

**Village of
Stockbridge
Village
Clerk**

**Timothy Matthew Sadowski 134 East Main Street, P.O.
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TIMELINE OF TAX INCREMENT FINANCING PLAN

1. October 6, 1986

- Village Council scheduled public hearing on November 10, 1986

2. October 16, 1986

- SDDA approved Tax Increment Financing Plan
- **SDDA** sends plan to Village Council for final **approval**

3. October 17, 1986

- Village Clerk Lucinda Collins notifies taxing entities of public hearing.
- Village Clerk Lucinda Collins posts notices in 20 public places.

4. October 21,

1986

- **First Public Hearing notice posted in the Town Crier.**

5. October 28,
1986

- **Second Public Hearing notice posted in the Town Crier.**

6. **November 10,**
1986

- **Village Council holds Public Hearing,**

7. **November 17,**
1986

- **Village Council holds Special Meeting and adopts Ordinance 1300, An Ordinance to Adopt a Tax Increment Financing Plan.**

8. November
25, 1986

- **Ordinance 1300 published in the Town Crier.**

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Timothy **Matthew**
Sadowski Village Clerk

VILLAGE OF STOCKBRIDGE

115 Elizabeth Street
Stockbridge, MI 49285

RESOLUTION ESTABLISHING PUBLIC HEARING ON A TAX INCREMENT
FINANCING PLAN AND PROVIDING FOR NOTICE THEREOF

WHEREAS, the stockbridge Downtown Development Authority ("DDA") has prepared a proposed Stockbridge Tax Increment Financing Plan ("PLAN"); and

WHEREAS, the DDA has requested the village council establish a time and date for Public Hearing on the Plan; and

WHEREAS, pursuant to Section 18 of Act 197 PA 1975, as amended, a Public Hearing before the Council and Notice thereof is required prior to adoption of the plan:

THEREFORE, BE IT RESOLVED as follows:

1. That a Public Hearing be held on the 10 day of DUP) 1986, commencing at x o 'clock p.m. at TRE. Elimabeth before the Council for the purpose of hearing interested person concerning the proposed Stockbridge Tax Increment Financing plan.

2. That the clerk shall cause to be prepared a notice of this hearing specifying the time and place thereof and including the following:

- a. A description of the proposed development area in relation to highways, streets, streams, or otherw
- b) A statement that maps, plats and a description of the development plan including the method of ating families or individuals who may be displaced from the area are

available for public inspection at a place designated in the notice.

- . c) That all aspects of the development planned will be open for discussion at the Public Hearing.

3. That the clerk shall give notice of this Hearing in **the following manner:**

- a) Publication of the same twice in the Town Crier, the first of which shall be not less than 20 days before the date set for hearing;
- b) Posting of the Notice in at least 20 conspicuous and public places in the Downtown District not less than 20 days before the Hearing;
- c) Mailing of the Notice to all property taxpayers of record in the Downtown District not less than 20 days before the Hearing.

4. At the time of the Hearing, the Council shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto.

5. The Public Hearing on the Tax Increment Financing Plan shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan.

6. The clerk shall cause to be made and preserved a record of the Public Hearing including all data presented thereat,

7. Simultaneous with the posting and mailing of the Notice of Public Hearing, the clerk shall cause to be prepared, a Notice to the Ingham County Board of Commissioners and the Stockbridge School Board that a Tax Increment Financing plan has been prepared and proposed, that any member thereof or their duly authorized representative may contact the village clerk to arrange for an opportunity to meet with the village Council to discuss the proposed Plan at or before the date set for the Public Hearing. This Notice shall further and fully inform the members of the Ingham County Board of

commissioners and the Stockbridge School Board of the fiscal and economic implications of the proposed Plan, and further, that members of the Board of Commissioners and School Board may present their recommendations at the Public Hearing on the Tax Increment Financing Plan scheduled for

8. That the District established in the proposed plan has less than 100 residents residing therein and therefore a Development Area citizens Council pursuant to Section 21, Act 197 PA 1975, as amended, is not required to be established.

NH

Adopted at, a regular meeting, of the Stockbridge Village Council held on the day of O d en , 1986.

YEAS : 1

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ABSENT :

ABSTAIN:

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President

I hereby certify that the above is a true Copy of a Resolution adopted by the village Council at its regular meeting held on the loth day of

, 1986, and that a quorum was duly established and present,

v

ucinda Collins, Clerk

VILLAGE OF STOCKBRIDGE

DOWNTOWN DEVELOPMENT AUTHORITY

115 Elizabeth Street Stockbridge, MI 49285

RESOLUTION ADOPTING AND SUBMITTING TAX INCREMENT FINANCING PLAN

WHEREAS, the Stockbridge Downtown Development Authority, "DDA", has now prepared and developed a tax increment financing plan" pursuant to Act 197 PA 1975 as amended, and has arranged and directed that a suitable number of copies of the Plan be printed; and

WHEREAS, the DDA has reviewed the plan and determined that the plan meets requirements of Section 17 of Act 197 PA 1975, as amended; and

WHEREAS, the DDA has reviewed a true copy of a Resolution establishing Public Hearing on a Tax Incr Financing plan and providing For Notice thereof adopted by the Stockbridge village Council on October 6, 1986, which Resolution has scheduled a Public Hearing on consideration of the plan for November 10, 1986, commencing at 8:00p.m.;

THEREFORE, BE IT RESOLVED, as follows:

1. That the village of Stockbridge Tax Increment Financing Plan., as prepared, be approved.
2. That a suitable number of copies of this plan be printed and submitted to the clerk for the village of Stockbridge.
3. That the DDA recommends that the Stockbridge village Council approve the plan and establish a Tax Increment financing District as proposed therein.
4. That the Chairman of the DDA and such other persons and representatives as he may designate, appear at the public Hearing scheduled for November 10, 1986, for the purpose of giving testimony and providing information in support of the Plan.

