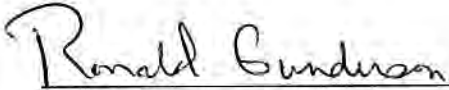
Mayor Gunderson stated it would move this city forward to bring people downtown. It will revitalize the area. They will try to write grants. Signage will be a big thing. He thanked everyone for their time and effort on this.

Adjournment


Council Member Scheid moved to adjourn the meeting, supported by Council Member Cooper.

Ayes: Council Members Cooper, Scheid, Lallo, Jones and Gunderson.
Nays: None.

The Mayor adjourned the meeting at 7:52 p.m.



Ronald Gunderson, Mayor



Karen J. Thomas, City Clerk

REGULAR MINUTES
PERE MARQUETTE DEPOT
Tuesday, May 19, 2015

A meeting of the City Council of the City of Belding, Michigan was convened in open and public session at 7:00 p.m. on Tuesday, May 19, 2015.

Council Member Jones delivered the invocation.

The Mayor led the audience in the Pledge of Allegiance.

The City Clerk took the roll call:

Members Present: Council Members Dennis Cooper, Mike Scheid, Jerome Lallo,
Tom Jones and Ronald Gunderson

Members Absent: None

Approval of Agenda

Council Member Scheid made a motion to approve the agenda as presented, supported by Council Member Cooper.

The question on the motion was called and the result of the voting is as follows:

Ayes: Council Members Cooper, Scheid, Lallo, Jones and Gunderson
Nays: None

Public Comments

There were no public comments.

Public Hearing

A. Amendment to the Development Plan and Tax Increment Financing Plan of the City of Belding Downtown Development Authority

Mayor Gunderson opened the public hearing at 7:03 p.m.

City Manager Brown stated he would recommend moving ahead with the amendment. It will generate more funding at some point for improvements in the downtown area.

Lynne Wells, Urban Planner with Williams and Works, gave a presentation.

Joe Feuerstein, 901 W. State, stated he has been involved with this a long time. He has been

against this a long time. It is so dysfunctional it is pitiful. He got the information to them that they didn't have. Some information in the presentation was not right. The streetscapes put them in debt. A manager caved in to do renewal down here. It cost 1M. The DDA share was half of it and they got nothing out of them. They got \$10,000 out of them for a grant. It got turned down to put a roof on the mall. Why don't they have to mow, clean up brush, like everyone else? Taxpayers should not have to pay for this. They are taking money from the library.

Mayor Gunderson closed the public hearing at 7:22 p.m.

Council Member Jones had no questions.

Council Member Cooper had no comments.

Council Member Scheid asked if there was any rebuttal to what Joe said?

Ms. Wells stated they had looked at the minutes from past meetings regarding past projects. At that time, there was no mention of DDA responsibility.

Council Member Lallo stated, as Joe has eluded, the mall owners are not held responsible for clean-up.

Ms. Wells stated according to the DDA Act, the monies must be spent on a public facility. It does not include maintenance. If there is no public benefit, these funds would not be used, as they are not for private use. They can be used in all public spaces, rights of ways, for the utilities under them, parks, trails and spaces within the public realm. It is not for public repair.

Council Member Scheid asked who was responsible for the landscaping?

Mayor Gunderson stated that is a city responsibility.

Council Member Scheid asked if DDA money could be used to clean up the islands?

Ms. Wells stated if it is public property it can.

B. Continue public hearing from May 5, 2015 on FY 2015/16 Budget

Mayor Gunderson continued the public hearing at 7:29 p.m.

Katherine Henry, 806 Wildlife Trail, stated she had concerns about proposals. What she saw was part of the resolution, a summary of the new budget. On page 59 and 60, the city would be at a shortfall of \$162,000, to be covered by raising the taxes. There would be an administrative fee of 1% for all units of government. Fees and expenses, those were being increased. There is a 1.6% increase for taxes. Not knowing what those numbers are, she cannot make a comment. There are extremely high taxes in Belding. To say there is a tax increase every year, it is already quite much. They are already pushed to the limit and they are not different from other people in the

community.

