



Stockbridge Downtown Development Authority

MEETING AGENDA

118 N. Center Street

Thursday, February 22, 2024, 6:15pm

CALL TO ORDER

- Welcome to new SDDA Director Nelva Jean Lampart
- Roll Call
- Pledge of Allegiance
- Approval of Meeting Agenda February 22, 2025.
- Approval of meeting minutes of January 25, 2024

PUBLIC COMMENT

FINANCIALS:

- Check registers for January 25, 2024, to February 22, 2024

UNFINISHED BUSINESS:

- Presentation by Guest Danielle Bouchard from McKenna on TIFD survey
- 2/8/2024 version of updated web link to TIFD GEO Map
https://link.edgepilot.com/s/3bf0a1e2/UZjd_20hGU6jveCBEjvX0w?u=https://arcg.is/0aLKjP
- Village passed SDDA budget with no discussion.
- Trash cans. <https://www.trashcanswarehouse.com/>
This is a site with a good variety, I would recommend a trash receptacle that is covered, and can be installed at all locations throughout Village.
I would replace all of them, including adding them at pump track.
David Dillard, DPW Supervisor
- Village Fire Hydrant survey

NEW BUSINESS

- Future Ideas for bringing business to town.
- Copy of John Gormley legal opinion on expending TIFD monies.
- Rough draft of future 2024 Plan Amendment

PUBLIC COMMENT

Board members Concerns, Suggestions or Recommendations.

NEXT MEETING

Next meeting is suggested date March 28, 2024.

ADJOURNMENT



Stockbridge Downtown Development Authority
118 North Center Street
Thursday, January 25, 2024 6:15 pm
Meeting Minutes

Call to Order at 6:25 by Chair Anderson.

Roll Call:

Present: Anderson, Conant, Dzurka (6:33), Fillmore, Ogden, Stevens

Absent: None.

Also present: Attorney Gormley and Nelva Lampart.

Motion by Fillmore with support by Conant to approve the meeting agenda of January 25, 2024. All in favor. Motion passed.

Motion by Conant with support by Fillmore to approve the meeting minutes of November 30, 2023. All in favor. Motion passed.

Public Comment: None.

Financials: Motion by Fillmore with support by Conant to pay the bills in the amount of \$2273.18.

Aye: Conant, Dzurka, Fillmore, Ogden, Stevens, Anderson.

Nay: None.

All in favor. Motion passed.

Unfinished Business:

- Discussion re: fire hydrant replacement in the TIFD. No motion was made. Plan amendment needs to be updated.
- Motion by Anderson with support by Dzurka to approve the 2024-25 SDDA budget as presented.
Aye: Fillmore, Ogden, Stevens, Anderson, Conant, Dzurka.
Nay: None.
All in favor. Motion passed.
- Motion by Anderson with support by Ogden to seek a quote from McKenna services adding a layer to the TIFD map which would include: parcel number, date the parcel was added to the TIFD, and base value of the parcel when it was added. All in favor. Motion passed.

Public Comment: None.

Board Comments:

- LEAP is coming to Stockbridge Township on Monday, February 19, 2024 at 7:30 pm.

- Stockbridge DPW recommends replacing and/or repairing Village trash cans as they are showing wear.

Next Meeting: Thursday, February 22, 2024 at 6:15 pm.

Adjournment: Motion by Conant with support by Ogden to adjourn the meeting at 8:05 pm. All in favor. Motion passed.

Respectfully submitted,
Molly Howlett, Recording Secretary

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March 3, 2022

Geri Uihlein
SDDA Chairperson
P.O. Box 115
Stockbridge, MI 49285

RE: **Response to Chairperson's E-mail of January 29, 2022
Legal Opinion to 1) not Rely Upon Generalities in the
Tax Increment Finance and Development Plan to justify
the expenditure of Tax Increment Revenues and 2)
To Avoid "Restating" a Tax Increment Finance and
Development Plan**

Chairperson Uihlein and SDDA Trustees:

I previously e-mailed the Chair in relation to the question asked at the January 27, 2022 meeting about "re-stating" the TIF Plan. In that e-mail, I attached a copy of MCL 125.4217 (a) – (p), which I stated to the board orally during that meeting was the statutory requirements for the details required in a Plan Amendment. The Chair e-mailed back asking if this statutory cite was in reference to the Strategic work plan and question of "Amend plan through addendum to development plan; OR alternately, amend and restate TIF and development plans?" Based on the confusion regarding these issues, I concluded a thorough discussion on this important issue might be helpful to everyone. It is my hope that expressing my concerns more thoroughly through a written letter than in a brief exchange during a SDDA meeting, when there are many other things on the agenda to accomplish, might lead to further clarification. To make my point, I have ventured into closed files from the early 2000s for the SDDA and located many historical documents. I realize this letter is long, but hopefully it will help clarify these issues for a new generation of SDDA members.

There appears to be two questions circulating in the community currently regarding the SDDA:
1) Can the SDDA spend its Tax Increment Revenues without amending its plans every couple of years to add new projects with the detail required under MCL 125.4217 (a) – (p). Another way of saying this is can the SDDA rely upon generalities in a Tax Increment Finance and

Development Plan to justify spending Tax Increment Revenues. 2) Should the SDDA “re-state” its entire Plan. The answer to both of these issues is important and have very serious legal and potential financial consequences to the SDDA, as the below will explained below.

CAN A DDA AVOID AMENDING ITS PLAN BY RELYING ON GENERAL STATEMENTS IN ITS PLAN LIKE “INFRASTRUCTURE IMPROVEMENTS, SEWER IMPROVEMENTS, WATER IMPROVEMENTS, STREET IMPROVEMENTS,” ECT?

As to the first question, the SDDA has been here before and made the wrong choices. Those prior choices cost the SDDA dearly in terms of time, embarrassment to those board members, legal expenses and ultimately, the SDDA’s fund balance. The best way to address this subject is to go through a brief history of the SDDA’s Tax Increment Finance Plan and Development Plan in conjunction with a discussion of what the DDA Act (Act 57 of 2018) requires. Some prior enforcement history between the SDDA and the Michigan Department of Treasury, is also helpful to review. The best starting place for this discussion is the requirements of a DDA set forth in MCL 125.4211 (1), which provides that a DDA can finance its activities only through a specific number of sources of income:

- (1) The activities of the authority shall be financed from 1 or more of the following sources:*
 - (a) Donations to the authority for the performance of its functions.*
 - (b) Proceeds of a tax imposed pursuant to section 212.*
 - (c) Money borrowed and to be repaid as authorized by sections 213 and 213a.*
 - (d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.*
 - (e) Proceeds of a tax increment financing plan, established under sections 214 to 216.*
 - (f) Proceeds from a special assessment district created as provided by law.*
 - (g) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.*
 - (h) Money obtained pursuant to section 213b.*
 - (i) Revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611a.*
 - (j) Revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611b.*

For the purpose of this Opinion, I am focusing on MCL 125.4211 (1) (e), regarding proceeds from a tax increment financing plan. Those proceeds are referred to in the Act as Tax Increment Revenues. The Act defines Tax Increment Revenues under MCL 125.4201 (cc) as follows:

Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area

Generally speaking the SDDA only has Tax Increment Revenues to spend. It has no other sustainable source of revenue for the SDDA¹. MCL 125.4215 (2) provides that a DDA may expend those tax increment revenues received for a development program **"only pursuant"** to an approved tax increment finance plan. In layman's terms, a DDA cannot spend tax increment revenues unless its authority for same is contained in an approved Plan, as amended. MCL 125.4214 (1) states that when a DDA determines that it is necessary for the achievement of the purpose of the Act, the DDA **"shall"** prepare and submit a tax increment finance plan to the Village and that plan shall include a development plan. The SDDA originally did this in 1986, when it submitted a Tax Increment Finance Plan (establishes a District to capture revenue from) and a Development Plan, which sets forth the projects the SDDA desired at that time to do with the tax increment revenues raised under that Tax Increment Finance Plan. There have been several court cases and AG opinions over the years that have further defined the statute to require, amongst other things, that the tax increment revenues expended by a DDA under a Development Plan, must also only require those Tax Increment Revenues be spent within the TIF District where they were captured. The SDDA amended its Tax Increment Finance Plan and Development Plan in 1995 to expand the TIF District and add new projects. Beginning in the mid-2000s, the SDDA began amending its Plan on a regular basis to support its expenditure of TIF revenues for reasons that will become apparent in this opinion.

An urban legend circulates from time to time in some communities that a DDA can rely on generalities in its Plan to justify expenditures year over year, without amending to add new specific projects every year or two. This urban legend is simply false. A DDA cannot do so. Any attempt to do so will lead to new enforcement problems with the Michigan Department of Treasury, something the SDDA has experienced previously.

The basis of this Opinion is derived from what the Act requires with regards to the specifics of a Plan or an Amendment thereto. When DDAs pass their original Tax Increment Finance Plan and Development Plan, they are often filled with generalities and are more speculative, because 1) the new DDA has no revenue stream to do anything at that point and 2) the new DDA is creating a TIF District to capture money for a host of future projects generally set forth in that original Plan, based on projected future tax increment revenues. However, the Act states that a Development Plan must spell out the following about proposed projects, per MCL 125.4217 (2) (a) – (p). Every plan amendment I have prepared for the SDDA since the mid-2000s

¹ Social media and crowd funding may change this fact moving forward.

attempts to adhere to these statutory requirements in the order they are presented in the Act. I will address them in order here and give you a brief explanation of their meaning.²

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

This is the technical name for what is commonly referred to in the industry as the designed “TIF District” and is the area to which the Development Plan’s projects are applicable, please see MCL 125.4201 (i). This is the area the Village designated by Ordinance when it created the SDDA as the area where the Tax Increment Revenues are captured.

Notice the description requirements for this area. The Act does not require a strict legal description, like in a deed. This language, likely, leads to some of the issues the SDDA is having currently with its TIF map not matching exactly with its list of captured properties. The Statute does not require a neatly defined district created by a surveyor. While that leaves some wiggle room as to what is in the TIF District and lessens the startup costs for a DDA, it also can cause confusion in the future, as the SDDA is now experiencing.

There was a debate in the late 1990s whether Tax Increment Revenues could be spent outside the Development District (TIF District) for the benefit of the TIF District. In *Wheatfield Township v Williamston*, 184 Mich App 745, 458 NW2d 670 (1990), the Michigan Court of Appeals held that it was permissible for a Tax Increment Finance Authority (TIFA) to spend its revenues outside the TIF district for the benefit of the TIF District. Logic would dictate that this opinion was equally applicable to DDAs, as the statutory language is very similar regarding TIF Districts.

Treasury started trying to rain in DDAs at the end of former Governor John Engler Administration. At that time, Treasury issued a F & Q that the State Tax Commission will prospectively enforce a policy beginning April 14, 1998 that *tax increment revenues must also be spent on improvements or Properties located in the Plan’s Development Area, except in limited cases where the State Tax Commission may waive the requirement for certain infrastructure improvements made in the development plan that must extend outside the development area’s boundaries*. To my knowledge, such an exception has never been granted by the State Tax Commission. So the limitation as it exists today, is the SDDA cannot expend its captured Tax Increment Finance Revenues, outside of its Development/TIF District. This issue has arisen previously and I issued an Opinion on it to the SDDA on June 16, 2005, which you will find in your municipal records.

This District rarely is modified or expanded in a Plan Amendment. In the SDDA’s case, it has not changed since the Development District was amended in the 1995

² When thinking about these Statutory requirements for a Plan, it is important to keep in mind that all the taxing jurisdiction who have their taxes captured by the DDA receive a copy of this Plan and each amendment by certified mail to let them know what the DDA is proposing to do with their captured tax increment revenues. They are entitled to this notice by law and detail.

SDDA Plan Amendments. The 1995 Amendment bought the industrial park area on the southeast corner of the Village into the TIF District.

(b) *The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.*

This area is generally resolved by including the current zoning map, as amended, and incorporating it into the amendment. The zoning map shows the location and extent of existing streets and all the public zoned land, along with the zoning districts inside the Development District. Again, this section is rarely amended, other than when the zoning map has been updated by the incorporating municipality.

(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.*

This is where the Plan Amendment would address any new proposed projects that involve existing improvements in the Development District that are to be repaired or altered. For example, repairs or alterations to an existing street, bridge, or building should be included in this section of the Plan. The requirement for identification of specific repairs or alterations to be identified, coupled with the requirement for a specific timeframe for completion of those repairs or alterations is designed to prevent a DDA from using general statements about things like “street improvements” to justify avoiding Plan Amendments. The recommendation over the years at municipal conferences I have attended is to limit your timeframe to things the DDA believes it can accomplish in the next five (5) years with its TIF revenues. After that point, it becomes too speculative and will lead to a tendency to defeat the statute’s intent to require amendments. I am of the opinion that there is no way to properly identify existing improvements in the Development Area, along with the specific repairs or alterations to be performed and a timeframe on those alteration through generalizations. If a DDA wants to repair or alter a specific street, then an Engineer is generally employed. It is my opinion that the Engineer’s prints for the new street, coupled with the Engineer’s estimate of costs should be incorporated into the Plan Amendment, along with a timeline. The SDDA should never rely upon generalized statements that the DDA will do “street repair,” for example. I am aware that some DDA’s in the State have done so, but just because you drive through town at a higher rate of speed than is permitted by law without getting caught by the Police does not make it legal.

(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.*

This is where the Plan Amendment addresses proposed new projects that involve new improvements, like building a new street, bridge, or building where no street, bridge, or building currently exists. Again, the requirements for identification of specific proposed improvements, coupled with the requirement for a specific time frame for completion of those repairs or alterations, is designed to prevent a DDA

from using general statements about things like “new street construction” to justify avoiding plan amendments. For all the reasons above, I strongly urge the DDA to stick to the Statute and amend the Plan, as required.

Subsections (c) and (d) above are the areas where different SDDA Chairs have delegated the duties differently. With CG Lantis as the Chair, he would provide the SDDA Attorney with a brief description of the project and then the attorney would direct what information he determined was needed to craft a Plan Amendment on the existing improvements being enhanced and/or the new improvements being contemplate to DDA Engineers and/or contractors. The attorney would identify the supporting documents to attach to the plan, which was usually the engineers estimate of costs, design plans, purchase agreements, etc. With Daryl Anderson as Chair, he often worked directly with the DDA engineers and/or contractors to collect all the information and prepare an initial draft of the majority of these paragraphs along with identifying the supporting documents to attach. The attorney then reviewed the Chair’s work to insure it complied with the Act and inserted the final product into the SDDA’s Plan Amendment. As the SDDA Attorney, I am comfortable with either method.

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

Again, the conventional wisdom amongst municipal attorneys is this section was designed to encourage DDA’s to continue to amend their Plans to identify new projects. Any project that is being proposed under (c) or (d), must then have a specific statement outlining the stages of construction and the estimated time for completion of each stage. So if there is only one stage (ie one construction year) then the Plan Amendment should identify the project and what year it will be done. It is hard to rely upon general statements like “street repair and improvements” when you are specifically directed in the Statute to identify those individual stages of construction and again set forth a time frame for each stage.

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

This is where a DDA identifies green space it is leaving in the wake of a project, or if it is creating a park and does not often get amended. It is very difficult to know in advance of the particulars of a project as to the size and location of green space.

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

This is the section where the DDA mentions if the project involves, for example sewer or water improvements, if the proposed project is donated to the Village or if we are charging the Village for something, then it is identified in this section. For example the fire hydrant project of the SDDA said it was being donated the repaired/replaced hydrants to the Village at no charge and the sidewalks around the town square were dedicated to the public and/or the Township a number of years ago. Until you define a specific project is, it is impossible to indicate whom the DDA

intends to sell, donate or exchange that project too, so there is no way to rely upon generalizations to cover this requirement.

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

Again, these items are project specific. If a project is going to change an intersection, build a new street, install a new sewer line, or improve a utility, it must be identified in this section. If a project is going to require a rezoning, it must be identified here. For example, a sidewalk improvement project that includes a new sidewalk intersecting an existing road now requires the handicap “dimple” plate, at the new curb cut. The new curb cut changes the street and needs to be identified in this section of the Plan. There is no way to cover this requirement with generalizations in a Plan, it is, again, project specific.

