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ACKNOWLEDGEMENTS

Established in 1976, the Imlay City Downtown Development Authority is under the supervision and control of a DDA Board consisting of a chief executive officer of the municipality and eight to twelve members as determined by the Imlay City Commission. The function of the authority is to propose, finance and implement public improvements in the downtown development district.

For their efforts in updating this plan, the City would like to thank the current members of the DDA:

- § Mayor Walter Bargen
- § Chairperson Steve Teets, Owner of Focus Studio
- § Vice Chairperson Joi Kempf, Owner of Imlay City Florist
- § Secretary Kelly Villanueva, Owner of Kelly's Pet Grooming
- § Member Stu Davis, Community Member
- § Member Sarah Norat-Phillips, Frontier Communications
- § Member LuAnn Valdez, manager Capac State Bank
- § Member Amy Brunk, PNC Bank
- § Member Kim Jorgensen, Tri-City Times & Page One Printing

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LSL Planning, Inc., a SAFEbuilt Company



RECOMMENDED FOR ADOPTION BY DDA BOARD:
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TABLE OF CONTENTS

INTRODUCTION.....	1
MISSION STATEMENT	1
PLACEMAKING	3
REDEVELOPMENT READY	4
DEVELOPMENT AREA BOUNDARIES	5
EXISTING LAND USE.....	5
BOUNDARY MAP.....	7
EXISTING LAND USE MAP.....	8
FUTURE LAND USE MAP	9
PURPOSE OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLANS	10
DEVELOPMENT PLAN.....	11
VISION STATEMENT	11
GOALS AND OBJECTIVES	11
PROJECTS	15
PAST EFFORTS	15
PROJECTS	15
PROJECT DESCRIPTIONS	17
EXPECTED SALE, DONATION, EXCHANGE OR LEASE OF PROPERTY	19
DESIRED ZONING, STREETS, INTERSECTIONS AND UTILITY CHANGES.....	19
ZONING MAP	20
IMPLEMENTATION	21
TAX INCREMENT FINANCING PLAN	24
EXECUTIVE SUMMARY	24
INTRODUCTION.....	24
EXPLANATION OF TAX INCREMENT FINANCING	26
MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED	29
DURATION OF THE DEVELOPMENT PROGRAM	29
ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS	29
PLANNED EXPENDITURES	31
FINANCING ANALYSIS.....	32
PROPOSED METHOD OF FINANCING.....	33
PROPOSED LESSEES	33
PROCEDURES FOR CONVEYANCE.....	33
ESTIMATED NUMBER OF RESIDENTS IN THE DEVELOPMENT AREA.....	34

INTRODUCTION

Established in 1976, the Imlay City Downtown Development Authority is under the supervision and control of a board consisting of a chief executive officer of the municipality and no less than eight, nor more than twelve members as determined by the governing body of the municipality. The function of the authority is to propose, finance and implement public improvements in the downtown development district. The Imlay City Downtown Development Authority is ultimately responsible for the revitalization of the downtown district as it is defined by Imlay City ordinance.

MISSION STATEMENT

The Mission of the Imlay City Downtown Development Authority is to create an atmosphere conducive to business prosperity and consumer satisfaction, while maximizing employment and encouraging business development.

1. Formal adoption by the City Council and the DDA of the Imlay City Downtown Development Authority Plan of 2014 as the official guide for the further economic enhancement of Downtown Imlay City.
2. DDA Director and Board assumes responsibility for further economic enhancement of the DDA District.
3. DDA produces newsletter, annual report, and tracks benchmarks.

In order to assist in the revitalization of the downtown district in Imlay City, the Imlay City Downtown Development Authority is charged with the following tasks to help promote a more vibrant downtown.

In step with the Downtown Development Authority Board's adoption of the Downtown Work Program and the Main Street Approach to Downtown Revitalization, the Imlay City DDA has identified the following as objectives by which to gauge the direction of the DDA.

DESIGN

The Imlay City DDA is responsible for enhancing the visual quality of the business district. This means attention to all physical elements: buildings, storefronts, signs, public improvements, landscaping, merchandising displays, and promotional materials. The quality of the designed environment more than any other aspect demonstrates to the public the other qualities of the district.

PROMOTION

The DDA is also responsible for creating a positive image of the business district to attract customers and investors and rekindle community pride. Promotion includes the development of sophisticated, joint retail sales events, festivals and the creation of a consistent image through graphic and media presentation. Promotion also includes target selling of the district to investors, developers, and new businesses.

ECONOMIC RESTRUCTURING

Finally, the Imlay City DDA is responsible for assisting in all aspects of economic restructuring, including strengthening the existing economic base of the business district while diversifying its economic base. Activities include retaining and expanding existing business, recruiting new businesses to provide a balanced mix, converting disused space into productive property and sharpening the competitiveness of Main Street's traditional merchants.

ORGANIZATION

Organization means building consensus and cooperation among the groups that play roles in the downtown. Many individuals and organizations in the community have a stake in the economic viability of the downtown, including:

- Bankers
- Property owners
- Public officials
- Merchants
- Downtown residents
- Professionals
- Chamber of Commerce representatives
- Local industry
- Civic groups
- Historical Society
- Schools
- Consumers
- Real estate agents
- Local media

PLACEMAKING

A community is defined by a variety of factors that must work in tandem to create livable places. The concept of "placemaking" considers this holistic approach where any one factor can influence the rest. Focusing on, or neglecting any one factor can result in an imbalance that generally manifests as declining property values, less private investment and increased blight. Desirable communities not only provide safe and attractive housing, but also meaningful jobs, convenient access to goods and services, and a healthy environment. In short, they are places where people want to live, work, shop and recreate.



The state of Michigan has taken an active role in promoting the concept of placemaking that will result in quality places, more jobs and greater economic competitiveness. The concept of placemaking revolves around the following key tenets:

- § **Housing:** improving and revitalizing homes and neighborhoods; providing financial assistance
- § **Transportation:** promoting safe travel along and across streets for all users of the right-of-way (motorists, pedestrians, bicyclists, transit riders)
- § **Historic Preservation:** maintaining historic and cultural resources that have shaped the character and identity of a community
- § **Michigan Main Street:** building solid downtown commercial centers that are both competitive and which contribute to walkable, mixed use areas
- § **Green Space:** preserving valuable natural resources while providing active and passive recreational opportunities
- § **Talent:** providing vibrant and inviting places that will attract skilled workers, young professionals, and new businesses that seek to hire them
- § **Entrepreneurialism:** cultivating local businesses through economic gardening rather than recruiting outside businesses
- § **TIDE (Talent, Innovation, Diversity and Environment) Community Online Assessment Tool:** assessing local potential for economic growth of proposed investments and

initiatives by comparing employment data with a variety of factors that impact the New Economy

It is a goal of this plan to promote placemaking by supporting local businesses and creating a strong downtown. A healthy, viable downtown is crucial to the heritage, economic health and civic pride of the entire community for several reasons:

- § A healthy downtown retains and creates jobs.
- § A healthy downtown translates to a stronger tax base.
- § Long-term revitalization of businesses in locations that use existing infrastructure is more efficient and fiscally sound than greenfield development.
- § A diverse downtown provides additional options for goods and services, especially for less conventional businesses.
- § A healthy downtown is a symbol of strong community caring and quality of life.



Source: Northwest Michigan Council of Governments

REDEVELOPMENT READY

Another key goal of this plan is to provide economic development support to the City of Imlay City government, in a way that promotes the City's current Redevelopment Ready initiative. The Michigan Economic Development Corporation has released their Redevelopment Ready Communities program, which recommends the Downtown Development Authority and downtown plan achieve the following. The Imlay City DDA meets all of these criteria:

- § Publish plans and documents available online
- § Establish DDA and downtown district boundaries
- § Promote development projects
- § Identify open space
- § Consider pedestrian oriented development
- § Allow mixed use in the Downtown

DEVELOPMENT AREA BOUNDARIES

The Development Area Boundary Map illustrates the boundaries of the development area in relation to the individual properties, transportation facilities, and water bodies. The development area boundaries are coterminous with the DDA district boundaries.

