

VILLAGE OF DECATUR DDA MEETING AGENDA

Wednesday
January 11,
2023



VILLAGE OF DECATUR
REGULAR DDA MEETING
Wednesday, January 11, 2023 – 1:00PM
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

1:00 PM DDA Meeting (Action to be taken by DDA on the following agenda items)

Note: Please be courteous and turn cell phones off during the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL (Excused Absences if Any)

4. PUBLIC COMMENT

5. APPROVAL OF CONSENT AGENDA ITEMS

5A.1 - Approval of the Regular Meeting Agenda for January 11, 2023

5A.2 – Approval of the Regular DDA Meeting Minutes for December 14, 2022

6. COMMUNICATIONS TO THE DDA – PRESENTATIONS & GUEST

6A.1 – Presentation from McKenna- Development & TIF Plan, Current Survey Results

7. UNFINISHED BUSINESS

7A.1 – Discussion regarding proposed 2023 Calendar of Events

7A.2 – Discuss the expansion of the DDA boundary

7A.3 – Public engagement approach for Stakeholder Roundtable Discussions

8. NEW BUSINESS

8A.1 – Request approval of FY24 Budget

8A.2 – Discussion regarding flowers/greenery for Summer and Fall Décor throughout Village

8A.3 – Discuss proposals for Fireworks Event

9. PUBLIC COMMENTS- SECOND OPPORTUNITY

10. DDA MEMBER COMMENTS

11. ADJOURNMENT

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the DDA during public hearings and under “Public Comment,” members of the audience may address the DDA, please limit your comments to three minutes or less per item. Please step up to the Podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
 2. Verbal report provided by staff.
 3. The Chairperson asks DDA members if they have any questions for staff to clarify the staff report.
 4. Motion is made by a DDA member and seconded by another DDA member.
 5. The Chair then calls on DDA members to discuss the motion if DDA members wish to discuss.
 6. The Chair calls for a vote on the item after discussion has occurred.
-

Village of Decatur
Downtown Development Authority

Wednesday, December 14, 2022, at 1:00 P.M
Village Hall, 114 N. Phelps Street
Decatur, MI 49045

I. Call to Order

Tapper called the meeting to order at 1:03 P.M.

II. Pledge of Allegiance

III. Roll Call

James Creagan (First State Bank) excused, Jay Newell (Newell Insurance), Lee Moser (Moser Financial Group) excused, David Moorman (Moorman Printing), Roger Kemp (Decatur Automotive Supply), Elissa Zimmer (Webster Memorial Library), Mary Miller (Mousse Lodge), Jami Swihart (Honor Credit Union), Matt Cooper (Cooper Law), Christopher Tapper (Village Manager), Rebecca Harvey, (Village Planner- McKenna), Danielle Bouchard (McKenna), Megan Duncan (Clerk/Treasurer), Shantel Pentland (Administrative Assistant).

IV. Public Comments

Tyler August, Government & Community Vitality Educator from MSU Extension gave a brief presentation on some programs that may be of interest to the DDA- Savvy Tips for Starting a Small Business, Land Use Training programs, Master Citizen Planner webinars, and the Sustainable Built Environment Initiative.

V. Approval of Agenda & Meeting Minutes

Cooper offered a motion to approve the agenda for December 14, 2022, supported by Newell, including meeting minutes from November 9, 2022, carried unanimously 6-0.

VI. Presentation and Guest – McKenna & Associates – DDA Development Plan

Representatives from McKenna & Associates were in attendance. Bouchard briefly discussed some results from the community survey. Discussion ensued regarding what specific projects/ issues the board would like to have addressed in the plan. DDA Members, along with survey feedback, provided these responses: public gathering spaces for events, replacing benches and trash receptacles and worn fixtures, installing wayfinding signs, the continuation of annual events.

VII. Unfinished Business

- a. Pentland provided an update on the Holiday Parade and Light Up the Park, and shared feedback from community members. Members shared their opinions as well; general feedback was all positive with recommendations on how to improve the events for next year.
- b. Bringing the Culpepper & Merriweather Circus to the community was discussed, members are interested in knowing if this is still an option for summer 2023. Pentland will follow up with the company to gather more details for January's meeting.

VIII. New Business

- a. Lengthy discussion regarding the proposed 2023 calendar of events ensued. The calendar was adjusted according to member suggestions and will be presented at the January meeting for approval.

IX. Public Comments- Second Opportunity

None

X. DDA Member Comments

None

XI. Adjournment

Miller made a motion with support from Newell to adjourn the meeting at 2:00 P.M.

Minutes submitted by: Shantel Pentland, Administrative Assistant



2023 Development Plan and Tax Increment Financing Plan

DOWNTOWN DEVELOPMENT AUTHORITY
VILLAGE OF DECATUR, MICHIGAN

DRAFT – JANUARY 2, 2023



2023 Development Plan and Tax Increment Financing Plan

for the

VILLAGE OF DECATUR
DOWNTOWN DEVELOPMENT AUTHORITY

Downtown Development Authority (DDA) – Village of Decatur, Van Buren County, Michigan

Recommended by the Downtown Development Authority (DDA):

Approved by the Decatur Village Council:

Prepared with the Assistance of:



235 East Main Street, Suite 105
Northville, MI 48167
(248) 596-0920
mcka.com

Acknowledgements

The participation and cooperation of residents, members of the business community, community stakeholders, and agency leaders in preparation of the Decatur 2023 Downtown Development and Tax Increment Financing (TIF) Plan is greatly appreciated. We send a sincere ‘thank you’ to everyone who participated in its development.

In particular, we acknowledge the efforts of:

DOWNTOWN DEVELOPMENT AUTHORITY (DDA) BOARD

James Creagan – First State Bank
Jay Newell – Newell Insurance Agency, Inc
David Moormann – Decatur Republican
Lee Moser – MWA Financial Services Inc, Modern Woodman of America
Elissa Zimmer – Van Buren District Library
Roger Kemp – Decatur Automotive Supplies
Mary Miller – Mousse Lodge
Jami Swihart – Honor Credit Union
Matt Cooper – Cooper Law Office

VILLAGE COUNCIL

Ali Elwaer –President
Charlene Jackson – President Pro Tem
Kim Gunther – Trustee
Janice Benson – Trustee
Jessica Pelfrey – Trustee
Michael Verran – Trustee
Robert Mead Jr. – Trustee

VILLAGE STAFF

Christopher Tapper – Village Manager
Megan Duncan – Village Treasurer.
Shantel Pentland, Administrative Assistant

This Development and TIF Plan contains the information required by Sections 125.4214 and 125.4217 of Public Act 57 of 2018, the Recodified Tax Increment Financing Act.

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Executive Summary

Introduction

The purpose of this Development Plan and Tax Increment Financing (TIF) Plan is to provide for the acquisition, construction, and financing of the necessary street, sidewalk, lighting, streetscaping, parking, leisure, recreational, and other facilities in Decatur's Downtown District. The 2023 Development Plan and TIF Plan are anticipated to carry out the objectives of the Downtown Development Authority (DDA) so as to prevent any deterioration of the Downtown District while promoting economic growth, which is to the benefit of all taxing jurisdictions located within and benefitted by the Downtown District.

Public Act 197 of 1975, the Downtown Development Authority Act, has been one of the most successful tools to facilitate reinvestment and the boom in popularity of downtowns. With over 40 years of success, 100s of DDAs in Michigan have been established to revive declining downtowns. While Public Act 57 of 2018 replaced the DDA Act, the entity along with its powers and duties remains. All the powers and duties are given by P.A. 57 of 2018 and are excerpted below:

An ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.

The DDA wishes to attract and stimulate additional investment in the development area as well as maintain and nurture existing businesses and partnerships. As such, this Plan includes marketing, economic development, organizational, and planning and design project(s) to stimulate investment in the District.

As required by P.A. 57 of 2018, the Decatur Downtown Development Authority has prepared this Development and Tax Increment Financing Plan to guide the continued development of the Downtown District. It is the purpose of this Development and TIF Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with P.A. 57 of 2018, for the purpose of stimulating and encouraging private investment.

Overview of Decatur's DDA

The Village of Decatur DDA was established on August 17, 1981 to support and encourage the growth and development of Downtown Decatur. The purpose of the Downtown Development Authority is to eliminate causes of deterioration and to promote and provide for the economic growth and improvement of the business district of the Village.

Additionally, in 1981, Village Council adopted the 1981 Decatur Downtown Development Plan, which includes details pertaining to a land use and economic analysis, redevelopment concepts, and recommendations for parking, transportation, as well as other elements.

Since the Downtown Plan was adopted in 1981, the needs of Downtown Decatur have significantly changed. Further, nationwide trends pertaining to downtown shopping, dining, parking, and other aspects have drastically shifted since the 80's. In addition to all of those changes, the Covid-19 pandemic in 2020 became a catalyst for emerging trends in downtowns regarding aspects such as outdoor seating and dining, public spaces, food trucks, online purchasing and ordering, and curbside pickups.

The Village of Decatur DDA Boundary can generally be described as encompassing the downtown core and immediately adjacent areas. The road boundaries of the Development Area include Williams Street to the west, just south of Sherwood Street to the South, George Street to the east, and just north of Saint Marys Street to the North.

Through the initial existing conditions analysis of the DDA Boundary area, it has been determined that less than 100 people reside within its boundary. Thus, a Development Area Citizens Council (DACC) is not required as a component of this Plan.

A BRIEF HISTORY OF DECATUR

Located in Southcentral Van Buren County (Southwest Michigan), the Village of Decatur is surrounded by Decatur Township and Hamilton Township. The Village of Decatur is generally located approximately 30 miles southwest of the City of Kalamazoo, 40 miles north of the City of South Bend, Indiana, 25 miles east of Benton Harbor, and approximately 33 miles south of the City of Allegan.

Van Buren County as a whole is known in the West Michigan region for its rural character, prime farmland, natural landscape, and approximately 13 miles of coastline along Lake Michigan.

The Village of Decatur has historic roots in the region, as it was established as a Village in the year 1861. The Village was founded in 1847, and named after Stephen Decatur, Jr., who was celebrated as a hero of the War of 1812.

In the Village, several prominent industrial businesses comprise the majority of the Village's economic vitality. These businesses include Special-Lite Inc., Midwest Fasteners, Dole, and Cargill. The Village's prime location between Chicago and Detroit secured its place along the rail-line in the 1800s. As such, the Village started to grow in population and various industries started to emerge, such as saw mills, a tannery, factories, grain mills, produce warehouses, and a stockyard.

Today, the Village of Decatur boasts a strong historic presence and unique small-town charm, with two-story brick and siding buildings lining the streets of Downtown. Downtown Decatur includes a plethora of local businesses, civic buildings and uses, as well as other entertainment options such as restaurants, personal services, and small shops.

VISION STATEMENT

The DDA's mission is to eliminate causes of deterioration and to promote and provide for the economic growth and improvement of the business district of the Village.

DDA Goals and Objectives

Goals are general in nature and are statements of ideals. Goals represent the values and environment that the community views as important to protect. Objectives, in contrast, are more specific and are intended to provide a strategy for achieving the goals.

Together, the goals and objectives provide the foundation for the DDA's Development Plan and framework for implementation.

01

Goal: Economic Repositioning. Encouraging the growth and development of Downtown Decatur by supporting the highest and best use of property and tenant spaces, coordinating business attraction efforts, business assistance programs, and redevelopment.

OBJECTIVES:

- » **Business Assistance.** Provide resources and guidance to businesses on how best to interact with the public realm to ensure consistency, equity, and uniformity in the district.
- » **Business Attraction.** Develop and deploy economic development, marketing, and regional outreach strategies to secure Decatur's spot as the premier Van Buren County Downtown for prospective businesses to site and grow entrepreneurial vision.
- » **Technical Assistance.** Provide businesses and community members with technical assistance.
- » **Marketing and Promotion.** Develop strategies to promote and advertise Downtown Decatur as a means to attract businesses, residents, and customers.

02

Goal: Placemaking and Design. Utilizing the DDA's resources to plan, design, and construct an innovative and unique sense of place to complement Downtown Decatur's historic charm.

OBJECTIVES:

- » **Public Programming.** Ensure that the public infrastructure and utilities are provided to support community growth.
- » **Amenities and Culture.** Foster the growth of Decatur's cultural presence through support of the arts, creation of public space, and sponsorship of public events.
- » **Outdoor Recreation.** Support the growth and development of Downtown Decatur as a regional destination for outdoor recreation activities.
- » **Aesthetic Enhancements.** Continue to invest in Downtown Decatur's physical character to create a welcoming atmosphere.

03

Goal: Infrastructure and Transportation. Ensuring Downtown Decatur, and the surrounding areas, are fitted with modern and efficient infrastructure to upkeep and enhance the Village's transportation and utility network.

OBJECTIVES:

- » **Mobility Improvements.** Invest in new mobility infrastructure, bike system improvements, and pedestrian enhancements that connect Decatur residents to Downtown and other Village resources such as parks, cultural institutions, and businesses.
- » **Streetscape Improvements.** Work to update, reimagine, and reinvest the streetscape within the Development Area to create a cohesive transition to and from the Downtown Core.

04

Goal: Organization and Partnerships: Developing the necessary administrative tasks and fostering partnerships to implement projects.

OBJECTIVES:

- » **Regional Assistance.** Pursue regional economic development options and assistance programs such as the Michigan Economic Development Corporation's Redevelopment Ready Communities certification.
- » **Supporting Collaboration.** Support and encourage working partnerships between Village Departments and applicable committees/organizations to realize a common vision for Downtown Decatur.
- » **Enhanced Partnerships.** Continue to support and search for new public and private partnerships that will help to further build community connections and support project implementation.

Development Plan



Designation of Boundaries of the Development Area

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(A)

A Development Area encapsulates an area, within the downtown district established by the DDA, for proposed future development that will be guided by a development plan and financed through Village funds and other local donations.

The Decatur DDA Development Area can generally be described as encompassing the downtown core and immediately adjacent areas. The road boundaries of the Development Area include Williams Street to the west, just south of Sherwood Street to the South, George Street to the east, and just north of Saint Marys Street to the North.

Map 1 shows the boundaries of the Development Area.

Legal Description of the Development Area

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

The legal description of the Development Area boundary is contained in Appendix A, as provided by the Village of Decatur.

Location and Extent of Existing Streets and Other Public Facilities Within the Development Area; and the Location, Character and Extent of Existing Public and Private Land Uses

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

Existing land uses in the Development Area are shown on Map 3: Existing Land Use, and are classified based on GoogleEarth, Village, and County data.

The Existing Land Uses within the DDA Boundary are largely commercial and public/semi-public in nature, with a variety of retail and restaurant establishments in mixed-use buildings. Further, within the DDA Boundary, there is a notable amount of public/semi-public land uses encompassing Downtown parking lots, Village Hall, Decatur District Library, Post Office, and other municipal buildings. Lastly, the DDA Boundary encompasses several residential land uses with single-family homes.

A further breakdown of the residential, commercial, mixed-use, industrial, and public/semi-public land uses are described below.

RESIDENTIAL USES

Residential uses within the Development Area are classified into one (2) housing typologies:

1. **Single Family Residential.** This classification includes parcels with one-family, detached homes.
2. **Multi-Family Residential.** This classification includes parcels with multiple families residing in attached units. In Decatur, multi-family residential buildings are typically apartment units.

COMMERCIAL USES

Decatur's Development Area is home to a variety of commercial businesses that can be subclassified into multiple commercial uses.

1. **Single-Use Commercial.** This classification includes all retail businesses within the Development Area in which commercial establishments are the only dedicated use located on the site. Primarily, the single-use commercial classification includes single-story commercial businesses, personal care establishments, and other similar uses.
2. **Single-Use Restaurant/Entertainment.** This classification within the commercial designation includes sites in which a bar or restaurant is the sole dedicated use on site.
3. **Single-Use Office.** The single-use office classification includes all single-story office buildings that which are the solitary land use located on the site.

MIXED-USES

Decatur's Development area also includes a variety of mixed-use development located primarily within the Downtown Core. The mixed-use land uses greatly contribute to the Development Area's downtown historic charm and context. For the purposes of this analysis, the mixed-use classification is subclassified into several different types of mixed-uses:

1. **Mixed-Use Commercial.** This subclassification includes all the sites within the Development Area, particularly within the Downtown Core, that include ground floor commercial or retail businesses with upper floor residential dwelling units or offices.
2. **Mixed-Use Office.** Within the Development Area, several sites are subclassified as mixed-use office. These lots are located within the Downtown Core and include businesses with ground floor office space with upper floor residential dwelling units.
3. **Mixed-Use Restaurant/Entertainment.** Lastly, the Development Area consists of mixed-use developments with ground floor bars or restaurants and upper floor residential dwelling units or office space.

PUBLIC / SEMI-PUBLIC USES

Public and quasi-public land uses include government and municipal buildings and facilities such as the Decatur Village Hall, Van Buren District Library, and Village-owned parkland. Additionally, the Public / Semi-Public designation includes Village owned parking lots located within the Development Area.

VACANT LAND

Vacant land includes all parcels which have no apparent use at the time of the survey or are undeveloped.

