

DORR TOWNSHIP

DOWNTOWN DEVELOPMENT AUTHORITY



2007 AMENDMENT TO THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

Originally Adopted: December 10, 1986
Amended: May 17, 2007

TABLE OF CONTENTS

INTRODUCTION.....	1
SECTION I. TAX INCREMENT FINANCING PLAN	1
A. An Explanation of the Tax Increment Procedure.....	1
B. Maximum Amount of Bonded Indebtedness to be Incurred	3
C. Duration of the Program.....	3
D. Estimated Impact of the Tax Increment Financing Plan Upon the Revenues of Dorr Township and Allegan County	3
E. Use of Tax Increment Revenue.....	3
SECTION II. DEVELOPMENT PLAN	5
A. Boundaries of the Development Area.....	5
B. Existing Street and Other Public Facilities Within the Development Area, Existing and Proposed Land Uses Within the Development Area and a Legal Description of the Development Area	5
C. Existing Improvements in the Development Area to be Demolished, Repaired or Altered, a Description of Any Such Repairs or Alternations, and an Estimate of the Time Needed for Completion.....	9
D. Location, Extent, Character and Estimated Cost of the Planned Improvements, Including Rehabilitation, and an Estimate of the Time Required for Completion.....	9
E. Statement of the Construction or Stages of construction Planned and Estimated Time Required for Completion of Each Stage.....	9
F. Portions of the Development Area to be Left as Open Space and the Contemplated Use Thereof	12
G. Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange or Lease to or From the Township, and the Proposed Terms Thereof.....	13
H. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.....	13
I. Estimated Cost of the Development and a Statement of the Proposed Method of Financing and the Authority's Ability to Arrange the Financing	13
J. Persons to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed, and for Whose Benefit the Project is Being Undertaken	14
K. Procedures for Bidding for the Leasing, Purchasing or Conveying of All or a Portion of the Development, Absent a Prior Agreement to Do So	14
L. Estimated Number of Persons Residing in the Development Area and the Number of Families and Individuals to be Displaced	14

M. Plan of Priority for Relocation of Displaced Persons in Any New Housing Within the Development Area	14
N. Provisions for the Costs of Relocating Displaced Persons.....	14
O. Plan for Compliance with Act No. 227 of the Public Acts of 1972	14

EXHIBITS

- A. Ordinance 13 of 1986, Establishing the DDA and the Downtown District
 - B. Ordinance 14 of 1986, Adopting Original 1986 Plan
 - C. Map of the Downtown District and Development Area
 - D. Notice of a Public Hearing on the Dorr Township 1992 Tax Increment Financing and Development Plan for Improvement to 142nd Avenue and Construction of a Sanitary Sewer
 - E. Ordinance 07-06R, to Amend Part 250 of the Code of Ordinances
 - F. Notice of Hearing on 2007 Plan Revision
 - G. Ordinance Adopting Amended 2007 Plan
 - H. Comprehensive Tax Increment Projection
-

INTRODUCTION

On October 9, 1986, the Township Board for the Township of Dorr (the “Township”) adopted Ordinance No. 13, which established the Dorr Township Downtown Development Authority (DDA). Ordinance No. 13 also designated the boundaries of the downtown district within which the DDA may legally work (the “Downtown District”). The Ordinance is attached as Exhibit A. On December 10, 1986, the Township Board approved Ordinance No. 14, which adopted the original Tax Increment Financing and Development Plan (the “Original Plan”); this is attached as Exhibit B. On November 18, 1992, the Dorr Township Downtown Development Authority approved the first amendment to the Tax Increment Financing and Development Plan (the “First Amendment”). The Township Board adopted the First Amendment on January 28, 1993. Exhibit D is the Notice of Public Hearing on the First Amendment.

On October 5, 2006, the Township Board for the Township of Dorr approved Ordinance 07-06R, which expanded the boundaries of the Downtown District. Ordinance 07-06R is attached as Exhibit E and these boundaries are shown on Exhibit C. This 2007 Amendment to the Tax Increment Financing and Development Plan (the “2007 Amendment”) amends and restates the Original Plan and First Amendment. On May 17, 2007, the DDA approved this 2007 Amendment and recommended adoption to the Township Board. The Township Board held a public hearing as required by the Act on this 2007 Amendment on May 17, 2007, notice of which is attached as Exhibit F. On that same date, the Township Board adopted an Ordinance adopting the 2007 Amendment, attached as Exhibit G. This 2007 Amendment contains a Tax Increment Financing Plan (the “TIF Plan”) and a Development Plan (the “Development Plan”), which are together referred to as the “Plan.”

SECTION I. TAX INCREMENT FINANCING PLAN

A. AN EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax increment financing is a method by which a municipality may finance development in areas of declining property values. Tax increments, under Act 197 of the Public Acts of Michigan of 1975 (“Act 197”), are the property taxes that are generated by the increase in assessed value in a particular year over the assessed value in a beginning, or initial year. Act 197 allows a municipality to establish a Downtown Development Authority (the “Authority”), which may operate within its Downtown District, and to adopt a plan to use tax increment revenues for public improvements within an area designed in the Plan (the “Development Area”). The Plan which an Authority may adopt includes a tax increment financing plan (the “TIF Plan”) and a development plan (the “Development Plan”) (the TIF plan and the Development plan referred to jointly as the “TIF Development Plan”), and, after adoption of a TIF Development Plan by the municipality, the Authority may capture tax increment revenues attributable to any increases in the value of real and personal property within the Development Area. These increases in property value may be attributable to new construction, rehabilitation, remodeling, alteration, additions, inflation or any other factors the Assessor may deem relevant.

Once a TIF Development Plan has been adopted, the most recent assessed value, as equalized, of all taxable property within the area in which certain development will take place is called the “initial assessed value.” In each year after the TIF Development Plan is adopted, the total assessed value of real and personal property within the Development Area is referred to as the “current assessed value.” The difference between the current and initial assessed values in each year is known as the “captured assessed value.” The property tax revenue attributable to the captured assessed value of properties within the Development Area is known as “tax increment revenue.” Property which is exempt from taxation is given an initial assessed value of zero.

While the TIF Development Plan is in force, local taxing jurisdictions continue to receive the full amount of tax revenues attributable to the initial assessed value of all property within the Development Area. If properties within the Development Area increase in value, however, those tax revenues attributable to this increase are transferred to the Authority for expenditure according to the TIF Development Plan. Pursuant to the TIF Development Plan, tax increment revenues are used to finance development which increases property values and stimulates investment in the Development Area.

This TIF Plan provides for the use of all of the captured tax increments. The DDA shall expend the tax increments received for the development program only in accordance with the TIF 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 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.

Unless the DDA decides to levy a millage, taxpayers see no change in their tax bills, rates of taxation or methods of payment. Tax increment financing mandates the transfer of tax increment revenues by municipal and county treasurers to authorities created under the Act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth. The way in which a downtown development authority makes use of the tools made available depends on the problems and priorities of each community. This Plan has been developed within the purposes of Act 197 and the problems and priorities as perceived by the Dorr Township DDA and as submitted for the approval of the Dorr Township Board of Trustees.

The Township may accept tax increment revenues from the DDA to reimburse it for expenses incurred in the preparation and adoption of this Plan. The purposes of the projects defined in the Development Plan include promoting safer vehicular movements; improving the pedestrian circulation system; augmenting the appearance of the Development Area; providing landscaping as a beautifying agent; and encouraging the economic revitalization of the Development Area. The Development Plan sets forth development projects to be financed by this Plan in whole or in part. Other financing mechanisms may include donations to the DDA, tax increments, monies borrowed, grants, or other funding sources as contained in Act 197.

B. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The maximum amount of bonded indebtedness to be incurred under this TIF Plan shall be \$1,285,666. Bonds issued to finance the cost of the improvements contained in this TIF Plan and Development Plan may be issued in any form authorized under Act 197 or permitted by law.

C. DURATION OF THE PROGRAM

This 2007 Amendment will extend the term of the Plan to December 31, 2032. Future amendments may occur, which may increase the timeframe of this Plan. While the Plan may be terminated prior to the expiration date of December 31, 2032, said Plan will not be terminated before the Authority has collected tax increment revenues in such sum as shall fully pay for the construction of the projects or has otherwise provided for the payment of the projects, and the Plan will not be terminated before the principal and interest on any bonds which are outstanding have been paid in full, or funds sufficient for such payment have been segregated.