Starting at the intersection of Borland Road and M-53 (Cedar Street), then easterly on Borland Road to the East city limits; then north along the East city limits line; then west along the North city limits line to Fairgrounds Road; then south along Fairgrounds Road to M-21; then easterly along M-21 to Main Street; then easterly along M-21 to Main Street; then south along Main Street to the NW corner of Palmer's Second Addition to the original plat of Imlay City; then east along the north line of said addition, then south along M-53 to the NE corner of Lot 10 of Palmer's First Addition; then west 70 feet, then south 350 feet to the SW corner of said Lot 10. Then west along Fifth Street to a point, then south along the alley in block 28 of Palmer's First Addition to Fourth Street, then west on Fourth Street to Almont Avenue; then north on Almont Avenue to the NE corner of Lot 8 of Caulkin's Subdivision, then west along the north boundary of said lot to the alley in Block 4, Caulkins Subdivision; then south along said alley to Fourth Street, then west on Fourth Street to Caulkins's Street, then south along Caulkin's Street to Third Street, then east along Third Street to the alley; then south along the alley to the NW corner of Lot 4, Hunt's Subdivision, then south along western boundary of said lot Lot 4 to Second Street, then east of Second Street to Almont Avenue; then south on Almont Avenue to First Street, then east on First Street to M-53 (Cedar Street); then south on M-53 (Cedar Street) to point of beginning.

EXISTING LAND USE

The location and extent of existing public and private land uses within the development area are presented on the Existing Land Use Map.

Public Land Uses

The existing public land uses are streets, right of ways, parks, the City government offices, the United States Post Office and the Ruth Hughes Memorial Library. The addresses of the public land uses are as follows:

- § Imlay City Hall, 150 North Main Street
- § Imlay City Police Station, 400 East Third Street
- § Imlay City Fire Hall, 338 East Third Street
- § Ruth Hughes Memorial Library, 211 North Almont Avenue
- § Rotary Park, First Street
- § Farmers Market, 120 North Main Street
- § Lamb Steele Park, Third and Main

Private Land Uses

The district contains commercial, industrial and residential land uses.

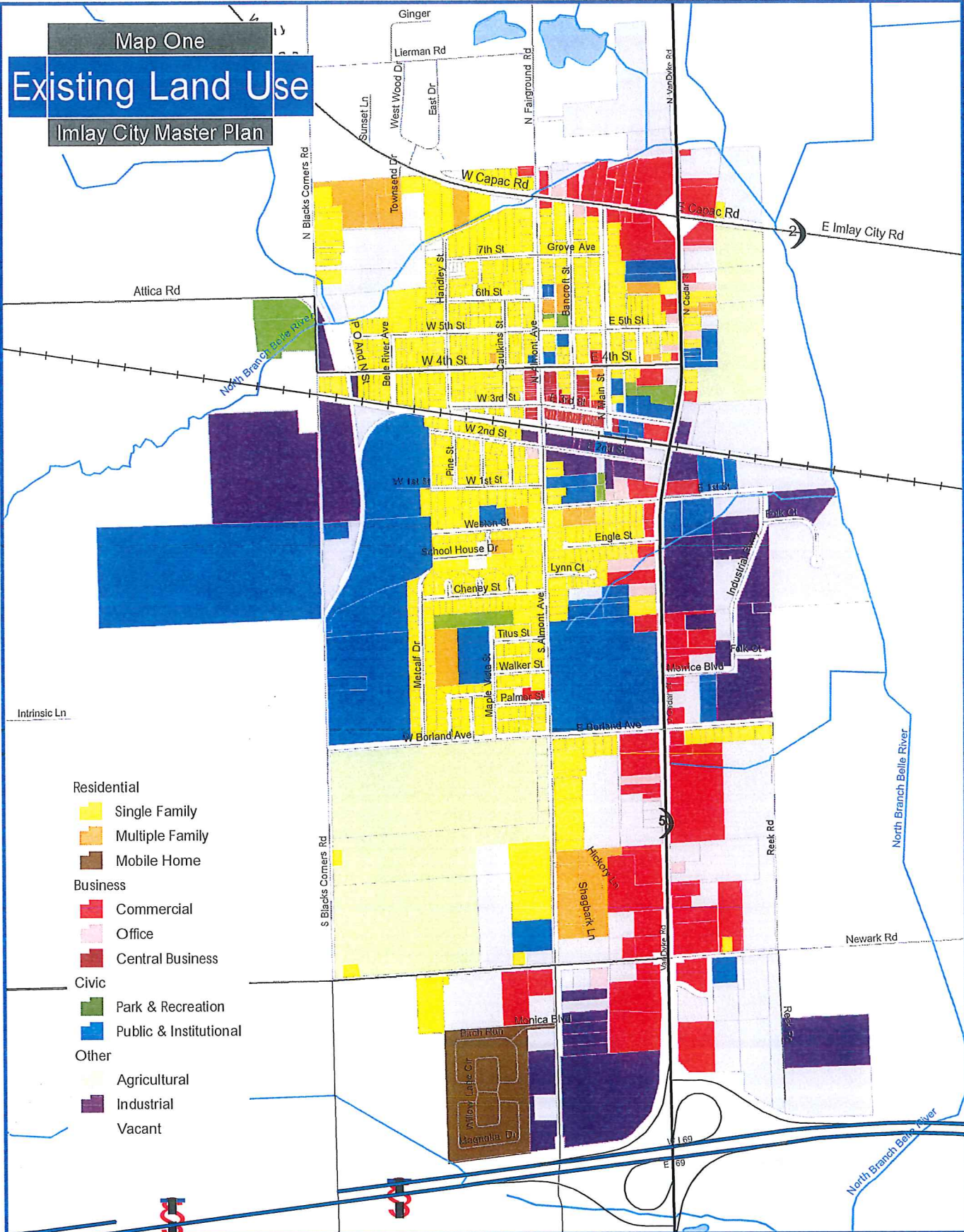
Existing Streets

The existing streets are illustrated on Appendix 3. M-53 (Cedar Street) and M-21 (Capac Road) are both Michigan state highways. The intersection of M-21 and M-53 is included in the development area.

Future Land Use

The location and extent of proposed land uses for the development area are shown on the Future Land Use Map. The future land uses are as presented in the Township's Master Plan adopted by the Planning Commission in 2002, and re-affirmed in November of 2008.