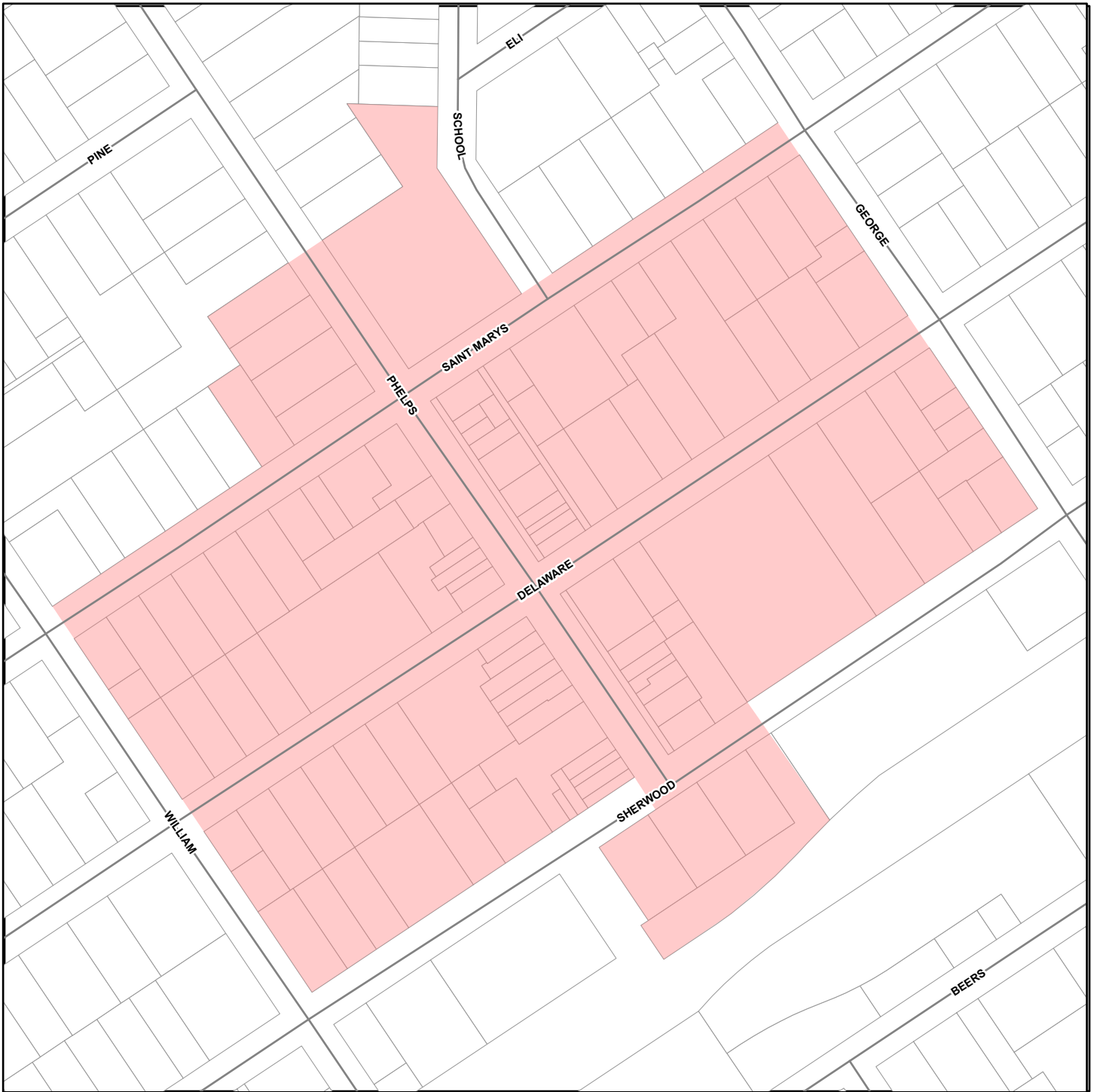
Streets and Other Public Facilities

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

There are a few parcels dedicated to the railroad rights-of-way within the Development Area, in addition to street rights-of-way, alleys or easements.

Public streets within the Development Area include portions of the following:

- Delaware Street
- Phelps Street
- Sherwood Street
- Saint Marys Street
- School Street





DDA Boundary

Village of Decatur, Michigan

October 14, 2022

LEGEND

-  DDA Boundary
-  Parcels



0 100 200
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Van Buren County 2022. McKenna 2022.





Existing Land Use

Village of Decatur, Michigan

October 27, 2022

LEGEND

- Single Family Residential
- Multi-Family Residential
- Commercial/Office
- Mixed-Use
- Public/Semi-Public
- Vacant



0 100 200
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Van Buren County 2022. McKenna 2022.

Location and Extent of Proposed Public and Private Land Uses

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(B)

Proposed land uses for the Development Area are generally consistent with those in the Village's Master Plan, completed in 2017. Mixed-use developments, entertainment opportunities, public spaces, and contemporary upgrades to make the downtown a more desirable, walkable, attractive district are envisioned. It is the intent of this Plan that all potential land use changes are contingent upon agreement between the property owner, DDA, Village of Decatur, and the Decatur Planning Commission. Redevelopment must also be considered within the context of the Village's Comprehensive Plan and zoning regulations to further the DDA's adopted goals.

Existing Improvements in the Development Area to be Demolished, Repaired or Altered, and Time Required for Completion

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(C)

The implementation projects detailed in Table 1 are anticipated to be accomplished over the next 20 years and further the priorities of the DDA.

Public improvements that Table 1 identifies many possible improvement projects. The DDA may assist with renovation, alteration, and repair of existing public improvements such as public roads and utility facilities within the Development Area boundaries; assistance with construction of public infrastructure, utilities, and drainage improvements; landscaping, lighting, sidewalks, open space, and streetscape enhancements; installation of public art; construction of new improvements such as the addition of sidewalks and bike paths; repair/upgrading and installation of street lights; and public transportation facilities. Improvements will be located throughout the Development Area, along the road corridors, at the focal intersections and gateways, or on publicly owned or controlled sites.

The full extent of demolition, repair, or alternation of existing improvements is not yet known since design plans have not been completed for the various projects. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure is likely a part of the various projects, including sidewalks, curbing, pavement, above and below-ground utilities, decorative walls, fencing, and others. Replacement of landscaping, public signs, lighting and other projects may require demolition, removal, repair or alteration to the existing conditions. Further, redevelopment of privately owned sites may be assisted, on a case-by-case basis, consistent with the priorities and procedures in this Plan, and only as permitted under PA 57 of 2018.

The projects listed in Table 2 below have been identified as a result of a robust public engagement process that includes:

- Strategic working session with the DDA Board and Village Staff
- Online survey administered to the public
- Three (3) public stakeholder round tables

Table 1: Planned Projects within the Development Area

Phase I: 2023-2027

Goal / Objective	Project Name/Brief Description	Estimated Cost
Economic Repositioning		
Marketing and Promotion	Downtown Branding	
	» Hire or designate a marketing coordinator for Downtown branding options and activities	\$50,000
	» Create a Downtown branding unique to the Village of Decatur	
	» Utilize the branding for marketing and promotion activities	
Business Attraction	Local Entrepreneurs	
	» Seek out opportunities to partner with local entrepreneurs or developers to expand the commercial, office, and/or residential presence in Downtown Decatur	\$3,000
	Business Support and Expansion	
	» Establish partnerships with local business owners to determine the highest and best use of properties in Downtown	\$3,000
	» Continue to work with current Downtown business owners to identify areas and partnerships to support the growth of current operations	
Technical Assistance	Mini-Grants	
	» Determine if additional funding can be secured to further assist property owners as needed	\$25,000
Placemaking and Design		
Aesthetic Enhancements	Façade Improvement Program (\$5,000/year)	
	» Administer the Façade Improvement Program and streamline the application review process.	\$25,000
Amenities and Culture	Public Art	
	» Seek partnerships with local artists or schools to implement more public art in the Downtown	\$1,000
Organization and Partnerships		
Regional Assistance	State Programs	
	» Work with economic development agencies to become Redevelopment Ready Community (RRC) certified	\$5,000
	» Work the State Historic Preservation Office (SHPO) to obtain historic designation on Downtown's premiere qualified properties	
	» Become a certified Main Street community	
Supporting Collaboration	Downtown Business Association	
	» Maintain and enhance partnerships with local business owners	\$5,000
	» Develop a Downtown Business Association with Development Area property owners for project implementation and create a common Downtown vision	
TOTAL for Phase I		\$

Phase II: 2028-2032

Goal / Objective	Project Name/Brief Description	Estimated Cost
Economic Repositioning		
Business Assistance	Incompatible Land Uses <ul style="list-style-type: none"> » Work with Village Staff and other applicable agencies to relocate incompatible land uses 	\$50,000
	Mini-Grants <ul style="list-style-type: none"> » Determine if additional funding can be secured to further assist property owners as needed 	\$25,000
Technical Assistance	Property Acquisition <ul style="list-style-type: none"> » Target available properties in the DDA area to acquire, such as the old Mercantile Bank property » Determine the highest and best use for those vacant or acquired properties 	\$35,000
Placemaking and Design		
Aesthetic Enhancements	Façade Improvement Program (\$5,000/year) <ul style="list-style-type: none"> » Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Administer the Façade Improvement Program and streamline the application review process. 	\$25,000
	Wayfinding Signage & Gateways <ul style="list-style-type: none"> » Determine optimal locations for wayfinding signs » Work with a marketing of graphics team to design and implement a wayfinding signage system in Downtown Decatur » Determine various locations for Downtown gateways to create a sense of place » Establish gateways with welcoming signage, landscaping, lighting, and other aesthetic elements 	\$35,000
	Welcoming for All <ul style="list-style-type: none"> » Expand Decatur's amenities to appeal to all residents and communities 	\$10,000
Amenities and Culture	Public Space <ul style="list-style-type: none"> » Seek out areas of the Downtown that can be multi-use or utilized for a public gathering space » Determine the potential amenities to be offered at the public gathering space. Such as hookups for electricity and a sound system for music and concerts » Plan multiple tertiary gathering points within the Development Area (e.g., pocket parks, outdoor dining, etc.) 	\$35,000
Infrastructure and Transportation		
Mobility Improvements	Enhanced Pedestrian Experience <ul style="list-style-type: none"> » Implement sidewalk improvements, bike facilities, and regional nonmotorized transportation alternatives as applicable 	\$100,000
Streetscape Improvements	Parking Lot Improvements <ul style="list-style-type: none"> » Determine the parking areas that need re-pavement and restriping » Repave and restripe parking lots - as needed 	\$50,000
TOTAL for Phase II		\$

Phase III: 2033-2043

Goal / Objective	Project Name/Brief Description	Estimated Cost
Economic Repositioning		
Technical Assistance	Market Study	
	» Conduct an in-depth analysis and market study of various businesses and industries needed in Downtown Decatur and projections of success	\$15,000
Technical Assistance	Mini-Grants	
	» Continue to offer Mini-Grants to property owners within the Development Area » Determine if additional funding can be secured to further assist property owners as needed	\$50,000
Placemaking and Design		
Aesthetic Enhancements	Façade Improvement Program (\$5,000/year)	
	» Develop a set checklist and guidelines for the administration of the DDA's façade improvement program. » Administer the Façade Improvement Program and streamline the application review process.	\$50,000
Organization and Partnerships		
Supporting Collaboration	Volunteer Recruitment Program	
	» During the implementation phases of each project, the Decatur DDA can consider developing a volunteer program to assist with downtown growth and development efforts	\$1,000
Total for Phase III		\$

Ongoing: 2023-2043

Goal / Objectives	Project Name/Brief Description	Estimated Cost
Economic Repositioning		
Marketing and Promotion	Enhanced Marketing <ul style="list-style-type: none"> » Create and maintain a robust online presence to market Downtown Decatur by utilizing available resources such as social media, press releases, and website enhancements » Utilize regional resources to market Decatur (such as Pure Michigan, MEDC, MDNR, and other groups as applicable) 	\$1,000,000
	Building Business <ul style="list-style-type: none"> » Continue to provide business attraction programs and initiatives in Decatur » Establish partnerships to assist with economic development activities » Develop a creative approach to business development such as business incubator events » Seek out opportunities to establish needed businesses in Downtown Decatur such as a grocer, bar, restaurant, bakery, professional offices, coffee shop, barber shop, and others 	\$300,000
Technical Assistance	Mini-Grants <ul style="list-style-type: none"> » Determine if additional funding can be secured to further assist property owners as needed 	\$20,000
Placemaking and Design		
Aesthetic Enhancements	Ongoing Maintenance <ul style="list-style-type: none"> » Ensure that Downtown Decatur remains safe and clean by ensuring trash disposal meets the needs of residents and business owners » Maintain Downtown Decatur's amenities such as benches, planters, hanging baskets, streetlamps, and other elements » Develop a schedule for the replacement of Downtown amenities as needed 	\$15,000
	Window Displays <ul style="list-style-type: none"> » Work with Downtown property owners to implement seasonal decorations and window displays 	\$3,000
Public Programming	Housing Development <ul style="list-style-type: none"> » Determine the best locations for additional housing units within the Development Area » Partner with any applicable local or regional housing agencies to construct more housing for people of all ages and socioeconomic status » Assist in the growth and development of the housing market in Decatur, acquiring property as needed for the marketing of new housing development 	\$750,000
Amenities and Culture	Public Parks <ul style="list-style-type: none"> » Continue to provide support for the various enhancements and improvements to the Village's parks. » Determine how to assist with the creation and development of new public park spaces within the DDA boundary. This can include property acquisition opportunities to redevelop into public space. 	\$100,000
	Public Festivals/Events <ul style="list-style-type: none"> » Plan and host more public events and festivals for all seasons 	\$25,000

Infrastructure and Transportation		
Mobility Improvements	Pedestrian and Bike Facilities <ul style="list-style-type: none"> » Determine bike routes that are best suited for new infrastructure to connect to a larger Villagewide or regional bike network. » Plan for all modes of transportation in Downtown (multi-modal crossings, bike parking, sidewalks, etc.) 	\$100,000
	Regional Connections <ul style="list-style-type: none"> » Assess the current Village sidewalk and bike network (and other regional bike path facilities) to support and fund bike path connections into Downtown. Consider how to connect Downtown Decatur to adjacent resort areas 	\$300,000
Organization and Partnerships		
Streetscape Improvements	Public Road/Infrastructure Improvements <ul style="list-style-type: none"> » Partner with applicable organizations to assist in the planning, design, repair, or re-placement of roads, alleys, public rights-of-way and other infrastructure. This can include the upkeep, placement, and maintenance of street trees and other similar infrastructure 	\$1,000,000
Total for Ongoing		\$
Total for 2022 – 4042		\$

1. Costs estimated for the projects are preliminary and are budget guides only; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. Funding is expected to come from a combination of sources to be evaluated and optimized by the DDA, including but not limited to grants, loans, TIF revenues, donations, etc. Expenditures will not exceed available funds. Estimates consider design, construction and associated costs.
2. Other projects that arise and are consistent with the objectives and priorities of the DDA – as outlined in this Plan – may be funded consistent with the financing methods described in the Tax Increment Financing Plan.

Location, Extent, Character, and Estimated Cost of Improvements and Stages of Construction Planned

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(E)

The Decatur DDA plans a variety of projects over the next 20 years that will help make the Downtown District into a more special and distinctive place, such as improving public infrastructure (both above and underground), enhancing streetscapes, and placing special emphasis on public gathering spaces and other amenities, as well as implementing projects that more directly lead to new private business investment and tax base increase. Facilitation of development to increase the Development Area's tax base is a high priority.

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 are listed in Table 1: Planned Projects within the Development Area. Generally, the projects described in Table 1 will be undertaken over a period of one (1) to 20 years and are proposed to remain flexible to permit the DDA to respond to private interest when said interest is expressed and as funding and land opportunities become available. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DDA to take advantage of funding and other opportunities which may arise.

As anticipated, the implementation projects in Table 1 are grouped into the following three (3) phases:

- Phase I: 2023 – 2027
- Phase 2: 2028 – 2032
- Phase 3: 2033 – 2043

This phasing is based on several factors, including input from the DDA Board members, opportunities to promote jobs and economic development, the availability of other related investments and funding, the relative speed with which various projects are likely to be accomplished, and potential collaboration and partnerships, along with the benefits and value of each to the community. It should be noted that while each project is assigned a phase and estimated timing for budget and planning purposes, the projects in Phase 1 may be expedited in Phase 1, may continue into Phases 2 or 3, may not begin until Phase 2 or 3, and those in Phase 2 or 3 may begin sooner. Overall, the projects within each phase are not mutually exclusive to one phase or another.

Cost estimates for projects in Table 1 are very preliminary as the extent of these projects is not yet known, construction/engineering drawings have not been completed, and therefore costs are presented as general budget estimates or with costs to be determined and in current 2022 dollars. Actual costs may increase or decrease based on changes, opportunities to maximize return, or factors that are unknown today. Specific plans and refined cost estimates will be completed and approved prior to the initiation of each project.

Funding will be obtained from a variety of sources such as from CDBG, MDOT, Michigan Economic Development Corporation (MEDC), Michigan State Housing Development Authority; private donations; Village funds; and additional sources consistent with PA 57 of 2018, and to be determined.

Project Descriptions

The following public improvements, activities, and projects are proposed for implementation in the Village of Decatur Development Plan and TIF Plan through 2043, the life of this Plan. Please note that not every project listed in the Table 1 above are described in further detail in this section below.

PHASE 1: 2023 – 2027

The following priority projects are proposed to be implemented over the next five years.

PHASE 2: 2028 – 2032

The projects anticipated for Phase 2 all focus on improving the business climate for the Village, public amenities, appearance, and tax base to spur reinvestment in Decatur.

PHASE 3: 2033 – 2043

The following long-term projects are intended to continue reinvestment into business attraction and assistance efforts, aesthetic improvements, outdoor recreation, and other aspects of the community. However, any of these projects may begin earlier based upon opportunities to partner, strategic timing, availability of funding, or other such determination by the DDA.

ONGOING: 2023 – 2043

The following projects are anticipated to continue throughout the life of this Plan, as funding permits.

Business Retention / Attraction. The DDA may engage in community business outreach to stimulate new economic investment, create an expanded tax base, provide public improvement incentives to attract desirable new business and investment, and to retain existing businesses.

A business recruitment and retention program may involve actions such as hiring staff or consultant(s) to assist, adopting standards for public/private partnerships, identifying financial, infrastructure and other possible incentives, and specifying the criteria for those incentives. A focus will be to ensure that the incentives are only those necessary to make the targeted private investment happen, and to maximize the public return on investment.

One business retention activity the DDA may implement early on is to provide the Village with assistance in reviewing procedures to encourage business investment in the Development Area. This will involve a review of current policies for zoning, permitting, and regulatory needs. The intent is to provide the Village with assistance in implementing Redevelopment Ready Communities (RRC) user-friendly policies (to the extent not already instituted) to encourage investment. This process will include clarifying application procedures, consolidating approvals, and implementing other efficiencies to simplify and expedite the development process.

Marketing Programs. Promotion and advertising for Downtown Decatur is a means of promoting revitalization and attracting businesses, residents and customers. The DDA may engage in marketing and public relations efforts to reinforce that Downtown Decatur is a great place to do business.

Maintaining an online presence and marketing collateral such as professionally prepared brochure(s), targeted advertising, marketing of special events, promotion of available business sites and real estate marketing, property tours, use of site consultants, and promotion of the general assets of the Development Area are all elements of a robust marketing program. Collaborative efforts may be pursued with adjacent communities, including the MEDC, Van Buren County, Decatur Township, and other stakeholders to create specific promotional programs and year-round events.