The \$162,000 listed in the resolution is the amount to be collected for the CIP for the budget year. When reference is made to raising taxes, it is meant to raise that amount for the current budget, not an increase in taxes.

Mayor Gunderson stated the 1.6% increase in taxes is just a statewide increase.

Mayor Gunderson closed the public hearing at 7:35 p.m.

Consent Agenda

- A. Approve Independent Bank Checks 64056 to 64152 in the amount of \$86,667.73
- B. Approve Minutes: Special meeting, May 4, 2015
- C. Approve Minutes: Regular scheduled meeting, May 5, 2015
- D. Appointment of Patty Donovan to the DDA
- E. Award Audit Contract to Vredeveld Haefner LLC
- F. Drug Awareness/Freedom Walk – DART Transportation

Council Member Scheid made a motion to approve the consent agenda, supported by Council Member Lallo.

The question on the motion was called and the result of the voting is as follows:

Ayes: Council Members Cooper, Scheid, Lallo, Jones and Gunderson
Nays: None

Following are the resolutions contained in the Consent Agenda.

- D. Appointment of Patty Donovan to the DDA

RESOLUTION NO. 2015-05-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELDING, MICHIGAN
APPOINTING PATTY DONOVAN TO THE DDA BOARD.

WHEREAS, the term of office for Patty Donovan on the Downtown Development Authority has expired; and

WHEREAS, Patty Donovan has indicated her willingness to continue to serve on the board; and

WHEREAS, the DDA has recommended the appointment of Patty Donovan to the board.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Belding, Michigan that Patty Donovan be appointed to the DDA with a term of office to expire on May 19, 2019.

E. Award Audit Contract to Vredeveld Haefner LLC

RESOLUTION NO. 2015-05-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELDING, MICHIGAN APPROVING A THREE-YEAR CONTRACT WITH VREDEVELD HAEFNER LLC TO AUDIT THE CITY FINANCES.

WHEREAS, Vredeveld Haefner LLC was the lowest responsive and responsible bidder for a three year contract for audit services; and,

WHEREAS, for fiscal year 2014/15, the contract amount is \$16,050; and,

WHEREAS, for fiscal year 2015/16, the contract amount is \$16,150; and,

WHEREAS, for fiscal year 2016/17 the contract amount is \$16,150.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Belding, Michigan that the three year audit contract with Vredeveld Haefner for fiscal years 2014/15, 2015/16, and 2016/17 be approved.

F. Drug Awareness/Freedom Walk – DART Transportation

RESOLUTION NO. 2015-05-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELDING, MICHIGAN AUTHORIZING THE USE OF BELDING DIAL-A-RIDE BUSES FOR SHUTTLE SERVICE.

WHEREAS, a request was received to use City of Belding Dial-A-Ride buses to shuttle participants for the Drug Awareness/Freedom Walk that will begin at the depot and end at encounter church on M44.; and

WHEREAS, two City of Belding Dial-A-Ride staff will donate their time and expertise to transport the participants on the bus back to the depot where their vehicles are located.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Belding, Michigan that the City of Belding Dial-A-Ride buses may be used for transporting participants for the Drug Awareness/Freedom Walk on May 30, 2015.

Reports by Council Liaisons

Council Member Cooper stated there has been no Rec Board meeting.

Council Member Scheid stated the Housing Commission will be meeting on Thursday, but he

will miss the meeting.

Council Member Lallo had nothing.

Council Member Jones stated the Planning Commission meeting would be held on May 28, 2015.

