

Downtown Development Plan and Tax Increment Finance Plan



*Township of Pinconning
Downtown Development Authority*



Wade-Trim

April 1998

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Township of Pinconning

Township Board Members

Sharon Stallsberg, Supervisor

Donald H. Moore, Clerk

Mary Ann Antcliffe, Trustee

Mary Kusterer, Trustee

Scott Carruthers, Trustee

DDA Board Members

Dr. Tom Buechle, Chairman

Eugene Tanke, Vice Chairman

Deborah Lutz, Secretary

Pat Schumann, Treasurer

Larry Augustyniak

Sam Bishop

Tom Courtemanche

Ronald Gage

Tim Sullivan

Sharon Stalsberg

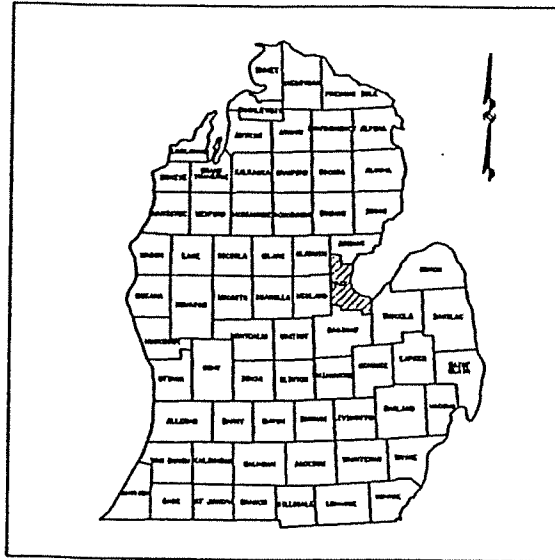
Fortunately, the Michigan State Legislature has provided municipalities with a means to finance economic development. Public Act No. 197, signed into law on August 13, 1975, allows municipalities to create a Downtown Development Authority (DDA) by ordinance. A copy of the Act is set forth in Appendix A. The ordinance establishing the Authority must also designate the boundaries of the downtown district within which the authority may exercise its powers. The Board of Directors of the authority must consist of between 8 and 12 members, plus the municipalities Chief Executive Officer.

The purpose of the DDA is to prevent deterioration and promote economic growth within a business district by developing, adopting, and implementing Development Plans. Separate plans may be adopted for different development areas within the downtown district. The plan may include proposals for construction, renovation, repair, remodeling, or rehabilitation of a public facility, an existing building, or a multiple-family dwelling unit that aids economic growth in the downtown district.

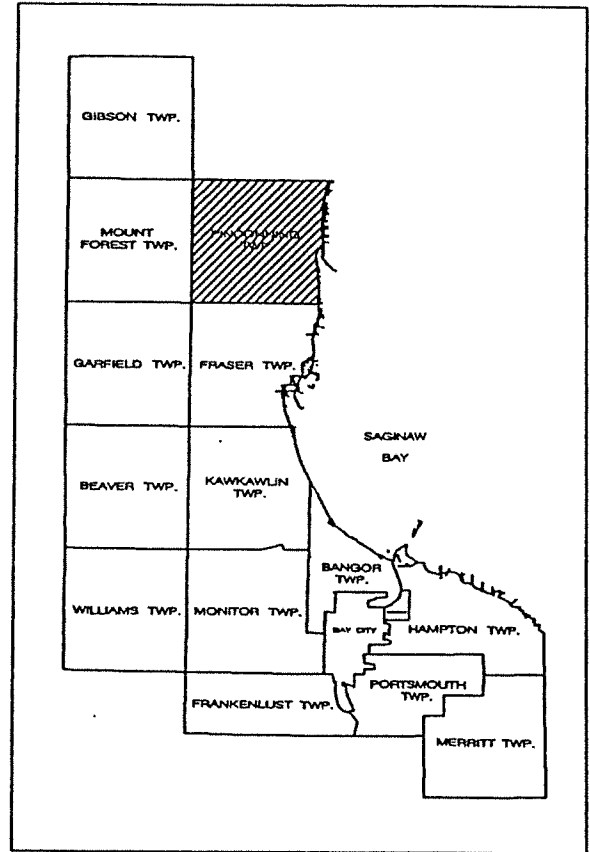
To implement a Development Plan, the Authority may construct, rehabilitate, equip, improve, maintain, or operate any building within the downtown district for public or private use. The Authority may acquire and own, lease, or dispose of any land, or real and personal property that the Authority determines to be reasonably necessary to prevent deterioration and promote economic growth in the business district. The Authority may also acquire and construct public facilities and make land improvements. The Downtown Development Authority Act allows municipalities to take private property under the power of eminent domain and transfer the property to the DDA.

Funds to finance activities of the Authority may be derived from several sources including taxes, revenues generated from the use of assets, proceeds from revenue bonds, municipal funds including state and federal grants, special assessment levies, and tax increment financing receipts.

