

**TAX INCREMENT FINANCING
AND
DEVELOPMENT PLAN**

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE
VILLAGE OF JONESVILLE**

ADOPTED MAY 18, 1994

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DOWNTOWN DEVELOPMENT AUTHORITY

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DOWNTOWN DEVELOPMENT AUTHORITY

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VILLAGE OF JONESVILLE.

TAX INCREMENT FINANCING & DEVELOPMENT PLAN

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TAX INCREMENT FINANCING & DEVELOPMENT PLAN

INTRODUCTION

Pursuant to the provisions of Act No. 197, Public Acts of Michigan, 1975, the Village of Jonesville established the Downtown Development Authority of the Village of Jonesville by Ordinance No. 151 adopted on January 11, 1993. Act 197 provides that the Board of the Authority, if it determines that it is necessary for the achievement of the purposes of Act 197, shall prepare and submit a tax increment financing plan to the Village Council. Act 197 further provides that a tax increment financing plan shall include a development plan.

The purpose of creating the Downtown Development Authority and using Tax Increment Financing is to help correct and prevent deterioration in business Districts, stimulate economic growth, improve employment, stimulate new private investments in the Village of Jonesville, and to broaden the local tax base. The tax increment financing district comprises the entire DDA district. Exhibit 1 shows the location of the DDA and tax increment District.

Approval of the Plan shall be in accordance with notice and hearing requirements of P.A. 197 of 1975.

TAX INCREMENT FINANCING PLAN

A Tax Increment Financing Plan is created as required by Section 14 of public Act 197 of 1975, as amended, Downtown Development Authority Act.

Section 14 (2)

WHEN THE AUTHORITY DETERMINES THAT IT IS NECESSARY FOR THE ACHIEVEMENT OF 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 17, A DETAILED EXPLANATION OF THE TAX

INCREMENT PROCEDURE, THE AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED, THE DURATION OF THE PROGRAM, AND SHALL BE IN COMPLIANCE WITH SECTION 15. 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.

DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

The tax increment procedure begins with the adoption of a Development and Tax Increment Financing Plan by the Downtown Development Authority and the approval by the Jonesville Village Council. This Plan may be amended at any time following the same procedures as are required for adoption of the original plan.

The initial assessed value, or base, is the S.E.V. of the DDA District at the time the Plan is adopted. For this Plan, the base uses the 1993* S.E.V.'s. The initial assessed value in the DDA District has been determined to be \$6,773,437 for real and personal property, and \$440,236 for Industrial Facilities tax Exemption, (IFT), and Commercial Facilities Tax Exemption, (CFT), properties. (IFT and CFT properties have received a tax abatement for one half of the property taxes for a period up to twelve years.) By taking one half the S.E.V. for IFT and CFT properties, this results in a base of \$6,993.555.

“Captured assessed value” is defined as being the difference in property valuation in the DDA District from the “initial Assessed Value” and the “Current Assessed Value”. The Current Assessed Value for each year is the State Equalized Value of the eligible property for that year. To adjust for IFT and CFT properties which are taxed at one half the millage rate, one half the S.E.V. is utilized to determine the total Current Assessed Value. Tax Increment revenues are the taxes of the incorporating municipality and all other political jurisdictions that levy taxes in the county where the DDA is located, on the captured assessed value, subject to exclusions by State Statute.

The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the project area on the captured assessed value. That portion of a specific local tax that is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority. The Authority does not receive any part of millage specifically levied for the payment of principal and interest on obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

Tax increment revenues will be expended only for those purposes allowed by statute, and only pursuant to the tax increment financing plan.

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- 1993 base year refers to the State Equalized Valuations established in May of 1993, with the values as of December 1992.

If the tax rate is 24.35 mills (0.2435) the tax increment will be 24.35 mills applied to the captured assessed valuation, unless tax abatements have been granted to the business. Where tax abatements have been granted, the tax rate is one half, (using the full S.E.V.), or in this example, 12.175 mills. The Village and Township Treasurers will collect the general property taxes from property owners in the community. After taxes are collected, the Treasurers will deduct the portion of the total tax that is the captured assessed value of the Plan area and distribute them to the DDA for use on projects outlined in the development plan.

THE AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.

The maximum amount of note or bonded indebtedness to be incurred would be \$1,000,000. This amount would only be incurred if there were sufficient increases in valuation and captured tax increments to support that level of indebtedness.

