

City of the Village of
Douglas, Michigan

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Adopted: May 1, 2006
Updated: August 7, 2023

City of the Village of Douglas
86 W. Center
P.O. Box 757 Douglas, MI 49406
(269) 857-1438

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INTRODUCTION

A. Purpose of the Recodified Tax Increment Financing Act.

Michigan Public Act 57 of 2018, as amended, referred to as the Recodified Tax Increment Financing Act ("the Act"), is an Act to provide for the recodification and establishment of certain tax increment financing authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts. Michigan Public Act 57 of 2018 replaced Michigan Public Act 197 of 1975, commonly referred to as the Downtown Development Authority Act. A copy of Part 2 of Act 57 is attached as exhibit 4 in this plan.

Part 2 of the Act was created in part to correct and prevent deterioration in business districts, to authorize the acquisition and disposal of interests in real property, to promote the economic growth of business districts, to authorize the issuance of bonds, and to authorize the use of tax increment financing. The Act seeks to reverse historical trends that have led to a loss of population, tax

base, job opportunities, and economic activity in Michigan cities. It gives cities the means to revitalize downtown areas through a downtown development authority. The methods granted in the Act may be used by a downtown development authority in ways appropriate to the problems facing a particular downtown district.

B. Creation of the Downtown Development Authority and Update of the Development Plan and Tax Increment Financing Plan.

On November 3, 1997, the City Council of the City of the Village of Douglas adopted an ordinance to create a Downtown Development Authority officially titled the Douglas Downtown Development Authority and designated the boundaries of the district. The Douglas Downtown Development Authority was initially created to reverse the pattern of deterioration in the downtown area and to plan for and implement certain public improvements that are considered necessary for future economic growth. Although the DDA was formed, a downtown development TIF and development plan was not implemented at that time.

On March 6, 2006 the City Council of the City of the Village of Douglas adopted an ordinance to expand the boundary of the downtown district. On March 27, 2006, the first Development Plan and Tax Increment Financing Plan for the City of the Village of Douglas was approved and recommended by the DDA to the Douglas City Council thereafter. The Plan was adopted by the City Council on May 1, 2006.

In 2021, the City of the Village of Douglas Downtown Development Authority initiated an update to the first Development Plan and Tax Increment Financing Plan to re-evaluate and re-prioritize projects and goals of the Plan. On May 31, 2023, an update to the Development Plan and Tax Increment Financing Plan for the City of

the Village of Douglas was approved and recommended by the DDA to the Douglas City Council. The updated Plan was adopted by the City Council on August 7, 2023.

C. *Overview of the Development Plan.*

The City and the DDA have found the need to develop a focused development plan for the areas located within the DDA boundaries. The area remains underutilized and contains several buildings and sites with re-use opportunities. The Development Plan includes proposed improvements both by the public (government) and the private sector, which are both needed for the overall development of the area. It is likely that a re-evaluation and re-prioritization may be necessary from time to time by the DDA and City in order to take full advantage of available grant funding and yet unknown re-development opportunities within the DDA district.

DEVELOPMENT PLAN

A. *The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 217(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 217(2)(b).*

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

1. Streets and rights-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 rights-of-ways within the DDA district include portions of:

- Blue Star Highway from St. Peters Drive to a 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 park land. 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 217(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.

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. To improve the overall business climate of the DDA District through planning, promotion, coordination of activities, and implementation of specific improvement projects.
5. To accommodate residential uses within the DDA District to create a continuum of activity.
6. To establish facility design that reflects the character and heritage of the DDA district while promoting compatibility between new and existing developments
7. To 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 function and 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, such as establishing community Wi-Fi or installing green infrastructure systems for stormwater management.

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.

Improvements have been completed on Center Street and Blue Star Highway in recent years, so now the DDA's focus will turn primarily to the maintenance and repair of corridor enhancements already undertaken.

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, gathering and entertainment spaces, walking paths, boating improvements, and other amenities normally associated with parks and 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. The support of additional events and festivals should be proposed to take place in different areas of the DDA throughout the year as regularly scheduled events. Adequate promotion of these events should take place by publicizing them in newspapers, on 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 façade improvement program for buildings within the DDA boundary.

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. There is consensus among business owners that the downtown is a healthy and functioning business district, but directing patrons to downtown has long since been a challenge. Prominent gateway feature(s) near Blue Star Highway and Center Street have been identified as a key element to addressing this challenge. 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 community's assets.

v. DDA District Planning, Promotion & Staffing

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.

Webpage: The City's website is in the process of being updated to enhance the page devoted to the Douglas DDA. This page needs to be regularly updated and should 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.

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 manage projects taken on by the DDA, 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 57 of 2018, 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 217(2) of the Act, followed by the tax increment financing plan as described in Sections 214, 215, and 216 of the Act.

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 prioritizes listed in the subsequent tables. 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 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 2022 and do not take into account an inflation factor of 3-4% per year for each year period after the 2022 actual value. Costs should include all construction, engineering, and legal expenses anticipated by each potential project. The cost of the various parts of the Development Plan are estimated to follow the date ranges provided in the subsequent tables and anticipated approximate costs are variable based on market conditions, cost of construction materials, and final design or scope of the development project.

Development Projects

The following tables summarize the various projects and activities proposed, including an estimated cost and priority for each. This section includes figures from other applicable planning documents in an effort to “weave” them into this plan. As noted previously, the costs are generalized estimates only and are subject to change without further amendment to this Plan. Costs assume the total funds needed to complete a project, although it is unlikely that the DDA would be responsible to fund the total amount needed for any one project. For example, the DDA may contribute matching funds to a grant, partial funds to a City road or park project, or may supplement work with donations or volunteers.

These priorities and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Projects are organized by priority. **High Priority Projects** are tasks that the DDA intends to focus on in the near future. These include:

- Beery Field General Improvements
- Wade’s Bayou General Improvements
- Gateway Treatment
- Street Signage Improvements and Way-finding System
- Grants Coordinator/Project Administration
- DDA Promotion

Supplemental projects are illustrated as well for when opportunities, such as funding or technical support, arise.

High priority projects are expected to be completed between 2022 and 2032; Medium Priority projects between 2032 and 2042; and Low Priority projects between 2042 and 2052. Projects that are anticipated to be continuous throughout the duration of the Plan are also considered “ongoing” and are specified as such in the following tables.

Medium and Low Priority projects have been identified as supplemental to High Priority projects, but are still considered valuable projects the DDA may undertake.

Medium Priority Projects:

- Non-Motorized Circulation Maintenance & Improvement Projects
- Corridor Enhancements
- Establish Free District Wide High-Speed Internet/Wi-Fi
- Creative Art and Design Projects
- Events and Festivals
- Property/Structure Acquisition
- Elements of the Street Signage Improvements and Wayfinding System
- Technical Support for Businesses
- Increase Neighborhood Communication of Planning Activities
- Coordinate Activities with Local Institutions and Businesses
- Market Available Properties in the District
- Identify Strategic Locations for Bicycle Amenities
- Provide Consistent, Low-Energy and Dark-Sky Compliant Lighting

Low Priority Projects:

- Assist the City with Maintenance of Streets Within the DDA
- Install Rain Gardens and Green Infrastructure
- Complete a Parking Study
- City Hall/Dutcher Lodge Updates
- Acquisition & Development of District Parking
- Facade Improvement Projects

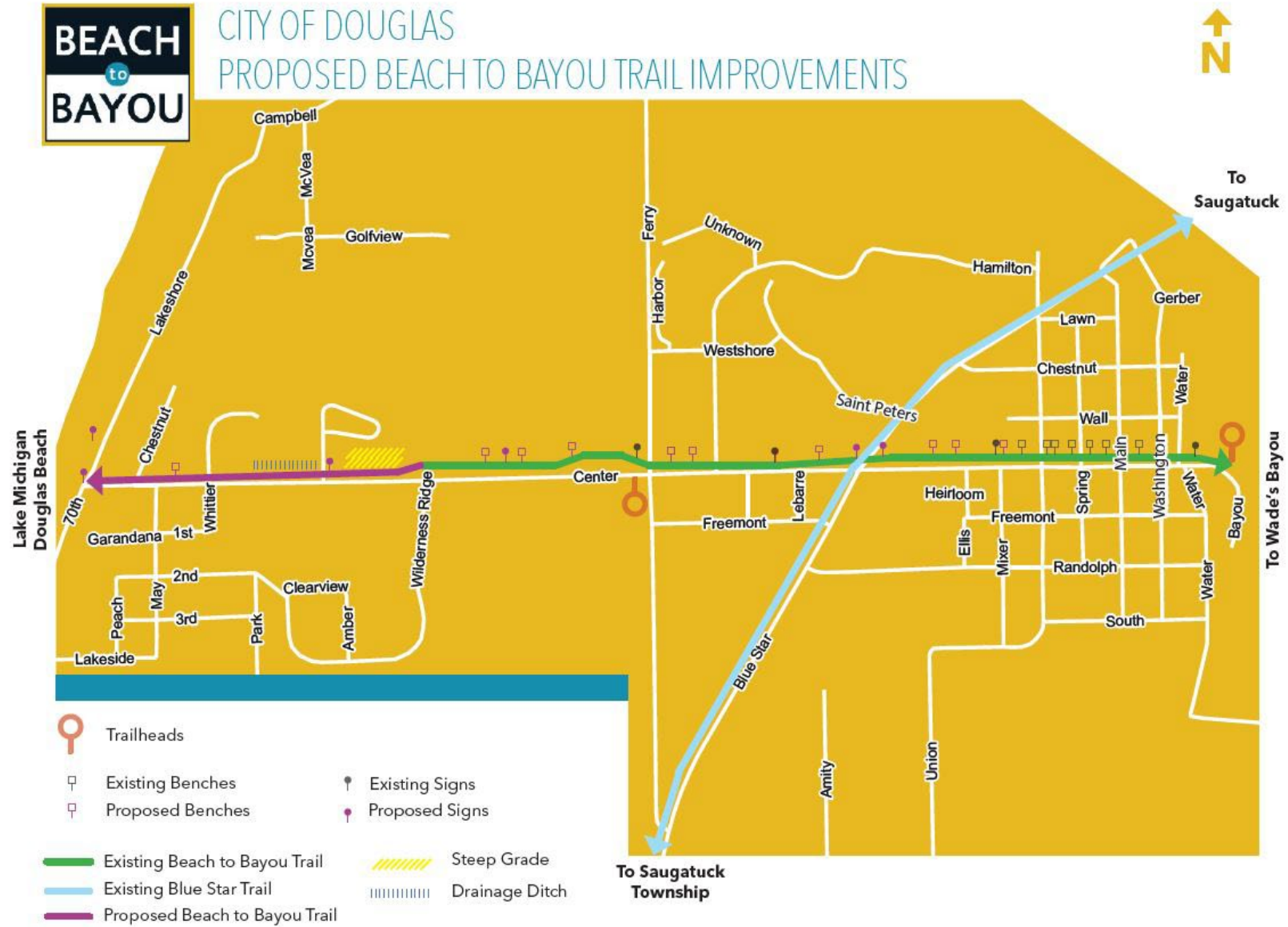
Public Infrastructure. Focuses on maintenance, road & sidewalk improvement projects, utility improvements, aesthetic elements, corridor enhancement, water main, sanitary sewer, and storm water drainage improvements, and engineering and legal support.

Public Infrastructure Project	Potential Costs	Priority
Identify Strategic Locations for and Installation of Bicycle Amenities - Such as bike parking, bike repair stations, or signage, to encourage non-motorized travel and emphasize the Beach to Bayou Trail	\$100,000	Medium
Provide Consistent, Low-Energy, and Dark-Sky Compliant Lighting Where Appropriate	\$250,000	Medium
Non-Motorized Circulation Maintenance & Improvement Projects - Such as sidewalk connections, repair, and replacement, and pathways to connect the DDA and surrounding areas	\$375,000	Medium (Ongoing)
Corridor Enhancement - General streetscape improvements or replacements including: <ul style="list-style-type: none"> • Street trees • Sidewalks/pathways • Parking • Decorative street lighting • Specialty paving • Crosswalk enhancements • Benches/trash receptacles • Banners for decorative lights • Irrigation 	\$300,000	Medium (Ongoing)
Establish Free District Wide High-Speed Internet/W i-Fi	\$100,000	Medium (Ongoing)
Assist the City with Maintenance of Streets within the DDA <ul style="list-style-type: none"> • Center Street - from Blue Star Highway to Wade's Bayou (Priority Street) • Water Street - from 150 feet south of Wall Street to Fremont Street • 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 	\$765,000	Low (Ongoing)
Install Rain Gardens and Green Infrastructure - Where appropriate to capture, detain, and/or treat stormwater	\$45,000	Low (Ongoing)
Complete a Parking Study - To determine parking demand and capacity during different hours and seasons	\$15,000	Low

Note: These generalized costs assume the full amount of a project. A project may include money from TIF dollars, grants, private contributions, City partnerships, and bonds.

