

RESOLUTION NO. _____

VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY
(Enacted March 5, 2019)

**A RESOLUTION TO
APPROVE THE 2019 AMENDMENT
TO THE VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY'S DEVELOPMENT PLAN,
PURSUANT TO THE PROVISIONS OF ACT 197
PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED**

WHEREAS, the Village of Stockbridge (hereinafter, the "Village") created the Stockbridge Downtown Development Authority (hereinafter, the "SDDA") by Ordinance in the mid-1980's, and charged it with its statutory responsibility for developing and implementing a Development Plan; and

WHEREAS, the SDDA adopted a proposed Development Plan and Tax Increment Finance Plan (hereinafter, the "Plan") in the mid-1980's, which was forwarded to the Village and subsequently approved by Ordinance pursuant to the provisions of Act 197 of the *Public Acts of Michigan of 1975*, as amended (hereinafter, the "Act"); and

WHEREAS, the SDDA and the Village have amended the Tax Increment Finance Plan and/or the Development Plan on several occasions since its initial adoption to include, among other things, new Development Plans and to expand the Tax Increment Finance District; and

WHEREAS, the SDDA determined in 2019 that the Tax Increment Finance Plan and Development Plan required additional Amendments to incorporate additional information into it regarding the SDDA's proposals to: 1) improve Veterans Memorial Park, 2) improve the Parking Lot east of the Bank, 3) Purchase New and Additional Planters and Benches in the downtown, 4) Install a M-52 Pedestrian Pathway Phase II, 5) Install a West Main Street Pedestrian Pathway, 6) Sponsor the Fall Harvest Moon Festival, 7) Lease Space in a Mini-Storage, and 8) improve the outlets on existing light poles, amongst other things.

IT IS THEREFORE RESOLVED that the *Stockbridge Downtown Development Authority 2019 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects and/or Expand Existing Projects*, as attached hereto, is approved by the SDDA and is to be submitted to the Village for approval, in accordance with the Act.

Moved By: Rebecca Dunne

Seconded By: Jon Fillmore

Adopted at a Special Meeting of the Village of Downtown Development Authority held on the 5th day of March, 2019

YEAS: Rebecca Dunne, Geri Uihlein, Bruce Klingbiel, Jon Fillmore, Daryl Anderson, CG Lantis

NAYS: None

ABSENT: Molly Howlett

ABSTAIN: _____

**Village of Stockbridge
Downtown Development Authority**

By: C.G. Lantis
Its: Chairperson

CERTIFICATION

I certify that the above is a true and complete copy of Resolution No. _____ adopted by the Village of Stockbridge Downtown Development Authority at a Special Meeting held on the 5th day of March, 2019.

**Village of Stockbridge
Downtown Development Authority**

By: Geri Uihlein
Its: Director

Drafted by:
John L. Gormley (P53539)
Attorney for the Village of Stockbridge DDA
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**STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY
2019 DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN
AMENDMENT TO INCORPORATE NEW PROJECTS**

Pursuant to the requirements of MCL 125.1664(2), the Stockbridge Downtown Development Authority (hereinafter, the “SDDA”) recommends that the following Amendments be incorporated into the SDDA’s Development Plan:

1. The boundaries of the Plan’s Tax Increment Finance District are set forth in the map contained on Page IV of the July 3, 1995 Plan Amendment, and are not altered by this Amendment.
2. The location and extent of existing streets and other public facilities within the development area are set forth in the Maps contained on Pages 12–14 of the original Plan. The SDDA’s District Zoning Map is contained on Page 13. The Map sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The legal description of the development area is described as being located in the Village of Stockbridge, County of Ingham, to wit:

See Legal Description of the District contained in pages 24-26 of the July 3, 1995 Plan Amendment; and which are not changed in this Amendment.

