



Stockbridge Downtown Development Authority

MEETING AGENDA

ZOOM MEETING ID. 8142807065

PASSCODE:647243

118 N. Center Street

Thursday, March 28, 2024, 6:15pm

**CALL TO ORDER**

- Roll Call
- Pledge of Allegiance
- Approval of Meeting Agenda March 28, 2024.
- Approval of meeting minutes of February 22, 2024

**PUBLIC COMMENT**

**FINANCIALS:**

- Check registers for February 22, 2024, to March 28, 2024.
- For reference, please find attached approve 2024/2025 SDDA budget.

**UNFINISHED BUSINESS:**

- Establish start dates and removal dates for School fund Raiser Group decorating Light Poles and Trees in CBD.
- Quote from McKenna for redoing legal description of TIFD not to exceed \$1,500. And Link to additional requested survey information
- Finish discussion on Trash cans.
- Discussion on adding more parcels to TIFD.
- Village Fire Hydrant survey
- Mowing of Pump Track, Bid from Checker Lawn care. Proposal to add to Revenue sharing agreement.

**NEW BUSINESS**

- Total Local recommendation to have SDDA information linked to all other internet platforms \$600.00. and Base line report.
- TextMyGov Proposal \$3,750 first year every year after \$2,500 maybe split cost with Village via. Revenue sharing agreement.
- 5k for the Positively Chiropractor
- Future Ideas for bringing business to town.
- Rough draft of future 2024 Plan Amendment.
- Letter from Yeo & Yeo offering accounting r services.

Manager rate is \$280.00 per hour portal to portal. Simple phone calls are free.

Can work on BSA remotely saving mileage charges. May be split onsite time with the village to save money on travel. There is a senior rate of \$215.00. Not recommended as Christine, Manager has been there Yeo & Yeo individual working with the village.

**PUBLIC COMMENT**

Board members Concerns, Suggestions or Recommendations.



**NEXT MEETING**

Next meeting is suggested date April 25, 2024.

**ADJOURNMENT**



**Stockbridge Downtown Development Authority**  
**118 North Center Street**  
**Unapproved Meeting Minutes**  
**Thursday, February 22, 2024 6:15 pm**

**CALL TO ORDER**

- Chair Anderson called the meeting to order at 6:18.
- Roll call:  
Present: Conant, Dzurka, Lampart, Powers-Taylor, Stevens, Anderson  
Absent: Fillmore  
Also in attendance: Teresa Miller (Total Local), Danielle Bouchard (McKenna) and John Gormley (SDDA attorney)
- Chair Anderson led the pledge of allegiance.
- Motion by Powers-Taylor with support from Conant to accept the meeting agenda of the February 22, 2024 meeting after correcting the dates in the heading and in the approval of the agenda to 2024. All in favor. Motion passed.
- Motion by Conant with support by Powers-Taylor to approve the minutes as written for the January 25, 2024 meeting. All in favor. Motion passed.

**PUBLIC COMMENT**

**FINANCIALS**

- Motion by Powers-Taylor with support by Conant to pay the bills in the amount of \$818.81.  
Roll call:  
Aye: Dzurka, Lampart, Powers-Taylor, Stevens, Anderson, Conant  
Nay: None  
Absent: Fillmore  
All in favor. Motion passed.

**UNFINISHED BUSINESS**

- Update from Teresa Miller on the SDDA website.
- Presentation by Danielle Bouchard on TIFD survey and review of the TIFD GEO map.

Motion by Anderson with support from Powers-Taylor to request McKenna to include the year each parcel was added to the TIFD and the amount of taxes at that time (base value) with a cost not to exceed \$2,000.

Aye: Lampart, Powers-Taylor, Stevens, Anderson, Conant, Dzurka

Nay: None.

Absent: Fillmore

All in favor. Motion passed.

Motion by Anderson with support from Powers-Taylor to ask McKenna to provide a proposal for an additional dollar amount to rewrite the existing legal description of the TIFD. All in favor. Motion passed.

- The purchase of new trash cans for the TIFD was tabled until the next meeting.
- Fire hydrants will be discussed at a later meeting

#### **NEW BUSINESS**

- The rough draft of the 2024 plan amendment was discussed. No motion.
- Chair Anderson explained that Yeo and Yeo was doing accounting work for the Village. No motion.

#### **PUBLIC COMMENT**

None.

**NEXT MEETING** is scheduled for Thursday, March 28, 2024 at 6:15 pm.

Motion by Powers-Taylor with support by Conant to adjourn the meeting at 7:39 pm.  
All in favor. Motion passed.