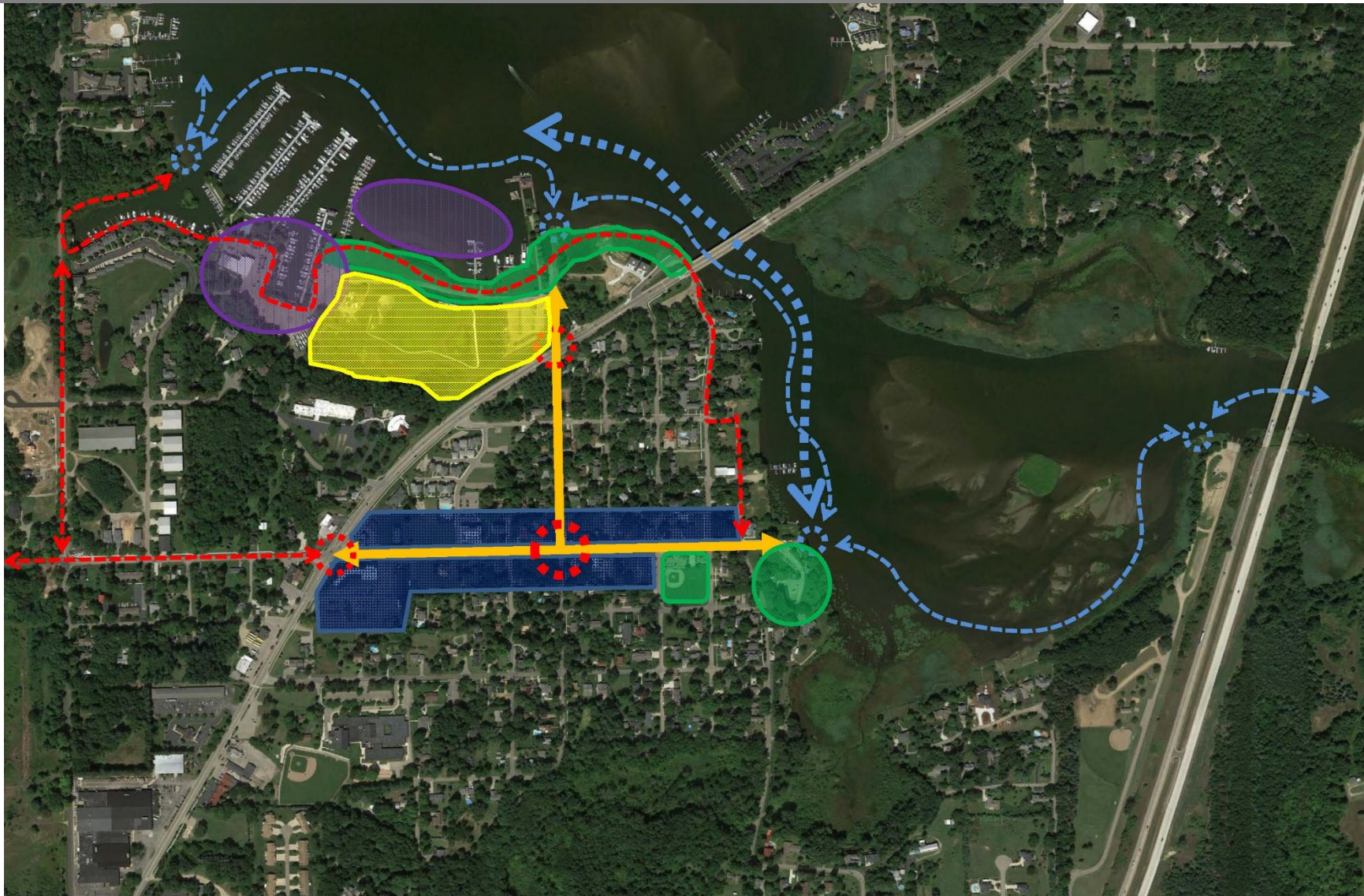
This illustration was created for another City planning effort, separate from this Development Plan and Tax Increment Financing Plan and has only been included for reference. These plans are in various stages of implementation and may not accurately represent completed or in-progress projects.

Trail Improvements Illustrated in the City's Master Plan



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Waterfront Connections and Areas of Focus as Illustrated in the Douglas Waterfront Public Marina



City of the Village of Douglas

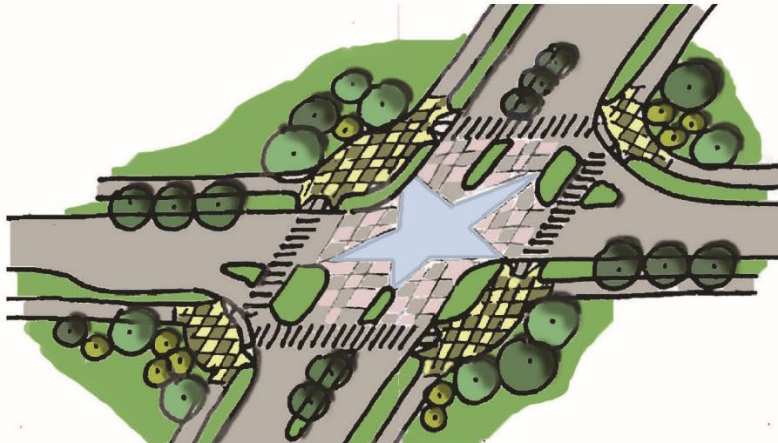
Harbor Vision and Long Range Plan

Blue Star Highway & Center Street Intersection Improvements Illustrated in the City's Master Plan

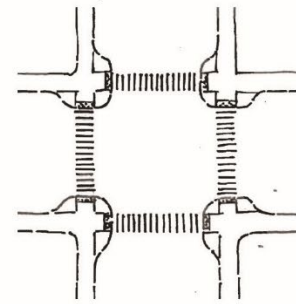
Recommendations

- Redesign the Center Street and Blue Star Highway intersection to minimize the crosswalk distance
- Add a bike lane to west Center Street from Blue Star Highway to Lakeshore Drive.
- Add mid-block crossings along Blue Star Highway at St. Peter's, Union Street and Main Street.

"Bump-Out" Example
Center Street and Blue Star Highway



"Bump-Out" Example



- Tactile Surfacing
- ADA-Accessible Ramps
- Marked Crosswalks
- Pedestrian Signalization

"Roundabout Example"

- Larger land mass; additional right-of-way required
- Not as bicycle and pedestrian-friendly (increases blind spots); may need additional pedestrian signals



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Center Street Corridor Enhancements Illustrated in the Blue Star Highway Technical Memorandum



Parks, Recreation & Culture. Focuses on creative art and design projects, parks & recreation development, non-motorized circulation improvement projects, and events and festivals.

Parks, Recreation & Culture Project	Potential Costs	Priority
Beery Field General Improvements – Projects may include: <ul style="list-style-type: none"> • Year-round and ADA compliant restroom • Fire pits with seating to facilitate year-round use of the downtown • Splash pad/ice rink to facilitate year-round use of the downtown • Any other park related uses or recreational facilities deemed appropriate 	\$725,000	High
Wade's Bayou General Improvements – Projects may include: <ul style="list-style-type: none"> • Waterfront focused projects • Transient slips • Improved water access and dredging of channel • Recreational facilities • Band shell • Parking • Any other park related uses or recreational facilities deemed appropriate 	\$637,500	High
Creative Art and Design Projects – Projects may include: <ul style="list-style-type: none"> • Public art and other outdoor design enhancements • Commission local artists to enhance/hide utilities through public art • Commission local artists to create bronze or other permanent sculptures that are durable and easily maintained • Establish a program for winter window displays or sidewalk ice sculptures to stimulate year-round tourism 	\$75,000	Medium (Ongoing)
Events and Festivals – Support and facilitate events year-round, distributed throughout the DDA, and collaborate with business owners	\$150,000	Medium (Ongoing)

Note: These generalized costs assume the full amount of a project. A project may include money from TIF dollars, grants, private contributions, City partnerships, and bonds.

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Boat Ramp & Street Activation Illustrated in the Xtreme LA Plan



Boat ramp conceptual rendering for Douglas Harbor.



Conceptual rendering of an activated Center Street or festival space, like Beery Field.

Wade's Bayou Entry Illustrated in the City's Master Plan

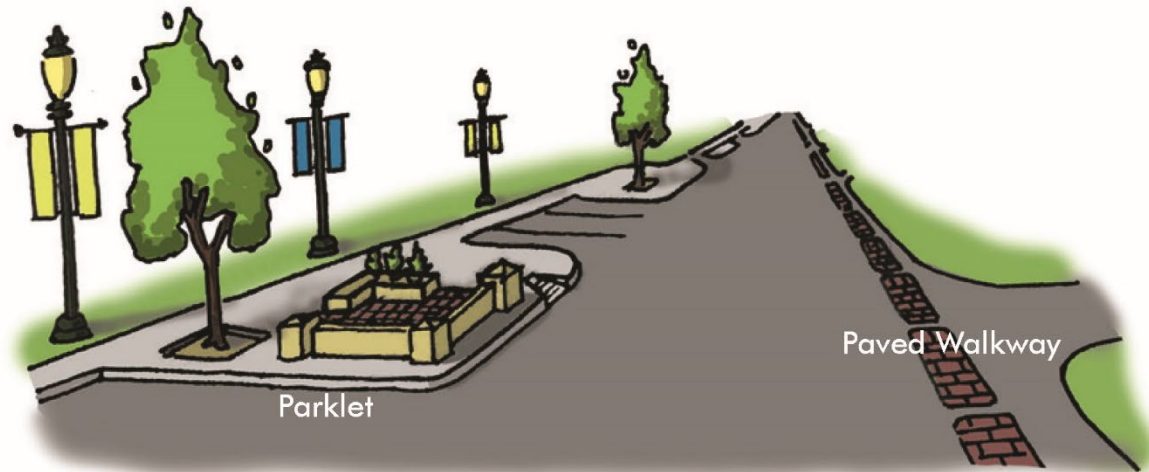
Recommendations

- Pursue acquisition of vacant and underutilized properties or use for temporary activity space.
- Create focal point at waterfront
- Remove city repository
- Enhance pedestrian connections to waterfront (Washington Street, Water Street and Center Street)

Remove "No Outlet" sign on Center Street (discourages access)



Recommended Washington Street enhancement: (between Center Street and Blue Star Highway)



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Wade's Bayou Sub Area Plan Illustrated in the City's Master Plan



Possible recommendation for Douglas Harbor enhancements (one-way traffic along southbound Water Street to Center Street)

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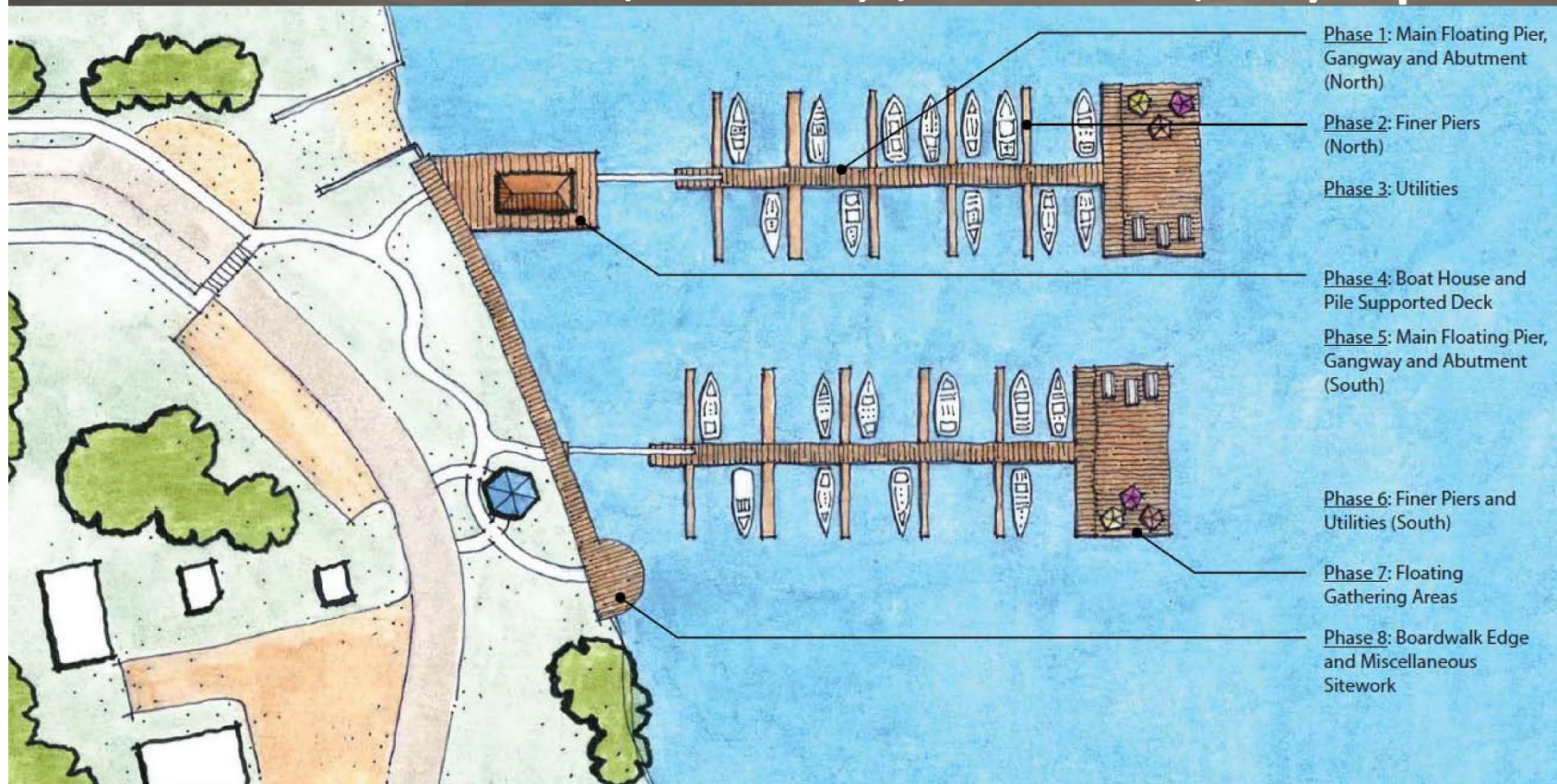
Consensus Plan as Illustrated in the Douglas Waterfront Public Marina Plan



Wades Bayou Marina Plan as Illustrated in the Douglas Waterfront Public Marina Plan

Wades Bayou Memorial Park New Marina

- 24 Slips Phase One, 50 Slips Full Build Out
- Construction Cost \$1.2M P1, \$2.3M FBO \$50k/Slip



City of the Village of Douglas

Harbor Vision and Long Range Plan

Purchase & Renovation of Real Estate. Focuses on property/structure acquisition, facade improvement projects, City Hall/Dutcher Lodge, and public parking.