Mayor Gunderson stated there was a library meeting last night and a special meeting this last Saturday on the personnel handbook. There will be a final draft to look through, and it will be passed on to the attorney. Tomorrow at 6:30 p.m., there will be speakers, John and Becky Schlatter, on Splittin' the Mitten, describing M-66, which goes through the State of Michigan. On May 22 from 3-4 p.m., Jerod is hosting Pizza and Pages. Teens bring a book to talk about. It goes over well. At the DDA meeting in May, Lynee did a recap.

Unfinished Business

There was no unfinished business.

New Business

A. Ordinance to amend the Downtown Development and Tax Increment Financing Plan of the City of Belding Downtown Development Authority

The City Clerk read the preamble to the ordinance.

Council Member Scheid moved the introduction of the ordinance and the motion was supported by Council Member Cooper.

ORDINANCE NO. 536 AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN OF THE CITY OF BELDING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, in accordance with Act 197 of the Public Acts of 1975 (the "Act"), the City of Belding Downtown Development Authority (DDA) has determined it is necessary for the improvement of the City of Belding Downtown Development District to prepare and submit an amended Downtown Development and Tax Increment Financing Plan; and

WHEREAS, on December 20, 1983 the City of Belding adopted Ordinance No. 393 establishing the City of Belding Downtown Development Authority and designating the boundaries of the Downtown District; and

WHEREAS, on August 1, 1984, the City of Belding DDA Board approved the Development Plan (the "Original Development Plan) and recommended it to the City Council, which approved the Original Development Plan by Resolution No. 84-8-94 on August 8, 1984; and

WHEREAS, on February 21, 2006 the City of Belding City Council adopted Ordinance No. 489 approving the amended Development Plan and Tax Increment Financing Plan for the City of Belding Downtown District and Development Area; and

WHEREAS, on April 2, 2015, the City of Belding Downtown Development Authority recommended to the City Council adoption of an amendment to the 2006 Development Plan and Tax Increment Financing Plan to modify the boundaries of the Development Area, to finance all or part of the costs associated with the proposed development of the development area and to defray the costs of the activities of DDA, to extend the terms of the plan, and to update eligible projects and TIF capture projections, as set forth in the Plan; and

WHEREAS, the City Council held a public hearing on May 19, 2015 to consider the Plan, after the giving of public notice as required by the Act, including notice by publication on April 28, 2015 and May 8, 2015 in the Daily News, a newspaper of general circulation within the City, and also by first-class mail to all property taxpayers of record within the downtown district, by posting in at least 20 conspicuous and public places in the downtown district, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved; and

WHEREAS, the notice contained a description of the proposed development area, as well as a statement that maps, the Plan and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the City Hall, and that all aspects of the Plan would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the City Council provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Plan to meet with the City Council, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Plan; and

WHEREAS, the City Council has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Plan.

THE CITY OF BELDING ORDAINS:

Section 1. Approval of Plan and Finding of Public Purpose. In accordance with Act 197, the City Council finds that the Downtown Development and Tax Increment Financing Plan, as proposed, constitutes a public purpose and will be a benefit to the City and its residents, and accordingly, the Council hereby approves the Plan. With the following amendments:

(a) Page 8, Section D, paragraph 3. Remove paragraph as follows:

~~The DDA has determined that the taking of privately owned properties may be necessary in order to accomplish the land use and economic development objectives of the Plan.~~

~~Per section The City may take private property for the purpose of transfer to the DDA, and may transfer the property to the DDA for use in an approved development, on terms and conditions the City deems appropriate, and the use shall be considered necessary for public purposes and for the benefit of the public.~~

(b) Page 15, Section K, item 8. Revise as follows:

The tax shall Levy up to 2 mills in the Downtown District, the final decision of the amount of the levy and timing, if ever, shall be determined by the DDA Board. Per Section 125.1662 of Act 197 of 1975, an authority, with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax levy shall be not more than 2 mills.