Map One
Existing Land Use
 Imlay City Master Plan

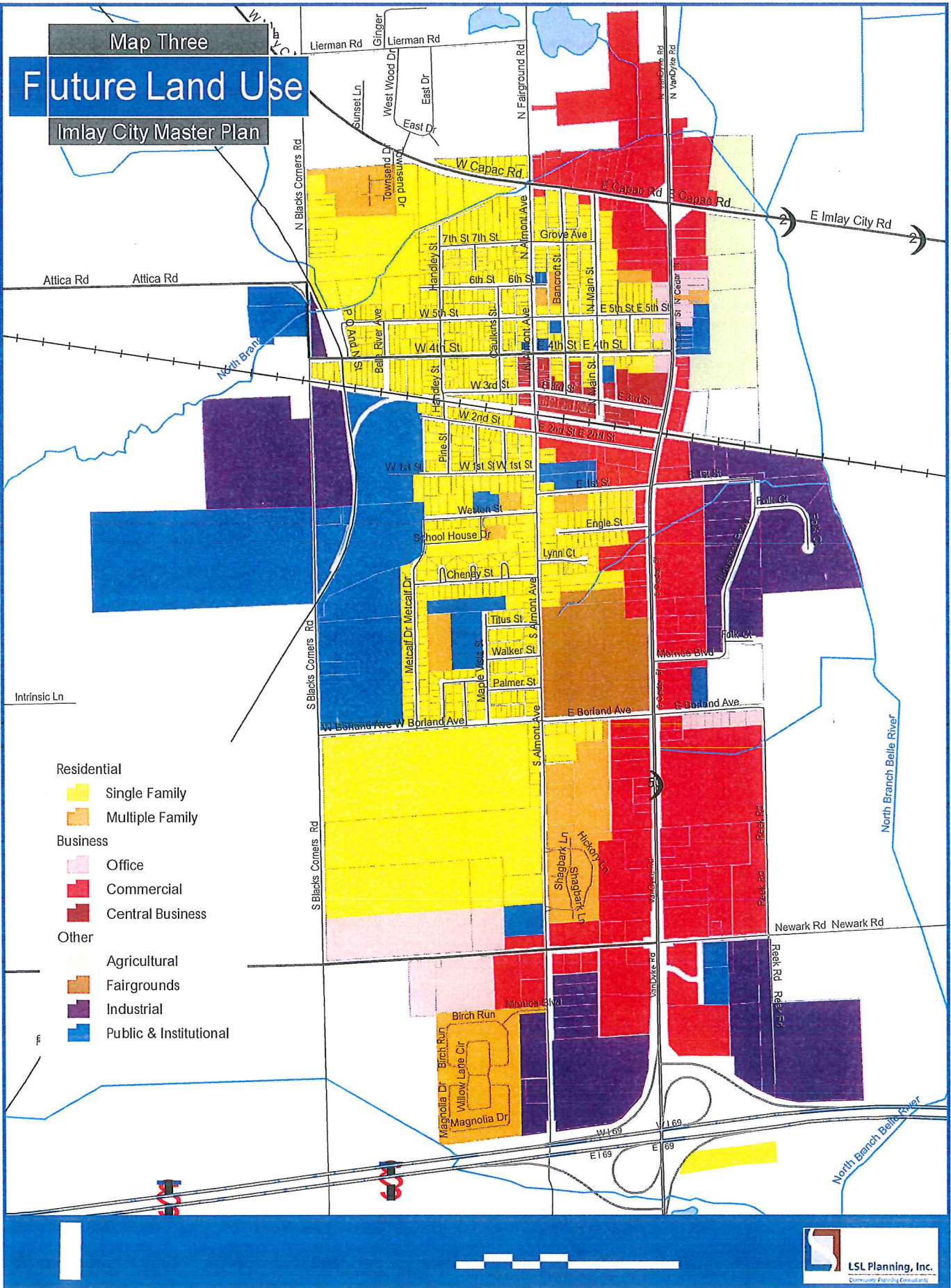


- Residential**
 - Single Family
 - Multiple Family
 - Mobile Home
- Business**
 - Commercial
 - Office
 - Central Business
- Civic**
 - Park & Recreation
 - Public & Institutional
- Other**
 - Agricultural
 - Industrial
 - Vacant

Map Three

Future Land Use

Imlay City Master Plan



PURPOSE OF THE DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

As the “place” that distinguishes Imlay City from other communities, the downtown district is a key asset that defines the local quality of life. Imlay City’s DDA District includes both a traditional downtown, but also a developing industrial park. Together, these two elements provide places where people want to visit, and jobs that will keep them here.

The City of Imlay City has been actively pursuing ways to maintain and upgrade the economic viability of the downtown for a number of years. It is the purpose of the Development Plan and the Tax Increment Financing Plan to establish a legal basis for the capture and expenditure of tax increment revenues in accordance with P.A. 197 of 1975, as amended, for the purpose of stimulating and encouraging private investment in specific development areas through the provision of public improvements.

In compliance with P.A. 197 of 1975, the Imlay City Downtown Development Authority is responsible for the revitalization of the downtown district as it is defined by Imlay City ordinance. The authority is under the supervision and control of a board consisting of a chief executive officer of the municipality and no less than eight or more than twelve members as determined by the governing body of the municipality. The function of the authority is to propose, finance and implement public improvements in the downtown development district.

Legally, the Development Plan and the Tax Increment Financing Plan are two separate plans, but because they are interrelated, they are presented here as one document. The authority for each Plan is established in the City’s Code of Ordinances, as discussed below:

§ **Development Plan.** In 1976 the City Council approved the adoption of City Ordinance No. 13.3, establishing a downtown Development Authority and authorizing them to create the Development Plan. The Ordinance reads as follows:

The City Commission, determining that it is necessary for the best interest of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of deterioration and to promote economic growth, hereby declares its intention to and hereby does create and provide for the operation of the City of Imlay city Downtown Development Authority, pursuant to Act No. 197 of the Public Acts of 1975, of the State of Michigan.

§ **Tax Increment Financing Plan.** In January of 1996 the City adopted Ordinance No. 13.4 approving the current downtown development and tax increment financing plan. That plan set forth guidelines for which the city was able to undergo an extensive streetscape project; consisting of new sidewalks, curbs, gutters and lighting to be constructed along Third Street and Almont Avenue. The current plan, adopted in 2001, served as a catalyst for a number of improvements within the downtown commercial district and the Downtown Development Authority district in years past.

DEVELOPMENT PLAN

This plan is created to implement projects that are designed to meet certain goals established for Downtown Imlay City.

VISION STATEMENT

The friendly, tree-lined and vibrant downtown of Imlay City is home to restored historic buildings. The attractive store fronts house a variety of specialty retail, loft and upscale living spaces and community/city services. The downtown entry and public spaces are adorned with attractive streetscape, flowers and public art that recognizes and celebrates the important role that trains and the railroad have played in the community's history. The downtown is the focal point and center of the community; hosting a variety of annual family events and activities that attract residents and thousands of visitors.

GOALS AND OBJECTIVES

The goals are described as follows:

PUBLIC IMPROVEMENT

Facilitate or provide design assistance, resources, programs, improvements and guidance to businesses that will continually enhance the visual quality of the district.

- § Create a map to identify trail connections to downtown, and needed amenities to encourage visitors to come downtown from the trail to be displayed at Imlay City trailhead and other visitor areas.
- § In the streetscaping plan, the Downtown Development Authority will retain and replace sidewalks; upgrade utilities as needed and pave streets in accordance with the City's Master Plan.
- § Identify and provide for the creation of recreational areas within the development district, such as improvements at Rotary Park, Lamb Steele Park and creation of a park at the vacant lot on the corner of Fourth St. and Caulkins.
- § Work with the Imlay City Commission to acquire undeveloped, under-developed and blighted property within the development district for redevelopment as commercial incubators.
- § Coordinate with the Michigan Department of Transportation for the development of future improvements along M-21 and M-53 in Imlay City.
- § Support the development of pedestrian friendly initiatives throughout the Imlay City community (including the development of a multi-use path throughout the city).
- § Support and encourage the progressive use and creation of greenspace.
- § Provide for necessary improvements to city-owned downtown parking areas.
- § Maintain lighting and landscaping in DDA District.
- § Upgrade utilities and infrastructure on Second Street.
- § Support Placemaking initiatives in the DDA District.
- § Install fiber-optic in Industrial Park and DDA District.

- § Create Wi-Fi area in traditional Downtown.
- § Upgrade utilities and infrastructure on Fourth Street
- § Upgrade utilities and infrastructure at Northeast Quadrant of M-53 and M-21
- § Upgrade utilities and infrastructure on Third Street west of Almont Avenue
- § Upgrade utilities and infrastructure on Main Street
- § Upgrade utilities and infrastructure on Almont Avenue
- § Upgrade sewer line running from First Street to Second Street between M-53 and Almont Avenue
- § Upgrade utilities and infrastructure as needed throughout district

PROMOTION/MARKETING

Promote the downtown so it creates a positive image that will attract customers and investors.

- § Conduct a market study to help determine an appropriate businesses mix and to identify recruiting strategies.
- § Develop marketing materials to promote businesses, development opportunities and incentives in DDA District.
- § Improve the viaduct with multi-use path and landscaping.
- § Advertise on available billboards located along I-69 and other local highways.
- § Design and run image and donut ads.
- § Continue to maintain and upgrade the DDA website.
- § Continue promotion of the Imlay City Façade Loan Program.
- § Develop new programs including site assistance grant programs and Retail Incubation Program.
- § Continue implementation of downtown marketing plan including print material.
- § Continue progressive relationship with other local organizations including the Imlay City Chamber of Commerce, the Imlay City Eagles Club, Rotary Club, Lapeer County Ed-Tech, Lions Club and the Imlay City Community Schools.
- § Continue to host special events that draw people into the community.
- § Provide incentives to local business owner's including the offering of business service seminars and other special services.
- § Continue to make use of an support the following programs and development tools:
 - Brownfield Redevelopment Authority
 - Tax Increment Financing Authority
 - Downtown Development Authority
 - Imlay City Façade Corporation
 - Imlay City Friends of the Polly Ann Trail Group
 - Lapeer Development Corporation
 - Industrial Facilities Exemption Certifications
 - Tax Exempt Industrial Development Revenue Bonds
- § Use the provisions of the Brownfield Redevelopment Authority to assist specific businesses or sites.

- § Work with owners to design and install attractive, appropriate signs, as per recommendations of the Downtown Blueprint.
- § Brochures for Grants/Loans - Translate the DDA marketing brochure for the loan program into Spanish.
- § Use the Lapeer Development Corporation and their expertise on economic development projects and programs.
- § Collaborate with SEED Group on marketing and attraction materials and ads.
- § Continue Farmers Market and expand and build pavilion.
- § Manage and promote Redevelopment Liquor License Program.
- § Become a Main Street Community
- § Actively market municipal properties in the downtown district in accordance with city commission direction.
- § Hire social media company to actively market downtown.
- § Assist the city in becoming a Redevelopment Ready community
- § Continue Next Michigan Development Corp board representation

BUSINESS RECRUITMENT AND RETENTION

Strengthen existing economic assets, and diversify the economic base by retaining and expanding existing businesses, recruiting new businesses, converting underutilized space into productive property and sharpening the competitiveness of the downtown merchants.