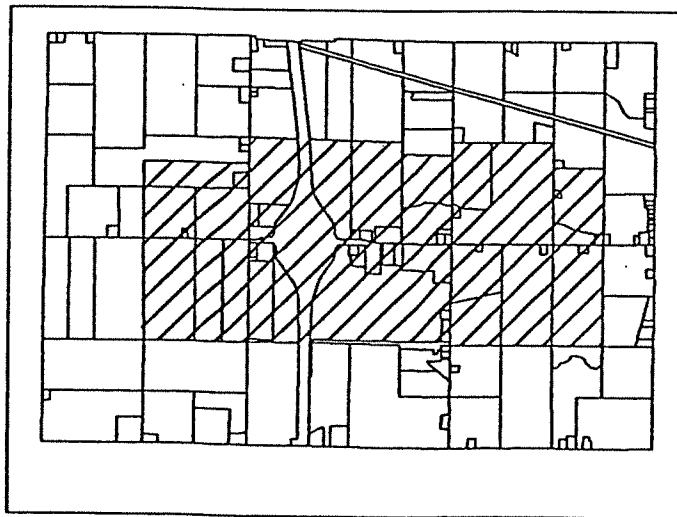
GEOGRAPHIC LOCATION



BAY COUNTY



PINCONNING TOWNSHIP



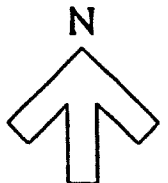
DDA DISTRICT BOUNDARY

MAP 1: REGIONAL SETTING

PINCONNING TOWNSHIP
BAY COUNTY, MICHIGAN
DEVLEOPMENT PLAN, 1998



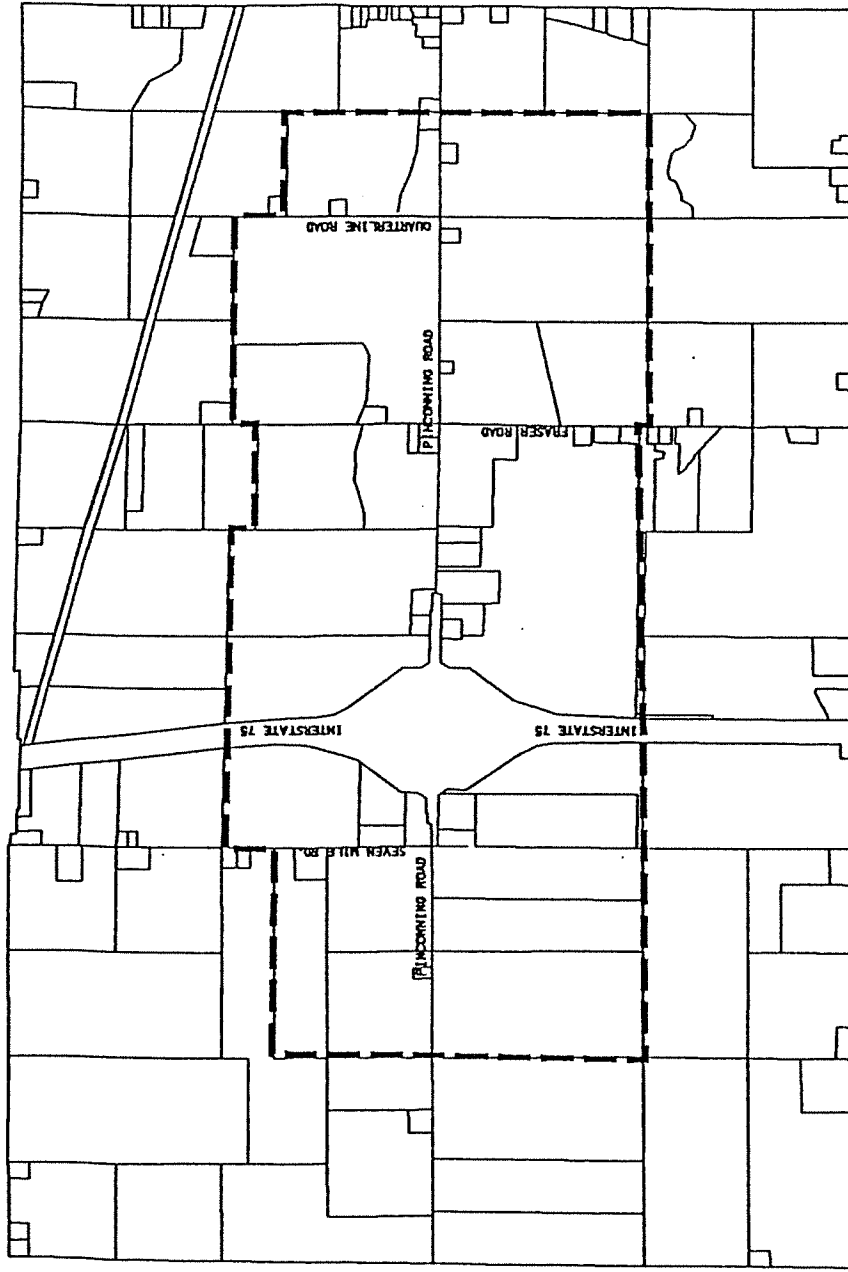
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Section 17.(2)(a)

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

The Pinconning Township Board approved a DDA District on August 12, 1997, following the requisite notification and public hearing. Map 2 shows the location of the District in relation to other areas of the Township. The development area boundaries are coterminous with the DDA District boundaries. A legal description of the development area is presented as Exhibit A.