Section 2. Findings in Accordance with Act 197. In approving the Plan, the City Council makes the following additional findings, in accordance with Section 19 of the Act:

- (a) The Plan meets the requirements set forth in Section 17(2) of the Act.
- (b) The proposed method of financing the activities, projects and improvements proposed in the Plan is feasible, and the DDA has the ability to arrange the financing.
- (c) The activities, projects and improvements proposed in the Plan are reasonable and necessary to carry out the purposes of the Act.
- (d) The acquisition of any land within the development area by the DDA, if accomplished in accordance with the Plan, would be reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
- (e) The activities, projects and improvements proposed in the Plan are in accord with the City of Belding Master Plan.
- (f) Public services will be adequate to service the development area.

Section 3. Transmission of Tax Increment Revenues to the DDA. The City Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the City and County Treasurers to transmit tax increment revenues to the DDA in accordance with Section 15 of the Act.

Section 4. Effective Date. This Ordinance shall be declared an emergency ordinance and will become effective immediately upon its publication, or the publication of a summary of its provisions, in a local newspaper of general circulation within the City.

Ms. Wells stated the DDA would be capturing tax increment from taxing authorities. It is the difference between base value of 2006 to the present. The new plan continues this and shrinks the area from which they are collecting, because so many parcels had a negative capture.

Council Member Scheid stated some of the wording was confusing, as they are not trying to charge another 2%. It is being captured to stay here in town. Some of the properties were chosen so they don't end up with a negative capture. It will help the downtown area.

Council Member Cooper stated the blue line is the new capture area. The money within the blue

line will be used on those properties in the original area.

Ms. Wells stated that was correct. The values on the properties outside the blue line may go up at some point and could be adjusted to capture increment. They could do things on M-44, like gateway signage, to draw attention to the downtown.

Council Member Lallo asked if it was taking anything away from the library or museum?

Ms. Wells stated they are already capturing the increment, which for the library is \$200. As they bring more investment, more people will patronize the businesses and will buy new property. The overall capture they have may go up.

Council Member Lallo asked, with her experience, how beneficial is wayfinding signage?

Ms. Wells stated many investments can be made to bring the community up. It is not just one thing. Anything visual to draw attention will help. There should be a social media presence of the downtown.

Council Member Jones stated he appreciates Mr. Feuerstein's concerns on what previous city managers have done. This council cannot go back to have groups reimburse the money. He hopes Joe keeps an eye on how monies are spent. It is the responsibility of the council and city manager to make sure rules are followed on payments to be made and agreements followed through on. If it was spent inappropriately in the past, they cannot do a lot about it. He hopes people call it to their attention if they think expenses are inappropriate in the future. He hopes the downtown is successful, but they must realize it is the whole city of Belding, all the corridors and downtown area. It is all a part of the community. Develop the whole city. Sometimes they must take one step, like tonight with the DDA.

Mayor Gunderson stated several DDA members are here and he appreciates them coming. He appreciates Lynee's efforts. He explained the amendment to three neighbors. It did help them to be comfortable. He thanked all the DDA members and Lynee. He thought the most enjoyable part of the process was the Music in the Park, which was very interesting. It is a very good moving forward addition for the city. By reducing the capture area, it will help the city. It could be downtown movement. There will be money to do things with, to write grants and help people out. They will work to keep the whole city moving forward.

B. Adoption of FY 2015/16 Budget

The City Clerk read the preamble to the resolution.

Council Member Jones moved the passage of the resolution and the motion was supported by Council Member Scheid.

RESOLUTION NO. 2015-05-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELDING, MICHIGAN
ADOPTING THE FISCAL YEAR 2015/16 MUNICIPAL BUDGET.