Respectfully submitted,

Molly Howlett, Recording Secretary

**Below is the SDDA Village Council Approved on February 06, 2023,**

ESTIMATED REVENUES Dept 000 - GENERAL		2023/2024 budget	2024/2025 budget
248-000-4002.000	TAX REV FROM TOWNSHIP	\$93,467	\$93,467
248-000-402.001	TAX REV FROM VILLAGE	\$137,149	\$104,000
248-000-402.000	CARRY FORWARD	?????	\$140,000
248-000-411.000	DELINQUENT TAX REVENUE	\$15,000	\$10,000
248-000-663.000	INTEREST ON BANK ACCOUNT	\$6,000	\$1,000
248-000-504.000	PROJECTED REVENUE FROM GRANTS		
			\$348,000
Dept 000 - GENERAL			
248-000-701.000	Salary – Grant Writer	\$5,000	\$5,000
248-000-801.000	Legal Fees	\$12,000	\$12,000
248-000-818.00	Contracted services	\$20,000	\$10,000
248-000-818.001	Professional Services web site etc.	\$11,000	\$15,000
248-000-818.003	Prof. Services – A. Knowles	\$2,000	\$0
248-000-818.014	Engineering	\$5,000	\$1,000
248-000-899.000	Community promotion	\$1,000	\$1,000
248-000-899.001	A day in the Village	\$7,500	\$7,500
248-000-899.003	All Clubs Day	\$1,900	\$1,900
248-000-899.004	All clubs ride	\$700	\$700
248-000-899.005	Harvest Festival	\$7,500	\$7,500
248-000-899.006	Downtown Beatification, flowers, planters etc.	\$5,000	\$5,000
248-000-899.007	Festival of Lights	\$2,500	\$2,500
248-000-899.008	Open air Market	\$1,000	\$1,000
248-000-899.009	Seasonal Decorations new decorations	\$6,000	\$2,000
248-000-899.010	5 K Run	\$800	\$800
248-000-899.011	Teen Center	0	0
248-000-899.016	Pump Track Mowing and sealing	\$286,000	Mowing \$7,800 for 6 months, Sealing \$10,000
248-000-900.000	Printing and publishing	\$1,000	\$1,000
248-000-900.000	Miscellaneous expenses	\$3,000	\$3,000
248-000-970.002	Capital Outlay- facade IMP.	\$10,000	\$0
248-000-970.003	Capital Outlay – Banner / brackets	\$5,000	\$6,000
248-000-970.004	Capital Outlay – Tower Camera	\$1,000	\$1,000
248-000-821.000	Revenue sharing	\$52,000	\$52,000
???????????????	Gaga ball pit	\$500	\$0
	Total	\$447,400	\$162,700

**2023 - 2024 budget. With draft 2024/2025 budget**



Daryl Anderson <danderson@stockbridgedda.org>

---

## Hi. This is Daryl from Village of Stockbridge

---

**Danielle Bouchard** <dbouchard@mcka.com>  
To: Daryl Anderson <danderson@stockbridgedda.org>

Mon, Mar 25, 2024 at 11:17 AM

Sorry if that wasn't clear. Billed hourly, with a TOTAL not-to-exceed of \$1,500. Just as how we designed the last Addendum.

Danielle Bouchard, AICP

—  
Principal Planner

### **MCKENNA**

○ 248.596.0920 | C 248.342.7572 | F 248.596.0930

124 East Fulton Street, Suite 6B | Grand Rapids, MI 49503

dbouchard@mcka.com | mcka.com

**FACEBOOK | LINKEDIN**

---

**From:** Daryl Anderson <danderson@stockbridgedda.org>  
**Sent:** Monday, March 25, 2024 11:12 AM  
**To:** Danielle Bouchard <dbouchard@mcka.com>  
**Subject:** Re: Hi. This is Daryl from Village of Stockbridge

Hi. Is the hourly rate really \$1,500.00 per hour? Or is supposed to be \$150.00 per hour?

Thank you

Daryl

On Mon, Mar 25, 2024, 10:52 AM Danielle Bouchard <dbouchard@mcka.com> wrote:

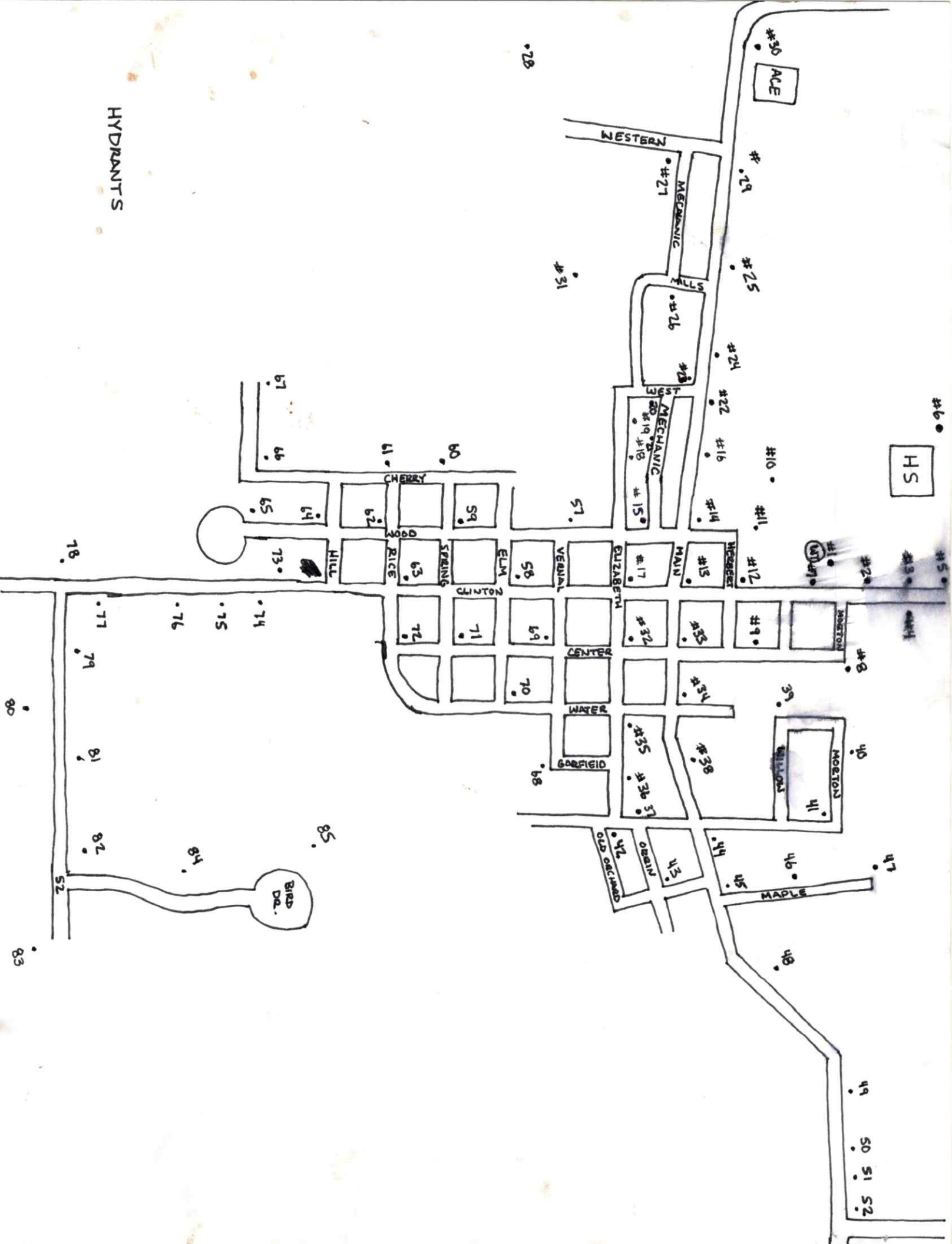
Hi Daryl,

Here is the web map with the new data: <https://link.edgepilot.com/s/0629e78a/-CpfBxuhVkWebBYSBf-IOg?u=https://mckenna.maps.arcgis.com/apps/mapviewer/index.html?webmap=08b4be3b425441c9b4351ade48fa5153>

[Quoted text hidden]



HYDRANTS



HS

#30 ACE

#29

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

#16

#22

#24

#25

#29

#30 ACE

#27

#26

#25

#24

#22

#16

#14

#12

#11

#10

#9

#8

#7

#6

#5

#4

#3

#2

#1

#10

#11

#12

#14

Close

Print

From: David Dillard (ddillard17@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

Hello,

I apologize for this being late, Jeff has been sick the last few days so we didn't get this out on Monday as we intended.

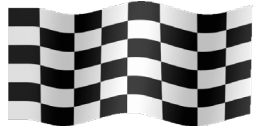
As a reminder, the park (without the discount that was provided for signing both properties at the same time) was \$400/week. So this quote is \$600/week to include the care of the pump track. I have attached two documents.

1. Park Quote - 2024: this is the new quote that includes the pump track.
2. Park Quote - 2023: this is last year's park-only quote (before the pump track was installed) just as a refresher.

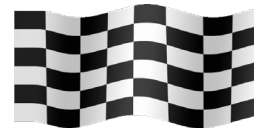
If you have questions, feel free to reach out to Jeff (734-558-2254).

Thank you,  
Nicole Robson

On behalf of Checkered Lawn Care  
734-558-2254  
[Checkeredlawncare@yahoo.com](mailto:Checkeredlawncare@yahoo.com)



# Checkered Lawn Care



13001 Hadley Rd.  
Gregory, MI 48137  
(734)558-2254

[CheckeredLawnCare@yahoo.com](mailto:CheckeredLawnCare@yahoo.com)

## February 6, 2023 - Lawn Maintenance Quote

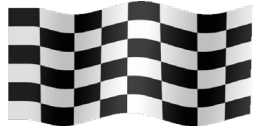
Checkered Lawn Care service quote for: The Village of Stockbridge – The Veterans Memorial Park

Weekly Quote: \$400

This quote applies if the the property listed above is not part of the original contract and Checkered Lawn Care is contacted after the start of the season to provide **weekly** services to the address listed above. If services are requested, the services provided would include mowing, weed trimming and blowing off all walkways/parking lots.

Thank you for your consideration,

Jeff Robson  
Checkered Lawn Care



# Checkered Lawn Care



13001 Hadley Rd.  
Gregory, MI 48137  
(734)558-2254

[CheckeredLawnCare@yahoo.com](mailto:CheckeredLawnCare@yahoo.com)

## November 29, 2023 - Lawn Maintenance Quote

Checkered Lawn Care service quote for: The Village of Stockbridge – The Veterans Memorial Park, including the Pump Track.

Weekly Quote: \$600

Monthly Payment (6 payments): \$2,300

This quote applies to the property listed above. The monthly payment is based on at least 23 weeks of service. There are seasons that may require more than 23 cuts, if more cuts are required they will be billed on the weekly basis. If services are contracted, the services provided would include mowing, weed trimming and blowing off all walkways/parking lots.

Thank you for your consideration,

Jeff Robson  
Checkered Lawn Care



## STOCKBRIDGE DDA

**Sold To**

STOCKBRIDGE DDA  
118 N Center St  
Stockbridge, MI 49285

**Bill To**

STOCKBRIDGE DDA  
118 N Center St  
Stockbridge, MI 49285

**Proposal #:** 31677  
**Date:** Feb 26, 2024  
**Account Rep:** Teresa Miller

**Billing Email**  
danderson@stockbridgedda.org

Product	Rate	Discount	Taxable	Net
<b>Marketing Projects Website Design and Development</b>				
Offsite Directory Listings for Improved SEO	\$600.00	\$0.00		\$600.00
Deliver Date: Feb 26, 2024				
				<b>Sub Total: \$600.00</b>

Sub Total	\$600.00
Discount	\$0.00
Tax	\$0.00
<b>Total</b>	<b>\$600.00</b>

### PHONE NUMBER(S) TO BE PUBLISHED

### ENHANCED WEB LISTING KEYWORDS

**Terms and Conditions**

BY SIGNING THIS CONTRACT, I agree that the amount shown in the "Total Balance" field will be paid as outlined above.

ALL INVOICES ARE NET 15. Past due accounts will lose any discounts previously offered and will be subject to a monthly finance charge of 1.5% of the outstanding balance.

I UNDERSTAND that if my invoice is not paid within 30 Days from signing the contract, Total Local will send an UPDATED INVOICE with a notification that 1.5% of my balance, after removing any and all discounts, is being charged as a monthly late

fee.

