



**CITY OF THE VILLAGE OF DOUGLAS
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**

WORKSHOP

Thursday, April 1, 2021 - 10:00 AM

**CITY HALL, 86 W. CENTER STREET
DOUGLAS, MI 49406**

AGENDA

- 1. Call to Order**
- 2. Roll Call/Quorum**
- 3. Approval of Agenda – Changes/Additions/Deletions**
 - a. **Workshop, April 1, 2021**
–Motion to Approve (Roll Call Vote)
- 4. Public Comments (3 minutes, each.)**
- 5. Downtown District Walking Tour & Development Plan Discussion**
- 6. Staff/Manager Reports**
- 7. Public Comments (3 minutes, each.)**
- 8. Board Comments**
- 9. Chair Comments**
- 10. Adjournment (Roll Call Vote)**

DEVELOPMENT PLAN

A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 17(2)(a).

The boundary of the Downtown Development Authority is indicated on Map 1: DDA Boundaries. A narrative legal description is provided as Exhibit 1. The Downtown Development Authority District and the Development Area boundaries are identical.

B. The location and extent of existing streets and other public facilities within the development area, the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational., and other uses, and a legal description of the development area. Section 17(2)(b).

The majority of the district is commercial, office and some residential uses. Map 2: Zoning Map reflects the existing land uses for property located within the Development Area

1. Streets and right of ways included in the Development area

The main streets through town include Blue Star Highway running northeast/southwest and Center Street, running east-west. Streets and right-of-ways within the DDA district include portions of:

- Blue Star Highway from Saint Peters Drive to point approximately 250 feet south of Center Street.
- Center Street - reconstruction from Blue Star Highway to Water Street
- Center Street - reconstruction from Water Street to Kalamazoo River
- Water Street - reconstruction from 150 feet south of Wall Street to Fremont Street.
- Washington Street - reconstruction from 150 feet south of Wall Street to Fremont Street.
- Main Street - reconstruction from 150 feet south of Wall Street to Fremont Street.
- Spring Street - reconstruction from 150 feet south of Wall Street to approximately 80 feet north of Fremont Street.
- Union Street - reconstruction from 150 feet south of Wall Street to 150 feet north of Fremont Street.
- Mixer Street - reconstruction from-Center Street to 150 feet north of Fremont Street.
- Ellis Street - reconstruction from-Center Street to approximately 80 feet north of Fremont Street

2. Public Facilities and Land Uses included in the Development Area

There are community facilities within the development area boundary including the current city hall (Dutcher Lodge), the old village hall/police station, library, the post office and parkland. This same diverse mixture of uses is planned for the future.

3. Legal Description of the Development Area

A narrative legal description is provided as Exhibit 1. The Downtown Development Authority District and the Development Area boundaries are identical.

C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. Section 17(2)(c).

No existing improvements in the DDA district are to be demolished aside from those improvements outlined in this development plan at this time. Center Street will see major reconstruction work phased over the course of 2 years.

The goals of the development are:

1. To link the DDA District and the Community with the river and the City's history while recognizing the importance of private development.
2. To provide a diversity of experiences and views that will appeal to the permanent community as well as the visitor.
3. To establish "reasonable" development opportunities for both public and private interests.
4. Improve the overall business climate of the DDA District through planning, promotion, coordination of activities and implementation of specific improvement projects.
5. Accommodate residential uses within the DDA District to create a continuum of activity.
6. Establish facility design that reflects the character and heritage of the DDA district while promoting compatibility between new and existing developments
7. Foster a spirit of cooperation between the DDA, City staff and officials, residents and the school district.

The Development includes factors necessary and incidental to the principal development elements as described under the five general categories below:

i. Public Infrastructure, Communication & Technology construction & maintenance

Road & Sidewalk Improvement Projects: In order to maintain the walkable, pedestrian scale of the DDA district, it is likely that extensive improvement projects may be warranted. The streets and sidewalks within the development area may require maintenance from time to time and the DDA may assist the City and contribute to those expenses.

Utility Improvements: In order to improve the aesthetics of the DDA district and maintain the necessary capacity for new development, the DDA may assist the City of the Village of Douglas in upgrading existing utility services with the option of placing the overhead electrical lines, phone and cable wiring underground throughout the DDA.