Façade Improvement Program. Throughout the duration of this Plan, the DDA will continue to assist Downtown Decatur property and business owners with improvement and enhancement efforts of building facades.

Mini-Grants. The Decatur DDA provides Downtown property owners the opportunity to apply for mini-grants funded through the DDA. Throughout the duration of this plan, the DDA will continue to administer mini-grants to property owners who submit application materials.

Public Road / Infrastructure Improvements. The DDA may partner with and assist the Village and other jurisdictions with authority on the planning, design, construction, repair, or replacement of roads, alleys, other public rights-of-way, and other public infrastructure. This may include the realignment, modification or improvement of utilities (i.e., water and sewer, storm sewers, and stormwater management facilities) and other improvements that the DDA may determine as necessary to further the goals of this Development Plan and maintain the values of properties in the Development Area.

Public road and infrastructure improvements may include, but are not limited to:

- Acquisition of land, rights-of-way, and easements.
- Studying existing infrastructure.
- Grading, erosion control, drainage, and site preparation.
- Installation of the roadbed and paving.
- Installation of new utility mains and lines, lift stations, and associated infrastructures.
- Related energy management and efficiency improvements.
- Improvements for advanced traffic management and autonomous driving.
- Installation of road lighting, signage and traffic signals and control devices.
- Vacating and closing streets, alleys, and rights-of-way, removal of the street, and remediation and landscaping, the construction of access roads and the elimination of curb cuts.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the DDA determines to be desirable in connection with this project.

Professional, Technical, Administrative and Management Assistance. The DDA may fund the ongoing professional, technical, administrative and management costs incurred in accomplishing the purposes and undertaking the projects listed in this Development Plan. Costs may include professional fees for consultants, planning, legal, engineering and architect fees, administrative and staff support, supplies, materials, postage, dues, newspaper publications, and similar as permitted under PA 57 of 2018.

There are also various management activities necessary to support ongoing DDA operations, including preparation of annual reports, twice-a-year public informational meetings, website postings and similar as required by PA 57 of 2018. This may also include the facilitation of an annual project prioritization system to guide the DDA's implementation efforts. Such a prioritization system would be based on factors such as the increased tax base created, funding and partnerships available, benefits accruing to multiple properties, significant parcels or image locations affected, ability to maintain the improvement, blight reduction, timing of elements, and other factors.

Parts of the Development Area to be Left as Open Space and Contemplated Future Use

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(F)

Various park and open space projects will be undertaken pursuant to the DDA's established listing of planned projects within the Development Area. These improvements are designed to enhance the walkability and livability of Downtown Decatur, thereby supporting property values within the community.

Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange or Lease to or from the Municipality and the Proposed Terms

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(G)

The DDA owns one parcel in the Development Area, located at the corner of North Phelps Street and West St. Marys Street. The DDA has no plans to sell, donate, exchange, or lease to or from the Village any land or building in the Development Area. If opportunities arise consistent with the goals and purposes of this Plan, land and/or building purchases may be considered and terms would be determined at that time.

Additional right-of-way and/or easements may be required to accomplish the planned streetscape, connections, utilities and other public improvements. While it is not the intent of the DDA to purchase either right-of-way or easements since considerable benefits will accrue to the abutting parcels from the public improvements, purchase may be required. Any road right-of-way acquired will be transferred to the road agency with jurisdiction.

Desired Zoning, Streets, Intersections and Utility Changes

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(H)

No zoning changes are currently proposed as part of this Plan. Zoning changes on parcels in the Development Area will be coordinated between the DDA, the Planning Commission, and the Village Council according to State enabling acts and the adopted procedures of the Village. Any change will occur in a manner that ensures appropriate future land uses within the district.

An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(I)

During the 20-year term of this Development Plan and TIF Plan, the estimated cost of the public improvements to be undertaken by the DDA is approximately \$XXX. These costs include the cost of associated administration, engineering, planning, and design.

It is anticipated that the proposed projects will be paid for, in part with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, in accordance with this Development and TIF Plan. Particularly in the early years of this Plan, it is expected that the tax increment revenues will be low, and will have to be supplemented with developer contributions, grant dollars, donations, and other funds as may become available. Projects will not be initiated until such time as sufficient funds have been identified and secured to pay for the project or debt service for project financing. Matching funds, contributions from other funding entities, grants, donations, bonding, special assessments, and other sources available to the DDA pursuant to PA 57 of 2018 may be utilized, consistent with the goals and objectives of this Plan.

It is anticipated that most projects will be financed on a “pay-as-you-go” basis using funds on-hand or accumulated from prior years’ captures. However, the DDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under PA 57 of 2018, to facilitate completion of one or more of the improvement projects. Per PA 57 of 2018, Village Council approval is required for bonding and other financings.

Designation of 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

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(J)

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The DDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with the Village Master Plan and the goals of this Development Plan. The Authority may convey any such property to another entity, yet unknown. Further, the Authority may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

The Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon Its Completion, if There Is No Expressed 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

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(K)

In the event the DDA purchases, receives a donation of, or otherwise comes to own property in the Development Area, it will conform with any bidding or land disposition process adopted by the Village or, in the absence of such procedures, the DDA will adopt suitable procedures to govern the management and disposition of property in conformance with all applicable Federal, State, and local regulations. The DDA currently has no express or implied agreement between the DDA and any persons, natural or corporate, that all or a portion of the development area will be leased, sold, or conveyed to those persons.

Estimate of the Number of Person Residing in the Development Area

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(L)

It is estimated that less than XXX people reside within the Development Area. No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by this Plan. Since less than 100 people reside in the Development Area, the Village Council was not required to appoint a Development Area Citizens Council (DACC).

Plan for Establishing Priority for the Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(M)

Not applicable. The DDA does not intend to acquire any residential property in conjunction with this Plan. Any residential properties that are redeveloped under this Plan are intended to be acquired by the private sector for private development and ownership. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the DDA will submit to the Village Council an acquisition and relocation plan, consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As dictated by that Act, provision for the costs of relocation of displaced persons, including financial assistance and reimbursement of expenses will be made.

Compliance with Act 227 of the Public Acts of 1972, Sections 213.321 - 213.332 of the Michigan Compiled Laws

REFERENCE TO P.A. 57 OF 2018: SECTION 125.4217(2)(O)

The DDA does not intend to condemn property in conjunction with this plan. However, in the future if the condemnation of property is necessary to meet the objective of this plan, the DDA will submit to the Village Council a plan and will comply with Act No. 227 of the Public Acts of 1972, as amended, Sections 213.321 to 213.332 of the Michigan Compiled Laws.



Tax Increment Financing Plan

Introduction

The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

Expenditure of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)

As provided in Public Act 57 of 2018, tax increment financing is a tool that can be used to assist redevelopment within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated Development Area are “captured” and utilized by the DDA to finance public improvements within that Development Area, which supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare and adopt a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the Village Council, are subject to public hearing, and Village Council must approve the plans by ordinance. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA, subject to approval by Council. All amendments must follow the procedures of PA 57 of 2018.

Captured assessed value is defined in PA 57 of 2018 as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the tax increment financing (TIF) plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. Tax increment revenue is generated when the current assessed value of all properties within a Development Area in each year subsequent to the adoption of the TIF Plan, exceeds the initial assessed value of those properties.

Such funds transmitted to the DDA are termed “tax increment revenues”. Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state

education tax, local or intermediate school districts, and several other entities specifically exempted under PA 57 of 2018, upon the captured assessed value of real and personal property in the Development Area.

Initial Assessed Value and Applicable Millage

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The initial assessed value under this 2022 Plan is established as the total taxable value for all real and personal property in the Development Area as of December 31, 2019 and as equalized in May 2020 which is the most recent assessment roll of the Village for which equalization has been completed at the time of adoption of this Plan. The initial assessed value of the Development Area is \$XXX.

The applicable tax levy for tax increment purposes in the Development Area will be the total millage levied by the eligible taxing jurisdictions, excluding millage's levied for debt. A list of the taxing jurisdictions and the current millage subject to capture (rates per \$1,000 of taxable value) is shown below Table 3, and totals XXX mills.

Table 2: Applicable Millage Summary

Taxing Jurisdiction	Projected Captured Millage Rate
Village of Decatur	mills
Van Buren County	mills
Total Applicable Millage	mills

Source: Village of Decatur, 2022

Estimate of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA. The tax increment revenues will be expended in the manner set forth in this Plan. Estimates of the projected growth in taxable value and projected captured revenue for the duration of this Plan are in Table 3. Both real and personal property assessments are included in the taxable value projections.

The projected annual growth in taxable value is estimated at the current equalized value for FY 2020-21, the Assessor's estimated taxable value for FY 2021-22, and thereafter at 2.3% increase per year. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at \$194,216.

The actual tax increment revenue to be transmitted to the DDA will likely vary from the estimates herein based upon the actual tax levies of the taxing jurisdictions and the actual taxable value in the Development Area over the duration of the Plan. Additional increases in the assessed valuation for the Development Area and resultant tax increment revenues may occur from new other construction, expansion, rehabilitation, appreciation of property values, or other factors. Such increases are beyond those projected in this Plan, but if increases occur, the tax increment revenues will be spent according to this Plan to accelerate the implementation of the public improvement program. It is the intention of the DDA to use the entire captured assessed value in the Development Area for the purposes defined in the Development Plan and period hereinafter set forth, and to not exclude assessed value growth in property resulting solely from inflation.

Table 4: Future Capture Projections

Fiscal Year	Millage	Total Taxable Value	Total Captured Value	Total Tax Increment Revenue
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				
2043				

a. Annual increase in taxable value estimated at 2.3% (average increase from 2010 to 2020)

b. 2021 Taxable Value estimated based on 2022 figures

c. Millage rate source: Village of Decatur, 2022

Table 5: Estimated Capture by Taxing Jurisdiction

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating Mills	County Mills	Total Tax Increment Revenue
2021					
2022					
2023					
2024					
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					

a. Annual increase in taxable value estimated at 2.3% (average increase from 2010 to 2020)

b. 2021 Taxable Value estimated based on 2022 figures

c. Millage rate source: Village of Decatur, 2022

Expenditure of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is outlined in Table 1 of the Development Plan. As described elsewhere, the cost estimates in Table 1 are approximations and very preliminary. These cost estimates are based solely upon concepts and have not been developed from construction drawings. Specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project.

As can be seen from the projections, the amount of TIF revenues will be very limited until such time as one or more of the larger redevelopments occur. Leveraging of funds will be very important for success. It is intended that outside grants and other sources of funding will be pursued, as permitted under PA 57 of 2018. Other private funds, in kind contributions, public-private partnerships, and non-tax increment sources will also be considered to maximize the success of this Development and TIF Plan.

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

- be used to further the implementation of the public improvement program, projects, priorities, and objectives of this Plan,
- be used to expedite any debt service to the extent possible, or
- be returned, pro-rata, to the taxing units as provided by law.

If the tax increment revenues are less than projected, the DDA may choose to:

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

The DDA shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary. Other projects that arise and are consistent with the objectives and priorities of the Plan may also be funded consistent with the financing methods described in this Plan.

Duration of the Program

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

DDA Authority maintenance and administration may utilize a reasonable portion of the annual TIF revenues. Additionally, architectural and rehabilitation assistance for facades, blight improvements to commercial buildings, signs, and interior landscaping may be funded by a portion of annual TIF revenues.

TIF revenues may be used on an as-needed basis for development projects that cannot yet be estimated for budgeting purposes, such as parcel assemblage and the acquisition of blighted parcels. Other examples of as-needed projects include right-of-way acquisition for greenways/non-motorized improvements, marketing, public/private opportunities, or other similar projects.

Annually and in accordance with Public Act 57 of 2018, the DDA shall submit to the Village Council and the State Tax Commission a report on the status of the tax increment financing account. The report shall be published annually in the official Village newspaper, or other paper, as available.

Maximum Amount of Bonded Indebtedness

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The DDA has no bonded indebtedness. Most of the DDA's proposed improvements are planned to be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year and held in reserve to allocate for projects. However, bonded indebtedness may be undertaken if the DDA determines, subject to Village Council approval, that it would be advantageous to completing all or portions of the improvement program.

Alternately, or in combination with bond proceeds, with the approval of Village Council, the DDA may borrow funds from other sources as permitted under PA 57 of 2018. Loans from other sources may be used, depending upon the favorability of terms, availability of other funds, and suitability for the size and type of project involved.

The maximum amount of bonded indebtedness to be incurred under this TIF Plan shall be subject to Village Council approval, if the issue arises. Bonds issued under this TIF Plan may be issued in any form authorized under PA 57 of 2018.

Appendix



Appendix A: Legal Description

Appendix B:

List of Parcels within the Downtown Development Area

The following real properties, as of October 2022 are located within the Village of Decatur DDA Development Area and are eligible for TIF capture:

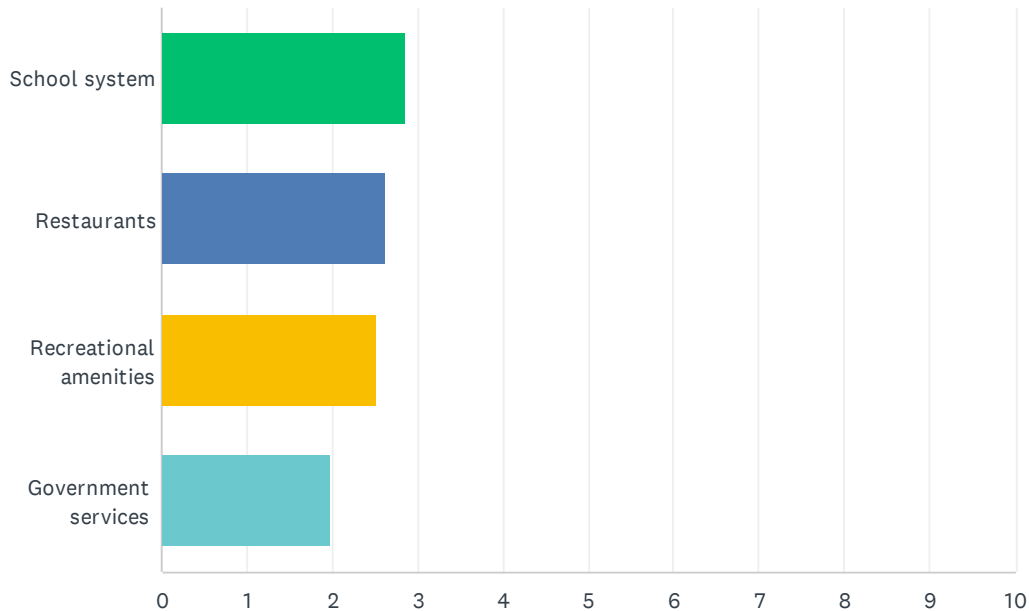
80-43-040-279-00	80-43-040-311-01	80-43-040-280-20	80-43-040-316-02
80-43-040-259-00	80-43-040-303-00	80-43-040-272-00	80-43-040-253-00
80-43-040-225-00	80-43-040-332-01	80-43-040-285-00	80-43-040-527-00
80-43-040-266-20	80-43-040-247-00	80-43-040-288-00	80-43-040-257-00
80-43-040-331-00	80-43-040-257-10	80-43-040-237-00	80-43-085-065-00
80-43-040-300-00	80-43-040-327-10	80-43-040-245-00	80-43-085-065-05
80-43-040-278-00	80-43-040-330-00	80-43-040-340-00	80-43-085-064-00
80-43-040-265-01	80-43-040-248-00	80-43-040-241-00	80-43-040-324-00
80-43-040-302-00	80-43-040-268-10	80-43-040-528-00	80-43-040-339-00
80-43-040-266-11	80-43-040-252-00	80-43-040-290-00	80-43-040-254-00
80-43-040-267-00	80-43-040-306-00	80-43-040-236-00	80-43-040-258-00
80-43-040-270-11	80-43-040-260-00	80-43-040-235-00	80-43-040-308-04
80-43-040-268-00	80-43-040-266-00	80-43-040-291-00	80-43-040-473-10
80-43-040-321-00	80-43-040-286-00	80-43-040-233-10	80-43-040-282-00
80-43-040-224-00	80-43-040-287-00	80-43-040-242-00	80-43-040-294-11
80-43-040-264-00	80-43-040-304-00	80-43-040-243-00	80-43-040-271-00
80-43-040-295-00	80-43-040-261-00	80-43-040-275-00	80-43-085-065-20
80-43-040-229-00	80-43-040-323-00	80-43-040-238-00	80-43-040-256-00
80-43-040-262-00	80-43-040-341-00	80-43-040-289-00	80-43-040-325-01
80-43-040-335-00	80-43-040-334-00	80-43-040-244-00	80-43-040-327-00
80-43-040-309-00	80-43-040-239-00	80-43-040-284-00	80-43-040-501-10
80-43-040-299-00	80-43-040-246-00	80-43-040-281-00	80-43-040-270-20
80-43-040-308-10	80-43-040-273-00	80-43-040-292-00	80-43-040-230-20
80-43-040-319-00	80-43-040-250-00	80-43-040-283-00	80-43-040-221-10
80-43-040-343-00	80-43-040-322-00	80-43-040-330-10	80-43-040-230-10
80-43-040-298-00	80-43-040-263-00	80-43-040-274-00	
80-43-040-228-00	80-43-040-315-00	80-43-040-255-00	
80-43-040-307-00	80-43-040-226-00	80-43-040-276-00	
80-43-040-342-00	80-43-040-258-10	80-43-040-526-00	
80-43-040-240-00	80-43-040-277-00	80-43-040-525-00	

Appendix C: Adoption Documents

Insert: Development and TIF Resolutions, Notices and Adopting Ordinance

Q1 Which of the following aspects of the Village of Decatur most contributes to your quality of life? Please place in order of priority, with 1 indicating the highest priority and 4 indicating the lowest priority.

Answered: 108 Skipped: 2



	1	2	3	4	TOTAL	SCORE
School system	46.73% 50	16.82% 18	12.15% 13	24.30% 26	107	2.86
Restaurants	26.42% 28	28.30% 30	27.36% 29	17.92% 19	106	2.63
Recreational amenities	14.02% 15	39.25% 42	31.78% 34	14.95% 16	107	2.52
Government services	13.21% 14	16.04% 17	27.36% 29	43.40% 46	106	1.99

Q2 What do you LIKE about the services offered by the Village of Decatur?