THE DURATION OF THE PROGRAM.

The duration of the program is 20 years.

COMPLIANCE WITH SECTION 15.

The Jonesville DDA shall comply with the provisions of Section 15:

(1) The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the project area on the captured assessed value. For the purpose of this section, that portion of a (specific local tax that) is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority.

(2) The authority shall expend the tax increments received for the development program only pursuant to the tax increment financing plan. Surplus funds shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan when it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished until the principal of, and interest on, bonds issued pursuant to section 16 have been paid or funds sufficient to make the payment have been segregated.

(3) Annually the authority shall submit to the governing body of the municipality (and the state tax commission) a report on the status of the tax increment financing account. The report shall include: the amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principal and interest on any outstanding bonded indebtedness; the initial assessed value of the project area; the captured assessed value retained by the authority; the tax increments received; and any additional

information the governing body (or the state tax commission) considers necessary. The report shall be published in a newspaper of general circulation in the municipality.

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED. PORTION OF CAPTURED ASSESSED VALUE INTENDED TO BE USED BY THE AUTHORITY.

The intent of the DDA is to use all of the captured assessed value, except millage specifically levied for the payment of principal and interest on obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit. See Exhibit 2 for estimated impact on taxing jurisdictions.

DEVELOPMENT PLAN
A Development Plan is created as per
Section 17 of Public Act 197 of 1975,
As amended, Downtown Development Authority Act

Section 17 (1)

WHEN A BOARD DECIDES TO FINANCE A PROJECT IN THE DOWNTOWN DISTRICT BY THE USE OF REVENUE BONDS AS AUTHORIZED IN SECTION 13 OR TAX INCREMENT FINANCING AS AUTHORIZED IN SECTIONS 14, 15, AND 16, IT SHALL PREPARE A DEVELOPMENT PLAN.

The DDA Board has determined that tax increment financing is necessary to carry out the purpose of the DDA and implement the improvements outlined in this plan. The DDA reserves the right to utilize other funding mechanisms provided under P.A. 197 of 1975.

Section 17 (2)

THE DEVELOPMENT PLAN SHALL CONTAIN:

17 (2) (a)

THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.

The Plan applies to the entire DDA District, as shown in Exhibit 1, and described in Exhibit 3.

17 (2) (b)

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AND SHALL DESIGNATE 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 SHALL INCLUDE A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

Existing streets are shown in Exhibit 1. The main thoroughfares in the DDA are Chicago Street (US-12) and Olds Street (M-99 South). Included in the DDA are Carl Fast Memorial Park, the Village Hall, the Fayette Township Hall, and the Jonesville Fire Station.

Existing water mains are shown in Exhibit 4. The sanitary sewer system is shown in Exhibit 5. Water and sanitary sewer are available throughout the DDA District except as shown on Exhibits 4 and 5. Storm sewers are located along US-12 from Evans Street to the St. Joseph River, and on M-99 from US-12 south to the southernmost intersection of Reading Avenue, (formerly known as Lake Wilson Road). The US-12 storm drain is a 12" and is at full capacity. The M-99 drain is under the control of the Michigan Department of Transportation. The remainder of the storm drainage system in the DDA district is surface drainage.

Primary uses in the DDA District are commercial, retail, and service uses. Industrial uses include Klein Tool, Interdyne, The Tip-Off, and the old Jonesville Products building which is used for storage. There are also some residential uses, including single family houses and second floor apartments over downtown businesses. In conjunction with the commercial uses are two parking lots that are open to the public. There is also a public park located in the DDA district.

Proposed land uses are to continue a mix of commercial, service, industrial, residential and recreational uses. Continued commercial development is anticipated along M-99. Development of a riverfront park is planned, including possible extension of the DDA.

A legal description of the property may be found in Exhibit 6.

17 (2) (c) (d) (e)

A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The plan identifies three functional categories for activities in the DDA District, Traditional Downtown Jonesville and US-12 Corridor, Olds Street (M-99 South), and Organization and Promotion. The focus of the DDA is not on one major project, but on a number of projects that will have a cumulative impact. Projects range from downtown cleanups that have no costs associated with them, to renovation of a historic building that is estimated to cost \$350,000 or more.