Aesthetic elements: Consistency in design and placement of elements throughout the DDA district is important in presenting a unified appearance to the community. Aesthetic elements may include decorative street lighting, decorative crosswalks, planter pots, banners/flag poles, annual/perennial plantings, benches, holiday lighting, historical/interpretive displays and trash receptacles as well as the general maintenance and replacement of these items.

Corridor Enhancement: Enhancement of specific corridors within the DDA includes creating a uniform enhanced street system appearance that creates a sense of place within the development area and subsequently generates economic development by attracting certain businesses to the DDA District.

These proposed improvements are planned for the following roadway segments located within the DDA Boundary:

- * Blue Star Highway
- Center Street

Maintenance. The DDA may allocate a portion of revenues each year to pay for a portion of the costs of maintaining streetscapes within the Development Area. Such costs may include cost of services and/or purchase of equipment to aid in snowplowing, street sweeping, irrigation, street lighting, mowing, sidewalk replacement and annual plantings.

Water Main, Sanitary Sewer, and Storm Water Drainage Improvements: In order to improve these services and maintain the necessary capacity for new development, the

DDA may assist the City of the Village of Douglas in upgrading water mains, sanitary sewer lines, and storm water drainage facilities throughout the DDA district.

Engineering and Legal Support. The DDA currently employs consulting engineers and legal counsel for advice on specific topics. The continued use of these consultants is necessary as the DDA life is extended. The DDA expects to employ consultants throughout the term of the Plan.

ii. Parks, Recreation & Culture

Creative Art and Design Projects: Public art is an important element in every community. It reflects specific characteristics or historic events that make each community unique and welcoming.

Park & Recreation Development: In order to develop the DDA district as an active and exciting place to visit and to live, parks and recreation must be emphasized. Specifically Beery Field and Wade's Bayou Park are important assets that capitalize connections to the DDA district and to the waterfront. Amenities such as parking, restrooms, bandshells, walking paths, boating improvements and other amenities normally associated with park & recreation development that are deemed appropriate.

Non-Motorized Circulation Improvement Projects: Supporting non-motorized circulation into and throughout the development area is an essential element to any successful DDA district. Creation of a non-motorized walk pathway network to link the residential and public spaces in the development area with other public spaces and retail businesses is a key element.

Events and Festivals. Additional events and festivals should be proposed to take place in different areas of the DDA throughout the year that is a regularly scheduled event. Adequate promotion of these events should take place by publicizing them in newspapers, radio stations, etc. These events will not only help generate additional community involvement but also bring additional visitors to the area.

iii. Purchase & renovation of real estate

Property/Structure Acquisition: In order to improve the image of the DDA and the City, it may be necessary to remove obsolete buildings and structures. For this purpose the DDA plans to coordinate efforts with the City of the Village of Douglas and may assist in the acquisition and removal or redevelopment of non-conforming structures and uses within the DDA boundary. Projects such as renovation of the existing police station, assistance for improvements for the Old School House or the creation of a business incubator facility are considerations within the DDA boundary.

Facade Improvement Projects: In order to maintain the image of the DDA and the City, it may be necessary to improve the facades of existing buildings and structures facing a major street such as Blue Star Highway and Center Street. For this purpose the DDA plans to coordinate efforts with the City of the Village of Douglas and assist in the acquisition of easements and the granting of seed funds for development of a facade improvement program for buildings within the DDA boundary.

Library: Offering the highest quality community facilities is important for the vitality of the development area because it becomes a draw for residents all over the community to visit or live in the DDA district. In the future, upgrades to the Library will be needed to keep pace with technology and to ensure a comfortable, relaxing environment and destination for residents. Since the Library is located within the boundaries of the DDA and it is important to the desirability of the district, resources could be allocated as part of this Plan to contribute to future improvements and/or expansion.

City Hall Dutcher Lodge: This Development Plan allocates funds to assist the City in renovating City Hall to include technological updates as well as interior and exterior enhancements as needed.

Public Parking: As redevelopment and development occurs, the demands for future parking may change. The DDA will need to be able to respond to the potential increased need for parking, yet balance it with the desire for quality development that maximizes the land area.

iv. Gateway Improvements

Gateway Treatment: Gateways are an important element in announcing arrival into the DDA district. Entrances into the DDA district will be designed in keeping with and likened to the historic structures in the area.