(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.*

This is where the DDA says how it plans to pay for each of its proposed improvements identified in (c), (d), or (p). The SDDA has, since the mid-1990s, relied upon the existing tax increment financing revenue stream to pay for its projects on a pay-as-you go basis. But, if a DDA wanted to sell revenue bonds to finance a project (as the SDDA did in the early 1990s), then this is the section where that process would be spelled out and the bonds authorized.

This paragraph should contain a list of each project, its estimated costs, the method of financing, and the ability of the DDA to accomplish same. Again, this is where the Engineers estimate of costs for a project like a new road or the contract for something like the cost of repairing a strip of sidewalk is incorporated. Until you have the Engineers estimate and/or the Contractor’s proposed bid, it is impossible to rely upon generalities to satisfy this provision.

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

This is where a DDA spells out whom is going to buy, lease, purchase, or convey property or projects it owns. Generally, this is where a DDA identifies for whose benefit a specific project is undertaken. For example, the fire hydrant project was undertaken for the Village’s benefit. Some sidewalk projects are undertaken for the public good or a particular property owner who abuts the sidewalk. Again, it is very hard to identify for whom a specific project is undertaken, until you identify the specific project in (c), (d), or (p).

(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.*

This is where a DDA spells out how it is going to sell, lease, purchase, or convey property it owns, or desires to own. This paragraph seeks a very specific statement that is all but impossible to cover with generalities. Further, this is where the DDA

spells out if it has any agreements with a private or public person or entity for a portion of a specific project.

(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.*

This paragraph is generally not amended, because the SDDA has not done a project where it is tearing down an occupied building. But, it could happen in the future.

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

Again, this paragraph is generally not modified in a SDDA Plan Amendment, but it could be necessary in the future depending on the specifics of a project outlined in (c), (d) above or (p) below.

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

Again, this paragraph is generally not modified in a SDDA Plan Amendment, but it could be necessary in the future depending on the specifics of a project outlined in (c) or (d) above

(o) *A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.*

This Act involved a statutory method to provide financial assistance, advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. Again, this paragraph is generally not modified in a SDDA Plan Amendment, but it could be necessary in the future depending on the specifics of a project outlined in (c) or (d) above or (p) below.

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

This is traditionally where the SDDA has placed the other taxing jurisdictions whom the SDDA captures taxes from, on notice of things like 1) sponsorship of events in the downtown area (Susie Greenway), Business Incubation Programs, Rental Assistance Programs, Façade Improvement Programs, Revenue Sharing Agreements with the Village, ect. Remember, disclosure is a DDA's friend, so it makes sense if anything to over disclose on the DDA's behalf anything else the DDA proposes to do with Tax Increment Revenues, not specifically covered above.

This is also where the DDA has made statements to those taxing jurisdictions about:

1. When the Plan will terminate. Currently, the SDDA's Plan is slated to terminate in 2039, per the 2014 Plan Amendment.
2. Estimated Impact of Tax Increment Financing on all Taxing Jurisdictions upon which the SDDA captures Tax Increment Revenues. This shows each of those jurisdiction what the impact is to their bottom line of the DDA. It is updated every few years, when a Plan Amendment is passed. It is calculated by the Treasurer and impossible to answer in generalizations.
3. When the Plan was originally created and all the prior amendments, make a disclaimer that anything not changed in the current amendment remains in full force and effect.

Following the above statutory criteria under the Act, the SDDA has continued to amend its Plan every few years as it incorporated new specific project, including in 2004, 2006, 2008, 2009-1, 2009-2, 2011, 2013, 2014, 2016, 2019, and 2021. The point of this exercise was to outline what is required in an original Plan or an Amendment to the Plan. Further, to explain why generalities will not satisfy the statutory framework, contrary to what some non-lawyers may advocate or advise the SDDA.

Development and Tax Increment Finance Plans or Amendments thereto have to be approved by the Village through the adoption of an Ordinance, after the DDA submits the proposed a Resolution containing the proposed Plan or Plan Amendment to the Village. Before the Village can adopt an Ordinance approving the Plan or Plan Amendment, there has to be a public hearing on same. The Act has specific requirements for notice of the public hearing to the public, residents in the DDA, and the taxing jurisdictions, per MCL 125.4218 (1). The Village must provide this notice of a public hearing as follows:

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

The DDA Act states that Plans are adopted by an Ordinance and amended in the same manner as they are adopted, please see MCL 125.4219 (2), which states:

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

Further, see MCL 125.4214 (5) states regarding Amendments:

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

There would be no purpose in the Act for these adoption requirements if the legislature did not intend DDA's to amend their Plans and instead rely upon generalities.

There has been increasing tension for a number of years between the taxing jurisdictions subject to capture and DDAs, with the Michigan Department of Treasury caught in the middle between these competing factions. The tension started at the end of the Engler administration with the Michigan Department of Treasury's employee Sharon K. Erwine, who was pushing a position of Treasury that projects not included specifically in Plan Amendments, but paid for by a DDA, were being illegally expended. It was during Sharon K Erwine's tenor that the F & Q was issued by Treasury that is cited above about DDA's not spending money outside the development district, even if it was for the benefit of the District. Ms. Erwin, also, issued Treasury Bulletin No. 9 in 1997 that requested from DDAs for 1994, 1995, 1996 reports on:

1. *The amount and source of revenue in the account.*
2. *The amount in any bond reserve account.*
3. *The amount and purpose of expenditures from the account.*
4. *The amount of principal and interest on any outstanding bonded indebtedness.*
5. *The initial assessed value of the project.*
6. *The captured assessed value retained by the authority.*
7. *The tax increment revenues received.*
8. *The number of jobs created as a result of the implementation of the tax increment financing plan.*
9. *Any additional information the governing body or the state tax commission considers necessary.*

The same Bulletin No. 9, stated that starting in 1997 that DDA also had to report:

1. *All required information must be reported on a plan by plan basis by those authorities which have multiple plans.*
2. *All value figures (for e and f above) must be separated by tax roll:*
 - *Ad valorem homestead*
 - *Ad valorem non-homestead*
 - *Industrial Facilities Tax Act 198 of 1974- New Facilities (pre 1994 certificate)*
 - *Industrial Facilities Tax Act 198 of 1974- New Facilities (post 1993 certificate)*
 - *Commercial Facilities Tax Act 255 of 1978- New Facilities*
 - *Industrial Facilities Tax Act 198 of 1974- Replacement Facilities*
 - *Commercial Facilities Tax Act 255 of 1978- Restored*
1. *The source of tax increment revenue must be subdivided by each millage levied.*
2. *Liabilities and expenditures must be reported separately for each eligible obligation, eligible advance, and other protected obligation.*
3. *A payment schedule must be submitted for the term of each obligation and outstanding advance, showing principal payments, interest payments, and payment dates.*

Finally, in that Bulletin No. 9, Treasury took the position that the "State Tax Commission may institute proceedings to compel enforcement of this act." under the provisions of MCL125.1681 for DDA's " There was a legal argument that the DDA Act did not grant onto Treasury this power directly, which is why Treasury was trying an indirect approach of using the State Tax

Commission. This issue was ultimately resolved, as we will see shortly, by enactment of Act 57 of 2018, which codified Treasury's power to enforce the DDA Act directly.

This Bulletin No. 9 was the beginning of Treasury's cracking down on DDAs and their incorporating municipalities who were not properly amending their Plans to justify the expenditure of tax increment revenues on new projects. DDAs in Williamston, Webberville, and Stockbridge DDAs were all caught up in this net, along with DDAs in communities like Pontiac, etc. Williamston, Webberville, and Stockbridge all hired Miller Canfield to assist with the Treasury challenges, at my recommendation. After I became the SDDA's attorney, I worked, as the SDDA's local counsel, along with two attorneys from Miller Canfield who specialized in this area of the law: Don Keim and Jay Rising. Don Keim has subsequently passed away and Jay Rising went on to be the head of the Michigan Department of Treasury under former Governor Jennifer Granholm's administration. It was these two attorneys who advised the SDDA to always amend the Plan using the plan amendment format that I have incorporated into every Stockbridge's Plan Amendments since 2004.

As to the specific challenges by Treasury, the City of Williamston DDA received a report from Treasury that concluded in a May 14, 2001 letter that while the DDA had the general authority to enter into a land contracts under its Section 7 powers, the authority to enter into those land contracts had to be in the Plan, as amended. Treasury would not allow general statements in the Plan about the DDA's ability to purchase real estate to suffice as "authority" for signing a land contract. Of course, the Williamston DDA's Plan at the time did not include a specific reference to authorizing various projects and this was an issue for both the Williamston DDA and the City of Williamston. Williamston ended up having their State of Michigan Revenue Sharing funds frozen by Treasury and their borrowing powers suspended (no ability to issue new debt) for a period of time because of this, as well as other irregularities.

Since everyone involved at the time has left the Village/SDDA service and this issue of the need to amend continues to re-surface like an urban legend, I went to my cold storage and obtained copies of my old files on the SDDA's issues with Treasury from this time period. Former DDA Chair Debbie Marshal first received a letter from Sharon K. Erwine on April 15, 1997 asking for amongst other things:

1. A copy of the portion of the DDA plan that describes the projects to which each obligation [expenditure on a T1101 Form] applies . . . , the plan page that shows the plan approval date, the plan's cover page, and a dated copy of the resolution approving the plan.
5. For any obligation not directly issued or incurred by the DDA, (for example a bond issued by the Village instead of the Authority) please provide **written** evidence that the obligation was issued on behalf of the authority. The following are acceptable forms of written evidence . . . provisions of a tax increment finance plan describing the project for which the obligation was incurred.
9. For land contracts and the loan, please . . . show plan's liabilities to pay on the obligation

As you can imagine the SDDA could not provide the necessary references back to its Plan for many of the projects it was expending tax increment revenues on. By 1997, the SDDA had only 1) passed its original Plan in 1986, which was full of futuristic projects and generalities, as explained above and 2) amended its Plan one time in 1995 to add to the Development District. Yet, it had built the industrial park, done a street lighting project, and purchased Phase II on a land contract, improved the town square, amongst other projects. This letter and the SDDA's inability to provide supporting detail in its Plan for all these expenditures eventually led to conclusions by Treasury in the early 2000s that the SDDA had acted outside its written authority in its Plan to capture and spend Tax Increment Revenues. Treasury concluded that the SDDA would have to re-pay portions of those tax increment revenues wrongly captured and expended without proper Plan authority. The first letter to this effect was a March 26, 2002 letter to the SDDA from Sharon K. Erwine. That letter informed the SDDA that Treasury had determined the SDDA owed back \$392,972 of inappropriate captured and spent Tax Increment Revenues. The expenditures were inappropriate, because the Plan, as amended, did not support them specifically. The SDDA was in serious legal trouble, with real economic consequences at hand not to mention the political embarrassment of its Board. As mentioned above, the SDDA hired, at my recommendation Mr. Keim, when I was the Village Attorney but not yet the SDDA Attorney, to assist with this matter. After much easily avoidable legal wrangling and lawyer fees, the SDDA received a second letter from Harlan Goodrich at Treasury (Ms. Erwine retired) on January 11, 2006 reducing the amount the SDDA owed back in inappropriately captured and spent Tax Increment Revenues to \$90,090. The SDDA continued to spend more money and time on lawyers that could have been avoided by simply amending the Plan timely to add its new projects, but it did receive a final letter on April 17, 2006 finalizing the amount it had to repay at \$43,561.00. This amount was paid from the SDDA's general fund and the matter resolved almost 9 years later. While the SDDA concluded it was a victory to reduce the demands of Treasury from \$392,972 down to \$43,561, the simple fact remains that had the SDDA at that time followed the statute and amended its Plan before expending tax increment revenues on new projects, the SDDA would have paid \$0.00 back to the Treasury. Plus the SDDA would not have had to spend countless legal dollars and time on Mr. Kiem and myself. There would not have been newspaper articles published in the local papers that the DDA Board members had done something wrong and it was going to cost the taxpayers over \$390,000 to fix it.

This entire affair was also the catalyst for the Village Council becoming more involved in the SDDA's budgets, forcing a change of the Chairpersonship, and the termination of the original SDDA attorney Mickey Pasture, and my hiring as the SDDA attorney³.

As a part of a comprehensive resolution in 2006 to these Treasury challenges to the SDDA operation, Treasury eventually agreed to accept either Resolutions or motions in minutes authorizing the projects and related expenditures, even if they were not properly adopted in the Plan, as amended. This is how the SDDA was able to reduce the \$392,972 down to \$43,561. However, Treasury orally conditioned that acceptance on the understanding that

³ Something we have discussed previously with my letter about dual representation issued to the DDA on December 9, 2002, which was a little over 8 months after the SDDA received the March 26, 2002 letter from Sharon K. Erwine, stating it owed back \$392,972 of inappropriate captured and spent Tax Increment Revenues.

going forward that SDDA was expected to follow the statutory amendment process before expending tax increment revenues going forward. The 2004 Amendment to the SDDA Plan added back into the Plan all the missing projects that the SDDA had been spending Tax Increment Revenues on, as part of this comprehensive resolution. This failure to timely follow the law was an embarrassment to those members of the SDDA Board at that time and something I have counseled every subsequent Board to avoid repeating. I have repeatedly recommended the SDDA follow best practice and amend your Plan to add new projects and do not rely on generalities in your plan to support the specific expenditures of Tax Increment Revenues.

I realize this advice may be contrary to the drumbeat of the uninformed that claim DDA can get away with spending Tax Increment Revenues without amending their Plan to add every new projects or that the DDA can rely on generalities in the Plan to support tax increment revenue expenditures. But, the above historical documents confirm to this Board that that drumbeat is simply not the truth. In fact, it is more of a false urban legends that if believed will end up with the SDDA in legal trouble again. I have no doubt that some DDAs in this State have spent tax increment revenues without amending their Plans to include the new projects, but that does not make it legal. Just like it does not make it legal to run a stop sign in town, even if you do not get a ticket. Further, the SDDA has already used its "get out of jail free card" with Treasury in 2006, it is highly unlikely, if it gets caught again violating the Act, it will get away seriously unscarred a second time. Best legal practice and my strong recommendation remains to follow the statute and amend the Plan to add a project with specificity before spending Tax Increment Revenues on it. After all of this enforcement by Treasury against the SDDA, the DDA Act has been significantly amended to permit Treasury to keep closer tabs on these types of expenditures by DDAs going forward.

While the initial Sharon K. Erwine driven fights were being resolved with Treasury, the above quoted statutory requirement # 4 (MCL 125.4218 (1)) to the public hearing notice for Plan Amendments was added in 2004 requiring DDAs beginning June 1, 2005, to provide notice of public hearing within the proscribed time frame in this subsection be mailed **by certified mail** to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended. This was not done to assist the DDAs. Instead, it was done at the urging of Treasury and others to provide irrefutable proof that these taxing jurisdictions with taxes subject to capture had provable notice and an opportunity to object to these newly reinforced requirements to amend the Plan, before they were approved by an Ordinance of the incorporating Municipality. The SDDA should now retains the green card for each notice to prove service on the taxing jurisdiction subject to capture of each plan amendment by certified mail, before it was adopted. It also creates a great argument for those taxing jurisdictions, if they did not get notice by certified mail of an attempt by a DDA to spend tax increment revenues, especially if the expenditure is on something not specifically contained in the Plan.

Problems between Treasury, DDAs, and entities subject to their taxes being captured continued beyond the resolution with Treasury in 2006. Our own soon to be former Ingham County Treasurer Eric Schertzing has been a vocal critic of DDAs over the years, but he is not alone. In January 2013, the Citizens Research Council of Michigan issued a white paper entitled "Can

Dedicated Millage and Tax Increment Financing Co-Exist in Michigan?" In that paper, the Council stated:

Despite occasional protests from those government entities having their tax revenues captured, the number of cities, villages, and township with tax increment financing (TIF) authorities has grown and the number of economic development authorities that permit tax increment financing has increased. Now, with the high profile governmental entity receiving less tax revenues than anticipated because of this practice, it may be time for policy makers to ask hard questions about the appropriateness of this economic development tool.