- § Continue to manage and market the Commercial Façade Loan and Commercial Façade Grant Program. The Commercial Façade Loan Program considers loan amounts up to \$40,000 while offering rates below prime. Eligibility requirements include visible improvements to the downtown (% spent of exterior, façade, site) while a portion of funding is available to address code and handicapped access. The Commercial Façade Grant Program is fashioned to encourage improvements such as signage, awnings, and painting where the DDA approves the request in advance when consistent with adopted guidelines and when after implemented, applicants are reimbursed a percentage of the improvement- purchase and installation. Such a program might consider 50% up to amount approved by board.
- § Undertake a Business Retention/Recruitment Program that offers collateral material, including area demographics and purchasing power, to assist in the development of business plans.
- § Provide development assistance to businesses by identifying available land and/or storefronts, offering preliminary design assistance, helping them through the development review process, subsidizing rent (through Retail Incubator Program), and networking with area businesses.
- § Encourage retail and food establishments to stay open later.
- § Encourage and work with owners to provide outdoor dining seats and implement a grant assistance program to establish new outdoor dining spaces.
- § Organize for external business recruitment and recruit businesses if needed.
- § Meet with existing businesses on a regular basis to identify business retention and expansion needs.
- § Add illustrations to design guidelines.

- § Work with and encourage building owners to enhance building exteriors and add attractive signage, with maximum assistance offered from any and all incentive programs.
- § Provide resources regarding historical and architectural elements of buildings in DDA District for building owners that are seeking guidance to restore the original architectural and historical elements.
- § Utilize MSHDA and CDBG funds to assist building owners to make improvements to buildings.
- § Support all Placemaking and BUY Local initiatives.
- § Support SEED Group initiatives and programs.

REAL ESTATE

Leverage DDA resources to take advantage of real estate and development opportunities that will advance the mission of the DDA.

- § Work with landowners to create more Downtown housing in upper floors.
- § Create a land acquisition plan that determines available land for purchase.
- § Identify demonstration projects that can be implemented by the DDA that will attract desired tenants and act as a catalyst for additional private investment in the downtown.
- § Create, implement and fund a Commercial Rental Incubator Program.

PAST EFFORTS

This DDA Plan builds on several past efforts. While this is technically the DDA/TIF Plan, efforts have been made to try and streamline the various recommendations from the plans listed below:

- § DDA Strategic Plan
- § DDA Vision And Work Plan
- § DDA/TIF Plan
- § Imlay City Downtown Blueprint 2005

PROJECTS

The Imlay City DDA has evaluated a list of potential projects that can meet the goals and objectives of this development plan. The DDA may from time to time modify the priority and timing of the project without changes to the Development Plan or Tax Increment Financing Plan. A budget will be submitted to the City Commission for approval for each year's proposed projects. The DDA may indicate modification to the plan for submission to the City Commission for public hearing, consideration and approval. Table 1 on the following page lists projects with a description of actions required and projection of overall estimated cost. It builds upon projects that have already been completed under the previous plan.

**TABLE 1
PROJECT LIST**

PROJECT	COST	PRIORITY / TIMEFRAME
Advertising		
Develop a Retention/Recruitment Plan	TBD	2014/2015
Market study	\$5,000	2014/2015
Website improvements	\$100 to \$500 / hour	As needed
Marketing materials	\$25,000	As needed
Billboard rentals	\$2,500 / month	2015/2016
Image and Donut ads	TBD	
Trail-to-Downtown Map	\$1,500	2014/2015
Social Media consultant	\$100 to \$500 / hour	As needed
Capital Projects / Infrastructure		
Upgrade utilities on 2 nd Street	\$695,000	
Build pavilion for farmers market	\$40,000	
M-21 and M-53 Road Improvements	Prices vary widely	
Downtown wi-fi installation	\$4,000 to \$6,000 / business	2015/2016
Industrial Park fiber-optic installation	\$50,000 / mile	2015/2016
Viaduct improvements (landscaping, sidewalks)	TBD	2015/2016
Pathway Connections to Downtown	Prices vary widely	
Upgrade utilities and infrastructure on 4 th Street	\$748,656	2014/2015
Upgrade utilities and infrastructure on NE Corner of M-53/M-21	\$150,000	2014/2015
Upgrade utilities and infrastructure on 3 rd Street	\$331,648	2014/2015
Upgrade utilities and infrastructure on Main Street	\$151,158	2014/2015
Upgrade utilities and infrastructure on Almont Avenue	\$238,000	2014/2015
Upgrade sewer line between 1 st and 2 nd Streets, between Almont Avenue and M-53	TBD	2014/2015
Upgrade utilities and infrastructure as needed throughout district	TBD	2014/2015
Maintenance		
Lighting	\$4000 / pole	As needed
Parking	\$2.25/sq.ft.	As needed
Road resurfacing	\$5 / square yard	As needed
Sidewalk	\$10.00/ ft.	As needed
Programs		
Land Acquisition Plan	TBD	As needed
Downtown Housing Program	TBD	2018/2020
Rental Incubator Program	TBD	2015/2024
Updated design guidelines	TBD	2018/2020
Property Acquisition		
Parks	\$50,000 to \$100,000	As needed
Vacant or Underutilized	\$50,000 to \$100,000	

PROJECT DESCRIPTIONS

The specific projects and their approximate timeframe for completion is shown in Table 1. The estimated timing of implementation is as shown in the Table, but may be adjusted as resources allow. In reality, certain projects may be undertaken before the timeframe specified if opportunities present themselves, or after the timeframe if adequate resources or other elements of the project are not yet available. The projects in this plan are described in more detail below:

- § **Advertising Projects.** Advertising projects listed in Table 1 include a variety of "soft" (i.e. not "capital") projects aimed at generating interest and re-investment within the district. The Downtown Development Authority will commission marketing studies and develop marketing and sales materials for the development district in order to promote development and redevelopment by the private sector. The project is estimated to cost \$5,000 with utilizing a marketing class at a local university. The DDA conducts regular marketing campaigns that are continually adjusted to match current trends, interests and events related to the downtown. As such, regular adjustments to print materials, social media and websites must be maintained. The projects listed include those necessary to keep the DDA relevant to potential businesses and patrons. Because the scope of these projects may be adjusted, Table 1 presents general estimates for the DDA's reference when they are ready to initiate a project.
- § **Capital Improvement Projects.** To maintain a safe and welcoming downtown, the DDA will invest in a variety of capital projects. Most of the projects listed in Table 1 include replacement or repair or aging roads and infrastructure. Cost estimates have been prepared for some of the higher priority projects. The cost for later improvements or those that may involve collaboration with the City of Imlay City, such as pathway installation or improvements to roads that extend beyond the DDA boundary, will be determined when they are higher in priority or when cost-sharing or other opportunities arise. Other capital improvements are aimed at improving the downtown for visitors, including a pavilion at the farmer's market and wi-fi installation. Similarly, fiber-optic technology will be installed within the Industrial Park to further marketing efforts for those sites.
- § **Maintenance Projects.** The Downtown Development Authority will replace sidewalks; upgrade utilities as needed and pave streets as needed within the development area. Costs are estimated on a per-unit basis for these items, as replacement or maintenance needs cannot often be predicted. To facilitate maintenance and administer all projects in this plan, administration costs are estimated between \$50,000 and \$75,000 annually for the life of the DDA.
- § **Programming Projects.** Part of the Downtown Development Authority's duties are to encourage business growth, prevent deterioration within the district, and guide

redevelopment in a way that will contribute to the overall goals for the district. To this end, the following programs are planned to be developed:

- The DDA will develop a land acquisition plan to identify locations for future parks, parking or other purposes to guide the DDA's purchase of land for purposes of redevelopment, re-sale, or conversion to a park or other use.
- A downtown housing program will be developed to help improve the availability, variety, condition and marketability of residential units within the district.
- A rental incubator program will be created to help bring potential business owners and land owners together. The program would help match owners of vacant buildings with new and growing businesses that want to locate within the district but who may not have the resources to secure a long-term lease.
- Design guidelines for new construction in the district will be updated to reflect current attitudes, and to acknowledge modern technology and trends in construction.