D. ESTIMATED IMPACT OF THE TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF DORR TOWNSHIP AND ALLEGAN COUNTY

The initial base value of the Development Area was \$2,319,864 when the Original Plan was adopted. The taxable value of the original Development Area in 2006 was \$6,127,492, accounting for a captured value of \$3,807,628. The taxable value of the parcels added to the Development Area by this 2007 Amendment is \$2,639,407. Dorr Township and Allegan County will continue to receive tax revenues on the initial value of this property throughout the duration of this Plan. When this TIF Development Plan has terminated these taxing jurisdictions will receive property tax revenues arising from all taxable property located within the Development Area, including new development and appreciation in value stimulated by the development projects.

Without regard for special voted millage, each taxing jurisdiction levies the following millages on property within the Development Area: Dorr Township, 2.76480 mills and Allegan County, 5.86860 mills.

E. 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, after approval by Dorr Township.
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 Dorr Township.
9. Any administrative expenditure required to meet the cost of operation of the DDA and to repay any cash advances provided by the Dorr Township. This may include quarterly payments to the Township 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.

See Exhibit H for the estimated impact of the capture of tax increment revenues.

SECTION II. DEVELOPMENT PLAN

This Development Plan includes projects to be carried out by the Authority. The objectives of the Development Plan are to promote safer vehicular movements; improve the pedestrian circulation system; augment the appearance of the Development Area; provide landscaping as a beautifying agent; and encourage the economic revitalization of the Development Area. Each project helps to accomplish the objectives.

A. BOUNDARIES OF THE DEVELOPMENT AREA

The boundaries of the Development Area are the same as those of the Downtown District. The boundaries are illustrated in Exhibit I and described in Section II.B.5. The Development Area is the area to which the Development Plan applies.

B. EXISTING STREET AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, EXISTING AND PROPOSED LAND USES WITHIN THE DEVELOPMENT AREA AND A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

Existing streets, public facilities and land uses within the Development Area, and proposed land uses are:

1. Streets. The Development Area, as originally established included the following public streets:
 - ◆ The south half of 142nd Avenue from a line 1525 feet west of its intersection with 18th Street to a line 1300 feet to the west of this intersection, and the entire street east of this line to the center of 16th Street;
 - ◆ The north half of Cherry Street from the Penn Central Railroad tracks to 18th Street;
 - ◆ Cedar Street from a line 330 feet south of its intersection with 142nd Avenue to a line 300 feet north of this intersection;
 - ◆ Pine Street from its intersection with 142nd Avenue to a line 330 feet south of this intersection;
 - ◆ 18th Street from a line 330 feet south of its intersection with 142nd Avenue to a line 300 feet north of this Intersection and the east half of the street north of this line to a line 600 feet north of this intersection with 142nd Avenue;
 - ◆ Maple Street from its intersection with 142nd Avenue to a line 152 feet south of this intersection;
 - ◆ Hickory Street from its intersection with 142nd Avenue to a line 152 feet south of this intersection;
-

- ◆ The west half of Joan Street from a line 330 feet south of its intersection with 142nd Avenue to a line 140 feet south of this intersection, and the entire street north of this line;
- ◆ The east half of Sandy Street from a line 180 feet south of its intersection with 142nd Avenue to a line 140 feet south of this intersection, and the entire street north of this line;
- ◆ Rancho Street from its intersection with 142nd Avenue to a line 180 feet south of this intersection;
- ◆ Litchfield Street from its intersection with 142nd Avenue to a line 180 feet south of this intersection;
- ◆ The east half of Radstock Street from a line 500 feet south of its intersection with 142nd Avenue to a line 180 feet south of this intersection, and the entire street north of this line;
- ◆ The west half of 16th Street from a line 360 feet south of its intersection with 142nd Avenue to a line 500 feet to the north of this intersection;
- ◆ The south half of Walnut Street from its intersection with 18th Street to a line 1300 feet to the west of this intersection;
- ◆ Park Street from its intersection with 142nd Avenue to a line 300 feet north of this intersection.

The 2006 amendment to the Development Area includes the following public streets:

- a. 142nd Avenue from its intersection with 16th Street to its intersection with 14th Street.
 - b. The southern side of 142nd Avenue from its intersection with 14th Street, east to its intersection with Dorr Commerce Drive.
 - c. The entire length of Proline Court, which is approximately 345 feet.
 - d. The north side of 142nd Avenue from a point approximately 1,072 feet west of its intersection with 18th street approximately 63 feet west to the centerline of the former NYC railroad right-of-way.
 - e. 142nd Avenue from the former NYC railroad right-of-way west 585 feet to a point 1,021 feet east of the N ¼ corner of Section 21.
 - f. The north side of 142nd Avenue from approximately 1,021 feet east of the N ¼ corner of Section 21 approximately 483.5 feet west to a point 537.8 feet east of the N ¼ corner of Section 21.
2. Public facilities. Existing public facilities within the Development Area include parking lots, streets, sidewalks, a right of way for an alley, utility lines and easements, a cemetery, a library and the township hall and fire barn.
-

3. Current land uses. Present private land uses within the Development Area include commercial, residential, vacant land and religious uses. Present public land uses in the Development Area include roads, sidewalks, a library, parks, and the new township hall and fire barn. Approximate acreages of land uses are as follows:
 - ◆ Agricultural – 156 acres
 - ◆ Commercial – 70 acres
 - ◆ Industrial – 1 acre
 - ◆ Institutional – 23 acres
 - ◆ Park – 16 acres
 - ◆ Residential – 319 acres
 - ◆ Right-of-Way – 11 acres
4. Proposed land uses. There will be no changes in public or private land use within the development area resulting directly from the Development Plan. However, it is the intent of this Development Plan to generate private sector interest in the Development Area, ultimately resulting in new private investment.

Certain parcels of property included in the Development Plan by the 2007 Amendment are zoned partially commercial and partially agricultural. It is the intent of the DDA to remove the agricultural portions of these parcels from the Development Area at such time as they are split into separate parcels.
5. Boundaries of Development Area. The Development Area includes the portions of the Development Area originally approved in 1986 and those being added pursuant to this 2007 Amendment. The original 1986 boundaries of the Development Area are described as follows:

Property located in Dorr Township, Allegan County, Michigan and described as follows:

Beginning 350 feet West of the Penn Central Railroad on 142nd Avenue (west of 18th Street). Section 21, Town 4 North, Range 12 West; thence South 330 feet; thence East parallel to 142nd Avenue to 18th Street and continuing East parallel to 142nd Avenue 170 feet; thence North 178 feet; thence East parallel to 142nd Avenue 1160 feet; thence South 178 feet; thence East 480 feet; thence North 190 feet; thence East 270 feet; thence South 40 feet; thence East parallel to 142nd Avenue 1870 feet; thence South 320 feet; thence East 880 feet; thence North 40 feet; thence East 200 feet; thence North 100 feet; thence East 250 feet; thence North 360 feet to 142nd Avenue and the Northeast corner of Section 22 and continuing from said Northeast corner of Section 22 (also being the Southeast corner of Section 15) North 500 feet; thence West parallel to 142nd Avenue 4,983 feet; thence North 100 feet; thence West 297

feet to 18th Street; thence South on 18th Street 300 feet; thence West parallel to 142nd Avenue 1300 feet; thence South 300 feet to the centerline of 142nd Avenue; thence Westerly on 142nd Avenue to the place of beginning.

Property added to the Development Area by this 2007 Amendment includes:

Property located in Section 21, Town 4 North, Range 12 West, Dorr Township, Allegan County, Michigan, described as:

The Northwest 1/4 and the Northeast 1/4 of Section 23, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following described parcels:

1. The South 1/2, Southwest 1/4 of said Northwest 1/4
2. The West 594 feet of the Southwest 1/4 of said Northeast 1/4.
3. The Southeast 1/4 of said Northeast 1/4.

Property located in Section 24, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The Northwest 1/4, Northwest 1/4, Northwest 1/4, Section 24, T4N, R12W, Dorr Township Allegan County, Michigan.

Property located in Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The Southwest 1/4 and the Southeast 1/4, Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following parcels:

1. The North 660 feet of the West 661 feet of said Southwest 1/4.
2. The East 1/2, Northwest 1/4 of said Southeast 1/4.
3. The East 1/2 of said Southeast 1/4 except the South 484 feet of the West 360 feet thereof.
4. The North 182 feet of the South 446 feet of the East 1/2 of said Southeast 1/4.

