

Amended and Restated
**Development Plan No. 1 and
Tax Increment Financing Plan No. 1**



City of DeWitt
Clinton County, Michigan
Downtown Development Authority

Adopted January 3, 2006

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DEVELOPMENT PLAN

Purpose Of The Downtown Development Authority Act

Act 197 of Public Acts of 1975, as amended, of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration within business districts; to promote economic growth and revitalization; to encourage commercial revitalization and historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of a downtown development authority board; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in Michigan downtowns. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize economically distressed areas either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular redevelopment area and the development priorities sought by the community and board in the revitalization of its area.

Creation of the Downtown Development Authority

On May 7, 1981, the City Council of the City of DeWitt adopted Ordinance No. 96, creating a Downtown Development Authority under Public Act 197 of 1975, and designating the boundaries of the Authority district within which the Authority will exercise its powers. The 1981 district included the core downtown area along Bridge Street bounded on the north by Madison, on the south by City of DeWitt park land along the Looking Glass River, on the east by the City Hall, and the west by civic uses along Scott Street.

Basis For The Development Plan

The Downtown Development Authority Act provides the legal mechanism for local officials to address the need for economic development in the redevelopment district. In the City of DeWitt, the Development Authority District, subject of this Development Plan, can be generally described as including the core downtown area along Bridge Street bounded on the north by Madison, on the south by Riverside Park, on the east by the City Hall, and the west by civic uses along Scott Street. The Development Plan area boundary is illustrated as Map/Graphic 2.

Map/Graphic 1
City of DeWitt Downtown Development Authority District



CITY OF DEWITT
DDA District
DATA SOURCE: ESRI/DEWITT AREA DEVELOPMENT AUTHORITY

 DDA Boundary

1 1 1 1
DeWitt & Rader

GENERAL DEVELOPMENT PLAN

The need for establishing the Development District (referred to as "Development Area") is founded on the basis that the future success of DeWitt's current effort to revitalize its business districts will depend, in large measure, on the readiness and ability of its public sector to initiate public improvements that strengthen the business districts, and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The General Development Plan referenced herein suggests the following:

- ◊ Continued redevelopment of the commercial area within the district by encouraging the reinvestment of public and private funds,
- ◊ Efforts to integrate the commercial and residential properties within the development area,
- ◊ Efforts to maximize the potential of the downtown business district along Bridge Street,
- ◊ Linkage of City Hall and public parks to the DeWitt business district,
- ◊ Efforts to create development opportunities for new commercial and residential developments,
- ◊ Installation of pedestrian improvements that would support and strengthen the business district such as streetscape improvements, and linkages with public and private facilities,
- ◊ Integration of transportation enhancements, which improve the circulation and traffic in and around the downtown area,
- ◊ Initiate infill and redevelopment projects in the Development Plan area,
- ◊ Facilitate shared parking arrangements among private properties, and
- ◊ Addition of civic uses to the business district.

DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of DeWitt and the City of DeWitt Downtown Development Authority. The City of DeWitt established the Downtown Development Authority pursuant to Act 197 of Public Acts of 1975, as amended, through adoption and publication of Ordinance 96, adopted May 7, 1981. The Downtown Development Authority Development Area boundary is contiguous with the Authority's District as illustrated on Map/Graphic 2 and can be generally described as incorporating public right-of-way along Bridge Street, Main Street, Madison Street, Jefferson Street, Washington Street, Scott and Franklin Street. The City of DeWitt Downtown Development Authority adopted its current Development Plan and Tax Increment Financing Plan in December 1985 (Ordinance #101), and amended the Plan in December 1993 (Ordinance #101 Effective 12/23/93). The 2005 Development Plan and Tax Increment Financing Plan, amends and restates the December 1993 Development Plan and Tax Increment Financing Plan. It was adopted by the City of DeWitt City Council after the required public hearing on January 3, 2006 and became effective upon publication on January 8, 2006.

Map/Graphic 2
Development Plan Area Boundary



CITY OF DEWITT
DDA Development District
DDA, INCORPORATED DECEMBER 1998, INC.

 DDA Development Boundary



1 2 3
Reed & Reed

2A. Location and Extent of Existing Streets and other Public Facilities

Public land uses, within the Development Area, include right-of-ways under the jurisdiction of the City of DeWitt. Public facilities within the development area include the DeWitt City Hall and various Riverfront parks.

2B. Location, Character and Extent of Existing Public and Private Land Uses within the Development Area

Existing land uses within the Development Area are composed of public and private land uses.

Public Land Uses

Public right-of-ways along Bridge, Franklin, Scott, Madison, Jefferson, Main, and Washington are under the jurisdiction of the City of DeWitt. Public facilities within the development area include the DeWitt City Hall, Riverside Park, and River Park Trail.

Private Land Uses

- A. Residential – There are several single family residential parcels within the DDA district, and several second floor residential apartments above downtown buildings.
- B. Commercial – Commercial properties within the development area include the downtown, and businesses along Bridge, Main, and Washington Streets. The downtown business area reflects a traditional pattern of zero lot line buildings with on-street parking and off-street public parking lots. The downtown is more pedestrian oriented than fringe commercial land uses.
- C. Industrial – There are no industrial uses in the DDA District or the DDA Development Plan area.
- D. Transportation - There are no daily private transportation facilities such as railroad lines and/or truck terminals within the Development Area.

Vacant Land / Buildings

The “Downtown Market Study & Analysis” noted the presence of approximately eight buildings that were vacant and useable for new businesses.

3. Location and Extent of Proposed Public and Private Land Uses.

The Development Plan envisions the integration of public and private land uses as a method of strengthening the economic base of the Development Area. Future plans envision a series of public improvement projects, and shared public parking facilities. A number of public projects and programs are outlined in City of DeWitt Downtown Market Study and Analysis (June 2004) which are incorporated in this Development Plan as identified and eligible projects.