WHEREAS, the City Manager of the City of Belding, Michigan has submitted to the Mayor and City Council a budget for Fiscal Year 2015/16 as required by the Belding City Charter; and,

WHEREAS, the Mayor and City Council of the City of Belding, Michigan have studied and reviewed said budget; and,

WHEREAS, a public hearing on said budget was held on May 19, 2015, in accordance with the provisions of Section 11.4 of the Belding City Charter; and,

WHEREAS, the City Clerk of the City of Belding has in accordance with Section 11.4 of the City Charter, and P.A. 621 of 1978, published notices of time and place of holding such hearings, and of the availability to the public of such proposed budget.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Belding, Michigan that they hereby appropriate the following sums of money deemed necessary to defray all the necessary expenses, liabilities and reserves of the City of Belding, Michigan for the fiscal year beginning July 1, 2015 and ending June 30, 2016.

BE IT FURTHER RESOLVED that the objects and purposes for which said appropriations are to be expended and the amount appropriated which authorizes such expenditures, as provided in the City Charter and City Code for each center and purpose are specified as follows:

APPROPRIATION CENTERS

GENERAL OPERATING FUND

City Council	\$ 11,009
City Manager	116,672
Finance & Administrative Services	211,470
City Clerk	96,022
Central Municipal Activities	114,732
Cemetery	52,836
Police Department	809,118
Fire Department	501,671
Park Maintenance	87,839
Interfund Transfers	196,725
Belrockton Community Center	27,041
Community Promotions	6,450
Planning & Community Development	10,500
Contingency	33,631

TOTAL GENERAL OPERATING FUNDS	2,275,716
MAJOR STREET FUND	386,473
LOCAL STREET FUND	298,067
PARK ELECTROLUX PROPERTY	1,100
DOWNTOWN DEVELOPMENT AUTHORITY	5,296
BUILDING INSPECTION	21,350
DRUG FORFEITURE	2,500
LIBRARY	392,715
MUSEUM FUND	13,050
SRF BOND PAYMENT FUND	107,572
BUILDING AUTHORITY DEBT FUND	81,325
CIP BOND PAYMENT FUND	80,550
LIBRARY DEBT FUND	96,000
LIBRARY BOND REDEMPTION	29,000
CAPITAL IMPROVEMENTS FUND	1,149,660
DIAL-A-RIDE	324,171
SEWER FUND	1,113,703
WATER FUND	1,957,219
INTERNAL SERVICE FUND	225,943
BUILDING & GROUNDS FUND	107,055
MOTOR POOL FUND	641,313
HEALTH INSURANCE FUND	506,084

TOTAL APPROPRIATIONS

9,815,862

BE IT FURTHER RESOLVED that the following amounts appropriated and allocated for the fiscal year beginning July 1, 2015 and ending June 30, 2016, be and the same hereby are directed to be raised by mill levy as follows:

	AMOUNT APPROPRIATED	AMOUNT TO BE RAISED BY MILL LEVY TAXATION
Capital Improvements	\$ 1,149,660	\$ 162,000
General Purpose	\$ 2,275,716	\$1,337,000

BE IT FURTHER RESOLVED that for the purpose of raising said amounts by taxation in 2015-16, the City Council of the City of Belding, Michigan does hereby levy a tax of 17.9500 mills per dollar on the assessed valuation of all taxable property within the corporate limits of the City of Belding, and further, said mill levy shall include 15.9500 mills for the General Fund Operation, and 2.00 mills for Capital Improvements.

BE IT FURTHER RESOLVED that an administrative fee of 1% shall be added and collected for all units of government - said fee to be continued until rescinded.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within the appropriation centers, also known as funds, established through this budget, except that all transfers between appropriation centers may be made only by further action of the City Council, pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act; and that the City Manager is hereby authorized to release bidding documents for those capital items requiring bids. Bidding documents may also be described as Requests for Proposals.

Council Member Scheid stated there are logical things to be taken care of. He has no problems. They may have to amend the budget during the year and that is a normal thing. They worked diligently on it.

Council Member Lallo stated he believes they have a tremendous staff and department heads. They had to cut back but they will do their jobs diligently. Services will still be provided.

Council Member Jones thanked the staff and employees on their diligent work on this, especially Becky as the new bookkeeper for the city and for Bruce's hard work in stepping in. It is a good budget for the city. He appreciates all the work staff put in it to get it done.