Property located in Section 16, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The South 1/2, Southeast 1/4, Section 16, T4N, R12W, except Beginning at the South 1/4 corner; thence East 537.80 feet on the South line of said Southeast 1/4; thence N36°47'47"W 545.96 feet; thence N74°01'13"W 219.25 feet to the West line of said Southeast 1/4; thence South 530.24 feet along said West line to the place of beginning. Also except that part lying Easterly of the following described line; Beginning at a point on the South line of said Southeast 1/4 which is West 1072.41 feet from the Southeast Corner of said Section; thence N05°33'55"W 221.30 feet along the West line of Park Street; thence N°04'27"23W 143.47 feet along said West line; thence S88°54'01"E 49.36 feet along the North line of Walnut Street; thence Northerly 138 feet

along the East line of the former railroad right of way along a curve to the right; thence S79°04'43"W 300.00 feet; thence Northerly 893.6 feet, more or less, along the Westerly line of the former railroad right of way along a curve to the right to the North line of the South 1/2 of said Southeast 1/4 and the place of ending of said line.

Property located in Section 21, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

All that part of the North 1/2, Northeast 1/4, Section 21, T4N, R12W, lying East of the centerline of the Murphy or Red Run Drain and West of the centerline of the former NYC Railroad right of way, except that part lying West of the following described line; Beginning at a point on the North line of said Section which is 585 feet West of the centerline of the former railroad right of way; thence South to the centerline of the Red Run Drain and the place of ending of said line.

C. EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED OR ALTERED, A DESCRIPTION OF ANY SUCH REPAIRS OR ALTERNATIONS, AND AN ESTIMATE OF THE TIME NEEDED FOR COMPLETION

Existing improvements in the Development Area to be demolished, repaired or altered are described in Section II.E.

D. LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF THE PLANNED IMPROVEMENTS, INCLUDING REHABILITATION, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION

The planned improvements consist of those described in Section II.E. It is estimated that approximately \$2,140,000 and 25 years (from the date of this 2007 Amendment) would be required.

E. STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED AND ESTIMATED TIME REQUIRED FOR COMPLETION OF EACH STAGE

Item No.	Extent and Character	Estimated Cost	Potential Completion
1	Streetscape improvements in Dorr Center (one block north and south of 142 nd Street, west of 18 th Street to the Red Run Drain, and 1 block east of 18 th Street to Maple) including decorative street lighting, street furniture, planters, and landscaping, the installation of embossed crosswalks and bump-outs, extension of sidewalks, and electrical improvements	\$500,000	2009-2012

Item No.	Extent and Character	Estimated Cost	Potential Completion
2	Convert overhead electrical to underground electrical and/or minimized overhead electrical; or relocate electrical poles to alleys where feasible	\$150,000	2009-2012
3	Install traffic light at 142 nd and 18 th Street	No DDA share	2009-2012
4	Reconstruct 142 nd Avenue between 16th Street west to the Dorr Township Park, about 1.25 miles in length	No DDA share	
5	Construction and development of a Downtown Area Sanitary Sewer System	Undetermined at this time	
6	Conduct all engineering and survey work necessary for expansion of streetscape elements beyond Dorr Center, including establishing elevations	\$30,000	2008
7	Study the potential to vacate alleys for future development potential, and implement the study as feasible	\$3,000	On-going
8	Purchase, install and maintain decorative street lighting from Dorr Center to Hillcrest Mall	\$440,000	2012-2020
9	Amend Zoning Ordinance to include design guidelines and revise sign standards, landscaping, and parking standards for the downtown district	\$6,000	On-going
10	Develop, plan, and finance façade improvement program for local businesses	\$20,000	2012-2020
11	Purchase, install and maintain clock tower at community gateway such as the Township complex lawn	\$30,000	On-going
12	Design, purchase, install and maintain “way finding” signage in downtown district	\$15,000	2012-2020
13	Design and install Memorial/Veteran’s Park including landscape and plaque and engage in any site acquisition	\$60,000	2012-2020
14	Purchase and install street trees and other plant materials along 142 nd outside of Dorr Center	\$5,000	On-going
15	Relocate signage at Township gateways and beautify gateways with landscaping and other plant materials	\$10,000	On-going

Item No.	Extent and Character	Estimated Cost	Potential Completion
16	Purchase and install decorative street lighting and street furniture on 142 nd Avenue from 16 th Street to 14 th Street and from three blocks east of 18 th street to 16 th street	\$120,000	On-going
17	Purchase land for additional parking and/or consolidate such DDA acquired properties for other projects, and construct parking	\$200,000	On-going
18	Remove old fire station and develop plan for the reuse of the site and improve parking lot.	\$120,000	On-going
19	Finance sidewalk extensions on the north and south sides of 142 nd Avenue from 16 th Street to 14 th Street	\$400,000	2012-2030
20	Finance crosswalks crossing 142 nd street near community facilities, such as parks	\$1,000	2007-2010
21	Develop plan for the rehabilitation and reuse of historic properties	\$10,000	On-going
22	Develop logo and marketing materials for Downtown Dorr	\$20,000	2009-2015
	Total	\$2,140,000	

Phase One: Streetscape Improvements to “4 corners” or Dorr Center (one block north and south of 142nd Street, west of 18th Street to the Red Run Drain, and 1 block east of 18th Street to Maple). Improvements may include, but shall not be limited to:

- Streetscape and landscape improvements and maintenance
 - Install decorative street lighting
 - Install street furniture and planters
 - Install landscaping
- Improvements to enhance pedestrian accessibility and safety
 - Extend sidewalk on 142nd Avenue from 18th Street to 16th Street
 - Install embossed crosswalks and bump-outs
- Infrastructure improvements and upgrades
 - Convert overhead electrical to underground electrical and/or minimize overhead electrical; or relocate electrical poles to alleys where feasible
 - Place electrical boxes at planters and streetlights for holiday decorations
 - Install traffic light
 - Reconstruct 142nd Avenue between 16th Street west to the Dorr Township Park, about 1.25 miles in length; also the construction and development of a Downtown Area Sanitary Sewer System.

Phase Two: Continuation of streetscape improvements beyond Dorr Center and further downtown district planning. Improvements may include, but shall not be limited to:

- Streetscape and landscape improvements
 - Conduct all engineering and survey work necessary for expansion of streetscape elements beyond established Dorr Center, including establishing elevations
 - Install decorative street lighting from Dorr Center to Hillcrest Mall
- Infrastructure improvements and upgrades
 - Examine the potential to vacate alleys for future development potential
- Develop design standards for downtown district
 - Produce design plan
 - Amend Zoning Ordinance
 - Create façade improvement program for local businesses

Phase Three: Continuation of streetscape improvements beyond Dorr Center and further downtown district planning. Improvements may include, but shall not be limited to:

- Streetscape and landscape improvements
 - Install clock tower at community gateway (Township complex lawn)
 - Improve signage for downtown district
 - Design and install Memorial/Veteran's Park
 - Beautify 142nd Street with landscaping
 - Improve Township Gateways by relocating signage and landscape enhancements
 - Install decorative street lighting and street furniture along 142nd Avenue from 16th Street to 14th Street
- Land acquisition
 - Purchase land for additional parking and/or land consolidation for other development projects or recreation projects
 - Remove old fire station and reuse site, also improve parking lot
- Improvements to enhance pedestrian accessibility and safety
 - Extend sidewalk on 142nd Avenue from 16th Street to 14th Street
 - Install crosswalks across 142nd street near community facilities, such as parks
- Initiate historic preservation planning activities
- Develop plan for rehabilitation and reuse of historic properties
- Develop logo and marketing materials for the Development Area

F. PORTIONS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE CONTEMPLATED USE THEREOF

This Plan contemplates the design and installation of a Memorial/Veteran's Park for the enjoyment of the public and to enhance the livability, value and revitalization potential of the Development Area.

G. PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE TOWNSHIP, AND THE PROPOSED TERMS THEREOF

The DDA may acquire, either through lease, purchase, easement or otherwise, such land in the Development Area and other property, real or personal, or rights or interests therein, which the DDA determines is reasonably necessary to achieve the purposes of the Act.

H. DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES

This Development Plan does not contemplate alteration of street levels. The improvement of aesthetics and safety along 142nd Avenue, 18th Street and 16th Street is anticipated, including but not limited to, decorative street lighting, pedestrian amenities, extension of sidewalks, pedestrian markings, the conversion or relocation of overhead electrical utilities, installation of a traffic signal, modifications to 142nd Avenue, and other improvements as described in Section II.E. Moreover, the DDA may work collaboratively with the Planning Commission to recommend to the Township Board revisions to the Dorr Township Zoning Ordinance to establish design standards for the Development Area.