3. The description of the existing improvements in the area to be demolished, repaired or altered, a description of any repairs or alterations, and an estimate of the time required for completion.
 - 3.1 The SDDA proposes to repair and alter the following existing improvements:
 - 3.1.1 Fire Hydrant Replacement on South Clinton Street - there exists an obsolete fire hydrant on South Clinton Street in the SDDA’s TIF District that is defective. Parts are not available to repair the hydrant. The SDDA intends to remove the existing hydrant back to its connection to the main, which will entail serious excavation and the removal of 2-4 flags of concrete sidewalk. A new tap will be installed on the water main and a modern fire hydrant installed in relatively the same location as the obsolete fire hydrant to better serve and protect the businesses located within the TIF district. This project is estimated to cost approximately \$10,000.00 and is planned to be completed in the 2020 construction season. (Exhibit A)

- 3.1.2 Replace Beach Sand at the Veterans Memorial Park Volleyball Court - the SDDA, in keeping with its general plan of caring for Veterans Memorial Park, intends to add new sand to the Veterans Park Volleyball Court in the amount not to exceed \$300.00. The Village DPW will be utilized to spread the sand around the court, once delivered. The project will take place in 2019 construction season. (Exhibit B)
- 3.1.3 Completely tear out and replace basketball court at Veterans Memorial Park. The basketball court shall be completely torn down to its stone base. It will be replaced with new asphalt and re-stripped. The existing basketball hoops will be replaced with new hoops at a cost of \$2,000.00. The remaining project is estimated to cost \$17,294.20. (Exhibit C) The project is planned to be bid as part of a four sub-project package (paragraphs 3.1.3, 3.1.4, 3.1.5, and 3.1.6) in 2019 and completed in the 2019 construction season. This portion of the project is referred to as "Section B" on the map attached as Exhibit G.
- 3.1.4 Complete tear out and replacement of two existing parking lots and access drive at Veterans Memorial Park. The parking lots and access drives shall be completely torn down to their stone base. They will be replaced with new asphalt and re-stripped. The project is estimated to cost \$95,578.45. (Exhibit D) The project is planned to be bid as part of a four sub-project package (paragraphs 3.1.3, 3.1.4, 3.1.5, and 3.1.6) in 2019 and completed in the 2019 construction season. This portion of the project is referred to as "Section A" on the map attached as Exhibit G.
- 3.1.5 Milling down and resurfacing of the top course of the existing asphalt tract and pathway at Veterans Memorial Park. The asphalt tract and pathway shall have its top courses milled down and resurfaced with new asphalt. The project is estimated to cost \$23,386.00. (Exhibit E) The project is planned to be bid as part of a four sub-project package (paragraphs 3.1.3, 3.1.4, 3.1.5, and 3.1.6) in 2019 and completed in the 2019 construction season. This portion of the project is referred to as "Section C" on the map attached as Exhibit G.
- 3.1.6 Parking Lot East of the Bank. The Village of Stockbridge is in the middle of negotiating the purchase of this parking lot from the Bank. Assuming this deal is negotiated in time for the construction season, the SDDA intends to mill down the existing parking lot, resurface the parking lot with new asphalt and re-strip the parking lot. The

completed parking lot will be used for public parking for downtown businesses in the TIF District. The project is estimated to cost \$30,220.85. (Exhibit F) The project is planned to be bid as part of a four sub-project package (paragraphs 3.1.3, 3.1.4, 3.1.5, and 3.1.6) in 2019 and completed in the 2019 construction season. This portion of the project is referred to as “Section D” on the map attached as Exhibit G.

3.1.7 Planter & Bench Replacement - The Village has very large existing planters and park benches in its downtown district that hold decorative flowers and beautify the downtown during the summer months. The SDDA intends to replace the existing planters and benches and possibly purchase additional planters and/or benches at a cost not to exceed \$25,000.00. The project is anticipated to be completed in the 2019 construction season. (Exhibit M)

3.1.8 Veterans Memorial Park Play-scape Update - the SDDA anticipates installing five (5) new spring loaded toys on the existing platform, digger toys and new sand or mulch in the existing park-scape at a cost not to exceed \$6,000.00. The project is to be completed in the 2019 construction season. (Exhibit N).

3.1.9 Update Electric Outlets on Existing Light Poles in Downtown - the SDDA intends to update the electric outlet service on the existing 27 light poles in the downtown area. The SDDA previously installed the poles. The plan is to add or refurbish existing outlets on each pole. The project is anticipated to cost \$6,000.00 and is planned for the 2020 construction seasons.

3.1.10 Removal of Dead Tree in Veterans Memorial Park - the SDDA intends to remove an existing dead tree in the Park in 2019, while performing the projects anticipated in paragraphs 3.1.3, 3.1.4, 3.1.5, and 3.1.6. The cost of the project is \$1,500.00 and will be done in 2019.