In the January 10, 2015 edition of the Times Herald in St. Clair Shores, an article entitled **Keeping tabs on downtown spending**, the taxing jurisdictions were quoted as complaining that:

But some of their work is far afield of the original purpose of tax increment financing districts, critics say.

And measuring the effectiveness of DDAs and TIFAs that use those taxes is nearly impossible, as many authorities do not report their activities to the state — even though they're obligated by law to do so.

These are unelected officials that are spending money on whatever they see fit," said Deena Bosworth, director of governmental affairs for the Michigan Association of Counties.

It should not be up to an un-elected board to capture however much tax money they want and use it however they see fit.

The Michigan Department of Treasury is quoted in that same article as reporting:

According to the Michigan Department of Treasury, about 75 percent of the 600 to 700 TIFs in Michigan that are required to submit an annual report to the State Tax Commission fail to do so.

These continuing issues and the attention that Treasury continues to pay to DDA expenditures was part of the catalyst for Act 57 of 2018. That legislation created **new** reporting requirements for tax increment finance authorities in Michigan, such as DDAs. The legislation combined most tax increment finance authorities in Public Act 57 of 2018, and required certain information be made available publicly and sets requirements for information that must be reported to the Michigan Department of Treasury. The Act was effective January 1, 2019.

Amongst those new reporting requirements for DDAs are:

A. New Website Requirements (MCL 125.4910)

(1) Subject to subsection (5), each municipality that has created an authority or that creates an authority shall create a website or utilize the existing website of the municipality that is operated and regularly maintained with access to authority records and documents for the fiscal year beginning on the effective date of this act, including all of the following:

(a) Minutes of all board meetings.

(b) Annual budget, including encumbered and unencumbered fund balances.

(c) Annual audits.

(d) Currently adopted development plan, if not included in a tax increment financing plan.

(e) Currently adopted tax increment finance plan, if currently capturing tax increment revenues.

(f) Current authority staff contact information.

(g) A listing of current contracts with a description of those contracts and other documents related to management of the authority and services provided to the authority.

(h) An updated annual synopsis of activities of the authority. An updated synopsis of the activities of the authority includes all of the following, if any:

(i) For any tax increment revenues described in the annual audit that are not expended within 5 years of their receipt, a description that provides the following:

(A) The reasons for accumulating those funds and the uses for which those funds will be expended.

(B) A time frame when the fund will be expended.

(C) If any funds have not been expended within 10 years of their receipt, both of the following:

(I) The amount of those funds.

(II) A written explanation of why those funds have not been expended.

(ii) List of authority accomplishments, including progress made on development plan and tax increment finance plan goals and objectives for the immediately preceding fiscal year.

(iii) List of authority projects and investments, including active and completed projects for the immediately preceding fiscal year.

(iv) List of authority events and promotional campaigns for the immediately preceding fiscal year.

(2) The requirements in subsection (1) are required for records and documents related to fiscal years as follows:

(a) For the fiscal year in which this act takes effect, the records and documents for that fiscal year.

(b) For the fiscal year 1 year following the effective date of this act, the records and documents for that fiscal year and the immediately preceding fiscal year.

(c) For the fiscal year 2 years following the effective date of this act, the records and documents for that fiscal year and the 2 immediately preceding fiscal years.

(d) For the fiscal year 3 years following the effective date of this act, the records and documents for the fiscal year and the 3 immediately preceding fiscal years.

(e) For the fiscal year 4 years following the effective date of this act and each subsequent fiscal year, the records and documents for the fiscal year and the 4 immediately preceding fiscal years.

(3) The requirements of this section shall not take effect until 180 days after the end of an authority's current fiscal year as of the effective date of this act.

(4) Each year, the board of an authority shall hold not fewer than 2 informational meetings. Notice of an informational meeting shall be posted on the municipality's or authority's website not less than 14 days before the date of the informational meeting. Not less than 14 days before the informational meeting, the board of an authority shall mail notice of the informational meeting to the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act. As an alternative to mailing notice of the informational meeting, the board of the authority may notify the clerk of the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act by electronic mail. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

(5) If the municipality creating an authority does not have an existing website and chooses not to create a website under subsection (1), the municipality shall maintain the records described in subsection (1) at a physical location within the municipality that is open to the public.

B. New Reporting Requirements (MCL 125.4911):

(1) Annually, on a form and in the manner prescribed by the department of treasury, an authority that is capturing tax increment revenues shall submit to the governing body of the municipality, the governing body of a taxing unit levying taxes subject to capture by an authority, and the department of treasury a report on the status of the tax increment financing account. However, an authority may submit by electronic means a report described in this subsection to the governing body of the municipality and the governing body of a taxing unit levying taxes subject to capture by the authority. The report shall include all of the following:

(a) The name of the authority.

(b) The date the authority was formed, the date the tax increment financing plan is set to expire or terminate, and whether the tax increment financing plan expired during the immediately preceding fiscal year.

(c) The date the authority began capturing tax increment revenues.

(d) The current base year taxable value of the tax increment financing district.

(e) The unencumbered fund balance for the immediately preceding fiscal year.

(f) The encumbered fund balance for the immediately preceding fiscal year.

(g) The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.

(h) The amount in any bond reserve account.

(i) The amount and purpose of expenditures from the account.

(j) The amount of principal and interest on any outstanding bonded indebtedness.

(k) The initial assessed value of the development area or authority district by property tax classification.

(l) The captured assessed value retained by the authority by property tax classification.

(m) The tax increment revenues received for the immediately preceding fiscal year.

(n) Whether the authority amended its development plan or its tax increment financing plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current development plan or tax increment financing plan that was amended.

(o) Any additional information the governing body of the municipality or the department of treasury considers necessary.

(2) The report described in subsection (1) shall be filed with the department of treasury at the same time as the annual financial report is filed with the department of treasury under section 4 of the uniform budgeting and accounting act, 1968 PA 2, MCL 141.424.

(3) The department of treasury shall collect the reports described in subsection (1) and annually compile a combined report that summarizes the information reported in subsection (1) and annually submit a copy of that combined report to each member of the legislature.

(4) The department of treasury shall consult with the professional organizations that represent municipalities in developing the reporting form described in subsection (1).

(5) The department of treasury shall consult with the professional organizations described in subsection (4) and finalize and publish the form described in subsection (1) not later than 60 days after the effective date of this act.

C. Requirement that every DDA send a copy of its Plan and all Amendments to the Michigan Department of Treasury (MCL 125.4912):

Within 90 days of the effective date of this act, each authority shall send a copy or an electronic mail link of its currently adopted development plan or its currently adopted tax increment finance plan, if separate from the development plan, to the department of treasury.

D. Codified the Michigan Department of Treasury's Authority to Enforce the DDA Act (MCL 125.4915), ending the argument raised previously by some from Bulletin No. 9 of 1997 that Treasury did not have the authority to enforce the original DDA Act and was trying to use the back door of the State Tax Commission.

(1) The department of treasury may institute proceedings to compel enforcement of this act and shall send written notification to an authority that fails to comply with this act, to each taxing jurisdiction that has tax increment revenues captured by the authority, and to the governing body of the municipality that established the authority of a violation of any provision of this act. The written notification shall specifically detail the authority's noncompliance with this act.

(2) If the department of treasury notifies an authority in writing that the authority failed to comply with any provision of this act, and after 60 days following receipt of that notice the authority does not comply, that authority shall not capture any tax increment revenues that are in excess of amounts necessary to pay bonded indebtedness and other obligations for the period of noncompliance. During the period of noncompliance, an authority cannot amend or approve a tax increment financing plan. However, if the period of noncompliance exceeds 2 consecutive years, that authority shall not capture any tax increment revenues that are in excess of amounts necessary to pay bonded indebtedness and other obligations without a resolution of authorization of the municipality that created the authority and each taxing jurisdiction whose ad valorem taxes are subject to capture by the authority. Any excess funds captured shall be returned to the taxing jurisdiction from which they were captured as follows:

(a) For part 2, as provided in section 215(2).

All of this is going on in a backdrop of DDA's general privilege to capture individual taxing jurisdiction's tax increment revenues being slowly but continually eroded through new legislation. In 1994, the DDA were no longer allowed to capture school taxes. In the mid-2010s, the DDAs were no longer allowed to capture the Metro Park Authorities taxes. In the last few years, the DDAs have been prevented from capturing the Libraries taxes. There is a concert movement afoot to limit DDA revenues and Act 57 of 2018 provided the next step in that process.

I have provided you this history, because I recall the old adage, that those who do not know their history are doomed to repeat it. I advised this Board that those advocating for fewer Plan Amendments or calling for "re-statements" of the SDDA's Plan, do not know their history or the law. Act 57 of 2018 was introduced and supported by State legislators who represented constituents primarily in Townships and other entities who experienced DDAs capturing tax increment revenues from them, along with supported by some at Treasury. It is these same political groups that have successfully amended the DDA Act to exempt pet taxing jurisdictions from capture by DDAs, like the Detroit Metro Authority and Libraries. Act 57 of 2018 is the latest waive in a series of challenges to DDAs by Treasury policy, AG Opinions, the Courts and the Act itself. All this activity at its heart is intended to squeeze down the ability of Tax Increment Financing.

The Act collects in one state entity (the Michigan Department of Treasury) all of the documentation about each DDA expenditures and each DDA's Plans, as amended. Further, it requires that all this same information and others be published by each DDA on their individual website for easy access to 3rd party citizen groups. The obvious reason to collect all this information in one location is to be able to compare the Plans, as amended, of each DDA to its individual expenditures to see if the expenditure of Tax Increment Revenues each year by the DDA were authorized under the Plan, as amended. Any previously questioned authority to enforce the DDA Act directly was codified into the new Act, so that if there were discrepancies between the Plan and the expenditures, Treasury could clearly take enforcement action in the Courts.

The first Treasury filing were due in 2019 and Covid-19 hit in March of 2020. State Agencies, like the Michigan Department of Treasury, are no longer fully staffed and all in person since Covid-19. However, one imagines a day when Covid-19 is in our rearview mirror and Treasury returns to full staff and someone is assigned the task of starting to review and compare DDAs expenditures of Tax Increment Revenues with what is specifically authorized in their Plans, as

Amended. This is the motivation behind my repeated advice to 1) follow the DDA Act religiously, 2) do not rely upon generalities in your Plan to justify the expenditure of Tax Increment Revenues, 3) always amend your Plan to include new projects with specifics before expending those Tax Increment Revenues the DDA is capturing from its taxing jurisdictions, and 4) do not do things like “re-state” your Plan.

SHOULD A DDA RE-STATE ITS PLAN?

I, orally, recommend the SDDA not “re-state” its Plan at your January 27, 2022 meeting regardless of what some DDAs in other jurisdictions have attempted to do. The Statute says a DDA is only authorized to adopt a Plan and then “amend” the Plan, in the same manner as the original Plan was approved, please see MCL 125.4219 (2) and MCL 125.4214 (5) above. There is no statute authorizing a DDA to “re-state” its Plan. The Plan and all of its amendments are the historical proof that the SDDA has followed its statutory obligations to approve its projects before expending tax increment revenues on the projects. It is my opinion that the DDA should not empty its historical record by re-stating its plan, even if there was statutory authority for same, which there is not. Finally, any “re-statement” runs with it the risk that some court or agency will determine that same re-set the initial assessed values (currently 1986/1995) or that the historical record for past projects is now void.

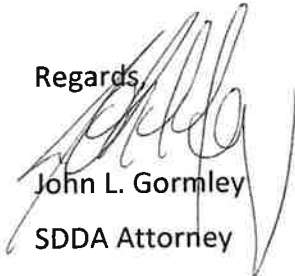
This is not to say the DDA cannot formulate a strategic plan or something similar, it’s just to say that it should not be confused or blended with the DDA’s statutory duties to adopt a Tax Increment Finance and Development Plan and amend it from time to time to add new projects before expending Tax Increment Revenues on same. I am aware that some DDAs have not adhered to the strict letter of the statute, but have attempted to “re-state” their Plan regardless of the lack of statutory authority to do so. As explained above, the SDDA has had extensive and unpleasant experience in the early 2000s with Treasury regarding its failure to adhere to the statutory requirements. Further, the textbooks are full of AG Opinions and Court cases where DDAs went beyond their statutory powers and ended up getting slapped down. My advice to the SDDA is to always follow the statutory framework and amend the Plan, accordingly, as new project come on the horizon. The SDDA has done so successfully and with little hassle from since the early 2000s and has had no further issues with Treasury.

On this last issue of re-stating your Plan, I again advise against it, because 1) it is an action the DDA is not authorized to undertake under the Act. 2) in any “re-statement” the DDA run the risk of some court or state agency determining the action negates the prior plan, as amended, (your history is gone to justify prior or current expenditures). 3) the DDA runs the risk of some court or state agency determining the “re-statement of the Plan” re-sets the initial assessment date (now 1986/1995) and the resulting loss of future tax increment revenue capture based on the initial assessment date. As I have said above, the SDDA can go ahead and develop strategic plans for the DDA, goals and/or objective lists. If the SDDA studies the Website requirements in MCL 125.4910, it would appear the website requirements for DDA run along the lines of many of the things the DDA would put into a “re-stated” plan. However, do not conflate those types of planning or website maintenance with the DDAs statutory duty to amend its Plan to include new projects under MCL 125.4217 (2) (c), (d) and/or (p) or disclose for

whom the project is under taken per MCL 125.4217 (2) (f), (g), (j) or (k), before expending Tax Increment Revenues on them.

I apologize for the length of this opinion, but it covers an enormous amount of historical and legal ground that has evolved over 25+ years that takes time to lay out properly. This is why five minute debates in the middle of a meeting are not sufficient. I have now rendered my advice and reasoning in writing on these topics to my client, the SDDA. I am available to discuss the particulars of this Opinion with the Board, if there are any follow up questions. The Board is always free to proceed in whatever direction it determines correct and to follow the advice of whoever it chooses regardless of their qualifications or experience on these topics, after reviewing this Opinion. I am comfortable now that I have done my legal duty, as the SDDA Attorney, to provide council and advice, if that chosen direction blows up on the SDDA later.