Purchase & Renovation of Real Estate	Potential Costs	Priority
Property/Structure Acquisition - 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	\$375,000	Medium (Ongoing)
City Hall/Dutcher Lodge - Technological updates as well as interior and exterior enhancements as needed	\$150,000	Low
Acquisition & Development of District Parking - This component involves the improvement of existing public off-street and on-street parking facilities, acquisition and development of future parking areas, and/or shared parking agreements, if the need arises	\$300,000	Low
Facade Improvement Projects - In coordination with the City, develop and maintain a façade improvement program to improve the facades of existing buildings	\$150,000	Low (Ongoing)

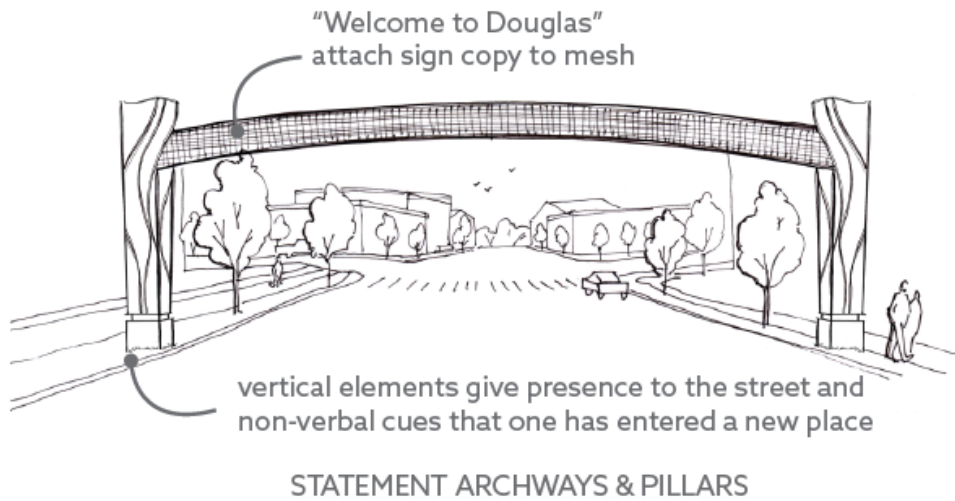
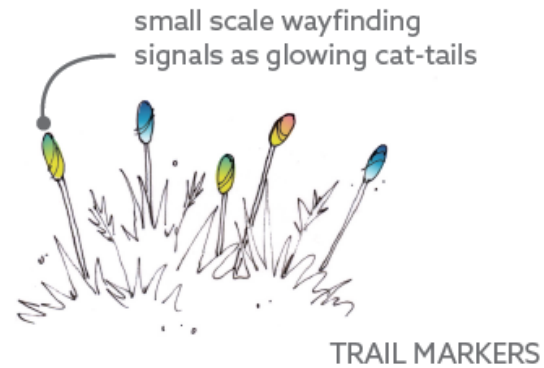
Gateway Improvements. Focuses on gateway treatments, street signage improvements, and way-finding system development.

Gateway Improvements Project	Potential Costs	Priority
Gateway Treatment - Explore design/feasibility options for major downtown gateway elements, such as archways, pillars, art, statement signs, plazas, as appropriate, in conjunction with City road reconstruction efforts	\$150,000	High
Street Signage Improvements and Wayfinding System - Projects may include: <ul style="list-style-type: none"> Implement the downtown wayfinding program, including directional post-mounted signs, parking signs, and a kiosk Construct a downtown monument sign at the corner of Center Street and Blue Star Highway Install wayfinding pavement markings and trail signs for the Beach to Bayou Trail Replace the park entry signs at Beery Field and Wade's Bayou Install interpretive signage at Beery Field and Wade's Bayou, as needed Establish locations for a Douglas Statement Sign 	\$75,000	High/Medium (Ongoing)

Note: These generalized costs assume the full amount of a project. A project may include money from TIF dollars, grants, private contributions, City partnerships, and bonds.

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Gateway Treatments and Trail Markers as Shared During the Douglas Wayfinding Planning Process

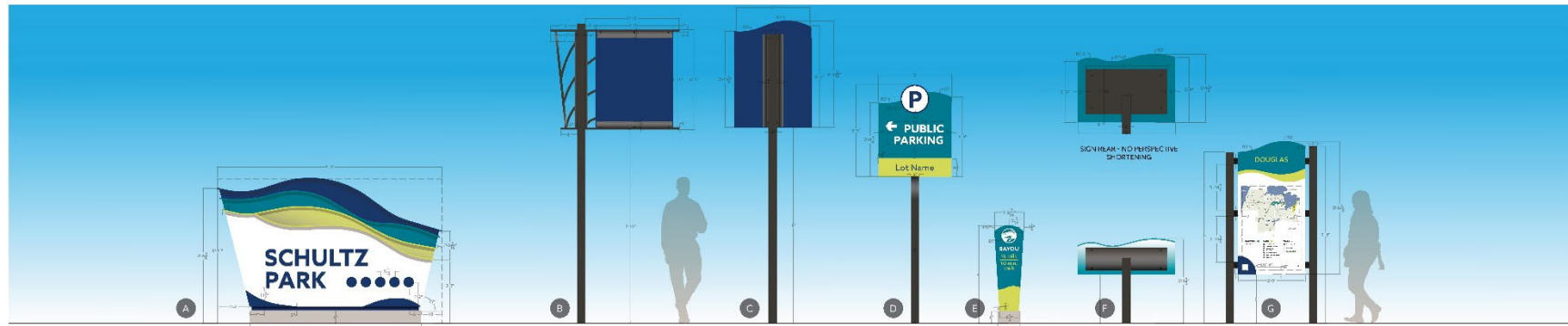


It's a Process

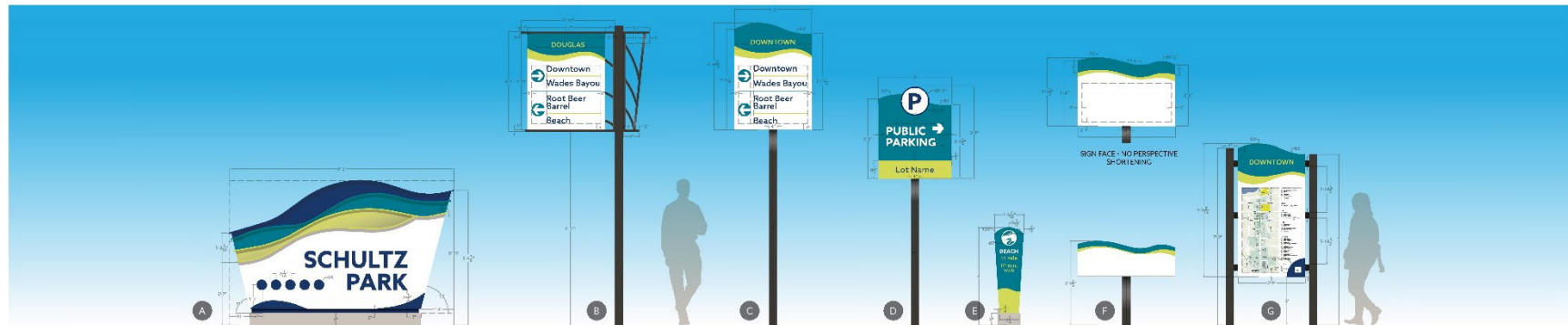
Other conceptual wayfinding elements are being discussed and may be explored in greater detail as the design process continues

This illustration was created for another City planning effort, separate from this Development Plan and Tax Increment Financing Plan and has only been included for reference. These plans are in various stages of implementation and may not accurately represent completed or in-progress projects.

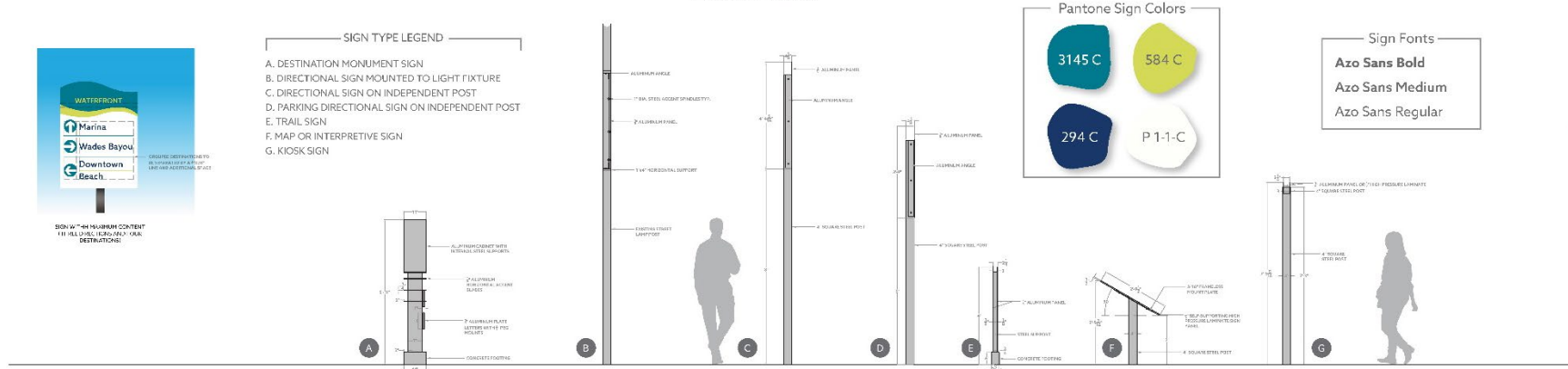
Wayfinding Signage as Illustrated in the Douglas Final Wayfinding Suite



REAR VIEW



FRONT VIEW



SIDE VIEW



Signage minimum content for all signs (including destination)

- SIGN TYPE LEGEND**
- A. DESTINATION MONUMENT SIGN
 - B. DIRECTIONAL SIGN MOUNTED TO LIGHT FIXTURE
 - C. DIRECTIONAL SIGN ON INDEPENDENT POST
 - D. PARKING DIRECTIONAL SIGN ON INDEPENDENT POST
 - E. TRAIL SIGN
 - F. MAP OR INTERPRETIVE SIGN
 - G. KIOSK SIGN

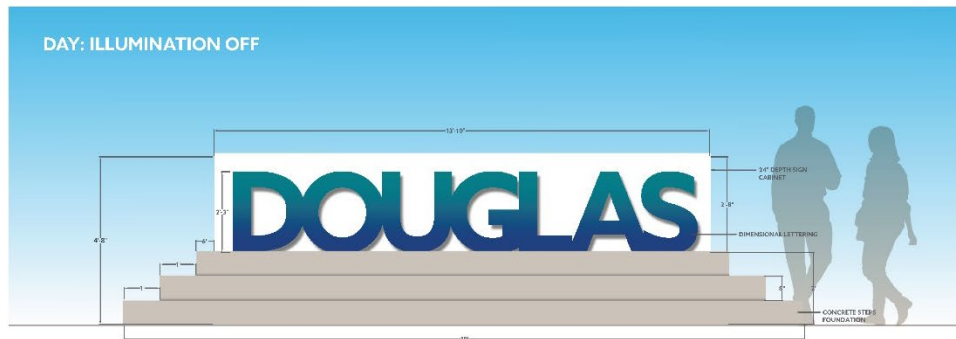


- Sign Fonts**
- Azo Sans Bold
 - Azo Sans Medium
 - Azo Sans Regular

This illustration was created for another City planning effort, separate from this Development Plan and Tax Increment Financing Plan and has only been included for reference. These plans are in various stages of implementation and may not accurately represent completed or in-progress projects.

Statement Sign as Illustrated in the Douglas Final Wayfinding Suite

Douglas Statement Sign



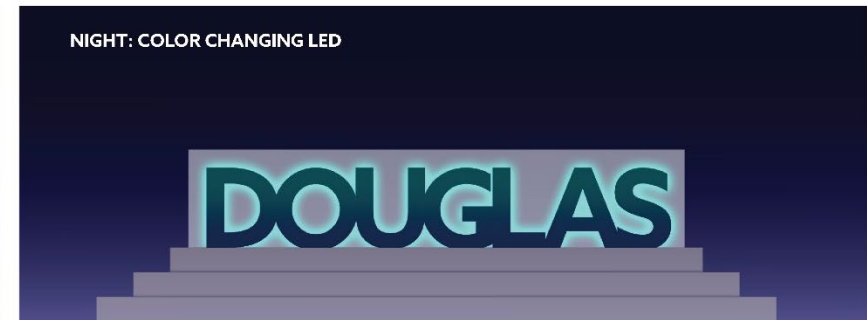
ILLUMINATION: REVERSE CHANNEL

LED lights to be programmed for various backlit color displays. To the right is a sample of illuminated reverse channel lettering with opaque, painted aluminum sign copy.



