

**WEBBERVILLE DOWNTOWN DEVELOPMENT AUTHORITY**

**2<sup>nd</sup> AMENDMENT TO**

**ECONOMIC DEVELOPMENT PLAN**

**AND TAX INCREMENT FINANCING PLAN**

Approved by the Webberville Downtown Development Authority  
On the \_\_\_\_ day of \_\_\_\_\_, 2003.

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~~Approved by the Village Council~~

On the \_\_\_\_\_ day of \_\_\_\_\_, 2003

(Original Economic Development Plan adopted 5/21/1984)

(Original Tax Increment Financing Plan adopted 11/11/1985)

(1<sup>st</sup> Amendment to the Tax Increment Financing Plan adopted 12/17/1990)

(1<sup>st</sup> Amendment to the Economic Development Plan adopted 3/10/1999)

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## APPENDIX

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|----|--|-----------|
| 1. | Original Economic Development Plan Adopted 5/21/1984                           | Exhibit A |
| 2. | Original Tax Increment Financing Plan Adopted 11/11/1984                       | Exhibit B |
| 3. | Community Development Plan Adopted 1990  | Exhibit C |
| 4. | Ordinance 92 establishing the DDA  | Exhibit D |
| 5. | Ordinance 102 enacted 11/11/1985 establishing the Tax Increment Financing Plan | Exhibit E |
| 6. | 1 <sup>st</sup> Amendment to Tax Increment Financing Plan Adopted 12/11/1990   | Exhibit F |
| 7. | 1 <sup>st</sup> Amendment to the Economic Development Plan Adopted 3/10/1999   | Exhibit G |
| 8. | Façade Grant Program Adopted by DDA  | Exhibit H |
| 9. | Republic Bank Loan Commitment dated  | Exhibit I |

Plan to the extent that they are eligible for tax exempt financing once the proposed amendments are approved. A copy of the executed commitment is attached as Exhibit I.

In addition, various other sources of funding will be explored and utilized by the DDA including available state and federal grant funds and private resources.

5.

#### ONGOING REVISIONS

It is vital to the successful economic development in carrying out projects that time be taken to measure progress toward accomplishing the projects contained in the Amended Tax Increment and Development Plan. In this way problems will be readily recognized and dealt with and success can be more readily enjoyed and advertised.

Planning is an ongoing progress. As its objectives are met, new ones are set. This amended plan should be reviewed each year when the DDA develops its proposed budget. It should be completely examined and revised as necessary at least every five years.

## INTRODUCTION

The original Economic Development Plan adopted by the Village of Webberville to be administered by the Downtown Development Authority was adopted on May 21, 1984. Among other things,( in Part 4, Project Descriptions and Cost ) this Plan listed a series of projects proposed to be considered and completed by the DDA which fell into 5 separate categories, Commercial, Industrial, Residential, Recreation and Public Facilities. The Economic Development Plan was followed by the adoption of a Tax Increment Financing Plan on 11/11/1985 which allowed the DDA to capture tax increments from development taking place in the tax increment financing district as defined in the plan and use those revenues to pay for the projects included in the Development Plan and for these project specifically listed in Section 4, Description of Improvements To Be Made In the Development Area and the accompanying Table 1 Development Schedule incorporated by reference, in the Tax Increment Finance Plan.

Complete copies of each of these plans are attached to this Amendment and incorporated by reference in the Appendix as exhibits A and B, respectively. Incorporated by reference into this amendment also, are all of the findings, background data and supporting materials contained in those plans which the DDA reviewed in the course of developing this Amendment. Also contained in those plans reviewed by the DDA and incorporated by reference was a Community Development Plan referenced in the Appendix as Exhibit C. Ordinance 92 which establishes the DDA enacted 10/4/1982 and Ordinance 102 which established the Tax Increment Financing District enacted 11/11/1985 are also attached and incorporated by reference in the Appendix as Exhibits D & E respectively.

In addition, the Tax Increment Financing Plan was modified on 12/11/1990 to delete the grain terminal from the District property, and the Economic Development Plan was amended on 3/10/1999 to incorporate additional projects including the authority for the DDA to purchase property adjoining the developed industrial park owned at the time by Mildred Hawley (Hawley Property). Copies of each amendment are incorporated by reference in the Appendix as Exhibits F and G, respectively.

1.

EFFECT OF ADOPTION OF AMENDMENT

The adoption of this amendment would allow for the use of Tax Increments collected by the DDA from the Tax Increment Financing District to be used to finance all projects specified in Section 3, of this Amendment, all of which are located in the Downtown Development District which consists of the entirety of the Village.