I. ESTIMATED COST OF THE DEVELOPMENT AND A STATEMENT OF THE PROPOSED METHOD OF FINANCING AND THE AUTHORITY'S ABILITY TO ARRANGE THE FINANCING

The total estimated cost of the improvement projects is \$2,140,000. 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 Dorr Township Board of Trustees, or if authorized by the voters of the Township, the unlimited tax, full faith and credit of the Township;
 2. Tax increment bonds of the DDA which are secured by tax increment revenue to be received from property within the Development Area or tax increment bonds of the Township which are secured by tax increment revenue and by a limited tax pledge of Dorr Township if authorized by resolution of the Dorr Township Board of Trustees, or if authorized by the voters of the Dorr Township, the unlimited tax, full faith and credit of the Dorr Township;
 3. Municipal securities or obligations issued by Dorr Township on behalf of the DDA;
 4. Other municipal securities issued by the DDA;
 5. Funds borrowed from the Dorr Township at rates and terms to be agreed upon or as set forth elsewhere in the Development Plan and Tax Increment Financing Plan; and,
 6. 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 Township.

The amounts of bonded indebtedness or indebtedness to be incurred by the DDA and/or the Township for all bond issues or loans including payments of capitalized interest, principal and required reserve shall be determined by the Township, upon the recommendations of the DDA. At the time of adoption of this amendment, the DDA estimates that the maximum aggregate principal amount of bonded indebtedness, which may be incurred during the term of the plan, if any, is \$1,285,666 including project costs and issuance expenses.

J. PERSONS TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED, AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN

The projects are entirely public projects and will be owned by the Township. The development projects are being undertaken for the benefit of the citizens of Dorr Township to eliminate and prevent blight and to encourage economic development and revitalization.

K. PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING OF ALL OR A PORTION OF THE DEVELOPMENT, ABSENT A PRIOR AGREEMENT TO DO SO

N/A

L. ESTIMATED NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

At the present time it is estimated that less than 100 persons reside in the Development Area. No families or individuals are to be displaced by the project. No occupied residences will be acquired or demolished by the Authority.

M. PLAN OF PRIORITY FOR RELOCATION OF DISPLACED PERSONS IN ANY NEW HOUSING WITHIN THE DEVELOPMENT AREA

No person will be displaced by the development.

N. PROVISIONS FOR THE COSTS OF RELOCATING DISPLACED PERSONS

No person will be displaced by the development.

O. PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE PUBLIC ACTS OF 1972

No person will be displaced by the development.

Exhibit A

Part 250

250.000 DOWNTOWN DEVELOPMENT AUTHORITY
Ord. No. 13
Adopted: October 9, 1986

250.001	Title.
250.002	Definitions.
250.003	Purpose.
250.004	Creation of authority.
250.005	Designation of downtown district.
250.006	Board of Directors.
250.007	Powers of the Authority.
250.008	Director, Board of Directors.
250.009	Rules of procedure.
250.010	Fiscal year; adoption of budget; audits.
250.011	Termination.
250.012	Severability and repeal.
250.013	Effective date.

Exhibit A

250.020 Downtown Development Authority Boundaries of Designated Downtown
District

PT250:1

DOWNTOWN DEVELOPMENT AUTHORITY (Ord. No. 13)

250.003

An Ordinance to establish a Downtown Development Authority in the Township of Dorr pursuant to Act 197 of the public acts of 1975 as amended; to define the boundaries of the downtown district within which the Downtown Development Authority may exercise its powers; and to provide for other matters necessary and related thereto.

THE TOWNSHIP OF DORR ORDAINS:

250.001 Title.

Sec. 1. This Ordinance shall be known and may be cited as the "Downtown Development Authority Ordinance."

250.002 Definitions.

Sec. 2. The terms used herein shall have the same meaning as given them in Act 197 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

- (a) *Authority* shall mean the Downtown Development Authority for the Township of Dorr created by this Ordinance.
- (b) *Act 197* shall mean Act No. 197 of the Public Acts of 1975 as now in effect or hereinafter amended, being known as the Michigan Downtown Development Authority Act.
- (c) *Board* or *Board of directors* shall mean the Board of Directors of the Authority.
- (d) *Downtown district* shall mean the downtown district designated herein or as hereafter amended.
- (e) *Supervisor* shall mean the Township Supervisor of Dorr Township, Allegan County, Michigan.
- (f) *Township* shall mean the Township of Dorr, in Allegan County, Michigan, a municipal corporation of the State of Michigan.
- (g) *Township Board* shall mean the Township Board of Dorr Township, Allegan County, Michigan.

250.003 Purpose.

Sec. 3. The Township Board of the Township of Dorr hereby determines that it is in the best interests of the Township, and has so expressed its determination in the passage of a Resolution of Intent to form a Downtown Development Authority, to create such a public body corporate to promote economic growth, to halt property value deterioration, to create and implement a development plan, to increase property valuation where possible in the central business district of the Township, and to eliminate the causes of the deterioration in property value within that district, pursuant to Act 197.

PT250:3

- 250.004 DOWNTOWN DEVELOPMENT AUTHORITY (Ord. No. 13)
- 250.004 **Creation of authority.**
- Sec. 4. There is hereby created pursuant to Act 197, as amended, a Downtown Development Authority for the Township of Dorr, Allegan County, Michigan. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the "Dorr Township Downtown Development Authority." The Authority may adopt a seal, may sue and be sued in any court of this State, and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this Ordinance and in Act 197. The enumeration of a power herein or in Act 197, as amended, shall not be construed as a limitation upon the general powers of the Authority.
- 250.005 **Designation of downtown district.**
- Sec. 5. The boundaries of the Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the property in the Township described in Exhibit A attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this Ordinance and Act 197, as amended.
- 250.006 **Board of Directors.**
- Sec. 6. The Authority shall be under the supervision and control of a Board consisting of the Supervisor and eight other members. These members shall be appointed by the Supervisor subject to the approval of the Township Board. Eligibility for membership on the Board and terms of office shall be as provided in Act 197, as amended. All members shall hold office until the member's successor is appointed.
- 250.007 **Powers of the Authority.**
- Sec. 7. The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all powers provided by Act 197, as amended.
- 250.008 **Director, Board of Directors.**
- Sec. 8. If a Director is ever employed by the Authority as authorized by Act 197, as amended, he/she shall post a bond in the penal sum as may be required by the Board of Directors at the time of appointment, which shall be in conformance with Act 197, as amended.
- 250.009 **Rules of procedure.**
- Sec. 9. The Board of Directors shall adopt rules and regulations governing its procedures and the holding of regular meetings. Said rules of procedure shall be governed by Act 267 of the Public Acts of 1976 (the Open Meetings Act) and Act 442 of Public Acts of 1976.

DOWNTOWN DEVELOPMENT AUTHORITY (Ord. No. 13)

250.013

250.010 Fiscal year; adoption of budget; audits.

Sec. 10.

- (a) The fiscal year of the Authority shall be the same as that for the Township which shall begin on April 1 of each year and end on March 31 of the following year.
- (b) The Board shall annually prepare a budget and shall submit it to the Supervisor for submission to the Township Board. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Township Board. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.
- (c) The Authority shall be audited by the same independent auditors auditing the Township and at the same intervals as the Township and copies of the audit report shall be filed with the Township Board. The Authority shall submit other financial reports to the Township Board as requested by the Township Board.

250.011 Termination.

Sec. 11. Upon completion of its purposes, the Authority may be dissolved by an ordinance duly adopted by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

250.012 Severability and repeal.

Sec. 12. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

250.013 Effective date.

Sec. 13. This Ordinance shall become effective 20 days from the date of its adoption by the Township Board, provided a certified copy of this Ordinance has been filed by or on behalf of the Township Clerk with the Michigan Secretary of State and has been published at least once in a newspaper of general circulation in the Township.