3.2 The time for completion of most of these projects is specified in the above subsection. However, the time frame may be expanded due to extenuating circumstances but in no case shall it be later than between the 2019 and 2021 construction seasons. The costs outlined above are based upon general repair, construction, and replacement cost, with at least a contingency fee of 2.5% built into each individual estimate.

4. The description of 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, signage or signalization.

4.1 The SDDA proposes the following new improvements within the development district:

4.1.1 M-52 Pedestrian Pathway Project Phase II

The SDDA previously constructed sidewalk south along the eastside of Clinton Street from approximately the parking lot for the Lakeland Trail access to the Ransom Food Center, including the installation of a pedestrian bridge over Portage Creek. This project was commonly known as Phase I of the M-52 Pedestrian Pathway Project. At that time, the Plan Amendment contained the rudimentary outline of Phase II of the project, which would include extending the project south along eastside of South Clinton Street from Ransom Food Center to the corner of Green Road and then East along the north side of Green Road to McDonald. (Exhibit H) That Plan Amendment stated a later plan amendment would be required to more particularly outline the cost of same. The location of the Phase II sidewalk, as outlined in Exhibit H, is all within the existing right-of-way of the Village and will not require the purchase of any new easements. The Project is estimated to cost \$339,101.35 (Exhibit I), including the following Options:

- A. M-52 - Clinton Road Crosswalk
- B. M-52 - Green Road Crosswalk
- C. M-52 - Bird Drive Decorative Crosswalk
- D. Street Lighting

The goal of this project is to connect all areas of the development district via a walking path. The goal of the SDDA is to start and complete this project in 2020 construction season, but it may be started and completed as late as the 2024 construction season.

4.1.2 West Main Street Sidewalk Expansion Project

This project anticipates installing 1,635 +/- feet of new concrete sidewalk along the north side of West Main Street between the parking lot located on the westside of the business at 300 West Main Street and the eastside of the Byrum Hardware store parking lot. (Exhibit J). The project will require the acquisition of some additional easements from private property owners. A portion of the project is not within the Development District and will have to be paid by the Village, to move this project forward.

4.1.2.1 SDDA costs 91.8% \$294,329.00 (Exhibit K)

4.1.2.2 Village cost 8.2% \$26,291.00 (Exhibit K)

The goal of this project is to connect all areas of the development district via a walking path. The goal of the SDDA is to start and complete this project in 2021 construction season, but it may be started and completed as late as the 2025 construction season.

4.1.3 Purchase of new benches and planters. This is part of the project outlined in paragraph 3.1.7 above, wherein the SDDA in both replacing existing benches and planters and purchasing additional ones. Please see paragraph 3.1.7 above, which is fully incorporated herein by reference.

4.1.4 SDDA Website - the SDDA intends to pay for the development of a SDDA Website to comply with Act 57 of 2018 at a cost not to exceed \$2,000.00, plus \$175.00 per month for maintenance and updates thereafter. The project will be completed in 2019. (Exhibit L)

4.1.5 Installation of new camera on the Village Water Tower. The SDDA intends to install a new camera on the Village Water Tower to view the park improvements to keep them safe from vandals. This is an expansion of the camera system previously installed in the park by the SDDA and is anticipated to cost \$2,500.00 and is anticipated to be completed in the 2019 construction season.

4.2 The time for completion of most of these projects is sometime between the 2019 and 2021 construction seasons, but the projects could be done as late as 2025 construction season. The costs outlined above are based on general purchase, construction, and installation costs.

5. The following is a statement of the construction, or stages of construction, planned and the estimated time for completion of each stage.

Each proposed project will be done in one complete stage of construction which is anticipated to be completed in one construction season (spring to fall of a given year). Each project will be completed in one construction season sometime between 2019 and 2025.

6. The description of any part of the development area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment.

No change proposed in this Plan Amendment.

7. The following is a description of any portion of the development area that the Authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The 1) cameras on the water tower, 2) the improved parking lots and access road in the Park, 3) the improved track and pathway, and 4) the basketball court will be donated to the Veterans Memorial Park, which is owned by the Village, but is in the SDDA Tax Increment Finance Authority District. The parking lot east of the Bank will be donated to the Village, which will own the land. Any Easement purchase for the construction of the West Main Street sidewalk itself is open to the public and having a safe travel path benefits the Village and will be granted to the Village. The SDDA already owns the light poles, so any improvement stays with the SDDA. The Village already owns the right-of-way along the M-52 Pedestrian Pathway Phase II, so any improvements will be owned by the Village.