Street signage improvements and way-finding system: Since the DDA district is located off the main circulation route, there is a disadvantage in terms of convenient access and visibility. The challenge for the DDA is to attract attention off these main routes. Once in the DDA district, providing a point for distribution of information for public promotional literature and information such as a kiosk would aid in further promoting the communities assets.

v. DDA District Planning, Promotion & Staffing

Webpage. The City's website should be updated to provide a special page devoted to the Douglas DDA. This would include the latest information on restaurants, events, housing, shopping, parks, recreation, and services in the DDA district. It should also provide information such as investment incentives, available vacancies, development opportunities, and sources of employment that may stimulate further economic development within the DDA district.

DDA Promotion. In order to promote the development area and attract more visitors, a defined marketing plan will be developed for the DDA district. This will help promote the DDA district as a destination and inform the public about development progress and local events.

Market study analysis - A market study analysis would be prepared in addition to and in conjunction with other DDA promotion efforts. This market analysis would include preparation of a DDA district comprehensive plan including site plans, land uses & promotional plans, preparation of a digital base map of the DDA district, development of a business recruitment program as well as market studies for retail and housing needs within the district.

Grants Coordinator/Assistant. Currently, the DDA coordination is handled "by committee". The DDA proposes a new position to provide facilities coordination in lieu of the coordination "by committee". It is expected that this person will oversee and coordinate the DDA's infrastructure and maintenance needs, assist in grant preparation and be responsible for communications with business owners.

Business Recruitment Program. The Grants Coordinator/Assistant will oversee and lead a pro-active campaign for business recruitment, retention and expansion. This may involve developing database of available buildings and properties within the DDA district, performing business retention and/or expansion visits with existing business owners, developing a business incubator program with other incentives and/or programs necessary to promote a strong business climate for the DDA.

D. Purpose of this Development Plan and Tax Increment Financing Plan.

Under Michigan Public Act 197 of 1975, the DDA must prepare and submit a tax increment financing plan and a development plan if it determines that creation of such plans is necessary for the achievement of the purposes of the Act. This document constitutes both of these plans, with the development plan and the format described in Section 17(2) of the Act, followed by the tax increment financing plan as described in Sections 14, 15 and 16 of the Act. [Section 14(2), 7(2)]

After preliminary draft plan joint review by both the DDA and the City, reprioritization was made in the areas of infrastructure improvements in relation to Center and Water Street and in the areas of park & recreation enhancements. It is the DDA and City's desire to see tangible improvements that would directly benefit the community as a whole in the general order of priorities listed below. Costs and anticipated schedule are estimates only and need to be evaluated based on on-going opportunities for development in the DDA District. It is likely that a re-evaluation and re-prioritization may be necessary from time to time to take full advantage of available grant funding and yet unknown re-development opportunities within the DDA district. As a general rule, grant programs and potential funding should be explored whenever possible to maximize the use of local funds. Numbers are based on 2006 and do not take into account an inflation factor of 3-4% per year for each year period after the 2006 base year. Costs should include all construction, engineering and legal expenses anticipated by each potential project. The cost of the various parts of the development is set forth in detail and is estimated to be per the following schedule and anticipated approximate costs as follows:

Tier A Projects - Year 2006-2016

1. Road Improvement Projects - Center Street: \$400,000
In order to maintain the walkable, pedestrian scale throughout the DDA District, it is likely that extensive improvement projects may be warranted. The streets within the development area may require maintenance from time to time and the DDA may assist the City and contribute to those expenses. Key projects anticipated are listed below:

Center Street - Reconstruction from Blue Star Highway to Water Street
(MEDC/MDOT Local Match commitment)
2. Road Improvement Projects - Center Street & Water Street \$270,000
The reconstruction of streets within the DDA Development Area such as the lowering of the Water Street & Center Street Intersection to improve safety and visibility to the waterfront has been identified as a priority project and the DDA may assist the City and contribute to those expenses. The limits of these improvements are listed below:

Center Street - reconstruction from Water Street to Kalamazoo River
- Water Street - reconstruction from 150 feet south of Wall Street to Fremont Street.
3. Park Development - Beery Field Restroom: \$40,000
In order to develop the DDA district as an active and exciting place to visit and to live, parks and recreation must be emphasized. Improvements will allow for improved ADA compliance and year round use of the restroom facility for both park users and patrons of DDA district businesses.
4. Park Development- Beery Field General Improvements: \$250,000
Improvements will create opportunities for civic events such as recreational facilities, Tower & Whistle, Band Shell for Concert in the Park series, parking and any other park related uses or facilities deemed appropriate.