As a new DDA with mature downtown, projections are difficult. Some of the projects, such as façade renovations, depend on who might participate and the extent of work needed. Other projects are in very preliminary planning stages. What projects can be done, and when, will depend on actual revenues. In addition, the DDA desires to maintain a degree of flexibility to take advantage of windows of opportunity that may occur. All costs are preliminary and are not adjusted for future cost increases.

Traditional Downtown Jonesville & US-12 Corridor

A. Streetscape – The traditional downtown Jonesville is located on US-12 and is highly visible to motorists. The historic downtown retains its mid-nineteenth century flavor, but has an eclectic combination of newer styles. The DDA places a high priority on cultivating this area as the heart of the community by improving the streetscaping to give Jonesville a distinctive profile that invites people to stop.

Specific streetscape elements include:

Benches (1995)	\$ 3,000
Brick Planters (1995)	\$ 5,000
Decorative Lighting (1996)	\$40,000
Decorative Pavers (1996)	\$36,000
Façade Renovations & Sign Replacement (Ongoing)	\$30,000
Distinctive Street Signs (1995)	\$ 1,000
“Window Dressing” for Boarded Up Windows (1994)	\$ 3,000

B. Carl Fast Memorial Park Improvements – These improvements are based on a Park Master Plan the Village Council has prepared. The consultant is still in the process of preparing cost estimates. Major elements of the plan include decorative pavers at the entrances, new playground equipment, entrance gates, a small gazebo, a new pavilion, decorative lighting, and additional plantings. Estimated cost is \$125,000. This is a project initiated by the Village Council and it is anticipated that this will continue as a Village project with the DDA having limited participation. The Village is beginning implementation this Spring. Unless grant or other funding assistance is obtained, completion is not anticipated until 2004.

C. Riverfront Development – The St. Joseph River runs through Jonesville. It seems that every time a group of people is asked what they would like to see for the future of Jonesville, riverfront development is mentioned. The river intersects US-12 in the heart of downtown. Development of the riverfront for park and recreational use is seen as an amenity that will make the downtown more attractive and entice people to stop. The river has very little recreational use and no available public access. Although only a short stretch of the river is in the DDA District, this is a high priority for the DDA. To fully carry out this goal, the DDA District would need to be expanded to take in more of the river. Total estimated cost is \$150,000 for land acquisition, demolition and cleanup, development of a playground, picnic area and canoe launch, development of a nature walk, and other park development. Land acquisition is planned by 1999, with park development by 2002 and development of the nature walk by 2005.

D. Renovation of Historic Buildings - Two historic buildings located in downtown Jonesville are underutilized and in need of major renovations, the old Jonesville Inn and the Jonesville Products Building. Both are privately owned.

Cost estimate to acquire and renovate the Old Jonesville Products Building is \$250,000. The DDA’s plan is to renovate the building, then lease it to small businesses. A mix of uses including professional offices, retail and possibly a community center is envisioned. One possibility would be to use it as a commercial incubator, or a commercial center with cooperative administrative services. Timing will depend on funding availability and

willingness of the owner to sell. The target is to acquire the building by 1998 and have renovations completed by 2000.

The Old Jonesville Inn's estimate to acquire and renovate is a minimum of \$350,000. This is a long range project of the DDA that would depend on funding availability. Target date is 2010.

E. **Parking Lot Improvements** – Two public parking lots are located at the rear of the stores in the historic downtown. Planned improvements include new signage, decorative lighting, benches and plantings. Estimated cost is \$25,000. Target time frame is 1995-96. During the life of the plan, seal coating and resurfacing of the parking lots, and drainage improvements are anticipated. Estimated cost is \$70,000. Target date is 2000. This may be a Village or DDA project, depending on the funds available and financing mechanism used.

F. **Community Center Building** – This is a long term goal of the community. No specific site has been identified. Estimated cost for a new building is \$175,000. This would be a community-wide project with involvement of the DDA. Target date is 2005. As mentioned below, one possibility is use of the old Jonesville Products Building.

G. **"Time Tunnel"** – Demolition of the building located at 110 Water Street, commonly known as the old time tunnel building. Estimated cost of acquisition and demolition is \$40,000. The most likely use of the site is for additional downtown parking, estimated cost of \$8,000. Target date is 1997 and may include cooperation with the Village.

H. **Improve Utilization of Upper Floors** - A number of the downtown buildings are underutilizing the upper floors. A goal of the DDA is to improve the utilization of these floors. This would be ongoing through the life of the plan. Costs would depend on the type of assistance needed that would qualify as an eligible expense.