8. The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.

No change proposed in this Plan Amendment, except the crosswalks anticipated in the M-52 Pedestrian Pathway Project, Phase II, which is already outlined in paragraph 4.1.1.

9. The following is an estimate of the costs of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

- 9.1 The SDDA proposes to finance the projects set forth in Paragraphs 3, 4, and 16 through the capture of tax increments to pay the construction costs. The SDDA may also utilize any of the following financing mechanisms:

- 9.1.1 Any Tax increment revenue bonds issued by the Village, pursuant to Section 16(1) of the DDA Act;
- 9.1.2. Any Tax increment revenue bonds issued by the SDDA, pursuant to Section 16(2) of the DDA Act;
- 9.1.3. Other advances from the Village repayable from tax increment revenues of the SDDA, which advances may be financed through obligations incurred by the Village under the Local Building Authority Act or other authorizing statutes;
- 9.1.4 Tax increment revenues on a pay-as-you-go basis; and
- 9.1.5. Other Federal or State grants or contributions, not specified above.

9.2 The costs of the specific projects listed in Paragraphs 3 and 4 above are as follows:

9.2.1 The project anticipated in paragraph 3.1.1 is anticipated to be \$10,000.00.

9.2.2 The project anticipated in paragraph 3.1.2 is anticipated to be \$300.00.

9.2.3 The project anticipated in paragraph 3.1.3, 3.1.4, 3.1.5, and 3.1.6 is anticipated to be a total of \$166,479.50.

9.2.4 The project anticipated in paragraph 3.1.7 is anticipated to be \$25,000.00

9.2.5 The project anticipated in both paragraphs 3.1.8 & 4.1.3 is anticipated to cost up to \$6,000.00

9.2.6 The project anticipated in paragraph 3.1.9 is anticipated to cost up to \$6,000.00

9.2.7 The project anticipated in paragraph 3.1.10 is anticipated to cost up to \$1,500.00

9.2.8 The project anticipated in paragraph 4.1.1 is anticipated to cost up to \$339,101.35

9.2.9 The project anticipated in paragraph 4.1.2 is anticipated to cost up to \$294,329.00

9.2.10 The project anticipated in paragraph 4.1.4 is anticipated to cost up to \$2,000.00, plus a monthly maintenance fee of \$175.00.

9.2.11 The project anticipated in paragraph 4.1.5 is anticipated to cost up to \$2,500.00

9.2.12 The project anticipated in paragraph 16.1 is anticipated to cost up to \$10,000.00 per year

9.2.13 The project anticipated in paragraph 16.2 is anticipated to cost up to \$1,500.00 per year

9.3 The SDDA has the ability to arrange financing, as it is anticipated each project will be fully funded from tax increment revenues saved up by the SDDA on a pay-as-you-go basis before the project is started.

10. The following is a 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 the information is available to the authority.

10.1 The primary beneficiary of the Veterans Memorial Park projects outlined in paragraphs 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.8, and 3.1.10, is the Village of Stockbridge, which owns the Park. An ancillary beneficiary is the public in general and the downtown business owners who the park users patronize.

- 10.2 The primary beneficiary of the fire hydrant project outlined in paragraph 3.1.1 is the Village of Stockbridge, which provides the fire hydrants to the public. Ancillary beneficiaries are the Fire and Ambulance Authority (S.E.A.S.A), the businesses who depend upon that fire hydrant, and the public generally.
- 10.3 The primary beneficiary of the light pole outlet project outlined in paragraph 3.1.9 is the SDDA, which installed and owns the light poles. Ancillary beneficiaries are the public and individual downtown festivals and events that use the outlets.
- 10.4 The primary beneficiary of the Planters and Benches outlined in paragraphs 3.1.7 and 4.1.3 is the Village of Stockbridge, which owns the sidewalks where they are located. Ancillary beneficiaries are the public and individual downtown festivals and events that use the benches and enjoy the atmosphere provided by the planters.
- 10.5 The primary beneficiary of the M-52 Pedestrian Pathway Project Phase II (paragraph 4.1.1) and the West Main Street Sidewalk Expansion Project (paragraph 4.1.2) is the Village of Stockbridge, which owns the right-of-way where most of these projects will be installed. Ancillary beneficiaries are the public and individual businesses in the development district, which will be accessed by these additional pedestrian pathways.
- 10.6 The SDDA is the primary beneficiary of the new website (paragraph 4.1.4), which must comply with the new publication requirements of Act 57 of 2018.
- 10.7 The primary beneficiary of the Water Tower Camera (paragraph 4.1.5) is the Village, who owns Veterans Memorial Park over which the camera will look. Ancillary beneficiary is the Village of Stockbridge Police Department which must guard against damage to property or person in the Park.
- 10.8 The primary beneficiary of the Fall Harvest Moon Festival (paragraph 16.1) sponsorship by the SDDA is the Village which operates the festival. Ancillary beneficiaries are the public and individual businesses in the development district, which count upon these festivals to bring shoppers and customers to historic downtown Stockbridge.
- 10.9 The primary beneficiary of the leasing of a storage facility (paragraph 16.2) is the SDDA, who is storing their decorations, equipment, banners, and supplies in same to protect them from dirt and the elements.
- 10.10 The primary beneficiary of the parking lot east of the Bank (paragraph 3.1.6) is the Village, who will own the property in question. Ancillary beneficiaries are the public and individual businesses in the development district, which count upon this public parking.