§ **Land Acquisition Projects.** The Downtown Development Authority will acquire blighted, underutilized or dilapidated sites as needed to remove unsafe buildings, rehabilitate, resell or redevelop land that is not contributing to the district. Undeveloped, inappropriately developed and blighted property within the development district will be purchased for redevelopment or resale or use as a commercial incubator structure. Other land will be acquired for recreational use and parks within the development district. This may include but is not limited to improvements at Rotary Park on First Street within the development district as well as the creation of pocket parks within the historic downtown area. Improvements may include but are not limited to: landscaping, seating, decorative fencing and lighting. No property will be acquired without the expressed approval of the Imlay City Commission.

EXPECTED SALE, DONATION, EXCHANGE OR LEASE OF PROPERTY

This Plan does not involve any acquisition projects. However, the Downtown Development Authority may consider purchasing, selling or donating any property to or from the City of Imlay City during the duration of this development plan.

DESIRED ZONING, STREETS, INTERSECTIONS AND UTILITY CHANGES

The Downtown Development Authority is proposing no additional changes to the district's zoning, street levels, intersections or utilities at this time. Necessary improvements will occur as is required at the discretion of the Imlay City Commission.

Zoning

The zoning categories found within the DDA District are shown on the Zoning Map. No zoning changes are proposed as part of the development plan activities.

Streets

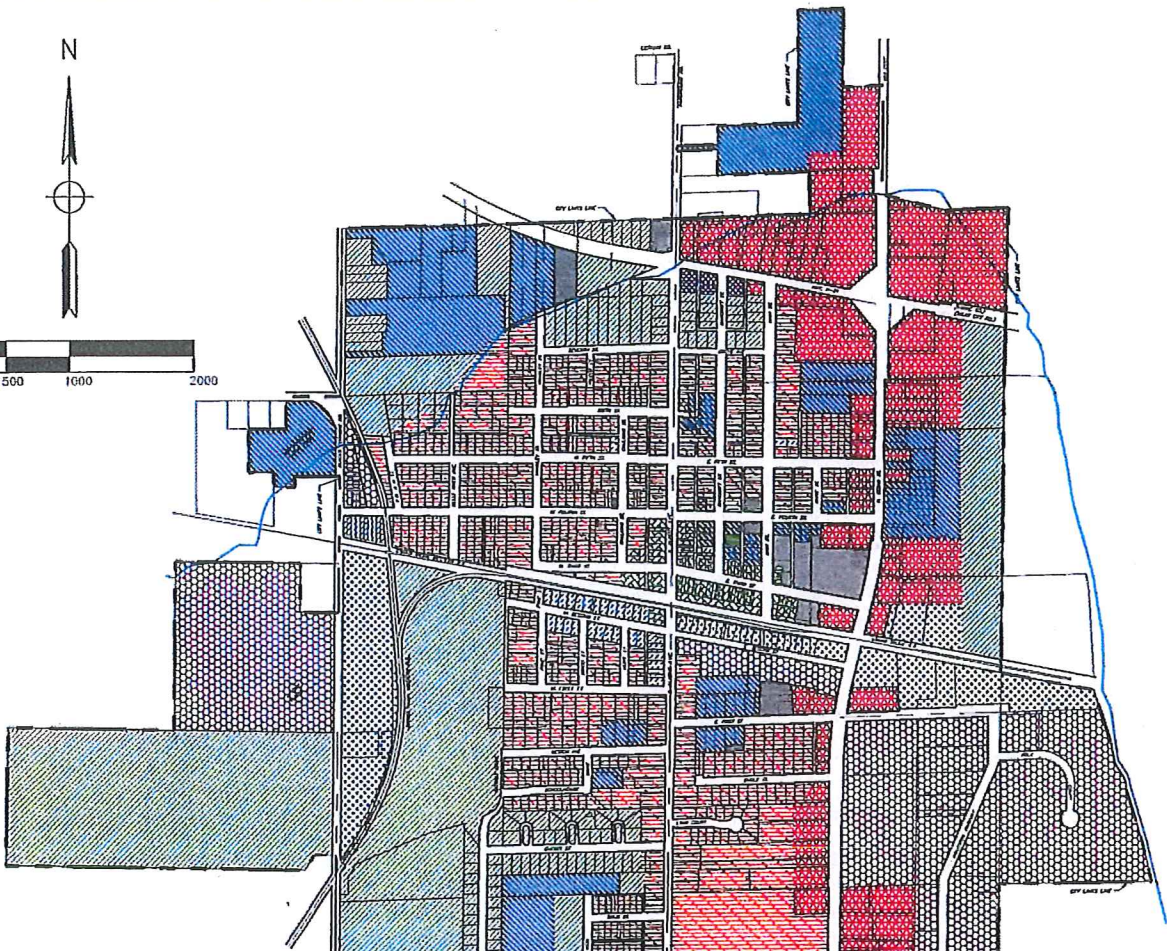
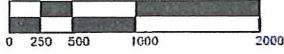
Aside from potential improvements or reconstruction, no major street changes are proposed as part of the development plan activities.

Intersections


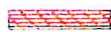
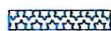











No major intersection changes are proposed as part of the development plan activities.

Utilities

As a result of the proposed Gateway/Streetscape Enhancement Project, the Downtown Development Authority will be requesting that all overhead utilities within the project area be buried to create a cleaner more aesthetically appealing appearance. The Downtown Development Authority will request the placement of utilities underground and the replacement of underground utilities as is required throughout the duration of the development plan.



ZONING DISTRICTS

-  R-1 ONE FAMILY RESIDENTIAL
(9,600 SQ. FT.)
-  R-2 ONE FAMILY RESIDENTIAL
(7,500 SQ. FT.)
-  R-2 / PUD
-  R-T TWO FAMILY RESIDENTIAL
-  RM-1 MULTIPLE FAMILY RESIDENTIAL
-  RM-1 / PUD
-  OS-1 OFFICE SERVICE
-  B-1 LOCAL BUSINESS
-  B-2 CENTRAL BUSINESS
-  B-3 GENERAL BUSINESS
-  I-1 LIGHT INDUSTRIAL
-  I-2 HEAVY INDUSTRIAL
-  P-1 VEHICULAR PARKING
-  I-1 / PUD

*CITY OF IMLAY CITY
ZONING DISTRICT BASE MAP
REVISED JANUARY, 2008*



IMPLEMENTATION

Public-Private Partnerships

In addition to a number of public improvements proposed to be financed with public funds under the discretion of the Downtown Development Authority, the overall development plan includes as a goal the accomplishment of certain private development through private investment in cooperation with the DDA and the City. These improvements include but are not limited to the following:

- § Restoration and revitalization of development area storefronts to provide an appearance that is aesthetically pleasing and complementary to the existing business. This includes establishing a design improvement program which may include the implementation and allocation of public funds to be utilized through a matching grant program administered by the DDA for façade related improvements. The proposed improvement program would manage visual change constructively, building on existing physical assets and encouraging innovation that supports them. This may include imitating or restoring historical architecture or making necessary changes that are compatible with the commercial area's established characteristics, especially building height, setback from the road, use of materials and the rhythm of door and window openings. Suggestions for building appearance will be provided by the DDA as requested.
- § Renovation of rear building facades and creation of rear entrances which are attractive and convenient to consumers and staff members utilizing the rear parking areas.
- § Redevelopment and expansion of privately owned commercial sites in cooperation with the present or future owners. The DDA currently offers a number of assistance programs available to assist in the accomplishment of these projects including but not limited to the following: The Imlay City Façade Loan Program, Imlay City Revolving Loan Fund, Site Assistance Grant Programs, Positive District Promotional Activity, Brownfield Redevelopment, Assistance in finding property buyers, developers and tenants and tax abatements through the Lapeer Development Corporation, a county wide economic development resource.

Tax increment revenues derived from the Development Area will be utilized to finance all or a portion of the public improvements within the development district as proposed in the plan. The manner in which tax increment revenues will be utilized to finance these public improvements is herein set forth.

Tax Increment Financing

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation.

TIF Revenue represents the value of new taxes that may be received as a result of new property value increases.

General Obligation Bonds

Tax increment revenues may be pledged as debt service on one or more series of general obligation bonds issued by the City of Imlay City pursuant to Section 16 (1) of Public Act 197 of 1975.