I. **Infrastructure Improvements** – Generally, infrastructure improvements will remain the responsibility of the Village. There are areas in the DDA along Olds Street, that are underdeveloped and DDA assistance with infrastructure may have a direct impact on opening up these areas for construction and expanding the tax base. In addition, the infrastructure in the US-12 corridor is dated and there may be opportunities for the DDA to assist. At this time, the opportunity for DDA involvement appears to be limited because of the projected DDA revenues. The time frame, costs and level of DDA involvement would depend on the individual projects.

J. **Property Acquisition, Renovations, Sale or Lease** - A goal of the DDA is to improve the use of land and buildings in its District. If this can be accomplished by DDA intervention in acquiring properties, renovating buildings, and then making them available for reuse, the DDA will take these steps. In some cases, this may involve demolition of a building. This would be ongoing throughout the life of the plan based on need and funds available. No specific buildings, other than those mentioned above, have been identified, so no cost estimates can be made at this time. In a best case scenario, this would be a fund raising or break-even venture for the DDA.

Olds Street (M-99 South)

Olds Street is an area of newer commercial development and includes the Jonesville Centre and Wal-Mart. It does not have the same character as a traditional downtown and many of the buildings are new so renovation is not a major factor at this time. The highway character of M-99 does not lend itself to the same type of amenities as are included for the traditional downtown at this time, although future development in this area may make them more appropriate. If that should happen, the DDA would include the same types of improvements for this area as are specified for the US-12 corridor.

A. Decorative Street Lights – Olds Street has been identified as an area where better street lighting is needed. The cost for 40 street lights could be anywhere from \$4,000 for standard Consumers Power lights to \$100,000 or more for decorative street lights. Cost and timing will depend on funding availability. This may be a cooperative project with the Village and grant funding may be sought to assist with the costs.

B. Distinctive Street Signs - To identify not only the street names but the district. Estimated cost \$1000. Target date 1995.

C. Infrastructure – See Infrastructure in Traditional Downtown Jonesville Section. In addition, there is a bike path along M-99 that requires ongoing maintenance. Estimated cost for seal coating is \$10,000. Target date is 1998.

Organization and Promotion

This section includes support services, planning, promotion and activities that crossover the other categories.

A. Downtown Jonesville Theme – Development of a theme for promoting Jonesville. Development of design and sign guidelines, estimated cost \$5,000, target date 1997. Design assistance to encourage conformance with the guidelines, estimated cost \$5,000, ongoing through the life of the Plan.

B. Improvement Incentive Funding – To encourage building improvements and conformance with the guidelines. This would be in the form of a revolving loan fund and possible grants. Estimated cost \$20,000. This would be ongoing through the life of the Plan.

C. Public Information/Directional Signs – Sign(s) with a directory and map to help visitors find businesses and other locations in the Village. Estimated cost \$2,000. Target date 1996.

D. Planning Activities – Analysis of needs – Master Plan – Estimated cost \$20,000. Target date 1995 and ongoing.

E. Community Events – Promotion and coordination of community events such as retail sidewalk fairs, music in the park, community festival, etc. Ongoing – estimated cost \$2,000 per year.

F. Promotional Activities – Promotional brochures, promotional video, assist with cooperative advertising, etc. Estimated cost \$2,000 per year.

G. Beautification – Including cleanup days and plantings. Estimated cost \$250 per year.

H. Murals – Encourage and participate in painting of murals to create a distinctive downtown and portray the history of the community. Estimated cost \$1,000. Ongoing.

I. Business Recruitment/Retention Assistance – Ongoing – At this time, no specific DDA costs have been identified except those related to preparation of promotional materials. Staff time is currently absorbed by the Village.

J. Administrative and Professional Services – Including legal, engineering, planning and design, accounting, etc. At this time, administrative costs are absorbed by the Village. Annual costs are estimated at \$2,500 per year.

17 (2) (f)

A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

There is one park in the DDA District, Carl Fast Memorial Park. There are no plans to change the use of this park. There are two parking lots for public use that are anticipated to remain in that use. The DDA's intention is to acquire riverfront property for development as a park-recreation area.

17 (2) (g)

A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

At this time there are no specific plans to sell, donate, exchange, or lease property to or from the municipality. Should it be determined that it is in the best interests of the DDA to sell, donate, exchange, or lease property to or from the municipality, terms will be determined at that time.