Regards,



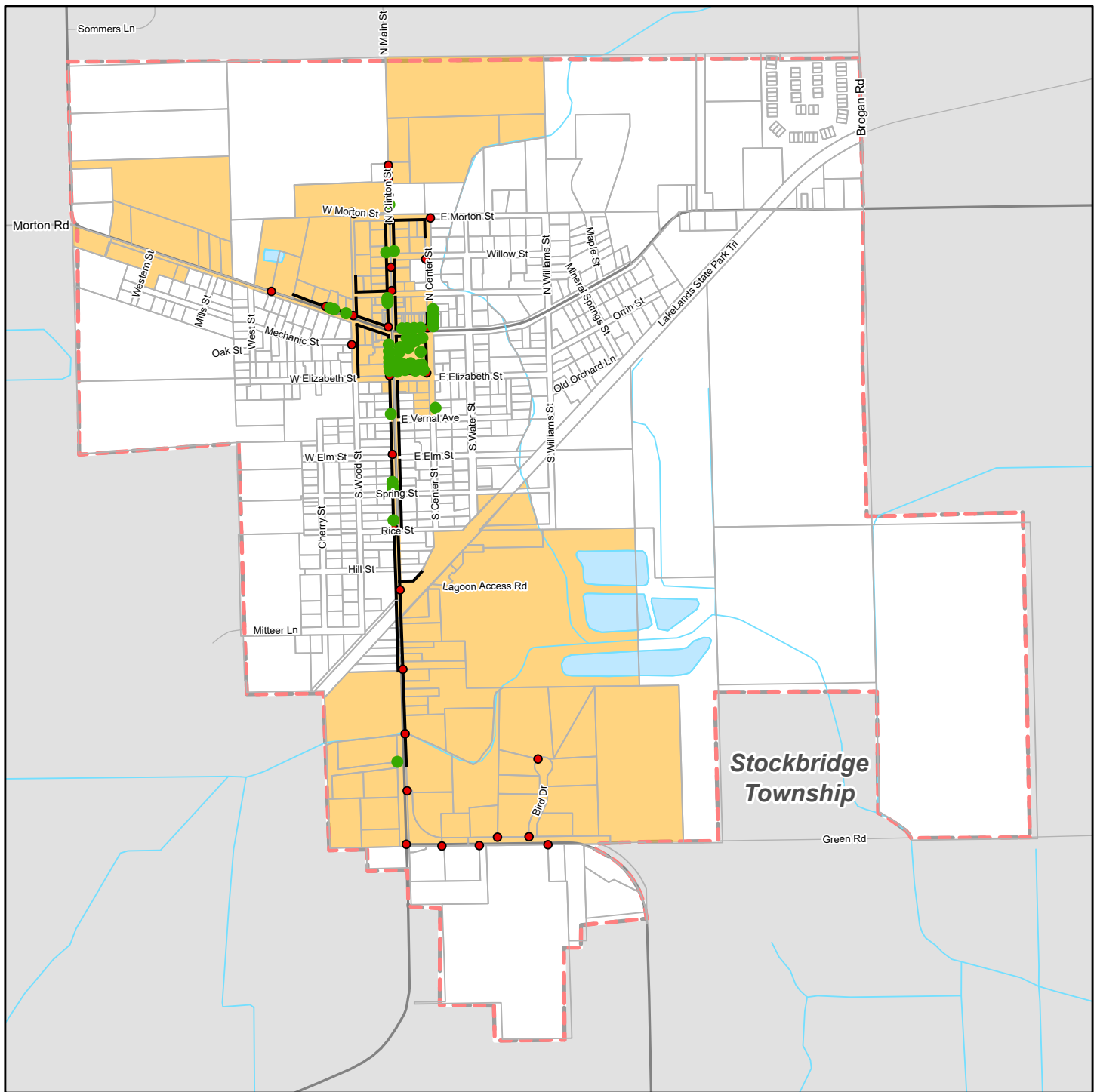
John L. Gormley

SDDA Attorney

SDDA Approved 2024/2025 Budget on January 25, 2024 by SDDA Director Approved on February 05, 2024 by Village Council .

ESTIMATED REVENUES Dept 000 - GENERAL		2024/2025 budget
248-000-4002.000	TAX REV FROM TOWNSHIP	\$93,000
248-000-402.001	TAX REV FROM VILLAGE	\$104,000
248-000-402.000	CARRY FORWARD	\$0.00
248-000-411.000	DELINQUENT TAX REVENUE	\$ 10,000
248-000-663.000	INTEREST ON BANK ACCOUNT	\$1,000
248-000-504.000	PROJECTED REVENUE FROM GRANTS	
		\$208,000
Dept 000 - GENERAL		
248-000-701.000	Salary – Grant Writer	\$5,000
248-000-801.000	Legal Fees	\$12,000
248-000-818.00	Contracted services	\$10,000
248-000-818.001	Professional Services web site etc.	\$15,000
248-000-818.003	Prof. Services – A. Knowles	\$0
248-000-818.014	Engineering	\$1,000
248-000-899.000	Community promotion Add in second open air market. And Purchase / leasing of Bleachers \$20,000	\$24,000
248-000-899.001	A day in the Village June 14-15, 2024	\$7,500
248-000-899.003	All Clubs Day	\$1,900
248-000-899.004	All clubs ride	\$700
248-000-899.005	Harvest Festival September 28, 2024	\$7,500
248-000-899.006	Downtown Beatification, flowers, planters etc.	\$7,300
248-000-899.007	Festival of Lights / Small business Saturday November 23, 2024	\$2,500
248-000-899.008	Open air Market	\$1,000
248-000-899.009	Seasonal Decorations new decorations \$5,400 Delights	\$6,500
248-000-899.010	5 K Run June 15th, 2024	\$800
248-000-899.011	Teen Center	0
248-000-899.016	Pump Track Mowing and sealing	\$17,800
248-000-900.000	Printing and publishing	\$1,000
248-000-900.000	Miscellaneous expenses	\$3,000
248-000-970.002	Capital Outlay- facade IMP.	\$16,000
248-000-970.003	Capital Outlay – Banner / brackets	\$6,000
248-000-970.004	Capital Outlay – Veterans park Camera maintenance	0
248-000-821.000	Revenue sharing	\$55,000
???????????????	Gaga ball pit	\$0

	Total	\$204,200
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Tax Increment Financing District

Village of Stockbridge
Ingham County, Michigan

February 9, 2024

LEGEND

- Firehydrants
- Street Trees
- Sidewalks
- TIF District
- Village of Stockbridge Boundary

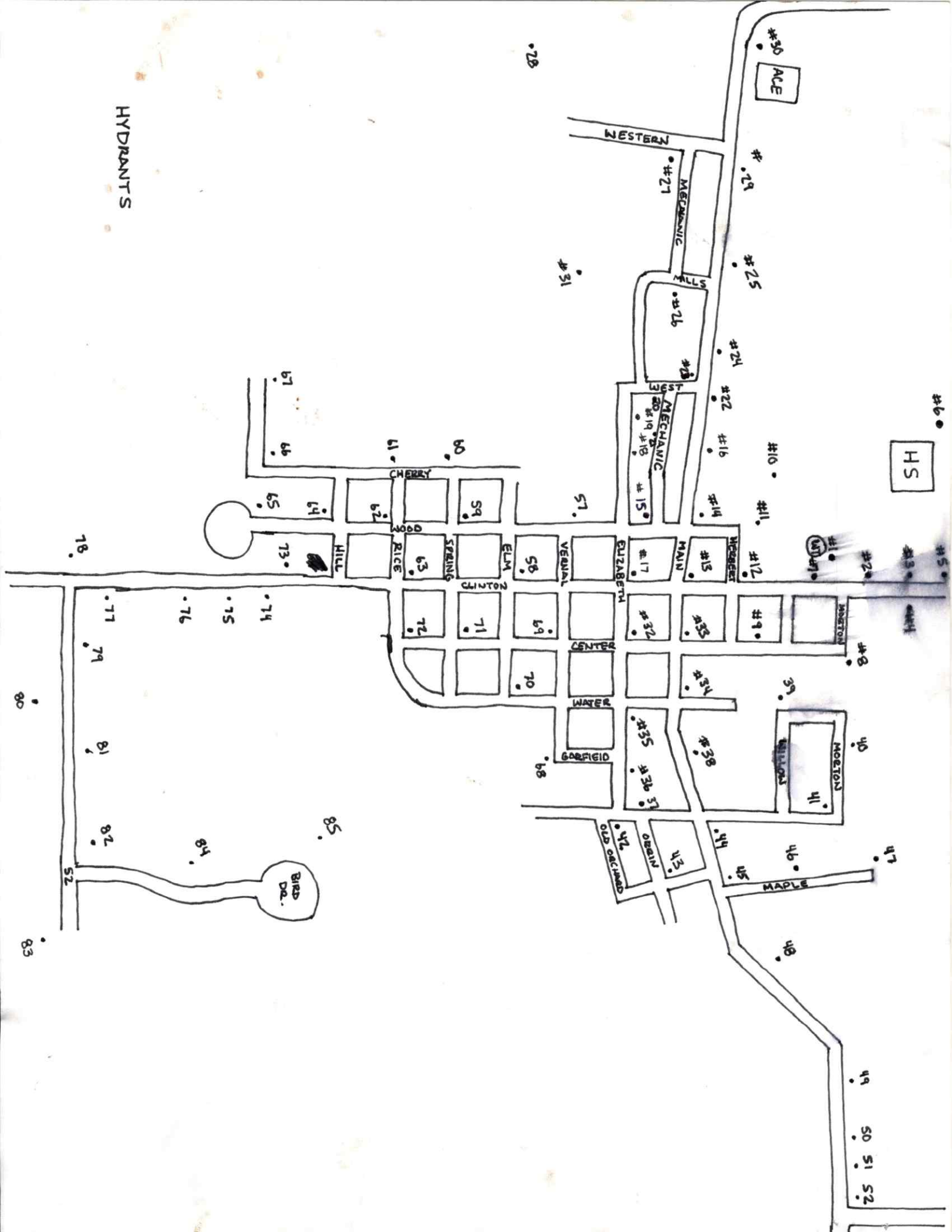


0 500 1,000
Feet

Basemap Source: Michigan Center for
Geographic Information, v. 17a.
Data Source: Ingham County, 2023.
McKenna, 2023.



HYDRANTS



Close

Print

From: David Dillard (ddillard117@gmail.com)

To: David Dillard

Subject: HYDRANTS

Date: Thu, 12 Oct 2023 07:28:49 -0400

HYDRANTS



- 1 (bad left side) (no drain)
- 2 (no drain)
- 3 (drain)
- 4 (drain)
- 5 (bad left side) (drain)
- 6 (drain)
- 7 (no drain)
- 8 (bad left side) (drain)
- 9 (bad right side) (no drain)
- 10 (drain)
- 11 (drain)
- 12 (drain)
- 13 (drain)
- 14 (drain)
- 15 (drain)
- 16 (drain)
- 17 (drain)
- 18 (won't open)
- 19 (won't open)
- 20 (won't open)
- 21 (drain)
- 22 (no drain)
- 23 (broke) hit by car
- 24 (no drain)
- 25 (drain)
- 26 (
- 27 (
- 28 (no drain)
- 29 (front won't open) won't turn on
- 30 (no drain)
- 31 (no drain)
- 32 (front won't open) (no drain)
- 33 (front won't open) (no drain)
- 34 (drain)
- 35 (drain)
- 36 (drain)
- 37 (drain)
- 38 (front won't open) (no drain)
- 39 (won't open)
- 40 (no drain)
- 41 (no drain)
- 42 (bad right side) (no drain)
- 43 (drain)

44 (bad right side) (no drain)

45 (no drain)

46 (drain)

47 (drain)

48 (drain)

49 (drain)

50 (drain)

51 (drain)

52 (drain)

EAST-BRIDGE 53 (bad left side) (no drain)

EAST-BRIDGE 54 (drain)

EAST-BRIDGE 55 (no drain)

EAST-BRIDGE 56 (drain)

57 (no drain)

58 (bad front) (bad right) (no drain)

59 (no drain)

60 (drain)

61 (drain)

62 (no drain)

63 (drain)

64 (all valves open) (top won't turn on)

65 (drain)

66 (drain)

67 (no drain)

68 (drain)

69 (bad right side) (won't drain)

70 (no drain)

71 (top won't turn on)

72 (top won't turn on)

73 (bad right side) (drain)

74 (front won't open) (no drain)

75 (front won't open) (bad right side) (no drain)

76 (front won't open) (bad right side) (no drain)

77 (no drain)

78 (drain)

79 (no drain)

80 (front won't open) (no drain)

81 (drain)

82 (drain)

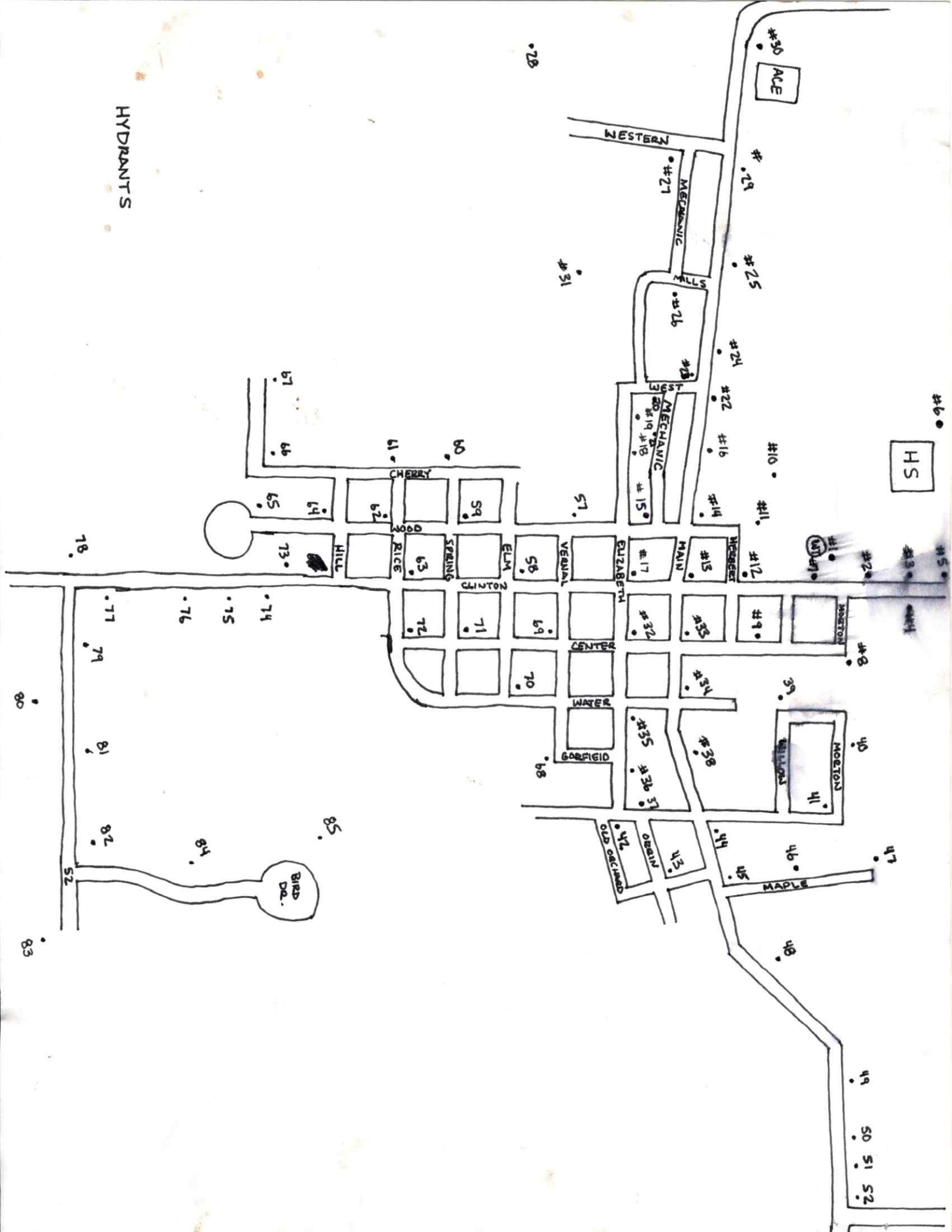
83 (drain)

84 (drain)

85 (drain)

David Dillard

HYDRANTS



Close

Print

From: David Dillard (ddillard117@gmail.com)

To: David Dillard

Subject: HYDRANTS 🚒

Date: Thu, 12 Oct 2023 07:28:49 -0400

HYDRANTS



- 1 (bad left side) (no drain)
- 2 (no drain)
- 3 (drain)
- 4 (drain)
- 5 (bad left side) (drain)
- 6 (drain)
- 7 (no drain)
- 8 (bad left side) (drain)
- 9 (bad right side) (no drain)
- 10 (drain)
- 11 (drain)
- 12 (drain)
- 13 (drain)
- 14 (drain)
- 15 (drain)
- 16 (drain)
- 17 (drain)
- 18 (won't open)
- 19 (won't open)
- 20 (won't open)
- 21 (drain)
- 22 (no drain)
- 23 (broke) hit by car
- 24 (no drain)
- 25 (drain)
- 26 (
- 27 (
- 28 (no drain)
- 29 (front won't open) won't turn on
- 30 (no drain)
- 31 (no drain)
- 32 (front won't open) (no drain)
- 33 (front won't open) (no drain)
- 34 (drain)
- 35 (drain)
- 36 (drain)
- 37 (drain)
- 38 (front won't open) (no drain)
- 39 (won't open)
- 40 (no drain)
- 41 (no drain)
- 42 (bad right side) (no drain)
- 43 (drain)

44 (bad right side) (no drain)

45 (no drain)

46 (drain)

47 (drain)

48 (drain)

49 (drain)

50 (drain)

51 (drain)

52 (drain)