I UNDERSTAND that at 60 Days from signing the contract, if I have not paid my invoice, Total Local will send a second UPDATED INVOICE with a notification that 1.5% of my balance is being charged as a monthly late fee.

I UNDERSTAND that at 90 Days from signing the contract, if my invoice is still unpaid, Total Local will send a third and FINAL INVOICE with a notification that 1.5% of my balance is being charged as a monthly late fee, with an in house collection letter stating that at 100 days past the signing of my contract, Total Local will be sending my account to a collection agency and that I will be liable for all costs associated with this process.

I UNDERSTAND that, if I have requested Proof Approval for my advertising, I will be provided with three (3) opportunities to approve my ad(s). If I have not approved the advertising or am not currently working with the production department to resolve any issues, by the deadline, I understand that my ad(s) will run "as is" with no credits or adjustments made on future contracts.

BY EXECUTION OF THIS AGREEMENT, the parties consent to venue in Eaton County, Michigan of any action brought to enforce the terms of this agreement or to collect any monies due under it. This advertising agreement may be canceled by either party within 10 days of the date signed. After 10 days, all ad space becomes non-cancelable and no refunds will be offered.

\_\_\_\_\_  
**STOCKBRIDGE DDA Representative**



## Baseline Report Overview - Where You Were

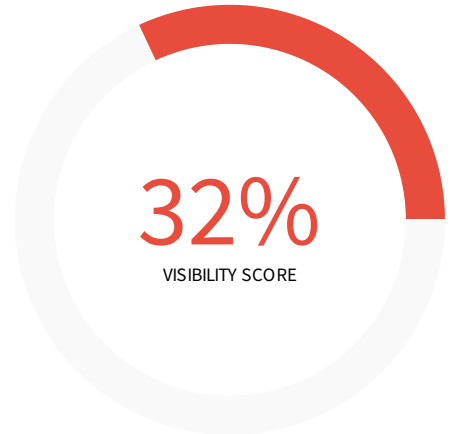
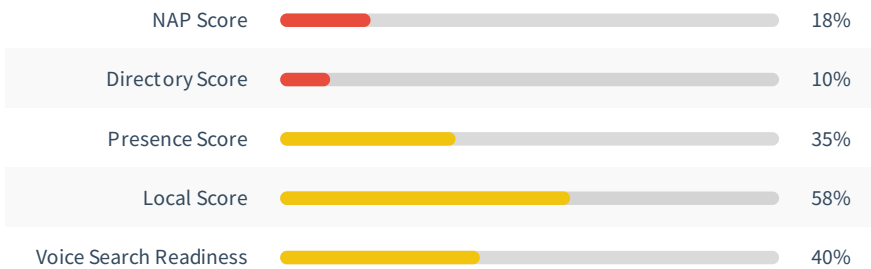
Your Baseline Report includes a visibility score that displays the average of your initial Local page and Directory scores. Your Local Page Score was determined by your average visibility and optimization in Google Business Profile, Yelp, and Bing Places. Your Directory Score was determined by dividing the number of directories in which you were found by the number checked. **Due to the reliance on third-party data and their connection status, periodically we may not find a listing that may be there.**

### Stockbridge Downtown Development Authority [↗](#)

118 North Center Street, Stockbridge, MI, 49285

(517) 851-7435

<https://www.stockbridgedda.org/>

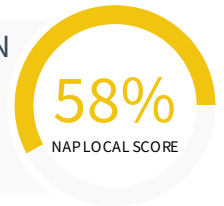


## Local Pages

The Local Pages score is based on the level of optimization of your listing. We assess various factors that contribute to your overall optimization, including the consistency of your name, address, and telephone numbers, as well as reviews, photos, business description, and more!

### LOCALS BREAKDOWN

Listings Present	2
Listings Checked	3
Presence Score	58%



**N** [Stockbridge Downtown Development Authority](#) [↗](#)

**A** 118 N Center St, Stockbridge, MI 49285, USA

**P** (517) 851-7435

[Link](#) [↗](#)

As of 2/26/2024

**100%**  
SCORE

#### Detailed Breakdown

Claimed	<span style="border: 1px solid green; padding: 2px;">YES</span>
Listings Present	<span style="border: 1px solid green; padding: 2px;">YES</span>
NAP Consistent	<span style="border: 1px solid green; padding: 2px;">YES</span>

#### Additional Info

Categories	<span style="border: 1px solid green; padding: 2px;">YES</span>
Website URL Present	<span style="border: 1px solid green; padding: 2px;">YES</span>
Hours Of Operation	<span style="border: 1px solid green; padding: 2px;">YES</span>
Photos Present	<span style="border: 1px solid red; padding: 2px;">NO</span>
Reviews	<span style="border: 1px solid red; padding: 2px;">NO</span>

**N** [Stockbridge Village Office](#) [↗](#)

**A** 305 W Elizabeth St, Stockbridge, MI 49285

**P** +1 517-851-7435

[Link](#) [↗](#)

As of 2/26/2024

**73%**  
SCORE

#### Detailed Breakdown

Claimed	<span style="border: 1px solid red; padding: 2px;">NO</span>
Listings Present	<span style="border: 1px solid green; padding: 2px;">YES</span>
NAP Consistent	<span style="border: 1px solid red; padding: 2px;">NO</span>

#### Additional Info

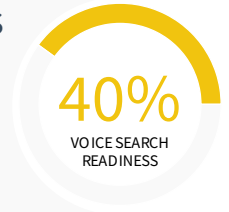
Categories	<span style="border: 1px solid green; padding: 2px;">YES</span>
Website URL Present	<span style="border: 1px solid green; padding: 2px;">YES</span>
Hours Of Operation	<span style="border: 1px solid green; padding: 2px;">YES</span>
Photos Present	<span style="border: 1px solid green; padding: 2px;">YES</span>
Reviews	<span style="border: 1px solid red; padding: 2px;">NO</span>

## 📌 Voice Search Readiness

Voice-First Devices are the next big thing. Voice Search is a function that allows users to search the web through spoken voice commands rather than typing. Google Voice Search can be used on both desktop and mobile searches. We check against several parameters that influence voice search and the consistency of your name, address, and phone number in the databases that feed voice search applications.