17 (2) (h)

A DESCRIPTION OF DESIRED ZONING, CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

The areas along M-99 South that are zoned Light Industrial (I-1) might be better suited to General Business (B-2) zoning. All of M-99 South located in the DDA should be at least three lanes, (two traffic lanes and a turning lane). Eventually, the surface should be the same material. US-12 within the DDA District is scheduled for reconstruction by MDOT. Although not warranted by MDOT studies at this time, traffic signals at the intersections of M-99 South and US-12, and M-99 South and Lake Wilson Road may be needed in the future.

Construction of new streets is planned for the parcel west of M-99 and south of Gaige Street continued. See Exhibit 1. There is also an "L" shaped parcel to the north of this parcel that may require new streets when developed. Both of these parcels will also require extension of water and sewer lines, and designs for accommodating storm water run-off. Telephone, electric, and gas utilities would also need to be extended for new development areas.

No changes in street levels are anticipated. No major changes in intersections are anticipated.

Water distribution system improvements include construction of a 12" main on US-12 through the DDA district, and construction of 8" mains on East St., West St., and Jermaine St. There is need for storm drainage requirements just north of the M-99 and Reading Ave. intersection. No other storm or sanitary needs have been identified at this time, although they may occur due to the aging of the systems and increased development.

17 (2) (i)

AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

Development costs are addressed in section 17 (2) (c) (d) (e).

Financing of Plan activities may include use of current tax increment revenues; interest earned; debt financing, (including loans from the Village, Bond issuance by the DDA or Village, or other debt financing mechanisms); revenues from the sale or lease of properties; revenues from revolving loan funds; use of grant funding; and other methods as may be determined to be appropriate. The DDA reserves the right to utilize special assessments and levy ad valorem taxes not to exceed 2 mills. Tax increment revenues will be expended only for those purposes allowed by statute.

Financing would be arranged with the assistance of legal counsel and financial advisors based on the Plan activity being undertaken and projected DDA resources.

17 (2) (j)

DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

The goal of the DDA is to undertake projects that will benefit the entire Jonesville community by strengthening the downtown district, including the M-99 South corridor. At this time, no specific persons have been identified to whom property may be leased, sold or conveyed.

17 (2) (k)

THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING IN ANY MANNER OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS.

Procedures for bidding for the leasing, purchasing, or conveying of property have not been determined at this time and would depend upon the circumstances involved.

17 (2) (l)

ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

There are approximately 33 residences in the area with an estimated population of 80 persons. No displacement of residents is anticipated as a result of this plan.

17 (2) (m)

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

Not applicable.

17 (2) (n)

PROVISION FOR THE COST 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, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 U.S.C. 4601 TO 4655.

Displacement and relocation of persons by the DDA is not proposed as part of this Plan. Should it become necessary, all legal requirements would be complied with.

17 (2) (o)

**A PLAN FOR COMPLIANCE WITH ACT NO 227 OF THE PUBLIC ACTS OF 1972,
BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPILED LAWS.**

Not applicable.

17 (2) (p)

**OTHER MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR
GOVERNING BODY DEEMS PERTINENT.**

None.