PT250:5

250.020

DOWNTOWN DEVELOPMENT AUTHORITY (Ord. No. 13)

EXHIBIT A

250.020

DOWNTOWN DEVELOPMENT AUTHORITY
BOUNDARIES OF DESIGNATED DOWNTOWN DISTRICT

Pursuant to the requirements of P. A. 197 of 1975, the boundaries of the designated Downtown District of the Dorr Township Downtown Development Authority, Dorr Township, Allegan County, Michigan are generally described as follows:

Property located in Dorr Township, Allegan County, Michigan, and described as follows:

Beginning 350 feet West of the Penn Central Railroad on 142nd Avenue (west of 18th Street), Section 21, Town 4 North, Range 12 West; thence South 330 feet; thence East parallel to 142nd Avenue to 18th Street and continuing East parallel to 142nd Avenue 170 feet; thence North 178 feet; thence East parallel to 142nd Avenue 1,160 feet; thence South 178 feet; thence East 480 feet; thence North 190 feet; thence East 270 feet; thence South 40 feet; thence East parallel to 142nd Avenue 1,870 feet; thence South 320 feet; thence East 880 feet; thence North 40 feet; thence East 200 feet; thence North 100 feet; thence East 250 feet; thence North 360 feet to 142nd Avenue and the Northeast corner of Section 22 and continuing from said Northeast corner of Section 22 (also being the Southeast corner of Section 15) North 500 feet; thence West parallel to 142nd Avenue 4,983 feet; thence North 100 feet; thence West 297 feet to 18th Street; thence South on 18th Street 300 feet; thence West parallel to 142nd Avenue 1,300 feet; thence South 300 feet to the centerline of 142nd Avenue; thence Westerly on 142nd Avenue to the place of beginning.

PT250:6

TAX INCREMENT FINANCING, ETC. (Ord. No. 14)

251.003

An Ordinance to approve the Development and Tax Increment Financing Plans proposed by the Dorr Township Downtown Development Authority and to provide for the collection of tax increment revenues.

THE TOWNSHIP OF DORR ORDAINS:

251.001 Title.

Sec. 1. This Ordinance shall be known and may be cited as the "Tax Increment Financing and Development Plan Ordinance."

251.002 Definitions.

Sec. 2. The terms used herein shall have the same meaning given them in Act 197 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

- (a) *Act 197* shall mean Act No. 197 of the Public Acts of 1975 as now in effect or hereinafter amended, being known as the Michigan Downtown Development Authority Act.
- (b) *Authority* shall mean the Downtown Development Authority for the Township of Dorr, created by Dorr Township Ordinance No. 13, adopted on October 9, 1986.
- (c) *Authority Board* shall mean the Board of the Authority, its governing body.
- (d) *Development area* shall mean the proposed development area designated in the Development Plan.
- (e) *Development Plan* shall mean the Development Plan submitted by the Authority to the Township Board pursuant to Act 197 and approved by this Ordinance, as it may be hereafter amended.
- (f) *Tax increment financing plan* shall mean the plan for the collection of tax increments submitted by the Authority to the Township Board pursuant to Act 197 and approved by this Ordinance, as it may be hereafter amended.
- (g) *Township Board* shall mean the Township Board of the Township of Dorr, Allegan County, Michigan, a municipal corporation of the State of Michigan.

251.003 Public purpose.

Sec. 3. The Township Board hereby determines that the Tax Increment Financing Plan and Development Plan adopted by the Authority Board on November 11, 1986 and presented to the Township Board constitute a public purpose.

PT251:3

251.004 TAX INCREMENT FINANCING, ETC. (Ord. No. 14)

251.004 **Considerations.**

Sec. 4. In accordance with Section 19 of Act 197, the Township Board has considered the factors enumerated in that section and herein stated, making the following determinations:

- (a) A development area citizens council was not formed.
- (b) The Development Plan meets the requirements set forth in Section 17(2) of Act 197.
- (c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of Act 197.
- (e) The land included within the Development Area which may be acquired is reasonably necessary to carry out the purposes of the Development Plan and of Act 197 in an efficient and economically satisfactory manner.
- (f) The Development Plan is in reasonable accord with the Township's master plan.
- (g) Public services, such as fire and police protection and utilities, are or will be adequate to service the projects contemplated by the Development Plan.
- (h) No changes in zoning, streets, street levels, intersections or utilities are necessary for the projects contemplated by the Development Plan.

251.005 **Meetings.**

Sec. 5. Representatives of all taxing jurisdictions within which all or a portion of the Development Area lies have had reasonable opportunity to present their opinions and comments regarding the Development Plan and the Tax Increment Financing Plan to the Township Board.

251.006 **Public hearing.**

Sec. 6. The Township Board has held a public hearing on the Development Plan and the Tax Increment Financing Plan with notice properly given in accordance with Section 18 of Act 197, and the Township Board has provided an opportunity for all interested persons to be heard regarding such Plans.

251.007 **Approval.**

Sec. 7. The Tax Increment Financing Plan and the Development Plan are hereby approved, in the following form:*

251.008 **Development area.**

Sec. 8. The Development Area as set forth and described in the Development Plan is hereby approved and confirmed.

*[Form available upon request in the Township office]

TAX INCREMENT FINANCING, ETC. (Ord. No. 14)

251.011

251.009 Transmittal of revenues.

Sec. 9. The Township Treasurer shall transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

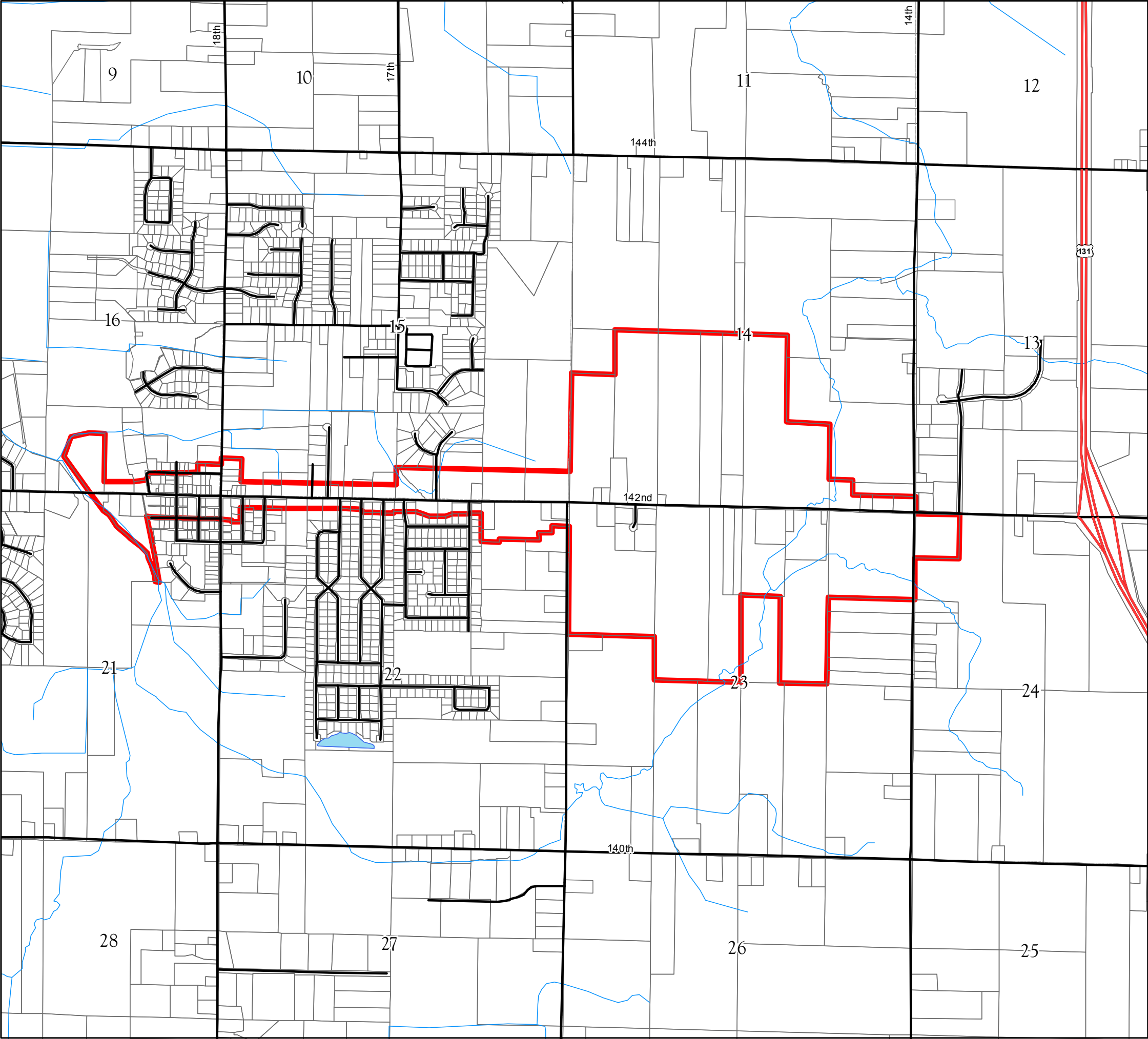
251.010 Effective date.