5. Park Development- Wade's Bavou General Improvements: \$250,000
 In order to develop the DDA district as an active and exciting place to visit and to live, parks and recreation must be emphasized. Specifically Wade's Bayou Park is an important asset that capitalizes on the waterfront. Improvements will focus on improving the connection between the river, the parks and the DDA district. In addition, improvements will create opportunities for civic events such as recreational facilities, adding Band Shell for Concert in the Park series, parking and any other park related uses or facilities deemed appropriate.
6. Park Development-Wade's Bavou Boating Improvements: \$175,000
 Improvements will create opportunities for boating improvements such as transient slips, improved water access and dredging of channel.
7. Gateway Treatment: \$100,000
 Gateways are an important element in announcing arrival into the DDA district. These elements also reflect the character of the DDA District and provide comfort for the visitor that they have found a destination. In order to promote the image of the DDA, welcome signs, landscape, streetscape, and decorative features should be provided.
8. Library: \$50,000
 Offering the highest quality community facilities is important for the vitality of the DDA district because it becomes a draw for residents all over the community to visit or live in DDA district. In the future, upgrades to the Library will be needed to keep pace with technology and to ensure a comfortable, relaxing environment and destination for residents. Since the Library is located within the boundaries of the DDA and it is important to the desirability of the DDA district, resources have been allocated as part of this Plan to assist in opportunities for future improvements and/or expansion.
9. DDA Promotion - market study analysis: \$25,000
 A market study analysis would be prepared in addition to and in conjunction with other DDA promotion efforts.
10. Grants Coordinator/Assistant: \$210,000
 Currently, the DDA coordination is handled "by committee". The DDA proposes a new position to provide facilities coordination in lieu of the coordination "by committee". It is expected that this person will oversee and coordinate the DDA's infrastructure and maintenance needs.
11. DDA Promotion. \$200,000
 In order to promote the DDA and attract more visitors, newspaper articles, travel magazines articles, etc., should be published. This will help promote the DDA district as a destination and inform the public about development progress and local events.
12. City Hall/Dutcher Lodge: \$100,000
 This Development Plan allocates funds to assist the City in renovating City Hall to include technological updates as well as interior and exterior enhancements as needed.
13. Maintenance & Improvement Projects - Side Streets: \$120,000
 In order to maintain the walkable, pedestrian scale of the,DDA District, it is likely that extensive improvement projects may be warranted. The streets within the DDA development area may require maintenance from time to time and the DDA may assist the City and contribute to those expenses. The DDA may allocate a portion of revenues each year to pay for a portion of the costs of maintaining streetscapes within the development area. Such costs may include cost of services and/or purchase of equipment to aid in snowplowing, irrigation, street lighting, mowing, street sweeping, sidewalk replacement, street resurfacing and annual plantings. Key projects anticipated are listed below:
 Washington Street -from 150 feet south of Wall Street to Fremont Street.

- Main Street -from 150 feet south of Wall Street to Fremont Street.
- Spring Street -from 150 feet south of Wall Street to approximately 80 feet north of Fremont Street.
- Union Street -from 150 feet south of Wall Street to 150 feet north of Fremont Street.
- Mixer Street -from-Center Street to 150 feet north of Fremont Street.
- Ellis Street -from-Center Street to approximately 80 feet north of Fremont Street*
- Center Street - from Blue Star Highway to Wade's Bayou.

14. Webpage. \$5,000
 The City's website should provide a direct link to a special site devoted to the Douglas DDA. This would include the latest information on restaurants, events, housing, shopping, parks, recreation, and services in the DDA district. It should also provide information such as investment incentives, available vacancies, development opportunities, and sources of employment that may stimulate further economic development within the DDA.

Tier B Projects - Year 2016-2026

15. Library: \$50,000
 Offering the highest quality community facilities is important for the vitality of the DDA district because it becomes a draw for residents all over the community to visit or live in DDA district. In the future, upgrades to the Library will be needed to keep pace with technology and to ensure a comfortable, relaxing environment and destination for residents. Since the Library is located within the boundaries of the DDA and it is important to the desirability of the DDA district, resources have been allocated as part of this Plan to assist in opportunities for future improvements and/or expansion.