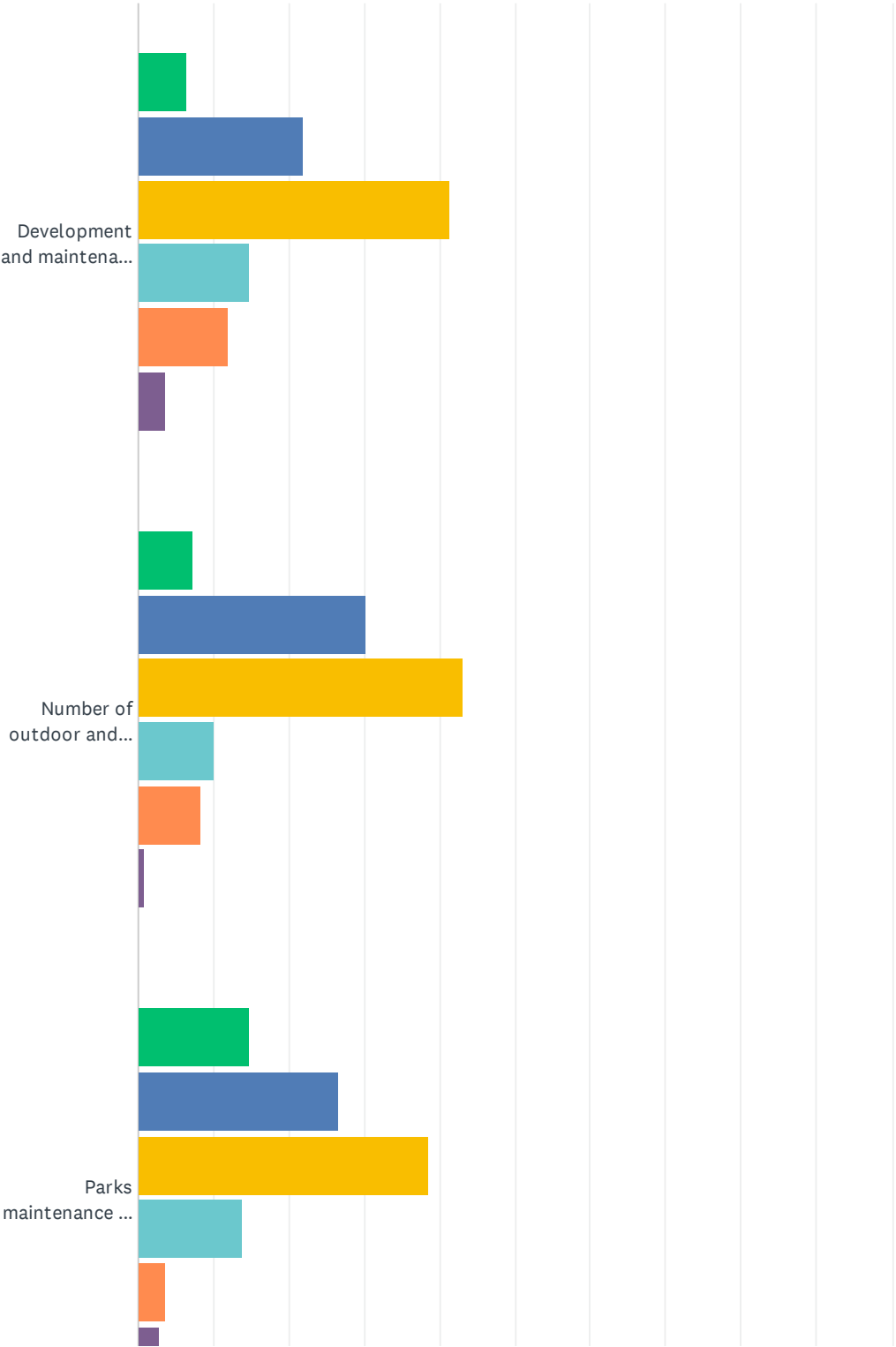
Answered: 90 Skipped: 20

Q3 What do you NOT LIKE about the services offered by the Village of Decatur?

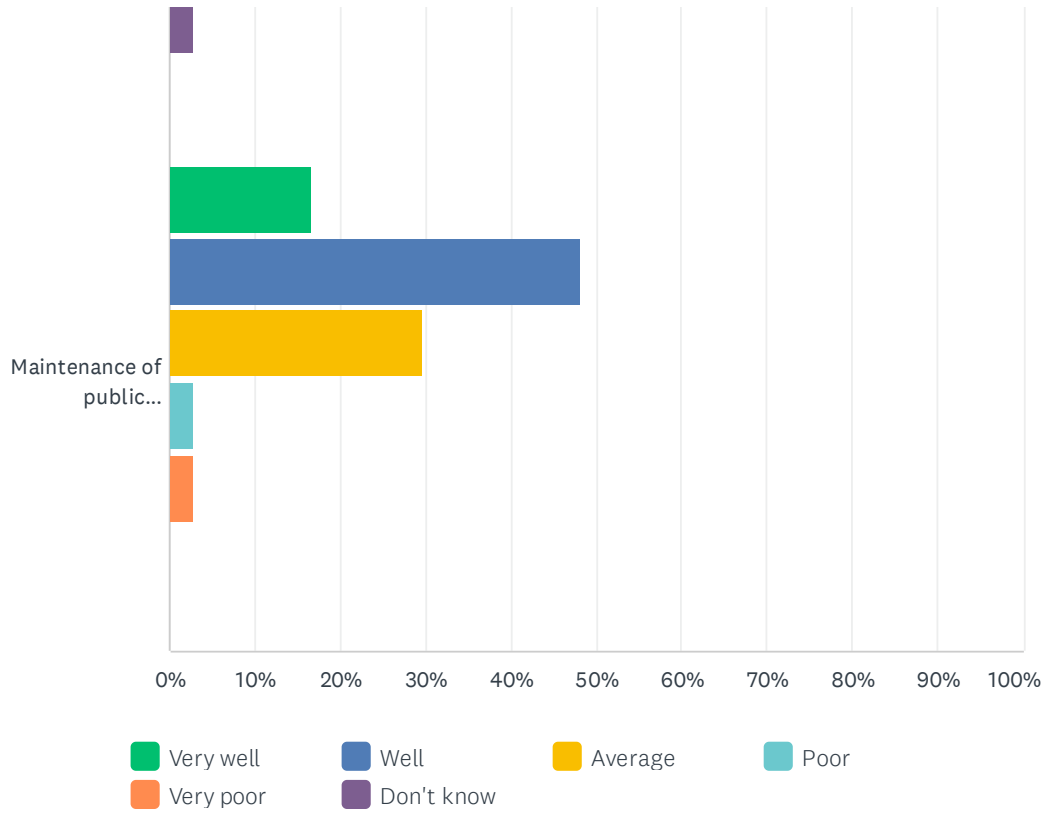
Answered: 87 Skipped: 23

Q4 From your own experience, please indicate how well you think the Village of Decatur has provided each of the services below. Choose from one of the following choices: Very well, Well, Average, Poor, Very poor or Don't know.

Answered: 109 Skipped: 1



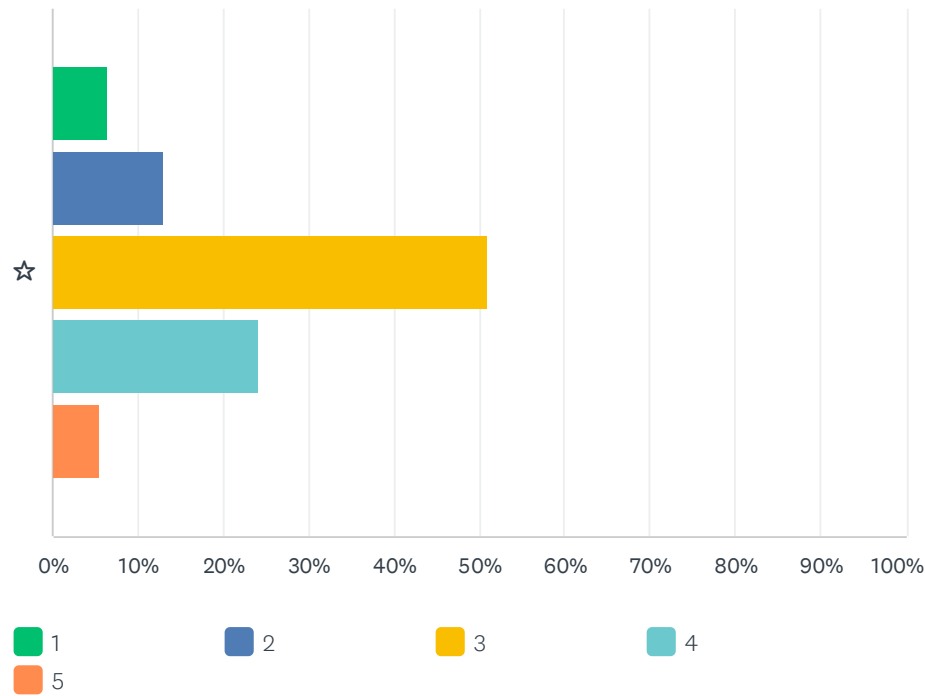
Village of Decatur - 2023 DDA Plan / Parks & Recreation Survey



	VERY WELL	WELL	AVERAGE	POOR	VERY POOR	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Development and maintenance of sidewalk/bike lane/trail system	6.42% 7	22.02% 24	41.28% 45	14.68% 16	11.93% 13	3.67% 4	109	3.15
Number of outdoor and open space areas	7.34% 8	30.28% 33	43.12% 47	10.09% 11	8.26% 9	0.92% 1	109	2.84
Parks maintenance and upkeep	14.68% 16	26.61% 29	38.53% 42	13.76% 15	3.67% 4	2.75% 3	109	2.73
Maintenance of public landscaping and street trees	16.67% 18	48.15% 52	29.63% 32	2.78% 3	2.78% 3	0.00% 0	108	2.27

Q5 Please rate the condition of sidewalks in the Village, with 1 star indicating "very poor condition" and 5 stars indicating "perfect condition."

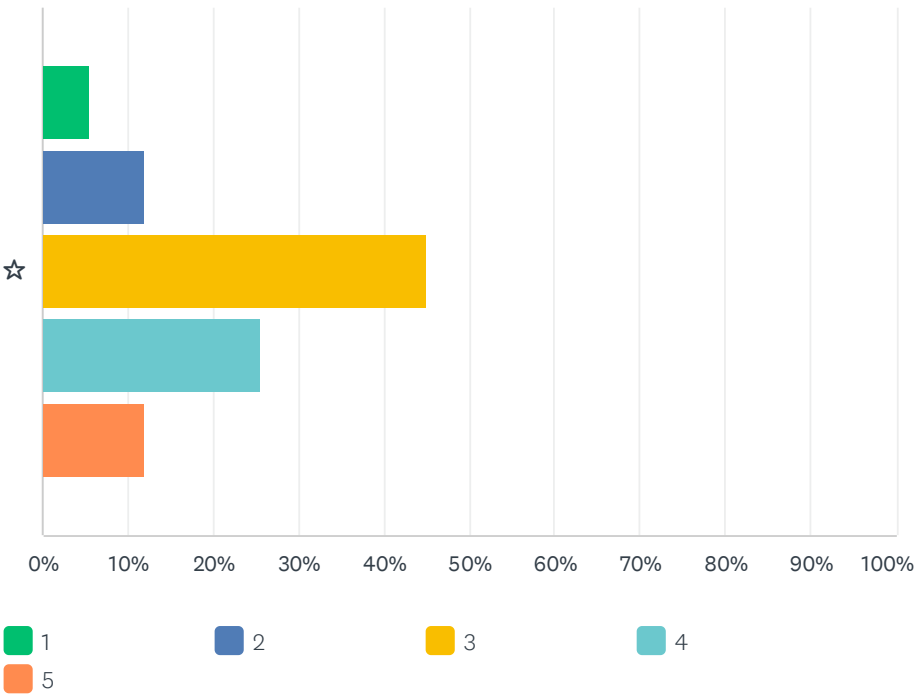
Answered: 108 Skipped: 2



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	6.48% 7	12.96% 14	50.93% 55	24.07% 26	5.56% 6	108	3.09

Q6 Please rate level of walkability in the Village of Decatur, with 1 star indicating "very poor walkability" and 5 stars indicating "very good walkability."

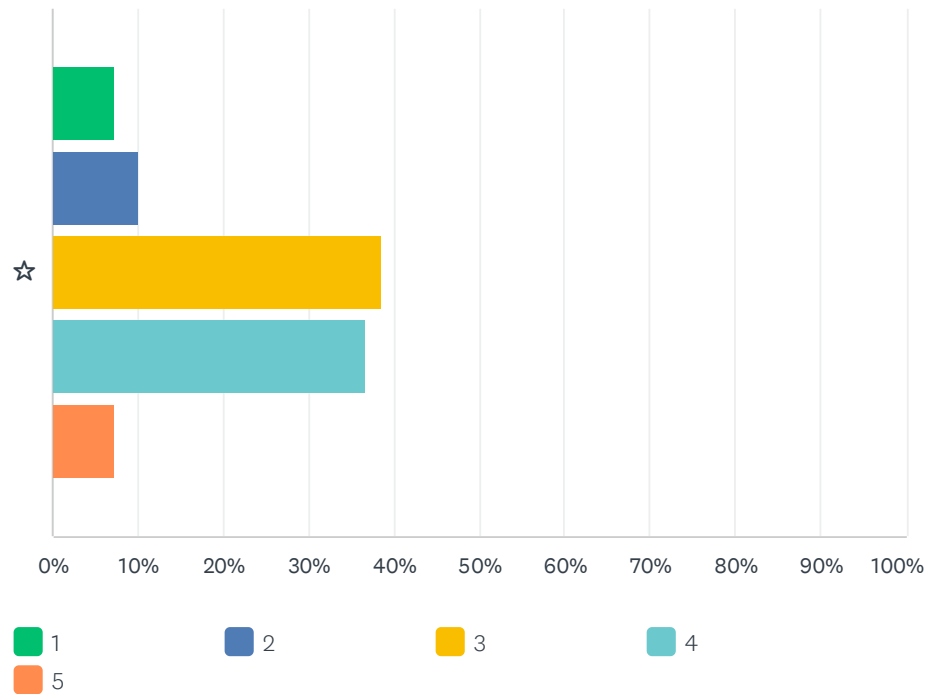
Answered: 109 Skipped: 1



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	5.50% 6	11.93% 13	44.95% 49	25.69% 28	11.93% 13	109	3.27

Q7 Please rate road conditions in the Village of Decatur, with 1 star indicating "very poor condition" and 5 stars indicating "perfect condition."

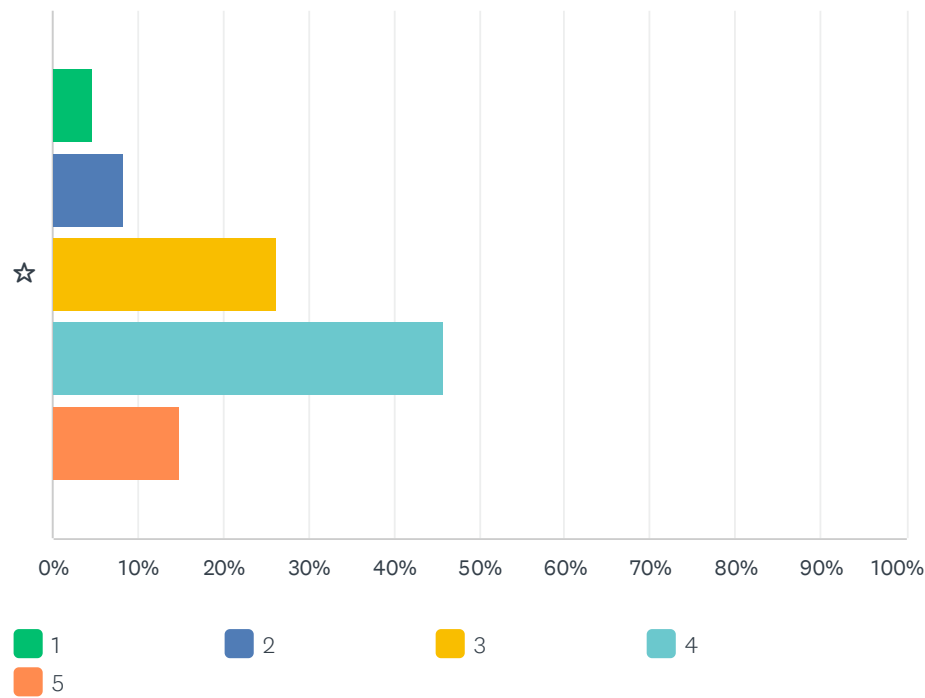
Answered: 109 Skipped: 1



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	7.34% 8	10.09% 11	38.53% 42	36.70% 40	7.34% 8	109	3.27

Q8 Please rate snow removal services in the Village of Decatur, with 1 star indicating "very poor service" and 5 stars indicating "very good service."

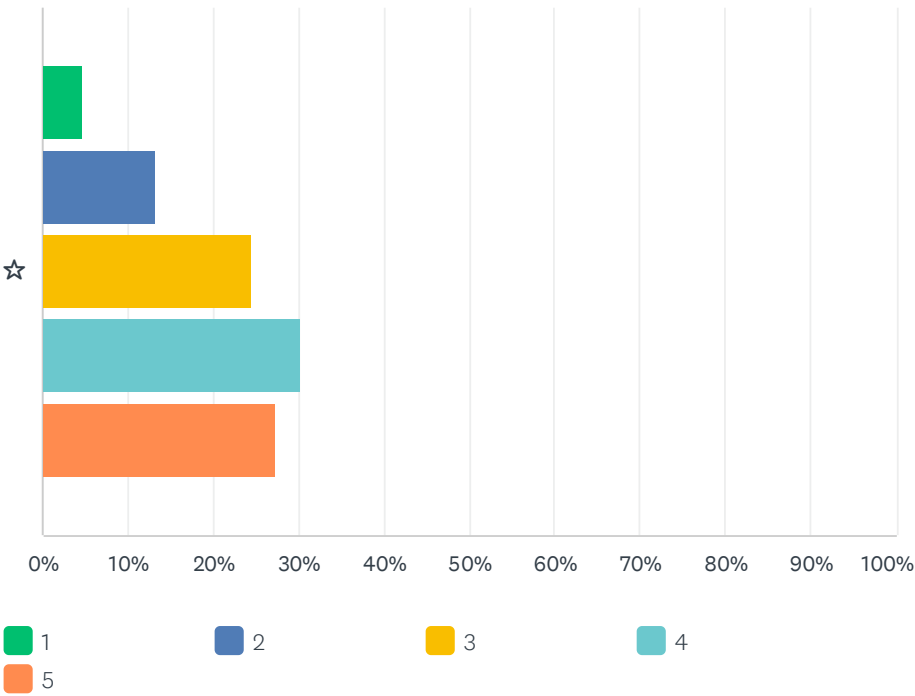
Answered: 107 Skipped: 3



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	4.67% 5	8.41% 9	26.17% 28	45.79% 49	14.95% 16	107	3.58

Q9 Please rate brush / yard waste removal services in the Village of Decatur, with 1 star indicating "very poor service" and 5 stars indicating "very good service."