MAP 2: DDA DISTRICT BOUNDARY

PINCONNING TOWNSHIP
BAY COUNTY, MICHIGAN
DEVELOPMENT PLAN, 1998



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- Residential

This category includes one-family detached dwelling units, trailers/mobile homes and accessory buildings such as garages that are related to these units. It also includes farmsteads and related agricultural buildings located near the principal dwelling. The majority of residential dwelling units inside the Development District are located along Pinconning Road.

- Commercial

Commercial uses within the development area include gas stations, restaurants, convenience and feed stores, a repair shop, and a bowling alley. Commercial uses inside the Development District are mainly found on Pinconning Road in close proximity to the Interstate-75 on and off ramps.

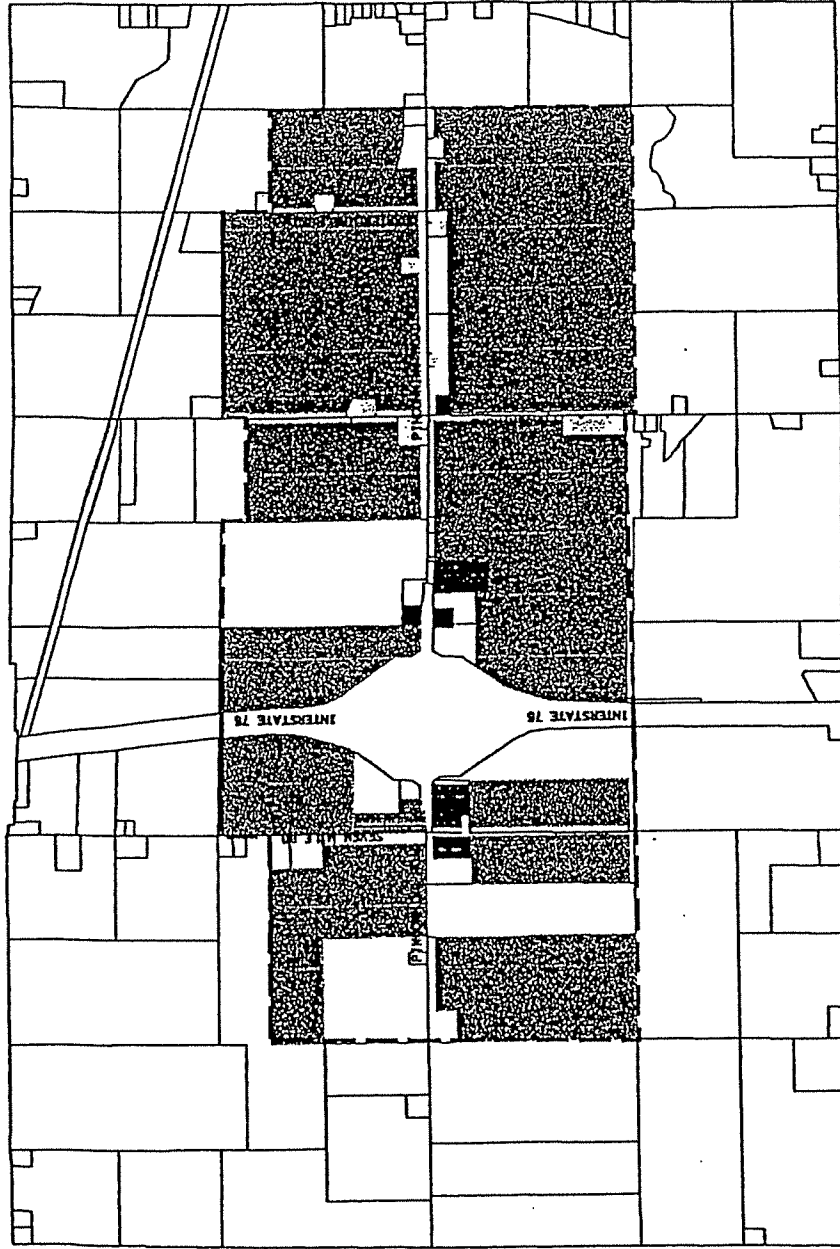
- Industrial

Industrial uses within the development area are limited to agricultural processing facilities. Mid-Michigan Bean Company and AgriSales Crop Production Services are the only industrial uses existing inside the Development District.

- Vacant/Rights-of-Way

Vacant land includes land that is not developed or used for any particular purpose. Uses include woodlands and vacant land for which no specific use was evident from field inspection. This category also includes public rights-of-way (roads, utility easements, etc.).

Data in Table 1 indicates the distribution of the uses on an acreage basis.



MAP 3: EXISTING LAND USE

- AGRICULTURAL
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- VACANT/RIGHTS-OF-WAY
- DDA DISTRICT BOUNDARY

SOURCE: NOVEMBER 1997 SURVEY BY WAD-TRIM, INC.