16. Non-Motorized Circulation Improvement Projects: \$250,000
 Supporting non-motorized circulation into and throughout the Development Area is an essential element to any successful DDA district. In doing so, the Plan has identified the following improvements necessary to support walking, biking, and other non-motorized activity in the DDA district.
- *Sidewalks* - Concrete sidewalks should be provided in areas where there is no sidewalk available, replaced in areas where current sidewalks are obsolete, and repaired in areas where current sidewalks are damaged.
 - *Pathways* - A pathway may be planned throughout the development area to improve the link to the DDA district to the surrounding areas.

17. Grants Coordinator/Assistant: \$210,000
 Currently, the DDA coordination is handled "by committee". The DDA proposes a new position to provide facilities coordination in lieu of the coordination "by committee". It is expected that this person will oversee and coordinate the DDA's infrastructure and maintenance needs.

18. Street signage improvements and way-finding system. \$50,000
 Since the DDA district is located off the main circulation route, there is a disadvantage in terms of convenient access and visibility. The challenge for the DDA is to attract attention off these main routes. Since the main routes are outside the DDA, and therefore funding cannot be allocated to these locations, wayfinding once within the development area is the most effective way for the DDA to assist. Therefore the DDA has allocated resources to contribute to City efforts to implement street signage improvements and a way-finding system. Once in the DDA district, providing a point for distribution of information for public promotional literature and information such as a kiosk would aid in further promoting the community's assets.

19. Corridor Enhancement: \$200,000
Enhancement of specific corridors within the development area includes creating a uniform enhanced street system appearance that creates a sense of place within the Development Area and subsequently generates economic development by attracting certain businesses to the DDA District. These enhancements may include upgrades and installations related to the following:

- Street trees
- Sidewalks/pathways
- Parking
- Decorative street lighting
- Specialty paving
- Crosswalk enhancements
- Benches/Trash Receptacles
- Banners for decorative lights
- Irrigation

20. Maintenance & Improvement Projects - Side Streets: \$120,000
In order to maintain the walkable, pedestrian scale throughout the DDA District, it is likely that extensive improvement projects may be warranted. The streets within the DDA development area may require maintenance from time to time and the DDA may assist the City and contribute to those expenses. The DDA may allocate a portion of revenues each year to pay for a portion of the costs of maintaining streetscapes within the development area. Such costs may include cost of services and/or purchase of equipment to aid in snowplowing, irrigation, street lighting, mowing, street sweeping, sidewalk replacement, street resurfacing and annual plantings. Key projects anticipated are listed below:

- * Washington Street -from 150 feet south of Wall Street to Fremont Street.
- Main Street -from 150 feet south of Wall Street to Fremont Street.
- Spring Street -from 150 feet south of Wall Street to approximately 80 feet north of Fremont Street.
- Union Street -from 150 feet south of Wall Street to 150 feet north of Fremont Street.
- Mixer Street -from-Center Street to 150 feet north of Fremont Street.
- Ellis Street -from-Center Street to approximately 80 feet north of Fremont Street
- Center Street - from Blue Star Highway to Wade's Bayou.

21. DDA Promotion. \$200,000
In order to promote the DDA and attract more visitors, newspaper articles, travel magazines articles, etc., should be published. This will help promote the DDA district as a destination and inform the public about development progress and local events.

22. Property/Structure Acquisition: \$250,000
In order to improve the image of the DDA and the City, it may be necessary to remove obsolete buildings and structures. For this purpose the DDA plans to coordinate efforts with the City of the Village of Douglas and assist in the acquisition and removal or redevelopment of structures (i.e. the old village hall/police station) and uses within the DDA boundary.

23. Creative Art and Design Projects: \$50,000
Public art is an important element in every community. It reflects specific characteristics or historic events that make each community unique and welcoming. The DDA plans to contribute funding towards public art and other outdoor design enhancements.

24. Events and Festivals. \$100,000
Additional events and festivals should be proposed to take place in different areas of the DDA throughout the year such as farmers' market that is a regularly scheduled event. Adequate promotion of these events should take place by publicizing them in newspapers, radio

stations, etc. These events will not only help generate additional community involvement but also bring additional visitors to the area.