4. Legal Description of the Development Area

The boundaries of the Downtown Development Authority shall be as set forth on that map attached hereto and made a part hereof by reference and as described as follows:

City of DeWitt, Clinton County, State of Michigan:

That part of the Original Plat of the Town (now city) of DeWitt, recorded October 26, 1841, in Liber A, Page 573 of Plats, Clinton County Records, Sections 5 and 8, T5N, R2W, Clinton County, Michigan, beginning at the Northwest corner of the intersection of the rights-of-way of Scott Street and Madison Street; thence running South to a point approximately 30 feet South of the Northeast corner of Lot 328, Block 42; thence West to the East boundary of Lot 327, Block 42; thence North 30 feet to the Northeast corner of Lot 327, Block 42; thence West to the Northwest corner of Lot 325, Block 42; thence South to the Southwest corner of Lot 397, Block 47; thence West to the Southwest corner of Lot 393, Block 46; thence South to the South bank of the Looking Glass River; thence East to the Northwest corner of Lot 15, Assessors Plat of the Village (now city) of DeWitt of the North 1/2 of Section 8, South of the Looking Glass River, T5N, R2W, Clinton County, Michigan recorded June 23, 1930, Liber 2, Page 6 of Plats, Clinton County Records; thence South 208.17 feet; thence East 145 feet; thence North 90 feet; thence East along the South lot line of Lot 1 (known as Riverside Park); thence Southeast along the East lot line of Lot 4 to the North right-of-way of East Dill Drive (formerly Mill Street); thence Northeast along the North right-of-way of Dill Street to a point 289 feet West of the East Section line of Section 8, T5N, R2W; thence North to the North bank of the Looking Glass River; thence West along the North bank of the Looking Glass River to the Southwest corner of Lot 448, Block 55; thence North to the Northeast corner of Lot 285, Block 37; thence West 177.20 feet; thence South 147.10 feet; thence West to the East line of Lot 344; Block 38; thence South to the Southeast corner of Lot 410, Block 51; thence Westerly along the North bank of the Looking Glass River to a point South of the Southwest corner of Lot 365, Block 50; thence North to the Northwest corner of Lot 366, Block 50; thence East to the Northwest corner of Lot 364, Block 51; thence North to the Southwest corner of Lot 341; Block 38; thence North 85.07 feet; thence West 132 feet to a point approximately 47.04 feet South of the South line of Lot 293, Block 39; thence North to the Southwest corner of Lot 293 Block 39; thence West to the Southwest corner of Lot 295, Block 39; thence North to a point approximately 15 feet North of the South line of Lot 232, Block 32; thence West to the West side of Franklin Street; thence South to a point 98.66 feet North of the Northwest corner of the intersection of East Main Street and Franklin Street; thence West approximately 66 feet; thence North approximately 99 feet; thence West approximately 66 feet; thence North to the Southeast corner of Lot 126, Block 14; thence Westerly along North side of Madison Street to the Point of Beginning. All of the described property is situated in the City of DeWitt, Clinton County, Michigan.

5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

The proposed development program for the Development Area incorporates the integration of public and private improvements. The overall project descriptions and schedule of phasing for projects in the Development Plan have been delineated in the next section by their respective location within the Development Area. As previously mentioned, the purpose of the DDA is to revitalize the business district and encourage reinvestment in property. Projects, which cannot be quantified at this time but are necessary for the success of the plan, include those that involve the private sector. The DDA's role in these projects is to provide the infrastructure (streets, parking, utilities, pedestrian amenities, lighting, etc.) to support the private initiative, or in some cases acquire and package the land necessary to accommodate the private development. The plan does not contemplate the demolition of public improvements at this time. The projects and programs

identified in this plan were also described in the City of DeWitt Downtown Market Study and Analysis (June 2004).

6. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.

Projects and programs outlined for funding consideration are based on the DeWitt DDA Framework Plan, which was prepared as part of the DeWitt Downtown Market Study and Analysis (June 2004). The Framework Plan envisions the installation of primary and secondary street streetscape improvements, several new commercial in-fill buildings primarily on Main Street, four collective off-street parking facilities, and a series of pedestrian shared pathways linking the downtown to community parks and civic uses.

Projects proposed for implementation in the development area delineate various public improvements confined to the public right of way, and projects undertaken to support the continued revitalization of the downtown. Cost estimates listed in Table 1 are estimated costs and will be refined as design plans are completed for individual projects. Funding for the public improvement proposed from a variety of sources including tax increment revenues, Federal and State sources, and other additional sources depending on the scope and location of the project. In addition, funds may be sought from Community Development Block Grant funds, Rural Development Administration, Clean Michigan Initiative (CMI), Michigan Department of Transportation, and Michigan Economic Development Corporation, which promotes the "Cool Cities" Initiative, and Michigan Department of Natural Resources.

SUPPLEMENTARY PROGRAM INFORMATION

Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2003 (SAFETEA)

The U.S. Department of Transportation funding program provides pass through funding to each State for highway improvements, aesthetic enhancements, non-motorized projects, and traffic and safety projects. The Michigan Department of Transportation coordinates the funding through their office of Economic Development. Funding is available for streetscape improvements, pedestrian related projects, and non-motorized facilities.

Land & Water Conservation Fund

Funding for this federal program comes from off-shore drilling leases on federal bottomlands. Funds are dispersed to each State based on a formula. The Michigan Department of Natural Resources administers the program, and funds provide for local government park and recreation projects on a competitive basis. There is a 50% match for these funds, and funding can be used for a variety of local park and recreation projects. MDNR does require local governments applying for the funds to submit a five-year recreation plan prepared using state guidelines.

Michigan State Housing Development Authority (MSHDA)

The Michigan State Housing Development Authority offers several programs to local governments. One is the rental rehabilitation program. MSHDA's Office of Community Development makes Housing Resource Fund awards to local units of government to encourage the rehabilitation of affordable rental units. A community may loan property owners up to 75 percent of rehabilitation costs, not to exceed \$15,000 per unit. Funds may be combined with MSHDA's Single Family Property Improvement Program (PIP). This loan may be forgiven after five years; although 100 percent of the assistance must be repaid by the borrower should any term or condition of the program be violated.