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PINCONNING TOWNSHIP
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DEVELOPMENT PLAN, 1998

Section 17.(2)(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.

The Downtown Development Authority Board is empowered to undertake a variety of assignments in the development and rejuvenation of its Downtown District. These include:

- Plan and propose the construction, the 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;
- 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 of Michigan;
- Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper, or own, convey, or otherwise dispose of, or rights of interests therein, which the Authority determines is reasonably necessary to achieve the purpose of this Act, and to grant or acquire licenses, easements and options with respect thereto; and,
- 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 thereto, within the Downtown District for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

- I. Professional Services - Provide funds for the procurement of professional services to manage, fund, and implement the goals of the Development Plan. These services include, but are not limited to, legal, financial/auditing, marketing, advertising, granting, planning, and design-related services.

The estimated cost of each development project is indicated in Table 2.

Table 2 List of Projects and Cost Pinconning Township Downtown Development Authority	
Project Description	Estimated Project Cost
Potable Water and Sanitary Sewer	\$1,023,000
TIF Funds	500,000
Special Assessment	250,000
Grant Funds	250,000
Sidewalks	*Undetermined
Street Lighting	*Undetermined
Signage	*Undetermined
Landscaping	*Undetermined
Parking	*Undetermined
Business Recruitment	*Undetermined
Contingencies and Administration	*Undetermined
Professional Services	*Undetermined

*Project cost will be estimated as projects develop and become more clearly defined. Assignment of cost burden for projects on private property will be transferred to new development.

Section 17.(2)(f)

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

Not Applicable.

Section 17.(2)(h)

A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

Zoning is an exercise of the police power in which utilization and development of privately owned land is regulated through the division of a community into various districts and the specification of permitted and/or prohibited uses for each district. Zoning also controls numerous aspects of development within each district, such as intensity of development, height and bulk of development, and requirements for parking, landscaping and signage. Zoning is also the principal tool for implementing the community's long-range Development Plan.

Townships are empowered to prepare local zoning regulations under the Township Rural Zoning Act (PA 184 of 1943, as amended). Pinconning Township adopted a Zoning Ordinance Text and Map on April 8, 1997. The Zoning District map covering the DDA District is presented as Map 4.

The Zoning Ordinance and map establish districts where specified uses may occur. The Zoning District map reveals the DDA District is zoned primarily for business and industrial related purposes.

It is recommended by the Authority Board that the Pinconning Township Planning Commission consider the application of use restrictions on properties designated for intensive development. Large scale development projects can be controlled through Planning Commission review using a Planned Unit Development (PUD) approach. Planned Unit Development is a development pre-planned in its entirety with the subdivision and zoning controls applied to the entire project as a whole, rather than to individual lots. Therefore, densities are calculated for the entire development, usually permitting a trade-off between clustering of development and provision of common open space.

The PUD is usually characterized by a unified site design. While most commonly used for residential development, the technique is also frequently applied to other forms of development such as shopping centers and industrial parks. Occasionally, a PUD may have a mix of uses.

The PUD also refers to the process of site plan review, in which public officials have considerable involvement in determining the nature of the development. The technique includes aspects of both subdivision and zoning regulations, but permits a variation in the rigid zoning and subdivision regulations. A PUD is usually administered through a special permit process.

Special attention should be placed on the architectural detail of new development. In addition to individual building styles, new buildings must relate to the scale and character established by their neighbors. Of particular importance are materials, colors, texture, and scale. Focus should also be directed to the character and intensity of lighting fixtures. They will have considerable influence on the Pinconning Road corridor environment. The lighting must be geared to intensities and heights needed for safety of both the public and private property.

It is further recommended that a sign ordinance for the entire Development District be instituted for a better visual environment. In addition, the use of landscaped berms as a screening and image improvement element is recommended along Pinconning Road. Moreover, fences may be used to screen parking and storage areas. To further reduce visual pollution, a policy should be established to require the burial of overhead wires.

Utility systems within the Development District are planned for installation to serve new development. The utility systems within a community are a critical determinant of the density and type of development which it can sustain. The ability to tap into an existing system is often a prime consideration of investors/developers.

No water and sewer lines exist within the Downtown Development Authority District boundaries. In order to provide the best possible atmosphere for the encouragement of new development within the DDA, extensions of water and sewer lines from the City of Pinconning utility network is recommended.

Drainage in Pinconning Township may not adequately serve future development. This will require alternative methods of managing storm water, such as retention ponds. This consideration will be factored into design decisions of future developments.

Section 17.(2)(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.

The estimated total cost for the projects identified under Section 17.(2)(d) will be determined as projects develop (refer to Table 1). The estimated cost for potable water and sanitary sewer lines, the Authority Board's top priority, is \$1,023,000.

Forecasting public improvement costs and scheduling their implementation using tax increment financing is subject to much conjecture. Changes in the state property tax laws could affect the level of capture. Inflation, interest rates, changes to building materials or technologies could alter future costs. It should also be recognized that TIF Funds may need to be supplemented by local funds or available grants-in-aid programs to cover shortfalls.