ILLUMINATION: REVERSE CHANNEL

Backlit LED illuminated sign copy with opaque dimensional lettering. Light display to emit from behind the lettering, casting on the cabinet face.



DDA District Planning, Promotion & Staffing. Focuses on DDA representation on the City's webpage, DDA promotion, market study analysis, grants coordinator/assistant, and a business recruitment program.

DDA District Planning, Promotion & Staffing Project	Potential Costs	Priority
Grants Coordinator/Project Administration - Create a new position to provide facilities coordination in lieu of DDA coordination "by committee". It is expected that this person will oversee and coordinate the DDA's infrastructure, and maintenance needs, assist in grant writing, and manage projects.	\$945,000	High (Ongoing)
DDA Promotion - Develop and maintain a strategic promotion and marketing campaign to attract more visitors, newspaper articles, travel magazine articles, etc., and inform the public about development progress and local events <ul style="list-style-type: none"> • Dedicated DDA webpage on the City's website with district events and information • Coordinate with local organizations such as Saugatuck-Douglas Area Convention & Visitors Bureau, Rotary Club, and others on the promotion of downtown and local events • Prepare a Market Study Analysis that includes 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 	\$960,000	High (Ongoing)
Technical Support - Provide resources for existing businesses for promotion, marketing, and social media	\$60,000	Medium (Ongoing)
Increase Neighborhood Communication of Planning Activities - Improve or establish techniques for improved communication between business owners and residents and the DDA.	\$30,000	Medium (Ongoing)
Coordinate Activities with Local Institutions and Businesses - work with area visitors bureaus, business organizations, and other groups on marketing, tourism, and promotional campaigns	\$30,000	Medium (Ongoing)
Market Available Properties in the District	\$15,000	Medium (Ongoing)

Note: These generalized costs assume the full amount of a project. A project may include money from TIF dollars, grants, private contributions, City partnerships, and bonds.

E. *Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, or Utilities.*

The existing zoning for the area is set forth on the attached Map 2. It is not expected that any zoning changes 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. In addition, no new streets, street levels, or intersections are proposed as part of this Plan. Utility and streetscape changes may occur as needed to implement Development Plan projects and goals.

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 \$6,777,500. 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 57, 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.

TAX INCREMENT FINANCING PLAN FOR THE CITY OF THE VILLAGE OF DOUGLAS

This tax increment-financing plan is established to make possible the financing of all or a portion of the costs associated with the carrying out and completion of those activities and improvements contained in the officially adopted Development Plan for the Development Area as may be amended from time to time.

A. *Tax Increment Financing Procedure*

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development plan and a tax increment financing plan. Following the adoption of that Ordinance, the municipal and county treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing bodies paid each year on the captured assessed value of all real and personal property located in the Development Area. The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue." The "Captured Assessed Value" is defined by the Act as "the amount in any one year, by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes. . . exceeds the initial assessed value." The "initial assessed value" is defined by the Act as "the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted." Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax, shall not be considered to be property that is exempt from taxation. The initial assessed value

of property for which a specific tax was paid in lieu of a property tax shall be determined as provided below.

"Specific local tax" means a tax levied under Act No. 198 of the Michigan Public Acts of 1974, as amended, being Sections 207.551 to 207.571 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Act No. 255 of the Michigan Public Acts of 1978, as amended, being Sections 207.651 to 207.668 of the Michigan Compiled Laws, Act No. 189 of the Michigan Public Acts of 1953, as amended, being Sections 211.181 to 211.182 of the Michigan Compiled Laws, and the Technology Park Development Act, Act No. 385 of the Michigan Public Acts of 1984, as amended, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The State Tax Commission shall prescribe the method for calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax.

When the Authority determines that it is necessary for the purposes of this Act, the Authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 217(2) of the Act, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program and shall be in compliance with section 15 of the Act. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of section 18 of the Act. If the development plan is part of the tax increment financing

plan, only one hearing and approval procedure is required for the two plans together.

Following adoption of the ordinance approving the Development Plan and Tax Increment Financing Plan, the municipal and county treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the Tax Increment Financing Plan. The DDA is not permitted by law to capture tax increment revenues from any local or intermediate school district, or the state education tax.

The tax increment financing plan may be modified if the modification is approved by the City of the Village of Douglas following the same public hearing procedures as were required for adoption of the original Plan.

On March 27, 2006, the DDA recommended to the City Council that a Downtown Development Plan and Tax Increment Financing Plan be approved. After public notice and a hearing, the City Council approved the recommended Downtown Development Plan and Tax Increment Financing Plan on May 1, 2006.

On May 31, 2023, the DDA recommended to the City Council that an updated Downtown Development Plan and Tax Increment Financing Plan be approved. After public notice and a hearing, the City Council approved the updated Downtown Development Plan and Tax Increment Financing Plan on August 7, 2023.

Presented in **Exhibit 2** are schedules of the initial assessed values of all real and personal property in the original Development Area and the area which was added to the Development Area in 2006, determined as of December 31, 2004 (for the 2005 calendar year) and updated as of December 31, 2005 (for the 2006 calendar year). An updated list of properties has also been provided reflecting conditions in 2022.

B. *Estimates of Captured Assessed Values and Tax Increment Revenues*

The DDA shall expend the tax increments received for the development program only in accordance with the Tax Increment Financing Plan. Tax increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA only for purposes that, by resolution of the DDA Board, are determined to further the development program in accordance with the Tax Increment Financing Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions. These revenues shall not be used to circumvent existing property tax laws or a local charter which provides a maximum authorized rate for the levy of property taxes.

The City of the Village of Douglas may terminate the Tax Increment Financing Plan if it finds that the purposes for which the Plan was established are accomplished. However, the Tax Increment Financing Plan may not be terminated until the principal of and interest on any bonds issued under the Act have been paid or funds sufficient to make that payment have been segregated and placed in an irrevocable trust for the benefit of the holders of the bonds.

A schedule of the estimated tax increment revenues to be realized from increases in real and personal property values for the period from 2022 through 2052 is set forth in **Exhibit 3**. The projected revenue after 2022 is based on appreciation only. The millage rates levied by the local taxing jurisdictions within the Development Area in 2022 were applied to the captured assessed totals for ad valorem real and personal property. Under this Tax Increment Financing Plan, the entire tax increment amount is to be utilized by the DDA, however, the DDA may enter into agreements with local taxing jurisdictions to share a portion of the captured assessed value.

For the portion of the Development Area which was included in the downtown district at the time that the Downtown Development Authority was originally established in 1997, the tax levies of all taxing jurisdictions levying ad valorem taxes in the original Development Area (except the local and intermediate school districts and the state) will be captured by the Tax Increment Financing Plan. This includes the City of the Village of Douglas, Allegan County, the Saugatuck-Douglas District Library and the Interurban Transit Authority. For the portion of the Development Area which was added in 2006, only the tax levies of the City of the Village of Douglas and Allegan County will initially be subject to capture, as the other local taxing jurisdictions (the Library and the Transit Authority) have filed resolutions with the City Clerk to exempt their millage from capture, as permitted by Section 3(3) of the Act. However, any one of these taxing jurisdictions may file a resolution with the City Council to withdraw their prior resolution and irrevocably consent to the capture of their millage in the area added to the district in 2006. The Fire District also filed a resolution exempting its millage from capture, but since the Fire District collects special assessments rather than ad valorem taxes, the special assessments are not subject to capture in any event.

C. *Use of Tax Increment Revenue*

The tax increment revenue paid to the DDA by the municipal and county treasurers is to be disbursed by the DDA from time to time in such manner as the DDA may deem necessary and appropriate in order to carry out the purposes of the Development Plan, including but not limited to the following:

1. The principal, interest and reserve payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.

2. Cash payments for initiating and completing any improvements or activity called for in the Development Plan.
3. Any annual operating deficits that the DDA may incur from acquired and/or leased property in the Development Area.
4. Interest payments on any sums that the DDA should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan.
5. Payments required to establish and maintain a capital replacement reserve.
6. Payments required to establish and maintain a capital expenditure reserve.
7. Payments required to establish and maintain any required sinking fund.
8. Payments to pay the costs of any additional improvements to the Development Area that are determined necessary by the DDA and approved by the City of the Village of Douglas.
9. Any administrative expenditure required to meet the cost of operation of the DDA and to repay any cash advances provided by the City of the Village of Douglas. This may include quarterly payments to the City to support overhead expenses.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan then existing and is permitted under the term of any outstanding indebtedness.

D. *Bonded Indebtedness to be Incurred (if any)*

Revenues to support these costs shall be derived from any of the following sources, or from a combination of these sources:

1. The issuance of one or more series of revenue bonds which may be supported by a limited tax pledge if authorized by resolution of the City Council or, if authorized by the voters of the City of the Village of Douglas, the unlimited tax, full faith and credit of the City of the Village of Douglas;
2. Tax increment bonds which are secured by tax increment revenue to be received from property within the Development Area and which may be secured by a limited tax pledge of the City of the Village of Douglas if authorized by resolution of the City Council or, if authorized by the voters of the City of the Village of Douglas, the unlimited tax, full faith and credit of the City of the Village of Douglas;
3. Funds borrowed from the City of the Village of Douglas at rates and terms to be agreed upon or as set forth elsewhere in the Development Plan and Tax Increment Financing Plan.
4. Cash.

Tax collections expected to be generated by the captured assessed value of property within the Development Area are expected to be adequate to provide for payment of principal and interest on bonds or funds borrowed from the City of the Village of Douglas.

At the time of adoption of the Plan, the DDA estimates that the maximum aggregate principal amount of bonded indebtedness or indebtedness to be incurred by the DDA and/or the City of the Village of Douglas for all bond issues or loans, including payments

of project costs, issuance expenses, capitalized interest, and any required reserve accounts which may be incurred during the term of the Plan, if any, is \$2,100,000 including project costs and issuance expenses.

E. *Duration of Plan*

The Tax Increment Financing Plan shall have a term of thirty (30) years, and shall expire following the collection of the December 1, 2052 tax levy. The term of the Plan may be modified from time to time by the City Council upon notice, public hearing and amendments as required by the Act.

F. *Impact on Assessed Values and Tax Revenues*

The overall impact of the Development Plan is expected to generate increased economic activity in the Development Area, the Downtown District, the City of the Village of Douglas and Allegan County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development Area, the Downtown District, the City of the Village of Douglas, other neighboring communities and throughout Allegan County. The projected revenue after 2022 is based on appreciation only at a conservative assumed growth rate of 3%. As identified earlier in Exhibit 3 of this Plan, the expected increases in assessed valuation for existing property in the Development Area have been estimated for the 2023 through 2052 tax years.

For purposes of determining the estimated impact of this Tax Increment Financing Plan upon those taxing jurisdictions within the Development Area, estimates of captured assessed values (Exhibit 3) were used along with 2022 tax millage rates to determine tax increment revenue amounts that would be shifted from these

jurisdictions to the DDA to finance the project activities called for in the Development Plan.

G. Use of the Captured Assessed Values

The Development and Tax Increment Financing Plan provides for the use of all of the captured assessed value by the DDA for the purposes herein set forth.

H. Reports

The DDA shall submit annually to the City of the Village of Douglas and the State Tax Commission a financial report on the status of the Tax Increment Financing Plan. The report shall include the following:

1. The amount and source of revenue in the tax increment financing account.
2. The amount in any bond reserve account.
3. The amount and purpose of expenditures from the tax increment financing account.
4. The amount of principal and interest on any outstanding bonded indebtedness of the DDA.
5. The initial assessed value of the Development Area.
6. The captured assessed value retained by the DDA.
7. The tax increment revenues received.
8. The number of jobs created as a result of the implementation of the Tax Increment Financing Plan.
9. Any additional information the City of the Village of Douglas or the State Tax Commission considers necessary.

The report shall be published in a newspaper of general circulation in the City of the Village of Douglas.