Governor's Cool City Initiative

The Governor's Cool City Initiative is about capitalizing upon inherent strengths of Michigan's cities to be attractive places to live for an increasing diverse group of residents. The Michigan Cool City Pilot Program creates a Toolbox that represents an unprecedented collaboration of state agencies, and offering state agency resources that can be used to move our state toward the goal of creating Cool Cities that simultaneously retain and attract workers and jobs. This Toolbox, under the Governor's initiative, is an effort to promote holistic approaches and ongoing investment in neighborhoods that have, or are moving to create, a mix of residential and commercial uses, mixed income housing, and a pedestrian-friendly environment. This is as important in downtown and near downtown areas as it is in more traditional residential neighborhoods (from the Cool Cities RFP 4 2004).

The Cool Cities program is a 3-year initiative. Twelve projects per year will be accepted into the Cool Cities program. Decisions will be made on the basis of the neighborhoods identified, specific project submitted, the strength of the partnerships, the level of public and private investment in the project, and the anticipated ability of that project to make a significant impact in the neighborhood.

Table 1-A
Estimated Cost of Improvements

Project	Program Description	Forecasted Cost
<i>Organizational Strategies</i>		
By-Law Review	Establish Committees using the National Main Street Center as a Guideline	-
DDA Communications	Preparation of DDA communication materials including newsletters, sign boards, press releases, and weekly newspaper column	\$ 1,500
Memberships*	Participation in state and national organizations which focus on downtown revitalization	\$ 750
Annual Strategic Plan Meeting*	Conduct annual meeting to review progress on the master plan and to revise goals and priorities	\$ 500
DDA Budget	Utilize DDA budget and TIF revenues as a local match for state and federal grant programs	-
Partnerships	Develop working relationships with the City Planning Commission, the Township Planning Commission and the DeWitt Business Association	-
<i>Design and Physical Improvement Strategies</i>		
Façade / Sign Grant Program*	DDA sponsored grants to property owners for eligible improvements (2 projects per year)	\$ 10,000
Low Interest Loan Pool	Local lending institution program to provide lower interest loans (1/2 to 1% below prime) for eligible improvements	\$ 150,000
Façade Study and Façade & Site Guidelines	Commission a façade study and written guidelines for facades and site layout in the DDA district	\$ 25,000
Sign Guidelines	Prepare guidelines for private signage in the downtown.	\$ 10,000
Wayfinding System	Design and install a uniform and consistent sign system for "Welcome," "Facility," and "Directional" Signs.	\$ 25,000
Parking Lot Improvements	Obtain topographic and boundary surveys of the rear parking areas to refine the conceptual design for shared rear parking. Rally interest and support for the project. Based on acceptance, get easements for the installation of shared rear parking lots.	\$ 30,000
Shared Parking Lots	Southeast Lot	\$ 280,000
	Northeast lot	\$ 200,000
	Southwest lot	\$ 210,000
	Northwest lot	\$ 240,000
Trail Connections	Pedestrian Connections	\$ 250,000
	Acquire property easements to install a trail connection to City Hall from Washington Street	\$ 60,000
Streetscape Improvements	Design and install consistent streetscape improvements with DDA Design Committee input and approval	\$ 1,500,000
	Angled on-street parking	\$ 45,000
Corridor Improvements	Extend the Downtown lighting throughout the district	\$ 750,000
Gateways**	Design and install special treatments at the gateways to the district that complement the streetscape improvements	\$ 50,000
<i>Economic Development Strategies</i>		
Market Analysis	Utilize results of Market Analysis to enhance market opportunities	-
Business Expansion / Retention Program	Prepare a Business Expansion / Retention Program using the Market Study as a Guideline	\$ 7,500
Business Recruitment Program	Prepare a Business Recruitment using Prospects Identified in the Market Study	\$ 15,000
Architectural Study of Vacant Buildings**	Conduct a study of the potential costs associated with redevelopment of vacant buildings.	\$ 5,000
Acquisition Program	Utilize TIF revenues to acquire property and/or buildings for redevelopment	\$ 750,000
<i>Marketing and Promotion Strategies</i>		
Marketing and Promotion Program*	Utilize a committee to develop and implement a marketing program for the DDA district	\$ 5,000
Web Site	Develop and maintain a DDA sponsored web site which is linked to other governmental sites.	\$ 1,500
Downtown Events*	Maintain and improve the quality of events in the downtown and develop programs to increase downtown events.	\$ 5,000
<i>Local Government Strategies</i>		
Amend Zoning Ordinance	Amend the zoning ordinance to reflect the recommendations of the Façade and Site Guidelines	\$ 2,500
Downtown Overlay District	Enact a Downtown Overlay District which regulates building utilization, signage, and façade improvements	\$ 3,500
Review Site Plan Approval Process	Review the site plan approval process to ensure that requirements and intentions are being met	-
		\$ 4,624,000

