

RESOLUTION NO. \_\_\_\_\_

VILLAGE OF STOCKBRIDGE  
DOWNTOWN DEVELOPMENT AUTHORITY  
(Enacted June 30, 2022)

**A RESOLUTION TO  
APPROVE THE 2022 AMENDMENT  
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**

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

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

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

WHEREAS, the SDDA determined in 2022 that the Tax Increment Finance Plan and Development Plan required additional Amendments to incorporate additional information into it regarding the SDDA's proposals to: 1) TIF Map Request for Proposals, 2) Downtown Beautification, 3) Southwest Quad Parking Lease, 4) Vacant Lot Transfer to Village, 5) Teen Center Project, 6) Pump Track Project, 7) Play Scape Project, 8) Way Finding Signs, 9) Gaga Ball Pit, 10) SDDA Director, 11) Professionals Services Agreement, 12) 5K Run, 13) Misc. Office Expenses, 14) Small Business Saturday Sponsorship, 15) Shop Downtown Sponsorship, 16) Day in the Village Sponsorship, 17) Printing and Publishing, 18) SDDA Zoom Account Membership Costs, 19) Festival of Lights Sponsorship, 20) Contractual Services, and 21) provide other materials 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 2022 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects and/or Expand Existing Projects*, as attached hereto as Addendum 1, is approved by the SDDA and is to be submitted to the Village for approval, in accordance with the Act.

Moved By: Daryl Anderson

Seconded By: Melissa Poetas-Taylor

Adopted at a rescheduled Regular Meeting of the Village of Downtown Development Authority held on the 30th day of June, 2022.

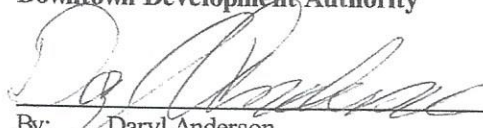
YEAS: ALL

NAYS: NONE

ABSENT: JENNIFER COVANT

ABSTAIN: NONE

**Village of Stockbridge  
Downtown Development Authority**

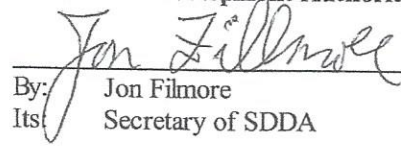


By: Daryl Anderson  
Its: Chairperson

**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 June, 2022.

**Village of Stockbridge  
Downtown Development Authority**



By: Jon Filmore  
Its: Secretary of SDDA

Drafted by: John L. Gornley (P53539)  
Attorney for the Village of Stockbridge DDA  
Gornley and Johnson Law Offices, PLC  
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Fowlerville, Michigan 48836  
517.223.3758

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**ADDENDUM 1**

**TO RESOLUTION APPROVING 2022 AMENDMENT TO THE VILLAGE OF  
STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY'S  
DEVELOPMENT PLAN AND TAX INCREMENT REVENUE PLAN**



**2022 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 2022:

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 However, there has been some issues between the Village, the Township, the County, and the SDDA regarding what specific properties are properly located within the TIF District. There are several "TIF maps" prepared by different individuals over the course of the 35 + years since the SDDA was conceived in 1986 and attached to various Plan Amendments that appear to demonstrate minor discrepancies in the Tax Increment Finance District's boundaries. There are list of properties, by tax identification numbers and owner, that are alleged to be included in the Development (TIF) District in the original 1986 Plan and the 1995 Plan Amendment that do not always match the current maps and BSA software, as properties have 1) changed owners, 2) split and/or been combined since the Plan and Amendments were adopted. The SDDA plans to clarify this issue in a future amendment and is in the process of hiring a map-maker/cartographer to prepare a complete and clarified TIF District map. The SDDA will also be producing a modernized list of owners and tax identification numbers for every parcel current in the Development District. Those documents will be attached to a future Plan Amendment. The SDDA has produced a RFP for these services which is attached hereto as **Exhibit A**. The cost of these services is anticipated to be no more than \$15,000.00.
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.

- 3.1 **Downtown Beautification Program:**

The SDDA is sponsoring a downtown beautification program in the TIF District each year, with the intent to beautify the downtown district by adding trees, flowers, and other general appearance improvements not specific to any holiday or specific event sponsored by the SDDA already in the downtown district. These general appearance improvements will be installed in existing public improvement areas in the downtown, such as sidewalks, planters, and open spaces. The general appearance improvements will assist downtown businesses by drawing customers into the downtown district. Many of these improvements are seasonal plantings and decorations. The annual cost of the project not to exceed \$30,000.

- 3.2 **Southwest Quadrant Parking Spaces Lease:**

The SDDA undertook a massive parking lot improvement project approximately a decade ago in this quadrant. As part of that project, the SDDA agreed to lease six (6) parking spaces to a mechanics garage for overnight parking called Carnies Completed Auto Service for no-consideration. That business has grown and the SDDA now proposes to lease up to twelve (12) spaces total to the private business for a price of \$60.00 per year for all twelve parking spaces. The lease will continue until terminated, by either party on thirty (30) days written notice to the other party without pro-ration of any of the \$60.00 annual fee.

- 3.3 **Transfer of vacant land from SDDA to Village:**

The SDDA owns two adjoining parcels of vacant real property that surround the Village Parking lot on the northeast corner of North Center Street and Morton Street. The parcels are undeveloped and are commonly referred to as:

- 3.3.1 33-42-16-26-109-003 (Exhibit C)

- 3.3.2 33-42-16-26-109-006 (Exhibit D)

The SDDA proposes to transfer these parcels to the Village for future use by the Village as it sees fit for \$1.00. . The project will be completed over five (5) years starting in 2022.

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 **Teen Center:**

The SDDA proposes to finance various playground equipment improvements at the Teen Center (a private entity) for outdoor grounds that are readily available to the general public for use at reasonable time. The project would be based on a written lease with the Teen Center's property owner dedicating the outdoor grounds to the public for use during normal hours (generally hours of operation similar to that of Veteran's Park is open to public at a minimum, except during Sunday services) for, at a minimum, the useful life of the playground improvements. The project costs shall not to exceed \$20,000.00. The project will be completed over five (5) years starting in 2022.

4.2 **Pump Tracts Engineering:**

The Pump Tracts project in to be located Veterans Memorial Park and was previously approved in a prior Plan Amendment, but the project's budget did not include the cost of engineering. The SDDA now proposes to spend up to \$325,000 on the entire project, including engineering and landscaping for the Pump Tracts Project in this 2022 Amendment. The proposed contract with American Ramp Company Design Contract is attached as **Exhibit E**. The project will be completed over five (5) years starting in 2022.

4.3 **Way Finding Signs:**

The SDDA intends to install new way finding signs within the Village of Stockbridge to assist the public in finding municipal, school, major roadways, and/or other civic businesses/churches at a total cost not to exceed \$30,000 over five (5) years beginning in 2022. The signs will comply with all applicable standards under the Uniform Manual of Traffic Control Devices published by the State of Michigan. This is a project that is being resurrected from a prior Plan Amendment that was not approved by the Village Council at the time.

4.4 **Play Scape Project:**

The Play scape Project is proposed to be located in Veterans Memorial Park Play. The SDDA anticipates installing one (1) new Skate Ramp assembly on the existing Cement surface after the existing Skate Ramp is removed and/or demolished. The cost of the project is projected not to exceed \$95,000.00, including a sign for the rules of use. The project will be completed over five (5) years starting in 2022. The project is the American Ramp Company Skate Ramp Design # 6893 attached hereto as **Exhibit F**. It has come to the Village/SDDA attention that the Skate Ramp will required sealed prints and \$20,000 has been added to this proposal for engineering, making the total proposal \$115,000.00.



4.5 **Gaga Ball Pit:**

Gaga is a fast paced, high energy sport played in an octagonal pit. The more players the better! Dubbed a kinder gentler version of dodge ball, the game is played with a soft foam ball, and combines the skills of dodging, striking, running, and jumping, while trying to hit opponents with a ball below the knees. Players need to keep moving to avoid getting hit by the ball. Fun and easy, everyone gets a serious workout. Easily addictive, people can't wait to get back in the pit. The games move quickly...after a few short minutes, the action heats up with a second ball, sure to get even the best players out within minutes. Once the game ends, everyone is back in for the next round. Gaga Ball is a game that children and adults can play. It encourages exercise, strategy, family-bonding time and peer to peer relational skills. The closest gaga ball pit is at a church on Territorial road but gets seldom used by the general public (most likely because it's on private property, close to the road and close to the woods). Chelsea's Timbertown is the closest gaga ball pit that gets utilized. There have been times that we have driven to Timbertown for that explicit purpose, only to find other Stockbridge families that have driven to Chelsea for the same thing!

The SDDA proposes to expend \$500.00 to install a Gaga Ball Pit in Veterans Memorial Park. The project will be completed over five (5) years starting in 2022.