11. 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 are no express or implied agreements 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.

While the projects have generally been undertaken for public benefit and/or the Village's benefit, the SDDA does not intend to lease, sell, or convey them to the Village in any manner other than a general donation.

However, several small easements may be necessary from adjoining property owners along the West Main Street Pedestrian Path project. The cost of same is not currently anticipated to exceed \$3,300.00 and will be purchased at market price and/or through a taking process involving the Village of Stockbridge's power of eminent domain.

12. It is estimated that there are less than 100 persons and families residing in the development area. It is estimated that zero (0) persons or families residing in the development area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or 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.

13. The following constitutes the plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Because of the answer to Section 12, no plan for establishing priority for relocation is required.

14. The following shall constitute the provisions 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.*:

Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

15. No persons are being relocated in the development area, but any future relocation will be done in compliance with Act No. 227 of the *Public Acts of 1972*, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.
16. This Plan Amendment also provides for the following other material that the Authority, local public agency, or governing body, considers pertinent:
 - 16.1 Fall Harvest Moon Festival. The Village has taken over the “Fall Harvest Festival” from the previous operator that was originally conceived in 2013. The Festival, which operates primarily in Veterans Memorial Park, brings numerous consumers to historic downtown Stockbridge and the SDDA intends to sponsor it with up to \$10,000.00 per year.
 - 16.2 Leasing Storage Space - the SDDA has determined to lease space at the local mini-storage for up to \$100.00 per month to store its decorations, equipment, banners, and supplies for its various annual undertakings. Storage at the DPW Barn was not optimal due to the number of other things being stored there and the tendency of the SDDA banners to become dirty or damaged (accidentally) in the DPW barn, which stores heavy equipment and machinery. The proposed mini-storage is the closest mini storage to the development district, but is partially owned by the current SDDA Chair C.G. Lantis and he abstained from voting on the motion to lease the space. The SDDA is authorized to spend up to \$1,500.00 per year on leasing the mini-storage. Nothing herein would prevent the SDDA from choosing a different mini-storage in the area in the future, so long as it did not spend more than \$1,500 per year on storage.
17. This Development Plan does not provide for improvements related to a qualified facility, as defined in the *Federal Facilities Development Act*, Act No. 275 of the *Public Acts of 1992*.
18. The original 1986 Plan states that its duration will “terminate upon the completion of those projects specified in the development schedule” (Table 1). The 1992 Plan Amendment does not appear to have addressed the duration of the Plan. The 1995 Plan Amendment states that the “duration of the Plan is limited to the implementation of the goal [sic] and objectives.” Pursuant to the 2004 Amendment, the capturing of tax increment revenues shall continue through taxes levied in 2014, or such later year when all obligations of the SDDA payable from tax increment revenues have been retired or satisfied. The Development Plan shall be effective until the purposes of the Development Plan are completed. The First 2009 Amendment extended the Plan until 2020. This 2014 Plan Amendment extended the

duration of the Tax Increment Finance and Development Plan until 2039 to complete the implementation of the goals and objectives contained herein in the Plan, as amended.