EXHIBIT 7 - DDA PROPERTY VALUATIONS - CORRECTED

OWNER	TAX ID	1993
TRUST OF JACK ANSETT	3006004100006	16,650
TRUST OF JACK ANSETT	3006004100007	115,350
JULIA A. BAUER/RUSSO	3006004100008	12,250
TRUST OF JACK ANSETT	3006004100009	74,600
DONALD HOLMES	3006004100014	85,650
WALTERS DIMMICK PETROLEUM	3006004100016	35,100
INTERDYNE INC.	3006004100017	4,250
PENN CENTRAL CORP.	3006004100018	8,500
VILLAGE OF JONESVILLE	3006004100020	EXEMPT
JONESVILLE LUMBER CO.	3006004100021	64,850
JERRY & SHIRLEY MAULT	3006004100023	8,000
JONESVILLE LUMBER CO.	3006004100024	3,250
MICH. DPT. OF NATURAL RESOURCES	3006004100025	EXEMPT
THE BOOK HOUSE INC.	3006004100026	24,700
MICH. DPT. OF NATURAL RESOURCES	3006004300006	EXEMPT
JONESVILLE LUMBER CO.	3006005000002	13,442
JONESVILLE INDEPENDENT	3006005000004	650
JONESVILLE HARDWARE	3006005000005	4,428
VEAR ACCOUNTING	3006005000006	1,869
NASSAH INC.	3006005000009	10,142
F & V 4000, INC. - NASH DRUGS	3006005000013	6,872
ANGS STORE INC.	3006005000014	4,791
POWERS CLOTHING	3006005000015	1,549
JONESVILLE DAIRY TREAT	3006005000017	25,085
JONESVILLE INDEPENDENT	3006005000019	1,000
STATE FARM INSURANCE	3006005000019 119	8,854
DON HOLMES INC.	3006005000028	2,663
BUDS COUNTRY MARKET	3006005000029	82,692
THE BOOK HOUSE INC.	3006005000030	83,312
WALTERS DIMMICK PETROLEUM	3006005000032	9,203
UNIQUE CURIOS	3006005000033	0
EAGLE FUNERAL HOME	3006005000034	2,388
J.R. & ELAINE CARSON	3006005000035	44,940
COUNTRY SQUIRE BARBER SHOP	3006005000037	438
DON SCOTT DRILLING	3006005000043	30,062
CANTEEN SERVICE	3006005000044	13,650
JONESVILLE PASTRY SHOP	3006005000047	421
ANTONIN SLOVACEK/INTERDYNE INC.	3006005000048	315,725
VACO PRODUCTS	3006005000049	382,784
ANDREW MACK & SON	3006005000057	3,158
MERLE & JOYCE YOUNG	3006005000065	7,384
PAP SQUARED	3006005000066	1,731
SANDRA BONTRAGER/HAIR STOP	3006005000067	3,315
SILVER PLATTER REST.	3006005000074	11,917
GARY HAWKINS/JONESVILLE AMOCO	3006005000080	6,700
VIDEO CONNECTION	3006005000092	39,460
AIN STREET PIZZA	3006005000131	7,312
SHARP JEWELERS	3006005000138	14,000
JAMES MARKS, ATT.	3006005000142	14,000
J. P. CLEMENTS/POWELL LEASING CO.	3006005000143	6,711
MICHAEL FLOWERS	3006005000145	2,769
WAL-MART	3006005000152	460,318
VILLAGE OF JONESVILLE	3006008100004	EXEMPT

EXHIBIT 7- DDA PROPERTY VALUATIONS

OWNER	TAX ID	1993
ROBERT C. & BARBARA SLOAN	3006008200004	250
MANOR FOUNDATION	3006008200005	EXEMPT
HOWARD OR DAVID HOUCEN	3006008200007	82,000
Split into: Howard or David Houchen	3006008200001	
& Carter Lumber	3006008200008	
WAL-MART	3006009100033	2,074,000
M.J. MOROUN dba JONESVILLE DVLPT. CO.	3006009100034	71,450
M.J. MOROUN dba JONESVILLE DVLPT. CO.	3006009300017	46,900
VACO PRODUCTS	3006060001004	4,300
VACO PRODUCTS	3006060001006	4,700
CONSUMERS POWER	3006060001033	2,650
VACO PRODUCTS	3006060001034	10,200
VACO PRODUCTS	3006060001036	8,100
MICHIGAN BELL	3006060001037	0
VACO PRODUCTS	3006060001038	292,150
OWEN HAYES	3006060001039	8,600
DOUGLAS & PHIL MAY	3006060001042	12,500
POWELL LEASING	3006060001044	20,250
POWELL LEASING	3006060001045	18,500
POWERS CLOTHING	3006060001046	20,850
POWERS CLOTHING	3006060001047	18,100
F & V 4000, INC. - NASH DRUGS	3006060001048	18,650
F & V 4000, INC. - NASH DRUGS	3006060001049	22,100
PIRICZKY UPHOLSTERY	3006060001051	10,700
JAMES MARKS, ATT.	3006060001052	13,100
RON GOW	3006060001053	20,850
BRUCE MAY	3006060001054	22,800
RON GOW	3006060001055	43,500
VILLAGE OF JONESVILLE	3006060001056	EXEMPT
THOMPSON AGENCY	3006060001057	10,950
SHARP JEWELERS	3006060001059	6,300
MORAVIAN ENTERP.	3006060001060	21,100
THOMAS RINGLE	3006060001062	9,100
ARTHUR FIEBIG/SHEAR MAGIC	3006060001063	5,800
ARTHUR FIEBIG/SHEAR MAGIC	3006060001064	4,900
VANCE MOORE	3006060001065	4,650
SAUK THEATRE	3006060001066	0
LANGS STORE INC.	3006060001072	14,450
LANGS STORE INC.	3006060001073	10,800
M & C PROPERTIES	3006060001074	10,700
DENNIS BENNETT	3006060001075	25,300
H & A INVESTMENT	3006060001076	19,850
H & A INVESTMENT	3006060001077	9,500
JONESVILLE PRODUCTS	3006060001078	41,050
ANTONIN SLOVACEK/INTERDYNE INC.	3006060001079	4,550
ANTONIN & MYRNA SLOVACEK	3006060001081	134,150
VILLAGE OF JONESVILLE - PARK	3006060001123	EXEMPT
VILLAGE OF JONESVILLE - OFFICE	3006060001125	EXEMPT
JONESVILLE HARDWARE	3006060001128	18,250
DOUGLAS & PHIL MAY	3006060001129	9,900
COUNTY NATIONAL BANK	3006060001130	146,150
GARY HAWKINS/JONESVILLE AMOCO	3006060001131	31,500
SILVER PLATTER REST.	3006060001132	26,400

