

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

For the East Jordan Downtown Development District

*East Jordan Downtown
Development Authority
201 Main St.
East Jordan, MI 49727*

March 1995

***EAST JORDAN DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS***

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INTRODUCTION

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The purpose of this Tax Increment Financing Plan, including the development plan for the development area, is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. This Tax Increment Financing and Development Plan will first designate the development area; then present the development plan; and finally, present the Tax Increment Financing Plan.

The East Jordan Downtown Development Authority Board of Directors is proud to submit the following Development Action Plan to the East Jordan City Council. The Board feels this plan will accomplish the goals set forward in Public Act 197 of 1975, and the City Ordinance establishing the DDA. The elements of the Action Plan were derived from careful study of the following:

1. The results of the East Jordan Chamber of Commerce's public opinion survey regarding Downtown Improvements conducted by Chamber Development Coordinator Rod Benson (summary of which is attached).
2. The results of a public Nominal Group Technique input session (a summary of which is attached).
3. Meetings held with commercial development consultants and government officials with prior experience in DDA's.
4. Looking at area cities that are currently in the process of implementing their own DDA Action Plans.

This Action Plan is comprised of three parts, each of which encompasses related areas of needed improvement. As a preamble to the implementation of this plan, a commercial infrastructure study should be conducted to ascertain the amount of underground work involved prior to above ground improvements. Also, working closely with the Master Plan, an inventory of existing properties within the district should be compiled to catalogue present use, condition and future developmental opinions (public or private) for each parcel. Finally, a close working relationship with the Parks and Recreation Committee should be established concerning the development of our wetlands areas and parks.

The Board implies no specific priorities to any part of this plan excepting the Downtown area which is scheduled to be re-paved by the County within two years. The infrastructure improvements in this area should be completed prior to the laying of new pavement.

The funding mechanisms we are looking at to achieve the goals of this plan are a combination of City Budget allocations, public grants, the formation of a private section Economic Development Corporation and the composition of a TIFA plan for long term financing. It is our understanding that in order to capture increase assessments for 1994, our TIFA plan must be submitted in March. It is our desire to meet this deadline.

The Board would like to thank the member of the East Jordan City Council for their patience in waiting for this completed proposal, and the assistance they have provided our Boar during the past year. We look forward to working with you during the next few years to accomplish the revitalization of our commercial district.

Respectfully,
Board of Director
East Jordan Downtown Development Authority

To: East Jordan City Council
From: Downtown Development Authority
Subject: Development and Financing Plan

The East Jordan Downtown Development Authority is transmitting herewith a proposed development and financing plan for the East Jordan Downtown Development District.

The plan has been reviewed by the City Planning Commission and their recommendation is enclosed.

The DDA recommends that the City Council proceed immediately to adopt the plan, according to the required statutory procedure, which would include the following steps:

Tues., Feb. 21 City Council calls public hearing on plan for
March 21, 1995 (meetings with the school board
and the county board should be arranged
immediately)

Thurs., Feb. 23 First published notice of hearing in Journal

Tues., Feb. 28 Mail notices to taxpayers and post notices in
the District

Tues., March 2 Second published notice of hearing in Journal

Tues., March 7 Introduce ordinance to adopt plan for public
hearing on March 21, 1995

Thurs., March 9 Publish notice of ordinance hearing in Journal

Tues., March 21 Public hearings held, ordinance adopted

Thurs., March 23 Published adopted ordinance, file with
 Secretary of State and notify school and county
 boards

Fri., March 31 Downtown Development Plan ordinance becomes
 effective

The DDA is greatly encouraged by the response from private businesses and community. This plan has been in the preparation stage since January, 1994. Some businesses have undertaken store-front improvements encouraged by the anticipation of the public improvements proposed in this plan. Furthermore, other new private developments are being pursued and will certainly become realities if this plan is adopted.

The adoption and implementation of this plan will support the existing businesses in the District, encourage new businesses to be established, and benefit all of the City's taxpayers by revitalizing the downtown commercial tax base.

The DDA is prepared to support the plan before the school and county boards and at the public hearing; and to implement the plan when adopted.