REGULAR Adopted at a special meeting of the
Stockbridge DDA held on the 16th day of October, 1986.

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ABSTAIN:

None

Robert Oweke, chairman

I certify that the above is a true copy of a Resolution of the
Stockbridge Downtown Development Authority adopted at a special RE6wie
meeting thereof held on the 16th day of October, 1986,

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BEN BUCKLAND,
VICE CHAIR

Village of Stockbridge Tax
Increment Financing Plan

Introductio
n

The village of Stockbridge has established a Stockbridge
Development Authority (SDA) in accordance with Michigan
Public

Act 197 of 1975,

The purpose of the SDA is to correct and

prevent deterioration in the business district and promote

economic growth within the district, Stockbridge has prepared an economic development plan. This plan evaluated existing conditions, existing land uses, and projected future requirements. In addition, surveys were conducted of businesses, opinions, housing and infrastructure.

The plan then set forth a goal, objectives, and strategies to guide the Village in making development decisions.

The plan's goal is as follows:

To preserve a small-town atmosphere while increasing employment opportunities and continuing to improve the quality of life.

This goal is supported by 14 objectives.

A strategy section outlines the requirements and time frames for implementation.

The plan proposes projects to implement the strategies and objectives.

To proceed in the implementation of the development plan, methods must be developed to finance projects and activities that will achieve the plan's goal. The purpose of this document is to establish a tax increment financing plan to develop specified projects and improvements within the Stockbridge Development District. Pursuant to Act 197 of 1975, this plan must be adopted by the Village Council following a public hearing.

This document may be amended from time to time to reflect

expanded project or financing needs in order to carry out the

goal and objectives of the SDA's economic development plan. Any such amendments will be in accordance with Public Act 197 of

1975, as amended.

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EXPLANATION OF THE TAX INCREMENT FINANCING PROCEDURE:

Tax increment financing is a procedure allowed under PA 197 of 1975.

Tax increment financing allows a development authority to make public improvements in a specific district that are necessary to create and accommodate additional private development

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The financing for these public improvements comes from the increase in property tax revenues generated by the new private development.

The amount of tax increment revenue available to a district is determined by multiplying the total tax rate of the district area by the captured assessed value.

The captured assessed value is the amount by which the current

assessed value differs from the initial assessed value.

The

initial assessed value is the valuation existing on the tax

rolls as of December 31 of the year preceding establishment of the tax increment financing district. II.

DESIGNATION OF THE BOUNDARIES OF THE DEVELOPMENT AREA IN

RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE:

The Stockbridge Tax Increment Financing District is found on Map 1. The legal description is also attached.

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VILLAGE OF STOCKBRIDGE

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INGHAM COUNTY DEPARTMENT OF DEVOLUMEN

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III. LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC

FACILITIES WITHIN THE DEVELOPMENT AREA AND A LEGAL

DESCRIPTION OF THE DEVELOPMENT AREA.

A.

Location and Extent of Existing Streets within the

Development Area (see Map i, attached)

Two state highways are located within the development area. M-52 and M-106 both enter the village from the south.

M-52 exits the village to the west and M-106 exits the

village to the east. All major streets in the development

area are paved. B. Legal Description of the Development Area

(see Item 1, attached)

IV.

DESCRIPTION OF IMPROVEMENTS TO BE MADE IN THE DEVELOPMENT

AREA

A. Develop Industrial Area:

Major elements associated

with this activity include:

a) determination of the

appropriate zoning regulations for the area; b) determining specifications for interior roads and utilities:

within the industrial area; c) preparation of an engineering plan for the extension of sewer and water

lines to the boundary of the industrial area, including

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routes and size specifications of lines; d) determination of applicable regulations for environmental protection of the industrial area; e) determination of appropriate standards and codes for development, including building codes, provisions for landscaping, lighting, signs, storage and parking; and f) making provisions for the possible extension of utilities such

as sewer, water and stormwater control.

Improvement of the Appearance of Downtown Commercial

Structures. This element of the development plan may include: a) the preparation of a facade and downtown

design study; b) establishment of a low interest revolving loan fund to assist store owners who wish to improve building facades or revitalize upper stories for reuse; and c) may also include the purchase and renovation of public or private building(s) for resale

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by the Stockbridge Development Authority.

Parking:

Two parking areas are designated for improvement.

Increased parking spaces, paving, installation of signs, and lighting are the main elements of these improvements.

These parking improvements will be completed at different stages in the development process.

Infrastructure Improvements:

These will include:

a) improvements to the village water distribution system; b) construction of sewer lines to extend service to the remainder of the village, including the proposed industrial area; c) construction of water mains to serve the Development District, including the industrial area. This includes those areas outlined in the future land use section.

D.

Improvements to the Street System.

These improvements

will include repair or replacement of curbing and gutters in the district. portions of other

streets

within the development area may be paved or repaved.