19. The estimated impact of Tax Increment Financing on all taxing jurisdictions in which the SDDA's Development Area was originally addressed by the SDDA in previous Amendments and updated in the 2016 Plan Amendment as Exhibit F thereto. This Amendment does not provide any updated information in regards to this matter. Exhibit F to the 2016 Plan Amendment is incorporated herein by reference. Additionally, the SDDA states:

Tax Increment Financing permits the SDDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. The Tax Increment Finance procedure is governed by Act 197 of the *Public Acts of 1975*, as amended (the "DDA Act"). The procedures outlined below are the procedures provided by the DDA Act effective as of the date this Plan is adopted, but are subject to any changes imposed by future amendments to the DDA Act.

The Tax Increment Revenues are generated when the Current Assessed Value of all properties within the Development Area exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed exceeds the Initial Assessed Value is the Captured Assessed Value.

Initial Assessed Value: When the Village Council enacted the Original Plan by Ordinance in 1986, the Initial Assessed Value of the Development Area was established as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time that Ordinance was approved, as shown by the then most recent assessment roll of the Village for which equalization had been completed, prior to the adoption of the 1986 Original Plan by Ordinance. Property exempt from taxation at the time of the determination of the Initial Assessed Value was included as zero. However, in determining the Initial Assessed Value, property for which a "specific local tax" was paid in lieu of a property tax was not considered to be property that was exempt from taxation. A "specific local tax" is defined in the DDA Act and includes "Industrial Facilities Taxes" levied under 1974 PA 198, taxes levied under the *Technology Park Development Act*, 1984 PA 385, and taxes levied on lessees and users of tax-exempt property under 1953 PA 189. The Initial Assessed Value or Current Assessed Value of property subject to a specific local tax was determined by calculating the quotient of the specific local tax paid divided by the *ad valorem* millage rate, or by other method as prescribed by the State Tax Commission.

Current Assessed Value: Each year the “Current Assessed Value” of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

Captured Assessed Value: The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the “Captured Assessed Value.”

Tax Increment Revenues: For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The SDDA will receive that portion of the *ad valorem* tax levy of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than the State, local school district, intermediate school district tax levies, and specific local taxes attributable to such *ad valorem* property taxes (the “Tax Increment Revenues”), subject to limitations and exemptions which may be contained in the DDA Act, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.

Increases in the Current Assessed Values which generate Tax Increment Revenues can result from any of the following:

- a. Construction of new developments;
- b. New rehabilitation, remodeling, alterations, or additions; and
- c. Increases in property values which occur for any other reason.

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Plan, or can be pledged for payment of bonds or notes issued by the SDDA or the Village under the DDA Act. Further, the SDDA may not borrow money or issue revenue notes without the prior approval of the Village. The SDDA may expend tax increment revenues only in accordance with this Plan; surplus revenues revert proportionally to the respective taxing jurisdictions.

20. **Adoption of these Amendments.** The Village of Stockbridge, before adopting an Ordinance approving these 2019 Amendments, shall hold a public hearing on this development plan and seek input and approval from the Citizens Advisory Committee, if one forms. At the time of the hearing, the Village Council shall provide to all interested persons an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the Development Plan. The Village Council shall make and preserve a record of the public hearing, including all

data presented at that time. All provisions of the Original 1986 Plan, 1992 Plan Amendment, 1995 Plan Amendment, 2004 Plan Amendment, 2006 Plan Amendment, 2008 Plan Amendment, the First 2009 Plan Amendment, the Second 2009 Plan Amendment, the 2011 Plan Amendment, the 2013 Plan Amendment, the 2014 Plan Amendment, the 2016 Plan Amendment, and the 2017 Plan Amendment not modified by these Amendments to the Plan shall remain in full force and effect.

Drafted By:
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EXHIBIT A
FIRE HYDRANT COSTS