Council Member Cooper stated they talked about funding for the police and they are not able to do it. He is not against providing money to city departments to take care of the issues in the community, but if it cannot guarantee it would take care of the issue, they should be careful in providing the funds. He thanked Becky and Bruce.

Mayor Gunderson thanked everyone for bringing everything together and for the time spent with council. Changes were made to bring on a part time police officer.

The question on the resolution was called and the result of the voting is as follows:

Ayes:	Council Members Cooper, Scheid, Lallo, Jones and Gunderson
Nays:	None

Public Comments

There were no public comments.

City Manager's Comments

There were no city manager's comments.

Council Comments

Council Member Lallo congratulated Cory from the Daily News for the several awards he received. They are lucky to have Cory living in the community. He is always fair and accurate and gives both sides of the story. It speaks volumes for a small community. The Memorial Day ceremony will be held at the Freedom Wall at 10 a.m.

Council Member Jones stated Bud Jonas is running a car tour this weekend, out at the Candlestone. On Thursday at 7 p.m., there will be a guest speaker, who was a POW in the camps during his childhood during the war. The general public is invited. On the consent agenda, he has known Patty a long time, but he would like to see more background in the agenda with the resolution, an original application and more detail. She will be a good addition. He wants more than was in the packet. Everyone should remember the reason for this weekend. A lot of people died for their freedom and to be able to have meetings like this. They decide and vote for the community.

Council Member Cooper stated he heard from individuals in the town that they are receiving a card in the mail stating the city will be there in 30 days to assess the property. Is there a schedule for that?

Finance Director Schlienzy stated the assessor has to do the whole town in two years.

Council Member Cooper thanked everyone for being here tonight.

Council Member Scheid thanked them for being here and wished them a good evening.

Mayor Gunderson stated there will be a special meeting tomorrow night for adoption of the DDA ordinance at 7:30 p.m. They have accomplished a lot with the DDA and budget. He hopes the

meetings will be good in the future. He hopes they accomplish a lot at all the boards. He thanked everyone for coming. They should remember the reason for Memorial Day. Denny has a great presentation. He thanked them for the budget.

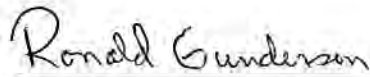
Council Member Scheid stated they did lost WWII vets this year, John Geisen and Dr. Andenno. John was very frail at the end and was grateful to be around to see this get started. They should thank the veterans from WWII, as they went above and beyond to protect them. There is a heritage in this country, and they should promote it in this area.

Adjournment


Council Member Scheid moved to adjourn the meeting, supported by Council Member Cooper.

Ayes: Council Members Cooper, Scheid, Lallo, Jones and Gunderson
Nays: None

The Mayor adjourned the meeting at 8:03 p.m.



Ronald Gunderson, Mayor



Karen J. Thomas, City Clerk

CITY OF BELDING

COUNTY OF IONIA, MICHIGAN

A regular meeting of the City Council of the City of Belding, held at the Pere Marquette Depot, 100 Depot Street, Belding, MI 48809, on the May 19, 2015 at 7:00 pm.

PRESENT: Council Members Cooper, Scheid, Lallo, Jones and Gunderson

ABSENT: None

The following ordinance was offered by Council Member Jones and supported by Council Member Scheid.