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources:

1. Contributions to the Authority for the performance of its functions.
2. Revenue 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.
3. Tax increments received pursuant to a Tax Increment Financing Plan.
4. 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.
5. The proceeds of the an ad valorem tax imposed on the real and tangible property within the District of no more than two mills.

Section 17.(2)(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.

Not Applicable.

Section 17.(2)(m)

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

Not Applicable. There are no residences designated for acquisition or clearance by the Authority. Thus, a relocation plan, including an estimate of financial assistance and reimbursement expenses, is unwarranted.

Section 17.(2)(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.

Not Applicable.

FINANCING PLAN

PA 197 treats all increase in valuation resulting from the Development Plan, whether in fact these increases bear any relation to the development or not. Tax increment revenues for the DDA result in the application of general tax rates of the community and all other political bodies levying taxes in the Downtown District. These include the Township, County, library, special voted, etc. The amount to be transmitted to the DDA is that portion of the tax levy of all these applicable taxing bodies paid each year on real and personal property.

“Captured assessed value” means the amount in any one year by which the current assessed value of the District, including the assessed value of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial value. “Initial assessed value” means the assessed value, as equalized, of all the taxable property within the boundaries of the District 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. Property exempt from taxation at the time of the determination of the initial assessed value is included as zero. Tax dollars accruing from any incremental increase in taxable value above the initial assessed value (base year total) may then be used by the DDA. Data presented in Table 3 “Estimate of Captured Taxable Value,” reveal what the anticipated capture is for the District through the Year 2017.

Captured Revenue

The projected revenue annually available to the DDA from the captured taxable value is displayed in Table 4. By the end of the planning period, it is estimated that approximately \$485,780 dollars could be collected by the DDA and used for making public improvements within the Downtown District. The affect of this total re-allocation of revenues on all the taxing bodies is displayed on Table 5.

An annual account assessment should be conducted as part of the yearly submittal from the Authority to the governing body and State Tax Commission on the status of the tax increment financing account. The report must include: the amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principal and interest on any outstanding bonded indebtedness; the initial assessed value of the project area; the captured assessed value retained by the Authority; the tax increments received; and any additional information the governing body or the State Tax Commission considers necessary. The report must also be published in a newspaper of general circulation in the municipality.