25. Webpage. \$5,000
The City's website should provide a direct link to a special site devoted to the Douglas DDA. This would include the latest information on restaurants, events, housing, shopping, parks, recreation, and services in the DDA district. It should also provide information such as investment incentives, available vacancies, development opportunities, and sources of employment that may stimulate further economic development within the DDA district.

Tier C Projects - Year 2026-2036

26. Acquisition & Development of District Parking \$200,000
This component involves the improvement of existing public parking facilities or acquisition and development of future parking areas, if the need arise, within the development area.

New improvements to be made may include:

- Land acquisition, if deemed necessary by district investment & growth.
- Improvement of existing storm drains and installation of new storm drains.
- Filling, grading and other site preparation.
- Installation of curb, gutter and sidewalks.
- Installation of black top.
- Striping lots.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, irrigation and other decorative items.
- Signage.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, legal and other professional fees.
- Such other improvements as deemed to be necessary or incidental to the items set forth above.

27. Grants Coordinator/Assistant: \$210,000
Currently, the DDA coordination is handled "by committee". The DDA proposes a new position to provide facilities coordination in lieu of the coordination "by committee". It is expected that this person will oversee and coordinate the DDA's infrastructure and maintenance needs.

28. Maintenance & Improvement Projects - Side Streets: \$120,000
In order to maintain the walkable, pedestrian scale of the DDA district, it is likely that extensive improvement projects may be warranted. The streets within the DDA Development Area may require maintenance from time to time and the DDA may assist the City and contribute to those expenses. The DDA may allocate a portion of revenues each year to pay for a portion of the costs of maintaining streetscapes within the Development Area. Such costs may include cost of services and/or purchase of equipment to aid in snowplowing, irrigation, street lighting, mowing, street sweeping, sidewalk replacement, street resurfacing and annual plantings.

Key projects anticipated are listed below:

- Washington Street -from 150 feet south of Wall Street to Fremont Street.
- Main Street -from 150 feet south of Wall Street to Fremont Street.
- Spring Street -from 150 feet south of Wall Street to approximately 80 feet north of Fremont Street.
- Union Street -from 150 feet south of Wall Street to 150 feet north of Fremont Street.
- Mixer Street -from-Center Street to 150 feet north of Fremont Street.
- Ellis Street -from-Center Street to approximately 80 feet north of Fremont Street
- Center Street - from Blue Star Highway to Wade's Bayou.

29. Utility Improvements: - Burying overhead electric, phone & cable: \$200,000
 In order to improve the aesthetics of the DDA district and maintain the necessary capacity for new development, the DDA may assist the City of the Village of Douglas in for approximately half the cost of upgrading existing utility services with the option of placing the overhead electrical lines, phone and cable wiring underground throughout the DDA but with particular emphasis on Center Street.
30. Facade Improvement Projects: \$100,000
 In order to maintain the image of the DDA and the City, it may be necessary to improve the facades of existing buildings (such as the old village hall/police station) and structures facing a major street such as Blue Star Highway and Center Street. For this purpose, the DDA plans to coordinate efforts with the City of the Village of Douglas and may assist in the acquisition of easements and the granting of seed funds for development of a facade improvement program for buildings within the DDA boundary.
31. DDA Promotion. \$200,000
 In order to promote the DDA and attract more visitors, newspaper articles, travel magazines articles, etc., should be published. This will help promote the DDA district as a destination and inform the public about development progress and local events.
32. Webpage. \$5,000
 The City's website should be updated to provide a direct link to a special site devoted to the Douglas DDA. This would include the latest information on restaurants, events, housing, shopping, parks, recreation, and services in the DDA district. It should also provide information such as investment incentives, available vacancies, development opportunities, and sources of employment that may stimulate further economic development within the DDA.

Total **\$ 4,715,000*****

***Anticipated capture TIF revenues to be determined. Balance from Grants & Loan Programs.

E. Description of Desired Zoning Changes

The existing zoning for the area is set forth on the attached Map 2. It is not expected that any zoning changes or changes in streets, street levels, intersections and utilities will be required as part of this plan. Zoning changes may occur as a result of private development and will be subject to the standard procedures and policies currently in place under the City ordinances and codes.

F. Planned New Development.

The objectives of the Plan are to encourage sustainable private sector development. It is expected that as the proposed projects are implemented, additional private sector interest in the DDA District may be generated, ultimately resulting in new private investment.