Sharon Jackson, Chair
East Jordan Downtown Development Authority

RESERVED FOR PLANNING COMMISSION MEETING MINUTES

BACKGROUND

The Planning process which led to the proposal of this East Jordan Downtown Development Plan began with the adoption of the City's current MaSter Plan in 1992. The land use planning component for commercial land use in the Master Plan provides as follows:

* Public and private enterprise cooperation will increasingly be necessary to provide the Central Business District with a competitive advantage. This is considered necessary because the CBD represents a convenient location to satisfy consumer needs, provides a focus for social interaction and community identity and represents an important community economic base. Furthermore its decline and subsequent deterioration would blight the community and insidiously affect the entire city.

*** NEED INPUT**

*** MORE INPUT.**

CREATION OF THE DOWNTOWN DEVELOPMENT AUTHORITY

* _____ recommended that a downtown development authority be established under Act 197 of the Public Acts of 1975. The tax increment financing procedure authorized under this act, which procedure is explained in detail in the body of this proposal, was also recommended as the financing strategy likely to offer the greatest potential for implementing the downtown master plan.

On this basis, the City Council created the East Jordan Downtown Development Authority by Ordinance #150 effective January 21, 1994. (A copy of this ordinance is included in this plan as Appendix B).

The purpose of the authority, as stated in Section 4 of the ordinance, is ". . . to halt property value deterioration and

increase property tax valuation where possible in the business district of East Jordan, to eliminate the causes of the deterioration, and to promote economic growth".

It is to accomplish this end that the East Jordan Downtown Development Authority is recommending adoption of this downtown development and tax-increment financing plan.

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BOUNDARY MAP
ENACTED BY CITY ORDINANCE EFFECTIVE JANUARY 21, 1994

A legal description of the District is found in Appendix D1 of this Plan.

The boundaries are designed to include all those properties which will benefit from the proposed improvements, as a result of their proximity and functional relationship to those improvement.

The entire District is within the City of East Jordan Incorporated Limits.

RESERVED FOR LAND USE "STUFF"

RESERVED FOR LAND USE MAP

RESERVED FOR LOCATION MAP OF IMPROVEMENTS

STREETSCAPE

The Downtown Development Authority proposes to construct public improvements in the Downtown Development District, financed by the Tax Increment Financing Plan, to stimulate the downtown economy and encourage new private investment in the Downtown. The proposed improvements are as follows:

I. **

RESERVED FOR STATEMENT OF PLANNED CONSTRUCTION & COST ESTIMATES

STATEMENT OF CONSTRUCTION AND COST ESTIMATES, CON'T.

RESERVED FOR PROPOSED CONSTRUCTION/IMPLEMENTATION SCHEDULE

IMPLEMENTATION SCHEDULE CONTINUED

BIDDING PROCEDURES

The private portion of the project will be handled on a negotiated bid basis and the public portion shall be by competitive bid.

**DEVELOPMENT THROUGH
PUBLIC-PRIVATE COOPERATION**

**DEVELOPMENT THROUGH
PUBLIC-PRIVATE COOPERATION**

**DEVELOPMENT THROUGH
PUBLIC-PRIVATE COOPERATION**

RESIDENTS IN THE DISTRICT

Based on a survey conducted by the DDA during the week of * () in 1995, which inquired at all structures in the Downtown Development

District, there are * () residents within the District. This total included the following:

(a) Residents in exclusively residential structures * ()

(b) Residents in apartments within commercial structures * ()

Total Residents * ()

Therefore, the citizen's advisory council, which is required by statute if there are 100 or more residents, is not required for this plan.

DISPLACEMENT OF PERSONS

The Downtown Development Plan does not result in the displacement of any residents in the District. The existing non-conforming residential structures in the far west section of the District are not proposed to be acquired by public condemnation to accelerate their redevelopment.

Therefore, no plan for relocation of displaced persons is required, although the necessity of compliance with relocation provisions in Act 197, P.O. of 1975, as amended (The Downtown Development Authority Act), if such displacement were to occur, is acknowledged.

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METHODS OF FINANCING PUBLIC COSTS

Public costs for phases of the improvements within the Downtown
Development Authority ...*

RESERVED FOR FINANCING OPTIONS

RESERVED FOR PROJECTION OF CAPTURED ASSESSED VALUE

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