### VOICE SEARCH READINESS BREAKDOWN

Listings Present	3
Listings Checked	5
Presence Score	40%



Directory	Readiness
Google Home	Ready
Siri	Not Ready
Bixby	Inconsistent Data
amazon alexa	Not Ready
Cortana	Inconsistent Data

## 📌 Voice App

Control your business conversation on voice devices.

Voice Device	Status
Voice App	No Voice App ordered

## 📌 Data Aggregators

Data Aggregators are data amplifiers. They are important because they distribute business data to hundreds of partners, search platforms, navigation systems, and mobile apps reaching a broader audience than anyone can on their own.

Data Aggregators	Status
<b>FOURSQUARE</b>	Not Found
data axle	Not Found
Localeze.	Not Found








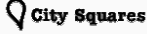














## Directories
















Your Local Page and Directory scores are based on the number of places in which your listings are present, divided by the number of local page and directories we've checked. Successful scores are most often obtained when all listings are claimed, active and contain consistent information such as business name, and phone number.

### DIRECTORIES BREAKDOWN

Listings Present	2
Listings Checked	43
Presence Score	5%




15%  
NAPSCORE

Local Page or Directory	Client
	✗ Not Found
	✗ Not Found
 The Global Business Listing Database	✗ Not Found
	✗ Not Found
	<b>N</b> <a href="#">Village of Stockbridge</a>  <b>A</b> 115 E Elizabeth St Stockbridge Michigan 49285 <b>P</b> (517) 851-7435
	✗ Not Found
	<b>N</b> <a href="#">Village of Stockbridge</a>  <b>A</b> 134 E Main St, Stockbridge, Michigan, 49285-9482 <b>P</b> (517) 851-7435
	<b>N</b> <a href="#">Stockbridge Police Department</a>  <b>A</b> 305 W. Elizabeth St Rm #106, Stockbridge, MI 49285 <b>P</b> (517) 851-7435
	✗ Not Found
	✗ Not Found
	<b>N</b> <a href="#">Village of Stockbridge</a>  <b>A</b> 115 E Elizabeth St, Stockbridge, MI 49285-9666 <b>P</b> (517) 851-7435
	<b>N</b> <a href="#">Stockbridge Police Department</a>  <b>A</b> 305 W. Elizabeth St Rm #106, Stockbridge, MI 49285 <b>P</b> (517) 851-7435
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found

Local Page or Directory	Client
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	<div style="background-color: #f0f0f0; padding: 5px;"> <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"><b>N</b></div> <div> <p><b>Fire Departments</b> <a href="#">↗</a></p> <p><b>A</b> 134 E MAIN ST # A, Stockbridge, MI, 49285</p> <p><b>P</b> 517-851-7435</p> </div> </div> </div>
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found
	✗ Not Found

## Directory FTP




Directory FTP (File Transfer Protocol) is a system used to securely transmit digital data files of location information.

Local Page or Directory	Status
	✗ Not Found
	✗ Not Found
ListYourself.net	✗ Not Found
	✗ Not Found

# 📌 GPS Mapping Accelerators

Our tool further syndicates business information to powerful mapping platforms with more than 80 sources of data including the following:

GARMIN TOMTOM ALFAROMEIO AUDI BMW CHEVROLET FIAT FORD GENERAL MOTORS INFINITY KIA MAZDA MERCEDES PIONEER SAMSUNG  
SONY NAVIGATION TOYOTA VOLKSWAGEN VOLVO