5. The following is a statement of the construction, or stages of construction, planned and the estimated time for completion of each stage.
  - 5.1 Downtown Beautification Program will be completed annually generally in the spring of each year.
  - 5.2 Southwest Quadrant Parking Spaces Lease will be initiated upon the Village Council Adopting an Ordinance approving this Plan Amendment and will be renewed annually on the anniversary of that Ordinance's adoption, until terminated by either side on thirty (30) days written notice.
  - 5.3 Transfer of vacant land from SDDA to Village is intended to occur in 2022, but could be done as late as 2025.
  - 5.4 Teen Center is intended to be completed in one continuous state of construction in 2022, but could be completed as late as 2025.
  - 5.5 Pump Tracts Engineering is intended to be completed in one continuous state of construction in 2022, but could be completed as late as 2025.
  - 5.6 Way Finding Signs is intended to be completed in one continuous state of construction in 2022, but could be completed as late as 2025.



- 5.7 Play Scape Project is intended to be completed in one continuous state of construction in 2022, but could be completed as late as 2025.
  - 5.8 Gaga Ball Pit is intended to be completed in one continuous state of construction in 2022, but could be completed as late as 2025.
  - 5.9 The TIF mapping is intended to be completed in one continuous project starting in 2022 and finished in 2023, but it could be as late as 2025.
6. The description of any part of the development area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment.

This provision is not amended in the 2022 Plan Amendment.

7. The following is a description of any portion of the development area that the Authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.
- 7.1 The Pump Tract 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.
  - 7.2 The Downtown Beautification Program is undertaken for the public good, but is located on public space like sidewalks that belong to the Village. So the projects annually upon completion shall be donated to the Village for no consideration.
  - 7.3 The Vacant Lot transfer is undertaken for the public good and is being donated to the Village for \$1.00 of consideration, so that the Village may construct a large municipal facility on that space using the donated land.
  - 7.4 Way Finding Signs – they will be donated to the Village of Stockbridge for no consideration upon completion, as the project is being performed for the public good, but is being located within street right-of-ways owned by the Village.
  - 7.5 The Gaga Ball Pit 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.

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

This provision is not amended in the 2022 Plan Amendment.

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

9.1 The SDDA proposes to finance the projects set forth in Paragraphs 3, 4, and 16 through the capture of tax increments to pay the 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:

9.3.1	Downtown Beautification Program	\$30,000.00
9.3.2	Southwest Quad Parking Lease	\$0.00
9.3.3	Vacant Lots to Village	\$0.00
9.3.4	Teen Center Project	\$20,000.00
9.3.5	Pump Track	\$325,000.00
9.3.6	Play Scape Project	\$115,000.00
9.3.7	Way Finding Signs	\$30,000.00
9.3.8	Gaga Ball Pit	\$500.00
9.3.9	SDDA Director (annually Para 16.1)	\$80,000.00
9.3.10	Professional Services (Para 16.2)	\$10,862.90
9.3.11	5k Run (Para 16.3)	\$1,200.00
9.3.12	Misc. Office Expense (Para 16.4)	\$10,000.00
9.3.13	Small Business Saturday (Para 16.5)	\$10,000.00
9.3.14	Shop Downtown (Para 16.5)	\$10,000.00
9.3.15	Day in the Village	\$10,000.00
9.3.14	Printing and Publishing (Para 16.6)	\$12,000.00
9.3.15	SDDA Zoom Account (Para 16.7)	\$500.00
9.3.16	Festival of Lights (Para 16.8)	\$5,000.00
9.3.17	Contracted Services (Para 16.9)	\$13,000.00
9.3.18	TIF Map	\$15,000.00

Total Cost of Projects for 2022 Plan Amendment      \$707,562.29



10. The following is a designation of the person or persons, natural or corporate, to whom all, or a portion of the development is to be leased, sold, or conveyed in any manner, and for whose benefit the project is being undertaken, if the information is available to the authority.
  - 10.1 The Teen Center Project is located at Crossroads Community Church, who owns the underlying real estate where the project is located at 950 South Clinton Street. While the project is being undertaken for the general public good and is being undertaken, pursuant to a written lease to guarantee the rights of the public to use the improvements located on private property, the SDDA deemed it prudent to report this non-profit corporation under this section.
  - 10.2 Parking Spaces Lease. The corporation benefiting from this service is Carney's Complete Auto Services located at 123 West Main Street, Stockbridge, MI 49285. When the SDDA undertook the original parking lot improvement project, the land owner donated certain properties outside the footprint of the building to the public parking lot improvement project in exchange for the right to lease 6 parking spaces for its tenant, Carneys. Carney's business has increased over the years and they are in need of six (6) additional spaces for a total of twelve (12) spaces. The SDDA determined that \$60 a year was a fair and equitable prices for these spaces, considering the prior donation to the project and the foot traffic that Carney's business brings to the downtown district.
  - 10.3 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 Parking Space Lease was determined without competitive bidding to be equitable consideration by the SDDA, based on the business owner's proximity to the parking lot and the fact that the lease can be cancelled by either party on thirty (30) days written notice, see Paragraph 10.
  - 11.2 The Teen Center Project was determined to be reasonable for conveying the project's materials to the Center, based upon a corresponding lease from the Teen Center's property owner preserving the land for public use. There currently is no "public" park on the south side of the Village and the SDDA found this arrangement fulfilled a need in the downtown district, see Paragraph 10.



- 11.3 The old skate ramp (constructed partly by the SDDA) in the park is dangerous and was previously closed to the public. It was advertised by the Village for sale to the highest bidder and if a bidder cannot be located, then it will be torn down and discarded by the Village by early July 2022 to make room for the new skate ramp.
  - 11.4 There was no procedure for bidding for the transfer of vacant land from SDDA to Village for \$1.00 was determined to be equitable, as the Village owns the surrounding land for a municipal parking lot and could use the combined lands for a municipal use that the SDDA would not participate in, see Paragraph 7.
  - 11.5 The SDDA intends to competitively bid the purchase of and installation of Way Finding Signs in the Village of Stockbridge. The transfer of these signs once purchased and installed to the Village was not competitively bid as they are donated for the public good, see Paragraph 7.
  - 11.6 The engineer for the Pump Track project was competitively selected previous as part of the previously approved project. However, the previously improved cost of the project did not include the engineering fees, which are being added in this Plan Amendment.
  - 11.7 The Play Scape project was competitively selected by the SDDA from amongst several proposals. There was 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.
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 **SDDA Director Position:** The SDDA intends to enter into an annual contract for SDDA Director services for the management of Act 57 of 2018 authorized activities, project management, recorder keeping, provide monthly reports of Director's activities and status of any and all SDDA activities, pursuant to the terms of the a contract approved by Resolution of the SDDA. The Director position shall be a W-2 position, with a rate of pay for the first partial year shall be up to \$36,000.00. For the second and subsequent years, the salary shall be no more than \$80,000.00 per year. Additionally, the Director shall be entitled to miscellaneous expenses of \$1000.00 per year. The SDDA intends to spend no more than \$80,000.00, including all payroll taxes a year on this position. The SDDA intends to consider annual renewals of the Director's contract, until the service is terminated by a majority vote of the SDDA Board. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

16.2 **Professional Services:**

16.2.1 Main Street Services (Paragraph 16.1 of 2021 Plan Amendment) is authorized at \$295.00 per year.

16.2.2 Internet Web Services (Paragraph 16.2 of 2021 Plan Amendment) is authorized at \$3,240.00 per year.



- 16.2.3 Web Services site named Stockbridge.org (Paragraph 16.6.1 of 2021 Plan Amendment) is authorized at \$324.00 per year.
- 16.2.4 Domain Name (Paragraph 16.6.2 of 2021 Plan Amendment) is authorized at \$23.90 per year.
- 16.2.5 My Site Platform (Paragraph 16.6.3 of 2021 Plan Amendment) is authorized at \$780.00 per year.
- 16.2.5 Michigan Downtown Association Membership (Paragraph 16.5 of 2021 Plan Amendment) is authorized at \$200.00 per year.
- 16.2.6 Any other Professional Services that do not exceed an aggregate amount of \$6,000 per year is added for 2022 as part of this Plan Amendment.

This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.3 5 K Run Sponsorship in the TIF District:**

The SDDA is sponsoring a Positively Chiropractic Be Fit 5k Fun Run even for between \$800 and \$1,200 per year. Positively Chiropractic is located in the TIF District. The SDDA receives social media exposure, its logo on the T-Shirts for the event, a mile of the run within the TIF District dedicated to the SDDA with logo yard signs denoting the mile and sponsorship on the 5k route. The 5K run draws customers to the downtown district.