EXHIBITS

1. Legal Description of Downtown District and Development Area
2. Schedule of Taxable Values, Tax Classifications, and Addresses for Property Included in the Development Area (2, 2A, 2B, 2C)
3. Schedules of Anticipated Tax Increment Revenues and Projected Impact on Taxing Jurisdictions (3A, 3B)
4. Ordinance of Adoption by City Council, Public Notices

MAPS

1. Map 1 | Downtown District and Development Area Boundaries
2. Map 2 | Zoning

Exhibit 1. Legal Description of Downtown District and Development Area

State of Michigan, Allegan County, City of the Village of Douglas, Section 16 starting at the northwest corner of the Blue Star Highway and Center Street right-of-way, for the point of beginning of this description; thence northeast approximately 520 feet along the Blue Star Highway west right-of-way line to the north right-of-way line of St. Peter's Drive; thence southeast approximately 120 feet to the northeast corner of parcel 03-59-600-003-30 thence southeast approximately 90 feet along the property line of parcel 03-59-600-003-30 to the northwest corner of parcel 03-59-600-006-00; thence east approximately 140 feet, thence south approximately 140 feet; thence east approximately 90 feet; thence south approximately 115 feet to the north right-of-way of Center Street; thence east approximately 35 feet; thence north approximately 350 feet along the west line of parcel 03-59-600-005-00 to a point that is the north right-of-way line of Wall Street extended; thence east approximately 265 feet along the north right-of-way of Wall Street; thence south approximately 66 feet to the northeast corner of parcel 03-59-551-004-50; thence south approximately 130 feet to the northwest corner of parcel 03-59-551-003-00; thence east approximately 225 feet to the centerline of the Union Street right-of-way; thence east approximately 790 feet along the north right-of-way line of the existing alleyway to the centerline of the Washington Street right-of-way; thence southeasterly approximately 33 feet to the northwest corner of parcel 03-59-100-009-50; thence east approximately 130 feet to the east right-of-way line of Water Street; thence south approximately 140 feet to the northeast corner of the Center Street and Water Street right-of-ways; thence east approximately 330 feet to the Kalamazoo River; thence southeasterly approximately 430 feet along the edge of the Kalamazoo River to the south right-of-way of Freemont Street extended to the Kalamazoo River; thence west approximately 370 feet to the southwest corner of the Water Street and Freemont Street right-of-way; thence northwesterly approximately 220 feet to the northeast corner of parcel 03-59-150-012-00; thence west approximately 20 feet; thence south approximately 90 feet to the southeast corner of parcel 03-59-150-010-00; thence west approximately 135 feet to

the east right-of-way line of Washington Street; thence south approximately 120 feet to the southeast corner of the Washington Street and Freemont Street right-of-way; thence west approximately 335 feet to the southwest corner of the Main Street and Freemont Street right-of-way; thence north along the west right-of-way line of Main Street approximately 130 feet to the southeast corner of parcel 03-59-150-005-00; thence west approximately 265 feet to the west right-of-way line of Spring Street; thence north approximately 90 feet to the southeast corner of parcel 03-59-150-002-00; thence west approximately 100 feet to the southwest corner of parcel 03-59-150-002-00; thence south approximately 30 feet to the southeast corner of parcel 03-59-150-001-00; thence west approximately 270 feet to the northwest corner of parcel 03-59-501-003-00; thence south approximately 195 feet to the south right-of-way line of Freemont Street; thence west approximately 165 feet to the southwest corner of the Freemont Street & Mixer Street right-of-way at the northeast corner of parcel 03-59-503-006-00; thence north approximately 200 feet to the southeast corner of parcel 03-59-502-001-00; thence west approximately 65 feet to the southwest corner of parcel 03-59-502-001-00; thence south approximately 15 feet to the southeast corner of parcel 03-59-125 (Douglas Town Home Condo); thence west 135 feet to the east right-of-way line of Ellis Street; thence south approximately 55 feet to the southwest corner of parcel 03-59-502-004-00; thence west approximately 33 feet to the southeast corner of parcel 03-59-016-039-11; thence west approximately 270 feet to the southwest corner of parcel 03-59-016-039-00; thence south approximately 180 feet to the southeast corner of parcel 03-59-016-042-00; thence west approximately 30 feet to the northwest corner of parcel 03-59-016-046-00; thence south approximately 55 feet to the southeast corner of parcel 03-59-016-041-00; thence west approximately 240 feet to the southeast corner of parcel 03-59-016-043-00; thence north approximately 220 feet to the northeast corner of parcel 03-59-016-043-00; thence west approximately 370 feet to the west right-of-way of Blue Star Highway; thence northeasterly along said right-of-way approximately 360 feet to the point of beginning.

Exhibit 2. *Schedule of Taxable Values , Tax Classifications, and Addresses for Property Included in the Development Area.*

EXHIBIT 2
CITY OF THE VILLAGE OF DOUGLAS
SCHEDULE OF TAXABLE VALUES

Original District

Real Property

Parcel #	Owner's Name	Address	2004 Taxable Value (Initial Taxable Value)	2005 Taxable Value	Captured Assessed Value
59-016-039-00	Klage William & Elizabeth (2004)	229 Center	4,700	4,808	108
59-016-039-10	Village Entertainment (2005)				
59-016-039-11	Leonard, John M & Donna K	201 Center	111,041	113,594	2,553
59-016-039-20	Kaller, Bonnie & Looman	Ellis Vacant	33,800	34,372	772
59-100-009-00	Mark Peter	Center Street	72,500	72,500	0
59-100-009-50	Cala Properties LLC	50 Center	199,544	200,000	456
59-100-011-00	Group West Michigan	11 N Water Street	26,000	26,598	598
59-100-011-50	Sheridan Stephen E &	32 Center	105,555	107,982	2,427
59-100-012-00	WPH Land Holdings LLC	20 Center	131,485	133,800	2,315
59-100-012-00	Starrett Dewey & Susan C	21 Main Street	105,000	107,415	2,415
59-100-014-51	22 Main St LLC	22 Main Street	53,800	53,800	0
59-100-015-00	Group West Michigan	24 Center	650,000	650,000	0
59-100-016-00	The People's Store Of	38 Center	171,878	175,831	3,953
59-100-017-00	Reaume Center Street	48 Center	133,900	133,900	0
59-100-018-00	Douglas Professional	62 Center	92,552	94,680	2,128
59-100-019-00	Bekken Gerald &	70 Center	72,681	74,352	1,671
59-125-001-00	Putnam Kevin & Blodgett (2004)	39 Ellis St 1	55,000	72,500	17,500
59-125-002-00	Bonacorsi Steven (2005)				
59-125-003-00	Barkman David A Trust	39 Ellis St 2	52,435	68,800	16,365
59-125-004-00	Cole John V & Susan E	39 Ellis St 3	52,435	53,641	1,206
59-125-005-00	McCaleb Robert E &	39 Ellis St 4	22,987	23,525	528
59-150-001-00	Roetig Christopher &	39 Ellis St 5	52,435	53,641	1,206
59-150-002-00	DelFosse Trust	13 Union	37,092	37,945	853
59-150-004-00	Village of Douglas	47 Center	0	0	0
59-150-005-00	Matteson, Max	35 E Center	76,414	78,171	1,757
59-150-005-10	Peregrine-Douglas	Main St. Parking Lot	0	0	0
59-150-005-20	Eggert Susan K Trust	25 Center	180,000	180,000	0
59-150-006-00	Balmer Margaret Elaine	23 Center	180,000	180,000	0
59-150-007-00	Village of Douglas	11 Center	108,143	110,630	2,487
59-150-010-00	Mallott Leslie & Cross	Center Street	0	0	0
59-501-001-00	Schumacher Wm Jr	7 S. Washington	79,930	81,768	1,838
59-501-002-00	Schumacher Wm Jr	25 Mixer Street	20,598	21,071	473
59-502-001-00	Douglas Village	25 Mixer Street	48,652	49,770	1,118
59-502-003-00	Floral Maria N & Eklof SH	137 Center	0	0	0
59-530-001-00	Oxford Holding Company	147 Center	55,554	56,831	1,277
59-530-002-00	Cadwallader Kenneth & K	8 Center	280,046	286,027	5,981
59-530-003-00	Laughner Steven T ET	10 Center	63,400	59,300	-4,100
59-551-001-00	Village of Douglas	12 Center	44,988	46,032	1,034
59-551-002-00	Laughner Steven T ET	86 Center Street	0	0	0
59-551-003-00	Schoeneich Eugene A &	98 Center Street	190,000	190,000	0
59-551-004-50	Budd Nancy J Trustee	112 Center	74,686	76,414	1,718
59-600-005-00*	Douglas Development	130 Center	117,233	119,929	2,696
			100,000	100,000	0
Total Real Property			3,836,294	3,908,627	73,333

*Due to a subsequent lot split, the 2004 taxable value for the portion of parcel no. 59-600-005-00 which is included in the original district has been determined to be \$100,000 based on an approximate square footage allocation by the City Assessor.

Parcel #	Owner's Name	Address	2004 Taxable Value (Initial Taxable Value)	2005 Taxable Value	Captured Assessed Value
Personal Property					
59-900-003-00	RIVERVIEW LEASE/LOAN	12 Center	2,400	1,800	-600
59-900-014-00	VFS LEASE RESIDUAL	62 Center	0	800	800
59-900-021-00	VON DER HEIDE ARCHITECTS	20 Center	19,400	16,900	-2,500
59-900-024-00	EVERYDAY PEOPLE	11 Center	33,200	28,500	-4,700
59-900-035-00	CENTER STAGE SALON	32 Center	0	0	0
59-900-038-00	CIRCA AND YUM YUM	88 Center	0	4,000	4,000
59-900-041-00	COPPER GRILL	24 Center	0	0	0
59-900-044-00	Cadwallader Fine Arts, LLC	10 Center	0	900	900
59-900-080-00	Sheridan Law Offices PC	62 Center	8,000	6,800	-1,200
59-900-087-00	Wobrink Lievense	62 Center	1,200	1,200	0
59-900-186-00	State Farm Mutual Ins Co	201 Center	2,600	1,800	-700
59-900-200-00	V & S Flowers	147 Center	300	300	0
59-900-207-00	Douglas Hair Care	237 Center	0	0	0
59-900-213-00	DeLong & Brower	62 Center	0	500	500
59-900-225-00	Respite Cappuccino	48 Center	500	500	0
59-900-237-00	Raymond James Financial	201 Center	0	4,600	4,600
59-900-813-00	Rocking Bear Inc	34 Center	6,200	1,200	-5,000
59-900-825-00	Bentley's	50 E. Center	800	800	0
59-900-828-00	Chaps	8 Center	34,000	30,600	-3,400
59-900-831-00	Philip & Son	25 Center	1,200	1,700	500
59-900-836-00	Back Alley Pizzeria, Inc	22 Main	16,400	15,000	-1,400
59-900-839-00	Luoma Art Gallery	202 Center	2,100	1,800	-300
59-900-845-00	Ginn & Bear It	50 E. Center	1,700	1,500	-200
59-900-963-00	Cascade Interiors	10 Center	2,800	2,300	-500
59-900-965-00	Pacelli & Crews, LTD	23 Center	1,300	1,100	-200
59-900-971-00	Canon Financial Services	23 Center	3,200	2,800	-400
59-900-981-00	13 Hawks Studio	50 E. Center	500	500	0
Total Personal Property			137,800	128,000	-9,800
Total Real and Personal Property in Original District			3,974,094	4,037,627	63,533

Area Added to District in 2006

Real Property					
59-016-037-00	Klama Properties	28 Blue Star Hwy	142,047	145,314	3,267
59-016-038-00	Alexander Jerry	41 Blue Star Hwy	66,797	68,333	1,536
59-016-041-00	Demond's Super Value	237 Center	416,695	426,278	9,583
59-016-042-00	Village Entertainment	229 Center	167,370	171,219	3,849
59-150-010-00	Douglas Village Camp	28 Bayou Dr	0	0	0
59-551-004-00	New Tara Properties	200 Center	36,110	36,940	830
59-600-003-00	Douglas Properties	46 Blue Star Hwy	189,609	193,970	4,361
59-600-003-40	Danjo Properties	202 Center	213,992	218,913	4,921
59-600-006-00*	Douglas Development		150,000	150,000	0
Total Real Property			1,382,620	1,410,967	28,347

*Due to a subsequent lot split, the 2004 taxable value for the portion of parcel no. 59-600-006-00 which is included in the area added to the district in 2006 has been determined to be \$150,000 based on an approximate square footage allocation by the City Assessor.

Parcel #	Owner's Name	Address	2004 Taxable Value (Initial Taxable Value)	2005 Taxable Value	Captured Assessed Value
<u>Personal Property</u>					
59-900-005-00	Douglas Super Value		149,400	130,200	-19,200
59-900-018-00	Edward D Jones & Co		12,200	12,200	0
59-900-229-00	Metropolitan Title Co		5,000	4,900	-100
59-900-809-00	Shoreline Realtors		2,200	2,000	-200
59-900-838-00	Chicago Title Of		1,900	1,900	0
59-900-972-00	Lighthouse Realty		0	0	0
Total Personal Property			170,700	151,200	-19,500
Total Real and Personal Property in Area Added to District			1,553,320	1,562,167	8,847
Grand Total - Real Property			5,218,914	5,320,594	101,680
Grand Total - Personal Property			308,500	279,200	-29,300
Grand Total - Real and Personal Property			5,527,414	5,599,794	72,380

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Exhibit 2A
City of the Village of Douglas
Schedule of Taxable Values by Property 2022
Original District