Table 1-B
Project and Program Activity Timeframe















Project	Program Description	Activity Timeframe	Primary Party	Secondary Party
<i>Organizational Strategies</i>				
By-Law Review	Establish Committees using the National Main Street Center as a Guideline	2	DDA	-
DDA Communications	Preparation of DDA communication materials including newsletters, sign boards, press releases, and weekly newspaper column	1	DDA	-
Memberships*	Participation in state and national organizations which focus on downtown revitalization	1	DDA	-
Annual Strategic Plan Meeting*	Conduct annual meeting to review progress on the master plan and to revise goals and priorities	2	DDA	-
DDA Budget	Utilize DDA budget and TIF revenues as a local match for state and federal grant programs	2	DDA	-
Partnerships	Develop working relationships with the City Planning Commission, the Township Planning Commission and the DeWitt Business Association	1	DDA	various
<i>Design and Physical Improvement Strategies</i>				
Façade / Sign Grant Program*	DDA sponsored grants to property owners for eligible improvements (2 projects per year)	2	DDA	-
Low Interest Loan Pool	Local lending institution program to provide lower interest loans (1/2 to 1% below prime) for eligible improvements	1	DDA	BANK
Façade Study and Façade & Site Guidelines	Commission a façade study and written guidelines for facades and site layout in the DDA district	1	DDA	Planning Commission
Sign Guidelines	Prepare guidelines for private signage in the downtown.	2	DDA	-
Wayfinding System	Design and install a uniform and consistent sign system for "Welcome," "Facility," and "Directional" Signs.	2	DDA	CITY
Parking Lot Improvements	Obtain topographic and boundary surveys of the rear parking areas to refine the conceptual design for shared rear parking. Rally interest and support for the project. Based on acceptance, get easements for the installation of shared rear parking lots	1	DDA	-
Shared Parking Lots	Southeast Lot	1	DDA	Private
	Northeast lot	2	DDA	Private
	Southwest lot	2	DDA	Private
	Northwest lot	3	DDA	Private
	Pedestrian Connections	2	DDA	Private
Trail Connections	Acquire property easements to install a trail connection to City Hall from Washington Street	3	DDA	-
Streetscape Improvements	Design and install consistent streetscape improvements with DDA Design Committee input and approval	2	DDA	-
	Angled on-street parking	1	DDA	-
Corridor Improvements	Extend the Downtown Lighting throughout the district	3	DDA	CITY
Gateways**	Design and install special treatments at the gateways to the district that complement the streetscape improvements	3	DDA	CITY
<i>Economic Development Strategies</i>				
Market Analysis	Utilize results of Market Analysis to enhance market opportunities	1	DDA	CITY
Business Expansion / Retention Program	Prepare a Business Expansion / Retention Program using the Market Study as a Guideline	1	DDA	CITY
Business Recruitment Program	Prepare a Business Recruitment using Prospects Identified in the Market Study	1	DDA	CITY
Architectural Study of Vacant Buildings**	Conduct a study of the potential costs associated with redevelopment of vacant buildings.	2	DDA	-
Acquisition Program	Utilize TIF revenues to acquire property and/or buildings for redevelopment	2	DDA	-
<i>Marketing and Promotion Strategies</i>				
Marketing and Promotion Program*	Utilize a committee to develop and implement a marketing program for the DDA district	1	DDA	-
Web Site	Develop and maintain a DDA sponsored web site which is linked to other governmental sites	2	DDA	-
Downtown Events*	Maintain and Improve the quality of events in the downtown and develop programs to increase downtown events.	1	DDA	CITY
<i>Local Government Strategies</i>				
Amend Zoning Ordinance	Amend the zoning ordinance to reflect the recommendations of the Façade and Site Guidelines	2	CITY	DDA
Downtown Overlay District	Enact a Downtown Overlay District which regulates building utilization, signage, and façade improvements	2	CITY	DDA
Review Site Plan Approval Process	Review the site plan approval process to ensure that requirements and intentions are being met	1	CITY	DDA
* annual expense				
** each				
Timeframe	Funding Sources:			
1 Within One Year	MDNR - Michigan Department of Natural Resources			
2 Commence within 1 - 3 Years	MDOT - Michigan Department of Transportation			
3 Within 4 Year to 7 Years	SAFETEA - Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2003			
	Act 51 - Local Street Fund (Gas Tax Reimbursement)			
	MEDC - Michigan Economic Development Corporation			

Map/Graphic 3



Aerial photograph manipulated by PBI to reflect new construction

LEGEND

-  Project Boundary
-  Redevelopment Opportunity
-  Infill project
-  Civic Buildings
-  Primary Streetscape Improvements
-  Secondary Streetscape Improvements
-  Proposed On-Street Angle Parking
-  Pedestrian Access Walk
-  100% Baseline Intersection
-  Primary Pedestrian Crossing
-  Secondary Pedestrian Crossing
-  Gateway
-  Trail Connections
-  Parking Lot Improvements



DeWitt DDA Framework Plan

2018

Berrett & Raeder

Development Plan Project and Program Descriptions

REDEVELOPMENT STRATEGY

The DeWitt Framework Plan illustrates a long-term vision for the downtown with significant redevelopment infill projects with the intention of strengthening the downtown. These projects will range from rehabilitation to infill construction to the possible demolition and construction of new buildings. This provides DeWitt with prime opportunities to improve the visual quality and character of the downtown. The best way to accomplish this goal is with the creation of and adherence to design guidelines. While a number of public projects will improve the district, the desired outcome will not be reached without public / private partnerships which will be instrumental in getting projects started and providing public amenities, including shared rear parking lots in the downtown.

IMPLEMENTATION STRATEGY

Introduction

The City of DeWitt should employ the National Main Street organizational structure as a model to accelerate the implementation strategy. The National Main Street Program model for downtown revitalization has a proven national track record. The State of Michigan is again embracing the National Main Street Program model for downtown revitalization.

The Main Street Program divides downtown revitalization into four components: Organization, Design, Economic Restructuring, and Promotion/Marketing.

Organizational Strategies

By-Law Review

The Downtown Development Authority (DDA) should review and amend the DDA By-Laws to include the formation of four working committees: organization, design, economic restructuring, and marketing.

Memberships

In order to stay up-to-date with current trends, issues and problems facing downtowns, the City and DDA should consider or continue memberships in the Michigan Downtown Finance Association, National Main Street Center, and the Michigan Economic Developers Association. These organizations can provide vital information and education regarding economic development, grant and funding availability, and commercial district revitalization.

Communication

Communication between the DDA, City, Township and residents is critical to the success of the Downtown Development Authority plans and projects. An overall public relations program to raise the level of awareness of DDA activities and accomplishments should be instituted. Such a program will raise the level of community awareness regarding the work of the DDA. This can be achieved via:

- DDA newsletters
- Press releases
- Weekly newspaper column
- Community radio announcements

The DDA should also consider delegating a representative to serve on the DeWitt Business Association in order to develop joint and mutually beneficial strategies.