Tax Increment Bonds

Tax increment revenues may be pledged as debt service on one or more series of tax increment bonds issued by the DDA pursuant to Section 16 (2) of Public Act 197 of 1975.

Debt Service Reserve

For each series of bonds issued, a debt service reserve account may be established pursuant to the requirements of applicable statutes.

Pay-As-You-Go

To the extent not financed from the proceeds of a bond issue, and as deemed necessary by the DDA, tax increment revenues may be used to finance all or part of any public improvement the DDA may undertake on a pay-as-you-go basis.

Reimbursement

Tax increment revenues may be used by the DDA to reimburse the City of Imlay City for any funds advanced to the DDA for use in financing those public improvements, or any portion thereof, indicated in the Development Plan. To the extent the City of Imlay City may be called upon to meet any debt service insufficiencies, as a result of a full or limited faith and credit pledge behind a bond issue, tax increment revenues will be used to reimburse the City of Imlay City in the amount of any such advance it has made.

Administrative and Operating Costs

Tax increment revenues may be used by the DDA to pay administrative and operating costs such as, but not limited to, the employment and compensation of a director, treasurer, secretary, legal counsel and other personnel considered necessary to the DDA; the reimbursement to DDA members of actual and necessary expenses; the administrative costs related to the acquisition and disposal of real property, demolition of structures, site preparation, and relocation of businesses; costs assessed to the DDA by the City of Imlay City for handling and auditing the DDA's funds; and other costs incurred by the DDA in connection with performance of its authorized functions, including, but not limited to, architects, engineers, legal, appraisal, testing and accounting fees.

Land Contract Financing

A land contract is a contract between a buyer and seller of real property in which the seller retains ownership of the property, and provides financing to the buyer, who is allowed to take possession of the property. The contract specifies a sale price, but in these cases, a third party (a bank or mortgage lender) is not involved, and loan installments are paid directly to the seller. Much as with a third party loan, interest is charged, and sometimes a "balloon" or down payment is

required. If the terms of the agreement are not met by the buyer, then the seller can re-claim the property and take full possession of all legal ownership rights.

Commercial Rehabilitation Districts

The City is enabled by State legislation to approve a CR District where the property value is frozen at the value on the date the district is created, and will not increase until a date specified by the City.

Surplus Funds

Funds not required for any of the preceding purposes will be considered surplus and shall be distributed proportionately to all taxing jurisdictions.

TAX INCREMENT FINANCING PLAN

EXECUTIVE SUMMARY

The purpose of this tax increment financing plan is to produce revenues sufficient to pay for projects outlined in the development plan. The specific tax increment financing plan proposed by the Downtown Development Authority is as follows:

- § Maximum Amount of bonded Indebtedness: The DDA, in any one year, will not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from the development area for that given year. The total aggregate amount of borrowing shall not exceed an amount which is the 80% of the estimated tax increment will service as to annual principal and interest requirements. The total amount of bonded indebtedness will not exceed \$3,021,032,
- § Base Value: The initial assessed value, (the base year SEV from which the "captured assessed value" is calculated), is the 1985 State Equalization Valuation (for property assessed as of December 31, 1984) of the Imlay City Downtown Development District, as finally determined by the State Tax Commission.
- § Portion of "Captured Assessed Value" to be used: Recognizing the declining value of the tax base in the Downtown Development District, the DDA proposed that all of the taxes levied by taxing units on the captured assessed value of real and personal property within the District be used by the authority to the extent needed from year to year to accomplish the above-stated purpose.
- § Duration of the Program: The remaining duration of this extension of the Tax Increment Financing Plan shall be 20 years and the duration of the overall plan is 31 years.
- § Source of Funds: It is expected that there will be one or more bond issues to finance all or part of the proposed Development Plan. If not all funds are received from the bond issue, some of the project may be financed from annual revenues on a "pay as you go" basis.

TIF TERMINOLOGY

- } **"Base Value"** is the taxable value of property in the TIF district at the date the TIF is established
- } **"Current Value"** is the taxable value of property in the district as of the current year
- } **"Revenue Capture"** is the difference between tax revenue collected from the Current Value and the Base Value

INTRODUCTION

The tax increment financing plan projects a significant long-range benefit for the two taxing units involved in the tax base of the Imlay City Downtown Development District, in exchange for short-range deferral of some tax revenues which would be re-invested in the District to stimulate private investment and business expansion resulting in a healthier commercial tax base.

The two taxing units would technically forgo the taxes realized from the future growth in the Downtown Development District's tax base, to the extent needed to pay off the bonds issued for the downtown development project described earlier. However, the Downtown Development Authority feels very strongly that in reality the two taxing units will not realize these tax increases,

and they may continue to lose tax base in the Downtown Development District if the development plan is not undertaken.

The Downtown Development Authority Act authorizes several potential sources of funds for the Downtown Development Authority to use in financing its development activities, including the following:

- § Donations
- § A tax up to two (2) mills levied on the Downtown Development District upon approval of the Imlay City Commission or for the general fund of the Authority for purposes of the Authority.
- § Proceeds from a revenue bond issue or general obligation bond issue.
- § Revenues from property owned by the Downtown Development Authority.
- § Moneys received from other sources approved by the Imlay City Commission.
- § Proceeds from a tax increment financing plan.

The following comments on the first five sources will put into perspective the need for considering the tax increment financing plan.

- § Donations: These funds could be from either individuals or corporations including philanthropic foundations. However, no sources of donations are known to be available to the DDA, particularly in terms of the estimated development cost of \$3,776,290.
- § Tax Levy: The potential tax levy will not be considered by the DDA. It is believed to be counterproductive to the goal of the development plan. Levying a tax on the Downtown Development District, as a means of making a "public investment" greatly reduces the economic stimulation effect as the individual businesses would experience an immediate cost from the initial public development. In light of the trend in the tax base the Downtown Development District, a real public investment is needed, rather than in indirect private investment to stimulate private market sources.
- § Bond Proceeds: Although these are provided in the statute as a "source of financing," they are only a vehicle for borrowing, not an actual source of capital. Whether revenue bonds or tax increment bond are used, their sale requires the availability of another source of funds to repay them as they mature. A bond sale may be used for the financing of elements within the development plan. Use of bonding will be determined by the needs of a proposed development inside the boundaries of the development area.

The Downtown Development Authority shall not sell any bonds pursuant to this plan without the approval of the Imlay City commission prior to the issuance of any such bonds.

- § Revenue from Properties: The Imlay City Downtown Development Authority does not currently own any property with the development district. All income from properties acquired during implementation of the development plan will be applied to costs of that implementation. Excess funds will be used to assist in the financing of other elements within this plan.
- § Other Sources: These might include general revenues of the city of Imlay City approved by the City Commission for use by the DDA. The City of Imlay City will continue to actively

pursue any all state and federal grant opportunities that may assist in the financing of the development plan.

- § 100% of the tax increment dollars that accrue each year will be used to finance the development plan and to generate projects on a “pay as you go” basis.

EXPLANATION OF TAX INCREMENT FINANCING

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation.

Once the TIF expires (potentially in 20 years), the CIA will cease its revenue capture and 100% of taxes collected from future property values will be distributed to the appropriate taxing agencies in place at that time.

To utilize TIF financing, the CIA must prepare a Development Plan and a TIF Plan. Both plans are submitted to the City Council, who must approve the plans. Table 1 on the following page shows the projected revenues expected for the district. It represents the amount the DDA can anticipate in TIF Revenue, based on available property data. The increases in property values are based on a modest inflation rate of 2.5% annually. In reality, property values, and resulting TIF capture will exceed these figures as redevelopment increases property values at a more rapid rate.

While it is known that these calculations will not be the actual revenue that will be received, it provides a realistic estimate upon which the Development Plan can be based. Adjustments to these calculations may be made by amending this Plan in the future. Projected estimates of SEV capture, and the resulting captured value that provides the basis for projected tax revenues, is included in Table 2. Actual estimates of revenues are shown in Table 3.