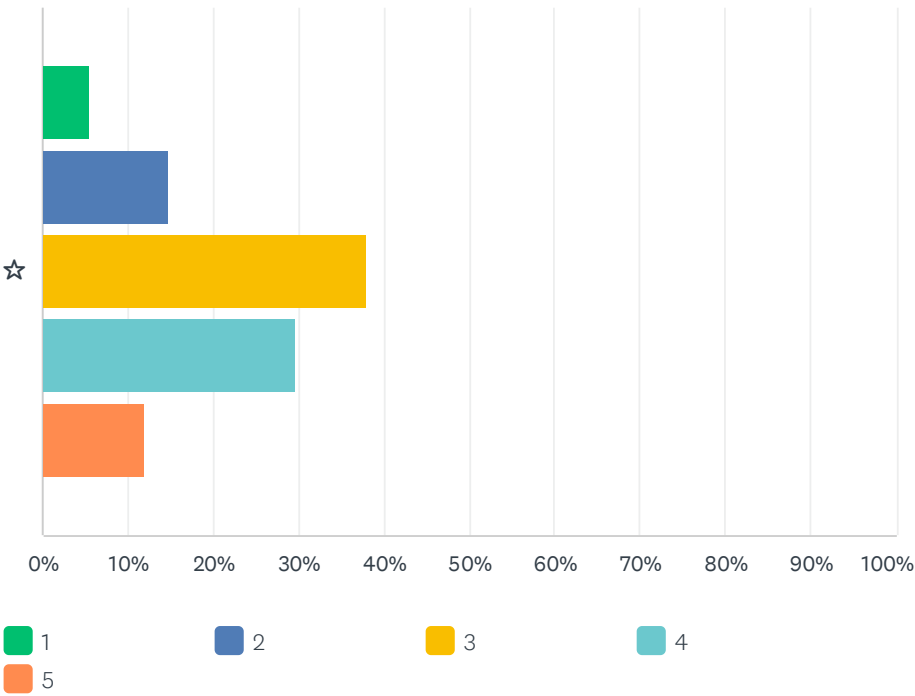
Answered: 106 Skipped: 4



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	4.72% 5	13.21% 14	24.53% 26	30.19% 32	27.36% 29	106	3.62

Q10 Please rate level of Village communication with residents through Facebook / Village website / Nixle, with 1 star indicating "very poor communication" a 5 stars indicating "very good communication."

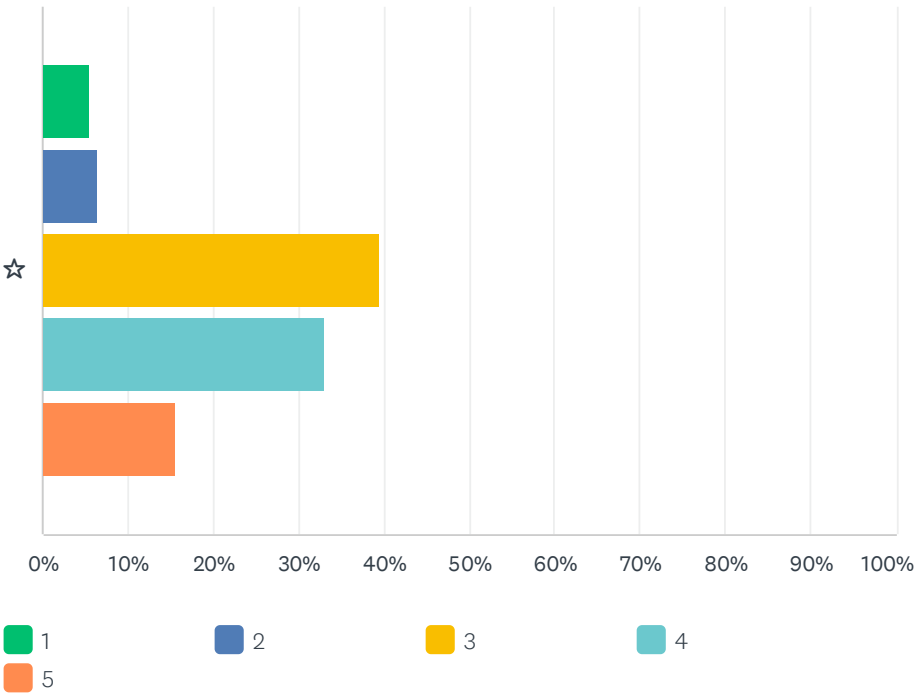
Answered: 108 Skipped: 2



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	5.56% 6	14.81% 16	37.96% 41	29.63% 32	12.04% 13	108	3.28

Q11 please rate the level of personal safety throughout the community, with 1 star indicating "very unsafe" and 5 stars indicating "very safe."

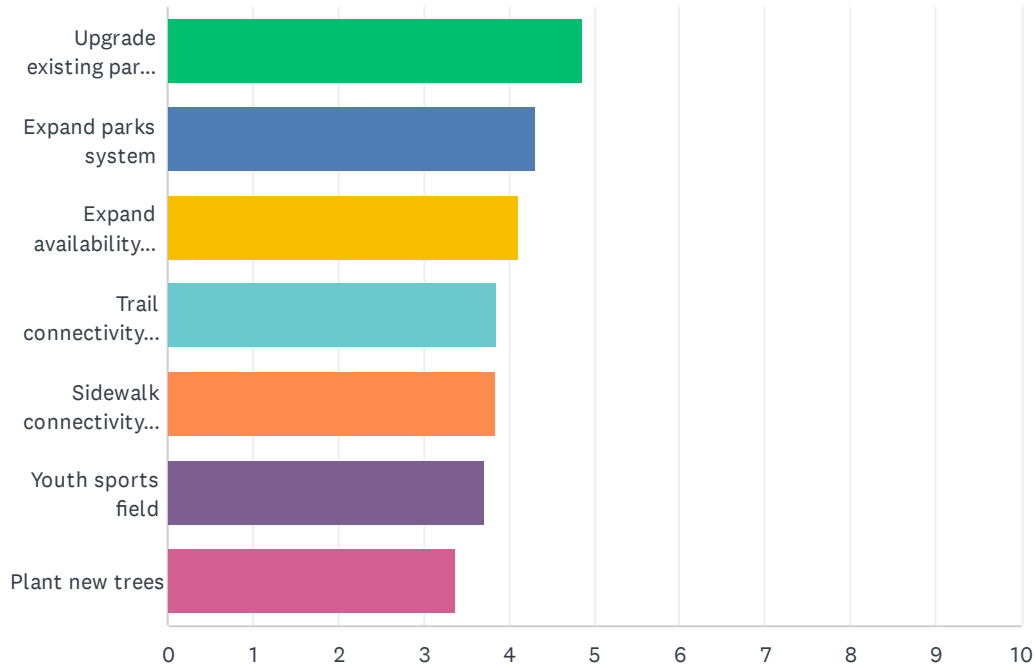
Answered: 109 Skipped: 1



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	5.50% 6	6.42% 7	39.45% 43	33.03% 36	15.60% 17	109	3.47

Q12 Please put the following items in order of priority, with 1 indicating the highest priority and 7 indicating the lowest priority.

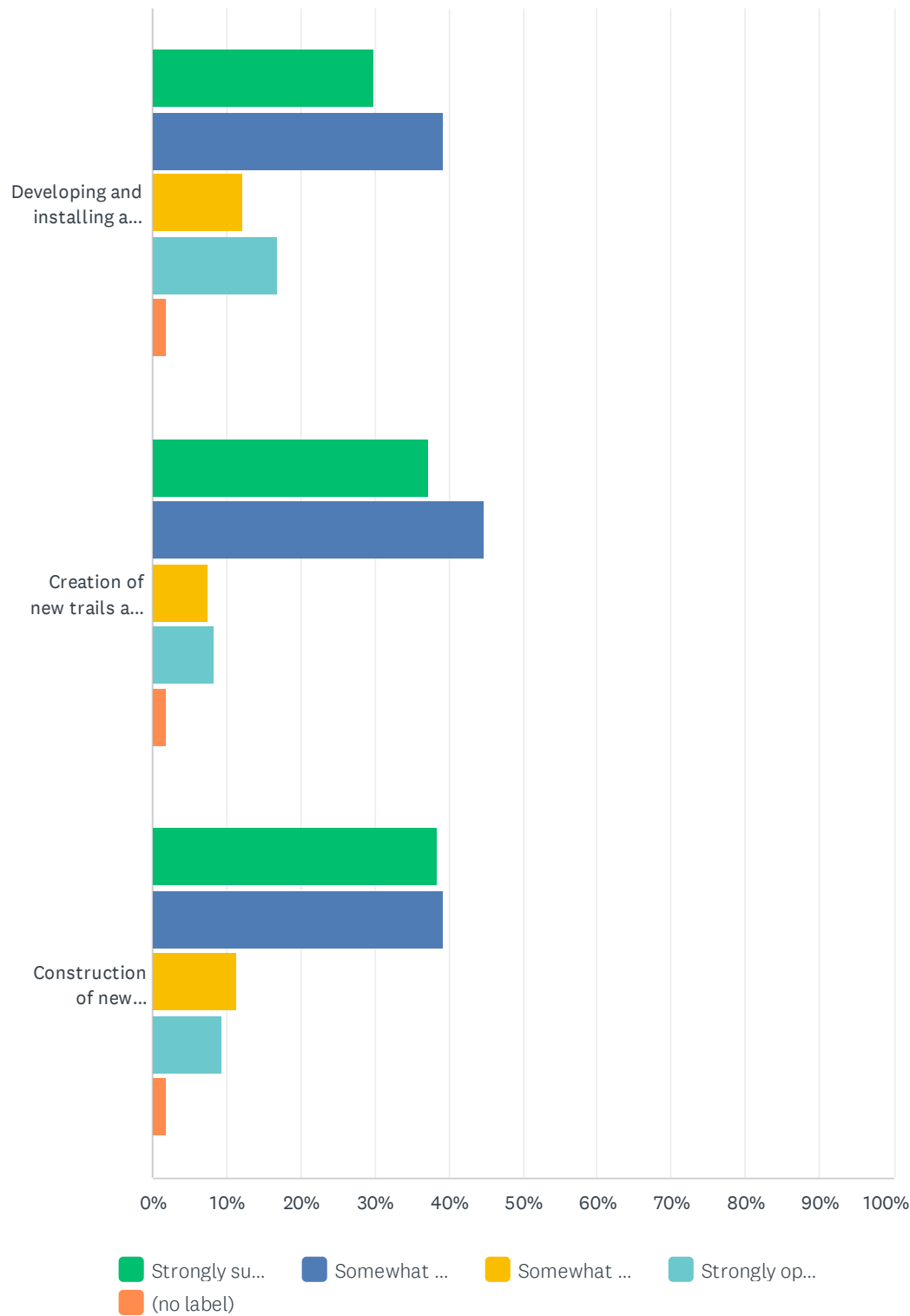
Answered: 108 Skipped: 2



	1	2	3	4	5	6	7	TOTAL	SCORE
Upgrade existing parks amenities	13.21% 14	30.19% 32	21.70% 23	13.21% 14	11.32% 12	6.60% 7	3.77% 4	106	4.86
Expand parks system	10.28% 11	15.89% 17	20.56% 22	24.30% 26	11.21% 12	12.15% 13	5.61% 6	107	4.31
Expand availability of public waterfront/beach areas	14.15% 15	13.21% 14	16.04% 17	16.98% 18	15.09% 16	15.09% 16	9.43% 10	106	4.11
Trail connectivity throughout the community	14.95% 16	6.54% 7	14.02% 15	12.15% 13	27.10% 29	16.82% 18	8.41% 9	107	3.86
Sidewalk connectivity throughout the community	15.74% 17	12.04% 13	13.89% 15	10.19% 11	12.04% 13	19.44% 21	16.67% 18	108	3.84
Youth sports field	17.92% 19	13.21% 14	6.60% 7	9.43% 10	15.09% 16	13.21% 14	24.53% 26	106	3.72
Plant new trees	14.02% 15	9.35% 10	7.48% 8	14.02% 15	8.41% 9	15.89% 17	30.84% 33	107	3.36

Q13 Please indicate to what extent you would support or oppose a property tax increase for each of the following to fund new facilities or services.

Answered: 107 Skipped: 3

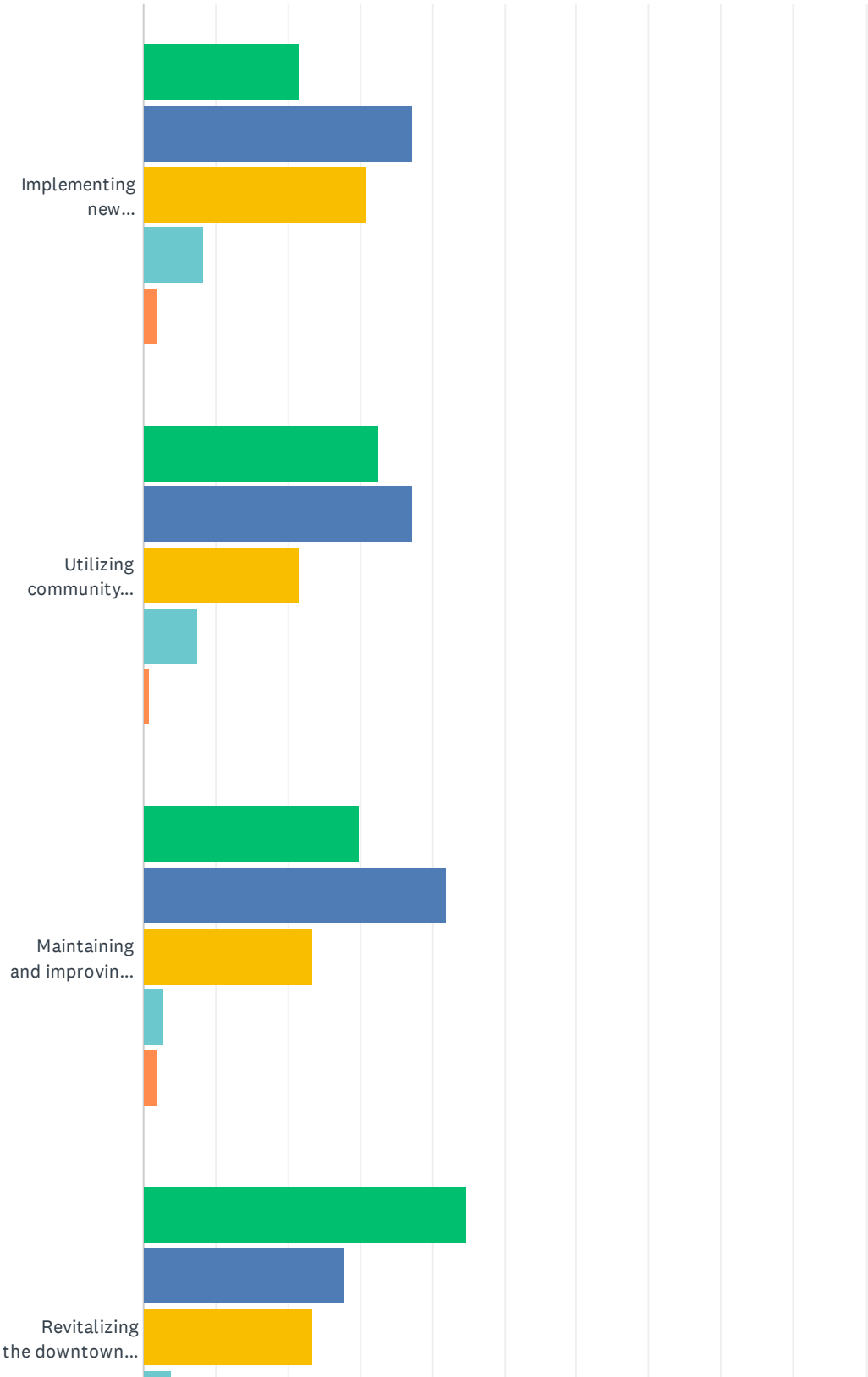


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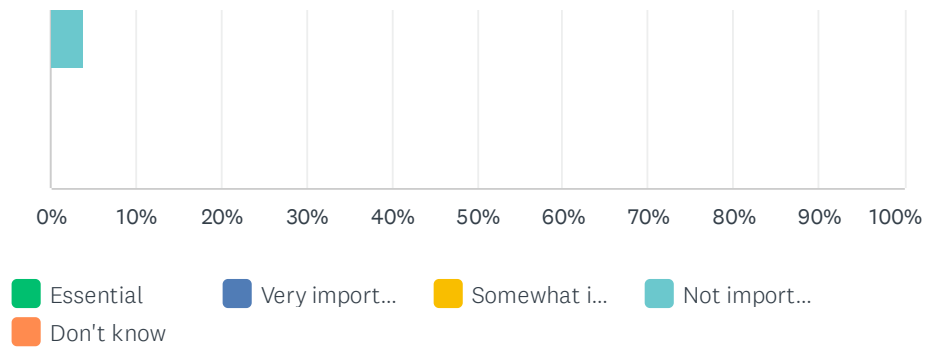
	STRONGLY SUPPORT	SOMEWHAT SUPPORT	SOMEWHAT OPPOSE	STRONGLY OPPOSE	(NO LABEL)	TOTAL
Developing and installing a splash pad at Red Woolfe Park	29.91% 32	39.25% 42	12.15% 13	16.82% 18	1.87% 2	107
Creation of new trails and bike paths	37.38% 40	44.86% 48	7.48% 8	8.41% 9	1.87% 2	107
Construction of new sidewalks	38.32% 41	39.25% 42	11.21% 12	9.35% 10	1.87% 2	107

Q14 Please indicate how important, if at all, the following projects will be for the Village of Decatur to address over the next 5 years.