EXHIBIT B
TOWNSHIP OF PINCONNING
DOWNTOWN DEVELOPMENT DISTRICT

PARCELID	OWNERS NAME	ADDRESS			TAXABLE VALUE
09-120-029-100-020-00	GALEN E WILSON PETROLEUM CO	PO BOX 5829	SAGINAW	MI	3,050
09-120-019-400-030-01	FOCO, DAVID F & CONSTANCE M	347 E PINCONNING RD	PINCONNING	MI	9,431
09-120-021-400-080-00	WILCZYNSKI, IDA	4134 QUARTERLINE RD	PINCONNING	MI	40,659
09-120-020-400-020-01	COURIER, ALICE	991 E PINCONNING RD	PINCONNING	MI	10,082
09-120-028-100-020-00	GOBROGGE, LOUISE E	1222 E PINCONNING RD	PINCONNING	MI	30,466
09-120-020-400-020-02	SCHMIDT, WILLIAM J & DIANE K TRUSTS	4729 N 7 MILE RD	PINCONNING	MI	15,288
09-120-029-200-050-00	NELSON, DAVID L & PAULA M	3765 N FRASER RD	PINCONNING	MI	45,694
09-120-020-400-030-00	PRIEST, LARRY & WENDY	265 OAKDALE DR	BAY CITY	MI	23,310
09-120-029-200-010-07	SCHUMANN, RONALD J & PATRICIA	3805 FRASER RD	PINCONNING	MI	16,284
09-120-028-200-010-01	SANFORD, JOHN M & VICTORIA L	1318 E PINCONNING RD	PINCONNING	MI	22,986
09-120-020-400-050-00	DORE BUILDING COMPANY	1026 E BEAVER RD	KAWKAWLIN	MI	49,200
09-120-021-400-060-01	PETERS, FLOYD G & VIRGINIA &	2578 E PINCONNING RD	PINCONNING	MI	24,719
09-120-029-200-020-00	DORE, FRED A	1026 E BEAVER RD	KAWKAWLIN	MI	52,050
09-120-029-200-030-00	SCHUMANN, HAROLD & PATRICIA	3805 N FRASER RD	PINCONNING	MI	39,465
09-120-021-300-010-01	LESNIAK, RICHARD A JR & SHONDA M	4072 N FRASER RD	PINCONNING	MI	48,600
09-120-029-100-020-01	DOWD, DANNY W & KATHERINE	4598 8 MILE RD	PINCONNING	MI	31,300
09-120-020-400-040-01	FIRKSER, STANLEY	913 N YORK DR	ESSEXVILLE	MI	2,168
09-120-029-200-010-04	FIRKSER, STANLEY	913 N YORK DR	ESSEXVILLE	MI	15,574
09-120-020-300-020-01	CROP PRODUCTION SERVICES, INC	2532 E 71ST ST	TULSA	OK	26,900
09-120-029-200-010-03	T & D COMPANY	770 E PINCONNING RD	PINCONNING	MI	2,800
09-120-029-200-010-05	MACKEY, CHARLES & ELEANOR	201 N MABLE ST	PINCONNING	MI	12,850
09-120-019-400-010-01	LA BRASH, DARCY & GAIL	4141 N 7 MILE RD	PINCONNING	MI	14,094
09-120-020-300-030-00	FOSTER, JOHN W	35521 CLARKSTON LN	RICHMOND	MI	26,313
09-120-029-100-030-00	GALEN E WILSON PETROLEUM CO	3057 DAVENPORT AVE	SAGINAW	MI	163,150
09-120-020-400-040-00	FIRKSER, STANLEY	913 N YORK DR	ESSEXVILLE	MI	2,709
09-120-029-200-010-01	T & D COMPANY	770 E PINCONNING RD	PINCONNING	MI	253,850
09-120-020-300-020-02	MUELLER, WM & SON INC	2455 W VASSAR RD	REESE	MI	61,400
09-120-021-400-060-00	MID-MICHIGAN BEAN CO	1708 E PINCONNING RD	PINCONNING	MI	64,270
09-120-029-200-010-06	FIRKSER, STANLEY	913 N YORK DR	ESSEXVILLE	MI	38,360
09-120-020-400-020-00	PENNER, RUTH M TRUSTEE	10133 DIAMOND PARK RD	INTERLOCHEN	MI	7,477
09-120-029-100-040-00	STANLEY, LARRY & LEONARD	2 APRIL AVE	SANDOWN	NH	13,876
09-120-029-100-010-00	IRVIN, JACK E TRUSTEE	3608 PEACE RIVER DR	PUNTA GORDA	FL	13,769
09-120-019-400-010-00	SCHMIDT, WILLIAM J & DIANE K TRUSTS	4729 N 7 MILE RD	PINCONNING	MI	16,262
09-120-028-100-010-00	JAY, NORMAN & ROSEMARY	3704 N FRASER RD	PINCONNING	MI	9,539
09-120-020-400-010-00	SKUTA, JERALD & JOSEPH	5463 N MACKINAW RD	PINCONNING	MI	17,781
09-120-021-300-020-00	JAY, NORMAN & ROSEMARY	3704 N FRASER RD	PINCONNING	MI	15,070
09-120-019-400-030-00	JOHNSONS LAND COMPANY	1132 E COGGINS RD	PINCONNING	MI	14,853
09-120-030-200-030-00	BARGERON, EARL & FERN	103 W SMITH ST	BAY CITY	MI	38,237
09-120-030-200-020-00	LAURIA, EUGENE & MARTHA	416 E PINCONNING RD	PINCONNING	MI	33,449
09-120-019-400-020-00	VANTOL, RONALD F	5775 N MACKINAW RD	PINCONNING	MI	18,787
09-120-028-100-010-02	JAY, TIMOTHY & ANN	1066 E PINCONNING RD	PINCONNING	MI	34,587
09-120-021-400-070-00	JAY, NORMAN & ROSEMARY	3704 N FRASER RD	PINCONNING	MI	18,272
09-120-020-300-020-00	IRWIN, JACK E TRUSTEE	3608 PEACE RIVER DR	PUNTA GORDA	FL	22,118
09-120-020-300-010-00	BISHOP, A SAMUEL & MARLENE C	754 E NEWBERG RD	PINCONNING	MI	15,938
09-120-020-400-040-02	BISHOP, A SAMUEL & MARLENE C	754 E NEWBERG RD	PINCONNING	MI	22,877
09-120-028-100-020-01	JONAS, WILLIAM & JAMES	533 E COGGINS RD	PINCONNING	MI	79,800
09-120-028-200-010-00	JONAS, WILLIAM & JAMES	143 E NEWBERG RD	PINCONNING	MI	37,003
09-120-030-200-010-00	TILLEY, RICHARD & RITA	298 E PINCONNING RD	PINCONNING	MI	35,780
09-120-021-300-010-00	GOBROGGE, LAWRENCE & WF ET AL	2788 KAISER RD	PINCONNING	MI	69,066
09-120-029-200-010-00	T & D COMPANY	770 E PINCONNING RD	PINCONNING	MI	66,049

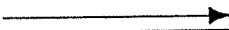
TOTAL TAXABLE VALUE  **\$1,747,612**

Table 4
Anticipated Revenue Stream
Pinconning Township Downtown Development Authority

(1)	(2)	(3)	(4)
Year	Captured Taxable	Tax Increment Revenues	Disbursement Cycle
1998	\$86,717	\$1,122	1998-1999
1999	573,434	\$7,422	1999-2000
2000	773,434	\$10,011	2000-2001
2001	923,434	\$11,952	2001-2002
2002	1,073,434	\$13,894	2002-2003
2003	1,223,434	\$15,835	2003-2004
2004	1,373,434	\$17,776	2004-2005
2005	1,523,434	\$19,718	2005-2006
2006	1,673,434	\$21,659	2006-2007
2007	1,823,434	\$23,601	2007-2008
2008	1,973,434	\$25,542	2008-2009
2009	2,123,434	\$27,484	2009-2010
2010	2,273,434	\$29,425	2010-2011
2011	2,423,434	\$31,367	2011-2012
2012	2,573,434	\$33,308	2012-2013
2013	2,723,434	\$35,250	2013-2014
2014	2,873,434	\$37,191	2014-2015
2015	3,023,434	\$39,133	2015-2016
2016	3,173,434	\$41,074	2016-2017
2017	3,323,434	\$43,016	2017-2018
Total TIF Revenue		\$485,780	