G. Existing and Planned Open Space.

The DDA may assist the City to improve recreational opportunities at Wade's Bayou and Beery Field by adding new recreational amenities as well as adding new facilities to each park. Both of these projects will expand and improve recreational activities in the Development Area.

H. Identification of Private Interests.

At the time of adoption of the Plan, there are no private interests, parties or person identified to whom land for development will be sold, leased or conveyed.

The DDA may convey property in the Development Area to presently undetermined private parties for redevelopment for appropriate retail, commercial or industrial uses. The conveyance of such property shall be conducted in accordance with the following paragraph.

I. Dispositions of Property To or From the City.

At the time of the adoption of this Plan, the DDA does not own any land. The City however owns several parcels within the Development Area. If the DDA and the City determine that is necessary to accomplish any project under this Plan or the goals and objectives of the DDA, the DDA may sell, donate, exchange or lease property to or from the City. The terms of such sale, donation, exchange or lease shall be determined by the DDA and the City and be in accordance with local municipal policy and state law, if applicable.

J. Proposed Land Disposition Terms and Bidding Procedures.

The terms under which land designated for new development will be sold, leased or otherwise conveyed to private development interests shall be determined by the DDA, subject to approval by the City of the Village of Douglas City Council.

The procedures by which bids to purchase such property will be received and awarded will be in accordance with existing procedures and practices currently used by the City of the Village of Douglas in disposing of other city-owned property, or as otherwise approved by the City of the Village of Douglas City Council.

The DDA and the City of the Village of Douglas City Council will reserve the right to select the development proposal and/or the developer whose proposal for purchase best meets the intent of this Plan and the best interests of the City of the Village of Douglas

The DDA has acquired easements and improved property for parking lots and expects to extend the terms of those easements in the future. The property owners will continue to own the parking lots. The easements will remain in effect for a term not less than the term of any bonds issued to finance any improvements made by the DDA on the property. After payment of the bonds, the easements may terminate and the property owners will own the property and the improvements.

K. Development Cost Estimates and Financing.

The total cost to the DDA of completing all of the projects included in this Plan is estimated to be approximately \$4,665,000. A breakdown of this cost estimate is provided in Section D above. The costs include expenditures for activities associated with the accomplishment of each of the projects described in the Plan, plus administrative expenses.

The DDA expects to finance these activities from one or more of the following sources:

1. Contributions and/or donations to the Authority for the performance of its functions;
2. Revenues from any property, building or facility sold, owned, leased, licensed, or operated by the Authority or under its control;
3. Tax increment revenue to be received pursuant to the Tax Increment Financing Plan;
4. Interest on investments;
5. Proceeds of tax increment bonds;
6. Proceeds of revenue bonds;

7. Federal, state and foundation grants, including grants from the Michigan Department of Transportation;
8. Money obtained from development agreements with property owners benefiting from public improvements;
9. Special assessments collected by the City for public improvements or maintenance of improvements constructed by the DDA; and
10. Money obtained from any other legal source approved by the City Council.

No private sector investment commitments have been made nor, have estimates of private sector costs been included. The private sector improvements would be financed through conventional lending sources arranged by the private owners or developers.

The proceeds to be received from tax increment revenues in the Development Area plus the availability of funds from other authorized sources will be used to finance all activities and improvements to be carried out under this Plan.

L. Estimates of the Number of Persons Residing on the Property to Which the Plan Applies and the Number of Families and Individuals to be Displaced.

There are less than 100 persons residing in the Development Area. Consequently, in accordance with Act 197, a Development Area Citizens Council has been not been appointed at the time of adoption of this plan. No displacement of families in the Development Area is contemplated.

M. Plan for Establishing Priority for Relocation of Displaced Persons.

Since no persons will be displaced from the Development Area by any of the proposed projects, it is not necessary to prepare a plan for establishing priority for displaced persons.

N. Provision for the Costs of Relocating Displaced Persons.

All costs associated with any real property acquisition and relocation activities will be approved by the DDA. In the event any future projects involve the relocation of displaced persons, provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, shall be made in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, USC § 4601-4655.

O. Compliance With Act 227 of the Michigan Public Acts of 1972.

This Development Plan meets the requirements of Act 227 of the Michigan Public Acts of 1972, as amended, in that there are no displaced persons or businesses at present and future development will comply with Act 227 to the extent required.

MAP 1

Downtown District and Development Area Boundaries