In addition to Tax Increment revenues, the DDA also has available other revenues including those made available to it by the Village, interest on capital assets and sales of real estate owned by the DDA. These revenues would also be able to be used for the projects specified in this amendment.

The DDA would not be permitted to spend any Tax Increments except for those projects specifically listed in this amendment, once approved. Approval of this Amendment would allow for the DDA to incur funds toward the completion of the designated projects subject to the approval of its budget by the Village Council.

2.

GOALS, OBJECTIVES AND STRATEGIES

The framework of this Amended Economic Development and Tax Increment Plan is composed of goals, objectives and strategies; policy statements which provide the DDA and Village guidance on development decisions. The DDA met several times during the fall of 2002 and winter of 2003 to discuss and agree upon what it believed to be the most appropriate guidelines for future development in the DDA.

The consensus of the DDA was to retain the goals as originally stated in 1984 with some modifications.

2.1 GOALS A goal is a broad statement describing how the Village should be in the future. Continuous effort is needed to work toward the achievement of a goal. Goals must not conflict with each other, otherwise, progress will be undirected and results of development may be unpleasantly unanticipated. Every development must contribute to the realization of one or more of the stated goals. If it does not, it may not be desirable for the Village. The DDA has set the following three goals:

1. To improve the quality of life in the Village for all residents, while retaining the existing small-town atmosphere.
2. To maintain and expand the local tax base, while providing jobs for Village residents.
3. To maintain and further develop community pride among Village residents and business owners.

2.2 OBJECTIVES AND STRATEGIES. An objective is a more specific statement than a goal and contributes to the achievement of one or more goals. It should be measurable in some way, although not necessarily numerically, so that progress toward its realization may be monitored. A strategy is a specific guideline or policy which further clarifies an objective and directly contributes to its achievement. An objective may be defined by alternative strategies, in some cases, because there may be various desirable ways of moving toward an objective or because circumstances may change.

The DDA has established 9 objectives and 10 related strategies to govern development decisions by the DDA. They concern the areas of commercial, industrial, residential, recreational public facility development, and administration.

Objective #1: To support existing retail and service businesses and to assist them in expansion efforts while maintaining a compact, pleasant and identifiable downtown area.

Strategy 1-A: To improve the appearance of the central Downtown area and to strengthen its economic functioning by increasing the amount of parking for customers and employees and by increasing the amount and quality of retail and office space.

Objective #2: To foster and attract new retail and service businesses to the Downtown area in order to diversify shopping and service selection.

Strategy 2-A: To promote Weherville as a good place to do business and to encourage the formation of new businesses from within the community through written publications, presentations to community groups, cooperation with development agencies and contact with existing successful businesses.

Objective #3: To support existing business and to assist in their expansion efforts.

Strategy 3-A: To make frequent and regular contact with existing businesses to determine their present and future needs and to then assist where possible.

Objective #4: To foster and attract light manufacturing or agriculturally related industry, centralizing its location to lessen the costs of providing municipal services and to minimize the disruption of residential neighborhoods.

STRATEGY 4-A: To improve storm water, sewer and water delivery to sites targeted for industrial development in existing Business Park, other areas presently zoned industry and future areas zoned for such use.

Objective #5: To plan for greater housing choice, in terms of cost and type, for present and future residents.

STRATEGY 5-A: To plan for and help create adequate housing for all residents.

STRATEGY 5-B: To encourage a planned development for upper-income residents.

STRATEGY 5-C: To upgrade existing housing, especially along Grand River, the “Main Street” shown to the world.

Objective #6: To improve the atmosphere and facilities of the mobile home park for the benefit of park residents and the rest of the community.

STRATEGY 6-A: To improve community enhancements in the Mobile Home Park.



Objective #7: To expand year-round recreational activities and facilities, particularly for youths and senior citizens.

STRATEGY 7-A: To increase recreational activities, in existing facilities, renovate existing facilities where practical, and to acquire land, construct and develop a Community Park.

Objective #8: To expand and improve existing public facilities and services to serve the present and future population.

Strategy 8-A: To assist the Village Council financially in the planning and construction of public facilities where appropriate to carry out the goals and objectives of the DDA as established in the Development Plan, as approved.

Objective #9: To improve the administration of the DDA.

Strategy 9-A: To establish procedures to train DDA members and inform the public and the Council of the DDA's activities on a timely and informative basis.

3.