EAST-BRIDGE 53 (bad left side) (no drain)

EAST-BRIDGE 54 (drain)

EAST-BRIDGE 55 (no drain)

EAST-BRIDGE 56 (drain)

57 (no drain)

58 (bad front) (bad right) (no drain)

59 (no drain)

60 (drain)

61 (drain)

62 (no drain)

63 (drain)

64 (all valves open) (top won't turn on)

65 (drain)

66 (drain)

67 (no drain)

68 (drain)

69 (bad right side) (won't drain)

70 (no drain)

71 (top won't turn on)

72 (top won't turn on)

73 (bad right side) (drain)

74 (front won't open) (no drain)

75 (front won't open) (bad right side) (no drain)

76 (front won't open) (bad right side) (no drain)

77 (no drain)

78 (drain)

79 (no drain)

80 (front won't open) (no drain)

81 (drain)

82 (drain)

83 (drain)

84 (drain)

85 (drain)

David Dillard

Village of Strockbridge TIF Parcel List
2/9/2024

Parcel Number	Address Number	Direction	Street	Acres
33-16-16-35-500-001	0	S	M-52	1.035758
33-42-16-22-400-003	0	N	CLINTON ST	35.148182
33-42-16-22-400-004	410	N	CLINTON ST	0.509873
33-42-16-22-400-007	0	N	MAIN ST	0.113679
33-42-16-22-400-008	400	N	CLINTON ST	4.912477
33-42-16-22-400-015	4475	N	M-52	12.512282
33-42-16-22-400-016	4044	N	M-52	12.218833
33-42-16-22-400-017	4044	N	M-52	12.221738
33-42-16-22-400-028	0	N	M-52	2.299592
33-42-16-22-400-029	630	W	MAIN ST	1.818029
33-42-16-23-351-001	0	N	CLINTON ST	15.412263
33-42-16-23-351-005	409	N	CLINTON ST	0.743
33-42-16-23-351-006	421	N	CLINTON ST	9.599651
33-42-16-23-351-007	0	N	CLINTON ST	2.003115
33-42-16-23-351-008	401	N	CLINTON ST	1.773424
33-42-16-23-351-009	0		MORTON RD	1.752676
33-42-16-23-352-001	420		MORTON ST	1.984934
33-42-16-23-352-004	450		MORTON ST	0.699652
33-42-16-23-352-005	424		MORTON ST	3.427446
33-42-16-23-352-006	440		MORTON ST	0.560864
33-42-16-23-352-007	470		MORTON ST	2.450756
33-42-16-23-376-001	515		MORTON ST	2.555907
33-42-16-23-376-004	0	E	MAIN ST	1.621566
33-42-16-23-376-005	906	E	MAIN ST	0.196839
33-42-16-23-376-006	4743	E	MAIN ST	0.201887
33-42-16-23-376-007	4759	E	MAIN ST	2.470727
33-42-16-23-376-008	144	N	MAPLE AVE	6.996926
33-42-16-23-376-009	0	N	MAPLE AVE	27.374833
33-42-16-23-451-001	4829	E	MAIN ST	4.355765
33-42-16-23-451-002	422	E	MAIN ST	7.997083
33-42-16-23-451-003	422	E	MAIN ST	3.444147
33-42-16-23-451-006	0		BROGAN RD	1.018651
33-42-16-23-452-001	4879	E	MAIN ST	0.394946
33-42-16-23-452-002	0	E	MAIN ST	0.151383
33-42-16-23-452-007	0		BROGAN RD	1.700228
33-42-16-23-452-008	4901	E	MAIN ST	0.965124
33-42-16-23-452-009	4905		MORTON RD	0.956021
33-42-16-23-452-010	4893	E	MAIN ST	1.003531
33-42-16-23-452-011	4897		MORTON RD	0.401434
33-42-16-23-453-001	4001		EASTBRIDGE CIR	0.069426
33-42-16-23-453-002	4003		EASTBRIDGE CIR	0.069425

33-42-16-23-453-003	4005		EASTBRIDGE CIR	0.069425
33-42-16-23-453-004	4007		EASTBRIDGE CIR	0.069426
33-42-16-23-453-005	4009		EASTBRIDGE CIR	0.069425
33-42-16-23-453-006	4011		EASTBRIDGE CIR	0.069426
33-42-16-23-453-007	4013		EASTBRIDGE CIR	0.069425
33-42-16-23-453-008	4015		EASTBRIDGE CIR	0.069426
33-42-16-23-453-009	4017		EASTBRIDGE CIR	0.069425
33-42-16-23-453-010	4019		EASTBRIDGE CIR	0.069434
33-42-16-23-453-011	4021		EASTBRIDGE CIR	0.069434
33-42-16-23-453-012	4023		EASTBRIDGE CIR	0.069434
33-42-16-23-453-013	4025		EASTBRIDGE CIR	0.069429
33-42-16-23-453-014	4027		EASTBRIDGE CIR	0.069429
33-42-16-23-453-015	4029		EASTBRIDGE CIR	0.06943
33-42-16-23-453-016	4031		EASTBRIDGE CIR	0.069426
33-42-16-23-453-017	4033		EASTBRIDGE CIR	0.069426
33-42-16-23-453-018	4035		EASTBRIDGE CIR	0.069425
33-42-16-23-453-019	4037		EASTBRIDGE CIR	0.069425
33-42-16-23-453-020	4039		EASTBRIDGE CIR	0.069425
33-42-16-23-453-021	4041		EASTBRIDGE CIR	0.069425
33-42-16-23-453-022	4043		EASTBRIDGE CIR	0.06943
33-42-16-23-453-023	4045		EASTBRIDGE CIR	0.06943
33-42-16-23-453-024	4047		EASTBRIDGE CIR	0.06943
33-42-16-23-453-025	4049		EASTBRIDGE CIR	0.06943
33-42-16-23-453-026	4051		EASTBRIDGE CIR	0.069431
33-42-16-23-453-027	4053		EASTBRIDGE CIR	0.06943
33-42-16-23-453-028	4055		EASTBRIDGE CIR	0.069425
33-42-16-23-453-029	4057		EASTBRIDGE CIR	0.069425
33-42-16-23-453-030	4059		EASTBRIDGE CIR	0.069425
33-42-16-23-453-031	4061		EASTBRIDGE CIR	0.069425
33-42-16-23-453-032	4063		EASTBRIDGE CIR	0.069425
33-42-16-23-453-033	4065		EASTBRIDGE CIR	0.069425
33-42-16-23-453-034	4067		EASTBRIDGE CIR	0.069424
33-42-16-23-453-035	4069		EASTBRIDGE CIR	0.069424
33-42-16-23-453-037	4066		EASTBRIDGE CIR	0.06896
33-42-16-23-453-038	4064		EASTBRIDGE CIR	0.069509
33-42-16-23-453-039	4062		EASTBRIDGE CIR	0.06979
33-42-16-23-453-040	4060		EASTBRIDGE CIR	0.06979
33-42-16-23-453-041	4056		EASTBRIDGE CIR	0.06979
33-42-16-23-453-042	4054		EASTBRIDGE CIR	0.069791
33-42-16-23-453-043	4038		EASTBRIDGE CIR	0.069791
33-42-16-23-453-044	4036		EASTBRIDGE CIR	0.06979
33-42-16-23-453-045	4032		EASTBRIDGE CIRCLE	0.06979
33-42-16-23-453-046	4030		EASTBRIDGE CIRCLE	0.06979

33-42-16-23-453-047	4012		EASTBRIDGE CIRCLE	0.06979
33-42-16-23-453-048	4010		EASTBRIDGE CIRCLE	0.06979
33-42-16-23-453-049	4008		EASTBRIDGE CIRCLE	0.06979
33-42-16-23-453-050	4006		EASTBRIDGE CIRCLE	0.069791
33-42-16-23-453-051	4002		EASTBRIDGE CIR	0.06979
33-42-16-23-453-052	4000		EASTBRIDGE CIR	0.06979
33-42-16-23-453-100	0		EASTBRIDGE CIR	11.309217
33-42-16-23-502-001	0		LAKELAND TR	2.350224
33-42-16-26-101-001	305	N	CLINTON ST	0.224849
33-42-16-26-101-002	287	N	CLINTON ST	0.22485
33-42-16-26-101-003	103		WILLOW ST	0.399733
33-42-16-26-101-004	106		MORTON ST	0.22485
33-42-16-26-101-005	286	N	CENTER ST	0.22485
33-42-16-26-101-006	107		WILLOW ST	0.399732
33-42-16-26-102-002	235	N	CENTER ST	0.399733
33-42-16-26-102-003	245	N	CENTER ST	0.306189
33-42-16-26-102-004	207		MORTON ST	0.274676
33-42-16-26-103-001	0		MORTON ST	0.374743
33-42-16-26-103-003	434		WILLOW ST	0.449694
33-42-16-26-104-001	419		MORTON ST	0.626801
33-42-16-26-104-002	425		MORTON ST	0.569819
33-42-16-26-104-003	431		MORTON ST	0.455854
33-42-16-26-104-004	214	N	WILLIAMS ST	0.455856
33-42-16-26-104-005	424		WILLOW ST	0.303944
33-42-16-26-104-006	420		WILLOW ST	0.40526
33-42-16-26-104-007	410		WILLOW ST	0.40526
33-42-16-26-104-008	204	N	WILLIAMS ST	0.40526
33-42-16-26-104-009	430		WILLOW ST	0.354603
33-42-16-26-105-001	104		WILLOW ST	0.199866
33-42-16-26-105-002	211	N	CLINTON ST	0.360367
33-42-16-26-105-003	203	N	CLINTON ST	0.146802
33-42-16-26-105-004	104		HERBERT ST	0.152239
33-42-16-26-105-007	120		HERBERT ST	0.149898
33-42-16-26-105-008	250	N	CENTER ST	0.589759
33-42-16-26-106-007	215	N	CENTER ST	0.2673
33-42-16-26-106-008	207	N	CENTER ST	0.323984
33-42-16-26-106-009	0		WILLOW ST	0.532166
33-42-16-26-106-010	431		WILLOW ST	0.475482
33-42-16-26-107-002	411		WILLOW ST	0.406268
33-42-16-26-107-003	118	N	WILLIAMS ST	0.209298
33-42-16-26-107-004	108	N	WILLIAMS ST	0.440787
33-42-16-26-107-008	104	N	WILLIAMS ST	0.600812
33-42-16-26-107-013	423		WILLOW ST	1.40431

33-42-16-26-107-014	427		WILLOW ST	0.5907
33-42-16-26-108-001	0	N	CLINTON ST	0.077634
33-42-16-26-108-002	121	N	CLINTON ST	0.06146
33-42-16-26-108-003	117	N	CLINTON ST	0.110739
33-42-16-26-108-004	121		HERBERT ST	0.149899
33-42-16-26-108-007	0	N	CLINTON ST	0.072678
33-42-16-26-108-010	106	E	MAIN ST	0.009544
33-42-16-26-108-011	110	E	MAIN ST	0.044048
33-42-16-26-108-012	112	E	MAIN ST	0.038542
33-42-16-26-108-013	116	E	MAIN ST	0.071577
33-42-16-26-108-014	120	E	MAIN ST	0.071577
33-42-16-26-108-015	124	E	MAIN ST	0.066071
33-42-16-26-108-016	126	E	MAIN ST	0.115625
33-42-16-26-108-018	134	E	MAIN ST	0.060565
33-42-16-26-108-019	118	N	CENTER ST	0.399732
33-42-16-26-108-020	109	N	CLINTON ST	0.039803
33-42-16-26-108-021	104	E	MAIN ST	0.088302
33-42-16-26-108-022	130	E	MAIN ST	0.060565
33-42-16-26-108-023	132	E	MAIN ST	0.060566
33-42-16-26-109-001	119	N	CENTER ST	0.36945
33-42-16-26-109-002	115	N	CENTER ST	0.199867
33-42-16-26-109-003	0	N	CENTER ST	0.034825
33-42-16-26-109-005	0	E	MAIN ST	0.165041
33-42-16-26-109-006	0	E	MAIN ST	0.199867
33-42-16-26-109-008	100	N	WATER ST	0.154443
33-42-16-26-109-009	104	N	WATER ST	0.234141
33-42-16-26-109-010	212	E	MAIN ST	0.2413
33-42-16-26-110-002	304	E	MAIN ST	0.40105
33-42-16-26-110-003	105	N	WATER ST	0.397517
33-42-16-26-111-001	420	E	MAIN ST	1.288509
33-42-16-26-111-002	424	E	MAIN ST	0.657418
33-42-16-26-111-003	0	E	MAIN ST	0.359528
33-42-16-26-112-001	125	S	CLINTON ST	1.780054
33-42-16-26-113-001	101	S	CENTER ST	0.799456
33-42-16-26-113-004	106	S	WATER ST	0.199863
33-42-16-26-113-005	112	S	WATER ST	0.399726
33-42-16-26-113-006	109	S	CENTER ST	0.320995
33-42-16-26-113-008	123	S	CENTER ST	0.151963
33-42-16-26-113-009	210	E	ELIZABETH ST	0.126636
33-42-16-26-114-001	305	E	MAIN ST	0.261511
33-42-16-26-114-002	105	S	WATER ST	0.140063
33-42-16-26-114-003	107	S	WATER ST	0.301875
33-42-16-26-114-004	119	S	WATER ST	0.302471

33-42-16-26-114-005	315	E	MAIN ST	0.927317
33-42-16-26-114-009	310	E	ELIZABETH ST	0.8178
33-42-16-26-115-001	0	E	MAIN ST	0.251669
33-42-16-26-115-002	0	E	MAIN ST	0.148938
33-42-16-26-115-003	419	E	MAIN ST	0.270492
33-42-16-26-115-004	423	E	MAIN ST	0.305245
33-42-16-26-115-005	106	S	WILLIAMS ST	0.1817
33-42-16-26-115-006	108	S	WILLIAMS ST	0.199869
33-42-16-26-115-007	130	S	WILLIAMS ST	0.383414
33-42-16-26-115-008	202	S	WILLIAMS ST	0.335306
33-42-16-26-115-009	206	S	WILLIAMS ST	0.299961
33-42-16-26-126-001	217	N	WILLIAMS ST	0.381115
33-42-16-26-126-002	215	N	WILLIAMS ST	0.521484
33-42-16-26-126-003	201	N	WILLIAMS ST	0.498811
33-42-16-26-126-004	117	N	WILLIAMS ST	0.249405
33-42-16-26-126-007	122	N	MAPLE AVE	0.40651
33-42-16-26-126-008	118	N	MAPLE AVE	0.222611
33-42-16-26-126-009	116	N	MAPLE AVE	0.269099
33-42-16-26-126-010	112	N	MAPLE AVE	0.321048
33-42-16-26-126-011	110	N	MAPLE AVE	0.706118
33-42-16-26-126-013	514	E	MAIN ST	0.359987
33-42-16-26-126-014	608	E	MAIN ST	0.368577
33-42-16-26-126-015	506	E	MAIN ST V/L	0.337971
33-42-16-26-126-016	510	E	MAIN ST	0.240289
33-42-16-26-126-017	115	N	WILLIAMS ST	0.249405
33-42-16-26-126-018	111	N	WILLIAMS ST	0.225937
33-42-16-26-127-001	119	N	MAPLE AVE	0.401413
33-42-16-26-127-003	109	N	MAPLE AVE	0.196786
33-42-16-26-127-004	700	E	MAIN ST	0.399729
33-42-16-26-127-005	714	E	MAIN ST	0.199838
33-42-16-26-127-006	718	E	MAIN ST	0.199838
33-42-16-26-127-007	115	N	MAPLE AVE	0.196784
33-42-16-26-127-008	111	N	MAPLE AVE	0.196786
33-42-16-26-128-001	0	N	MAPLE AVE	3.152654
33-42-16-26-129-002	507	E	MAIN ST	0.199867
33-42-16-26-129-003	511	E	MAIN ST	0.199867
33-42-16-26-129-004	515	E	MAIN ST	0.199866
33-42-16-26-129-007	520		ORRIN ST	0.199867
33-42-16-26-129-008	524		ORRIN ST	0.199867
33-42-16-26-129-009	107	S	WILLIAMS ST	0.25232
33-42-16-26-129-010	506		ORRIN ST	0.847111
33-42-16-26-129-011	514		ORRIN ST	0.199867
33-42-16-26-130-001	603	E	MAIN ST	0.199866