Answered: 107 Skipped: 3



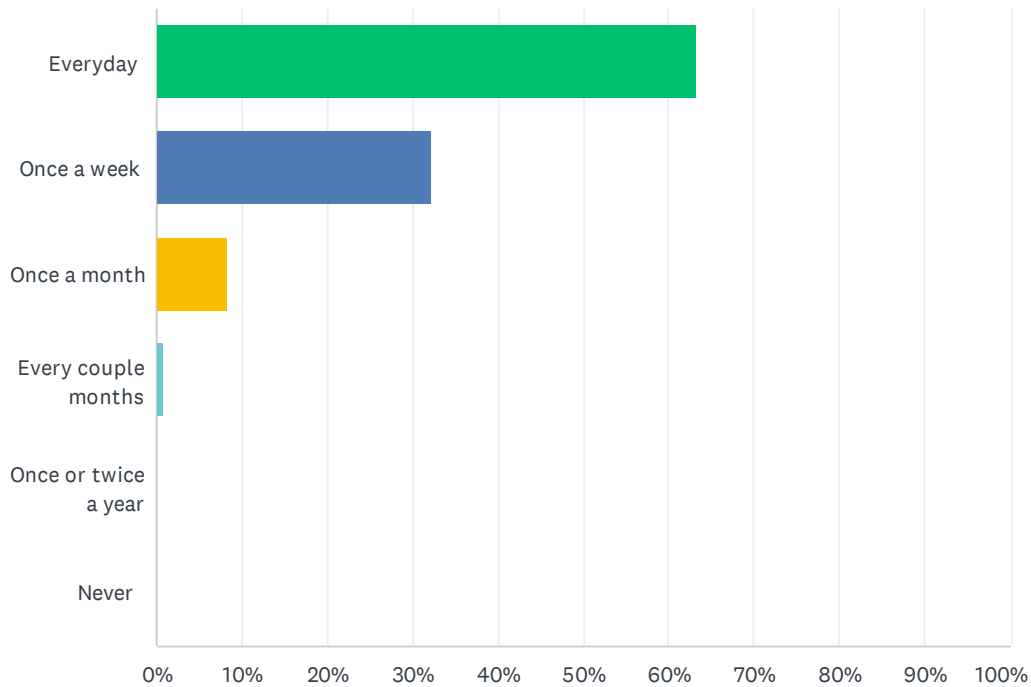
Village of Decatur - 2023 DDA Plan / Parks & Recreation Survey



	ESSENTIAL	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Implementing new construction of sidewalks improving current walkability	21.50% 23	37.38% 40	30.84% 33	8.41% 9	1.87% 2	107	2.32
Utilizing community gathering spaces (markets, live music, vendors)	32.71% 35	37.38% 40	21.50% 23	7.48% 8	0.93% 1	107	2.07
Maintaining and improving streets	29.91% 32	42.06% 45	23.36% 25	2.80% 3	1.87% 2	107	2.05
Revitalizing the downtown district	44.86% 48	28.04% 30	23.36% 25	3.74% 4	0.00% 0	107	1.86

Q15 How frequently do you visit Downtown Decatur? Check all that apply.

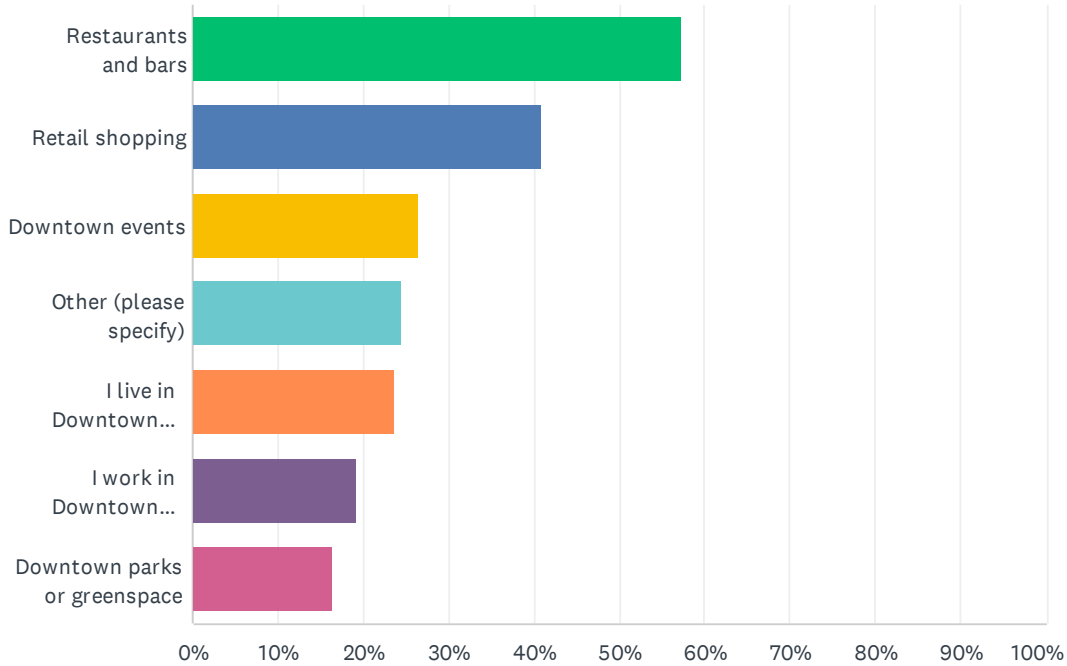
Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
Everyday	63.30%	69
Once a week	32.11%	35
Once a month	8.26%	9
Every couple months	0.92%	1
Once or twice a year	0.00%	0
Never	0.00%	0
Total Respondents: 109		

Q16 What do you typically visit Downtown Decatur for? Check all that apply.

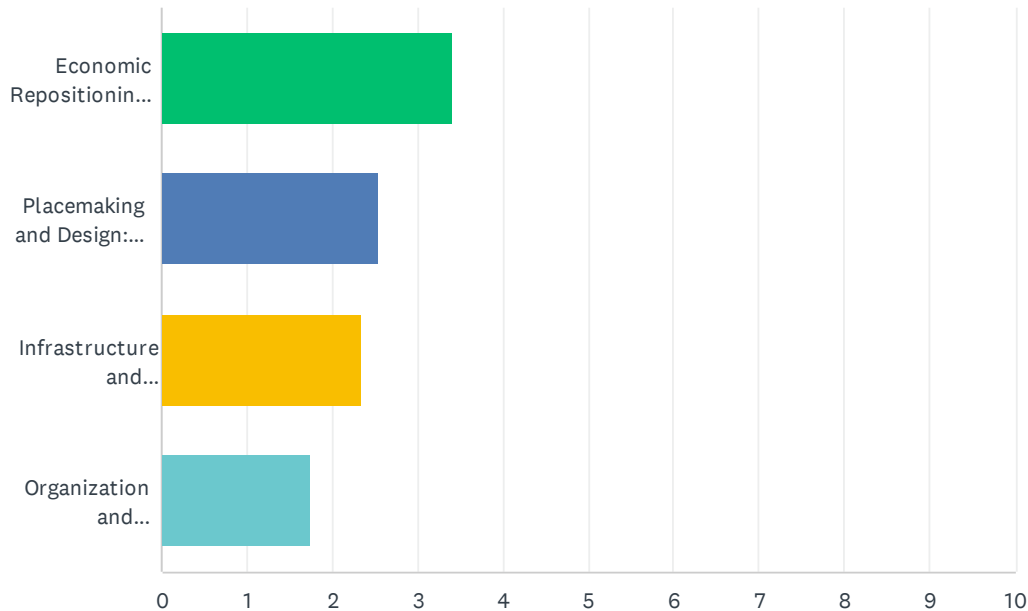
Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
Restaurants and bars	57.27%	63
Retail shopping	40.91%	45
Downtown events	26.36%	29
Other (please specify)	24.55%	27
I live in Downtown Decatur	23.64%	26
I work in Downtown Decatur	19.09%	21
Downtown parks or greenspace	16.36%	18
Total Respondents: 110		

Q17 Please rank the following goals from what you think is the most important, to what you think is the least important (1 being most important).

Answered: 107 Skipped: 3



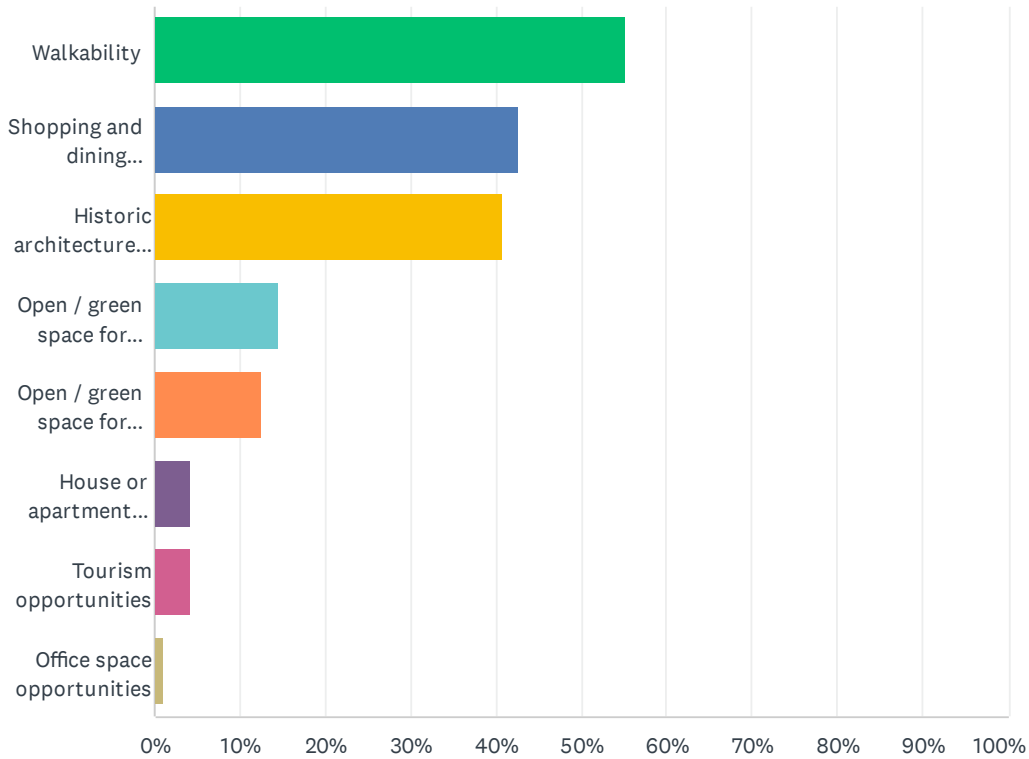
	1	2	3	4	TOTAL	SCORE
Economic Repositioning: Encouraging the growth and development of Downtown Decatur by supporting the highest and best use of property and tenant spaces, coordinating business attraction efforts, business assistance programs, and redevelopment.	60.95% 64	24.76% 26	9.52% 10	4.76% 5	105	3.42
Placemaking and Design: Utilizing the DDA's resources to plan, design, and construct an innovative and unique sense of place to complement Downtown Decatur's historic charm.	14.15% 15	38.68% 41	33.96% 36	13.21% 14	106	2.54
Infrastructure and Transportation: Ensuring Downtown Decatur, and the surrounding areas, are fitted with modern and efficient infrastructure to upkeep and enhance the Village's transportation and utility network.	19.81% 21	25.47% 27	24.53% 26	30.19% 32	106	2.35
Organization and Partnerships: Developing the necessary administrative tasks and fostering partnerships to implement projects.	6.67% 7	11.43% 12	31.43% 33	50.48% 53	105	1.74

Q18 What improvements or additional services do you suggest for the Village of Decatur?

Answered: 83 Skipped: 27

Q19 What do you like the most about Downtown Decatur? Check all that apply.

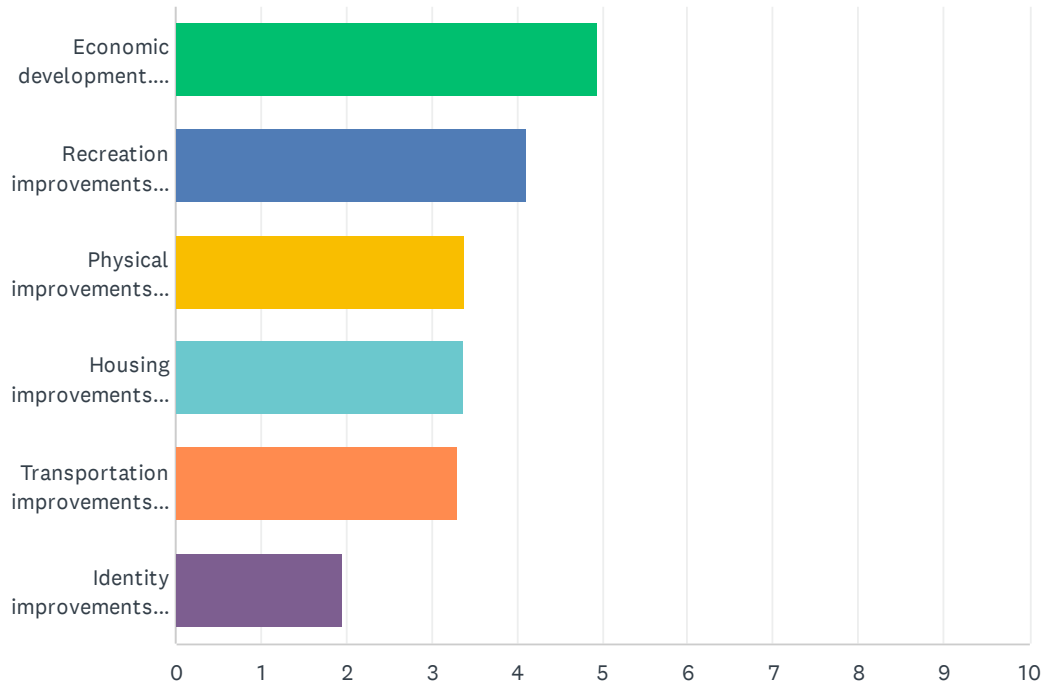
Answered: 96 Skipped: 14



ANSWER CHOICES	RESPONSES	
Walkability	55.21%	53
Shopping and dining opportunities	42.71%	41
Historic architecture and unique building character	40.63%	39
Open / green space for recreation	14.58%	14
Open / green space for gathering	12.50%	12
House or apartment rental opportunities	4.17%	4
Tourism opportunities	4.17%	4
Office space opportunities	1.04%	1
Total Respondents: 96		

Q20 What do you think needs to be improved in Downtown Decatur today? Rank the following, with '1' being the highest priority.

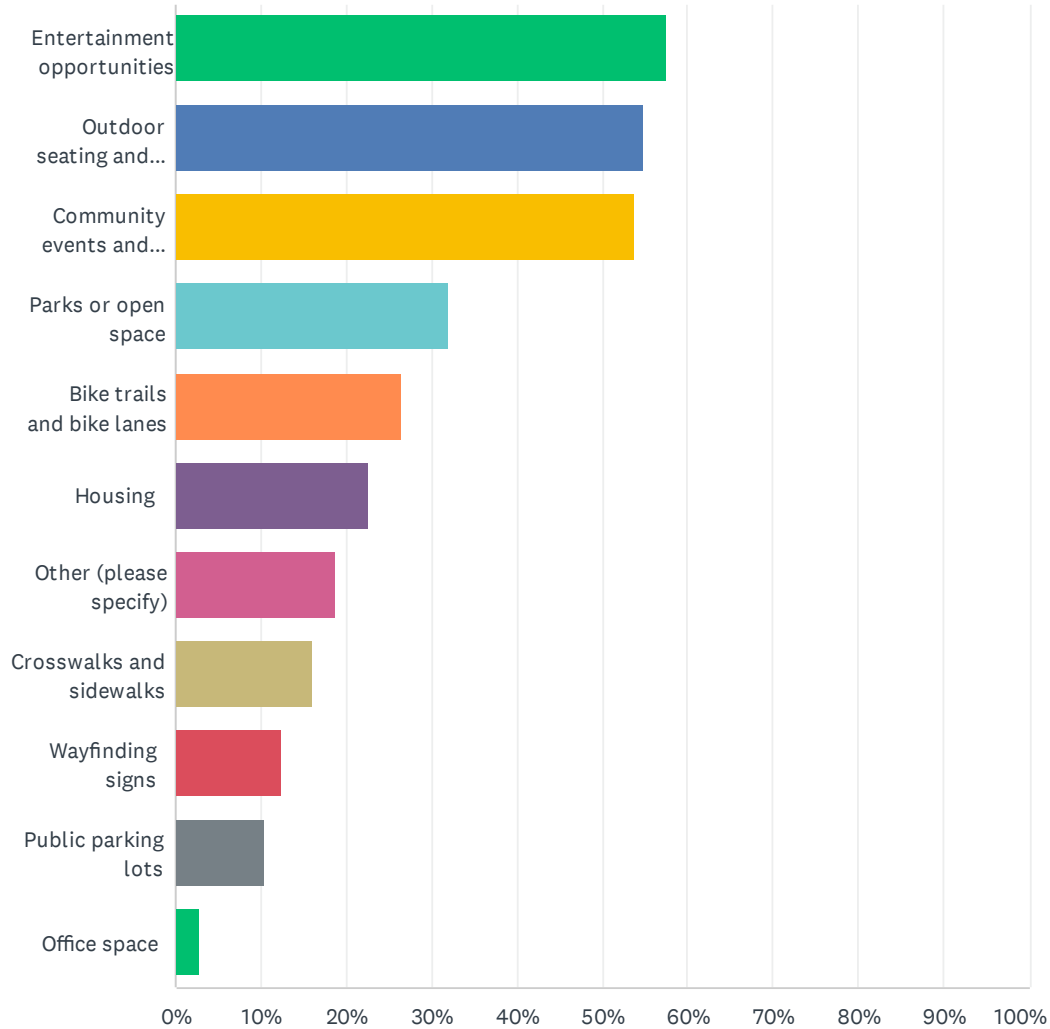
Answered: 107 Skipped: 3



	1	2	3	4	5	6	TOTAL	SCORE
Economic development. Examples: job opportunities, retail diversity, more businesses, etc.	43.81% 46	26.67% 28	16.19% 17	8.57% 9	3.81% 4	0.95% 1	105	4.95
Recreation improvements. Examples: parks, playground facilities, trails, open space, etc.	20.75% 22	21.70% 23	24.53% 26	18.87% 20	10.38% 11	3.77% 4	106	4.12
Physical improvements. Examples: building facade updates, more plants and flowers, streetscape amenities such as benches and lighting posts.	8.41% 9	23.36% 25	14.95% 16	16.82% 18	26.17% 28	10.28% 11	107	3.40
Housing improvements. Examples: apartment or home rental opportunities, attainable housing options, etc.	10.28% 11	15.89% 17	20.56% 22	18.69% 20	21.50% 23	13.08% 14	107	3.36
Transportation improvements. Examples: traffic calming, bike network connectivity, public transportation opportunities, crosswalks, pedestrian crossing signals, sidewalks, etc.	16.19% 17	9.52% 10	16.19% 17	24.76% 26	12.38% 13	20.95% 22	105	3.30
Identity improvements. Examples: public art, such as murals and/or sculptures, wayfinding signage, etc.	1.87% 2	3.74% 4	7.48% 8	13.08% 14	23.36% 25	50.47% 54	107	1.96

Q21 What do you think needs to be created in Downtown Decatur today? Check all that apply.