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Sidewalk Construction and Improvement.

This may

include repair of existing sidewalks, barrier free access ramps and the addition of planters or trees along sidewalks in the downtown business district, and construction of new walks within the development area.

Commercial Extension.

This includes the development of

a small commercial area three blocks north of the village Square. A small department store, theater and other shops will be encouraged to locate there. Private development of this area will be encouraged. The purchase of property and some improvements may be implemented by the Authority, then resold to developers. Recreational Park. Improvements to an area owned by

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the village will include construction of restrooms, playground equipment, trails and paths, parking and

other associated recreation items. This will be accomplished in stages.

H.

Promotion of Stockbridge as a Location for Business and

Industry. This activity will entail preparation of promotional materials about the advantages of locating in Stockbridge. These materials will be designed to complement the promotional efforts of Ingham County's Department of Development.

V

AN ESTIMATE OF TIME REQUIRED FOR COMPLETION OF PROJECTS AND
DURATION OF
PLAN

This plan will terminate upon completion of those projects

specified in the development schedule (Table 1).

It is

estimated that this may take approximately 10 years

depending on future development which takes place within the

le

district.

VI.

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A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA LEFT AS

OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

Not applicable to this plan. VII. DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH

THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY, AND THE PROPOSED TERMS. The Authority has no plans for these types of transactions

with the village at this time. VIII. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN

STREETS, STREET LEVELS, INTERSECTIONS.

A. Changes in Zoning

The area on the southeast corner of the village will be rezoned from agriculture to industrial. This is the area

designated as the site for the village's new industrial

park.

B.

Changes in Streets, Street Levels and Intersections

No changes are anticipated at this time.

IX. AN ESTIMATE OF THE COST OF DEVELOPMENT, A STATEMENT OF

PROPOSED METHODS OF FINANCING, AND THE ABILITY OF THE

AUTHORITY TO ARRANGE FINANCING.

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An Estimate of the Cost of Development

The total estimated costs of development for proposed projects is \$ 705,000.

Table 1 - DEVELOPMENT SCHEDULE

DESCRIPTION

COST

TIME OF COMPLETION

A.

INDUSTRIAL PARK

Land acquisition (21 acres ? \$3,000) Plot & survey Service road: 24' for 700' Water: 1700'. Sewer: 700'. Entrance sign Engineering

TOTAL.

\$ 63,000

2,000 80,000 80,000 30,000

500 20,000 \$275,000

1998

B. DOWNTOWN REVITALIZATION

15,000

1983

10,000

1988

Design study Parking improvements

including signs, paving, striping,

barrier free ramps for sidewalks Acquisition of property for future parking Establish revolving loan fund to

assist in upgrading buildings downtown

10,000

1995

50,000

1995

C.

INFRASTRUCTURE IMPROVEMENTS

150,000

1995

Improvement of water distribution

system to south village area Construction of new water distribution
to northwest section for future development

100,000

1.995

D.

IMPROVEMENT TO STREETS

Repair curbs & gutter; pave streets 20,000

.. 1.990

E.

SIDEWALK CONSTRUCTION and IMPROVEMENTS

Repair sidewalks where needed, construct new sidewalks where possible and
provide a harrier-free access to all existing sidewalks in the TIT district

10,000

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COMMERCIAL EXPANSION

No costs are anticipated at this time

Table 1, continued DESCRIPTION

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G.
RECREATION PARK

Construct bikeways sewer & water (restrooms) Play area Parking Entrance
road 100'

TOTAL

\$ 16,000

20,000 13,500 10,000

2,500 \$ 62,000

1990

H.
PROMOTION OF STOCKBRIDGE

Promotional brochure: prepare marketing brochure for Stockbridge; promote
industrial park, commercial business. Will be developed so that it can
be added to Ingham County's promotional material.

Photography Typeset & keyline Printing TOTAL

500 1,000

1,500 \$ 3,000

1988

Table 2.

STATEMENT OF TAX INCREMENT FINANCING REVENUES

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TOTAL PORGONAL PROFERTY

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TOTAL REAL PROPERTY

\$2,318,000

\$2,240,800

TOTAL REAL & PERSONAL

#2,860,000

\$2,727,100

#133,500

B

A Statement of the PROPOSED Method of Financing the

Development

The projects proposed in this plan will be financed with revenues captured under the tax increment financing procedure.

(See Section 1. for further explanation of the

TIF procedure.)

In 1985, the assessed value of real and personal property within the TIF District equalled

\$2,727,100.

In subsequent years, this total assessed value will grow as a result of new development and improvements to existing properties. This increase in assessed value is referred to as the captured assessed value.

The revenues

captured under the tax increment finance procedure is the tax levy of all taxing bodies within the district paid on the captured assessed value.

For 1986, this captured assessed value results from a \$133,500 increase in real and personal property valuation within the district.

In 1985, the total tax levy on property within the Stockbridge TIF District was 64.5288 mills. This was broken down as follows in Table 2..

Applying this millage levy to the 1986 captured assessed value yields a projected income of \$8,615.00 to the tax increment district for 1986; the projected amount for 1987 is estimated to be \$34,000.

Subsequent years may yield a greater or lesser income, however, as new development takes place within the district, income to the TIF will increase.

Table 2.