1. Refer to the Estimate of Captured Taxable Value Table
2. Data from column 4 of the Estimate of Captured Taxable Value Table
3. Figures represent column 2 values times the Year 1997 millage rate of 12.9431.
4. Period monies will become available for spending

APPENDIX A

"Downtown Development Authority" means the Township of Pinconning Development Authority as established by resolution adopted August 12, 1997.

"Tax Increment Financing Plan" means the "Tax Increment Financing Plan for the Township of Pinconning Downtown Development Authority District," including the Development Plan, as transmitted to the Township Board by the Downtown Development Authority for public hearing, and as confirmed by this Ordinance, copies of which are on file in the office of the Township Clerk.

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on property in the Downtown Development Authority District.

All other undefined terms, unless the context of this Ordinance specifically required otherwise, shall have the meanings attributed to them by current usage.

Section 2. Approval and Adoption of the Downtown Development Authority Development Plan and Tax Increment Financing Plan. Pursuant to Section 19(1) Act 197, the Township Board of Township of Pinconning, Bay County hereby finds and determines in accordance with Section 19, (1) of Act 197 as follows:

- (a) That the Development Plan and Tax Increment Financing Plan constitutes and embodies a public purpose of the Township;
- (b) That the Development Plan and Tax Increment Financing Plan meets the requirements set forth in Sections 14(2) and 17(2) of Act 197;
- (c) That the proposed method of financing the development activities described in the Development Plan and Tax Increment Financing Plan is feasible, and that the Downtown Development Authority has the ability to arrange the financing;
- (d) That the development activities described in the Development Plan and Tax Increment Financing Plan are reasonable and necessary to carry out the purpose of Act 197;
- (e) That the Development Plan and Tax Increment Financing Plan is in reasonable accord with the approved Master Plan of the Township of Pinconning;
- (f) That public services, such as fire and police protection and utilities are, or will be, adequate to service the Downtown Development Authority District; and
- (g) That such changes in zoning, streets, street levels, intersections, and

- (b) The Township Assessor shall transmit copies of the base year assessment roll to the Township Treasurer, the County Treasurer, the Downtown Development Authority, and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this Ordinance and the Development Plan and Tax Increment Financing Plan approved by this Ordinance.

Section 5. Preparation of Annual Assessment Roll. Each year within 15 days following the final equalization of property in the Development District, the Township Assessor shall prepare an updated annual assessment roll. The annual assessment roll shall show the information required in the base year assessment roll and, in addition, the captured assessed value for that year. Copies of the annual assessment roll shall be transmitted by the Assessor to the same persons as the base year assessment roll, together with a notice that it has been prepared in accordance with this Ordinance and the Development Plan and Tax Increment Financing Plan.

Section 6. Account Status Report. 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 include: the amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principle and interest on any outstanding bonded indebtedness; the initial assessed value of the project area; the captured assessed value retained by the authority; the tax increments received; and any additional information the governing body or the State Tax Commission considers necessary. The report shall be published in a newspaper of general circulation in the municipality.

Section 7. Implementation. All tax increments shall be transmitted by the Township Treasurer into an account of the Downtown Development Authority at the earliest practicable date. All tax increments, so received by the Downtown Development Authority shall be disbursed in accordance with the provisions of the Development Plan and Tax Increment Financing Plan and the requisitions of the Downtown Development Authority. Surplus funds shall revert proportionately to the respective taxing bodies. For the purpose of segregation and transfer of such funds, the Township Treasurer shall maintain a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Township Board, to be designated Downtown Development Authority project fund. All amounts payable to the Downtown Development Authority shall, subject to the foregoing, be deposited directly in the Downtown Development Authority project fund.

Section 8. Duration of Tax Increment Financing Plan. The Tax Increment Financing Plan will continue in effect until all purposes of the Development Plan and Tax Increment Financing Plan have been fulfilled.



Wade-Trim

Bay City, MI
800.322.4500
989.686.3100

Cadillac, MI
800.968.6660
231.775.9754

Cleveland, OH
216.696.5438

Detroit, MI
313.961.3650

Flint, MI
810.235.2555

Gaylord, MI
800.968.4440
989.732.3584

Grand Rapids, MI
616. 363.8181

Indian River, MI
231.238.6900

Tampa, FL
813.882.8366

Taylor, MI
734.947.9700

PINCONNING TOWNSHIP
RESOLUTION # 97-3

WHEREAS, Public Act 197 of 1975 (MCL 125.1653), as amended, provides that a Township can create a Downtown Development Authority; and,

WHEREAS, a Downtown Development Authority may acquire and assist in development of public facilities; and,