This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.4 Miscellaneous Office Expenses:**

The SDDA is authorizing the Director or Chair to spend up to \$2000 annually on any one of the following miscellaneous office expenses, like postage, advertising, display racks for brochures, flowers, flower baskets, small labor costs, emergency snow removal from downtown sidewalks, purchase of table and chairs for SDDA projects, repair of computers and other SDDA electronics, software, holiday decoration, sidewalk sales sponsorship of unidentified community projects in the TIF District, and other similar expense. The entire project budget not to exceed \$10,000 annually. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.5 The Small Business Saturday, Shop Downtown Program, A Day in the Village Program** were all approved in this section by prior amendments to the Plan. The funding for each project is being increased to a maximum



of \$10,000 per year by this amendment. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.6 Printing and Publishing:**

The SDDA will be conducting printing and publishing services to accomplish all of its goals in the Plan, as amended and as part of its goal to bring businesses to the downtown district, at a cost not to exceed \$12,000 per year. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.7 SDDA Zoom Account:**

The SDDA is authorized to open a Zoom Account to comply with the open meeting act and ADA recommendations funded to a maximum of \$500.00 per year. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.8 Festival of Lights:**

The SDDA shall sponsor the Festival of Lights Program in the downtown district each year to attract shoppers to all the business in the TIF District at a cost not to exceed \$5,000 per year. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

**16.9 Contracted Services:**

The contracted services outlined in the 2017 Plan Amendment added up to \$8,100. The SDDA authorizes the amount of funding annually to increase to a total of \$13,000 per year. Those contracted services are: 1) Yeo and Yeo Accounting Services (Section 16.7 of the 2017 Plan), 2) Delights Decorations installation of Holiday Decorations (Section 16.9 of the 2017 Plan), T.C. Enterprises installation of various Holiday Decorations Seasonal Banners (Section 16.10 of the 2017 Plan) on SDDA owned light poles. This SDDA project shall be funded under paragraph 9 through the capture of tax increment revenues on a pay-as-you-go basis, per paragraph 9.3.

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 2022 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, PLC  
101 East Grand River Ave.  
Fowlerville, Michigan 48836  
(517) 223-3758

**EXHIBIT A**

**TIF MAP REQUEST FOR PROPOSALS**



**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

**DRAFT #2**

**May 14, 2022**

**Request for Proposal (RFP):**

The Board of Directors of the Village of Stockbridge Michigan: Downtown Development Authority (SDDA) are seeking Proposals to: 1. Verify the Parameters of the TIFD. 2. Identify all parcels located within the Tax Increment Finance District (TIFD) in addition to the other deliverables listed below.

**Primary objective:**

Resurvey Village of Stockbridge, Tax Increment Finance District, using the attached provided coordinates and legal descriptions that are provided in the 1995 Downtown Development Plan Amendment.

**Deliverables:**

1. Provide a Base Map identifying clearly all parcels located within the TIFD, with Parcel ID tax codes and Name of Current parcel owner. with boundaries of TIFD clearly identified in some manner that provides assurance that any parcel located within the identification method are within the TIFD: Including Sidewalks, Roads, and Fire Hydrants etc.
2. Attend sufficient number of Stockbridge Downtown Development Authority (SDDA) meetings as necessary to complete project. SDDA meetings are held every Fourth, Thursday of the month at 6:15 p.m. in room 112 Old Middle School.
3. Register information accumulated with a Geographic Information System (GIS).
4. Provide all information to the SDDA in Electric Format and in hard copy on the following size paper.
  - Provide one (1) ea. Drawing on 43-inch 51-inch paper.
  - Provide Three drawings (3) ea. Drawings on 24 - inch by 36-inch paper Provide Six (6) ea. prints 8 ½ - inch by 11-inch paper.





**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

**Accuracy:**

One (1) inch.

**Reference Documents:**

- Exhibit #1. 2022 Statement of Tax Increment Financing District Revenues.
- Exhibit #2: 1986 Map of original TIFD.
- Exhibit #3: 1986 TIFD Legal Description.
- Exhibit: #4: 1991 TIFD Legal Description.
- Exhibit #5: 1991 Map of TIFD.
- Exhibit #6: 1995 Public Notice of TIFD addition of Industrial Park
- Exhibit #7: No Document .
- Exhibit #8: 1985 Ordinance #1100 adding Industrial Park to TIFD
- Exhibit #9: 1995 Description of adding Industrial Park to TIFD.
- Exhibit #10: 1995 Map with Description Phase 1 and 2 for adding Phase 1 and 2 to TIFD.
- Exhibit #11: 1995 Legal description I think includes addition of industrial park.
- Exhibit #12: No. Document.
- Exhibit # 13: 2018 Village Zoning Map.
- Exhibit #14: Map of Industrial Park addition 2<sup>nd</sup> amendment.
- Exhibit #15: Addendum #1 to Legal Description, provides Description of Phase 1 Previously outside Village Limits and Description of Plat Phase II.
- Exhibit#16: 1995 Map Tax Increment Financing District with Revised addition of Industrial Park
- Exhibit #17 Phase 1 topographic map showing lot dimensions and outline of phase 1 Industrial Park.



**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

Exhibit #18: March 03, 2022, printout of Owners / Address Report for Village of Stockbridge Real Property.

**Time Frame for Completing of survey**

- Three (3) months from award of contract.

**Time Frame for Submitting RFP**

- 30 days.

**Time Frame for Awarding Contract.**

- After RFP's are received, Proposals will be opened at the next Regular scheduled SDDA meeting, where they will be discussed, and a Firm will be selected.

**Criteria for Selecting a Vendor**

- a) The SDDA shall have the authority to reject any and all bids.
- b) The SDDA shall not accept the bid of a contractor who is in default on the payment of taxes, licenses, or other monies due the Village.
- c) In determining the best responsible bidder, in addition to price, the SDDA shall consider the ability, capacity, and skill of the bidder to perform as contracted; whether the bidder can perform in a timely manner consistent with Village requirements; the character, integrity, reputation, judgment, experience, and efficiency demonstrated by the bidder; the performance experienced with previous contracts; and the predictable ability of the bidder to provide future maintenance and service.

**Requests for Vendor Suggestion or Creativity**

- The bidders are also encouraged to provide suggestions for completing objectives.

**Payment:**

- Vendor will be paid in full withing 45 days from completion of project.

Sincerely



**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

Gerl Uihlein  
Chair Downtown Development Authority  
guihlein@stockbridgedda.org

DATE:

Contact the following individuals via email only for question regarding this RFP.

Daryl Anderson  
Vice Chair Downtown Development Authority  
danderson@stockbridgedda.org

Mellisa Powers-Taylor Secretary  
mtaylor@stockbridgedda.org

**List of firms that may be interested in responding to this RFP**

- Fishbech Engineering





**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

**Address:** 39500 Mackenzie Dr Ste 100, Novi, MI 48377 · ~37.8 mi  
**Phone:** (248) 324-2090

- Don Heck  
Wolverine Engineering  
312 North Street  
Mason, Mi. 48854  
Email: [Office@wolveng.com](mailto:Office@wolveng.com)  
Phone: (517) 676-9200
- **Daniel Cabage, P.E.**  
**Senior Project Manager**
- **FLEIS & VANDENBRINK**  
27725 Stansbury Blvd., Suite 195 | Farmington Hills | MI |  
48334  
248.536.0080 | D: 248.536.1999 | C: 248.330.0489 | F:  
248.536.0079  
[www.fveng.com](http://www.fveng.com)
- Spalding DeDeckere  
248-844-5400  
Wade Trim (Corporate)  
  
500 Griswold St #2500  
Detroit, MI 48226  
[\(313\) 961-3650](tel:(313)961-3650)
- **Stephenson Land Surveying**  
Phone: (269) 445-8903  
27873 White St.  
Cassopolis, MI 49031
- Alpine Land Surveying  
11590 Highland Rd, Hartland, MI 48353 · ~26.1 mi  
  
[\(810\) 207-8050](tel:(810)207-8050)  
[floodzoneexpert.com](http://floodzoneexpert.com)