Sec. 10. This Ordinance is an emergency ordinance and shall take effect immediately.

251.011 Severability and repeal.

Sec. 11. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

PT251:5





Dorr Township


Allegan County, Michigan


Exhibit C: Map of the Downtown District and Development Area


Legend

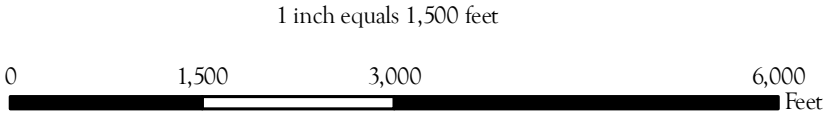
 Roads

 Interstates

 Sections

 Parcels

 DDA District Boundary



Williams & Works
engineers · planners · surveyors *a tradition of service*
616.224.1500 phone · 616.224.1501 facsimile
549 Ottawa Avenue NW · Grand Rapids, MI 49503

Exhibit D

NOTICE OF A PUBLIC HEARING ON THE DORR
TOWNSHIP 1992 TAX INCREMENT FINANCING AND
DEVELOPMENT PLAN FOR IMPROVEMENT TO 142ND
AVENUE AND CONSTRUCTION OF A SANITARY SEWER

A public hearing on the 1992 Tax Increment Financing and Development Plan (the "Plan") of the Dorr Township Downtown Development Authority (the "Authority") regarding improvements to 142nd Avenue, widening the road from 2 lanes to 3 lanes from 16th Street west approximately 1.25 miles, and construction of sanitary sewers in the Downtown District along 142nd Avenue and to serve property both inside and outside the Downtown District. The hearing will be held in the Township Board Room located in the Township Hall, 4196 - 18th Street, Dorr, Michigan, on Tuesday, December 29, 1992 at 7:30 p.m. local time.

A. The Development Area consists of the streets or portions of streets, as follows:

- a. The south half of 142nd Avenue from a line 1525 feet west of its intersection with 18th Street to a line 1300 feet to the west of this intersection, and the entire street east of this line to the center of 16th Street;
- b. The north half of Cherry Street from the Penn Central Railroad tracks to 18th Street;
- c. Cedar Street from a line 330 feet south of its intersection with 142nd Avenue to a line 300 feet north of this intersection;
- d. Pine Street from its intersection with 142nd Avenue to a line 330 feet south of this intersection;
- e. 18th Street from a line 330 feet south of its intersection with 142nd Avenue to a line 300 feet north of this Intersection and the east half of the street north of this line to a line 600 feet north of this intersection with 142nd Avenue;
- f. Maple Street from its intersection with 142nd Avenue to a line 152 feet south of this intersection;

- g. Hickory Street from its intersection with 142nd Avenue to a line 152 feet south of this intersection;
- h. The west half of Joan Street from a line 330 feet south of its intersection with 142nd Avenue to a line 140 feet south of this intersection, and the entire street north of this line;
- i. The east half of Sandy Street from a line 180 feet south of its intersection with 142nd Avenue to a line 140 feet south of this intersection, and the entire street north of this line;
- j. Ranchero Street from its intersection with 142nd Avenue to a line 180 feet south of this intersection;
- k. Litchfield Street from its intersection with 142nd Avenue to a line 180 feet south of this intersection;
- l. The east half of Radstock Street from a line 500 feet south of its intersection with 142nd Avenue to a line 180 feet south of this intersection, and the entire street north of this line;
- m. The west half of 16th Street from a line 360 feet south of its intersection with 142nd Avenue to a line 500 feet to the north of this intersection;
- n. The south half of Walnut Street from its intersection with 18th Street to a line 1300 feet to the west of this intersection;
- o. Park Street from its intersection with 142nd Avenue to a line 300 feet north of this intersection.

The boundaries of the Development Area are described as follows:

Beginning 350 feet West of the Penn Central Railroad on 142nd Avenue (west of 18th Street), Section 21, Town 4 North, Range 12 West; thence South 330 feet; thence East parallel to 142nd Avenue to 18th Street and continuing East parallel to 142nd Avenue 170 feet; thence North 178 feet; thence East parallel to 142nd Avenue 1160 feet; thence South 178 feet; thence East 480 feet; thence North 190 feet; thence East 270 feet; thence South 40 feet; thence East parallel to 142nd Avenue 1870 feet; thence South 320 feet; thence East 880 feet; thence North 40 feet; thence East 200 feet; thence North 100 feet; thence East 250 feet; thence North 360 feet to 142nd Avenue and the Northeast corner of Section 22 and continuing from said Northeast corner of Section 22 (also being the Southeast corner of Section 15) North 500 feet; thence West parallel to 142nd Avenue 4,983 feet; thence North

100 feet; thence West 297 feet to 18th Street; thence South on 18th Street 300 feet; thence West parallel to 142nd Avenue 1300 feet; thence South 300 feet to the centerline of 142nd Avenue; thence Westerly on 142nd Avenue to the place of beginning.

- B. Maps, plats, and a description of the Development Plan, including the method of relocating families and individuals who may be displaced from the development area, are available for public inspection at the office of Donald Kaczanowski, Township Supervisor, Dorr Township Hall, 4196 - 18th Street, Dorr, Michigan 49323. No displacement or relocation will occur.

All aspects of the Plan will be open for discussion at the public hearing, and the Township Board shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto.

At the public hearing the Township Board shall provide the fullest opportunity for expression of opinion, for argument on the merits and for introduction of documentary evidence pertinent to the Development Plan.

The maximum amount of bonded indebtedness to be incurred under the Tax Increment Financing Plan is \$2,000,000. Bonds may be issued by the Authority or by the City for purposes of financing the public improvements in the Plan.

Further information may be obtained from the Office of the Supervisor, Dorr Township Hall, 4196 - 18th Street, Dorr, Michigan 49323.

Donald Kaczanowski
Supervisor
Dorr Township

Exhibit E

**TOWNSHIP BOARD
DORR TOWNSHIP**

ALLEGAN COUNTY, MICHIGAN

Boardmember Brummel, supported by Boardmember Dolegowski, moved the adoption of the following ordinance:

ORDINANCE NO. 07-06R

**AN ORDINANCE TO AMEND PART 250, SECTION 250.020 OF THE CODE
OF ORDINANCES OF DORR TOWNSHIP, ALLEGAN COUNTY, MICHIGAN**

THE TOWNSHIP OF DORR ORDAINS:

Section 1. Amendment of Section 250.020. Section 250.020 of the Code of Ordinances of Dorr Township which is Exhibit A to the Downtown Development Authority Ordinance is amended as follows:

Section 250.020.

EXHIBIT A

**DOWNTOWN DEVELOPMENT AUTHORITY
BOUNDARIES OF DESIGNATED DOWNTOWN DISTRICT**

Pursuant to the requirements of P.A. 197 of 1975, the boundaries of the designated Downtown District of the Dorr Township Downtown Development Authority, Dorr Township, Allegan County, Michigan are generally described as follows:

Property located in Dorr Township, Allegan County, Michigan and described as follows:

Beginning 350 feet West of the Penn Central Railroad on 142nd Avenue (west of 18th Street). Section 21, Town 4 North, Range 12 West; thence South 330 feet; thence East parallel to 142nd Avenue to 18th Street and continuing East parallel to 142nd Avenue 170 feet; thence North 178 feet; thence East parallel to 142nd Avenue 1160 feet; thence South 178 feet; thence East 480 feet; thence North 190 feet; thence East 270 feet; thence South 40 feet; thence East parallel to 142nd Avenue 1870 feet; thence South 320 feet; thence East 880 feet; thence

North 40 feet; thence East 200 feet; thence North 100 feet; thence East 250 feet; thence North 360 feet to 142nd Avenue and the Northeast corner of Section 22 and continuing from said Northeast corner of Section 22 (also being the Southeast corner of Section 15) North 500 feet; thence West parallel to 142nd Avenue 4,983 feet; thence North 100 feet; thence West 297 feet to 18th Street; thence South on 18th Street 300 feet; thence West parallel to 142nd Avenue 1300 feet; thence South 300 feet to the centerline of 142nd Avenue; thence Westerly on 142nd Avenue to the place of beginning.