EXHIBIT B

BEACH SAND QUOTE

EXHIBIT C

BASKETBALL COURT COSTS

EXHIBIT D

**VETERANS MEMORIAL PARK
PARKING LOTS AND ACCESS ROAD COSTS**

EXHIBIT E

**VETERANS MEMORIAL PARK
PATHWAY AND TRACK COSTS**

EXHIBIT F

PARKING LOT EAST OF BANK COSTS

EXHIBIT G

MAP OF IMPROVEMENTS IN VETERANS MEMORIAL PARK

EXHIBIT H

MAP OF M-52 PEDESTRIAN PATHWAY PHASE II

EXHIBIT I

M-52 PEDESTRIAN PATHWAY COSTS FOR PHASE II

EXHIBIT J

MAP OF WEST MAIN STREET PEDESTRIAN PATHWAY

EXHIBIT K

WEST MAIN STREET PEDESTRIAN PATHWAY COSTS

EXHIBIT L
WEBSITE COSTS

EXHIBIT M

PLANTER & BENCH REPLACEMENT COSTS

Product Description

The Contoured Park Bench by ParkTastic is the most comfortably designed park bench and makes a great addition to any outdoor space. It comes standard as expanded metal, made with high-quality U.S. Steel produced by the latest in automated equipment and the most skilled craftsmen in the industry. The ParkTastic Contoured Park Bench has angle iron armrest and comes in both 4ft & 6ft with a variety of color options to bring your vision to life.

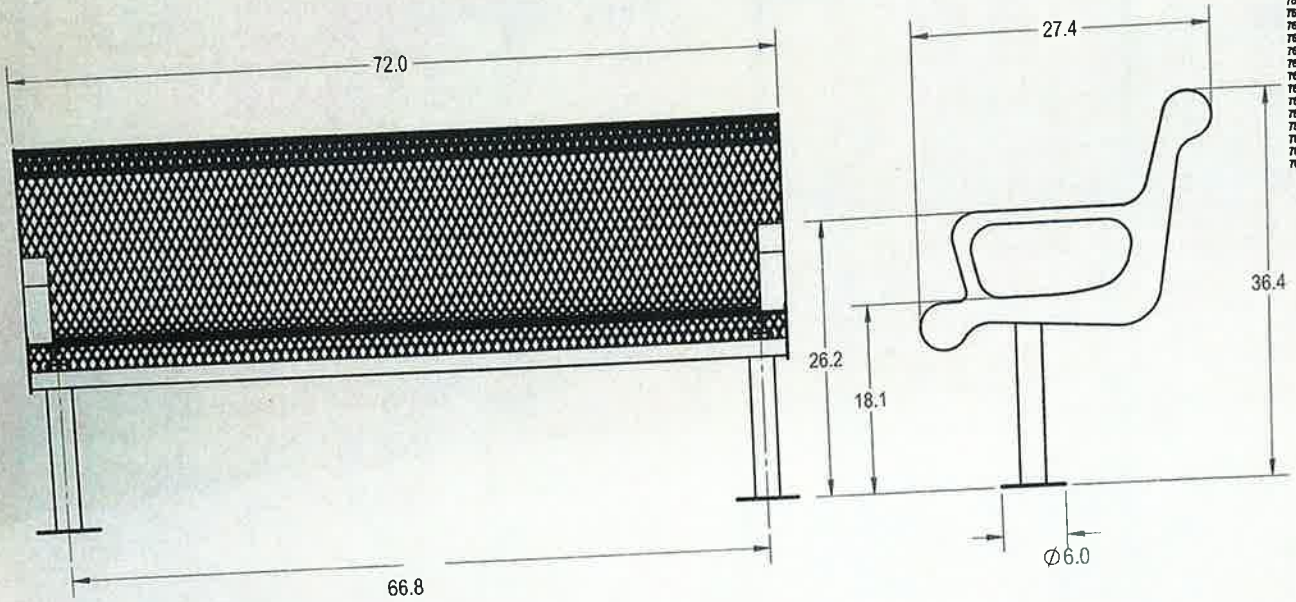
Specifications:

- 3/4" 9 Expanded Metal
- Contoured Seats
- 3/4" x 2" Angle Iron Outer Frame
- 1-1/2" x 1/4" Flat Steel Inside bracing
- 2-3/8" Round Tubing Frame Material
- 2" x 2" Angle Iron Frame Bracing
- 1" Round Tubing Diagonal Braces for Portable Benches

The ParkTastic series also uses Xylan Coated hardware that gives extra corrosion resistances that other lines don't offer.