Answered: 106 Skipped: 4

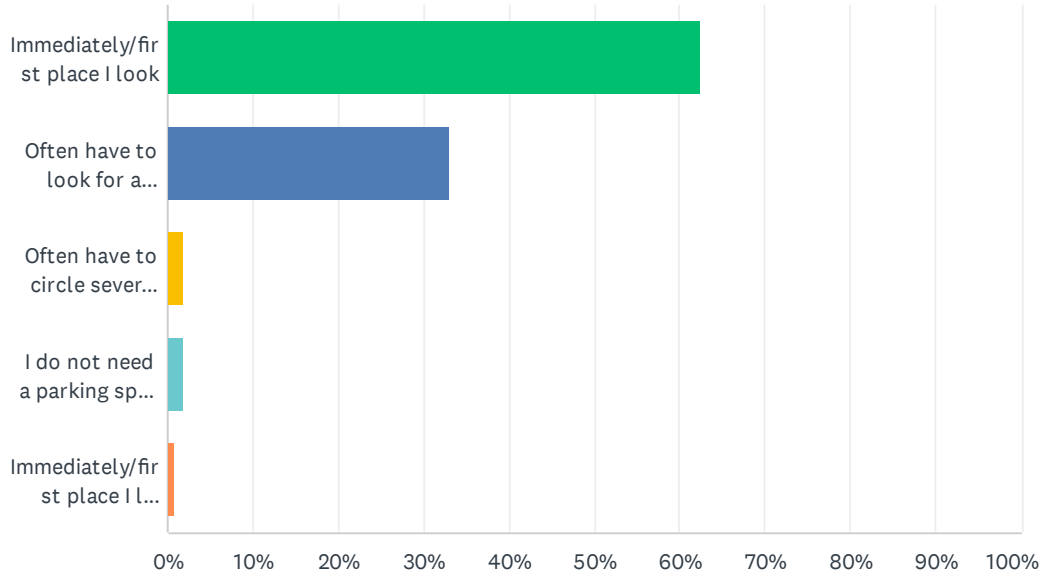


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ANSWER CHOICES	RESPONSES	
Entertainment opportunities	57.55%	61
Outdoor seating and dining	54.72%	58
Community events and programs	53.77%	57
Parks or open space	32.08%	34
Bike trails and bike lanes	26.42%	28
Housing	22.64%	24
Other (please specify)	18.87%	20
Crosswalks and sidewalks	16.04%	17
Wayfinding signs	12.26%	13
Public parking lots	10.38%	11
Office space	2.83%	3
Total Respondents: 106		

Q22 When visiting Downtown Decatur (considering all months of the year), how long does it typically take to find a parking space?

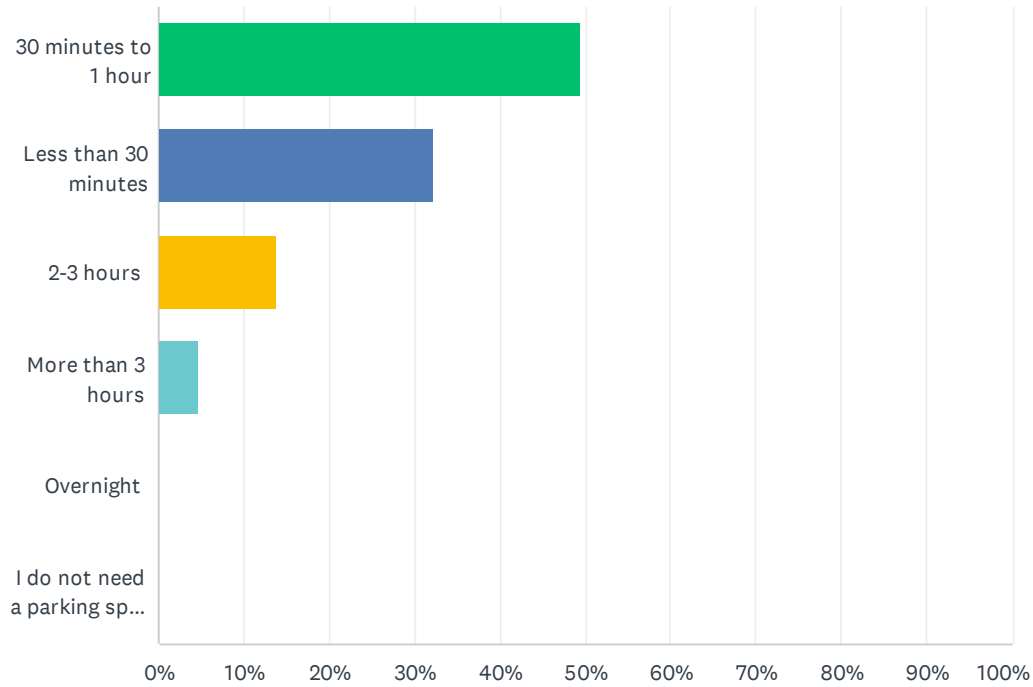
Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
Immediately/first place I look	62.39%	68
Often have to look for a second parking option (less than 5-minutes)	33.03%	36
Often have to circle several times to find a spot (5-minutes or more)	1.83%	2
I do not need a parking spot, I typically walk, bike or get dropped off downtown	1.83%	2
Immediately/first place I look unless there is an event going on, then it is longer	0.92%	1
TOTAL		109

Q23 What's the average length of time you park on a typical visit to Downtown Decatur?

Answered: 109 Skipped: 1



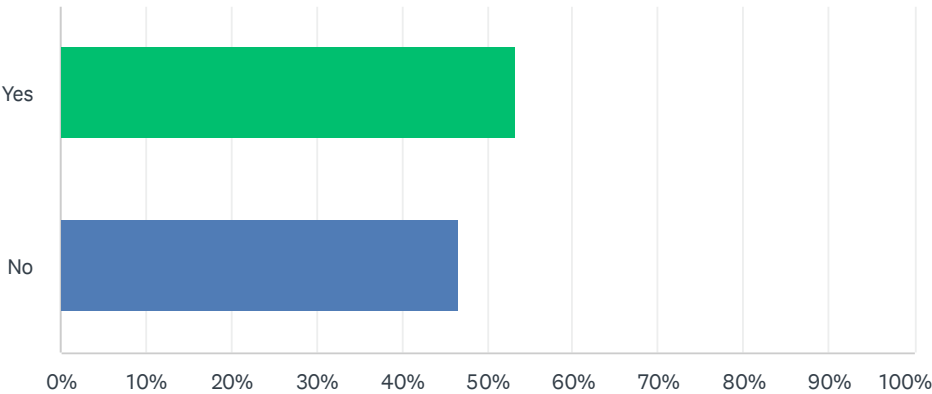
ANSWER CHOICES	RESPONSES	
30 minutes to 1 hour	49.54%	54
Less than 30 minutes	32.11%	35
2-3 hours	13.76%	15
More than 3 hours	4.59%	5
Overnight	0.00%	0
I do not need a parking spot, I typically walk, bike or get dropped off downtown	0.00%	0
TOTAL		109

Q24 What do you think should be the Village's biggest priority for enhancing Downtown?

Answered: 90 Skipped: 20

Q25 Do you believe there are sufficient opportunities to participate or engage in Village-wide activities / events?

Answered: 105 Skipped: 5



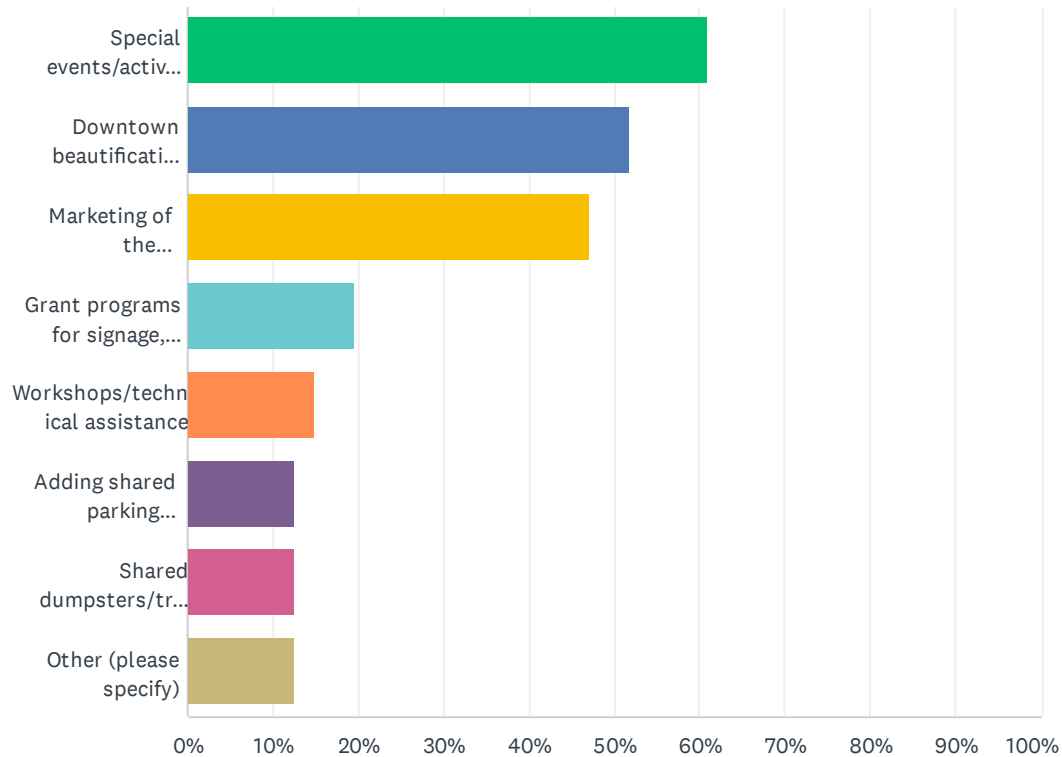
ANSWER CHOICES		RESPONSES	
Yes		53.33%	56
No		46.67%	49
TOTAL			105

Q26 What programs/services/events do you suggest the DDA/Village offer?

Answered: 67 Skipped: 43

Q27 If you are a business/property owner, what would be most helpful? Check all that apply.

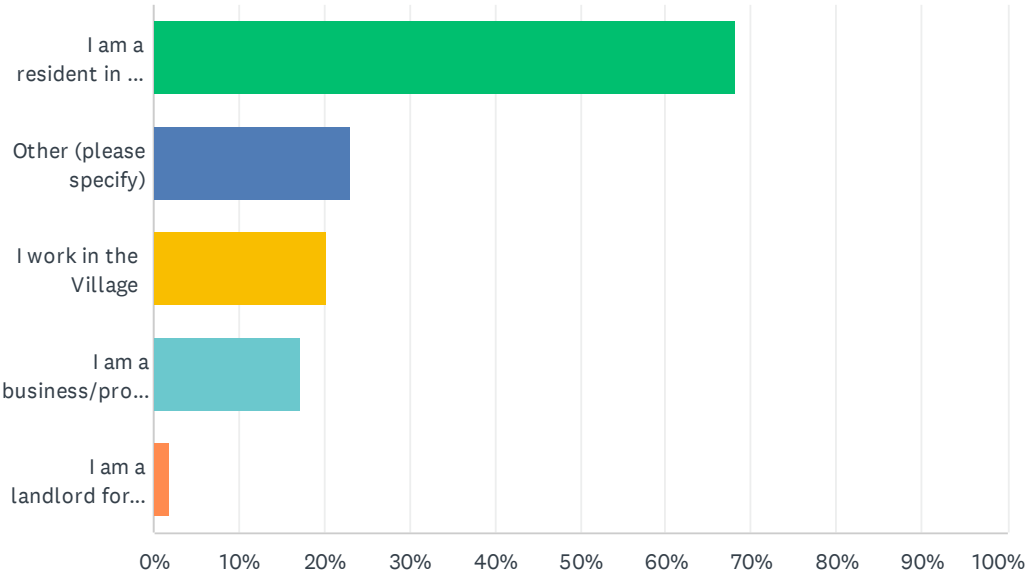
Answered: 87 Skipped: 23



ANSWER CHOICES	RESPONSES	
Special events/activities	60.92%	53
Downtown beautification (buildings, streetscapes, etc.)	51.72%	45
Marketing of the downtown/community region	47.13%	41
Grant programs for signage, the facade, etc.	19.54%	17
Workshops/technical assistance	14.94%	13
Adding shared parking opportunities	12.64%	11
Shared dumpsters/trash collection	12.64%	11
Other (please specify)	12.64%	11
Total Respondents: 87		

Q28 Check all that apply.

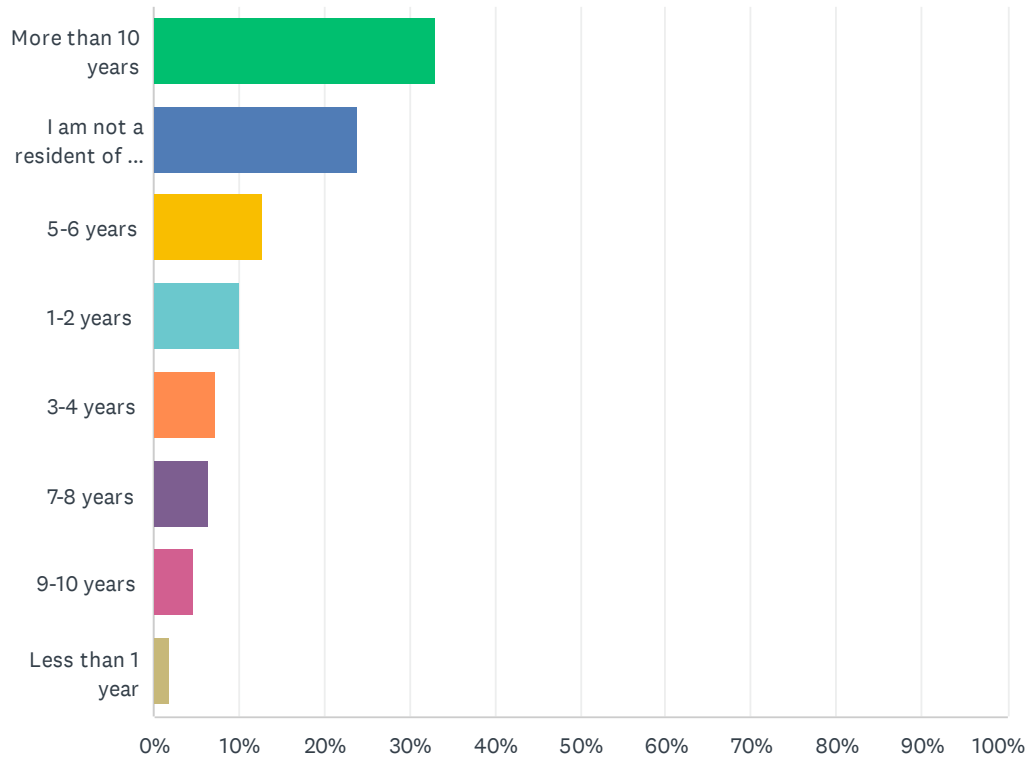
Answered: 104 Skipped: 6



ANSWER CHOICES	RESPONSES	
I am a resident in the Village	68.27%	71
Other (please specify)	23.08%	24
I work in the Village	20.19%	21
I am a business/property owner in the Village	17.31%	18
I am a landlord for a Village property(ies)	1.92%	2
Total Respondents: 104		

Q29 How long have you been a resident of the Village of Decatur?

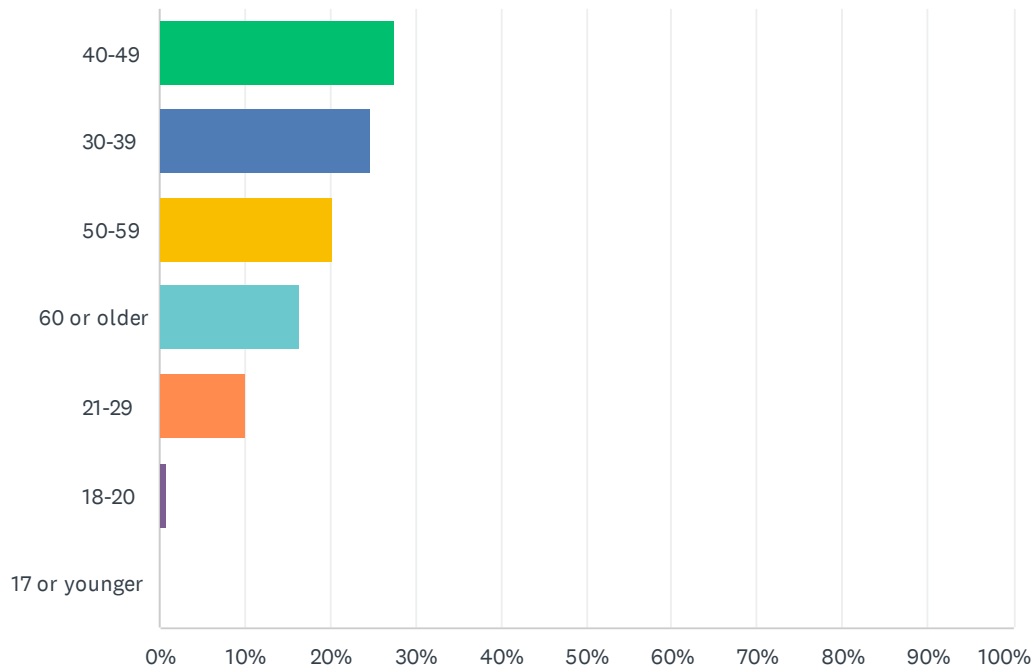
Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
More than 10 years	33.03%	36
I am not a resident of the Village of Decatur	23.85%	26
5-6 years	12.84%	14
1-2 years	10.09%	11
3-4 years	7.34%	8
7-8 years	6.42%	7
9-10 years	4.59%	5
Less than 1 year	1.83%	2
TOTAL		109

Q30 What is your age?