XHIBIT 7 - DDA PROPERTY VALUATIONS - CORRECTED

OWNER	TAX ID	1993
JONESVILLE PASTRY SHOP	3006060001133	11,000
SANDRA BONTRAGER/HAIR STOP	3006060001134	9,850
PRESBYTERIAN CHURCH	3006060001135	EXEMPT
GRACE EPISCOPAL CHURCH	3006060001136	EXEMPT
DON SCOTT DRILLING	3006065004001	24,250
J. P. CLEMENTS/POWELL LEASING CO.	3006065004002	15,450
EAGLE FUNERAL HOME	3006065004003	34,700
EAGLE FUNERAL HOME	3006065004004	13,150
EAGLE FUNERAL HOME	3006065004005	2,850
GEOLOGICAL TECHNOLOGY	3006065004007	17,350
C.A. MURPHY OIL CO. INC.	3006090001012	56,550
WM F. & KAY LOHNESS	3006090001014	14,350
J.R. & ELAINE CARSON	3006090001030	33,950
ROBERT & NANCY SHANNON	3006090001031	61,350
JAMES & JOLIE GRAVES	3006090001032	24,400
R.D. & ELLA D. LANGS	3006090001033	13,600
DEBORAH S. MADDOX	3006090001034	13,350
THOMAS K. & HELEN A. BLACK	3006090001038	1,650
MICHIGAN STATE HIGHWAY DEPT.	3006090001039	EXEMPT
DONALD & ONALEE HOLMES	3006090001045	5,250
DONALD & ONALEE HOLMES	3006090001046	27,200
DONALD C. GRAVES	3006090001047	13,050
DONALD C. GRAVES	3006090001048	22,100
BRANCH CO. FED. SVGS. & LN.	3006090001051	58,500
BUDS COUNTRY MARKET	3006090001053	273,950
WALTER & JEAN RUPP	3006090001054	99,502 9,050
WALTER & JEAN RUPP	3006090001055	14,250
JONESVILLE CITGO	3006105001016	63,400
MICHAEL FLOWERS	3006105001019	40,950
JONESVILLE MARKET	3006105001023	50,600
WM., HELEN, PHILIP TROYER	3006105001024	12,400
CLIFFORD & RUTH ADAMS	3006105001025	18,250
RALPH & MABEL BISEL	3006105001026	11,950
PHILLIP & MARTHA BOWERS	3006105001036	20,100
MICHIGAN DEPT. OF TRANSP.	3006105001039	EXEMPT
MICHIGAN DEPT. OF TRANSP.	3006105001040	EXEMPT
STATE OF MICHIGAN	3006105001045	EXEMPT
DONALD C. GRAVES	3006105001046	25,050
MERLE & JOYCE YOUNG	3006105001061	20,150
QUINCY LAND INC./QUINCY L.P.	3006105001062	100
FRANCES E. WELLS	3006105001063	27,400
BRANCH CO. COMM. HEALTH CTR.	3006105001064	0
MICH. DPT. OF TRANSPORTATION	3006105001065	EXEMPT
ROLAND & LINDA YODER	3006105001066	5,600
MICHIGAN DEPT. OF TRANSP.	3006105001067	EXEMPT
JONESVILLE PLUMB. & HEAT.	3006105001072	10,650
MICHAEL FLOWERS	3006105001073	8,000
ANN LEE APPLGATE	3006105001081	60,800
PERFORMANCE REAL ESTATE	3006105001082	54,000
		6,773,437 6,691,985

LDCA > DDA - ?