**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

- **Wolverine Engineers & Surveyors**

312 North St Ste A, Mason, MI 48854 · ~16.5 mi

(517) 676-9200

wolveng.com

- **Davison Land Surveying, Inc**

**Address:** 1063 S State Rd Ste 9, Davison, MI 48423 · ~51.3 mi

**Phone:** (810) 653-5969

**Website:** davisonlandsurveying.com

- **Crane Land Surveying PC**

14250 Beadle Lake Rd, Battle Creek, MI 49014 · ~51.4 mi

(269) 963-7977

516 E Grand River Ave, Howell, MI 48843 · ~16.5 mi

(517) 546-3340

- **Garlock-Smith Land Surveying**

**Geodetic Designs**

2300 N Grand River Ave, Lansing, MI 48906 · ~28.8 mi

(517) 908-0008

- **Enger Surveying**

805 N Cedar Rd, Mason, MI 48854 · ~18.8 mi

(517) 676-6565

engersurveying.com

- **Sheridan Surveying Company**



**Request for Proposal to Resurvey  
Village of Stockbridge Michigan,  
Tax Increment Financing District (TIFD)**

910 5th St, Michigan Center, MI 49254 · ~7.2 mi

(517) 764-0440

sheridansurveying.com

- **Stephenson Land Surveying**

625 W Prairie St, Vicksburg, MI 49097 · ~69.6 mi

(269) 649-1036

stephensonls.com

- **Campbell Surveying Engineering**

**Office Address:**

8437 Pineview Lake Dr.

Linden, MI 48451

**Mailing Address:**

10051 E. Highland Rd, STE 29

Howell, MI 48843

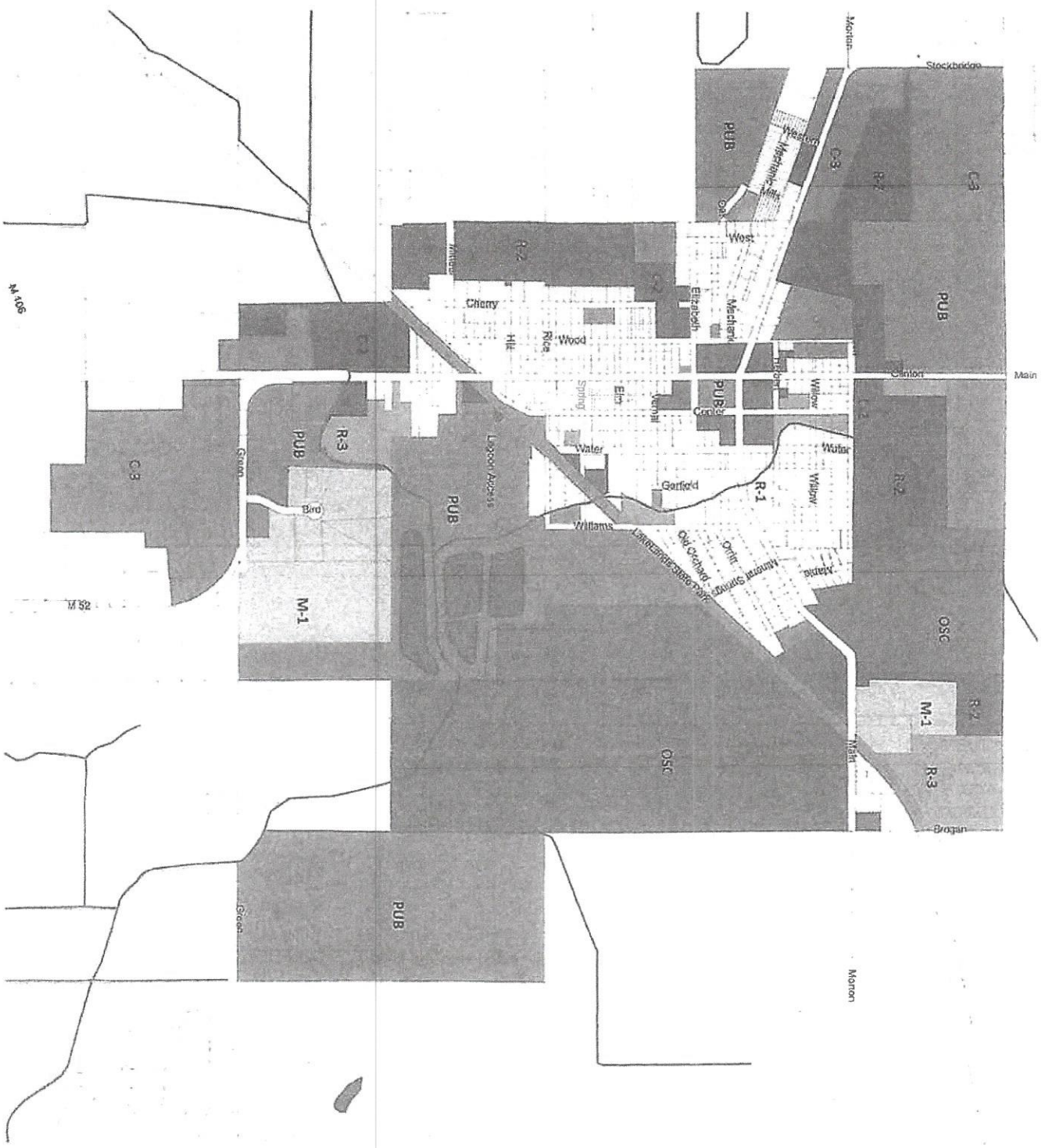
**Call today: 989-390-1189**

**Email: terry@campbellse.com**



**EXHIBIT B**  
**ZONING MAP**

*EXHIBIT 13*



- Legend**
- R-1 Single-Family Villa
  - R-2 Single-Family Sub
  - R-3 Multi-Family Resi.
  - C-2 General Commer
  - C-3 Highway Commer
  - CBD Central Business
  - M-1 Light Industrial a
  - PUB Public
  - PUD Planned Unit De
  - OSC Open Space Con

**Zoning Dist**  
 Village of :  
 Ingt  
 Adopted:  
 Carlisle/Wortman Assor  
 Ann Arbc

**EXHIBIT C**

**33-42-16-26-109-003 PARCEL**



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**N CENTER ST** STOCKBRIDGE, MI 49285 (Property Address)

Parcel Number: 33-42-16-26-109-003 **\*\*Personal Property**

**Property Owner:** STOCKBRIDGE DDA

**Summary Information**

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

No Images Found

**Access additional record information for a small convenience fee. \***

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information

**Important Message**

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

**Owner and Taxpayer Information**

**Owner**  
STOCKBRIDGE DDA  
PO BOX 155  
STOCKBRIDGE, MI 49285

**Taxpayer**  
SEE OWNER INFORMATION

**General Information for Tax Year 2021**

**Property Class** 002 REFERENCE PERSONAL  
**School District** 33200 STOCKBRIDGE  
**Map Number** *No Data to Display*  
**User Number Index** 0  
**User Alpha 1** *Not Available*  
**User Alpha 3** *Not Available*  
**Historical District** *Not Available*  
**User Alpha 2** *Not Available*

**Unit** 33-42 STOCKBRIDGE VILLAGE  
**Assessed Value** \$0  
**Taxable Value** \$0  
**State Equalized Value** \$0  
**Date of Last Name Change** 05/24/2010  
**Notes** *Not Available*  
**Census Block Group** *Not Available*  
**Exemption** *No Data to Display*

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>		<b>Total Acres</b>	0.035
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0

**Renaissance Zone** No  
**ECF Neighborhood** VILLAGE RESIDENTIAL  
**Lot Dimensions/Comments** No Data to Display

**Renaissance Zone Expiration Date** No Data to Display  
**Mortgage Code** No Data to Display  
**Neighborhood Enterprise Zone** No

Lot(s)	Frontage	Depth
Lot 1	23.00 ft	66.00 ft
<b>Total Frontage: 23.00 ft</b>		<b>Average Depth: 66.00 ft</b>

**Legal Description**

N 23 FT. OF LOT 4 BLOCK 8 VILLAGE OF STOCKBRIDGE.

**Land Division Act Information**

**Date of Last Split/Combine** No Data to Display  
**Date Form Filed** No Data to Display  
**Date Created** 01/01/0001  
**Acreage of Parent** 0.00  
**Split Number** 0  
**Parent Parcel** No Data to Display

**Number of Splits Left** 0  
**Unallocated Div.s of Parent** 0  
**Unallocated Div.s Transferred** 0  
**Rights Were Transferred** Not Available  
**Courtesy Split** Not Available

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/06/2000	\$31,000.00	LC	WILUTIS MARK & DEBORAH	STOCKBRIDGE DDA	ARMS-LENGTH	2861/252
06/19/1996	\$17,000.00	LC	LINDEMER, LAWRENCE R & REBECCA	WILUTIS MARK & DEBORAH	ARMS-LENGTH	

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**EXHIBIT D**

**33-42-16-26-109-006 PARCEL**



**E MAIN ST** STOCKBRIDGE, MI 49285 (Property Address)

Parcel Number: 33-42-16-26-109-006 **\*\*Personal Property**

**Property Owner:** STOCKBRIDGE DDA

**Summary Information**

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

No Images Found

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Important Message**

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Local unit email and telephone numbers are available at <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

**Owner** STOCKBRIDGE DDA  
PO BOX 155  
STOCKBRIDGE, MI 49285

**Taxpayer** SEE OWNER INFORMATION

General Information for Tax Year 2021

**Property Class** 002 REFERENCE PERSONAL  
**School District** 33200 STOCKBRIDGE  
**Map Number** *No Data to Display*  
**User Number Index** 0  
**User Alpha 1** *Not Available*  
**User Alpha 3** *Not Available*  
**Historical District** *Not Available*  
**User Alpha 2** *Not Available*

**Unit** 33-42 STOCKBRIDGE VILLAGE  
**Assessed Value** \$0  
**Taxable Value** \$0  
**State Equalized Value** \$0  
**Date of Last Name Change** 05/24/2010  
**Notes** *Not Available*  
**Census Block Group** *Not Available*  
**Exemption** *No Data to Display*

**Principal Residence Exemption Information**

**Homestead Date** *No Data to Display*

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Land Information

**Zoning Code**  
**Land Value** \$0  
**Renaissance Zone** No  
**ECF Neighborhood** VILLAGE RESIDENTIAL

**Total Acres** 0.200  
**Land Improvements** \$0  
**Renaissance Zone Expiration Date** *No Data to Display*  
**Mortgage Code** *No Data to Display*

**Lot Dimensions/Comments** *No Data to Display*

**Neighborhood Enterprise Zone** No

Lot(s)

Frontage

Depth

Lot 1

66.00 ft

132.00 ft

**Total Frontage: 66.00 ft**

**Average Depth: 132.00 ft**

**Legal Description**

LOT 3, BLOCK 8 VILLAGE OF STOCKBRIDGE.