Owner	Parcel	Class	Property Address	Zoning	Taxable Value
229 CENTER ST LLC	5901603900	202	227 W CENTER ST	C-1A VILL CTR C	\$41,175.00
LEONARD JOHN M & DONNA K	5901603910	201	201 W CENTER ST	C-1A VILL CTR C	\$161,544.00
JOHNSON JERRY - VACANT	5901603911	402	44 ELLIS ST	R-3 NBHD CONSER	\$31,300.00
DOUGLAS FLATS, LLC	5901603920	202	225 W CENTER ST	C-1A VILL CTR C	\$39,500.00
REDEFINE PROPERTIES LLC	5910000900	201	50 E CENTER ST	C-1A VILL CTR C	\$146,995.00
SCHIPPER BRIAN J 2009 TRUST	5910000950	201	11 N WASHINGTON ST	C-1A VILL CTR C	\$45,865.00
PFAFFHOUSE LLC	5910001100	1	32 E CENTER ST	N/A	\$64,149.00
NEEDHAM, LLC	5910001150	202	14 E CENTER ST	C-1A VILL CTR C	\$45,658.00
DROZ MARIA T	5910001200	201	21 N MAIN ST	C-1A VILL CTR C	\$81,193.00
22 MAIN ST LLC	5910001451	201	22 N MAIN ST	C-1A VILL CTR C	\$40,982.00
HUNT PROPERTIES OF DOUGLAS	5910001500	201	24 W CENTER ST	C-1A VILL CTR C	\$313,930.00
COLSEN RONALD E & CAROLE J	5910001700	201	48 W CENTER ST	C-1A VILL CTR C	\$109,601.00
COLSEN RONALD E & CAROLE J	5910001800	201	62 W CENTER ST	C-1A VILL CTR C	\$151,231.00
ALB 21, LLC	5910001900	201	70 W CENTER ST	C-1A VILL CTR C	\$105,731.00
WINSTON HOLDINGS LLC	5912500100	401	39 ELLIS ST 1	C-1A VILL CTR C	\$71,483.00
GILES LEANNE	5912500200	401	39 ELLIS ST 2	C-1A VILL CTR C	\$69,500.00
COLE JOHN V & SUSAN E	5912500300	401	39 ELLIS ST 3	C-1A VILL CTR C	\$69,500.00
ALEXANDER MARLEE KAY	5912500400	401	39 ELLIS ST 4	C-1A VILL CTR C	\$69,500.00
JADE MOON LLC	5912500500	401	39 ELLIS ST 5	C-1A VILL CTR C	\$71,483.00
DOUGLAS DEVELOPMENT PARTNERS LLC	5913000000	6	150 W CENTER ST	C-2 GEN COMM	\$0.00
RAMSEY TRUST	5913000100	201	150 W CENTER ST A	C-2 GEN COMM	\$128,066.00
GACK LLC	5913000200	201	150 W CENTER ST B	C-2 GEN COMM	\$135,406.00
SCE PROPERTIES LLC	5913000300	201	150 W CENTER ST C	C-2 GEN COMM	\$172,372.00
150 CENTER ST LLC	5913000400	201	150 W CENTER ST D	C-2 GEN COMM	\$118,000.00
HAWCO JAMES E & PATRICIA	5913000500	401	150 W CENTER ST E	C-2 GEN COMM	\$157,071.00
WELSH ADAM B	5913000600	401	150 W CENTER ST F	C-2 GEN COMM	\$120,613.00
FAIRMAN DONALD & REGINA	5913000700	401	150 W CENTER ST G	C-2 GEN COMM	\$98,389.00
KLING JOANNA N & KLING JULIA ET AL	5913000800	401	150 W CENTER ST H	C-2 GEN COMM	\$102,469.00
LANNING TERESA M	5913000900	401	150 W CENTER ST I	C-2 GEN COMM	\$172,900.00
STEFANCHIK BETH A TRUST	5913001000	401	150 W CENTER ST J	C-2 GEN COMM	\$87,779.00
THOMPSON LESLIE B TRUST	5913001100	401	150 W CENTER ST K	C-2 GEN COMM	\$110,044.00
TIERNEY MICHAEL	5913001200	401	150 W CENTER ST L	C-2 GEN COMM	\$155,858.00
TOMPKINS DEBORAH A	5913001300	401	150 W CENTER ST M	C-2 GEN COMM	\$110,277.00
DELFOSSSE LAWRENCE ET AL	5915000100	401	13 S UNION ST	C-1A VILL CTR C	\$53,955.00
CITY OF THE VILLAGE OF DOUGLAS - POLICE DEPARTMENT	5915000200	201	47 W CENTER ST	C-1A VILL CTR C	\$0.00
SANDY FEET COTTAGE RENTALS LLC	5915000400	201	35 W CENTER ST	C-1A VILL CTR C	\$195,467.00
VILLAGE OF DOUGLAS	5915000500	202	S MAIN ST	R-3 NBHD CONSER	\$0.00
PEREGRINE-DOUGLAS LLC	5915000510	1	25 W CENTER ST	C-1A VILL CTR C	\$0.00
STAN01, LLC	5915000520	1	23 W CENTER ST	C-1A VILL CTR C	\$0.00

BALMER MARGARET & BALMER MATTHEW	5915000600	201	11 W CENTER ST	C-1A VILL CTR C	\$215,023.00
CITY OF THE VILLAGE OF DOUGLAS - BEERY FIELD	5915000700	402	9 E CENTER ST	C-1A VILL CTR C	\$0.00
RANDALL MARK C ET AL	5915001000	401	15 S WASHINGTON ST	C-1A VILL CTR C	\$202,317.00
STOLTZNER KYLE J REV TRUST	5915001010	401	19 S WASHINGTON ST	R-3 NBHD CONSER	\$132,123.00
SCHUMACHER WM JR	5950100100	401	25 S MIXER ST	C-1A VILL CTR C	\$100,738.00
DDA REF SCHUMACHER WM JR	5950100200	1	25 S MIXER ST	N/A	\$0.00
CITY OF THE VILLAGE OF DOUGLAS - OLD LIBRARY	5950200100	201	137 W CENTER ST	C-1A VILL CTR C	\$0.00
CITY OF THE VILLAGE OF DOUGLAS - PRIDE GARDEN	5950200300	202	147 W CENTER ST	C-1A VILL CTR C	\$52,373.00
MBSM LLC	5953000100	201	8 W CENTER ST	C-1A VILL CTR C	\$200,042.00
TRUONG TRI & DONNA	5953000200	201	10 W CENTER ST	C-1A VILL CTR C	\$62,703.00
RETROGETAWAY INC	5953000300	201	12 W CENTER ST	C-1A VILL CTR C	\$91,833.00
CITY OF THE VILLAGE OF DOUGLAS - CITY HALL	5955100100	201	86 W CENTER ST	C-1A VILL CTR C	\$0.00
LAUGHNER STEVEN T ET AL	5955100200	201	98 W CENTER ST	C-1A VILL CTR C	\$148,855.00
DINGES BRYN M &	5955100300	401	112 W CENTER ST	C-1A VILL CTR C	\$108,665.00
SAUGATUCK DOUGLAS HISTORICAL SOCIETY	5955100450	201	130 W CENTER ST	R-3 NBHD CONSER	\$0.00
THE PEOPLE'S STORE OF DOUGLAS LLC	5956000000	6	34 W CENTER ST	C-1A VILL CTR C	\$0.00
SADIE ENTERPRISES LLC	5956000100	201	36 W CENTER ST 1	C-1A VILL CTR C	\$50,125.00
SADIE ENTERPRISES LLC	5956000200	201	36 W CENTER ST 2	C-1A VILL CTR C	\$95,937.00
SADIE ENTERPRISES LLC	5956000300	201	36 W CENTER ST 3	C-1A VILL CTR C	\$48,492.00
STEINER DEAN B	5956000400	401	36 W CENTER ST 4	C-1A VILL CTR C	\$111,005.00
BAUER ROBERT H & SHARON A	5956000500	401	36 W CENTER ST 5	C-1A VILL CTR C	\$79,852.00
HUGHES ANTHONY & TULA	5956000600	401	36 W CENTER ST 6	C-1A VILL CTR C	\$121,756.00
RAY FRANCES A	5956000700	401	29 N SPRING ST 7	C-1A VILL CTR C	\$79,348.00
DDA REF DOUGLAS DEVELOPMENT PARTNER	5960000500	1	160 W CENTER ST	N/A	\$0.00
STAN01, LLC	5972000100	201	23 W CENTER ST UNIT 1	C-1A VILL CTR C	\$46,794.00
STAN01, LLC	5972000200	201	23 W CENTER ST UNIT 2	C-1A VILL CTR C	\$46,794.00
STAN01, LLC	5972000300	401	23 W CENTER ST UNIT 3	C-1A VILL CTR C	\$45,761.00
STAN01, LLC	5972000400	401	23 W CENTER ST UNIT 4	C-1A VILL CTR C	\$45,658.00
PEREGRINE-DOUGLAS LLC	5973000100	201	25 W CENTER ST UNIT 1	C-1A VILL CTR C	\$44,645.00
PEREGRINE-DOUGLAS LLC	5973000200	201	25 W CENTER ST UNIT 2	C-1A VILL CTR C	\$44,645.00
PEREGRINE-DOUGLAS LLC	5973000300	401	25 W CENTER ST UNIT 3	C-1A VILL CTR C	\$45,654.00
PEREGRINE-DOUGLAS LLC	5973000400	401	25 W CENTER ST UNIT 4	C-1A VILL CTR C	\$45,654.00
PAFFHOUSE LLC	5982000101	201	22 E CENTER ST	C-1A VILL CTR C	\$0.00
DDA REF RIVERVIEW LEASE/LOAN	5990000300	3	216 ST PETERS DR	N/A	\$0.00
THE COVE	5990000400	251	41 N BLUE STAR HWY	N/A	\$0.00
229 CENTER ST LLC	5990000600	251	229 W CENTER ST	N/A	\$0.00
DDA REF VFS LEASE RESIDUAL HOLDING	5990001400	3	62 W CENTER ST	N/A	\$0.00
DDA REF VON DER HEIDE ARCHITECTS	5990002100	3	20 E CENTER ST	N/A	\$0.00
EVERYDAY PEOPLE CAFE	5990002400	251	11 W CENTER ST	N/A	\$0.00
DDA REF CIRCA AND YUM YUM	5990003800	3	98 W CENTER ST	N/A	\$0.00
DDA REF KEN CADWALLADER INC	5990004400	3	10 W CENTER ST	N/A	\$0.00
CENTURY 21 AFFILIATED	5990007500	251	62 W CENTER ST	N/A	\$0.00
DDA REF SHERIDAN LAW OFFICES PC	5990008000	3	62 W CENTER ST	N/A	\$0.00
LIGHTHOUSE INSURANCE GROUP INC	5990008700	3	150 W CENTER ST	N/A	\$0.00
STATE FARM MUTUAL INS CO	5990016600	251	201 W CENTER ST	N/A	\$0.00

DDA REF V & S FLOWERS	5990020000	3	2914 S BLUE STAR HWY	N/A	\$0.00
DDA REF DELONG & BROWER	5990021300	3	201 W CENTER ST	N/A	\$0.00
RESPITE CAPPUCCINO COURT	5990022500	251	48 W CENTER ST	N/A	\$0.00
JOHN M LEONARD LLC	5990023700	251	201 W CENTER ST	N/A	\$0.00
BRACKETT AND COMPANY INC	5990025300	251	34 W CENTER ST 2	N/A	\$0.00
POSSESSIONS	5990026500	251	25 W CENTER ST	N/A	\$0.00
WILD DOG	5990031900	251	24 W CENTER ST	N/A	\$0.00
DDA REF KUBIAK GALLERY	5990032000	3	48 W CENTER ST	N/A	\$0.00
DDA REF HADDOCK & ASSOC PLC	5990032400	3	62 W CENTER ST	N/A	\$0.00
FIRST DATA MERCHANT SERVICES-POS	5990032500	251	35 W CENTER ST	N/A	\$0.00
HAWKINS WATER TECH INC	5990032600	251	237 W CENTER ST	N/A	\$0.00
WATER STREET GALLERY	5990038311	251	98 W CENTER ST	N/A	\$0.00
PREMIER LAKESHORE TITLE LLC	5990041212	251	202 W CENTER ST 2	N/A	\$0.00
CENTER STAGE SALON	5990042513	251	12 W CENTER ST	N/A	\$0.00
ASHBOURNE CARLTON E	5990047617	251	201 W CENTER ST #3	N/A	\$0.00
KIM NEUENS DESIGN & INTERIORS LLC	5990047817	251	25 W CENTER ST	N/A	\$0.00
MR MILLERS ART EMPORIUM	5990048717	251	48 W CENTER ST	N/A	\$0.00
DDA REF ROCKING BEAR, INC	5990081300	3	34 W CENTER ST	N/A	\$0.00
DDA REF BENTLEYS	5990082500	3	50 E CENTER ST	N/A	\$0.00
DDA REF CHAPS	5990082800	3	8 W CENTER ST	N/A	\$0.00
JOHN THOMAS	5990083100	251	23 W CENTER ST	N/A	\$0.00
BACK ALLEY PIZZERIA INC	5990083600	251	22 N MAIN ST	N/A	\$0.00
DDA REF LUOMA ART GALLERY	5990083900	3	48 W CENTER ST	N/A	\$0.00
DDA REF GRIN & BEAR IT	5990084500	3	50 EAST CENTER ST	N/A	\$0.00
DDA REF CASCADE INTERIORS	5990096300	3	10 E CENTER ST	N/A	\$0.00
DDA REF PACELLI & CREWS, LTD	5990096600	3	23 W CENTER ST	N/A	\$0.00
CANON FINANCIAL SERVICES, INC.	5990097100	251	23 W CENTER ST	N/A	\$0.00
DDA REF 13 HAWKS STUDIO	5990098100	3	50 E CENTER ST	N/A	\$0.00

Property lists were provided by the assessor in Fall of 2022 and Winter of 2023.
These lists have been cross-referenced to verify property addresses and ownership.