Frames come standard in powder-coat black but are available in other colors by request

SKU: 766be130
 Variations:
 766be130-6
 766be130-12
 766be130-18
 766be130-24
 766be130-30
 766be130-36
 766be130-42
 766be130-48
 766be130-54
 766be130-60
 766be130-66
 766be130-72
 766be130-78
 766be130-84
 766be130-90
 766be130-96
 766be130-102
 766be130-108
 766be130-114
 766be130-120
 766be130-126
 766be130-132



6 Ft. Bench



Manufactured For: PARK WAREHOUSE

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	NAME	DATE
DRAWN	GM	2/23/2016
SALES APPR.		
CLIENT APPR.		
MFG APPR.		
G.A.		
Design By -	CADWorksPro Chicago, IL	
	www.cadworkspro.com	

ParkTastic	
TITLE: 6' Contoured Bench Surface Mount Expanded Metal Version	
SIZE DWG. NO.	REV
A 766be130	
WEIGHT:	SHEET 3 OF 4

5 4 3 2 1

EXHIBIT N

VETERANS MEMORIAL PARK PLAY-SCAPE UPDATE COSTS



[\[/products/Desert-Commando-Cruisin-Mate-6058\]](#)

Desert Commando Cruisin' Mate

\$888

[\[/products/Desert-Commando-Cruisin-Mate-6058\]](#)

Specs



[\[/products/4-Seat-Buck-A-Bout-200\]](#)

Buck-A-Bout - 4 Seat

\$1,363

[\[/products/4-Seat-Buck-A-Bout-200\]](#)

Specs



[\[/products/Clifford-Spring-Rider-1900\]](#)

Clifford Spring Rider

\$1,287

[\[/products/Clifford-Spring-Rider-1900\]](#)

Specs



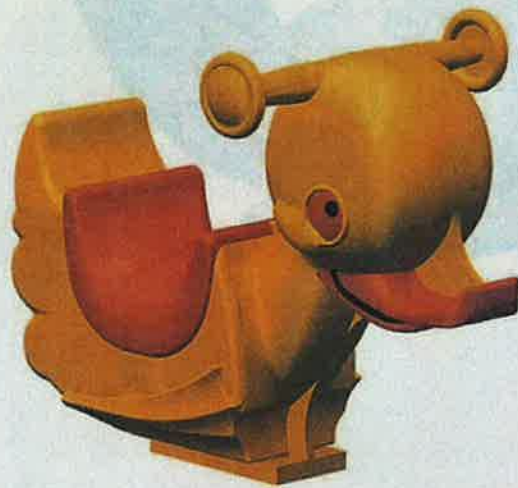
[\[/products/Whale-Spring-Rider-283\]](/products/Whale-Spring-Rider-283)

Whale Spring Rider
\$983

[\[/products/Whale-Spring-Rider-283\]](/products/Whale-Spring-Rider-283)

23 results found

Specs



[\[products/Whale-Spring-Rider-383\]](#)

Whale Spring Rider
\$823

[\[/products/Duck-Spring-Rider-388\]](#)

Duck Spring Rider
\$812

[\[/products/Duck-Spring-Rider-388\]](#)

About The Jensen Swing Rock-N-Ride Animal Spring Rides

The Rock-N-Ride Animal Spring Rides are a classic element of the playground that children have loved for ages. These spring riders

Product Benefits:

- Provides a fun and enjoyable outdoor activity.
- Ideal for use in any playground or outdoor area.
- This classic piece of equipment encourages engaging fun.
- Durable molded polyethylene construction is long-lasting and supportive.
- Incorporates an enclosed rubber spring to provide a smooth ride with no pinching.

Product Specifications / Dimensions

Product specifications can be found below

Please scroll down or [click here to view this information](#)

↓ More Product Details Below

Buying Options:

Choose from each section marked "Required Section", then click "Add to Cart":

Choose Roto Molded Spring Rides (Required Section)

\$0.00 | Choosing Standard or Heavy Duty (SKU#: JSP-NONE)

\$933.13 | Airplane Roto Molded Spring Ride - Blue (SKU#: JSP-SP250A-B)

\$933.13 | Airplane Roto Molded Spring Ride - Red (SKU#: JSP-SP250A-R)

\$933.13 | Airplane Roto Molded Spring Ride - Yellow (SKU#: JSP-SP250A-Y)

\$933.13 | Airplane Roto Molded Spring Ride - Green (SKU#: JSP-SP250A-G)

\$933.13 | Motorcycle Roto Molded Spring Ride - Blue (SKU#: JSP-SP250M-B)

\$933.13 | Motorcycle Roto Molded Spring Ride - Red (SKU#: JSP-SP250M-R)

\$933.13 | Motorcycle Roto Molded Spring Ride - Yellow (SKU#: JSP-SP250M-Y)

\$933.13 | Motorcycle Roto Molded Spring Ride - Green (SKU#: JSP-SP250M-G)