N

1985 Total Tax Levy, Village of Stockbridge, Township of Stockbridge
Mills County operating tax

6.47 Hospital bond tax

.27 County Building

.1212 Jail renovation

.3526 Lake Lansing renovation

.0308 PW solid waste

.0107 Airport Authority

, 3535 Intermediate School combined

5.35 LCC

3.30

Township tax

1.0

School Tax

Operating allocation voter tax 1962 debt 1973 debt

9.0 22.0

3,45

Village

General

12.5

Total

64.5288

The Tax Increment Finance authority has the option of
expending funds in the year that monies are received or

borrowing based on future income.

Initially, projects will

be financed out of current income. For purposes
of completing some projects in this plan, it may, in

the

future, be desirable and economically feasible to borrow or issue bonds to be repaid with TIF revenues.

ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS

TO BE DISPLACED

A.

Estimate of the Number of Persons Residing in the

Development Area The SpA established the TIF District on July 1, 1986.

There were ninety-three (93) individuals residing within the development area at that time.

B.

Estimate of the Number of Families and Individuals to Be Displaced

At this time, there are expected to be no individuals or families displaced as a result of this plan.

Statistical Profile of the Community

Stockbridge's 1980 census population was 1213.

Estimated 1985 population is 1220.

1980 educational levels indicated that 748 of Stock bridge residents over the age of 18

were high school graduates; 31% also had one or more years of college.

The 1979 median family income was \$20,603. This is slightly lower than the median family income for Ingham County which was \$21,921 in 1979.

XI. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING

JURISDICTIONS IN WHICH THIS DISTRICT IS LOCATED

As stated previously, under the tax increment financing

procedure, the annual TIF revenue generated in a given year is calculated by multiplying the captured assessed value by the

total millage levied by all taxing jurisdictions. At the present time, this total millage is 64.5288 mills, as broken down on

Table 2.

Since the tax increment financing plan generates revenue

only on any increased or captured assessed value above the

initial established State Equalized Value (SEV), each taxing

jurisdiction will continue to levy taxes against the existing sev of \$2,727,100.00. That is the

SEV that will be used by taxing

authorities over the life of this plan.

Any increases in SEV will result in revenues to the TIF and not to the taxing jurisdictions in the development area.

Only the growth in taxbase (the captured assessed value) in the development area is used to finance the development plan.

The taxing units will continue to receive the full tax levy on the tax base in existence at the adoption of this plan.

In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned

each year to the taxing units.

The justification of the increment financing procedure is based on the expectation that all or a portion of the captured assessed value which is created would not have occurred without the stimulation of the public investment involved in the plan implementation.

Thus, the short-term investment made by the taxing units in foregoing part of the initial growth in tax revenues is repaid by the long-term growth in the area's commercial and industrial tax base.

As a final point, the duration of this plan is limited to the implementation of the goal and objectives.

Item 1 - LEGAL DESCRIPTION

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Norli, Ranga

Base, Village of Stockbridge, Ingham County, Michigan cuscibed as: Begimuins ill the
North 1/4 corner of Section 27, thence South along the North-South 1/4 line to a point
where the projection Northwesterly of the South line oi Lots 14 thru 39 of flometres
Addition Subdvision intersects said North-South 1/4 line, thence
Southeasterly on the

South line of said Lots 14 thru 39 and its projection Northwesterly to the
soutleasi

corner Lot 14 said Subdvision, thence Northeasterly to the Northeast corner Lot
14.

thence Southeasterly along the South right of way line M-52 (Main Street),
1381.33

feet more or less to the Northeast corner Lot 1 Block 1 Ellsworth's
Addition, thence

South along the West right of way line of Wood Street 498.3 feet to the
South line or

Elizabeth Street, thence East along South line of Elizabeth Street 243.5
feet, thence

South. 99 feet to the South line of Lot 6, Block 15. Original Town
Stockbridge, thence

East on South line Lots 6 and 7 of said Original Town Subdvision
70 feet to the West

right of way line of Clinton Street (M-52), thence South along said West right
of way

line to a point 434 feet South of the Southerly right of way line of 6.7.W.

Railroad,

thence West 425 feet more or less to the Southeasterly right of way line G.T.W. Rail

road, thence Southwesterly along said right of way of railroad to a point 660 feet due

West of East line Section 27, thence South parallel to and 660 feet West of said East

section line to the South line of Section 27, thence East along the South line of Section

27 to the Southeast corner of Section 27, thence East along the South line of Section 24

to the South 1/8 corner of the Southwest 1/4 of Section 26, thence North along the North

South 1/8 line of Southwest 1/4 Section 26 to the center of the Southwest 1/4 Section 26.

thence East along the East-West 1/8 Line of the Southwest 1/4 Section 26 to the center

line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 26. (HITE)

North along said East line of West 1/2 of Northeast 1/4 of Southwest 1/4 Section 26 to

the line

to

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line of Section 26, point out the Sirent

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Stockbrid

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330 final to Lhe northeast corner of Block .. orixin11 liVN ni Sirxkir iris, Lunet link :if

i lung: llie North ticle of Block 25, also being the deliline ol Spring Sim

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right of way line of Water Street, thence Soutin itlomy West. rische of way line Wille's Str'4.,

also being the last line of Block 24 Original Town 0L Stockiiride 262.15 feet to the North right of way line 6.T.W. Railroad, thence Soullwesterly along railroad rig ni

way 48.35 feet to the North right of way line Rice Sreet, thence West along the Vorlin

right of way line Rice Street 279.46 feet to the West right of way line Center Strici,

point also being the Southeast corner Block 23 Original Town of Stockbridge, thence Southerly and Westerly along the Westerly right of way line of 1.1.. Railroad property,

said line also being the Westerly line of railroad access road to the East' right or was

line Clinton Street (N-52), thence North along said East right of way Clinton Street to

the Northwest corner of Lot 3 Block !4 Original Town of Stockbridge, thence East along