Annual Strategic Planning Session

The City and DDA should schedule an Annual Strategic Planning Session to review the Master Plan and update if necessary.

Code Enforcement

The City and DDA should continue to focus attention on code enforcement matters such as nonconforming signs, building uses, blight, and maintenance problems.

Design and Physical Improvement Strategies

In order to increase the physical appeal to business owners, investors and potential customers, Design and Physical Improvement Strategies must be a vital part of DeWitt's revitalization program. The City currently participates in aspects of making physical improvements in the district, including: street furnishings at City Hall and the parks, maintenance issues, development of park land, and other physical improvements within the district. In addition to these activities, the Committee and the DDA may also consider the following:

Facade/Sign Grant Program

Continuing the incentive programs for business and building owners to improve and maintain the district's building facades and signs. In order to perpetuate the facade program it may need to designate a funding source or restructure into a loan program.

Low Interest Loan Pool

Establish with local lending institutions the creation of a low-interest loan pool, which can be used for the improvements to exterior facades, building rehabilitation and conversion of upper story spaces to residential units or office space. Local lending institutions should view their participation in the program as part of their respective Community Reinvestment Act (CRA) activities. Historic Building improvements to facades must be in compliance with the Secretary of the Interior Standards for Rehabilitation of Historic Buildings.

Design/Facade Study

Consider completing a design study for one of the main blocks of downtown. This study would show existing and proposed conditions and outline guidelines to achieve the goals of the improvements. The study could be used for all future developments as a guide for appropriate facade improvements.

Design Guidelines

Design Guidelines, whether mandatory or voluntary, will help to guide the appropriate design of facade, sign, and other physical improvements in the downtown district. At the very least, review the National Trust for Historic Preservation publication on appropriate improvements to historic buildings. A pro-active approach to facade improvement needs to be established and with the right tools in hand, i.e. incentive programs and design guidelines, the DDA/City should continue to realize goal of facade improvements in the district.

Streetscape and Parking Lot Improvements

Typically, streetscape and parking lot improvements should be reviewed by the Design Committee for recommendation to the DDA Board. An ad-hoc committee could also be set in motion for these types of projects.

Way-finding System

One of the recommendations noted in this plan is to develop a 'Way-finding System' to and around the Downtown district. The Design Committee should oversee the development of this project and make recommendations to the DDA/City.

Economic Development Strategies

The goal of an Economic Development Strategy is to strengthen the existing economic assets of the business district while diversifying the economic base. Activities include analysis of current markets, retaining and expanding existing businesses, recruiting new businesses to create a balanced mix, converting vacant and under-utilized spaces to productive properties, and creating attractive public/private financing mechanisms to encourage development.

Market Analysis

The market analysis conducted and included in this planning process is an essential tool in making decisions about business development, real estate development and promotional strategies. It must be used actively and understood and used by the DDA/City. This analysis will give the DDA and the City a sense of what downtown's market opportunities are and give some direction on what the downtown should become. The most apparent uses for market analysis in an economic development strategy is to: assist in creating an overall revitalization strategy; assist existing businesses considering repositioning by changing or expanding product lines; evaluating whether or not to proceed with proposed development projects; utilizing data for business recruitment packages; fulfilling lender requirements for financing; and helping to influence public policies including land use, zoning, and public improvements.

Business Retention

Business retention starts with thoroughly knowing each and every business, understanding the needs of the district, and pro-actively meeting those needs. Business retention can be as simple as maintaining a safe, clean and well-maintained environment or can become a full-blown program of financial assistance, workshops and seminars, and marketing/promotion efforts provided by the DDA/City. Other business retention activities include:

- Distribute and explain market analysis information at a meeting held by the DDA/City.
- Provide assistance programs to renovate buildings/signs.
- Encourage joint and cross advertising programs to ease costs to business owners and to portray a united image.
- Create a master direct mail or e-mail list for special promotions of the district.
- Hold 'Town Meetings' periodically to allow business owners to be heard regarding issues affecting the downtown.
- Consider an overall Marketing Program to promote the district as a whole.
- Continue the calendar of downtown events and promotions to raise awareness of the district

Business Recruitment

Business recruitment strategies are essential to the success of a comprehensive revitalization plan. One of the most effective recruitment tools a downtown district can have is an effective program to assist existing businesses in remaining downtown or expanding their businesses within the downtown. Through this process, the businesses will be strengthened and they, in turn will become an important recruitment tool. Once the business retention program is solidly underway, a comprehensive business recruitment strategy can be prepared. To develop an overall Business Recruitment Strategy, the DDA/City should:

- Maintain a database of available lots, buildings and rental spaces.
- Develop a list of desired businesses to be recruited utilizing the information derived from the Market Analysis Report.
- Match desired businesses with available locations.
- Develop a Business Recruitment Packet including: market analysis and demographic information, trade area statistics, geographical features (access to highway, parking lots, proximity to popular destinations), commercial district characteristics (anchors, number of employees, organizations, calendar of events, financial assistance, revitalization strategy, etc.)

- Keep realtors informed and supply them with the above information.

The Business Recruitment packet should be well designed and of very high quality. Information within the packet should be personalized for each prospect. The information should be maintained and updated on a regular basis. The DDA/City should serve as the central resource for prospective businesses in the Downtown District.

Redevelopment Projects

The Framework Plan identifies areas within the downtown that are opportunities for redevelopment or infill projects, including Keck's the old Auto Parts store, Hovey's location and the north side of Main Street between Franklin and Bridge Streets. In some instances the City may have to acquire or obtain an option on the property prior to soliciting a developer. These public-private partnerships in DeWitt have been successful in the past and can add significantly to the vitality of the downtown and the tax base as the Bridge Street Center demonstrated. Future development in line with the framework plan will typically involve the DDA as a stakeholder in the project as a potential "financier" of infrastructure and site improvements (rear parking). The DDA should use this leverage to procure a higher level of quality in a project. As happens in many communities in transition, a lesser quality standard is accepted in order to initiate development and often compromises the character of the district.