**Land Division Act Information**

**Date of Last Split/Combine** *No Data to Display*  
**Date Form Filed** *No Data to Display*  
**Date Created** 01/01/0001  
**Acreeage of Parent** 0.00  
**Split Number** 0  
**Parent Parcel** *No Data to Display*

**Number of Splits Left** 0  
**Unallocated Div.s of Parent** 0  
**Unallocated Div.s Transferred** 0  
**Rights Were Transferred** *Not Available*  
**Courtesy Split** *Not Available*

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/06/2000	\$31,000.00	LC	WILUTIS MARK & DEBORAH	STOCKBRIDGE DEVELOPMENT AUTHORITY	ARMS-LENGTH	2861/252
06/19/1996	\$17,000.00	LC	LINDEMER LAWRENCE	WILUTIS MARK & DEBORAH	ARMS-LENGTH	

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**EXHIBIT E**

**PUMP TRACK DESIGN**



128 446



**Legend:**

- Total area
- Slopes
- Pump Track
- Platforms
- Connections
- Safety line
- Drainage hole
- Access path
- Wallride

# Stockbridge - Asphalt Pumptrack

Client:	Track Design	DATE:	05-20-2022
Tech Drawer:	Clayton Calton	Project ID#:	22041204
Stockbridge, WI DRP	Amesco Gacetti	IC# 22041204	05-20-2022
		SITE ADDRESS:	N Wood St Stockbridge MI 49295

**Specification:**

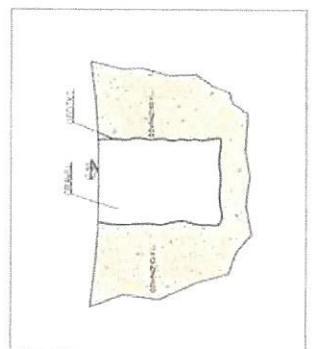
Total Area:	32,601 sq ft
Asphalt Surfaces:	6,596 sq ft
Green Area:	10,125 sq ft
Pump Track Length:	571 ft
Jump Track Length:	0 ft
Safety Line Length (Total):	369 ft
Number of Drainage Holes:	4



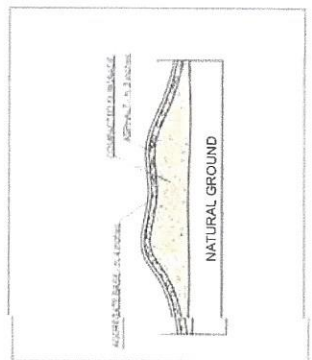
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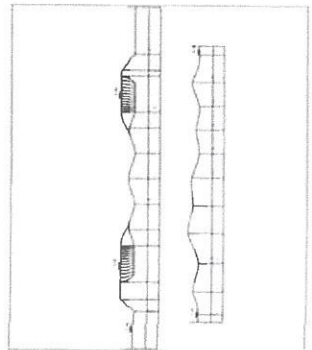
SITUATION PLAN



TYP. DETAIL - FRENCH DRAIN



TYP. DETAIL - MATERIALS



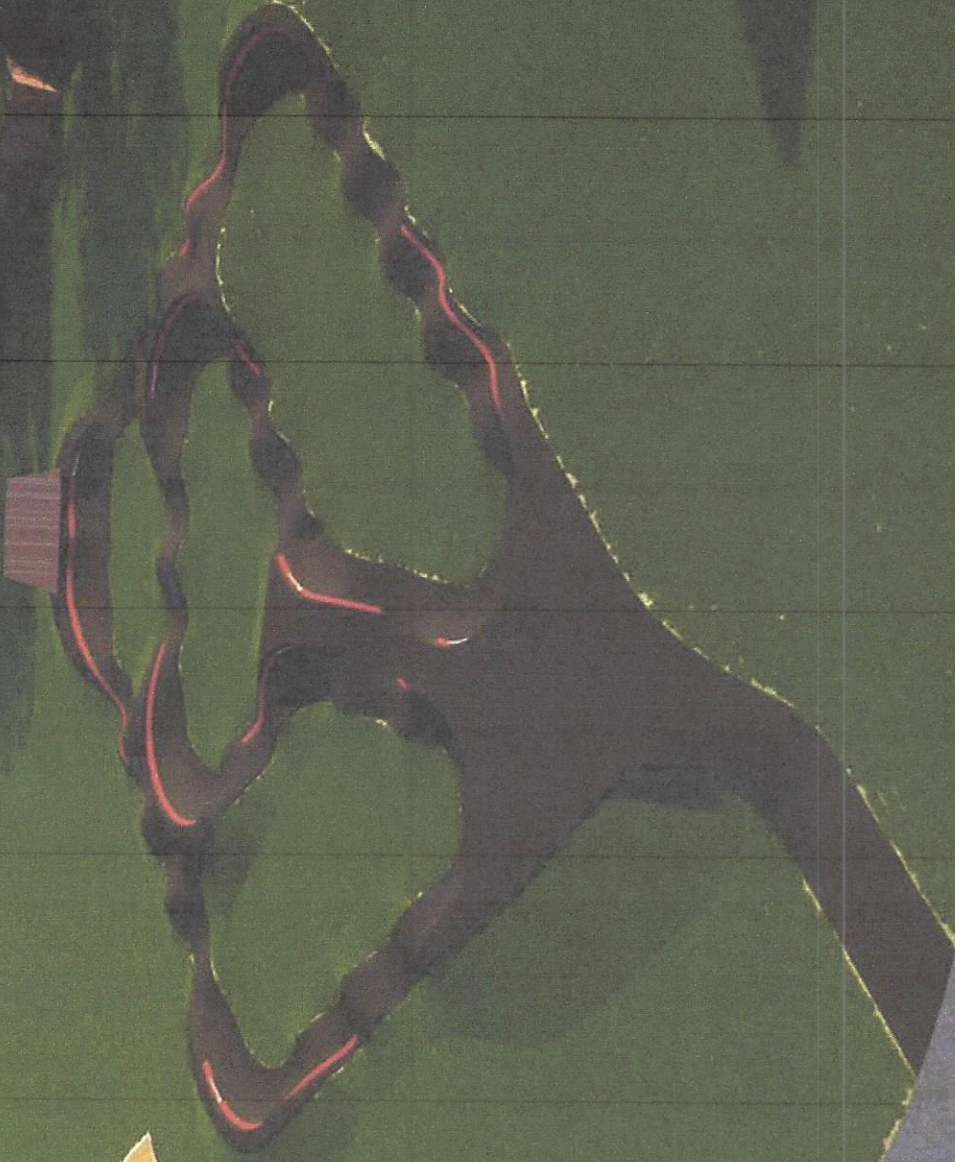
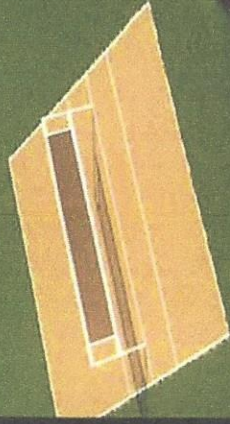
TYP. X-SECTION DETAILS



**aloyolutions**  
Bikepaths & Pumptracks



AMERICANRAMPCOMPANY.COM



7781 - STOCKBRIDGE, MI



AMERICANRAMPCOMPANY.COM



AMERICAN RAMP COMPANY

VeloSolutions

7781 - STOCKBRIDGE, MI



## Engineer's Estimate: \$288,000

### **INCLUDES\*:**

- All labor, construction project management, supplies, tools, materials, and equipment required per scope of work
- Earth-moving techniques
- Cutting and shaping grades within pump track footprint
- Pour and finish asphalt

### **EXCLUDES\*:**

- Permits and fees: Any necessary permit(s) will be acquired by others.
- Site testing and inspections: engineering, surveying, or testing services.
- Taxes or bonding of any kind
- Utility, mechanical, electrical, plumbing work, relocation, or repairs of any kind.
- Any landscaping.
- Toxic or hazardous material handling or removal.
- Pedestrian protection, walkways, dust protection, temporary enclosures, protection of work or adjacent items.
- Rock excavation, material that cannot be removed with standard shovel or rubber tire backhoe.
- Dewatering, silt fence, soil stabilization, erosion control, street cleaning, and traffic control.
- Any work not specifically indicated above.

### **CUSTOMER PROVIDES\*:**

- Sufficient water, light, and electrical power within 100 feet of work areas.
- Unobstructed, safe, and continuous access to work area with heavy equipment. All weather roads for heavy equipment.
- Site security (any vandalism or destruction that should occur from insufficient security shall be the responsibility of the client.)
- Protection of underground utilities in the area of the pump track.
- Any necessary site-specific information in a digital format (topography, drainage, structures, obstructions, etc.)