TABLE 2
ESTIMATE OF TAX CAPTURE & INCREMENT REVENUE ⁽¹⁾

	Fiscal Year	Base Value	% Value Increase ⁽²⁾	Estimated Value ⁽³⁾	Estimated Capture Amount
Base Year:	1992	\$6,736,146			
	2013	\$6,736,146	-0.1%	\$22,890,400	\$16,154,254
	2014	\$6,736,146	0.0%	\$22,890,400	\$16,154,254
	2015	\$6,736,146	0.5%	\$23,004,852	\$16,268,706
	2016	\$6,736,146	0.5%	\$23,119,876	\$16,383,730
	2017	\$6,736,146	1.0%	\$23,351,075	\$16,614,929
	2018	\$6,736,146	1.5%	\$23,701,341	\$16,965,195
	2019	\$6,736,146	2.0%	\$24,175,368	\$17,439,222
	2020	\$6,736,146	2.5%	\$24,779,752	\$18,043,606
	2021	\$6,736,146	2.5%	\$25,399,246	\$18,663,100
	2022	\$6,736,146	2.5%	\$26,034,227	\$19,298,081
	2023	\$6,736,146	2.5%	\$26,685,083	\$19,948,937
	2024	\$6,736,146	2.5%	\$27,352,210	\$20,616,064
	2025	\$6,736,146	2.5%	\$28,036,015	\$21,299,869
	2026	\$6,736,146	2.5%	\$28,736,915	\$22,000,769
	2027	\$6,736,146	2.5%	\$29,455,338	\$22,719,192
	2028	\$6,736,146	2.5%	\$30,191,722	\$23,455,576
	2029	\$6,736,146	2.5%	\$30,946,515	\$24,210,369
	2030	\$6,736,146	2.5%	\$31,720,178	\$24,984,032
	2031	\$6,736,146	2.5%	\$32,513,182	\$25,777,036
	2032	\$6,736,146	2.5%	\$33,326,012	\$26,589,866
	2033	\$6,736,146	2.5%	\$34,159,162	\$27,423,016
	2034	\$6,736,146	2.5%	\$35,013,141	\$28,276,995

- (1) This table estimates property value increases based on inflation only. Value increases due to property improvements are not considered, but would increase the amount of capture.
- (2) Value increases shown are estimates only. 2013 and 2014 inflation is estimated based on the actual change in value from 2012 to 2013, with incremental rebound in the marketplace projected through the remaining term.
- (3) Capture amounts include both real and personal property values

Beginning with the next tax collection following the approval of the plans in May, 2014 and for each collection in years covered by the plan, municipal and county treasurers transmit directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real and personal property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. The intent of the DDA is to allow all voted and separately identified debt millage to pass through to the intended taxing units. Therefore, the tax levy for tax increment purposes in the DDA Development Area is the total millage reduced by the amount of debt service millage levied.

The tax increment financing procedure is contained with the Downtown Development Authority statute. The procedure may be proposed by a downtown development authority as a method of financing a downtown development plan. It then may be adopted by the city commission, following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment procedure is as follows:

- § The public makes an investment in public improvements, and also potentially in facilities to be leased or sold to private owners, for the purpose of stimulating private investment in a specific downtown commercial area (the Downtown Development District). The investment may be made in response to a declining business climate and commercial tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.
- § A bond issue may be sold to finance the improvements.
- § Taxes generated from the subsequent growth in the tax base of the Downtown Development District are then used to retire the bonded debt. This tax base growth is called the "captured value". Specifically, it is the difference between the taxable value of the Downtown Development District at any point in time, and the value of the District in existence at the time of the adoption of downtown development plan. Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following:
 - Construction of new developments occurring after the date establishing the "base value".
 - Construction through rehabilitation, remodeling, alterations, or additions occurring after the date establishing the "base value."
 - Increases in property values which occur for any other reasons, including inflationary growth.
- § The taxes which are potentially available for retiring the bonded debt of the downtown development plan include all the taxes normally levied by all the taxing units on the captured assessed value of the Downtown Development District. The Downtown Development Authority may enter into agreements with each of the taxing units to share a portion of the captured assessed value of the District. Any taxes generated by the captured assessed value, beyond the amount needed to meet the cost of the specific development project, are returned proportionately to the taxing units (a requirement of the statute).
- § When the specific development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.

§ Since only the growth in tax base (the captured assessed value) in the Downtown Development District is used to finance the development plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the adoption of the development plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units.

The justification of the tax increment financing procedure is based on the expectation that all of a portion of the "captured value" which is created, following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and therefore, the short-term investment made by the taxing units in the foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger commercial tax base.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED The DDA will explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. Appendix A includes a discussion and summary of bonding requirements. The maximum indebtedness could not exceed the ability to service the debt from tax increments. Only 80% of projected DDA revenues are available as debt service funds. This is a requirement of PA 197 of 1975.

DURATION OF THE DEVELOPMENT PROGRAM

The duration of the tax increment financing plan is twenty (20) years, commencing upon approval by the City Commission in 2014 and will cease with tax collections due in December 2034, unless this plan is amended to extend or shorten its duration.

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS

The most important impact of this plan on the effected taxing jurisdictions is that the base value within the Development Area will remain constant for the taxing jurisdictions over the life of this plan. No decrease in tax revenues will occur from what they currently received. Tax revenues for taxing agencies are capped at the 1992 value. Any increase in value over the 1992 level will become the base upon which DDA revenues are computed.

The estimates of taxes to be captured in this report are based upon the 2012 tax rates levied by the taxing units. The applicable millage rates and projected taxes captured from each taxing jurisdiction on real property are projected in Table 3.

**TABLE 3
ESTIMATED TAX INCREMENT CAPTURE BY TAXING JURISDICTION**

Fiscal Year	<i>Millage Rates</i>	3.7886	14.35	18.4686
	Captured Value ¹	Lapeer County Operating	City Operating	Estimated Revenue Capture
2013	\$16,154,254	\$61,202	\$231,814	\$293,016
2014	\$16,154,254	\$61,202	\$231,814	\$293,016
2015	\$16,268,706	\$61,636	\$233,456	\$295,092
2016	\$16,383,730	\$62,071	\$235,107	\$297,178
2017	\$16,614,929	\$62,947	\$238,424	\$301,372
2018	\$16,965,195	\$64,274	\$243,451	\$307,725
2019	\$17,439,222	\$66,070	\$250,253	\$316,323
2020	\$18,043,606	\$68,360	\$258,926	\$327,286
2021	\$18,663,100	\$70,707	\$267,815	\$338,523
2022	\$19,298,081	\$73,113	\$276,927	\$350,040
2023	\$19,948,937	\$75,579	\$286,267	\$361,846
2024	\$20,616,064	\$78,106	\$295,841	\$373,947
2025	\$21,299,869	\$80,697	\$305,653	\$386,350
2026	\$22,000,769	\$83,352	\$315,711	\$399,063
2027	\$22,719,192	\$86,074	\$326,020	\$412,094
2028	\$23,455,576	\$88,864	\$336,588	\$425,451
2029	\$24,210,369	\$91,723	\$347,419	\$439,142
2030	\$24,984,032	\$94,655	\$358,521	\$453,175
2031	\$25,777,036	\$97,659	\$369,900	\$467,559
2032	\$26,589,866	\$100,738	\$381,565	\$482,303
3033	\$27,423,016	\$103,895	\$393,520	\$497,415
2034	\$28,276,995	\$107,130	\$405,775	\$512,905
		\$1,740,054	\$6,590,766	\$8,330,820

¹ From Table 1

In the long term, improvements proposed for the Development Area will provide stability and growth in the Downtown District and the City as a whole. This will greatly benefit all taxing jurisdictions. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time the tax increment financing plan is completed; and increases in property valuations throughout the entire community, which, to a significant degree, are dependent upon the well-being of the Downtown District for stability and growth.

PLANNED EXPENDITURES

1. **Estimate of Tax Increment Revenues.** Table 2 summarizes only the estimated tax increment revenue by year.
2. **Expenditure of Tax Increment Revenues.** The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the DDA Development Area is included in Appendix B. Cost estimates within the Appendix are estimates current to the date of adoption. All estimates are based solely upon concepts. They are not developed from construction drawings. No inflationary factor is forecasted. Stated estimates include fees for design, preparation of construction drawings or other professional services to the extent stated.

Any additional tax increment revenues beyond those projected in this plan will:

- 1) be used to expedite any debt service,
- 2) further the implementation of the public improvement program, or
- 3) be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- 1) Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements,
- 2) Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources,
- 3) Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

FINANCING ANALYSIS

The DDA anticipates completion of projects on a "pay-as-you-go" basis, committing funds only as dollars become available. The DDA is empowered, with permission of the City Commission, to issue bonds against proposed revenues. The state act allows for no more than 80% of the anticipated tax increment revenues to be used for debt service. In practice a Limited Tax General Obligation (LTGO) Bond Issue would be required. The City would pledge anticipated tax increment revenues to repay the bonds. The General Fund of the City must be pledged to pay any shortfall of funds required to meet the debt service of the bond issue. For this reason a conservative approach is taken in estimating available funds.