North line said Lot 132 feet to the Northeast corner said Lot 3 Block 14, thence South

along East line of Lots 3, 2, and 1 of Block 14 said Subdivision 198 feet to the South

east corner Lot 1 Block 14, thence Last along South line of Block 14, also being the

North line of Vernal Street 181.5 feet to the Southwest corner of lot i Block 13

South-South 1/8 line 680.18 UL. Pre or less in the ceiling the Southward
vi

Section 23, thence West along the East-West 1/8 line of the Southwest 1/4 of Section
23 to the West 1/8 corner of the Southwest 1/4 of Section 23, thence South
along the

East line of Section 22 to a point 274 in
North, then Southeast corner Section ??,

thence West 795 feet, thence South 274 feet to the South line of Section 22,
thence

thence along the North line of Section 27 to a point North 89°05'12" East,
366.89 feet East

the North 1/8 corner of the Northeast 1/4 of Section 27, thence South
09°20'52" East

612.98 feet to the centerline of Main Street (M-52), thence North
70°33'30" West along

centerline of Main Street 175 feet, thence North parallel with the
North-South 1/8

line of the Northeast 1/4 Section 27 a distance of 119 feet, thence
Northwesterly para

parallel to the centerline of Main Street 99 feet to the North-South 1/8 line of
Northeast

1/4 of Section 27, thence North along North-South 1/8 line of
Northeast 1/4 a distance

of 373.94 feet to the North line of Section of 27, thence North
0°28'49" West, 537 feet

along the North-South 1/8 line of the Southeast 1/4 of Section 22, thence South
89°11'58" West, 1334.39 feet to the North-South 1/4 line of
Section 22, thence South

0°26'05" East, 393.01 feet on the North-South 1/4 line, thence South
85°32'34" East,

346.17 feet, thence South 09052'47" West, 228.48 feet to the centerline of M-52, thence

North 70029'30" West 323.41 feet along centerline, thence South 0026'05" East, 3.0 [cet

along North-South 1/4 line Section 22 to the South 1/4 corner Section 22 and the point

rebenaming.

VILLAGE OF STOCKBRIDGE

115 E. ELIZABETH ST., P. O. BOX 155 STOCKBRIDGE, MICHIGAN
49285

(517) 851-7435

LAND

(517) 851-7055

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October 17, 1986

Commissioner Jess Soble Chairman Ingham County Board of
Commissioners P.O. Box 319 Mason, MI 48854

Mr. Tim Boos President Stockbridge Community School Board ☆
Administration Office 305 Elizabeth Street Stockbridge, MI 49285

President Ingham Intermediate School District 2630 W. Howell Road
Mason, MI 48854

Re: village of Stockbridge Tax Increment Financing Plan

Gentlemen:

The Stockbridge Downtown Development Authority has prepared and filed with the village of stockbridge a proposed Tax Increment Financing Plan pursuant to Act 197 PA 1975, as amended. The village Council has scheduled a public hearing on the proposed plan for Monday, November 10, commencing at 8:00p.m, at the

Stockbridge village office, 115 E. Elizabeth Street, P.O. BOX 155, Stockbridge, Michigan. A copy of the notice of this hearing is enclosed for your reference,

As required by Section 14, paragraph 4, of Act 197 PA 1975, as amended, you are being provided notice of this hearing in order to afford you and your Board Members a reasonable opportunity to meet with the village Council concerning this plan. A copy of the proposed plan is enclosed for your review and reference.

The fiscal and economic implications of the proposed development area are contained in the body of the proposed plan. Members of your board are invited to present their recommendations at the public hearing or if you would prefer, at the regular meeting of the Stockbridge village Council scheduled for Monday, November 3,

Page two October 17, 1986

commencing at 7:00p.m.. You may also, if you wish, discuss this plan personally with Mr. Pat Long, village Manager, or submit written comments concerning the plan prior to the public hearing. Please notify me in advance if you or any members wish to be on the agenda for the regular Council meeting.

Sincerely,

Lucinda M-Collins

Lucinda Collins village Clerk

enc.

VILLAGE OF STOCKBRIDGE

115 E. ELIZABETH ST., P.
O. BOX 155 STOCKBRIDGE,
MICHIGAN 49285

(517)
851-7435

(517)
851-7055

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PROOF OF SERVICE

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I, Lucinda Collins, being first duly sworn, state as follows: 1. That I am the clerk of the village of stockbridge.

