

**DOWNTOWN DEVELOPMENT AUTHORITY
VILLAGE OF COLUMBIAVILLE**

**DEVELOPMENT AND TAX INCREMENT FINANCE PLAN
December 2, 1985**

Amendments August 1992

Amended and Restated _____, 2005

TABLE OF CONTENTS

Development Plan..... 1

Introduction 2

Tax Increment Finance Plan 10

Map of DDA District.....

DEVELOPMENT PLAN

INTRODUCTION

The purposes of the Development Plan, as written by the Downtown Development Authority of the Village of Columbiaville, are to prevent deterioration within the business district; to promote the economic growth of the Authority District; to encourage historic preservation; and to establish a positive identity for the Authority District and the entire Village. The DDA effort will be in accordance with the Basic Framework Guidelines for the Development of Columbiaville.

The Columbiaville Village Council created the Downtown Development Authority by an Ordinance which became effective on August 13, 1985. A map depicting the District boundaries is found in Appendix A of this plan. The Authority was given all the powers and duties prescribed for a downtown development authority pursuant to Act 197 of the Public Act of 1975.

This Development Plan and Tax Increment Finance Plan was approved by the Village Council in December of 1985. The Development Plan was amended in 1992 to provide for newly recognized projects in the downtown district.

The 2005 amendments will extend the plan for an additional 20 years, will provide for the continuation of projects that have not yet been completed, and will further provide for the development of the waterfront and the promotion of tourism.

THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE. [17 (2a)]

The boundaries of the development district and development area are described as follows:

Commencing at the Northwest corner of the intersection of Pine and Lapeer Streets; thence Northeasterly on the Northwesterly side of Pine Street to the North side of Columbiaville Road; thence Easterly on Columbiaville Road to the Easterly corner of Block 12 of the Plat of the Village of Columbiaville; thence Easterly along the North side of Columbiaville Road 300 feet; thence North perpendicular to Columbiaville Road 200 feet; thence West parallel to Columbiaville Road 581.25 feet to the Northeast corner of said Block 12 on the Southeast side of Cemetery Road; thence Southwesterly on Cemetery Road to the Southeast corner of Cemetery Road and Mill Street; thence Northwesterly on the Northeast side of Mill Street as extended to the South side of the Flint River; thence Southwesterly along the South side of the Flint River to the South boundary of the Village of Columbiaville; thence Easterly along the South boundary of the Village to the Southwest side of Lapeer Street; thence Northwesterly on the Southwest side of Lapeer Street to the place of beginning at the Northwest corner of the intersection of Pine and Lapeer Streets.

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AND SHALL DESIGNATE THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF THE 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. [17 (2b)]

All streets in the development area are shown on the Development Area map.

The Village Hall is located at 4605 Pine Street.

The Township Hall is located at 4575 Pine Street.

The Lapeer County Library-Columbiaville Branch is at 4718 First Street.

The United States Post Office is located at 4643 Pine Street.

The Marathon Area Fire Authority Fire Hall, Columbiaville Department, is located at 4434 Gilbert Street.

The Lakeville Community Schools – Columbiaville Elementary is located at 4775 Pine Street.

There are a number of municipal parks within the development area. The Levi Cutting Park is located on the corner of River Street and Fifth Street. The Marina Park is located at the corner of Second Street and River Street. Veterans Park is located at the end of First Street. Vermilya Park is located at Pine Street between Fourth and Fifth Street. The William Peter Park is located on the Corner of First Street and Water Street.

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 FOR COMPLETION. [17 (2c)]

There are no plans at the present time to demolish any existing improvements in the development district. However, based on studies that are to be executed under the provisions of this plan, it may become necessary to demolish blighted, underdeveloped or inappropriately developed property to accommodate the recommendations of the studies. Proposals for such action will be brought before the Village Council for amendment of the plan following a public hearing. The public improvements to be made within the development area are the construction of new sidewalks and curb and gutter along selected streets in the district. The construction and repair of streets within the district has also been designated as an improvement. Detail regarding the project is outlined in the section entitled ADevelopment Area Projects@.

DEVELOPMENT AREA PROJECTS

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. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE. [17 (2d&e)]

(The estimated times for completion are from the date that the 2005 amendments are adopted).

- A. Acquire property within the development area along the railroad bed east to LeValley Road for the purpose of the installation of a pathway and/or sidewalk. The project will have a five year duration and the estimated cost is \$ 35,000.
- B. The Authority would like to acquire or lease the property along the river northwest of River Street between Fifth Street and Second Street to be used for the construction of a marina. The marina will be used for the storage of boats.

In 1989, the DDA purchased the property for the Village. Dock slips were installed in 1990 and the property continues to be developed. The cost of the project is estimated at \$100,000.00 with a duration of 20 years. (COMPLETED).

- C. The DDA will replace and install sidewalks in the following locations:
 - \$ Replace 300 feet of sidewalk on the north side of Pine Street between First Street and Gilbert Street. A portion of sidewalk will also be replaced on the South side of Pine Street between Third Street and Gilbert Street.
 - \$ Installation of 1,000 feet of new sidewalk on both the east and west sides of Fifth Street between Pine Street and River Street.