Exhibit 2B
City of the Village of Douglas
Schedule of Taxable Values by Property 2022
Expanded District

Owner	Parcel	Class	Property Address	Zoning	2022 Taxable Value
KIAMA PROPERTIES LLC	5901603700	201	29 N BLUE STAR HWY	C-2 GEN COMM	\$161,783.00
ALEXANDER JERRY L TRUST	5901603800	201	41 N BLUE STAR HWY	C-2 GEN COMM	\$97,171.00
DEMOND'S SUPER VALUE INC	5901604100	201	237 W CENTER ST	C-2 GEN COMM	\$606,240.00
229 CENTER STREET LLC	5901604200	201	229 W CENTER ST	C-1A VILL CTR C	\$197,944.00
CITY OF THE VILLAGE OF DOUGLAS - WADES BAY	5915007200	402	26 BAYOU DR	R-3 NBHD CONSER	\$0.00
DOUGLAS FLATS, LLC	5960000300	202	200 W CENTER ST	C-1A VILL CTR C	\$58,700.00
HS45BS LLC	5960000330	201	45 N BLUE STAR HWY	C-2 GEN COMM	\$188,633.00
DANJO PROPERTIES LLC	5960000340	201	202 W CENTER ST	C-2 GEN COMM	\$215,072.00
SAUGATUCK-DOUGLAS DISTRICT LIBRARY	5960000600	201	174 W CENTER ST	C-2 GEN COMM	\$0.00
LAKE VISTA SUPERVALUE	5990000500	251	237 W CENTER ST	N/A	\$0.00
EDWARD D JONES & CO	5990001800	251	45 N BLUE STAR HWY	N/A	\$0.00
DDA REF FIRST AMERICAN TITLE INS	5990022900	3	45 N BLUE STAR HWY	N/A	\$0.00
SHORELINE REALTORS	5990080900	251	202 W CENTER ST	N/A	\$0.00
DDA REF CHICAGO TITLE OF MICHIGAN	5990083800	3	2987 S BLUE STAR HWY 101	N/A	\$0.00
LIGHTHOUSE REALTY	5990097200	251	29 N BLUE STAR HWY	N/A	\$0.00

Property lists were provided by the assessor in Fall of 2022 and Winter of 2023.
These lists have been cross-referenced to verify property addresses and ownership.

Exhibit 2C
State of Michigan Tax Commission Classification
Codes

Property Classification Code	Description
1	Retired Split / Combined
2	New Split / Combine
3	Reference Personal
4	Reference Special Acts Real
5	Reference Special Acts Personal
6	Non-Assessable Permanent Reference
201	Commercial - Improved
202	Commercial - Vacant
251	Commercial - Personal Property
301	Industrial - Improved
302	Industrial - Vacant
351	Industrial - Personal Property
401	Residential - Improved
402	Residential - Vacant
551	Utility - Personal Property
703	Exempt - County, City, Township, or Village
708	Exempt - Religious

***Exhibit 3. Schedules of Anticipated Tax
Increment Revenues and Projected Impact on
Taxing Jurisdictions***

Exhibit 3A
Tax Increment Finance District Capture for City of the Village of Douglas Downtown Development Authority (Original Boundary)
Based on 3% annual growth

Year	Taxable Value	Captured Value	City (13.0818M)	Captured by TIF	County (6.9483M)	Captured by TIF	ITA (0.5M)	Captured by TIF	Library (0.4350M)	Captured by TIF	All Mills	Captured by TIF
1997 (Base)	\$3,952,452.00	\$0		\$0		\$0		\$0		\$0		\$0
2022 (Actual)	\$5,915,778.00	\$1,963,326.00	\$77,389.02	\$25,683.37	\$41,104.60	\$13,639.56	\$2,957.89	\$981.38	\$2,573.36	\$853.64	\$124,024.88	\$41,157.95
2023	\$6,093,251.34	\$2,140,799.34	\$79,710.70	\$28,005.51	\$42,337.74	\$14,874.92	\$3,046.63	\$1,070.40	\$2,650.56	\$931.25	\$127,745.62	\$44,882.07
2024	\$6,276,048.88	\$2,323,596.88	\$82,102.02	\$30,396.83	\$43,607.87	\$16,145.05	\$3,138.02	\$1,161.80	\$2,730.08	\$1,010.76	\$131,577.99	\$48,714.44
2025	\$6,464,330.35	\$2,511,878.35	\$84,565.08	\$32,859.89	\$44,916.11	\$17,453.28	\$3,232.17	\$1,255.94	\$2,811.98	\$1,092.67	\$135,525.33	\$52,661.78
2026	\$6,658,260.26	\$2,705,808.26	\$87,102.03	\$35,396.84	\$46,263.59	\$18,800.77	\$3,329.13	\$1,352.90	\$2,896.34	\$1,177.03	\$139,591.09	\$56,727.54
2027	\$6,858,008.06	\$2,905,556.06	\$89,715.09	\$38,009.90	\$47,651.50	\$20,188.68	\$3,429.00	\$1,452.78	\$2,983.23	\$1,263.92	\$143,778.82	\$60,915.27
2028	\$7,063,748.31	\$3,111,296.31	\$92,406.54	\$40,701.36	\$49,081.04	\$21,618.22	\$3,531.87	\$1,555.65	\$3,072.73	\$1,353.41	\$148,092.19	\$65,228.64
2029	\$7,275,660.76	\$3,323,208.76	\$95,178.74	\$43,473.55	\$50,553.47	\$23,090.65	\$3,637.83	\$1,661.60	\$3,164.91	\$1,445.60	\$152,534.96	\$69,671.40
2030	\$7,493,930.58	\$3,541,478.58	\$98,034.10	\$46,328.91	\$52,070.08	\$24,607.26	\$3,746.97	\$1,770.74	\$3,259.86	\$1,540.54	\$157,111.00	\$74,247.45
2031	\$7,718,748.50	\$3,766,296.50	\$100,975.12	\$49,269.94	\$53,632.18	\$26,169.36	\$3,859.37	\$1,883.15	\$3,357.66	\$1,638.34	\$161,824.33	\$78,960.78
2032	\$7,950,310.95	\$3,997,858.95	\$104,004.38	\$52,299.19	\$55,241.15	\$27,778.32	\$3,975.16	\$1,998.93	\$3,458.39	\$1,739.07	\$166,679.06	\$83,815.51
2033	\$8,188,820.28	\$4,236,368.28	\$107,124.51	\$55,419.32	\$56,898.38	\$29,435.56	\$4,094.41	\$2,118.18	\$3,562.14	\$1,842.82	\$171,679.44	\$88,815.88
2034	\$8,434,484.89	\$4,482,032.89	\$110,338.24	\$58,633.06	\$58,605.33	\$31,142.51	\$4,217.24	\$2,241.02	\$3,669.00	\$1,949.68	\$176,829.82	\$93,966.27
2035	\$8,687,519.43	\$4,735,067.43	\$113,648.39	\$61,943.21	\$60,363.49	\$32,900.67	\$4,343.76	\$2,367.53	\$3,779.07	\$2,059.75	\$182,134.71	\$99,271.16
2036	\$8,948,145.02	\$4,995,693.02	\$117,057.84	\$65,352.66	\$62,174.40	\$34,711.57	\$4,474.07	\$2,497.85	\$3,892.44	\$2,173.13	\$187,598.76	\$104,735.20
2037	\$9,216,589.37	\$5,264,137.37	\$120,569.58	\$68,864.39	\$64,039.63	\$36,576.81	\$4,608.29	\$2,632.07	\$4,009.22	\$2,289.90	\$193,226.72	\$110,363.17
2038	\$9,493,087.05	\$5,540,635.05	\$124,186.67	\$72,481.48	\$65,960.82	\$38,497.99	\$4,746.54	\$2,770.32	\$4,129.49	\$2,410.18	\$199,023.52	\$116,159.97
2039	\$9,777,879.66	\$5,825,427.66	\$127,912.27	\$76,207.08	\$67,939.64	\$40,476.82	\$4,888.94	\$2,912.71	\$4,253.38	\$2,534.06	\$204,994.22	\$122,130.67
2040	\$10,071,216.05	\$6,118,764.05	\$131,749.63	\$80,044.45	\$69,977.83	\$42,515.01	\$5,035.61	\$3,059.38	\$4,380.98	\$2,661.66	\$211,144.05	\$128,280.50
2041	\$10,373,352.53	\$6,420,900.53	\$135,702.12	\$83,996.94	\$72,077.17	\$44,614.34	\$5,186.68	\$3,210.45	\$4,512.41	\$2,793.09	\$217,478.37	\$134,614.82
2042	\$10,684,553.11	\$6,732,101.11	\$139,773.19	\$88,068.00	\$74,239.48	\$46,776.66	\$5,342.28	\$3,366.05	\$4,647.78	\$2,928.46	\$224,002.72	\$141,139.17
2043	\$11,005,089.70	\$7,052,637.70	\$143,966.38	\$92,261.20	\$76,466.66	\$49,003.84	\$5,502.54	\$3,526.32	\$4,787.21	\$3,067.90	\$230,722.81	\$147,859.25
2044	\$11,335,242.39	\$7,382,790.39	\$148,285.37	\$96,580.19	\$78,760.66	\$51,297.84	\$5,667.62	\$3,691.40	\$4,930.83	\$3,211.51	\$237,644.49	\$154,780.94
2045	\$11,675,299.66	\$7,722,847.66	\$152,733.94	\$101,028.75	\$81,123.48	\$53,660.66	\$5,837.65	\$3,861.42	\$5,078.76	\$3,359.44	\$244,773.82	\$161,910.27
2046	\$12,025,558.65	\$8,073,106.65	\$157,315.95	\$105,610.77	\$83,557.19	\$56,094.37	\$6,012.78	\$4,036.55	\$5,231.12	\$3,511.80	\$252,117.04	\$169,253.49
2047	\$12,386,325.41	\$8,433,873.41	\$162,035.43	\$110,330.25	\$86,063.90	\$58,601.08	\$6,193.16	\$4,216.94	\$5,388.05	\$3,668.73	\$259,680.55	\$176,817.00
2048	\$12,757,915.18	\$8,805,463.18	\$166,896.49	\$115,191.31	\$88,645.82	\$61,183.00	\$6,378.96	\$4,402.73	\$5,549.69	\$3,830.38	\$267,470.97	\$184,607.42
2049	\$13,140,652.63	\$9,188,200.63	\$171,903.39	\$120,198.20	\$91,305.20	\$63,842.37	\$6,570.33	\$4,594.10	\$5,716.18	\$3,996.87	\$275,495.10	\$192,631.55
2050	\$13,534,872.21	\$9,582,420.21	\$177,060.49	\$125,355.30	\$94,044.35	\$66,581.53	\$6,767.44	\$4,791.21	\$5,887.67	\$4,168.35	\$283,759.95	\$200,896.40
2051	\$13,940,918.38	\$9,988,466.38	\$182,372.31	\$130,667.12	\$96,865.68	\$69,402.86	\$6,970.46	\$4,994.23	\$6,064.30	\$4,344.98	\$292,272.75	\$209,409.20
2052	\$14,359,145.93	\$10,406,693.93	\$187,843.48	\$136,138.29	\$99,771.65	\$72,308.83	\$7,179.57	\$5,203.35	\$6,246.23	\$4,526.91	\$301,040.93	\$218,177.38
TOTAL				\$2,241,113.87		\$1,190,350.83		\$85,657.70		\$74,522.20		\$3,591,644.61
MILLS			13.0818		6.9483		0.5		0.435		20.9651	

- (1) Estimated taxable values and captured values are based on taxable value for base year and 2022. Growth assumed at a rate of 3% per year.
(2) Tax levies for each taxing jurisdiction have been assumed to stay the same.

Exhibit 3B

Projected Tax Increment Finance District Capture for City of the Village of Douglas Downtown Development Authority (Expanded Boundary)