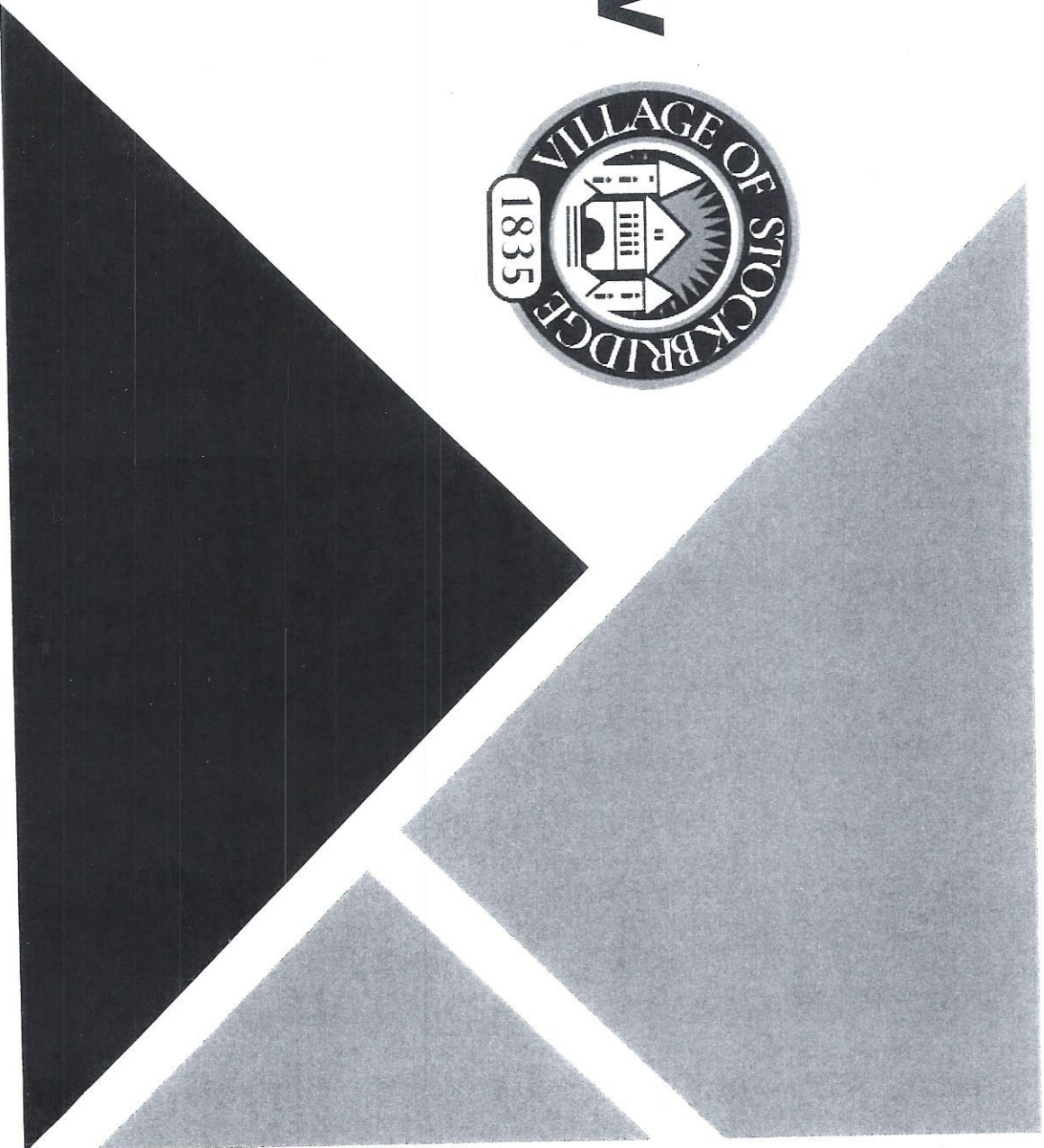
GPS Mapping Source	Status
	✗ Not Found
	✓ Found
Uber	✗ Not Found
	✓ Found

Due to the reliance on third-party data their connection status, periodically we may not find a listing that may be there.



# TextMyGov

Village of Stockbridge, MI



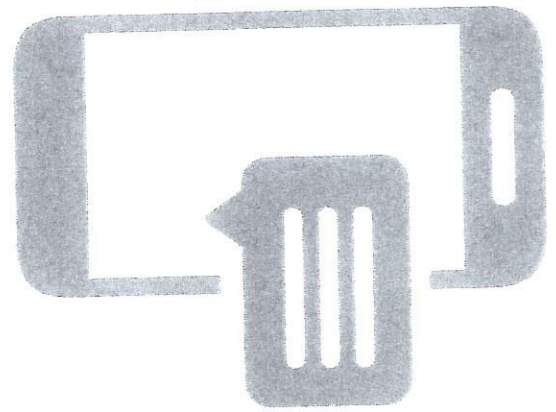


# WHY TEXTMYGOV

The most efficient way to communicate with your citizen is via text. No app, no email, no sign up required.

Our two-way smart response allows citizens to ask questions, and report issues all from their cell phone.

Customize your notifications/alerts based on groups, departments, or physical location.



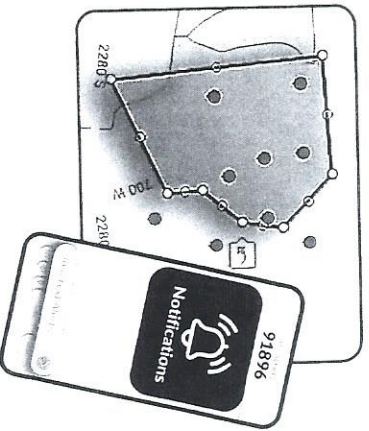
● Receive Alerts

● Request Information

● Reporting Issues

## TEXTMYGOV FOR STOCKBRIDGE, MI

Every agency uses TextMyGov a little bit differently. Here are some KEY features that would best help.



Based on our conversations. Here is how we can

help:

- Mass Notify Citizens & Staff
- Map Tool for Notifying Areas/Neighborhoods
- TextMyGov Database Import to sign citizens up
- Automated Responses & Chat Widget
- Examples of Mass Notifications:
  - Staff Alerts
  - Water Alerts
  - Flooding
  - Street Issues
  - Weather Alerts
  - Events



# WHY TEXTMYGOV?



## No Download Needed

- Citizens don't need to download an app, or subscribe to an email service. If they have a cell phone they have access to alerts/notifications.



## Dedicated Account Management

- Every account has a Dedicated Account Manager who will help set up your entire account. We specifically work with local governments so they will be able to provide suggestions on best practices and ideas on how you can maximize the service.



## Unlimited Training

- Your account manager will provide unlimited training for staff. We know that departments can turn over, so we are here to help train new staff, new departments, or even just a refresher.



PREPARED FOR:  
Stockbridge  
305 W. Elizabeth St., Room 107

PREPARED BY:  
Brigham Taylor | Account Executive  
TextMyGov

DATE: 02/16/2024

# PROPOSAL

TextMyGov

WWW.TEXTMYGOV.COM

TextMyGov was developed to open lines of communication with local government agencies and citizens. The system works 24 hours a day and easily connects with your website and other communication methods.

Using the regular messaging app on any smartphone, the smart texting technology allows the citizen to ask questions and get immediate responses, find links to information on the agency's website, address problems, report any issues and upload photos.

According to the Pew Research Center, 97% of smartphone owners text regularly. The technology analysts at Compuware reported that 80 to 90% of all downloaded apps are only used once and then eventually deleted by users.