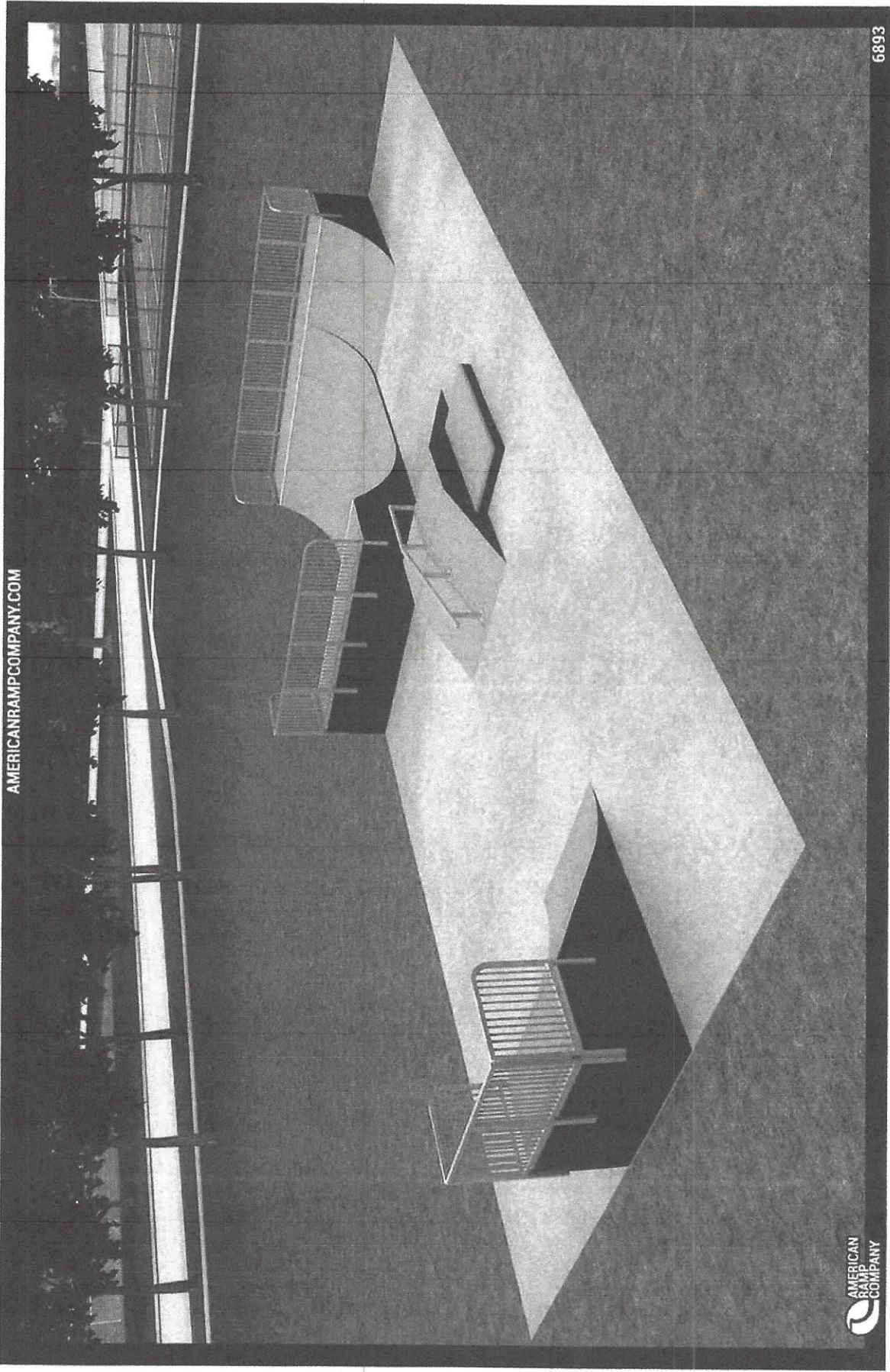
*\*ARC will gladly coordinate and supply any of these services at a reasonable cost.*

**Purchase through our competitively bid government Sourcewell contract.**



**EXHIBIT F**  
**SKATE RAMP DESIGN**

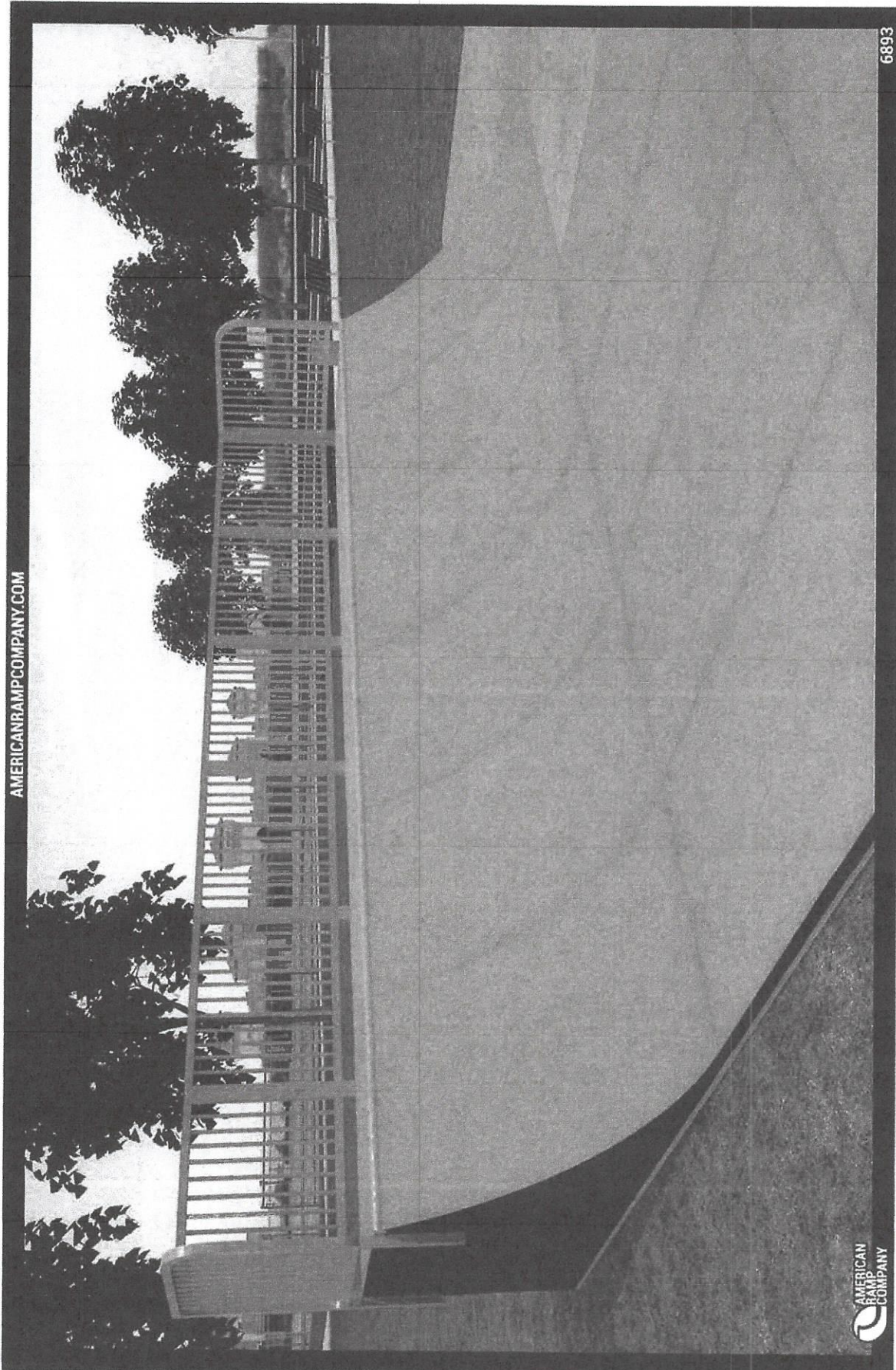
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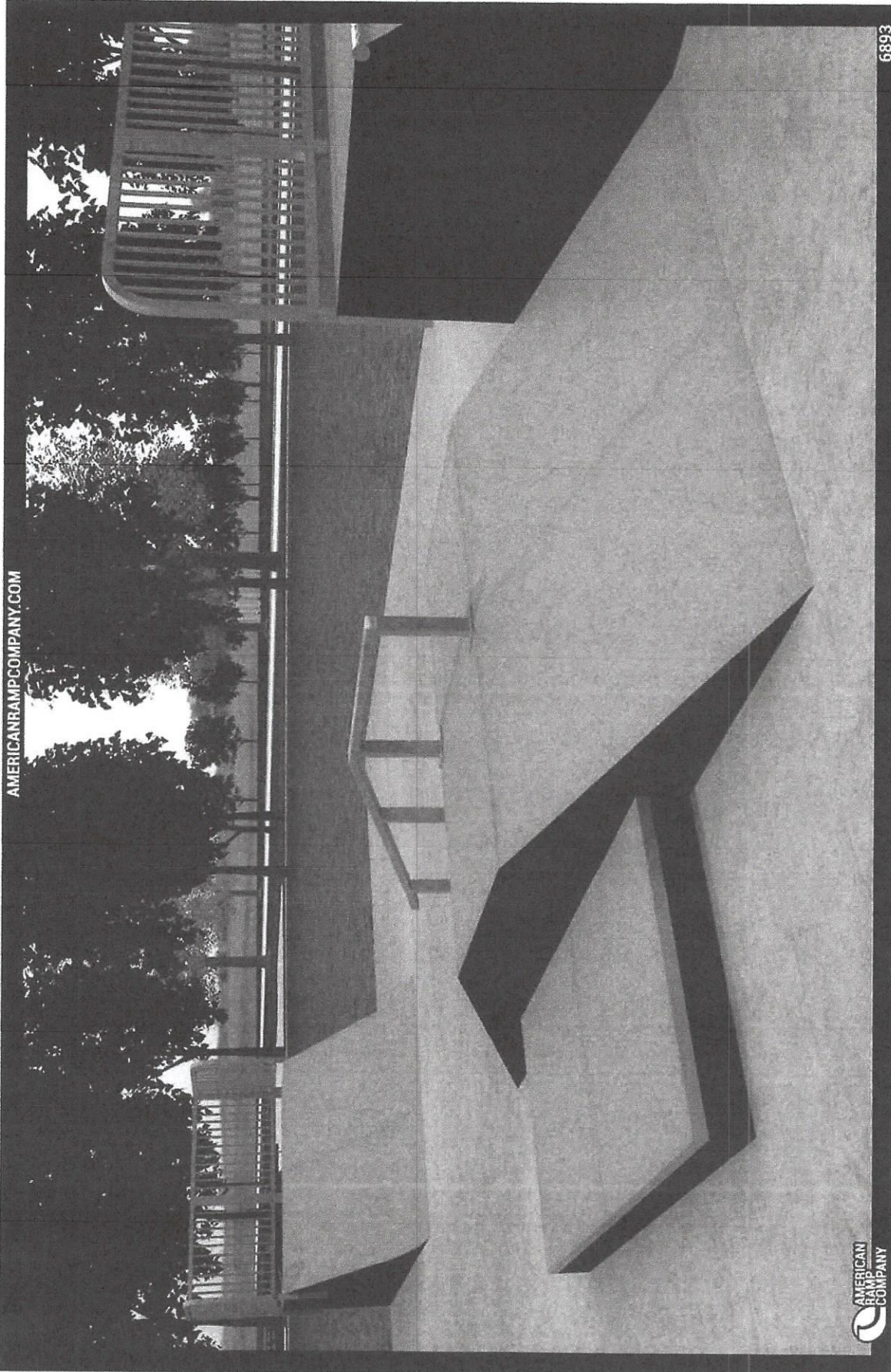