2. That pursuant to a Resolution Establishing a Public Hearing on a Tax Increment Financing plan and providing for Notice Stockbridge Village Council on October 8, 1985, I caused to be prepared a Notice of Hearing, a copy of which is attached hereto, and gave Notice of the same in the following manner:

a) Publication of the Notice in the Stockbridge Town Crier in its oct21, 1906 and Oct. 28, 1982 issues,

b) Posting of the Notice on Oct/ 1986 in the following public places in the village of stockbridge:

1. Villace Office - 11. StockBeiDGE Township Halk
2. Town CRAER 12. MINIX Penting & Office

Supply 3. Stock BRIDGE Harmacy 13. MAN'S
Souse6€ House 4. ABOVIT Fillmore
LASURANCE 14.16A Food Store 5. StockBUDGE
State Bank 15. StockBIRIDGE Mlpole School 6.
StockBRIDGE Post Office 16. Stock BRIDGE
LONES 7. Novak's Restaulant 17. ALTELL 8.
 HEETER HARDWARE . 1. StockB/21D6E
 LIBRARY
 9. BOBS FORD - 19. OTTKE'S CHEVROLET 10.
 CONSUM'S FOOD MRKET 20. MUGG Å Bopes

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c) Mailing of the Notice to all property tax payers of record in the
 Downtown District not less than 20 days before the Hearing.

Tienda K Collins

Lucinda collin

Clerk

Subscribed and sworn to
before me this ile day of Oct ,
1986.

man Laos Lantis

Notary Public hamuCounty, Michigan My

commission expires: novi6, 1986

VILLAGE OF STOCKBRIDGE

115 E. ELIZABETH ST., P. O. BOX 155 STOCKBRIDGE, MICHIGAN

49285

(517) 851-7435

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(517) 851-7055

to: ME

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NOTICE OF HEARING

TAKE NOTICE that a public Hearing will be held on the

10th day of November, 1986, commencing at 8:00p.m. at the Stockbridge village office, 115 E. Elizabeth Street, P.O. Box 155, before the Stockbridge Village Council for the purpose of hearing interested persons concerning the proposed Stockbridge

Tax Increment Financing plan,

The proposed development area in relation to highways, streets, streams or otherwise, is contained in the map of the Tax Increment financing District attached hereto and incorporated herein by reference.

Maps, plats and a copy of the complete development plan are available for public inspection, duplication and review at the village offices, 115 E. Elizabeth Street, weekdays during

normal office hours.

all aspects of the development plan will be open for review and discussion at the Public Hearing. All interested parties are invited to attend or submit any and all written

comments and communications concerning this plan,
prior to the hearing, to the village clerk, 115 E.
Elizabeth Street, P.O. BOX 155, stockbridge, MI
49285,

ficandam *Colins*

Dated: October 17, 1986

Lucinda Collins, Clerk

Stockbridge Village Clerk LUCINDA M, COLLINS

PUBLIC HEARING

49285. 16. E: Elizabeth Street, P.O, Box 168, Stockbridge, MI this plan, prior to the hearing, to the Village Clerk, all written comments and communications concerning terested parties are invited to attend or Albmit any and review : and discussion at the Public Hearing. ∴ All in

All aspects of the development plan will be open for weekdays during normal otace hours. reviow it the Village officer, '115 E, Elizabeth Street, plan ang anauable for public inepochon duplication and

Maps, plats and a copy of the compleate development

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11.

of the Tax Increment Financing District attached hereto streets, streams or otherwise, 'Is contained in the map The proposed development area la relation to hightiwny8

. Plan' . Ing the proposed Stockbridge Tax Increment Financing

for the purpose of hearing interested persons. concert P.O. Box 155, before the Stockbridge Village Council at the Stockbridge Village office, 115 E. Elizabeth Street, 10th day of November, 1986, commencing at 8:00 pm

Take notice that a Public Hearing will be held on the

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Take notice that a Public Hearing will be held on the 10th day of November, 1986, commencing at 8:00 A.m, at the Stockbridge Village office, 115 E, Elisabeth Street, P.O. Box 155, before the Stockbridge Village Council for the purpose of hearing interested persons concerning the proposed Stockbridge Tax Increment Financing Plan

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Maps, plats and a copy of the complete development plan are available for public inspection, duplication and review at the Village offices, 115 E. Elizabeth Street, weekdays during normal office hours,

All aspects of the development plan will be open for review and discussion at the Public Hearing. All interested parties are invited to attend or submit any and all written comments and communications concerning this plan, prior to the hearing, to the Village Clerk, 115 E, Elizabeth Street, P., Box 155, Stockbridge, MI 49285.

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PUBLIC HEARING

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LUCNDAMCOLLINS ; Stockbridge V wage Clerk

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The Town Crier, October 28, 1986 - Page 4

is Publisher of

The Town CRIER

a newspaper printed, published and circulated in the County of Ingham, and that the annexed notice has been published in said paper once, and that the publication thereof was on the28th day of ... OctoberA. D. 19.86

Sworn and subscribed before me this

30 day of October

19.4

1986

wordeR

INI

Notary Public, Ingham County, Michigan

My corrmision expires Publishers fee \$29.40

D. P. SCHicidad Notary Public, loghain County, MIL my Commission Expires May 12, 1967

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STATE OF MICIUGAN) -

County of Lngham

Charlotte Camp being duly sworn, deposes and says, that she is Publisher of

The Town CRIER

a newspaper printed, published and circulated in the County of Ingham, and that the annexed notice has been published in sald paper once, and that the publication thereof was on the

.....219t day of October.....A. D. 1986.

Chariny CARD

Sworn and subscribed before me this

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day of getel
Da, 1966

Notary Pusić, Ingham County, Michigan

My commission expires Pulilishers foc \$.10.....