Land Acquisition

Set aside a portion of TIF revenues to establish a land acquisition fund. The fund's purpose is to finance the acquisition of property to facilitate select redevelopment projects.

Downtown Parking Plan

The framework plan includes a suggestion for improving parking in the downtown. To further understand the parking issues in DeWitt, a downtown parking plan should be considered. Such a study should be conducted with the intention of maximizing on-street and off-street parking opportunities. It should include a database of floor space and building uses, the quantification of actual parking demand (i.e., the behavior of all those who use downtown parking facilities), and the application of downtown parking demands onto future build-out projections. Further, the study would indicate the best locations for new parking lots, the conversion of underutilized parking lots to potential infill developments, and assess the effectiveness of local parking standards.

Marketing & Promotion Strategies

Raising the level of awareness of the downtown district is key to the success of the businesses and the district as a whole. Creating an overall marketing and promotion programs directed at target markets will help increase awareness and bring new customers to the downtown.

Developing a Marketing & Promotion Program

Recommendations include:

- Continue strengthening existing festivals, events and promotions. Complete an 18-month Calendar of Downtown Events so that it can be readily available for business prospects, recruitment packages, customers, and visitors. This will also be helpful in future planning of events.
- Work with the local newspaper to submit a weekly downtown news column. Include news about what's new in downtown businesses, promotions, events, City updates.
- Submit downtown events and happenings to local and regional radio stations. Most have free community spotlights. Some even have programs that give you an opportunity to be a guest weekly, monthly or quarterly.
- Consider cooperative district-wide advertising with local businesses on all types of media to advertise as a district and to keep costs down for everyone.

Web Site

Maintain a DDA web site, which includes a summary of market demographics and profiles, trade area information, downtown way-finding and parking lot map, and information on existing businesses. Where possible provide a link to existing business websites to increase market exposure and penetration. Lastly, make the market study available as a downloadable "PDF" file.

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

The time schedule for construction of the public improvement program for projects enumerated in the Development Plan would occur over the next thirty (30) years and would be contingent on the availability of other funding sources to leverage forecasted tax increment revenues. Improvements proposed in the amended plan are considered public-private initiatives and therefore involve close coordination with the City of DeWitt, state and federal agencies, and private developers.

8. Parts of the Development Area to be Left as Open Space and Contemplated Use.

Concerning the public improvements outlined, open space within that portion of the Development Area covered by the Development Plan will be confined to right-of-ways, pedestrian walks along streetscapes, water related recreation activities along the Looking Glass River.

9. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.

Currently there are no properties that the Downtown Development Authority owns that it desires to sell, donate, exchange, or lease to or from the City of DeWitt.

10. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

The Downtown Market Analysis and Study recommends the creation of a Downtown Overlay District to promote mixed-use in-fill development, and revisions to the sign regulation code. There are no infrastructure or road alignment changes proposed.

11. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the Development Area. Further, the Downtown Development Authority may request the City to sponsor a revenue bond or provide subordinate loan collateral using the proceeds of the tax increments as debt service payment to finance the improvements. In addition, funds may be sought Community Development Block Grant (CDBG) program funds, monies through the Michigan Department of Transportation and, any other funding programs that the Authority and City of DeWitt deem beneficial.

12. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.

The public improvements undertaken in the Development Plan will remain in public ownership for the public benefit. Although components of the projects outlined (ie. lighting and landscaping)

benefit adjacent commercial property owners, they are public assets to be managed by the municipality.

13. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

Currently there are no agreements for property conveyance between the City of DeWitt, DeWitt Downtown Development Authority or any person(s); natural or corporate for properties within that portion of the Development Area covered by the Development Plan. All land acquisitions, if any, would be done by mutual agreement between the seller and Authority, as property becomes available. Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to requirements specified in Act 197 of Public Acts of 1975, as amended, with the consent of the City of DeWitt. If needed, more detailed procedures will be developed before the transactions are executed, according to applicable City policy and Michigan state law.

14. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.

On the basis of a review of the properties within the Downtown Development Authority District and Development Area it is estimated that there are less than 100 individuals who reside within the Development Area. This estimate was based on a physical inventory of dwelling units, review of the 2000 U.S. Census, and a review of property in the DDA Development Plan district classified as homestead. As a result, the City of DeWitt will not need to establish an Area Development Citizens Council pursuant to Section 21 of Act No. 197 of 1975, as amended.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within that portion of the Development Area covered by the Development Plan.

15. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

16. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

17. A Plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

There is no plan to condemn property in conjunction with the Development Plan. As a result this section is inapplicable.

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan.

- a. "Captured Taxable Value" (the "CTV") means the amount in any one (1) year by which the current taxable value including the taxable value of property for which specific local taxes are paid in lieu of property taxes as determined, exceeds the initial taxable value.
- b. "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (y). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.
- c. "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area, subject to the following requirements:
 - (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.
 - (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area

- in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
- (iii) Tax increment revenues do not include any of the following:
 - (A) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.
 - (B) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.
 - (C) Ad valorem property taxes exempted from capture under section 3(3) or specific local taxes attributable to such ad valorem property taxes.
 - (iv) The amount of tax increment revenues authorized to be included under subparagraph (ii), and required to be transmitted to the authority under section 14(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):
 - (A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.
 - (B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii).

2. Purpose of the Tax Increment Financing Plan

The City of DeWitt Downtown Development Authority District was established pursuant to ordinance because the city experienced notable property value deterioration in various locations throughout the community. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 197 Public Acts of Michigan, 1975 as amended (the "Act").

The "Downtown Development Authority Act", authorizes the Authority to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the Authority. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the City of DeWitt contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The City of DeWitt deems it to be in the best interest of the City and the Downtown Development District to amend and restate the adopted November 1993 Development Plan and Tax Increment Financing Plan for the Downtown Development District area.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements.