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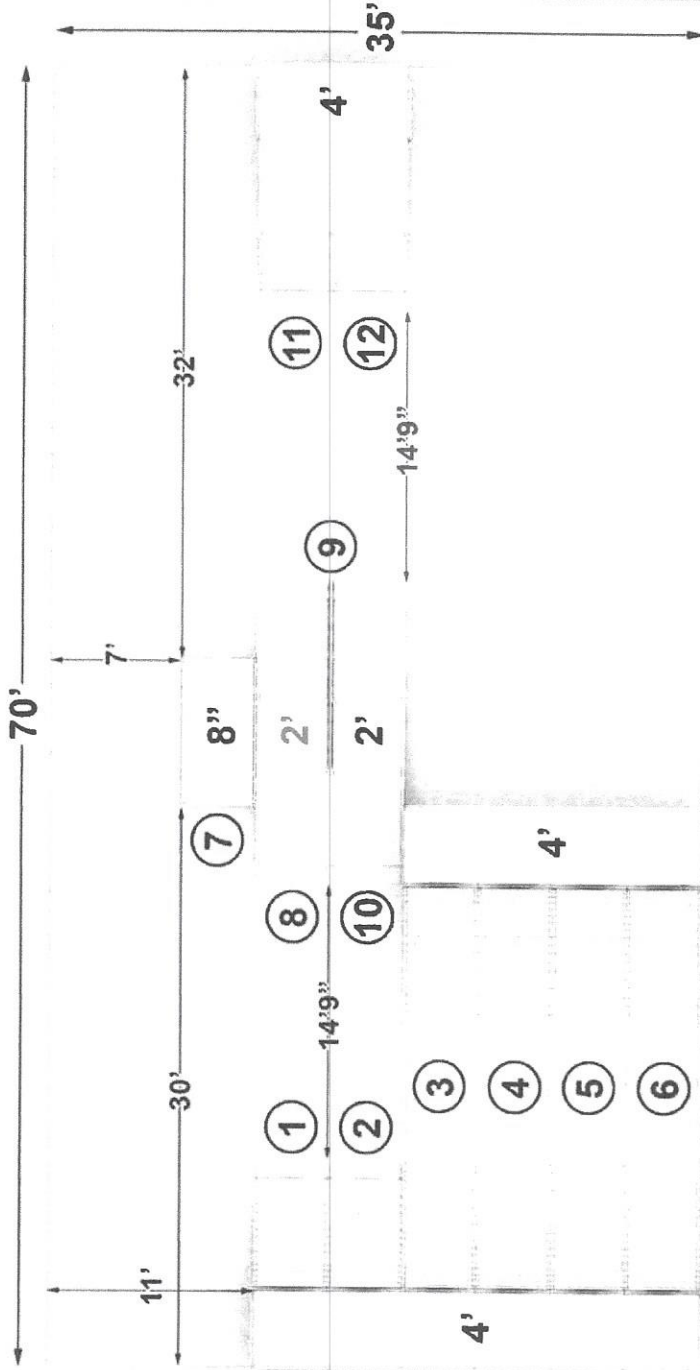
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 Joplin, MO 64801  
 Tel: (417) 206-6816  
 Toll Free: (800) 949-2024  
 Fax: (417) 206-6888  
 sales@americanrampcompany.com

<b>DRAWN BY</b>	Chuck Dodge
<b>DATE</b>	02/28/2022
<b>REP. AGENCY</b>	American Ramp Company
<b>REP. NAME</b>	Cole Beckham
<b>REP. PHONE</b>	417-206-6816 x 120
<b>CUSTOMER APPROVAL</b>	
<b>DATE</b>	
<b>PARK ENCLOSED?</b>	-
<b>PRO SERIES</b>	-
<b>X SERIES</b>	-
<b>STEALTH SERIES</b>	-
<b>STEALTH CLASSIC SERIES</b>	-
<b>PROJECT NAME</b>	Stockbridge Skatepark
<b>DESIGN NO.</b>	6893



**[CLICK HERE TO VIEW DESIGN RENDERINGS](#)**



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Quote #	Design #	FOB
25388	6893	Stockbridge, MI

Item	Obstacle	Height	Width	Length	Pro Series
1	Quarter Pipe	4.0'	4.0'	11.0'	
2	Quarter Pipe	4.0'	4.0'	11.0'	
3	Half Pipe	4.0'	4.0'	30.0'	
4	Half Pipe	4.0'	4.0'	30.0'	
5	Half Pipe	4.0'	4.0'	30.0'	
6	Half Pipe	4.0'	4.0'	30.0'	
7	Grindbox	8"	4.0'	8.0'	
8	Wedge, Flat, Wedge	2.0'	4.0'	16.0'	
9	Grind Rail, Kinked (Square)	1.5'	3"	10.0'	
10	Wedge, Flat, Wedge	2.0'	4.0'	16.0'	
11	Bank Ramp	4.0'	4.0'	13.0'	
12	Bank Ramp	4.0'	4.0'	13.0'	

Subtotal	\$71,598.19
Sourcewell Discount	\$5,011.87
Framework Enclosures	\$5,575.81
Freight	FREE
Installation	\$13,939.53
<b>TOTAL</b>	<b>\$86,101.66</b>

**Notes:**

- If your project is subject to prevailing wage, bonding requirements, or sales tax, call for revised quote.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Sourcewell 

Awarded Contract

Contract # 112420-ARC

**Purchase through our competitively bid government Sourcewell contract.**

**WE LOOK FORWARD TO BUILDING YOU A GREAT SKATE PARK!**

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## SKATEPARK ORDER FORM

### Contact Information

SKATEPARK CONTACT		
Skatepark Name: <b>Veterans Memorial Park</b>	Design #:	<b>6893</b>
Skatepark Installation Address: <b>288 Wood St.</b>		
City: <b>Stockbridge</b>	State: <b>MI</b>	Zip: <b>49285</b>
Skatepark Main Contact Name: <b>Geri Uihlein</b>		
Phone: <b>734.644.0544</b>	Alt Phone: <b>517.851.7435</b>	Fax:
E-mail Address: <b>guihlein@stockbridgedda.org and clerk@vosmi.org</b>		

BILLING CONTACT		
Name: <b>Debbie Nagle</b>	Title:	<b>Village Clerk</b>
Phone: <b>517.851.7435</b>	Fax:	
Remit to Address: <b>P.O. Box 155</b>		
City: <b>Stockbridge</b>	State: <b>MI</b>	Zip: <b>49285</b>
E-mail Address:		

EQUIPMENT INSTALLATION CONTACT		
Name: <b>Daryl Anderson / Geri Uihlein</b>	Title:	<b>Board Members.</b>
Phone:	Alt Phone: <b>(517)4904072</b>	Fax: <b>(734)644-0544</b>
Address: <b>Po Box 155</b>		
City: <b>Stockbridge</b>	State: <b>MI</b>	Zip: <b>49285</b>
E-mail Address:		

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**Signage**

Have you thought about what type of signage to use for your skatepark? If you do not already have plans for signage you may want to consider purchasing one of our signs. Our attractive signs are available in aluminum w/ vinyl lettering. The sign measures 2.5' wide and 4' tall and stands almost 7' once installed

If you would like signage from us all we will need is 1) for you to select double sided or single sided and 2) provide us with the verbiage that you would like for us to use. For liability reasons ARC cannot recommend verbiage for your community so be sure and check with your insurance company as to exactly what you want on your skatepark signage.