33-42-16-26-130-002	605	E	MAIN ST	0.199867
33-42-16-26-130-005	709	E	MAIN ST	0.199867
33-42-16-26-130-006	715	E	MAIN ST	0.199866
33-42-16-26-130-010	780		ORRIN ST	0.5996
33-42-16-26-130-012	125		MINERAL SPRINGS ST	0.199866
33-42-16-26-130-013	707	E	MAIN ST	0.199867
33-42-16-26-130-014	624		ORRIN ST	0.399733
33-42-16-26-130-015	719	E	MAIN ST	0.507599
33-42-16-26-130-016	703	E	MAIN ST	0.199866
33-42-16-26-130-018	610		ORRIN ST	0.399733
33-42-16-26-131-004	0		ORRIN ST	0.581575
33-42-16-26-131-005	0	E	MAIN ST	1.244809
33-42-16-26-131-006	0	E	MAIN ST	5.166443
33-42-16-26-131-007	0	E	MAIN ST	0.308632
33-42-16-26-131-008	4740	E	MAIN ST	0.499566
33-42-16-26-132-002	507		ORRIN ST	0.399734
33-42-16-26-132-003	515		ORRIN ST	0.199867
33-42-16-26-132-004	517		ORRIN ST	0.199867
33-42-16-26-132-005	500		OLD ORCHARD LN	0.196504
33-42-16-26-132-006	0		OLD ORCHARD LN	0.343624
33-42-16-26-132-007	506		OLD ORCHARD LN	0.198289
33-42-16-26-132-008	0		OLD ORCHARD LN	0.399733
33-42-16-26-132-009	520		OLD ORCHARD LN	0.399733
33-42-16-26-132-010	525		ORRIN ST	0.399733
33-42-16-26-132-011	203	S	WILLIAMS ST	0.285513
33-42-16-26-132-012	207	S	WILLIAMS ST	0.248232
33-42-16-26-133-002	211		MINERAL SPRINGS ST	0.427597
33-42-16-26-133-004	603		ORRIN ST	0.2998
33-42-16-26-133-005	615		ORRIN ST	0.632186
33-42-16-26-133-007	621		ORRIN ST	0.456613
33-42-16-26-133-008	625		ORRIN ST	0.380974
33-42-16-26-133-009	0		ORRIN ST	0.305335
33-42-16-26-151-001	201	S	CLINTON ST	0.190782
33-42-16-26-151-002	115	E	ELIZABETH ST	0.177154
33-42-16-26-151-003	121	E	ELIZABETH ST	0.231662
33-42-16-26-151-004	211	S	CLINTON ST	0.199867
33-42-16-26-151-005	217	S	CLINTON ST	0.199867
33-42-16-26-151-006	225	S	CLINTON ST	0.199867
33-42-16-26-151-007	121	E	ELIZABETH ST	0.199866
33-42-16-26-151-008	214	S	CENTER ST	0.199866
33-42-16-26-151-009	216	S	CENTER ST	0.199867
33-42-16-26-152-001	203	E	ELIZABETH ST	0.102205
33-42-16-26-152-002	209	E	ELIZABETH ST	0.397462

33-42-16-26-152-003	0	S	CENTER ST	0.199867
33-42-16-26-152-004	217	S	CENTER ST	0.199867
33-42-16-26-152-005	0	E	ELIZABETH ST	0.249833
33-42-16-26-152-006	219	E	ELIZABETH ST	0.249832
33-42-16-26-152-007	212	S	WATER ST	0.399732
33-42-16-26-153-001	203	S	WATER ST	0.203904
33-42-16-26-153-002	207	S	WATER ST	0.203918
33-42-16-26-153-003	211	S	WATER ST	0.305902
33-42-16-26-153-004	217	S	WATER ST	0.203951
33-42-16-26-153-005	309	E	ELIZABETH ST	0.203841
33-42-16-26-153-006	311	E	ELIZABETH ST	0.203794
33-42-16-26-153-007	210		GARFIELD ST	0.305762
33-42-16-26-153-008	0		GARFIELD ST	0.203858
33-42-16-26-153-009	0		GARFIELD ST	0.277873
33-42-16-26-154-001	303	S	CLINTON ST	0.200259
33-42-16-26-154-002	311	S	CLINTON ST	0.200259
33-42-16-26-154-003	317	S	CLINTON ST	0.517342
33-42-16-26-154-004	302	S	CENTER ST	0.200259
33-42-16-26-154-005	308	S	CENTER ST	0.200259
33-42-16-26-154-006	310	S	CENTER ST	0.283694
33-42-16-26-155-001	303	S	CENTER ST	0.20026
33-42-16-26-155-002	309	S	CENTER ST	0.20026
33-42-16-26-155-003	315	S	CENTER ST	0.40052
33-42-16-26-155-004	304	S	WATER ST	0.20026
33-42-16-26-155-005	308	S	WATER ST	0.200261
33-42-16-26-155-006	314	S	WATER ST	0.400521
33-42-16-26-156-001	203		GARFIELD ST	0.231364
33-42-16-26-156-002	207		GARFIELD ST	0.247123
33-42-16-26-156-003	211		GARFIELD ST	0.257431
33-42-16-26-156-004	215		GARFIELD ST	0.246614
33-42-16-26-156-005	0		GARFIELD ST	0.2901
33-42-16-26-156-007	311		VERNAL ST	0.407775
33-42-16-26-156-008	315		VERNAL ST	0.52121
33-42-16-26-156-009	315	S	WATER ST	1.135029
33-42-16-26-156-010	307	S	WATER ST	0.203974
33-42-16-26-156-011	309	S	WATER ST	0.203988
33-42-16-26-157-001	487	E	ELIZABETH ST	0.520823
33-42-16-26-157-002	212	S	WILLIAMS ST	0.6364
33-42-16-26-157-004	212	S	WILLIAMS ST	1.310123
33-42-16-26-158-001	403	S	CLINTON ST	0.199866
33-42-16-26-158-003	415	S	CLINTON ST	0.19381
33-42-16-26-158-004	417	S	CLINTON ST	0.145357
33-42-16-26-158-005	402	S	CENTER ST	0.254376

33-42-16-26-158-006	410	S	CENTER ST	0.210602
33-42-16-26-158-008	413	S	CLINTON ST	0.322374
33-42-16-26-158-009	416	S	CENTER ST	0.272545
33-42-16-26-159-001	401	S	CENTER ST	0.199866
33-42-16-26-159-002	411	S	CENTER ST	0.199866
33-42-16-26-159-003	415	S	CENTER ST	0.199866
33-42-16-26-159-004	419	S	CENTER ST	0.199866
33-42-16-26-159-007	420	S	WATER ST	0.199865
33-42-16-26-159-008	215		ELM ST	0.299797
33-42-16-26-159-009	408	S	WATER ST	0.299797
33-42-16-26-160-001	403	S	WATER ST	0.498974
33-42-16-26-160-002	405	S	WATER ST	0.444683
33-42-16-26-160-003	510	S	WATER ST	0.07266
33-42-16-26-160-004	330		SPRING ST	0.816661
33-42-16-26-162-001	501	S	CLINTON ST	0.399732
33-42-16-26-162-002	511	S	CLINTON ST	0.207673
33-42-16-26-162-003	100		RICE ST	0.19206
33-42-16-26-162-004	506	S	CENTER ST	0.399732
33-42-16-26-162-005	512	S	CENTER ST	0.199867
33-42-16-26-162-006	116		RICE ST	0.199866
33-42-16-26-163-001	503	S	CENTER ST	0.199867
33-42-16-26-163-002	503	S	CENTER ST	0.526919
33-42-16-26-163-004	0	S	WATER ST	0.369449
33-42-16-26-163-005	517	S	CENTER ST	0.251348
33-42-16-26-163-006	530	S	WATER ST	0.237739
33-42-16-26-164-001	510	S	WATER ST	0.311874
33-42-16-26-165-001	350	S	WATER ST	1.876186
33-42-16-26-166-001	0	S	WILLIAMS ST	1.526568
33-42-16-26-176-001	327	S	WILLIAMS ST	0.901451
33-42-16-26-176-002	505		OLD ORCHARD LN	0.646946
33-42-16-26-176-003	513		OLD ORCHARD LN	0.173341
33-42-16-26-176-004	515		OLD ORCHARD LN	0.366433
33-42-16-26-177-001	0	S	WILLIAMS ST	5.304038
33-42-16-26-177-002	0	S	WILLIAMS ST	10.145116
33-42-16-26-177-004	0		LAKELAND TR	30.820314
33-42-16-26-200-007	4192	E	MAIN ST	77.251941
33-42-16-26-200-008	4760	E	MAIN ST	0.998966
33-42-16-26-301-001	605	S	CLINTON ST	0.52453
33-42-16-26-301-002	115		RICE ST	0.199821
33-42-16-26-301-003	611	S	CLINTON ST	0.393186
33-42-16-26-301-004	617	S	CLINTON ST	0.249777
33-42-16-26-301-005	0	S	CENTER ST	0.222163
33-42-16-26-301-006	621	S	CLINTON ST	0.177872

33-42-16-26-301-007	625	S	CLINTON ST	0.309474
33-42-16-26-301-008	703	S	CLINTON ST	0.258394
33-42-16-26-302-001	0		M-106	1.904552
33-42-16-26-302-002	0	S	CLINTON ST	0.218716
33-42-16-26-302-005	721	S	CLINTON ST	0.647875
33-42-16-26-302-006	0	S	CLINTON ST	0.911295
33-42-16-26-302-007	801	S	CLINTON ST	1.193271
33-42-16-26-302-008	815	S	CLINTON ST	0.300818
33-42-16-26-302-009	819	S	CLINTON ST	1.453611
33-42-16-26-302-010	823	S	CLINTON ST	0.250569
33-42-16-26-302-011	825	S	CLINTON ST	0.801747
33-42-16-26-302-013	0	S	CLINTON ST	44.438325
33-42-16-26-302-014	829	S	CLINTON ST	0.501045
33-42-16-26-302-016	831	S	CLINTON ST	3.72269
33-42-16-26-302-017	0	S	CLINTON ST	0.196025
33-42-16-26-302-018	915	S	CLINTON ST	0.381923
33-42-16-26-326-001	0		MORTON RD	25.383188
33-42-16-26-351-001	835	S	CLINTON ST	0.450711
33-42-16-26-351-002	845	S	CLINTON ST	0.358914
33-42-16-26-351-003	847	S	CLINTON ST	0.358852
33-42-16-26-351-004	853	S	CLINTON ST	1.750483
33-42-16-26-351-006	1009	S	CLINTON ST	2.18144
33-42-16-26-351-007	4841	S	M-52	1.130169
33-42-16-26-351-010	0		GREEN RD	1.146512
33-42-16-26-351-011	0		GREEN RD	0.349313
33-42-16-26-351-012	0		GREEN RD	1.873743
33-42-16-26-351-017	839	S	CLINTON ST	3.721921
33-42-16-26-351-020	4608		GREEN RD	4.46288
33-42-16-26-351-021	4610	S	M-52	1.395467
33-42-16-26-351-022	1001	S	CLINTON ST	3.666922
33-42-16-26-352-004	4974		BIRD DR	5.713482
33-42-16-26-352-005	0		GREEN RD	1.220789
33-42-16-26-352-010	4997		BIRD DR	1.300224
33-42-16-26-352-013	4980		BIRD DR	1.292121
33-42-16-26-352-014	0		BIRD DR	1.255945
33-42-16-26-352-015	0		BIRD DR	2.478164
33-42-16-26-352-016	0		BIRD DR	2.708676
33-42-16-26-352-017	0		BIRD DR	2.447917
33-42-16-26-352-018	4983		BIRD DR	2.15579
33-42-16-26-352-019	4989		BIRD DR	3.267052
33-42-16-26-376-003	0		GREEN RD	21.407793
33-42-16-26-400-006	0		GREEN RD	80.157265
33-42-16-26-400-007	0		MORTON RD	40.559834

33-42-16-26-500-###	0			27.091275
33-42-16-26-502-002	0		LAKELAND TR	11.948703
33-42-16-27-201-002	420	W	MAIN ST	0.663565
33-42-16-27-201-004	0	W	MAIN ST	0.677242
33-42-16-27-201-005	0	W	MAIN ST	0.662395
33-42-16-27-201-006	640	W	MAIN ST	1.20542
33-42-16-27-201-007	0	W	MAIN ST	4.142575
33-42-16-27-202-001	649	W	MAIN ST	1.195162
33-42-16-27-202-002	643	W	MAIN ST	0.985823
33-42-16-27-202-005	106		WESTERN AVE	0.379164
33-42-16-27-202-006	108		WESTERN AVE	0.235541
33-42-16-27-202-007	110		WESTERN AVE	0.287247
33-42-16-27-202-008	637	W	MAIN ST	3.147132
33-42-16-27-203-001	555	W	MAIN ST	0.985825
33-42-16-27-203-002	517	W	MAIN ST	0.303331
33-42-16-27-203-003	507	W	MAIN ST	0.379163
33-42-16-27-203-004	503	W	MAIN ST	0.227497
33-42-16-27-203-005	530	W	MECHANIC ST	0.379163
33-42-16-27-203-006	520	W	MECHANIC ST	0.454997
33-42-16-27-203-007	510	W	MECHANIC ST	0.454996
33-42-16-27-204-003	0	W	MECHANIC ST	0.303332
33-42-16-27-204-004	523	W	MECHANIC ST	0.227499
33-42-16-27-204-005	0	W	MECHANIC ST	0.303332
33-42-16-27-204-006	507	W	MECHANIC ST	0.379165
33-42-16-27-204-007	0		MILLS AVE	17.309311
33-42-16-27-204-009	531	W	MECHANIC ST	0.379165
33-42-16-27-205-001	417	W	MAIN ST	0.227498
33-42-16-27-205-002	0	W	MAIN ST	0.224789
33-42-16-27-205-003	107		MILLS AVE	0.322051
33-42-16-27-205-004	115		MILLS AVE	0.276732
33-42-16-27-205-005	201		MILLS AVE	0.265001
33-42-16-27-205-006	207		MILLS AVE	0.800871
33-42-16-27-226-004	0	S	WOOD ST	5.830201
33-42-16-27-226-006	300	W	MAIN ST	0.483561
33-42-16-27-226-007	220	W	MAIN ST	0.400741
33-42-16-27-226-008	212	W	MAIN ST	0.291878
33-42-16-27-226-009	206	W	MAIN ST	0.199687
33-42-16-27-226-010	202	W	MAIN ST	0.189854
33-42-16-27-226-015	400	W	MAIN ST	3.707267
33-42-16-27-226-016	390	W	MAIN ST	1.521372
33-42-16-27-226-017	406	W	MAIN ST	2.784194
33-42-16-27-227-001	0	W	MAIN ST	0.849426
33-42-16-27-227-002	0	S	WOOD ST	0.549723