- \$ Installation of 1,000 feet of sidewalk on the north and south sides of River Street between Fifth Street and Second Street.
- \$ Installation of 2,620 feet of sidewalk on the east side of Fifth Street between Marathon Road and Pine Street.
- \$ Installation of 2,640 feet of sidewalk along the railroad bed between the senior citizens complex and the point where First Street ends. The sidewalk will be on the west side of the proposed new pathway until it reaches the end of First Street at which point the sidewalk will be connected to the existing sidewalk on the east side of First Street.
- \$ The estimated time for completion is 20 years and an estimated cost of \$ 200,000.

The list in (C) is not all inclusive. Additional items may be added on an Aas needed@ basis.

- D. In cooperation with the Village Council, the DDA will maintain and improve upon the landscaping that has been accomplished in the development area to date. The duration is 20 years and is estimated to cost \$ 50,000.
- E. Acquire undeveloped, inappropriately developed and blighted property within the Authority Development area. Prior to acquisition, the DDA will request approval from the Village Council. An updated listing of the acquired property will be attached to the DDA plan. A 20 year duration and \$ 200,000 is estimated to complete the project.
- F. Acquire property within the development area for redevelopment, resale or lease. Prior to acquisition, the DDA will request approval from the Village Council. An updated listing of the acquired property will be attached to the DDA plan. The duration of 20 years is estimated with a cost of \$ 1,000,000.
- G. The construction of a sidewalk and/or pathway from the senior citizens complex to Pine Street on the railroad bed. The project is estimated to cost \$75,000 and have a duration of 20 years.
- H. In cooperation with the Village of Columbiaville the Authority will construct curb and gutter in the development area. The duration is 20 years and is estimated to cost \$ 200,000.

The general improvements in (H) are not all inclusive, additional items may be added on an Aas needed@ basis.

- I. Commission marketing studies to develop marketing and sales materials in order to attract investment by the private sector. A 20 year duration and \$ 40,000 is the estimated cost.

- J. The DDA, in order to insure economic growth of the development district, will assist in promotional events in the authority area designed to promote the area to the consumer. The events will be conducted over a 20 year period and \$ 30,000 has been allocated for this purpose.
- K. In cooperation with the Village of Columbiaville, develop park areas and other open areas in the Development Area as recreational areas for youth and adults. Emphasis will be placed on the Development of park areas that are located on the waterfront. Development of the area would be over a 20 year time span with \$ 500,000 estimated cost of completion.

Specifically, bathrooms, electricity, a fishing dock, and a monument will be added to Veterans Park. Also the Downtown Development Authority will acquire and place signs for the Development Area, including signage for the waterfront parks.

These park and recreation areas will include the development of a bikepath.

This project includes the acquisition of property via purchase and easements, construction and maintenance.

- L. In cooperation with the Village of Columbiaville, the DDA will erect lighting and fixtures in the Development Area. The estimated duration of this element of the plan is 20 years and \$ 150,000 has been estimated as the total cost.
- M. The Authority will execute a streetscape study of the authority area and provide architectural assistance to building owners, on a contractual, no cost basis, who wish to implement the study. The study is to include building facades facing alleys. The duration is 20 years and is estimated to cost \$ 25,000.
- N. The Authority desires to improve the municipal water and sewer system by modernizing, repairing, and extending the water and sewer system through the Development Area. The estimated time for completion is 20 years. \$500,000 has been estimated as the total cost.
- O. Administration is an estimated cost of \$ 80,000 and the duration is 20 years.
- P. The Authority will repair, maintain, and install new roads. The duration is 20 years and the cost is estimated at \$ 400,000.
- Q. A facade improvement program will be developed and implemented within the district. The estimated time for completion is 20 years with an estimated cost of \$25,000.
- R. The Downtown Development Authority will assist the Village with the financing of police services. The duration is 20 years and the estimated cost is \$200,000.00.

- S. Develop additional public parking for the development area including the acquisition of additional property and improvement of existing lots. The duration is 20 years and the estimated cost is \$200,000.

A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE. [17 (2f)]

The DDA has no plans to leave any part of the development area as open space except that the existing parks will remain as open space. If certain studies warrant a change, the DDA will go to the Village Council for approval.

A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND PROPOSED TERMS. [17 (2g)]

The DDA has no plans to sell, donate, exchange or lease any portions of the development area to or from the municipality.

A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES. [17 (2h)]

There are no plans at this time to request changes in zoning, streets, street levels, intersections or utilities. However, as discussed previously, certain studies will be conducted, that when completed, could affect one or more of the above items. In that event, approval of the Village Council will be obtained prior to executing such changes.