Based on 3% annual growth

Year	Taxable Value	Captured Value	City (13.0818M)	Captured by TIF	County (6.9483M)	Captured by TIF	All Mills	Captured by TIF
2005 (Base)	\$1,562,167.00	\$0.00		\$0		\$0		\$0
2022 (Actual)	\$1,525,543.00	-\$36,624.00	\$19,956.85	-\$479.11	\$10,599.93	-\$254.47	\$30,556.78	-\$733.58
2023	\$1,571,309.29	\$9,142.29	\$20,555.55	\$119.60	\$10,917.93	\$63.52	\$31,473.48	\$183.12
2024	\$1,618,448.57	\$56,281.57	\$21,172.22	\$736.26	\$11,245.47	\$391.06	\$32,417.69	\$1,127.33
2025	\$1,667,002.03	\$104,835.03	\$21,807.39	\$1,371.43	\$11,582.83	\$728.43	\$33,390.22	\$2,099.86
2026	\$1,717,012.09	\$154,845.09	\$22,461.61	\$2,025.65	\$11,930.32	\$1,075.91	\$34,391.92	\$3,101.56
2027	\$1,768,522.45	\$206,355.45	\$23,135.46	\$2,699.50	\$12,288.22	\$1,433.82	\$35,423.68	\$4,133.32
2028	\$1,821,578.12	\$259,411.12	\$23,829.52	\$3,393.56	\$12,656.87	\$1,802.47	\$36,486.39	\$5,196.03
2029	\$1,876,225.47	\$314,058.47	\$24,544.41	\$4,108.45	\$13,036.58	\$2,182.17	\$37,580.98	\$6,290.62
2030	\$1,932,512.23	\$370,345.23	\$25,280.74	\$4,844.78	\$13,427.67	\$2,573.27	\$38,708.41	\$7,418.05
2031	\$1,990,487.60	\$428,320.60	\$26,039.16	\$5,603.20	\$13,830.50	\$2,976.10	\$39,869.67	\$8,579.30
2032	\$2,050,202.23	\$488,035.23	\$26,820.34	\$6,384.38	\$14,245.42	\$3,391.02	\$41,065.76	\$9,775.39
2033	\$2,111,708.29	\$549,541.29	\$27,624.95	\$7,188.99	\$14,672.78	\$3,818.38	\$42,297.73	\$11,007.37
2034	\$2,175,059.54	\$612,892.54	\$28,453.69	\$8,017.74	\$15,112.97	\$4,258.56	\$43,566.66	\$12,276.30
2035	\$2,240,311.33	\$678,144.33	\$29,307.30	\$8,871.35	\$15,566.36	\$4,711.95	\$44,873.66	\$13,583.30
2036	\$2,307,520.67	\$745,353.67	\$30,186.52	\$9,750.57	\$16,033.35	\$5,178.94	\$46,219.87	\$14,929.51
2037	\$2,376,746.29	\$814,579.29	\$31,092.12	\$10,656.16	\$16,514.35	\$5,659.94	\$47,606.47	\$16,316.10
2038	\$2,448,048.68	\$885,881.68	\$32,024.88	\$11,588.93	\$17,009.78	\$6,155.37	\$49,034.66	\$17,744.30
2039	\$2,521,490.14	\$959,323.14	\$32,985.63	\$12,549.67	\$17,520.07	\$6,665.66	\$50,505.70	\$19,215.34
2040	\$2,597,134.84	\$1,034,967.84	\$33,975.20	\$13,539.24	\$18,045.67	\$7,191.27	\$52,020.87	\$20,730.51
2041	\$2,675,048.88	\$1,112,881.88	\$34,994.45	\$14,558.50	\$18,587.04	\$7,732.64	\$53,581.50	\$22,291.14
2042	\$2,755,300.35	\$1,193,133.35	\$36,044.29	\$15,608.33	\$19,144.65	\$8,290.25	\$55,188.94	\$23,898.58
2043	\$2,837,959.36	\$1,275,792.36	\$37,125.62	\$16,689.66	\$19,718.99	\$8,864.59	\$56,844.61	\$25,554.25
2044	\$2,923,098.14	\$1,360,931.14	\$38,239.39	\$17,803.43	\$20,310.56	\$9,456.16	\$58,549.95	\$27,259.59
2045	\$3,010,791.09	\$1,448,624.09	\$39,386.57	\$18,950.61	\$20,919.88	\$10,065.47	\$60,306.45	\$29,016.09
2046	\$3,101,114.82	\$1,538,947.82	\$40,568.16	\$20,132.21	\$21,547.48	\$10,693.07	\$62,115.64	\$30,825.28
2047	\$3,194,148.26	\$1,631,981.26	\$41,785.21	\$21,349.25	\$22,193.90	\$11,339.50	\$63,979.11	\$32,688.75
2048	\$3,289,972.71	\$1,727,805.71	\$43,038.77	\$22,602.81	\$22,859.72	\$12,005.31	\$65,898.48	\$34,608.12
2049	\$3,388,671.89	\$1,826,504.89	\$44,329.93	\$23,893.97	\$23,545.51	\$12,691.10	\$67,875.44	\$36,585.08
2050	\$3,490,332.05	\$1,928,165.05	\$45,659.83	\$25,223.87	\$24,251.87	\$13,397.47	\$69,911.70	\$38,621.34
2051	\$3,595,042.01	\$2,032,875.01	\$47,029.62	\$26,593.66	\$24,979.43	\$14,125.03	\$72,009.05	\$40,718.69
2052	\$3,702,893.27	\$2,140,726.27	\$48,440.51	\$28,004.55	\$25,728.81	\$14,874.41	\$74,169.32	\$42,878.96
TOTAL				\$364,860.33		\$193,792.83		\$558,653.16
MILLS			13.0818		6.9483		20.0301	

(1) Estimated taxable values and captured values are based on taxable value for base year and 2022. Growth assumed at a rate of 3% per year.

(2) Tax levies for each taxing jurisdiction have been assumed to stay the same.

Exhibit 4. *Ordinance of Adoption by City
Council, Public Notices*

**CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 05-2023**

**AN ORDINANCE TO UPDATE THE DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING
PLAN FOR THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF THE VILLAGE OF DOUGLAS
CODE OF ORDINANCES**

WHEREAS, the Douglas Downtown Development Authority (DDA) was created by City Council in 1997 and expanded in 2006, and

WHEREAS, the DDA is required to prepare a tax increment financing plan and may create a development plan to submit for approval to the local municipality, and

WHEREAS, a development plan describes costs, location, and resources for the implementation of public improvements in the DDA district, and a tax increment financing plan includes the development plan and details the tax increment procedure, any bonded indebtedness to be incurred, and the duration of the program, and

WHEREAS, at the May 31, 2023, DDA meeting, the DDA recommended the adoption of the Development Plan and Tax Increment Financing Plan to the City Council and the City Council is required to hold a public hearing prior to adoption of the development and TIF plan, and

WHEREAS, the City Clerk noticed the time and place of the public hearing twice in the local newspaper and posted the notice in 20 conspicuous and public places in the downtown district at least 20 days prior to the hearing, and notice was mailed to all the property taxpayers of record in the downtown district not less than 20 days prior to the hearing. Certified mailings were sent out not less than 20 days prior to the hearing to all the governing bodies of each taxing jurisdiction levying taxes subject to the TIF capture.

WHEREAS, following the public hearings, City Council determined the development plan and TIF constitutes a public purpose, with the City Council approving the plan based on the following considerations.

1. The findings and recommendations of a development area citizens council if a development area citizen council was formed (Douglas does not require a citizen's council).
2. The plan meets the requirements set forth in section 217(2) of Michigan Public Act 57 of 2018. An act to provide for the recodification and establishment of certain tax increment finance authorities (i.e. Downtown Development Authorities)
3. The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
4. The development is reasonable and necessary to carry out the purposes of this part.
5. The land included within the development areas to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.
6. The development plan is in reasonable accord with the master plan of the municipality.
7. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

8. Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the municipality.

THE CITY OF THE VILLAGE OF DOUGLAS DOES HEREBY ORDAIN AS FOLLOWS:

The City of the Village of Douglas preliminary findings; It is hereby determined that the Downtown Development Plan and Tax Increment Financing Plan constitutes a public purpose, and that approval of the Plan on was preceded by a public hearing pursuant to notice thereof by publication, posting and mail as required. Approval of Plan; The City Council of the City of the Village of Douglas hereby adopts and approves the Downtown Development Plan and Tax Increment Financing Plan of the Downtown Development Authority of the City. Effective Date and Publication; This Ordinance shall be effective twenty (20) days after publication. All ordinances and resolutions and parts thereof, insofar as the same conflict with the provisions of this Ordinance, are hereby repealed.

Ordinance Offered by: Walker

Ordinance Supported by: Naumann


Ayes: Donovan, Freeman, Naumann, North, O'Malley, Walker

Nays: None

Abstain: None

Absent: Seabert

Ordinance adopted on this 7th day of August, 2023.

 8/8/23
Jerome Donovan, Mayor Date

 8/8/23
Laura Kasper, Interim City Clerk Date

Ordinance Effective Date: 20 days after publication

CERTIFICATION

I, Laura Kasper, the duly appointed Interim Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, August 7, 2023 in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: 
Laura Kasper, Interim City Clerk

NOTICE

OF PUBLIC HEARING

THE CITY OF THE VILLAGE OF DOUGLAS COUNTY OF ALLEGAN, MICHIGAN

NOTICE IS HEREBY GIVEN - The City Council for the City of the Village of Douglas will conduct a public hearing on July 17, 2023, for the purpose of adopting the updated Development & TIF Plan for the Downtown Development Authority.

The public hearing will be conducted on July 17, 2023, at the City Hall for the City of the Village of Douglas at 86 West Center Street, Douglas, Michigan at 7:00 P.M. or as soon thereafter as the matter may be heard.

Written comments may be submitted to the Clerk for the City of the Village of Douglas at 86 W Center St, Douglas, Michigan prior to 12:00 noon on July 14, 2023. For a complete copy of the DDA TIF Plan contact the City Clerk at clerk@douglasmi.gov or visit www.douglasmi.gov

1st Publication: June 22

2nd Publication: June 29

Pamela Alderink, CMC/MiCPT
City of the Village of Douglas

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COUNTY OF ALLEGAN, MICHIGAN**

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1st Publication: June 22

Pamela Alderink, CMC/MiCPT
City of the Village of Douglas



86 W. Center Street
PO Box 757
Douglas, MI 49406
(269) 857-1438
www.douglasmi.gov

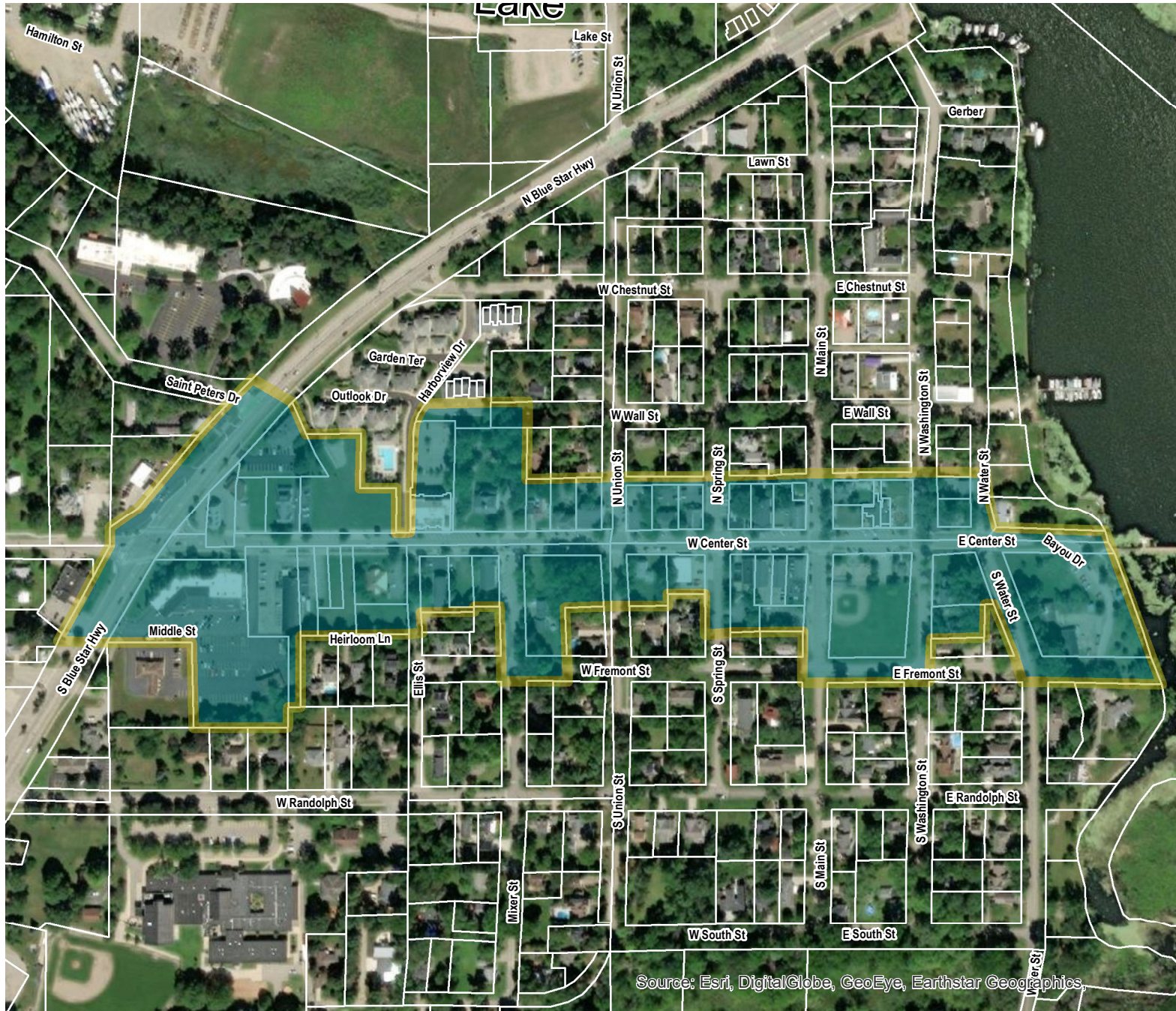
CITY OF THE VILLAGE OF DOUGLAS
CITY COUNCIL

REGULAR MEETING
JULY 17, 2023 | 7:00 PM

The City of the Village of Douglas is inviting
you to a scheduled Regular Meeting of the
City Council.

To attend via Zoom:
<https://us02web.zoom.us/j/83317658496>
or dial (312) 626-6799
Meeting ID: 833 1765 8496

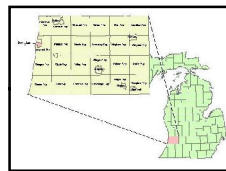
Map 1. *Downtown District and Development
Area Boundaries*



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,

The City of the Village of
DOUGLAS
Allegan County, Michigan

MAP 1 | DDA Boundary














Data Source: Allegan County

Map 2 *Zoning*

The City of the Village of
DOUGLAS
 Allegan County, Michigan

MAP 2 | Zoning Map

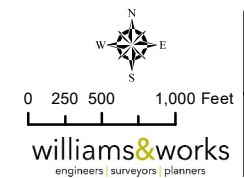
Effective Date:
 July 16, 2014

-  DDA Boundary
-  PUD Overlays
-  R-1, Residential District
-  R-2, Residential District
-  R-3, Neighborhood Conservation District
-  R-4, Harbor Residential District
-  R-5, Multiple Family District
-  R-6, Mobile Home Park District
-  C-1, Village Commercial District
-  C-2, General Commercial District
-  L-1, Light Industrial District

This is to certify that this is the Official Zoning Map of the City Zoning Ordinance adopted on the 18th day of May, 2009. If, in accordance with the provisions of this ordinance, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after amendment has been approved by the City Council together with an entry on the Official Zoning Map.

Mayor _____

Clerk _____



Data Source: Allegan County