Property located in Section 21, Town 4 North, Range 12 West, Dorr Township, Allegan County, Michigan, described as:

The Northwest 1/4 and the Northeast 1/4 of Section 23, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following described parcels:

1. The South 1/2, Southwest 1/4 of said Northwest 1/4
2. The West 594 feet of the Southwest 1/4 of said Northeast 1/4.
3. The Southeast 1/4 of said Northeast 1/4.

Property located in Section 24, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The Northwest 1/4, Northwest 1/4, Northwest 1/4, Section 24, T4N, R12W, Dorr Township Allegan County, Michigan.

Property located in Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The Southwest 1/4 and the Southeast 1/4, Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following parcels:

1. The North 660 feet of the West 661 feet of said Southwest 1/4.
2. The East 1/2, Northwest 1/4 of said Southeast 1/4.
3. The East 1/2 of said Southeast 1/4 except the South 484 feet of the West 360 feet thereof.
4. The North 182 feet of the South 446 feet of the East 1/2 of said Southeast 1/4.

Property located in Section 16, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

The South 1/2, Southeast 1/4, Section 16, T4N, R12W, except Beginning at the South 1/4 corner; thence East 537.80 feet on the South line of said Southeast 1/4; thence N36°47'47"W 545.96 feet; thence N74°01'13"W 219.25 feet to the West line of said Southeast 1/4; thence South 530.24 feet along said West line to the place of beginning. Also except that part lying Easterly of the following described line; Beginning at a point on the South line of said Southeast 1/4 which is West 1072.41 feet from the Southeast Corner of said Section; thence N05°33'55"W 221.30 feet along the West line of Park Street; thence N°04'27"23W 143.47 feet along said West line; thence S88°54'01"E 49.36 feet along the North line of Walnut Street; thence Northerly 138 feet along the East line of the former railroad right of way along a curve to the right; thence S79°04'43"W 300.00 feet; thence Northerly 893.6 feet, more or less, along the Westerly line of the former railroad right of way along a curve to the right to the North line of the South 1/2 of said Southeast 1/4 and the place of ending of said line.

Property located in Section 21, T4N, R12W, Dorr Township, Allegan County, Michigan, described as:

All that part of the North 1/2, Northeast 1/4, Section 21, T4N, R12W, lying East of the centerline of the Murphy or Red Run Drain and West of the centerline of the former NYC Railroad right of way, except that part lying West of the following described line; Beginning at a point on the North line of said Section which is 585 feet West of the centerline of the former railroad right of way; thence South to the centerline of the Red Run Drain and the place of ending of said line.

Section 2. Conflicting Ordinances. Except as amended, Part 250 of the Code of Ordinances of Dorr Township is and shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. Filing. The Township Clerk shall file by certified mail a copy of this Ordinance with the Secretary of State promptly after its adoption.

Section 4. Publication. The Township Clerk shall publish a copy of this Ordinance in the *Penasee Globe*, a newspaper of general circulation in the Township, as soon as possible after its adoption.

Section 5. Effective Date. This Ordinance shall take effect the day following the date of its publication in the *Penasee Globe*, a newspaper of general circulation in the Township.

Section 6. Severability. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect.

YEAS Boardmember(s) Kaczanowski, Brummel, Saunders, Dolegowski, Davis, and
VanDorp

NAYS: Boardmember(s) None

ABSTAIN: Boardmember(s) None

ABSENT: Boardmember(s) VanHaitsma

APPROVED: October 5, 2006

I, Jodi Brummel, Township Clerk of Dorr Township, certify that this ordinance was adopted by the Township Board of the Township of Dorr at a regular meeting of the Township Board held on October 5, 2006, and published in the *Penasee Globe*, a newspaper of general circulation in Dorr Township, on October 17, 2006.

Jodi Brummel, Township Clerk

Adopted: October 5, 2006

Published: _____, 2006

Effective: _____, 2006

**TOWNSHIP OF DORR
ALLEGAN COUNTY, MICHIGAN**

NOTICE OF PUBLIC HEARING

CONCERNING THE ADOPTION OF AN ORDINANCE TO APPROVE A 2007 AMENDMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

TO ALL INTERESTED PERSONS IN THE TOWNSHIP OF DORR TAKE NOTICE that the Township Board of the Township of Dorr, Allegan County, Michigan, will hold a public hearing on the 17th day of May, 2007 at 7:00 p.m. at the Township Offices located at 4198 - 18th Street, Dorr, Michigan, to consider the adoption of an ordinance to approve a 2007 Amendment to the Downtown Development Authority Tax Increment Financing and Development Plan ("Plan") according to the provisions of Public Act 187 of 1975, as amended.

If the ordinance is approved, the current Plan will be amended to include more development projects for the improvement of the Downtown District and Development Area.

Maps, plats and a description of the Plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Dorr Township Offices, 4198 - 18th Street, Dorr, Michigan, during regular business hours.

Written communications regarding the Plan will be received at the Dorr Township Offices on or before May 17th, 2007, also at the time of the public hearing. All aspects of the Plan will be open for discussion at the public hearing, and the Township Board may at that time review any other information it considers appropriate.

The boundaries of the Downtown District and Development Area are described in the legal description below:

LEGAL DESCRIPTION

Beginning 350 feet West of the Penn Central Railroad on 142nd Avenue (west of 18th Street), Section 21, Town 4 North, Range 12 West; thence South 330 feet; thence East parallel to 142nd Avenue to 18th Street and continuing East parallel to 142nd Avenue 170 feet; thence North 178 feet; thence East parallel to 142nd Avenue 1160 feet; thence South 178 feet; thence East 480 feet; thence North 190 feet; thence East 270 feet; thence South 40 feet; thence East parallel to 142nd Avenue 1870 feet; thence South 320 feet; thence East 880 feet; thence North 40 feet; thence East 200 feet; thence North 100 feet; thence East 250 feet; thence North 360 feet to 142nd Avenue and the Northeast corner of Section 22 and continuing from said Northeast corner of Section 22 (also being the Southeast corner of Section 15) North 500 feet; thence West parallel to 142nd Avenue 4,983 feet; thence North 100 feet; thence West 297 feet to 18th Street; thence South on 18th Street 300 feet; thence West parallel to 142nd Avenue 1300 feet; thence South 300 feet to the centerline of 142nd Avenue; thence Westerly on 142nd Avenue to the place of beginning. And also, property located in Section 21, Town 4 North, Range 12 West, Dorr Township, Allegan County, Michigan, described as: the Northwest 1/4 and the Northeast 1/4 of Section 23, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following described parcels: the South 1/2, Southwest 1/4 of said Northwest 1/4, the West 594 feet of the Southwest 1/4 of said Northeast 1/4, and the Southeast 1/4 of said Northeast 1/4. And also, property located in Section 24, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: the Northwest 1/4, Northwest 1/4, Northwest 1/4, Section 24, T4N, R12W, Dorr Township Allegan County, Michigan; property located in Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: the Southwest 1/4 and the Southeast 1/4, Section 14, T4N, R12W, Dorr Township, Allegan County, Michigan, except the following parcels: the North 660 feet of the West 661 feet of said Southwest 1/4, the East 1/2, Northwest 1/4 of said Southeast 1/4, the East 1/2 of said Southeast 1/4 except the South 484 feet of the West 360 feet thereof, and the North 182 feet of the South 446 feet of the East 1/2 of said Southeast 1/4. And also, property located in Section 16, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: the South 1/2, Southeast 1/4, Section 16, T4N, R12W, except Beginning at the South 1/4 corner; thence East 637.80 feet on the South line of said Southeast 1/4; thence N36°47'47"W 545.96 feet; thence N74°01'13"W 219.25 feet to the West line of said Southeast 1/4; thence South 530.24 feet along said West line to the place of beginning. Also except that part lying Easterly of the following described line; Beginning at a point on the South line of said Southeast 1/4 which is West 1072.41 feet from the Southeast Corner of said Section; thence N05°33'55"W 221.30 feet along the West line of Park Street; thence N°04'27" 23W 143.47 feet along said West line; thence S88°54'01"E 49.38 feet along the North line of Walnut Street; thence Northerly 138 feet along the East line of the former railroad right of way along a curve to the right; thence S79°04'43"W 300.00 feet; thence Northerly 893.8 feet, more or less, along the Westerly line of the former railroad right of way along a curve to the right to the North line of the South 1/2 of said Southeast 1/4 and the place of ending of said line. And also, property located in Section 21, T4N, R12W, Dorr Township, Allegan County, Michigan, described as: all that part of the North 1/2, Northeast 1/4, Section 21, T4N, R12W, lying East of the centerline of the Murphy or Red Run Drain and West of the centerline of the former NYC Railroad right of way, except that part lying West of the following described line; Beginning at a point on the North line of said Section which is 585 feet West of the centerline of the former railroad right of way; thence South to the centerline of the Red Run Drain and the place of ending of said line.