## TEXTMYGOV SOLUTION

### Summary for: Stockbridge

#### Feature

##### Find Information

- TextMyGov allows citizens to find information using our smart texting solutions. Customers can ask questions via text messaging and TextMyGov will look for key words to send back answers or links.

##### Report Issues

- Citizens can report issues, such as potholes, stray animals or water leaks by simply texting from their personal phone. From there TextMyGov will automatically engage with the citizen to gather more information and send it to the correct department.

##### Send Alerts/Notifications

- Send alerts/notifications from emergencies to events. Municipalities using TextMyGov can send their citizens alerts or notifications with a few clicks.





# TEXTMYGOV PROPOSAL

6am5pm MST.

**Unlimited Training and Support**  
After initial implementation and training, unlimited on-going support is included. Our experts are available M-F

**MEDIA KIT**  
Advertising materials will be provided to the client, including an infographic for the website and downloadable flyer for social media and other communication methods used by the agency.

**CONFIGURATION**  
The project manager will work with the client to customize interactive responses, create automation flows, and keyword lists. Training will be provided on how to quickly create and edit data.

**GETTING STARTED**  
After the execution of the basic service agreement, a project manager will be assigned to assist the client through implementation. A local phone number will be obtained for use with TextMyGov.

## IMPLEMENTATION

	<ul style="list-style-type: none"> <li>• Database of your local residence to improve citizen engagement</li> <li>• Database might have been quoted in the original quote. See your package breakdown for details</li> </ul>	
	<ul style="list-style-type: none"> <li>• 25,000</li> <li>• 50,000</li> <li>• 100,000</li> </ul>	
<b>Additional Text Messages</b>		
	<ul style="list-style-type: none"> <li>• 100 GB of additional storage.</li> </ul>	
<b>Additional Storage</b>		
	<ul style="list-style-type: none"> <li>• Marketing material and expert implementation to promote and optimize TextMyGov, see us here for additional information: Enhance Media Package</li> </ul>	
<b>Enhanced Media &amp; Care Package</b>		
<b>Additional Services</b>		
<b>Price</b>		
<b>Billing</b>		
Annual	Price is based on population- See Account Executive for details.	
Annual	\$250 per unit	
Annual	\$300	
Annual	\$550	
Annual	\$750	
	Price is based on population. See Account Executive for details.	

## ADDITIONAL SERVICES

AGREEMENT CONFIRMATION



We need two contacts for implementation. A cell phone is required for implementation. We also need the best contact for installing the widget on your agency's website

Implementation Contact 1

Name  
Title  
Email  
Office Phone  
Cell Phone

Implementation Contact 2

Name  
Title  
Email  
Office Phone  
Cell Phone

Billing Contact

Name  
Title  
Email  
Office Phone  
Address  
W-9

Please attach W-9 in a separate email.

Agreement Signature

Name  
Title  
Date  
Signature

Widget Contact

Name  
Title  
Email  
Office Phone

\*This person is responsible for placing the TextMyGov widget (see options-TextMyGov | Widget Link) on the agency's website within 60 days of the agreement signature. The TextMyGov widget will remain on the agency's website for the duration of the agreement. If the widget is not placed on the City/County website within 60 days, the Agency agrees to pay an additional \$1,000 towards setup costs (this is to cover TextMyGov's time.

TEXTMYGOV PROPOSAL

TEXTMYGOV PROPOSAL

\*\*Twilio contact can be the same as the implementation contact. Twilio requires us to have two authorized contacts. Twilio rarely reach out, but if there are any support questions, they require these contacts.\*\*

I confirm that my nominated authorized representatives agree to be contacted by Twilio.

Name  
Title  
Email  
Office Phone  
Business Title:

Twilio Authorized Contact 1

Name  
Title  
Email  
Office Phone  
Business Title:

Twilio Authorized Contact 1

TWILIO CONTACT





## Be Fit 5K Fun Run

Dear Sponsor,

Thank you for your interest in the annual Positively Chiropractic Be Fit 5k Fun Run. This is our 7th year of organizing and executing this race, which is the only certified 5k offered in Stockbridge. For the past several years we have had an average of 200 people sign up to participate, plus their friends and family members who come to support.

Our goal for our Fun Run is always to inspire people to become healthier and the key component to health is moving your body! Every year we sponsor the cost of our practice members to participate, and invite the community to race for a small entry fee. For most, this is their first ever race. The amount of pride and motivation participants get towards the continuation of making healthy lifestyle choices is our WHY behind this race.

Our biggest costs are participant T-shirts, professional chip timing and advertising. The total cost for our event last year was close to \$4500. We would love your help so that we are able to continue hosting this race. Listed below are the three sponsorship options.

### →\$1000+ = PLATINUM Sponsorship:

- **Personalized picture logo on a mile sign**
- **Your picture logo on the back of the 5k shirt.**
- **Social media shoutouts x3 (facebook & Instagram)**
- **Your picture logo on a sign at the start and finish line**
- **Your picture logo on a sign at the water stations**
- **Special shoutout to you before the race begins**



→ \$500 = GOLD Sponsorship:

- Personalized picture logo on a mile sign
- Your picture logo on the back of the 5k shirt.
- Social media shoutouts x2 (facebook & Instagram)

→ \$250 = SILVER sponsorship:

- Small business logo on the back of the 5k shirt.
- Social media shoutout. (Facebook only)

→ \$100 = BRONZE Sponsorship:

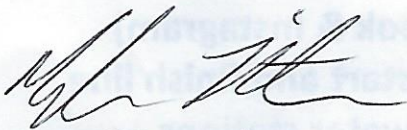
- Business name on the back of the race shirts (no logo).
- Social media shoutout (Facebook only)

If you have a mission to put your marketing or outreach dollars towards organizations or events that make our village a more vibrant place to live and play, please consider supporting this year's 5k race.