33-42-16-27-227-003	116		HERBERT ST	0.199878
33-42-16-27-227-004	0		HERBERT ST	0.199877
33-42-16-27-227-005	300	N	CLINTON ST	0.224848
33-42-16-27-227-006	224	N	CLINTON ST	0.424713
33-42-16-27-227-007	220	N	CLINTON ST	0.274815
33-42-16-27-227-008	216	N	CLINTON ST	0.27485
33-42-16-27-227-009	212	N	CLINTON ST	0.199877
33-42-16-27-227-010	208	N	CLINTON ST	0.199877
33-42-16-27-227-011	202	N	CLINTON ST	0.199878
33-42-16-27-228-001	122	W	MAIN ST	0.542847
33-42-16-27-228-002	0	N	CLINTON ST	0.045424
33-42-16-27-228-003	0	N	CLINTON ST	0.154442
33-42-16-27-228-004	112	W	MAIN ST	0.176145
33-42-16-27-228-005	112	W	MAIN ST	0.169278
33-42-16-27-228-006	104	W	MAIN ST	0.053655
33-42-16-27-228-008	102	N	CLINTON ST	0.023721
33-42-16-27-228-009	100	W	MAIN ST	0.065885
33-42-16-27-229-001	407	W	MAIN ST	0.374277
33-42-16-27-229-002	108		WEST ST	0.199471
33-42-16-27-229-005	204		WEST ST	0.199471
33-42-16-27-229-008	0		WEST ST	0.169248
33-42-16-27-229-009	208		WEST ST	0.229694
33-42-16-27-229-010	112		WEST ST	0.371742
33-42-16-27-229-011	200		WEST ST	0.226671
33-42-16-27-230-001	216		WEST ST	0.199471
33-42-16-27-230-002	218		WEST ST	0.199471
33-42-16-27-230-004	0		WEST ST	0.150432
33-42-16-27-230-005	220		WEST ST	0.199471
33-42-16-27-230-006	220		WEST ST	0.16473
33-42-16-27-231-001	321	W	MAIN ST	0.330158
33-42-16-27-231-002	317	W	MAIN ST	0.199862
33-42-16-27-231-003	313	W	MAIN ST	0.200333
33-42-16-27-231-004	309	W	MAIN ST	0.199426
33-42-16-27-231-005	305	W	MAIN ST	0.249086
33-42-16-27-231-006	301	W	MAIN ST	0.372287
33-42-16-27-231-007	221	W	MAIN ST	0.310719
33-42-16-27-231-008	326	W	MECHANIC ST	0.338297
33-42-16-27-231-009	320	W	MECHANIC ST	0.243656
33-42-16-27-231-010	314	W	MECHANIC ST	0.199427
33-42-16-27-231-011	312	W	MECHANIC ST	0.186543
33-42-16-27-231-012	304	W	MECHANIC ST	0.185344
33-42-16-27-231-013	300	W	MECHANIC ST	0.178281
33-42-16-27-231-014	215	W	MAIN ST	0.520143

33-42-16-27-231-015	207	W	MAIN ST	0.439884
33-42-16-27-231-016	203	W	MAIN ST	0.405813
33-42-16-27-232-001	325	W	MECHANIC ST	0.225991
33-42-16-27-232-003	317	W	MECHANIC ST	0.254139
33-42-16-27-232-004	311	W	MECHANIC ST	0.368419
33-42-16-27-232-005	309	W	MECHANIC ST	0.257234
33-42-16-27-232-007	307	W	MECHANIC ST	0.277273
33-42-16-27-232-008	207	W	MECHANIC ST	0.465176
33-42-16-27-232-009	200	W	MECHANIC ST	0.114576
33-42-16-27-232-010	330	W	ELIZABETH ST	0.30081
33-42-16-27-232-011	326	W	ELIZABETH ST	0.301181
33-42-16-27-232-012	320	W	ELIZABETH ST	0.200993
33-42-16-27-232-013	316	W	ELIZABETH ST	0.201159
33-42-16-27-232-016	302	W	ELIZABETH ST	0.201653
33-42-16-27-232-017	212	W	ELIZABETH ST	0.201653
33-42-16-27-232-018	208	W	ELIZABETH ST	0.256649
33-42-16-27-232-019	200	S	WOOD ST	0.205785
33-42-16-27-232-020	134	S	WOOD ST	0.268559
33-42-16-27-232-021	321	W	MECHANIC ST	0.256765
33-42-16-27-232-022	0	W	MECHANIC ST	0.283922
33-42-16-27-232-023	314	W	ELIZABETH ST	0.236218
33-42-16-27-232-024	314	W	ELIZABETH ST	0.264531
33-42-16-27-232-025	303	W	MECHANIC ST	0.445538
33-42-16-27-233-001	123	W	MAIN ST	0.245536
33-42-16-27-233-002	119	W	MAIN ST	0.197474
33-42-16-27-233-003	0	W	MAIN ST	0.029608
33-42-16-27-233-004	111	W	MAIN ST	0.047441
33-42-16-27-233-005	105	W	MAIN ST	0.083489
33-42-16-27-233-011	100	S	CLINTON ST	0.055091
33-42-16-27-233-012	110	S	CLINTON ST	0.165763
33-42-16-27-233-013	110	S	CLINTON ST	0.005809
33-42-16-27-233-022	123	S	WOOD ST	0.448782
33-42-16-27-233-023	122	S	CLINTON ST	0.483927
33-42-16-27-233-024	140	S	CLINTON ST	0.599601
33-42-16-27-251-003	100		PRICE ST	18.87337
33-42-16-27-276-001	337	W	ELIZABETH ST	0.311874
33-42-16-27-276-002	333	W	ELIZABETH ST	0.341922
33-42-16-27-276-005	317	W	ELIZABETH ST	0.199968
33-42-16-27-276-006	315	W	ELIZABETH ST	0.199967
33-42-16-27-276-011	390		CHERRY ST	0.114019
33-42-16-27-276-012	390		CHERRY ST	0.265743
33-42-16-27-276-013	323	W	ELIZABETH ST	0.599903
33-42-16-27-276-014	0		ELIZABETH ST V/L	2.005888

33-42-16-27-276-015	305		W ELIZABETH	4.635704
33-42-16-27-277-002	0		CHERRY ST	2.887304
33-42-16-27-277-003	0		SPRING ST	3.256945
33-42-16-27-278-001	0		SPRING ST	3.508166
33-42-16-27-279-001	408		CHERRY ST	0.199241
33-42-16-27-279-002	410		CHERRY ST	0.199145
33-42-16-27-279-003	414		CHERRY ST	0.19905
33-42-16-27-279-004	418		CHERRY ST	0.198955
33-42-16-27-280-002	514		CHERRY ST	0.198704
33-42-16-27-280-003	518		CHERRY ST	0.397124
33-42-16-27-280-004	0		CHERRY ST	0.099412
33-42-16-27-280-005	0		CHERRY ST	0.099388
33-42-16-27-281-001	0	S	WOOD ST	0.200064
33-42-16-27-281-004	302	S	WOOD ST	0.202151
33-42-16-27-281-008	0		MILLS AVE	0.374136
33-42-16-27-281-009	306	S	WOOD ST	0.150203
33-42-16-27-281-010	310	S	WOOD ST	0.300406
33-42-16-27-281-011	319	S	WOOD ST	0.600437
33-42-16-27-281-012	0		CHERRY ST	0.225057
33-42-16-27-281-013	0		CHERRY ST	0.225041
33-42-16-27-282-001	0		CHERRY ST	0.800381
33-42-16-27-282-002	402	S	WOOD ST	0.200247
33-42-16-27-282-003	406	S	WOOD ST	0.400494
33-42-16-27-282-004	412	S	WOOD ST	0.200247
33-42-16-27-283-001	225		SPRING ST	0.200055
33-42-16-27-283-002	225		SPRING ST	0.200044
33-42-16-27-283-003	519		CHERRY ST	0.400051
33-42-16-27-283-004	201		SPRING ST	0.200247
33-42-16-27-283-005	506	S	WOOD ST	0.200247
33-42-16-27-283-007	512	S	WOOD ST	0.200249
33-42-16-27-283-008	518	S	WOOD ST	0.200248
33-42-16-27-284-001	201	S	WOOD ST	0.204409
33-42-16-27-284-002	107	W	ELIZABETH ST	0.236205
33-42-16-27-284-003	200	S	CLINTON ST	0.158985
33-42-16-27-284-004	0	S	CLINTON ST	0.199867
33-42-16-27-284-005	116		VERNAL ST	0.199866
33-42-16-27-284-006	110		VERNAL ST	0.199866
33-42-16-27-284-007	214	S	CLINTON ST	0.199867
33-42-16-27-284-008	220	S	CLINTON ST	0.199866
33-42-16-27-284-009	224	S	CLINTON ST	0.199867
33-42-16-27-285-001	117		VERNAL ST	0.200272
33-42-16-27-285-002	109		VERNAL ST	0.200272
33-42-16-27-285-003	302	S	CLINTON ST	0.200271

33-42-16-27-285-004	308	S	CLINTON ST	0.200274
33-42-16-27-285-005	314	S	CLINTON ST	0.400552
33-42-16-27-285-006	320	S	CLINTON ST	0.400556
33-42-16-27-286-001	127		ELM ST	0.199881
33-42-16-27-286-002	405	S	WOOD ST	0.199878
33-42-16-27-286-003	407	S	WOOD ST	0.199874
33-42-16-27-286-004	120		SPRING ST	0.199871
33-42-16-27-286-005	402	S	CLINTON ST	0.199882
33-42-16-27-286-006	408	S	CLINTON ST	0.199878
33-42-16-27-286-007	412	S	CLINTON ST	0.199874
33-42-16-27-286-008	418	S	CLINTON ST	0.199871
33-42-16-27-287-001	123		SPRING ST	0.199866
33-42-16-27-287-002	500	S	CLINTON ST	0.199866
33-42-16-27-287-003	506	S	CLINTON ST	0.399731
33-42-16-27-287-005	518	S	CLINTON ST	0.399733
33-42-16-27-287-006	0	S	WOOD ST	0.199866
33-42-16-27-287-007	510	S	CLINTON ST	0.199866
33-42-16-27-426-005	315		MITTEER LN	0.344013
33-42-16-27-426-006	625		CHERRY ST	0.71956
33-42-16-27-426-007	730	S	WOOD ST	0.313606
33-42-16-27-426-008	320		MITTEER LN	10.099193
33-42-16-27-426-012	650		CHERRY ST	0.974273
33-42-16-27-426-013	319		MITTEER LN	0.430016
33-42-16-27-426-014	0		MITTEER LN	6.176959
33-42-16-27-427-007	600		CHERRY ST	0.665153
33-42-16-27-427-008	608		CHERRY ST	0.455029
33-42-16-27-428-001	601		CHERRY ST	0.399745
33-42-16-27-428-002	605		CHERRY ST	0.199854
33-42-16-27-428-003	609		HILL ST	0.2498
33-42-16-27-428-004	0	S	WOOD ST	0.024375
33-42-16-27-428-005	604	S	WOOD ST	0.22425
33-42-16-27-428-006	608	S	WOOD ST	0.199867
33-42-16-27-428-007	614	S	WOOD ST	0.199854
33-42-16-27-428-008	620	S	WOOD ST	0.2498
33-42-16-27-429-001	601	S	WOOD ST	0.10082
33-42-16-27-429-002	604	S	CLINTON ST	0.302459
33-42-16-27-429-003	610	S	CLINTON ST	0.404275
33-42-16-27-429-004	615	S	WOOD ST	0.202634
33-42-16-27-429-005	120		HILL ST	0.253992
33-42-16-27-429-006	616	S	CLINTON ST	0.456627
33-42-16-27-430-001	612		CHERRY ST	0.877039
33-42-16-27-430-002	616		CHERRY ST	0.438127
33-42-16-27-430-003	622		CHERRY ST	0.439312

33-42-16-27-431-001	613		CHERRY ST	0.538876
33-42-16-27-431-002	617		CHERRY ST	0.404157
33-42-16-27-431-003	621		CHERRY ST	0.402643
33-42-16-27-431-004	220		HILL ST	0.404157
33-42-16-27-431-009	710	S	WOOD ST	0.314848
33-42-16-27-431-012	716	S	WOOD ST	0.311821
33-42-16-27-431-013	712	S	WOOD ST	0.314849
33-42-16-27-432-001	0	S	CLINTON ST	0.129369
33-42-16-27-432-002	802	S	CLINTON ST	0.354271
33-42-16-27-432-003	808	S	CLINTON ST	0.357332
33-42-16-27-432-004	814	S	CLINTON ST	0.455548
33-42-16-27-432-005	816	S	CLINTON ST	0.553764
33-42-16-27-432-006	824	S	CLINTON ST	0.65198
33-42-16-27-433-003	715	S	WOOD ST	0.347603
33-42-16-27-433-004	101		HILL ST	1.588904
33-42-16-27-433-005	711	S	WOOD ST	0.320894
33-42-16-27-476-002	0	S	CLINTON ST	8.114225
33-42-16-27-476-004	4980	S	CLINTON ST	1.945028
33-42-16-27-476-005	5000	S	CLINTON ST	1.100961
33-42-16-27-476-006	900	S	CLINTON ST	2.60068
33-42-16-27-476-010	704	S	CLINTON ST	3.882631
33-42-16-27-476-011	954	S	CLINTON ST	1.245379
33-42-16-27-476-012	950	S	CLINTON ST	1.561903
33-42-16-27-500-001	0			19.309134
33-42-16-27-500-002	0			1.639379
33-42-16-27-502-001	0		LAKELAND TR	2.248871
33-42-16-34-200-002	5002	S	CLINTON ST	1.486232
33-42-16-35-101-011	5101	S	M-52	1.867421
33-42-16-35-101-012	4525	S	M-52	1.99817
33-42-16-35-101-013	5107		M-106	3.301875
33-42-16-35-101-014	4545	S	M-52	30.879436
33-42-16-35-101-015	4593	S	M-52	0.986382
33-42-16-35-126-001	4600	S	M-52	2.887271
33-42-16-35-126-002	4630	S	M-52	1.65948
33-42-16-35-126-003	0	S	M-52	3.1971
33-42-16-35-500-001	0			0.130749
33-42-16-27-426-014	0		MITTEER LN	6.176959
33-42-16-23-351-006	421	N	CLINTON ST	9.599651
33-42-16-27-476-010	704	S	CLINTON ST	3.882631



RESOLUTION NO. _____

VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY (Enacted

A RESOLUTION TO
APPROVE THE 2024 AIVIENDIWENT
TO THE VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY'S TAX INCREMENT
FINANCE AND DEVELOPMENT PLAN,
PURSUANT TO THE PROVISIONS OF ACT 57
PUBLIC ACTS OF MICHIGAN OF 2018 AS AMENDED

New Draft plan add on.

- Adding in Bleachers cost 10 row 15 ft w. 18 ft deep, seats 82 people, \$17,000, plus assembly, Est of cost to assemble \$9,000. Total cost each unit \$26,000
- Cement slab 25 ft by 25 ft by 4 inch thick for supporting bleacher or 18 cubic yards cement at \$160. Cubic yard is \$2,800. Labor to install cement slab is Estimated at \$6.00 per square ft. or \$3,750. Cost for grading and clean fill is estimated at \$3,000. Total estimated cost of each slab is \$9,550.
- 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleaches is estimated to require 14 cubic yards of cement. Cost of sidewalk \$2,400 labor plus \$2,200 cement cost of grading and clean fill is \$3,000 total \$14,480.
- Signage to direct guest to seating estimated cost \$2,000.
- 10 New Trash Cans or refurbish existing trash cans for Downtown district. cost new \$500.00 each, \$800.00 ea. Total \$8,000
- Electric car chargers Est cost of charger is \$20,000 from Bosch cost to install \$20,000. Est 4 each \$160,000
- Camera's replacement and repair and additional cameras \$10,000
- Grant writer \$10,000
- Matching funds for anticipated grants \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure.
- Fire hydrants repair or replacement \$50,000 this item was previously approved but limited date of project needs to be extended.
- TIFD map data information
- Survey of TIFD was previously approved at \$15,000 bid came in at \$25,000 this plan increase amount to \$30,000.