### PROJECT DESCRIPTION, COST & TIMETABLE

The DDA believes the following projects are consistent with the goals, objectives and strategies presented. When projects are proposed which were not anticipated at the time this amended plan was written, these policy statements – the heart of the development plan—should be

reviewed in order to evaluate the benefits of the proposed project in terms of achieving the intent of the plan. The DDA and the Village Council should ask, for example, “Does this project improve the quality of life in the Village and help to retain the small-town atmosphere?” Or, perhaps, “Does this project improve housing choices for residents?” By restating the policies as questions, it becomes easy to decide whether projects really contribute to the achievement of sound Village development.

A project is one definite action, preferably within a stated time limit which will help to achieve one or more objectives within the guideline of the strategy. Often more than one project is required to accomplish an objective and there may be alternative projects to cover changing circumstances.

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The following pages describe known or potential development projects desired by the DDA which could be implemented during the next 5 years. Included are: brief project descriptions; estimates of completion times required; and rough approximations of costs. Some of the projects contemplated are programmatic rather than construction projects and will, therefore, cost relatively little to accomplish. Major projects, such as developing a community park or extending water and sewer services, will be more expensive and likely will have to be accomplished in phases over a longer time than more readily “do-able” projects. No attempt has been made to rank one project in relation to another. Setting priorities is the ongoing task of the DDA and the Village Council.

The key to successful downtown revitalization is a strong partnership between public interests and private interests, and the DDA and the Village Council. Therefore, projects listed here

are not necessarily only public improvements. They may be funded privately or with some combination of public and private efforts. Potential methods for financing these projects are discussed in Part 4: Implementation.

### 3.1 COMMERCIAL

- A. Improve Downtown Traffic Circulation and Provide adequate downtown public parking lots by arranging cooperative parking agreements or by purchasing and improving property appropriate for such use. 2003-2005
- Improve north and south alleys (between Summit & Main Sts.), with new signs, lights, landscaping and other improvements (\$30,000.00)
  - Acquire Davis Lot adjacent to Post Office, clean up and improve. (\$60,000.00)
  - Acquire property at NW corner of Grand River and Main Property & improve for parking lot or other public use (\$60,000.00)
  - Redesign S. Summit from Alley to Grand River to enhance parking and business traffic (\$15,000.00)
- B. Assist store owners to improve facades 2003-2008
- Establish and fund a facade grant program (See appendix H) (\$250,000.00)
  - Provide master design plan (\$10,000.00)
- C. Install decorative sidewalk lighting in the central business area (\$25,000.00) 2004
- D. Study potential of upper stories for reuse (\$10,000.00) 2004
- E. Keep vacant buildings filled, and upgrade or demolish deteriorated retail space. 2003-2005

-Induce reoccupancy and reuse of Grand River Medical Building as a primary medical care facility by its purchase and resale or lease to medical providers (\$250,000.00)

-Perform engineering survey to determine suitability for upgrading or demolition of downtown buildings (\$10,000.00)

- F. Solicit new businesses in development area, prepare and distribute promotional brochure, and work with the County E.D.C. (\$10,000.00) 2003-2008
- G. Acquire and maintain new Village entrance signs. (\$5,000.00) 2003

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### 3.2 INDUSTRIAL

- A. Maintain the Webberville Business Park as a certified industrial park 2003-2005
- Update certification (\$5,000.00)
- Extend public improvements into undeveloped area of the business park (\$250,000.00)
- B. Redevelop land already zoned for industry located in the Village along railroad (\$10,000.00)
- C. Extend Webberville Rd. South through the Business Park to Mason Court 2003-2005
- Prepare engineering analysis (\$15,000.00)
- Seek & obtain financing (\$15,000.00)
- Finalize construction (\$250,000.00)

- D. Extend Highview Drive to access DDA land 2003-2005
- Prepare engineer analysis (\$15,000.00)
  - Seek & obtain financing (\$15,000.00)
  - Finalize construction (\$250,000.00)
- E. Improve appearance of Industrial Park 2003-2005
- Upgrade, expand and improve external lighting & signage (\$10,000.00)
  - Develop and implement a landscaping plan. (\$15,000.00)
  - Enforce existing covenants (\$5,000.00)
  - Contract with Garden Clubs for on-going maintenance of  
landscaped areas (\$2,000.00)
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- F. Encourage renovation or reconstruction of M-52 /I-96  
Interchange Truck Stop. (\$10,000.00) 2004-2005
- G. Market available DDA property. (\$7,500.00) 2003-2005
- 3.3 RESIDENTIAL
- A. Induce public access and entranceway improvements to Mobile Home Park 2004
- work with owners to improve lighting, streets and appearance  
of entrance (\$7,500.00)
- B. Develop and implement a Residential Water & Sewer Grant Program 2003-2004
- to assist developers with the cost of extending water & sewer to and  
through proposed residential developments.