This year's race will be on June 15th at 8:00am here in the Village of Stockbridge. Please email Myranda at [info@positivelychiropractic.com](mailto:info@positivelychiropractic.com) or call 517-851-3850 if you're interested in helping us make this race happen this year. We will reach out to you again in a week or two to check in with you. Thank you for your time!

Thank you for your time!

Sincerely,



Positively Chiropractic



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.
- New amended Tax Increment Financing map and associated legal description.



- New Trash Cans to replace existing deteriorated Trash Cans in Central Business District and the addition of new trash cans in the Veterans Memorial Park

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. 10) Fire hydrants repair or replacement \$50,000 this item was previously approved but limited date of project needs to be extended. 11) Additional TIFD map data information and rewriting legal description of TIFD \$10,000. 12) Survey of TIFD was previously approved at \$15,000 bid came in at \$25,000 this plan increase amount to \$30,000 13) New amended Tax Increment Financing map and associated legal description. 14) New Trash Cans to replace existing deteriorated Trash Cans in Central Business District and the addition of new trash cans in the Veterans Memorial Park 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 into the (TIFD) Tax Increment Finance District



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.
- 1.12. New amended Tax Increment Financing map and associated legal description.



- 1.13. New Trash Cans to replace existing deteriorated Trash Cans in Central Business District and the addition of new trash cans in the Veterans Memorial.
- 1.14. Pump track mowing. \$5,800. see bid from Checkered Lawn care.
- 1.15. Sealing and striping of Pump tack \$12,000.
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.
- 4.10 New amended Tax Increment Financing map and associated legal description.



1 New Trash Cans to replace existing deteriorated Trash Cans in Central Business District and the addition of new trash cans in the Veterans Memorial

The following is a statement of the construction, or stages of construction, planned 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.
- 5d. 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.



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.
- 5k 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.I. 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.



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.





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)  
Attorney for the Village of Stockbridge DDA Gormley  
and Johnson Law Offices, P.C.  
101 East Grand River Ave.  
Fowlerville, Michigan 48836  
(517) 223-3758

February 14, 2024

Daryl Anderson  
Village of Stockbridge DDA  
PO Box 155  
Stockbridge, MI 49285

Dear Daryl:

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide.

### **Engagement Objectives and Scope of Services**

The engagement's objectives are to assist with accounting and reporting requirements on an as needed basis. From time to time we may offer advice regarding your processes, procedures, suppliers, creditors, and/or customers, however, we will not offer legal advice and you are encouraged to retain professional legal counsel.

Our engagement will cover the period of March 1, 2024 through February 28, 2025. In conjunction with our engagement we will assist with any accounting, policy, or reporting requirements that you may require.

You are responsible for assuming all management responsibilities, and for overseeing any bookkeeping services, tax services or other non-attest services we provide by designating an individual, who possesses suitable skill, knowledge, and/or experience. In addition, you are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for the results of such services.

You acknowledge that as a condition of our agreement to provide consulting services, you agree to the best of your knowledge and belief to be truthful, accurate, and complete in the representations you make to us during the course of the engagement.

This engagement is not designed to adjust the records to reflect accounting principles generally accepted in the United States of America or to reflect proper tax recordkeeping. We will not provide any financial statements or perform any compilation, review or audit of any of the financial information.

### **Other Matters**

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts. However, we will inform the appropriate level of management of any material errors, and of any evidence or information that comes to our attention during the performance of our engagement that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our engagement regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

Our engagement will end February 28, 2025. Any additional services that may be required will be part of a separate and new engagement. Should you wish to engage us to provide services for any other year, and should we accept such engagement, such engagement will be a separate and new engagement. A new engagement letter for any services beyond the scope of this engagement will govern the terms and conditions of the new engagement.

You acknowledge that we may collect your employees' personally identifiable information as part of the services that we are engaged to perform. We agree to indemnify you for any covered damages or claim expenses that may result from a data breach at Yeo & Yeo, P.C. as part of the terms of this contract.

Neither party shall, during the term of this engagement and for one year after its termination, solicit for hire as an employee, consultant or otherwise, any of the other party's personnel without such other party's express written consent. If the Authority desires to offer employment to a Yeo □ Yeo employee and the employee is hired in any capacity by the Authority, a compensation placement fee of 25% of their salary may apply.

Any litigation arising out of this engagement, except actions by us to enforce payment of our professional invoices, must be filed within one year from the completion of the engagement, notwithstanding any statutory provision to the contrary. In the event of litigation brought against us, any judgment you obtain shall be limited in amount, and shall not exceed the amount of the fee charged by us, and paid by you, for the services set forth in this engagement letter.

Yeo and Yeo has an established portal system to allow for secure transfer of your confidential information. The portal system is not intended to be utilized as a record storage device, purely a means to transmit information. Documents provided via the portal system will be removed approximately a year after it has been provided.

In order to protect the confidentiality of your information and limit the risk of your information being compromised, we will not distribute your information to third parties, unless those third parties are used in the servicing of the engagement, and we will inform you of such circumstances. Our finished work product will be provided directly to you to distribute to those that you determine to have a need for such information.

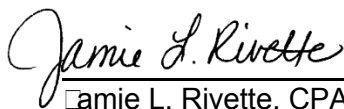
Our fees for these services will be at our standard hourly rates. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes past due, and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our services. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We shall be pleased to discuss this letter with you at any time.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the original of this letter in the space provided and return it to us.

Sincerely,

Yeo □ Yeo, P.C.  
CPAs □ Advisors

  
\_\_\_\_\_

Jamie L. Rivette, CPA, CGFM, Principal

Acknowledged:

Village of Stockbridge DDA

\_\_\_\_\_  
Name □ Title