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;

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 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 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 2024 that the Tax Increment Finance Plan and Development Plan required additional Amendments incorporate additional information into it regarding the SDDA's proposals to: 1)

Adding in Bleachers cost 10 row 15 ft w. 18 ft deep, seats 82 people, \$17,000, plus assembly, Est of cost to assemble \$9,000. Total cost each unit \$26,000. 2) Cement slab 25 ft by 25 ft by 4 inch thick for supporting bleacher or 18 cubic yards cement at \$160. Cubic yard is \$2,800. Labor to install cement slab is Estimated at \$6.00 per square ft. or \$3,750. Cost for grading and clean fill is estimated at \$3,000. Total estimated cost of each slab is \$9,550. 3) 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleaches is estimated to require 14 cubic yards of cement. Cost of Sidewalk cement is \$2,200, cost of labor \$2,400, cost of grading and clean fill is \$3,000. Total \$14,480. 4) Signage to direct guest to seating estimated cost \$2,000. 5) 10 New Trash Cans or refurbish existing trash cans for Downtown district. cost new \$800.00 ea. Total \$8,000. 6) Electric car chargers. Est cost of charger is \$20,000 from Bosch cost to install \$20,000. Est 4 each \$160,000. 7) Veterans park Camera's replacement and repair and additional cameras \$10,000. 8) Grant writer \$10,000. 9) Matching funds for anticipated grants \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure. 9. Fire hydrants repair or replacement \$50,000 this item was previously approved but limited date of project needs to be extended. 10) Additional TIFD map data information and rewriting legal description of TIFD \$10,000. 11) Survey of TIFD was previously approved at \$15,000 bid came in at \$25,000 this plan increase amount to \$30,000. And provide other material that the Authority considers pertinent to how the TIF capture is being expended by the Authority, amongst other things.



IT IS THEREFORE RESOLVED that the Stockbridge Downtown Development Authority 2024 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects and/or Expand Existing Projects, as attached hereto as Addendum I, approved by the SDDA and is to be submitted to the Village for approval in accordance with the Act.

Moved By:

Seconded By:

Adopted at a Regular Meeting of the Village of Downtown Development Authority held on the _____ day of _____, 2024.

YEAS:

NAYS:

ABSENT:

Village of Stockbridge

By:

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 reschedule Regular Meeting held on the 30th day of _____ 2024.



**DRAFT ADDENDUM TO RESOLUTION APPROVING 2024
AMENDMENT TO THE VILLAGE OF
STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY'S
DEVELOPMENT PLAN AND TAX INCREMENT REVENUE PLAN
2024 DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN
AMENDMENT TO INCORPORATE NEW PROJECTS**

Pursuant to the requirements of MCL 125.4214 (5) and MCL 125.4217 (2), the Stockbridge Downtown Development Authority (hereinafter, the "SDDA") recommends that the following Amendments be incorporated into the SDDA's Development Plan and Tax Increment Finance Plan for 2024:

1. The boundaries of the Plan's Tax Increment Finance District (Development 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.
 - 1.1 Amend plan to allow hiring professional services necessary to provide additional information to SDDA Directors such as adding to existing GIS captured information the date each parcel was incorporated in to TIFD, amount of taxes levied at that time and rewriting legal description that the Authority, McKenna and SDDA Attorney considers pertinent to how the TIFD capture is being expended by the Authority. Estimated cost \$15,000.
 - 1.2 Survey of TIFD was previously approved in 2022 plan at \$15,000 bid came in at \$25,000. This plan increases amount to \$30,000.
 - 1.3 Purchase 3 bleacher assemblies that have 10 rows that are 15 ft wide and 18 ft deep, seat 82 people, \$17,000, plus assembly, Est of cost to assemble \$9,000. Total estimated cost for each unit is \$26,000. Total cost for 3 bleacher assemblies is \$78,000 / \$85,000.



- 1.4 Construct cement slab to put bleacher on. Each slab will be 25 ft by 25 ft by 4 inch thick for supporting bleacher. Each slab requires 18 cubic yards of cement at \$160.00 a Cubic yard costing \$2,800. Labor to install cement slab is estimated at \$6.00 per square ft. or \$3,750. Cost for grading and clean fill is estimated at \$3,000. Total estimated cost of each slab is \$9,550. Total estimated cost for 3 cement slabs \$28,650 Total cost for 3 cement slabs \$85,950 increase to. \$95,000
 - 1.5 Provide approximately a 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleacher, is estimated to require 14 cubic yards of cement. Cost of Sidewalk cement is \$2,200, cost of labor \$2,400, cost of grading and clean fill is \$3,000. Total \$14,480.
 - 1.6 Signage to direct guest to seating estimated cost \$2,000.
 - 1.7 Purchase 10 locking Trash Cans or refurbish existing trash cans for CBD. Cost new \$800.00 ea. Total \$8,000.
 - 1.8 Provide and install Electric car chargers. Est cost of charger is \$20,000 from Bosch cost to install \$20,000. Est 4 each \$160,000.
 - 1.9 Replacement, repair and or additional cameras in Veterans Memorial park \$15,000.
 - 1.10 Hire a SDDA Grant writer or utilize Villages employed grant writer by adding cost to revenue sharing agreement \$10,000. Matching funds for anticipated forth coming grants \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure.
 - 1.11 Fire hydrants repair or replacement \$50,000 this item was previously approved but completion date in 2021 plan was estimated to end 2022 of project needs to be extended until end of plan 2036.
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. It is updated by the current zoning map attached hereto as **Exhibit B**. 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.

This provision is not amended in the 2024 Plan Amendment.

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 Purchase 3 bleachers assemblies that have 10 rows are 15 ft wide and 18 ft deep, seat 82 people, Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2036.
 - 4.2 Construct 3 cement slabs to put bleachers on. Each slab will be 25 ft by 25 ft by 4 inch thick for supporting bleacher. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2039.
 - 4.3 Provide a 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleacher, is estimated to require 14 cubic yards of cement. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2039.
 - 4.4 Signage to direct guest to seating. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2036. Sign is intended to be completed in one continuous state of construction in 2025 but could be completed as late as 2039.
 - 4.5 Purchase 10 locking Trash Cans or refurbish existing trash cans for CBD. Trash cans are intended to be purchased as existing are deemed no longer useful so may take many years to complete but could be completed as late as 2028.



- 4.6 Provide and install Electric car chargers. Est cost of charger is \$20,000 from Bosch cost to install \$20,000. Est 4 each \$160,000. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2039.
- 4.7 Replacement, repair and or additional cameras in Veterans Memorial park \$15,000. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2039.
- 4.8 Hire a SDDA Grant writer or utilize Villages employed grant writer by adding cost to revenue sharing agreement \$10,000. Matching funds for anticipated forth coming grants \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2039.
- 4.9 Fire hydrants repair or replacement \$50,000 this item was previously approved but completion date in 2021 plan was estimated to end 2022 of project needs to be extended until end of plan 2039.
- 5. The following is a statement of the construction, or stages of construction, planed and the estimated time for completion of each stage.
 - 5a. Amend plan to allow hiring professional services necessary to provide additional information to SDDA Directors such as adding to GIS capture information date each parcel was incorporated in to TIFD, amount of taxes levies at that time and rewriting legal description that the Authority and SDDA Attorney considers pertinent to how the TIFD capture is being expended by the Authority. Estimated completion date of the end of 2024 may extend out to 2026.
 - 5b Survey of TIFD was previously approved in 2022 plan at \$15,000 bid came in at \$25,000. Estimated completion date of the end of 2024 may extend out to 2026.
 - 5c Purchase 3 bleachers assemblies that have 10 rows, are 15 ft wide and 18 ft deep, seat 82 people. This project is being undertaken for the public good, but is located in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.



Construct 3 cement slabs to put bleachers on. This project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration b the SDDA.

- 5e Provide a 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleacher, is estimated to require 14 cubic yards of cement This project is being undertaken for the public good, but is located in the Veterans Memorial Park, which is owned by the Village. So, the project, upon its completion shall be donated to the Village for no consideration b the SDDA.
- 5f Signage to direct guest to seating. This project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. So, the project, upon its completion shall be donated to the Village for no consideration b the SDDA.
- 5g Purchase 10 locking Trash Cans or refurbish existing trash cans for CBD. This project is being undertaken for the public good, but is located in the CBD, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
- 5h Provide and install Electric car chargers. Est cost of charger is \$20,000 This project is being undertaken for the public good but is located in throughout the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
- 5i Replacement, repair and or additional cameras in Veterans Memorial park. Project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion shall be donated to the Village for no consideration to the SDDA.
- 5j \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2036.



Fire hydrants repair or replacement \$50,000 this item was previously approved but completion date in 2021 plan was estimated to end 2022 of project needs to be extended until end of plan 2036.

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.

This provision is not amended in the 2024 Plan Amendment

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

This provision is not amended in this 2024 Plan Amendment.

8. 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.

8.1 The SDDA proposes to finance the projects set forth in Paragraphs 2 and???? through the capture of tax increments to pay the costs on a pay-as you-go basis. The SDDA may also utilize any of the following financing mechanisms:

- 8.1.1. Any Tax increment revenue bonds issued by the Village, pursuant to Section 216(1) of the DDA Act;
- 8.1.2. Any Tax increment revenue bonds issued by the SDDA, pursuant to Section 216(2) of the DDA Act;
- 8.1.3. 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;

Tax increment revenues on a pay-as-you-go basis; and

Other Federal or State grants or contributions, not specified above.

1. 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 costs on a pay-as-you-go basis. 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 216(1) of the DDA Act.



- 9.1.2. Any Tax increment revenue bonds issued by the SDDA, pursuant to Section 216(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 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.

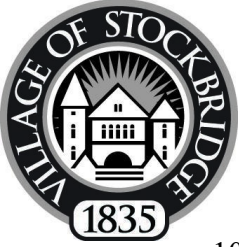
9.3 The Estimated Cost of Development for each project in the 2022 Plan Amendment is as follows:

9.1 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.

9.2 The Estimated Cost of Development for each project in the 2024 Plan Amendment is as follows:

9.3.1 Adding in Bleachers	\$85,000
9.3.2 Cement slabs	\$95,000
9.3.3 Cement sidewalks	\$14,000
9.3.4 Signage	\$2,000
9.3.5 Trash cans	\$10,000
9.3.6 Electric Car chargers	\$160,000
9.3.7 Camera repair/Replacement /New	\$10,000
9.3.8 Grant Writer	\$10,000
9.3.9 Fire Hydrants	\$80,000
9.3.10 Additional TIFD information (Para 16.2)	\$15,000
<u>9.3.11 Survey TIFD</u>	<u>\$30,000</u>

Total Cost of Projects for 2022 Plan Amendment \$501,000



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. Purchase 3 bleachers assemblies that have 10 rows, are 15 ft wide and 18 ft deep, seat 82 people. This project is being undertaken for the public good, but is located in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
 - 10.2. Construct 3 cement slabs to put bleachers on. This project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
 - 10.3. Provide a 100 ft long by 5 ft wide 4 inches thick sidewalk to reach bleacher, is estimated to require 14 cubic yards of cement This project is being undertaken for the public good, but is located in the Veterans Memorial Park, which is owned by the Village. So, the project, upon its completion shall be donated to the Village for no consideration by the SDDA.
 - 10.4. Signage to direct guest to seating. This project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. So, the project, upon its completion shall be donated to the Village for no consideration by the SDDA.
 - 10.5. Purchase 10 locking Trash Cans or refurbish existing trash cans for CBD. This project is being undertaken for the public good, but is located in the CBD, which is owned by the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
 - 10.6. Provide and install Electric car chargers. Est cost of charger is \$20,000 This project is being undertaken for the public good but is located in throughout the Village. The project, upon its completion, shall be donated to the Village for no consideration by the SDDA.
 - 10.7. Replacement, repair and or additional cameras in Veterans Memorial park. Project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion shall be donated to the Village for no consideration to the SDDA.



- 10.8. \$50,000 for electric car chargers, sidewalks and other possible grants that will attract business to the village or maintain infrastructure. Estimated completion date this project will be ongoing and take many years to complete therefore estimated completion dates in 2036.
- 10.9. Fire hydrants repair or replacement \$50,000 this item was previously approved but completion date in 2021 plan was estimated to end 2022 of project needs to be extended until end of plan 2036.
- 10.11. Also see projects disclosed in Paragraph 7.
- 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.
 - 11.1. The SDDA intends to competitively bid the purchase of and installation of the bleachers assemblies There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good in a public park owned by the Village that draws patrons to the downtown businesses, see Paragraph 7.
 - 11.2. The SDDA intends to competitively bid on the purchase of and installation of 3 cement slabs. There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good in a public park owned by the Village that draws patrons to the downtown businesses, see Paragraph 7.
 - 11.3. The SDDA intends to competitively bid on the purchase and installation of sidewalk There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good in a public park owned by the Village that draws patrons to the downtown businesses, see Paragraph 7.
 - 11.4. The SDDA intends to competitively bid on the purchase and installation of Signage directing t guest to seating. There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good in a public park owned by the Village that draws patrons to the downtown businesses, see Paragraph 7.



- 11.5. The SDDA intends to competitively bid on the purchase of 10 locking Trash Cans or refurbish existing trash cans for CBD. There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good.
- 11.6. The SDDA intends to competitively bid on the purchase and installation of the Electric car chargers. There is no procedure for bidding for the transfer of project upon completion to the Village as it is for the public good.
- 11.7. Replacement, repair and or additional cameras in Veterans Memorial park. Project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion shall be donated to the Village for no consideration to the SDDA. The SDDA Purchasing Policy will be followed.
- 11.8. Fire hydrants repair or replacement \$50,000 this item was previously approved but completion date in 2021 plan was estimated to end 2022 of project needs to be extended until end of plan 2036. The SDDA Purchasing Policy will be followed.
- 11.9. Also see projects disclosed in Paragraph 7.
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. Amend plan to allow hiring professional services necessary to provide additional information to SDDA Directors such as adding to GIS capture information date each parcel was incorporated in to TIFD, amount of taxes levies at that time and rewriting legal description that the Authority and SDDA Attorney considers pertinent to how the TIFD capture is being expended by the Authority. Estimated completion date of the end of 2024 may extend out to 2026.

16.2. Survey of TIFD was previously approved in 2022 plan at \$15,000 bid came in at \$25,000. Estimated completion date of the end of 2024 may extend out to 2026.

16.3. Professional Services:

- a. Hire a SDDA Grant writer or utilize Villages employed grant writer by adding cost to revenue sharing agreement \$10,000. The intent is to use the \$10,000 as matching funds for anticipated forth coming grants.

This SDDA project shall be funded under paragraph 9 through the Capture.

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 years 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. The 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. This current Plan Amendment does not extend the duration beyond 2039.
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 57 of the Public Acts of 2018, as amended (the "Recodified Tax Increment Finance Act, Part 2 Downtown Development Authorities" or commonly known as 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:



- i. Construction of new developments; ii. New rehabilitation, remodeling, alterations, or additions; and iii. 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 2024 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, the 2017 Plan Amendment, the 2019 Plan Amendment and the 2021 Plan Amendment not modified by these Amendments to the Plan shall remain in full force and effect.

Drafted By: John L. Gormley (P-53539)
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VILLAGE OF STOCKBRIDGE

PO Box 155, Stockbridge, Michigan 49285

APPLICATION FOR APPOINTMENT TO COMMITTEES, BOARDS, AND COMMISSIONS

The information provided on this form is for the use of the Stockbridge Village Council in its deliberation to fill vacancies on committees, boards, and commissions. Applications may be submitted at any time and will be kept on file for a period of one (1) year. Applicants may be asked to attend a designated meeting of the Village Council for application review and appointment consideration.

To which committee (s), board (s), or commission (s) are you seeking appointment?

SDDA

Please print or type.

Name: Nelva Jean Lampart

Address: 819 S. Clinton St. ZIP Code 49285

Telephone: 517 518 1123 Other: —

Email: nelvaj77@yahoo.com

Date available for appointment Now

Are you a registered voter in the Village of Stockbridge? ☒ Yes ☐ No

Are you aware of the time commitment necessary to serve on the committee, board, and/or commission to which you seek appointment and will you have such time?

✓ Yes No

Please provide information about specific training, education, experience, or interest you possess that qualifies you as an appointee to the position you seek.

~~I'm not sure I will say I have~~
I have a bachelors in bible counseling & can pretty much relate to most people as to where their @ in life. So yes I will benefit all as well as enjoy the learning process. I already appreciate the opportunity.

I hereby certify that the preceding information is correct and to the best of my knowledge.

Nelia Jean Lampart
Signature

2/6/24
Date

Mail or return your completed application to:

Village of Stockbridge
210 Wood Street, Suite 101
PO Box 155
Stockbridge, Michigan 49285

Thank you very much for giving us the opportunity to consider you for appointment.