09. 19. SCHWEIDER

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HEARING

November
10, 1986

PRESENT: E.Lehman-President Pro Tem, P.Long-Manager,
P.Clark-Treasurer, L.Collins-Clerk,
0. Corson, R.Howlett, R.McVay, M. Borden,
C.Dyer-Trustees.

ABSENT: President-W.A.Barber. CITIZENS: Duane
Glen, Dwight Heeter, Joann Long, Irene Runciman, Luanne Heinz,
Joe Hanna,

Meredith Hanna, Kathi Wurzel, Mary Lee Lantis, Doug Mills,
Evadene Sommer, John Dancer, Wilbur Lee, Helen Mitteer, Lois
Barbour, Gerard Kothe, Willah Wedden,

Phyllis Stowe, Ruth Wellman, Karen Vinson, Paul Minix. 8:00 PM

Special meeting called to order by President Pro Tem Elmer Lehman, Meeting
turned over to Bob Otdke-chairman. Introductions given: Ben Burkland, Ron

Filmore, Karen Winston Paul Minix, Dwight Heeter, Joann Long, Mary Lee Lantis, Kathi Wurzel, John Dancer, Jody Leatherberry, Hans Klocks, Wendall Barber, There will be no tax increase as a result of this tax increment plan. Meeting turned over to Ron Filmore: which he discussed points on: 1. permanent job opportunities. 2. Education is high 3. Housing is above standards. 4. Children are moving away because of no opportunities. 5. Location of Stockbridge is good, Gary Hallmark: discussed the needs of Stockbridge: 1. Industrial Park,

Additional Commercial

Shopping, Recreational

Park and Program Streets

and Maintenance, Downtown

Revitalization, Housing

Rehabilitation. Downtown

Business Group.

Creation of Financing Tools. 9. Promotion of Stockbridge.

Ben Burkland: discussed Strategies of Stockbridge. Goal-to preserve a small-town atmosphere while increasing employment opportunities and continuing to improve the quality of life. Objectives: 1.

Create jobs. 2. Develop an industrial Park, 3. Conduct a Market Analysis. TIF

District Boundries 1. Industrial Park 2. Commercial Expansion

Recreation

Park

Cowtown Revitalization 5.

Street & Sidewalk

improvements

Hallmarki parkercial

Spagram.

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Ed Grobee discussed on how to finance this project. Pro Tem Elmer Lehman opened meeting for public caiments Joe Hanna-from the school board, had a question on what happens to the school if they get out of formula and will it hurt their debt retirement, Bill Lee-had a comment on selling his chicken fam for economy is low. Not enough people who want to work, Pro Tem-E. Lerman introduced Village officials. Phyllis Stowe-had a question on the bypass and the l'emorial Field. Evadene Samer-had a question on service reaching her. Meeting will be set for November 17, 1986 at 7:00 PM. Motion by Howlett, Supported by Dyer to adjourn meeting at 9:52 PM. Carried.

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Lucinda M. Collins Village clerk
SPECIAL MEETING
November 17, 1986

PRESENT: President Pro Tem-E. Lehman, Manager-P. Long,
Treasurer-P.Clark, Clerk-L. Collins,
Trustees -O. Corson, R.Howlett, R. McVay, M.Borden, C.Dyer. ABSENT:
PRESIDENT WENDALL BARBER.

CITIZENS: Bob Ottke, Gary Hallmark, G. Kothe, W. Wedden,
B. Burkland, George Young.

7:00 PM Special Meeting called to order by President Pro Tem Elmer Lehman, Howlett questioned taxing with school.

Bob Ottke states there were no negative comments regarding the school when discussing the Tax Increment Financing Plan.

Motion by Howlett, Supported by McVay, to adopt ordinance for Tax Increment Financing Plan as prepared. Roll Call: 6 yeas, 0 nays. 1 Absent-Barber. Carried.

Committee to meet with DDA. Manager to set up time.

8:00 PM Meeting recessed. 8:10 PM Meeting resumed.

George Young (Wolverine Engineering) discusses problems with Sewer contracted by Mead Bros.

There are problems with irrigation system.

Suggestion to stop payments to Mead Bros until equipment is fixed.

Notification to be sent to Mead Bros that money will be held until proper action be taken upon project. It was the consensus of the

Council to proceed with Attorney-Joe Cox recommendation. Motion by Corson, Supported by Howlett, to adjourn meeting at 8:39 PM., Carried.

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Lucinda M. Guns

Lucinda M. Collins Village Clerk

ORDINANCE NO. 1300 (Enacted 11/11/86)

AN ORDINANCE TO ADOPT A **Tax INCREMENT FINANCING PLAN**

The village of **Stockbridge** ordains:

SECTION 1. The **Tax Increment Financing Plan prepared by the Stockbridge Downtown Development Authority dated October 16, 1946, is**

neCessary for the best interest of the village in order to halt property value deterioration and increase property tax valuation in the village Business District, to eliminate the causes of that deterioration and to promote economic growth and therefore, constitutes a public purpose.

SECTION 2. The contents of the Tax Increment Financing Plan meet the requirements contained in Section 17 (2), Act 197, P.A. 1975, as amended.

SECTION 3. The proposed method of financing the development contained in the Tax Increment Financing Plan is feasible.

SECTION 4. That the development proposed in the Tax Increment Financing plan is reasonable and necessary to carry out the purposes of the Downtown Development Authority Act, being Act 197, P.A. 1975, as amended.