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. [17 (2i)]

The Development Plan will be financed by a Tax Increment Finance Plan. The estimated cost of the total development plan by the DDA over a 20 year time span is \$3,910,000.00. Most stages of the development will be financed on a Apay as you go@ basis. Bonding will be used as a financing tool in conjunction with developments that take place within the authority development area. The DDA shall not sell any bonds pursuant to this plan or purchase property without approval of the Village Council prior to the issuance of any such bonds. The DDA may also purchase property under land contract and undertake installment contract financing. Additionally, the DDA may assist the Village in the repayment of obligations incurred by the Village to finance the developments described in this plan.

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. [17 (2j)]

There is no information available to the Authority at the present time regarding the designation of person or persons, natural or corporate, to whom all citizens of Columbiaville are a portion of the development is to be leased, sold, or conveyed and for whose benefit the project may be undertaken.

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. [17 (2k)]

All properties under the Downtown Development Authority will be leased, sold, or conveyed at not less than fair market value.

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 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 INDIVIDUALS.

[17 2(l)]

There are approximately 700 residents in the Authority's development area. The development plan does not call for the displacement of any residents. If studies or projects necessitate the displacement of any residents, the plan will be amended.

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA. [17 2(m)]

The development plan does not call for the displacement of any residents. If studies or projects necessitate the displacement of any residents, the plan will be amended.

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. [17 2(n)]

The development plan does not call for the displacement of any residents. If studies or projects necessitate the displacement of any residents, the plan will be amended.

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. [17 (2o)]

The development plan does not call for the displacement of any residents. If studies or projects necessitate the displacement of any residents, the plan will be amended.

TAX INCREMENT FINANCE PLAN

A. A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE

The Tax Increment Finance Plan began with the approval of the Tax Increment Financing Plan by the Village Council in December of 1985. The Development Plan defined an area within the Village known as the Adevelopment area@. The Adevelopment area@ is described in the Development Plan and a map is attached as Appendix A.

On the date that the plans were approved by the Village Council, an Ainitial assessed value@ became determinable. The Aassessed value@ is defined in the Downtown Development Authority Act as the Ataxable value@. 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 was approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution was adopted. Property exempt from taxation at the time of the determination of the initial assessed value is included as zero.

For each year of the plan, a Acaptured assessed value@ is determined. The Acaptured assessed value@ means the amount in any one year by which the current taxable value of the development area exceeds the initial assessed value.

Each year, the municipal and county treasurers transmit to the Authority the A tax increment revenues@. The A tax increment revenues@ are the amount of ad valorem property 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 except the State Education Tax and the taxes of the local and intermediate school districts.

The Downtown Development Authority expends the tax increment revenues only pursuant to the Tax Increment Financing Plan, which includes the Development Plan. Surplus funds shall revert proportionately to the respective taxing bodies.

The Village Council may abolish the Tax Increment Financing Plan when it finds that the purposes for which the plan was established are accomplished.

B. THE MAXIMUM AMOUNT OF BONDED INDEBTEDNESS.

The DDA does not expect to incur bonded indebtedness. The DDA may assist the Village in the repayment of bonds, land contracts, or installment purchase contracts to implement some of the projects set forth in the Development Plan.

C. THE DURATION OF THE PROGRAM.

The Tax Increment Financing Plan shall expire at the end of the 2025-2026 fiscal year.

D. 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.

It is anticipated that the investment in public facilities provided by this Plan will increase the assessed value of the development area. Except for additions and transfers, as those terms are defined in the General Property Tax Act, growth and taxable value will be limited to approximately 5% or the rate of inflation, whichever is lower. The DDA believes that 3% per year is a realistic estimate for growth in assessed value for the development area for the life of the plan.

The plan does not exclude captured assessed growth and property value resulting solely from inflation. The plan provides for the use of all captured assessed value.

In the year before adoption of this restated plan, 2005, the following millage rates were in effect:

	<u>MILLS</u>
Village of Columbiaville	13.5184
Township of Marathon	1.4206
County of Lapeer	3.8539
Mott Community College	2.6807

The estimated impact of tax increment financing on the revenues of the taxing jurisdictions can be derived by applying the millage rate of each of the effected taxing jurisdictions on the estimated captured assessed value for each year of the plan.

An estimate of the revenue of the DDA on the taxing jurisdictions is attached as Appendix B based upon the millage rates set forth above and 3% annual growth. The initial assessed value of the Plan was \$4,421,464.00.

The undersigned Secretary of the Downtown Development Authority of the Village of Columbiaville hereby certifies that the Authority determined that it is necessary for the achievement of the purposes of the Act and this Development Plan and Financing Plan was duly adopted by the Downtown Development Authority of the Village of Columbiaville at a meeting held on the _____ day of _____, 2005, pursuant to proper notice and in compliance with Act 267 of the Public Acts of 1976.

Secretary

The undersigned Village Clerk of the Village of Columbiaville hereby certifies that this Development Plan and Financing Plan was duly approved by the Columbiaville Village Council following a public hearing at a meeting held on the _____ day of _____, 2005, pursuant to proper notice and compliance with Act No. 267 of the Public Acts of 1976.

Denise Dupack
Village Clerk