Do you want to purchase signage for your skatepark through ARC?

No Thank You

Yes

\$1,300 Aluminum with Vinyl Lettering – single sided

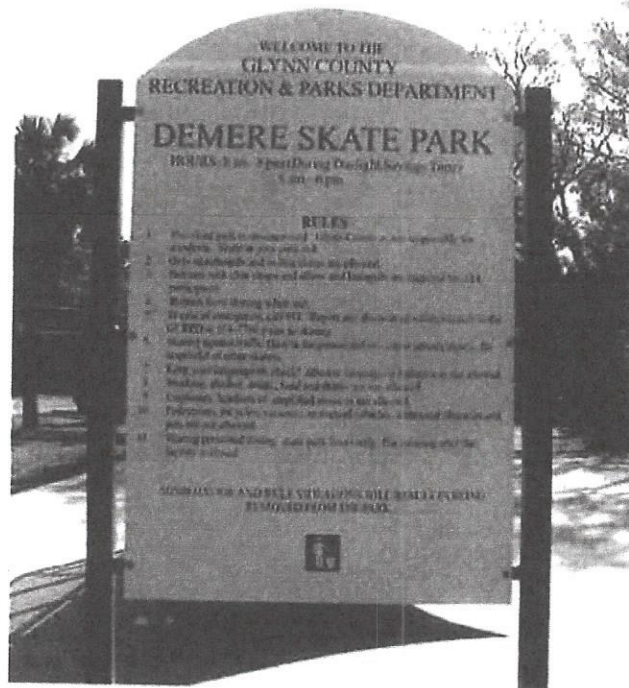
\$1,800 Aluminum with Vinyl Lettering – double sided

*If double sided please check what you want on second side*

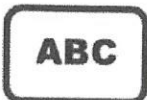
Duplicate verbiage

ARC Logo

Blank



Example: Aluminum Sign



\*Signs will contain Black letters on white background\*



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## Pad Disclaimer

American Ramp Company requires from its customers detailed information about the pad on which the Skatepark equipment is to be installed. In order for American Ramp Company to provide an enjoyable and safe Skatepark, the following information is required before American Ramp Company will accept a Sales Order:

- Verify the pad dimensions of Length and Width if rectangular in shape.
- If the pad is irregular in shape, provide an AutoCAD .DWG or .DXF file of the pad if possible.
- If no AutoCAD file is available, make a detailed sketch and record any relevant dimensions.
- Verify whether the pad is concrete, asphalt\*, or some other material.  
**\*If pad is asphalt, ramps may settle over time and could require adjusting. American Ramp Company does not warrant and is not responsible for complications caused from the placement of ramps on asphalt.**
- Provide detailed elevation dimensions for any multi-tiered pads.
- If the pad is indoors, locate any wiring, plumbing, or other obstructions or potential hazards in the floor that would prevent the ramps from being anchored properly.
- If the pad is indoors, locate any overhead obstructions, low ceilings, or other potential hazards to skaters.
- If the pad is indoors, locate any doors, fixtures, or any other items that must remain accessible.
- Check for any unusual drainage slopes or crowning that would prevent skate equipment from being anchored flat to the pad. **\* If pad is unlevel and we're unable to match our ramps flush, customer has the option to pay us \$100/hr plus materials to fix the issue.**
- Locate any drain grates, seams, or large cracks that would pose hazards to skaters.
- Locate any light poles, fire hydrants, planters or rails on the pad.
- Locate any fencing as well as any gates in the fencing so they are not obstructed.
- Locate any 3<sup>rd</sup> party skate equipment and include detailed measurements of the equipment if ARC equipment is to be placed adjacent.

American Ramp Company shall not be held responsible for any damages or delays in manufacturing or installation as a result of inaccurate pad information. Additionally, changes in the pad that result in a redesign of the Skatepark after a sales order has been accepted may incur additional charges for restocking, design work, or installation at ARC's sole discretion. Any changes as noted above after the acceptance of a sales order also voids any promised installation date and may be rescheduled for delivery and installation at ARC's sole discretion.

I hereby certify that I have read and agree to the preceding terms and conditions and forfeit the right to any recompense against American Ramp Company, its subsidiaries, and/or its agents should I fail to provide the information required above as outlined.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

04/01/2022



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## Payment Terms and Conditions

Standard payment terms shall be 50% at the time of order and the remainder upon equipment being ready to ship. Should customer not be prepared to receive equipment, payment is still due, less any delivery and installation charges.

Your American Ramp Company purchase may be subject to sales tax(s) (other tax(s) may apply) as required by law. We charge sales tax on orders that are shipped to, delivered to or picked up in states where we are required to do so. Please provide your State Tax ID # 38-6004737. Freight and installation also may be subject to taxation.

Please provide the following information where applicable:

Tax for Sales:	_____	Rate:	<u>0</u>	%
Tax for Freight:	_____	Rate:	<u>0</u>	%
Tax for Installation:	_____	Rate:	<u>0</u>	%
Tax for Other:	_____	Rate:	<u>0</u>	%

You may choose to pay all tax(s) directly. If you choose to do so, please *initial* here: \_\_\_\_\_. By doing so, you - the purchaser - are responsible for paying all related tax(s) regarding your ARC purchase directly to the appropriate agency(s).

If you are a **tax exempt** entity, please provide your Federal Tax ID #: 38-6004737. Although we keep a record of proof of your tax exempt status, you must contact us regarding each tax-exempt purchase to receive the applicable tax credit.

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By signing below I verify and agree to all information provided in the preceding sections. I also verify that all information provided is correct and accurate.

Signature: Debbie Nagle Date 4/1/22

Name: Debbie Nagle Title: Village Clerk

Name of Company or City: Village of Stockbridge

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## **Sign Verbiage:**

(Please type verbiage below. You can find examples at the end of this Document in the Skatepark Order Form Reference Guide.)

**If verbiage sign verbiage is not received within 1 week of the order form ARC cannot guarantee sign will be shipped with the skatepark. If sign has to be shipped separately the customer is responsible for any shipping charges**

If purchasing Recycled Plastic sign only allowed maximum of 790 characters including spaces

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## Delivery and Installation

1. Any Building Permits Required?  No  Yes If yes, obtained/filed:  Yes  No
2. Any Contractor's License(s) Required?  No  Yes If yes, obtained/filed:  Yes  No
3. Any Bond(s) Required?  No  Yes If yes, what type(s): \_\_\_\_\_
4. Any applicable grants?  No  Yes If yes, list amount: \$ \_\_\_\_\_  
 Donor name: \_\_\_\_\_
5. Installation Type (Please select a, b or c)
  - a.  Full Factory Installation
    - i.  Standard Wage Public Funds: \$ \_\_\_\_\_
    - ii.  Prevailing Wage Private Funds: \$ \_\_\_\_\_
      1.  A copy of the Prevailing Wage Schedule for your location is required
  - b.  Supervised / Community Build Installation  
 Labor will be provided by (check all that apply):
    - i.  City Employees
    - ii.  Community Volunteers
      1.  A copy of your Workers Comp insurance certificate is required
  - c.  Customer Installation
6. ist any special delivery instructions: NONE
7. Will a forklift be provided to unload equipment from truck? (Note: Customer must provide a forklift if project is supervised/community build installation of Pro, X, or Stealth Series or a crane for Solo Series)
 

Yes - Load capacity: \_\_\_\_\_ lbs

No
8. Skatepark pad surface:  Concrete  Asphalt\*  Other: on or before  
 \*Please review pad disclaimer and sign.
9. Is the pad ready for equipment placement?  Yes  No: it will be ready by 6/1/22\*  
 \* Please note accuracy of date is important for scheduling installation process
10. Skatepark pad dimensions are (choose one of the following):
  - a.  As indicated on 2-D drawing
  - b.  Other - Please provide exact dimensions: 80 x 30
11. Is the skatepark area fenced?
  - a.  Yes- If yes, delivery onto pad will be accessible through (please choose one of the following):
    - i.  10' wide opening or gate
    - ii.  Will Temporarily remove fence
    - iii.  Skatepark pad is not fenced on all four sides
    - iv.  Other: \_\_\_\_\_
  - b.  No
12. The surface area between unloading point and the skatepark pad is(choose any that apply):
  - a.  Lawn/Grass  Rock
  - b.  Paved concrete  Bark
  - c.  Paved asphalt  Other: \_\_\_\_\_
13. Are you planning to have a Grand Opening?
 

Yes- Date: TBD! Time: \_\_\_\_\_  No

NOTE: If you are considering a grand opening for your skatepark, ARC recommends planning it at least a full week after the official sign-off, once it has been installed. ARC would also like to advise not advertising it until sign-off to allow for Murphy's Law. This still allows a full week to get the word out for a great turn-out.

14. Any additional comments: NO and thank you!

**For ARC Office use only:**

PS  PA  GOP  
 CRM  REP