Tax increment revenues for the Downtown Development Authority (“DDA”) result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Because the DDA had no obligated expenditures prior to the change in Michigan property tax law, capture of school district millage by the DDA will not be allowed in the future.

The Authority intends to utilize all captured revenue from the District, as referenced in Table 3, until the projects addressed in the Development Plan are completed and, until any bonded indebtedness is paid, whichever is the later occurrence.

5. Property Valuations and Captured Revenue.

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of DeWitt and DeWitt County, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the “Local Taxing Jurisdictions.”

- a. The Initial Assessed Valuation is established based on the 1985 state taxable valuations on real and personal property and on all non-exempt parcels within that portion of the Development Area as of December 31, 1985. The Initial Assessed Valuation of the Authority is set forth below.

Table 2
Base Taxable Real Property Valuations

<i>City of DeWitt “DDA” TIF</i>	1985 Taxable Valuations	2004 Taxable Valuation	Captured Valuation
Real Property	\$1,485,492	\$4,436,080	\$2,953,588
Personal Property	\$242,571	\$414,950	\$172,379
District Valuation	\$1,725,063	\$4,851,030	\$3,125,967

- b. The anticipated Captured Taxable value is equivalent to the annual total taxable value within the Development Area boundaries less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown Development Authority. For projection purposes, the annual growth rate for the remainder of the forecast (2004 - 2043) is factored at 3.50 (%) percent for real property. Personal property captured by this tax increment financing plan is forecasted to annually decline at a rate of 25/100's of 1 percent. A more detailed depiction of the Captured Taxable Valuations can be found in Table 3 and Table 4.

- c. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

The Treasurer will collect the general property taxes from property owners in the development area district. After taxes are collected, the Treasurer will deduct that portion of the total tax revenues that is derived from captured taxable value within the development area and distribute them to the DDA to use for purposes outlined in the development plan. A review of the 2004 millage rates for all Local Taxing Jurisdictions in the development area is as set forth in Table 5.

Table 3
Anticipated Captured Taxable Valuation

	Tax Year	Real Property	Captured Valuation	Personal Property	Captured Valuation	Total Captured Valuation
	1985 Average	\$1,482,492 3.50%		\$242,571 -0.25%		
	2004	\$4,436,080	\$2,953,588	\$414,950	\$172,379	\$3,125,967
1	2005	\$4,591,343	\$3,108,851	\$413,913	\$171,342	\$3,280,192
2	2006	\$4,752,040	\$3,269,548	\$412,878	\$170,307	\$3,439,855
3	2007	\$4,918,361	\$3,435,869	\$411,846	\$169,275	\$3,605,144
4	2008	\$5,090,504	\$3,608,012	\$410,816	\$168,245	\$3,776,257
5	2009	\$5,268,671	\$3,786,179	\$409,789	\$167,218	\$3,953,397
6	2010	\$5,453,075	\$3,970,583	\$408,765	\$166,194	\$4,136,776
7	2011	\$5,643,933	\$4,161,441	\$407,743	\$165,172	\$4,326,612
8	2012	\$5,841,470	\$4,358,978	\$406,723	\$164,152	\$4,523,130
9	2013	\$6,045,922	\$4,563,430	\$405,706	\$163,135	\$4,726,565
10	2014	\$6,257,529	\$4,775,037	\$404,692	\$162,121	\$4,937,158
11	2015	\$6,476,542	\$4,994,050	\$403,680	\$161,109	\$5,155,160
12	2016	\$6,703,221	\$5,220,729	\$402,671	\$160,100	\$5,380,830
13	2017	\$6,937,834	\$5,455,342	\$401,665	\$159,094	\$5,614,436
14	2018	\$7,180,658	\$5,698,166	\$400,660	\$158,089	\$5,856,256
15	2019	\$7,431,981	\$5,949,489	\$399,659	\$157,088	\$6,106,577
16	2020	\$7,692,101	\$6,209,609	\$398,660	\$156,089	\$6,365,697
17	2021	\$7,961,324	\$6,478,832	\$397,663	\$155,092	\$6,633,924
18	2022	\$8,239,971	\$6,757,479	\$396,669	\$154,098	\$6,911,576
19	2023	\$8,528,370	\$7,045,878	\$395,677	\$153,106	\$7,198,984
20	2024	\$8,826,863	\$7,344,371	\$394,688	\$152,117	\$7,496,488
21	2025	\$9,135,803	\$7,653,311	\$393,701	\$151,130	\$7,804,441
22	2026	\$9,455,556	\$7,973,064	\$392,717	\$150,146	\$8,123,210
23	2027	\$9,786,500	\$8,304,008	\$391,735	\$149,164	\$8,453,172
24	2028	\$10,129,028	\$8,646,536	\$390,756	\$148,185	\$8,794,721
25	2029	\$10,483,544	\$9,001,052	\$389,779	\$147,208	\$9,148,260
26	2030	\$10,850,468	\$9,367,976	\$388,804	\$146,233	\$9,514,209
27	2031	\$11,230,234	\$9,747,742	\$387,832	\$145,261	\$9,893,004
28	2032	\$11,623,292	\$10,140,800	\$386,863	\$144,292	\$10,285,092
29	2033	\$12,030,108	\$10,547,616	\$385,896	\$143,325	\$10,690,940
30	2034	\$12,451,161	\$10,968,669	\$384,931	\$142,360	\$11,111,029
31	2035	\$12,886,952	\$11,404,460	\$383,969	\$141,398	\$11,545,858
32	2036	\$13,337,995	\$11,855,503	\$383,009	\$140,438	\$11,995,941
33	2037	\$13,804,825	\$12,322,333	\$382,051	\$139,480	\$12,461,813
34	2038	\$14,287,994	\$12,805,502	\$381,096	\$138,525	\$12,944,027
35	2039	\$14,788,074	\$13,305,582	\$380,143	\$137,572	\$13,443,154
36	2040	\$15,305,656	\$13,823,164	\$379,193	\$136,622	\$13,959,787
37	2041	\$15,841,354	\$14,358,862	\$378,245	\$135,674	\$14,494,536
38	2042	\$16,395,802	\$14,913,310	\$377,299	\$134,728	\$15,048,038
39	2043	\$16,969,655	\$15,487,163	\$376,356	\$133,785	\$15,620,948
40	2044	\$17,563,593	\$16,081,101	\$375,415	\$132,844	\$16,213,945