**TOWNSHIP BOARD
DORR TOWNSHIP
Allegan County, Michigan**

Boardmember VanHaitsma, supported by Boardmember Davis, moved the adoption of the following ordinance.

ORDINANCE

AN ORDINANCE TO APPROVE THE 2007 AMENDMENT TO THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN PROPOSED BY THE DORR TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY AND TO PROVIDE FOR THE COLLECTION OF TAX INCREMENT REVENUES.

DORR TOWNSHIP ORDAINS:

Section 1. Title. This Ordinance shall be known and may be cited as the "2007 Amendment to the Tax Increment Financing and Development Plan Ordinance".

Section 2. Definitions. The terms used herein shall have the same meaning given them in Act 197 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

- (a) "2007 Amendment" shall mean the 2007 Amendment to the Tax Increment Financing and Development Plan, submitted by the Authority to the Township Board pursuant to Act 197 and approved by this Ordinance as it may be hereafter amended.
- (b) "Act 197" shall mean Act No. 197 of the Public Acts of 1975, as amended, as now in effect or hereinafter amended, being known as the Michigan Downtown Development Authority Act.
- (c) "Authority" shall mean the Dorr Township Downtown Development Authority.
- (d) "Authority Board" shall mean the Board of the Authority, its governing body.
- (e) "Township Board" shall mean the Township Board of Dorr Township, Allegan County, Michigan, a municipal corporation of the state of Michigan.
- (f) "Development Area" shall mean the development area designated in the Development Plan as amended by the 2007 Amendment.
- (g) "Development Plan" shall mean the Development Plan portion of the Plan.
- (h) "Plan" shall mean the Dorr Township Downtown Development Authority's Tax Increment Financing and Development Plan, as amended by the 2007 Amendment.

- (i) "Tax Increment Financing Plan" shall mean the Tax Increment Financing plan portion of the Plan for the collection of tax increments.

Section 3. Public Purpose. The Township Board finds and confirms the continued necessity to halt property value deterioration, to eliminate the causes of such deterioration and to promote economic growth, and hereby determines that the 2007 Amendment adopted by the Authority Board on March 28, 2007 and presented to the Township Board constitutes a public purpose.

Section 4. Considerations. In accordance with Section 19 of Act 197, the Township Board has considered the factors enumerated in that section and herein stated, making the following determinations:

- (a) There being less than 100 residents in the Development Area, a development area citizens council was not formed.
- (b) The Development Plan meets the requirements set forth in Section 17(2) of Act 197.
- (c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of Act 197.
- (e) The land included within the Development Area which may be acquired is reasonably necessary to carry out the purposes of the Development Plan and of Act 197 in an efficient and economically satisfactory manner.
- (f) The Development Plan is in reasonable accord with the Township's master plan.
- (g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (h) Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the municipality.

Section 5. Meetings. Representatives of all taxing jurisdictions within which all or a portion of the Development Area lies have had reasonable opportunity to present their opinions and comments regarding the 2007 Amendment to the Township Board.

Section 6. Public Hearing. The Township Board has held a public hearing on the 2007 Amendment with notice properly given in accordance with Section 18 of Act 197, and the Township Board has provided an opportunity for all interested persons to be heard regarding the 2007 Amendment.

Section 7. Approval. The 2007 Amendment is hereby approved in the form attached hereto as Exhibit A.

Section 8. Development Area. The Development Area as set forth and described in the 2007 Amendment is hereby approved and confirmed.

Section 9. Transmittal of Revenues. The Township Treasurer shall transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

Section 10. Severability and Repeal. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 11. Effective Date. This Ordinance shall take effect upon its publication or the publication of a synopsis thereof in the *Penasee Globe*, a newspaper of general circulation within the Township.

YEAS: Boardmember(s) Brummel, VanDorp, Kaczanowski, VanHaisma, Saunders,
Davis, and Dolcowski

NAYS: Boardmember(s) None

ABSTAIN: Boardmember(s) None

ABSENT: Boardmember(s) None

APPROVED: May 17, 2007

I, Jodi L. Brummel, Township Clerk of Dorr Township, certify that this ordinance was adopted by the Township Board of Dorr Township at a regular meeting of the Township Board held on May 17, 2007, and published in the *Penasee Globe*, a newspaper of general circulation in the Dorr Township on May 21, 2007.

Jodi L. Brummel
Jodi L. Brummel
Dorr Township Clerk

Adopted: May 17, 2007

Published: May 21, 2007

Effective: May 21, 2007

5436764.1 26439/107805

Exhibit H
Comprehensive Tax Increment Projection

Assumed Annual Rate of Growth: 2.6%

Amended Development Area of 1993			Parcels Added to the Development Area Expansion of 2006			Total Capture*	Dorr Township Millage Rate	Allegan County Millage Rate	Total Tax Increment
Tax Year	Base Value	Capture*	Tax Year	Taxable Value	Capture*		0.0027648	0.0058686	
1993	\$ 2,319,864	\$ -				.			
.	.	.				.			
.	.	.				.			
.	.	.				.			
2006	6,127,492	3,807,628	2006	2,639,407	-	3,807,628	10,527	22,345	32,873
2007		3,906,626	2007	2,708,032	68,625	3,975,251	10,991	23,329	34,320
2008		4,008,199	2008	2,778,440	70,409	4,078,607	11,277	23,936	35,212
2009		4,112,412	2009	2,850,680	72,239	4,184,651	11,570	24,558	36,128
2010		4,219,334	2010	2,924,798	74,118	4,293,452	11,871	25,197	37,067
2011		4,329,037	2011	3,000,842	76,045	4,405,082	12,179	25,852	38,031
2012		4,441,592	2012	3,078,864	78,022	4,519,614	12,496	26,524	39,020
2013		4,557,074	2013	3,158,915	80,050	4,637,124	12,821	27,213	40,034
2014		4,675,557	2014	3,241,046	82,132	4,757,689	13,154	27,921	41,075
2015		4,797,122	2015	3,325,314	84,267	4,881,389	13,496	28,647	42,143
2016		4,921,847	2016	3,411,772	86,458	5,008,305	13,847	29,392	43,239
2017		5,049,815	2017	3,500,478	88,706	5,138,521	14,207	30,156	44,363
2018		5,181,110	2018	3,591,490	91,012	5,272,123	14,576	30,940	45,516
2019		5,315,819	2019	3,684,869	93,379	5,409,198	14,955	31,744	46,700
2020		5,454,031	2020	3,780,676	95,807	5,549,837	15,344	32,570	47,914
2021		5,595,835	2021	3,878,973	98,298	5,694,133	15,743	33,417	49,160
2022		5,741,327	2022	3,979,826	100,853	5,842,180	16,152	34,285	50,438
2023		5,890,602	2023	4,083,302	103,475	5,994,077	16,572	35,177	51,749
2024		6,043,757	2024	4,189,468	106,166	6,149,923	17,003	36,091	53,095
2025		6,200,895	2025	4,298,394	108,926	6,309,821	17,445	37,030	54,475
2026		6,362,118	2026	4,410,152	111,758	6,473,876	17,899	37,993	55,892
2027		6,527,533	2027	4,524,816	114,664	6,642,197	18,364	38,980	57,345
2028		6,697,249	2028	4,642,461	117,645	6,814,894	18,842	39,994	58,836
2029		6,871,378	2029	4,763,165	120,704	6,992,082	19,332	41,034	60,365
2030		7,050,033	2030	4,887,008	123,842	7,173,876	19,834	42,101	61,935
2031		7,233,334	2031	5,014,070	127,062	7,360,396	20,350	43,195	63,545
2032		7,421,401	2032	5,144,436	130,366	7,551,767	20,879	44,318	65,197
								Total	1,285,666

This exhibit is an update to the calculations and projections of the 1993 Tax Increment Financing and Development Plan.