ORDINANCE NO. 536

AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AND

TAX INCREMENT FINANCING PLAN OF THE CITY OF BELDING

DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, in accordance with Act 197 of the Public Acts of 1975 (the "Act"), the City of Belding Downtown Development Authority (DDA) has determined it is necessary for the improvement of the City of Belding Downtown Development District to prepare and submit an amended Downtown Development and Tax Increment Financing Plan; and

WHEREAS, on December 20, 1983 the City of Belding adopted Ordinance No. 393 establishing the City of Belding Downtown Development Authority and designating the boundaries of the Downtown District; and

WHEREAS, on August 1, 1984, the City of Belding DDA Board approved the Development Plan (the "Original Development Plan) and recommended it to the City Council, which approved the Original Development Plan by Resolution No. 84-8-94 on August 8, 1984; and

WHEREAS, on February 21, 2006 the City of Belding City Council adopted Ordinance No. 489 approving the amended Development Plan and Tax Increment Financing Plan for the City of Belding Downtown District and Development Area; and

WHEREAS, on April 2, 2015, the City of Belding Downtown Development Authority recommended to the City Council adoption of an amendment to the 2006 Development Plan and Tax Increment Financing Plan to modify the boundaries of the Development Area, to finance all or part of the costs associated with the proposed development of the development area and to defray the costs of the activities of DDA, to extend the terms of the plan, and to update eligible projects and TIF capture projections, as set forth in the Plan; and

WHEREAS, the City Council held a public hearing on May 19, 2015 to consider the Plan, after the giving of public notice as required by the Act, including notice by publication on April 28, 2015 and May 8, 2015 in the Daily News, a newspaper of general circulation within the City, and also by first-class mail to all property taxpayers of record within the downtown district, by posting in at least 20 conspicuous and public places in the downtown district, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Plan is approved; and

WHEREAS, the notice contained a description of the proposed development area, as well as a statement that maps, the Plan and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the City Hall, and that all aspects of the Plan would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the City Council provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Plan to meet with the City Council, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Plan; and

WHEREAS, the City Council has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Plan.

THE CITY OF BELDING ORDAINS:

Section 1. Approval of Plan and Finding of Public Purpose. In accordance with Act 197, the City Council finds that the Downtown Development and Tax Increment Financing Plan, as proposed, constitutes a public purpose and will be a benefit to the City and its residents, and accordingly, the Council hereby approves the Plan. With the following amendments:

(a) Page 8, Section D, paragraph 3. Remove paragraph as follows:

The DDA has determined that the taking of privately owned properties may be necessary in order to accomplish the land use and economic development objectives of the Plan. Per section the City may take private property for the purpose of transfer to the DDA, and may transfer the property to the DDA for use in an approved development, on terms and conditions the City deems appropriate, and the use shall be considered necessary for public purposes and for the benefit of the public.

(b) Page 15, Section K, item 8. Revise as follows:

Per Section 125.1662 of Act 197 of 1975, an authority, with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax levy shall be not more than 2 mills.

Section 2. Findings in Accordance with Act 197. In approving the Plan, the City Council makes the following additional findings, in accordance with Section 19 of the Act:

- (a) The Plan meets the requirements set forth in Section 17(2) of the Act.
- (b) The proposed method of financing the activities, projects and improvements proposed in the Plan is feasible, and the DDA has the ability to arrange the financing.
- (c) The activities, projects and improvements proposed in the Plan are reasonable and necessary to carry out the purposes of the Act.
- (d) The acquisition of any land within the development area by the DDA, if accomplished in accordance with the Plan, would be reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
- (e) The activities, projects and improvements proposed in the Plan are in accord with the City of Belding Master Plan.
- (f) Public services will be adequate to service the development area.

Section 3. Transmission of Tax Increment Revenues to the DDA. The City Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the City and County Treasurers to transmit tax increment revenues to the DDA in accordance with Section 15 of the Act.

Section 4. Effective Date. This Ordinance shall be declared an emergency ordinance and will become effective immediately upon its publication, or the publication of a summary of its provisions, in a local newspaper of general circulation within the City.

AYES: Council Members Cooper, Scheid, Lallo, Jones and Gunderson

NAYS: None

ABSENT: None

ORDINANCE DECLARED ADOPTED.



Kareen J. Thomas, Clerk, City of Belding

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Belding at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



Karen J. Thomas, City Clerk

City of Belding

Karen J. Thomas, City Clerk