SECTION 5. The Tax Increment Financing Plan is in reasonable accord with the master plan of the village.

SECTION 6. Public services, such as fire and police protection and utilities are or will be adequate to serve the project area. .

SECTION 7. Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the village.

SECTION 8. The terms, conditions and provisions of the Tax Increment Financing Plan are hereby approved in their entirety, as if incorporated herein by reference.

SECTION 9. The clerk is directed to notify the Treasurer for the village of Stockbridge, Treasurer for the Township of Stockbridge and the Treasurer for the County of Ingham to transmit to the village that portion of the tax levy of all taxing bodies paid each year on real and personal property in the project area on the captured assessed value.

SECTION 19. The Stockbridge Downtown Development Authority shall expend the tax increments received for the developed program only pursuant to the Tax Increment Financing plan. Surplus funds shall revert proportionately to the respective taxing bodies.

SECTION 11. Annually, the Stockbridge Downtown Development Authority shall submit to the council for the village, a report on the status of the Tax Increment Financing account. The report shall include: amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principal and interest on any outstanding indebtedness; the initial assessed value of the project area; the captured assessed value retained by the authority; the tax increments received; and any additional information the governing body considers necessary. This report shall be published in a newspaper of general circulation in the village.

SECTION 12, The Downtown Development Authority shall include in its yearly budget submitted to the Council for approval, its proposed use of all tax increment funds for the preceding year. The Stockbridge Downtown Development Authority shall not obligate itself or spend any tax increment funds without first having its budget approved or pursuant to amendments thereto.

Adopted this
day of November, 1986.

YEAS:

NAYS:

ABSENT:

ARGENTE president-w. Barber

ARSTAIN:

Elmer E. Fehmon Fancoil Bapher, President PRO

Tem Elmer LekMAN

I hereby certify the foregoing constitutes a true and complete copy of Ordinance No. 1340 duly adopted by the Council of the village of stockbridge, Ingham County, Michigan, on November 17, 1986, and the same was duly published on the 25th day of November 1986, in the Town Crier, in accordance with Section 4 of Act 3 PA 1895, as amended.

Lucinda Collins,

Clerk

14

NOTICE

VILLAGE OF STOCKBRIDGE:

AN ORDINANCE TO ADOPT A TAX INCREMENT FINANCING PLAN.

The Village of stockbridge ordains:

I hereby certify the foregoing constitutes a true and complete copy of Ordinance No. 1300 duly adopted by the Council of the Village of Stockbridge, Ingham County, Michigan, on November 17, 1986, and the same was duly published on the 25th day of November 1986, in The Town Crier, in accordance with Section 4 of Act 3 PA 1895, as amended,

LUCINDA COLLINS, Clerk P . . "

In old Scotland it was believed people born on Halloween could see and command spirits others could not.

The Town Crier, November 25, 1986 - Page 8

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SECTION 1 SECTION I. The Tax Increment Financing Plan, T prepared by the stockbridge Downtown Development Authority dated October 16, 1986, is necessary for the best interest of the Village in order to halt property value deterioration and increase property tax valuation i in the Village " Business District, to eliminate the causes of that deterioration and to proinote economic growth and therefore, constitutes a public purpose. : SECTION 2. The contents of the Tax Increment: Financing Plan meet the requirements contained in

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police protection and utilities are or will be adequate to serve the project area. : SECTION 7. Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the Village, * SECTION 8.* : The terms, conditions and provisions

of the Tax Increment Financing Plan are herehy - approved in their entirety, as if incorporated herein by reference,

SECTION 9, The Clerk is directed to notify the Treasurer for the Village of Stockbridge, Treasurer

for the Township of Stockbridge and the Treasurer : : for the County of Ingham

to transmit to the Village

that portion of the tax levy of all taxing bodies paid Reach year on real and personal property in the project

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ment Authority shall expend the tax increments received

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amount and source of revenue; in the account: the amount and purpose of

expenditures from the account; the amount of "principal and interest

on any outstanding indebtedness; the initial" assessed value of the

project area. the captured assessed value retained by the authority;

the tax increments received; and any additional information the governing

body considers necessary. This report shall be published in a newspaper of

general circulation in the Village, SECTION 12. The Downtown Development

Authority shall include in its yearly budget submitted to the Council for

approval, its proposed use of all tax increment funds for the preceding year.

The Stock bridge Downtown Development Authority shall not obligate

itself or spend any tax increment funds without first having its budget

approved or pursuant

to amendments thereto." ; . ADOPTED THIS 17TH DAY OF NOVEMBER,

1986.

YEAS: 8 - NAYS: 0 - ABSENT: 1 - ABSTAIN:

CLMDTT TIWA

STATE OF MICHIGAN --

County of
Ingham

Charlotte Camp being duly sworn, deposes and says, that she is Publisher of

The gown CRIER

a newspaper printed, published and circulated in the County of Ingham, and that the annexed notice has been published in said paper once, and that the publication thereof was on the

.....25.....day of
November...

.....A.

D. 19.86

...Charlotte a Cozy

^{JURY}
12-88

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Charlotte,
Caron

Sworn and subscribed before,
me this

.....day of DOA DANCERENA. D. 19..... ©

Notary Public, Ingham County, MI Aty Commission. Expires. Dec 21. 1934..... Notary
Public, Ingham County,
Michigan

My commission expires Publishers fee \$.
52.50.....