-Establish program (\$1,500.00)

-Provide funding (\$50,000.00)

### 3.4 RECREATION

A. Assist the Village with implementing the Approved Recreation Plan (\$10,000.00) 2003

B. Assist the Village in establishing a community park and neighborhood playgrounds 2003-2008

-Work with council to facilitate (\$1,500.00)

-Provide funding to Village for acquisition (\$50,000.00)

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C. Amend zoning ordinance to induce developers to deed open natural and public recreational space to the Village (\$5,000.00) 2003

D. Develop Recreational Trailway and Recreational uses in and to the Industrial Park 2003-2005

-Develop concepts (\$2,500.00)

-Work with County & Village on financing & implementing (\$25,000.00)

### 3.5 PUBLIC FACILITIES

A. Assist the Village Council in the creation of an updated capital improvements program (\$10,000.00) 2003-2004

- B. Where appropriate, assist the Village Council in the expansion of the Village limits to accommodate new development (\$10,000.00) 2003
- C. improve the sewer system 2003-2004
- Assist Village in ascertaining extent of capacity of lagoon system and assist with its expansion if necessary (\$20,000.00)
  - Assist Village in funding improvements beneficial to Downtown Development as recommended with Sewer Reliability Study (\$20,000.00)
- D. Improve the water system 2003-2004
- Assist Village in funding improvements beneficial to Downtown Development District as recommended in Water Reliability Study. (\$20,000.00)
- E. Improve the storm drainage system 2003-2004
- Work with Drain Commission to improve storm drain system in Industrial Park (\$25,000.00)
- F. Repair, maintain, and extend sidewalks 2003-2004
- Establish policy to pay Villages' entire share of new sidewalks (\$2,500.00)
  - Provide funding for new sidewalk (\$50,000.00)
  - Where appropriate assist Village in financing the share of repairs to existing sidewalks (\$25,000.00)

### 3.6 ADMINISTRATIVE

1. Develop & implement more effective communication techniques 2003
- & methods such as a regular community newsletter, website, regular

reports to the Council,etc. (\$10,000.00)

2. Develop & implement more effective administration of the DDA by conducting new member orientation and establishing and following prescribed Rules of Procedure. (\$2,500.00)

2003-2004

3. Facilitate and host regular meetings with the central business owners and separately with the representative of the Business Park occupants.  
(\$1,500.00)

2003

4.

#### IMPLEMENTATION

There are two equally important aspects to successful economic development: agreeing on what should be done and deciding how to do it.

Accordingly, implementation involves the necessary methods for making these proposed projects a reality. The following are important components of the implementation of the overall Economic Development and Tax Increment Financing Plan as amended.

4.1 Zoning As specific projects move closer to reality, zoning changes may become necessary and will be carried out according to the applicable provisions of the Zoning Ordinance of the Village of Webberville.



4.2 Ownership Those projects which are defined as tied to specific locations will require the DDA to follow accepted procedures for acquiring and/or transferring these properties necessary to project completion. Designation of the person or corporation for whose benefit a project is undertaken will occur at that time.

4.3 Displacement and Relocation. In the event that displacement of individuals or families becomes necessary on any project, the Village will follow the requirements of PA 197 (1975) regarding planning for displacement and establishing priority for these people in any new housing. No proposed projects appear to displace any residence at this time. The Village will also provide financial advisory services and expense reimbursement according to the requirements of PA 227 (1972).

4.4 Methods of Financing Projects These projects shall be funded by all revenues available to the DDA including tax increments captured from the properties in the Tax Increment Financing District, public monies made available to the DDA, private funds, sale of DDA assets and any other sources reasonably available to the DDA. Other methods of financing projects allowed are the issuance of Revenue or Tax Increment Bonds, where appropriate, by the DDA, individually, or in conjunction with the Village or other available entity as a means of lowering the cost of borrowed money for the development of the specified projects.

On June 23, 2003 the DDA approved entering into a commitment for \$1,075,000.00 loan under Section 13A of the Downtown Development Authority Act, PA 1975. This commitment would provide for funds sufficient to pay off "refunding" a mortgage note held by Mildred Hawley approximate amount of \$525,000.00, funding capitol improvements in the Downtown Development