WHEREAS, growth trends and growth pressure dictate the need for water and sanitary sewer to serve the 1-75 interchange area of Pinconning Township; and,

WHEREAS, the tax increment captured by the Downtown Development Authority could be part of a finance plan to provide needed public utilities; and,

WHEREAS, August 12, 1997, has been selected to hold the required first Public Hearing; and,

NOW THEREFORE BE IT RESOLVED, that the Pinconning Township Board of Trustees does hereby declare its intent to create a Downtown Development Authority by Ordinance as allowed by Public Act 197 of 1975 (MCL 125.1653); and,

BE IT FURTHER RESOLVED, that a public hearing, as required by the Act, be held on August 12, 1997, at 7:30 p.m. at Pinconning Township Hall, 1751 East Cody Estey Road, Pinconning, Michigan;

BE IT FURTHER RESOLVED, that the Clerk be authorized and directed to notify all effected property owners and taxing jurisdictions and post notices and publications as required by the Act; and,

BE IT FURTHER RESOLVED, that the Township shall provide funding for start-up operations of the proposed Pinconning Township Downtown Development Authority.

RESOLUTION OFFERED BY KUSTERER, AND SUPPORTED BY MOORE.

ROLL CALL VOTE: AYES: 5 MEMBERS: STALSBERG, CARRUTHERS, ANTCLIFFE, MOORE, KUSTERER

NAYS: _____ MEMBERS: _____

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND COMPLETE COPY OF A RESOLUTION
OFFERED AND ADOPTED BY THE PINCONNING TOWNSHIP BOARD AT A REGULAR MEETING HELD ON
THE 8 TH DAY OF JULY, 1997.

Donald H Moore

DONALD MOORE

PINCONNING TOWNSHIP CLERK

PINCONNING TOWNSHIP
TOWNSHIP BOARD

ORDINANCE NO. 11- 4

AN ORDINANCE APPROVING AMENDMENT OF THE PINCONNING
TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT
PLAN AND TAX INCREMENT FINANCING PLAN.

At a regular meeting of the Pinconning Township Board, held at the Pinconning Township Hall, 1751 East Cody Estey Road, Pinconning, Michigan on the 11th day of October, 2011, at 4 PM.

PRESENT: Long, Holbrook, LaFramboise, Hribek

ABSENT: Stalsberg

The following ordinance was offered by Holbrook and supported by LaFramboise:

WHEREAS, the Township of Pinconning Downtown Development Authority (the "Authority"), pursuant to its resolution of JULY 23 , 2009, has requested this Township Board to approve certain amendments to the Development Plan and the Tax Increment Financing Plan (the "Plan Amendments") of the Authority; and

WHEREAS, after due notice, the Township Board conducted a public hearing on the proposed Plan Amendments; and

WHEREAS, the Township Board desires to approve the Plan Amendments;

NOW, THEREFORE, THE TOWNSHIP OF PINCONNING ORDAINS:

1. The Township Board determines that the proposed Plan Amendments constitute a public purpose.

2. The Township Board approves the proposed Plan Amendments based on the following considerations:

- (a) The Plan Amendments meet the requirements set forth in Sections 14 and 17(2) of the Downtown Development Authority Act, Act 197, Michigan Public Acts, 1975 (the "Act").
- (b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of

Section 17(2)(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.

Unchanged: See existing Plans.

Section 17(2)(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.

In addition to the projects listed the existing Plans, and specifically relating to paragraph A of existing Plans Section 17(2)(d), the Authority proposes to undertake the following additional projects:

1. Sanitary Sewer improvements, upgrade, and extension. During the life of these Plans, it is anticipated that the Authority will participate in the financing of various improvements to the Township's sanitary sewer system. These improvements will be constructed in locations designated by the Township Engineer, and will or may consist of construction of sanitary sewers, lift stations, pumps, and appurtenances; engineering, surveying and other non-construction costs related to the installation of sanitary sewer improvements; and acquisition of easements or rights of way to permit construction of sanitary sewers and related appurtenances. The objective of these improvements will be to extend sanitary sewer service to parcels that are not presently served by sanitary sewers in an adequate fashion; or increase the capacity of the existing sanitary sewer system in order to improve the level of service afforded to existing sewer users and permit more intense development of parcels within the development area; or replace or rehabilitate existing sanitary sewer infrastructure so that the useful life of this infrastructure is extended or the facilities are made to operate with greater efficiency. Specific projects to be undertaken include the following, which may be funded in part by an award from the United States Department of Agriculture's Water and Waste Loan and Grant Program, Federal Catalog No. 10.760, and/or tax increments received pursuant to the Tax Increment Financing Plan:
 - a. Extension of sanitary sewer service to the I-75 / Pinconning Road interchange.
 - i. Estimated time for completion: Completed.
 - ii. Estimated cost: \$1,030,000

CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

Unchanged; See existing Plans.

Section 17(2)(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 PERSON, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD OR CONVEYED IN ANY MANNER TO THOSE PERSONS.

Unchanged; See existing Plans.

Section 17(2)(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.

Unchanged; See existing Plans.

Section 17(2)(m)

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

Unchanged; See existing Plans.