The cost effectiveness of bonding is limited by the amount of debt service that would be available. Debt service is considered the total amount committed to payment of a bond debt, including principal and interest payments. A projection of available funds, after payment of the debt service for that bond, is presented in Table 4.

TABLE 4 AVAILABLE REVENUE FOR FUTURE DEBT SERVICE			
Fiscal Year	Total Projected Revenue	Maximum Debt Service Allowed by Law	Remaining Available
2013	\$293,016	\$234,412	\$58,603
2014	\$293,016	\$234,412	\$58,603
2015	\$295,092	\$236,073	\$59,018
2016	\$297,178	\$237,742	\$59,436
2017	\$301,372	\$241,097	\$60,274
2018	\$307,725	\$246,180	\$61,545
2019	\$316,323	\$253,058	\$63,265
2020	\$327,286	\$261,829	\$65,457
2021	\$338,523	\$270,818	\$67,705
2022	\$350,040	\$280,032	\$70,008
2023	\$361,846	\$289,477	\$72,369
2024	\$373,947	\$299,157	\$74,789
2025	\$386,350	\$309,080	\$77,270
2026	\$399,063	\$319,251	\$79,813
2027	\$412,094	\$329,675	\$82,419
2028	\$425,451	\$340,361	\$85,090
2029	\$439,142	\$351,314	\$87,828
2030	\$453,175	\$362,540	\$90,635
2031	\$467,559	\$374,047	\$93,512
2032	\$482,303	\$385,842	\$96,461
2033	\$497,415	\$397,932	\$99,483
2034	\$512,905	\$410,324	\$102,581
TOTAL	\$8,330,820	\$6,664,656	\$1,666,164

PROPOSED METHOD OF FINANCING

The Authority will prepare an Annual Budget to program the specific expenditures for the upcoming fiscal year. The Authority will be able to choose the specific work elements each year following the receipt of recommendations from City Administration.

It is presently planned that the public sector improvements will be financed through the use of captured tax increments in accordance with a Tax Increment Financing Plan established pursuant to Public Act 197 of 1975, as amended. Under P.A. 197 of 1975, as amended, the Authority is empowered to carry out a public improvement program utilizing the funding from tax increment financing as approved by the City Commission.

The Authority may issue tax increment bonds in accordance with Section 16 of Act 197, and pledge future captured tax increments to pay the principal and interest due on such bonds. A comprehensive discussion of tax increment financing for the proposed public improvements is set forth in the Tax Increment Financing Plan.

Proposed projects will be funded on a "pay as you go" basis. The Downtown Development Authority will continue to pursue grant funding as may be possible. Revenue bonds and tax increment bonds will be used as a financing tool in conjunction with large developments that occur within the development district. The Downtown Development Authority shall not sell any bonds pursuant to this plan without the prior approval of the Imlay City Commission. The Downtown Development Authority may also purchase property under land contract and undertake installment contract financing. The plan will be financed by Tax Increment Financing.

PROPOSED LESSEES

No acquisition is proposed in this plan. However, if such was to occur, acquisition of property would be based on the value such as identified by an independent appraisal of a licensed appraiser to perform such work in the State of Michigan.

PROCEDURES FOR CONVEYANCE

If leased, sold or conveyed, the value of property shall be determined by the Downtown Development Authority Board and the Imlay City Commission. The Downtown Development Authority will adhere to appropriate bidding procedures as is applicable by Imlay City Charter.

ESTIMATED NUMBER OF RESIDENTS IN THE DEVELOPMENT AREA

Based upon the information collected by the Imlay City Downtown Development Authority, the number of residents residing in the development district is 81. This total includes the following:

Residents in owner-occupied residential units	27
Residents in tenant occupied residential units	54
Total Residents	81

There will be no displacement of the 81 residents living within the development district. As the development district population does not exceed 100 residents, the Imlay City Downtown Development Authority will not form a Development Area Citizens Council.

The development plan does not call for the displacement of any residents; however, if studies or projects necessitate the displacement of any residents, the plan will be amended with the approval of the Imlay City Commission following a public hearing. No occupied residences are designated for acquisition and clearance by the Authority.

Public Notices posted for DDA Development and Tax Increment Financing Plan:

1. City Hall
2. CSB Bank
3. Learning Depot
4. The Print Shop
5. Ruth Hughes Memorial Library
6. Imlay City Senior Center
7. Imlay City Florist
8. Studio E
9. Marathon Gas Station
10. Creations Floral
11. Imlay City Cleaners
12. Narayan Pharmacy
13. 4th Street Antiques
14. Bee Gees Shoes
15. Jaliscos
16. CC's Computer Repair
17. On The Avenue Salon
18. Centofanti Chiropractic
19. Imlay City Hardware
20. Ruiz Taquiera

**CITY OF IMLAY CITY DDA PUBLIC HEARING ON PROPOSED DOWNTOWN DEVELOPMENT
AUTHORITY & TAX INCREMENT FINANCE CONTINUATION PLAN**

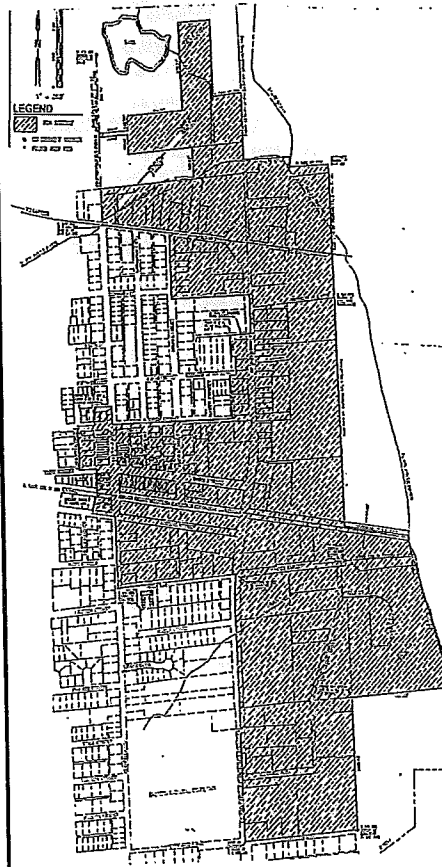
The City of Imlay City DDA will hold a public hearing on the proposed DDA & TIF Continuation Plan during the Regular City Commission meeting on June 17, 2014 at 7:00 p.m. at the Imlay City Hall at 150 North Main Street, Imlay City, MI 48444.

Copies of the proposed DDA & TIF Continuation Plan, maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area (There will be no displacement) are available for public inspection at Imlay City Hall during regular business hours of 8:00 a.m. to 4:30 p.m. Monday through Friday. All interested citizens will be given an opportunity to make written and oral comments.

The proposed development area is referenced in the legal description and map below.

This meeting is open to anyone who wishes to attend. The City of Imlay City will provide necessary reasonable accommodations to persons with disabilities needing so for effective participation and should contact the office of the City Clerk.

CITY OF IMLAY CITY DDA DISTRICT MAP



LEGAL DESCRIPTION OF THE DDA DISTRICT
 The DDA District is located in the City of Imlay City, Michigan, and is bounded by the following: to the north by the intersection of Main Street and 1st Street; to the south by the intersection of Main Street and 5th Street; to the east by the intersection of Main Street and 1st Street; and to the west by the intersection of Main Street and 5th Street. The DDA District includes all lots located within the boundaries of the DDA District as shown on the attached map. The DDA District is subject to the provisions of the DDA Ordinance, which provides for the development and financing of the DDA District. The DDA District is subject to the provisions of the DDA Ordinance, which provides for the development and financing of the DDA District. The DDA District is subject to the provisions of the DDA Ordinance, which provides for the development and financing of the DDA District.

Affidavit of Publication

IN THE MATTER OF:

Imlay City DDA

STATE OF MICHIGAN

COUNTY OF Lapeer

Delores Heim

Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

May 28 and June 4

A.D. 20 14, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.

Delores Heim

Subscribed and sworn to before me this 4 day of
June A.D. 20 14

Rose Mary Ruby
Notary Public in and for said County

My Commission expires November 14 2018

ROSE MARY RUBY
NOTARY PUBLIC-LAPEER COUNTY, MI.
MY COMMISSION EXPIRES, 11-14-2018

Timothy Sedowski
Timothy Sedowski

City of Imlay City Clerk