Table 4
Anticipated Captured Revenue

	Tax Year	Total Captured Valuation	Captured Revenues 22.6733	Accumulated Revenues
	1985 Average			
	2004	\$3,125,967	\$70,876	\$70,876
1	2005	\$3,280,192	\$74,373	\$145,249
2	2006	\$3,439,855	\$77,993	\$223,242
3	2007	\$3,605,144	\$81,741	\$304,982
4	2008	\$3,776,257	\$85,620	\$390,602
5	2009	\$3,953,397	\$89,637	\$480,239
6	2010	\$4,136,776	\$93,794	\$574,033
7	2011	\$4,326,612	\$98,099	\$672,132
8	2012	\$4,523,130	\$102,554	\$774,686
9	2013	\$4,726,565	\$107,167	\$881,853
10	2014	\$4,937,158	\$111,942	\$993,795
11	2015	\$5,155,160	\$116,884	\$1,110,679
12	2016	\$5,380,830	\$122,001	\$1,232,680
13	2017	\$5,614,436	\$127,298	\$1,359,978
14	2018	\$5,856,256	\$132,781	\$1,492,759
15	2019	\$6,106,577	\$138,456	\$1,631,215
16	2020	\$6,365,697	\$144,331	\$1,775,546
17	2021	\$6,633,924	\$150,413	\$1,925,959
18	2022	\$6,911,576	\$156,708	\$2,082,668
19	2023	\$7,198,984	\$163,225	\$2,245,892
20	2024	\$7,496,488	\$169,970	\$2,415,862
21	2025	\$7,804,441	\$176,952	\$2,592,815
22	2026	\$8,123,210	\$184,180	\$2,776,995
23	2027	\$8,453,172	\$191,661	\$2,968,656
24	2028	\$8,794,721	\$199,405	\$3,168,061
25	2029	\$9,148,260	\$207,421	\$3,375,483
26	2030	\$9,514,209	\$215,719	\$3,591,201
27	2031	\$9,893,004	\$224,307	\$3,815,508
28	2032	\$10,285,092	\$233,197	\$4,048,705
29	2033	\$10,690,940	\$242,399	\$4,291,104
30	2034	\$11,111,029	\$251,924	\$4,543,028
31	2035	\$11,545,858	\$261,783	\$4,804,811
32	2036	\$11,995,941	\$271,988	\$5,076,798
33	2037	\$12,461,813	\$282,550	\$5,359,349
34	2038	\$12,944,027	\$293,484	\$5,652,832
35	2039	\$13,443,154	\$304,801	\$5,957,633
36	2040	\$13,959,787	\$316,514	\$6,274,147
37	2041	\$14,494,536	\$328,639	\$6,602,786
38	2042	\$15,048,038	\$341,189	\$6,943,975
39	2043	\$15,620,948	\$354,178	\$7,298,154
40	2044	\$16,213,945	\$367,624	\$7,665,777

6. Maximum Indebtedness.

The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to Downtown Development Authority for bond interest and principal payments. This amount may vary depending on the size of the Development Area District, the type and intensity of development and redevelopment, and the balance of indebtedness owed by the DDA on previous bond issues or loans. A description of the various projects and the actual amounts expected to be financed are as set forth in Section 5 and 6 of the Development Plan. Revenues captured will be used to accomplish projects in the Development Area.

Table 5
Anticipated Millage To Be Captured (*Non-Homestead*)

Local Unit of Government	
City of DeWitt (All Millages)	13.0000
Lansing Community College	3.8733
Clinton County	5.8000
Total Millage Capture	22.6733

7. Use of Captured Revenues

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 1A and 1B of the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of DDA, to pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, costs incurred by the City/DDA in implementing the Downtown Market Study and Analysis (2004), marketing and promotions costs, to pay for costs associated with the administration and operation of the Development and Tax Increment Plan, and to implement a Main Street Program.

8. Duration of the Program

The 2005 Amended and Restated Development Plan and Tax Increment Financing Plan shall extend the Tax Increment Financing Plan until such time that all projects and programs identified in the Development Plan have been implemented.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However based on the tax increment revenue forecast the City of DeWitt would contribute 57% of tax increment revenues, and the County and Community College would contribute 43%.

10. Release of Captured Revenues After Completion of Plan

When the Development and Financing Plans have been accomplished, the captured revenue is released and the local taxing jurisdictions receive all the taxes levied from that point on.

11. Assumptions of Tax Increment Financing Plan.

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real Property valuations are based on the 2004 actual State Taxable Value (S.T.V.) and reflect an increase of 3.50% each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors, based on an analysis of equalized valuations since 1985, as provided by the City of DeWitt.
- B. Personal property valuations are subject to capture and have been forecasted to decline by 25/100's of 1 percent per year.
- C. Commercial facilities exemptions certificates (CFT) have expired and are no longer available within the Downtown Development Authority District.
- D. Costs provided for the various development projects enumerated in Table 1 are estimated costs in 2004 dollars. Final costs are determined after the Authority authorizes the final designs.

12. Operating Agreement Between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues.

The Downtown Development Authority will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs.

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental and private financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage other funds in order to implement the planned program.

14. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development Plan, then the Development Plan shall be adopted as a component of the Master Plan pursuant to Section 8 of Act 285 of 1931; the Municipal Planning Act.

15. Submission of an Annual Report to Governing Body and State Tax Commission.

Annually the Authority shall submit to the City of DeWitt and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of Act 197 of 1975 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulation.

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