EXHIBIT 7 - DDA PROPERTY VALUATIONS

OWNER	TAX ID	1993
<u>IFT & CFT PROPERTIES</u>		
VACO (1/88-12/00)	30 06 020 000 002	16,400
VACO (12/92-12/03)	30 06 020 000 010	5,736
TIP-OFF (1/86-12/98)	30 06 025 000 004	23,482
VACO (1/88-12/00)	30 06 025 000 005	138,790
VACO (12/92-12/03)	30 06 025 000 013	235,578
JONESVILLE LUMBER CO. (-12/93)	30 06 050 000 001	<u>20,250</u>
		440,236

VILLAGE OF JONESVILLE
COUNTY OF HILLSDALE
STATE OF MICHIGAN

ORDINANCE NO. 162

AN ORDINANCE TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN.

WHEREAS, the Village of Jonesville has established a Downtown Development Authority, (hereinafter referred to as "DDA"), pursuant to Act 197 of the Public Acts of 1975 as amended, (hereinafter referred to as "the Act"); and

WHEREAS, pursuant to the Act, the adoption of a tax increment financing and development plan, (hereinafter referred to as "the Plan"), is required to establish the initial assessed values of properties; and

WHEREAS, a public hearing was properly publicized and held on May 11, 1994, as required by the Act; and

WHEREAS, other local taxing jurisdictions in which the DDA district is located were notified of the public hearing and offered the opportunity to meet with the governing body prior to the public hearing; and

WHEREAS, the Jonesville Village Council has determined that the Plan meets the requirements set forth in section 17(2) of the Act, and that the Plan constitutes a public purpose; and

WHEREAS, the Jonesville Village Council has considered the provisions of Sect. 19 (1) of the Act, to wit:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) The plan meets the requirements set forth in section 17(2).

(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 this act.

(e) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.

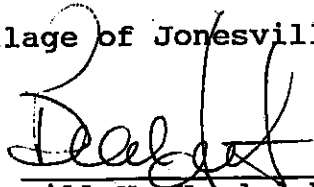
(f) The development plan is in reasonable accord with the master plan of the municipality.

(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.

BE IT THEREFORE ORDAINED, that this Council of the Village of Jonesville, pursuant to Act 197 of the Public Acts of 1975 as amended, does hereby adopt the Jonesville Downtown Development Authority Tax Increment Financing and Development Plan attached as Exhibit A and incorporated by reference.

PASSED AND ADOPTED by the Village of Jonesville, Michigan on this 18th day of May, 1994.



Bill W. Hendrick
Village President

YEAS: Hendrick, Johnson, Schutes

Warne, and Wright

(SEAL)

NAYS: Pfau

Attest:

ABSTAINED: Molinaro

ABSENT: None


Sherry L. McKitterick
Village Clerk

FILE: DDAPLAN.ORD

I hereby certify that the attached is a true and complete copy of Ordinance No. 162 duly adopted by the Village Council of the Village of Jonesville, County of Hillsdale, State of Michigan, at a Regular Meeting held on May 18, 1994 and that public notice of said meeting was given pursuant to Act. No. 267, Public Acts of Michigan, 1976, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen hours prior to the time set for the meeting.

I further certify that the following Councilpersons were present at said meeting Johnson, Molinaro, Pfau, Schutes, Warne and Wright and that the following Councilpersons were absent at said meeting None.

I further certify that Councilperson Schutes moved for adoption of said Ordinance and that Councilperson Warne supported said motion.

I further certify that the following Councilpersons voted for adoption of said Ordinance Johnson, Schutes, Warne and Wright and that the following Councilpersons voted against adoption of said Ordinance Pfau.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village and such recording has been authenticated by the signatures of the Village President and Village Clerk.

Sherry L. McKitterick
Sherry McKitterick, Village Clerk

FILE: CERT-ORD.FRM