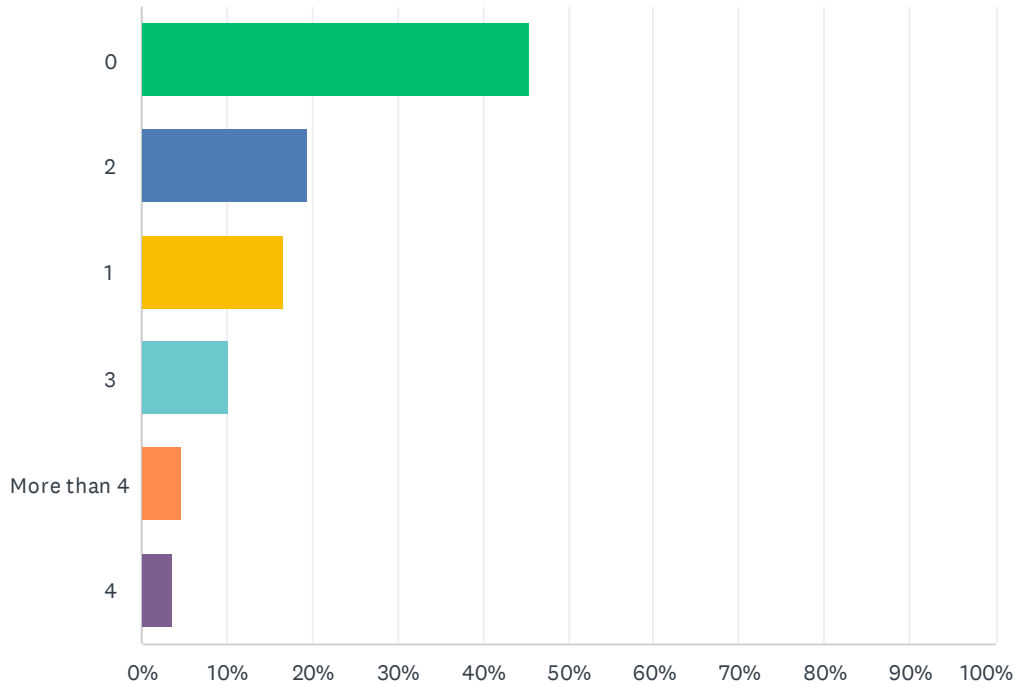
Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
40-49	27.52%	30
30-39	24.77%	27
50-59	20.18%	22
60 or older	16.51%	18
21-29	10.09%	11
18-20	0.92%	1
17 or younger	0.00%	0
TOTAL		109

Q31 How many children are you parent or guardian to and live in your household (aged 17 or younger)

Answered: 108 Skipped: 2



ANSWER CHOICES	RESPONSES	
0	45.37%	49
2	19.44%	21
1	16.67%	18
3	10.19%	11
More than 4	4.63%	5
4	3.70%	4
TOTAL		108

Q2 What do you LIKE about the services offered by the Village of Decatur?

Answered: 90 Skipped: 20

#	RESPONSES	DATE
1	That everyone has to have trash pickup.	12/30/2022 10:28 PM
2	Keeping the roads plowed and leaf pickup	12/30/2022 5:10 PM
3	Parks,skating park	12/29/2022 10:38 PM
4	The summer fest I'm new too town I wish we would do a fall pumkin festival theme it an put on a display I do like the parks an swimming access alot	12/29/2022 5:55 PM
5	Has servall	12/29/2022 11:14 AM
6	The people	12/29/2022 6:31 AM
7	Reliable	12/28/2022 1:45 PM
8	The past year the village has done amazing things for the town to make it more appealing and fun for the residents.	12/28/2022 10:33 AM
9	New employees are more up to speed on things	12/28/2022 7:29 AM
10	Friendly	12/28/2022 5:58 AM
11	Good choice of restaurants and bars other than Monday and Tuesdays	12/28/2022 1:12 AM
12	Nothing. I think Decatur has really gone down hill since the past years. Everything closes early and it is a ghost town by 9 pm.	12/28/2022 12:27 AM
13	Easy and friendly	12/27/2022 5:09 AM
14	They do not offer much	12/26/2022 8:05 AM
15	Garbage bill being included in utilities	12/22/2022 12:08 AM
16	Plowing	12/20/2022 4:18 PM
17	The town has always been very pretty on the main strip.	12/20/2022 7:01 AM
18	Indifferent	12/19/2022 9:53 AM
19	Public services is great, timely and always so helpful.	12/17/2022 8:10 PM
20	Friendly	12/17/2022 8:06 PM
21	This small town offers sooo much. Especially, the school system. They're incredible!!	12/17/2022 7:57 PM
22	A few good breakfast options	12/17/2022 9:53 AM
23	Snow plowing	12/17/2022 3:35 AM
24	They are great!!	12/16/2022 8:53 PM
25	I like the small town / village like atmosphere...anything you need to know is usually just a phone call away.	12/16/2022 11:16 AM
26	I love the leaf and branch pickup. Coming from other small communities, this feature sets decatur apart	12/16/2022 10:12 AM
27	Willing to help	12/16/2022 1:44 AM
28	None	12/16/2022 12:26 AM
29	Keeps town safe/clean	12/15/2022 11:24 PM

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30	I don't know of any services.	12/15/2022 10:11 PM
31	I don't know if any services other than having an awesome swim teacher at lake of the woods.	12/15/2022 5:03 PM
32	Paying for my bills electronically/virtually	12/15/2022 9:25 AM
33	If there were actually services offered this would be easier to answer	12/14/2022 6:54 PM
34	Decatur still has that small town feel. Public works does a good job keeping up with everything with their limited resources	12/13/2022 10:22 AM
35	Access	12/13/2022 5:50 AM
36	I'm still learning. Just moved here a year ago.	12/13/2022 12:32 AM
37	Not services offered that I can think of, however I did like the effort put into celebrating the holidays that was made this year.	12/12/2022 9:23 PM
38	Not for sure	12/12/2022 5:24 PM
39	Great library and 4th of July parade.	12/12/2022 5:03 PM
40	They offer services?	12/12/2022 1:02 PM
41	Haven't used them yet	12/11/2022 10:47 PM
42	Parks	12/11/2022 9:00 PM
43	Absolutely nothing	12/11/2022 2:54 PM
44	Golf cart permit was a welcomed addition	12/11/2022 7:08 AM
45	Small town appeal	12/10/2022 11:26 PM
46	Ease of access to buildings and information.	12/10/2022 8:18 PM
47	That trash, water, recycling and yard waste are all one bill.	12/10/2022 7:59 PM
48	Garbage/recycling	12/10/2022 2:35 PM
49	Leaf pickup	12/10/2022 10:19 AM
50	More restaurant options and a splash pad	12/10/2022 9:22 AM
51	Raider Romp, Red Wolfe park, and yard waste pick up	12/9/2022 9:57 PM
52	Webster Library	12/9/2022 9:22 PM
53	They are great at taking care of the Park mostly and picking up leaves is great	12/9/2022 8:07 PM
54	I think the Village of Decatur is doing an excellent job at keeping our town maintained and looking good. I also enjoy the festivities that go on here and the community involvement. Feels like a great town/community to be apart of.	12/9/2022 7:34 PM
55	Leaf and debris pickup.	12/9/2022 6:55 PM
56	Nothing	12/9/2022 3:46 PM
57	The leaf/branch pickup!	12/9/2022 11:11 AM
58	Easy access	12/9/2022 5:33 AM
59	None	12/8/2022 6:36 PM
60	The different events that are sponsored	12/8/2022 6:16 PM
61	We have some great service industries that are great addition to the community	12/8/2022 2:27 PM
62	The library	12/8/2022 9:15 AM
63	I like that they're trying to update the town	12/8/2022 8:26 AM
64	We have a brewery! Also coverage for all the basic needs.	12/1/2022 7:50 PM
65	Leaf and trash pickup; parks are well maintained	12/1/2022 7:43 AM

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66	Leaf pick up	11/30/2022 10:01 PM
67	If you have an issue they try to resolve it quickly	11/30/2022 8:23 PM
68	Leaf pickup, Garbage and recycling	11/30/2022 12:03 PM
69	The playground is great for my 3 kids	11/30/2022 9:52 AM
70	They are working to bring back some of the small town things such as Christmas parade, contest, golf carts in town and out of town.	11/30/2022 8:20 AM
71	I do not know what services are offered.	11/29/2022 9:00 PM
72	Not sure what services are offered	11/29/2022 8:56 PM
73	Fireworks, park maintenance, decorations, plowing streets	11/29/2022 8:49 PM
74	Fireworks, park maintenance, decorations, plowing streets	11/29/2022 8:49 PM
75	We are happy with all the village services.	11/29/2022 7:27 PM
76	Yard debris clean up	11/29/2022 7:25 PM
77	They are easy to get to.	11/29/2022 7:14 PM
78	The yard waste pickup. Plowing of roads and sidewalks.	11/29/2022 6:54 PM
79	Everyday lawn clipping cleanup in fall	11/29/2022 6:31 PM
80	Na	11/29/2022 6:25 PM
81	I am not a resident of the village but it is the nearest municipality. I appreciate the events and peacemaking efforts from the village.	11/29/2022 6:22 PM
82	Keeping it tidy	11/29/2022 6:16 PM
83	The recreational parks.	11/29/2022 6:12 PM
84	They're required for existing. The village does do a great job of leaf/yard waste pickup and plowing. When I think of services the village offers I feel that is like water, sewer and trash pickup (which is contracted)	11/29/2022 6:04 PM
85	Good walking and recreational areas for a variety of seasons. Things are kept in good working order.	11/29/2022 5:36 PM
86	Seems to always be there when needed	11/29/2022 5:34 PM
87	N/A	11/29/2022 5:17 PM
88	The village is very helpful to everyone	11/29/2022 4:58 PM
89	Not available	11/29/2022 9:22 AM
90	The parks	11/24/2022 3:51 PM

Q3 What do you NOT LIKE about the services offered by the Village of Decatur?

Answered: 87 Skipped: 23

#	RESPONSES	DATE
1	No follow thru.	12/30/2022 10:28 PM
2	The water	12/30/2022 5:10 PM
3	Needs different police officers.	12/29/2022 10:38 PM
4	Need more functions as things maybe happening or volunteering I'd love too find groups too do things wish we had something too do an most of ALL more places too eat I love hardtimes but I wish that we had more	12/29/2022 5:55 PM
5	Hours	12/29/2022 6:31 AM
6	Workers do not pay attention to details. Leave mess behind when picking up yard waste. Sidewalks are icy downtown. Piles of snow on corners of streets where people drive.	12/28/2022 1:45 PM
7	More restaurants would be nice	12/28/2022 10:33 AM
8	Village manager does not reply to emails about issues in the village .	12/28/2022 7:29 AM
9	To up into people's business	12/28/2022 5:58 AM
10	Closed Mondays and Tuesdays and early Sundays	12/28/2022 1:12 AM
11	There's nothing to do here.	12/28/2022 12:27 AM
12	Can't think of anything	12/27/2022 5:09 AM
13	Streets	12/26/2022 9:38 PM
14	What is offered? No one knows what is offered? As it isn't advertised anywhere that most people would see it.	12/26/2022 8:05 AM
15	Limited info available - not everyone is online.	12/24/2022 9:45 PM
16	Limited ability to get Wi-Fi through other companies	12/22/2022 12:08 AM
17	Need to be more festive at Christmas down town	12/20/2022 4:18 PM
18	A lot of the side roads and neighborhoods are starting to get dingy in town.	12/20/2022 7:01 AM
19	Lack of food and grocery options	12/19/2022 9:53 AM
20	No enough to draw people to our town.	12/17/2022 8:06 PM
21	There isn't much I don't like about Decatur, except for the lack of transportation and the price gouging at Village Market. And the lack of out our parks after the railroad tracks. I have to walk clear over by the school for my son to be able to play at any parks. Why not help people on this side of town?	12/17/2022 7:57 PM
22	No nature areas or walking trails.	12/17/2022 9:53 AM
23	You don't fix potholes	12/17/2022 3:35 AM
24	No complaints	12/16/2022 8:53 PM
25	Coordination with other agencies is sometimes problematic.	12/16/2022 11:16 AM
26	None	12/16/2022 10:12 AM
27	Water bill invoices need to be easier to get to	12/16/2022 1:44 AM

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28	There aren't any	12/16/2022 12:26 AM
29	Nada	12/15/2022 11:24 PM
30	What services?	12/15/2022 10:11 PM
31	Not enough going on for people that don't drink. No movies, skating, parks etc.	12/15/2022 5:03 PM
32	Inconsistency with trash pick up.	12/15/2022 9:25 AM
33	There aren't any services offered	12/14/2022 6:54 PM
34	Fees for paying bills online	12/13/2022 10:22 AM
35	Lack of information	12/13/2022 5:50 AM
36	Nothing to dislike currently.	12/13/2022 12:32 AM
37	xx	12/12/2022 9:23 PM
38	Not alot of things to do in this town	12/12/2022 5:24 PM
39	-	12/12/2022 5:03 PM
40	Dont make services known	12/12/2022 1:02 PM
41	N/A	12/11/2022 10:47 PM
42	Slow process of actions	12/11/2022 9:00 PM
43	Everything	12/11/2022 2:54 PM
44	I think you are doing a great job, so nothing I don't like	12/11/2022 7:08 AM
45	Lack of variety and direction	12/10/2022 11:26 PM
46	Some services have been outsourced to 3rd party companies.	12/10/2022 8:18 PM
47	N/A	12/10/2022 7:59 PM
48	Leaf pick up takes too long	12/10/2022 2:35 PM
49	The inconsistency of law enforcement and ordinance enforcement.	12/10/2022 10:19 AM
50	Too many dispensaries	12/10/2022 9:22 AM
51	I would really appreciate a side walk on Edgar Bergen blvd connecting school street to the school	12/9/2022 9:57 PM
52	Unsure	12/9/2022 9:22 PM
53	Do not have good water that needs fixed and the bathrooms at the lake park needs to be cleaned more often and at the vfw park.	12/9/2022 8:07 PM
54	Wish the water was not as iron filled.	12/9/2022 6:55 PM
55	Everything	12/9/2022 3:46 PM
56	Can't complain.	12/9/2022 11:11 AM
57	None	12/8/2022 6:36 PM
58	Na	12/8/2022 6:16 PM
59	The buildings in the downtown not having to be maintained, not having places that serve lunch	12/8/2022 2:27 PM
60	Letting more weed businesses in	12/8/2022 9:15 AM
61	I don't like how limited things are	12/8/2022 8:26 AM
62	I wish there was a chain coffee shop they was consistently open.	12/1/2022 7:50 PM
63	Not sure	12/1/2022 7:43 AM
64	Water service	11/30/2022 10:01 PM

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65	Snow removal need some work heading to the schools and around the schools	11/30/2022 8:23 PM
66	Not sure	11/30/2022 12:03 PM
67	Definitely needs to have a fast food restaurant added	11/30/2022 9:52 AM
68	That they don't ask for input as often as they should. Like the placement of the stop signs someone complains and now we add them in stupid spots. That they are wanting to vote no on the golf carts when people want them things like that. Offer a virtual meeting option people are busy	11/30/2022 8:20 AM
69	I do not know what services are offered.	11/29/2022 9:00 PM
70	Same answer as above	11/29/2022 8:56 PM
71	Lack of community development. Lack of attention to Red Wolfe park. le volleyball courts beach not being raked or taken care of properly.	11/29/2022 8:49 PM
72	Lack of community development. Lack of attention to Red Wolfe park. le volleyball courts beach not being raked or taken care of properly.	11/29/2022 8:49 PM
73	We are not unhappy at all with the village services.	11/29/2022 7:27 PM
74	N/A	11/29/2022 7:25 PM
75	The hours can be challenging.	11/29/2022 7:14 PM
76	Na	11/29/2022 6:54 PM
77	The lack of streamed line internet options for bill payment (without fees)!	11/29/2022 6:31 PM
78	Na	11/29/2022 6:25 PM
79	The village has a large number of sidewalkless streets that hinder the walkability of the community as a whole. There is a lack of ways to stay up to date with the village outside of Facebook. A weekly column in the paper from the village manager/staff could go a long way....	11/29/2022 6:22 PM
80	N/a	11/29/2022 6:12 PM
81	We don't have municipal broadband or more than one option for internet.	11/29/2022 6:04 PM
82	The water is pretty gross. Everything in my house is stained and the filters are overloaded. This is not new info for you. Nothing else comes to mind. I would encourage you to assess accessibility for everyone related to special needs	11/29/2022 5:36 PM
83	Nothing	11/29/2022 5:34 PM
84	N/A	11/29/2022 5:17 PM
85	Nothing, Decatur is awesome!	11/29/2022 4:58 PM
86	Not available	11/29/2022 9:22 AM
87	I would like to see a splash pad	11/24/2022 3:51 PM

Q18 What improvements or additional services do you suggest for the Village of Decatur?

Answered: 83 Skipped: 27

#	RESPONSES	DATE
1	Update the tennis court to Pickleball courts	12/30/2022 5:10 PM
2	Working on getting better people into the Decatur police station	12/29/2022 10:38 PM
3	We need more places too eat besides hardtimes subway is sub par we need more stores too shop also improvements too our parks courts maybe get trails	12/29/2022 5:55 PM
4	Restaurants	12/29/2022 11:14 AM
5	Keeping up with the times	12/28/2022 10:33 AM
6	Village manager more visible in community.	12/28/2022 7:29 AM
7	Job growth	12/28/2022 5:58 AM
8	Fix the water system for the village	12/28/2022 1:12 AM
9	More things to do	12/28/2022 12:27 AM
10	Making things handicap assessable	12/27/2022 5:09 AM
11	Decatur desperately needs more jobs for its residents. More places to eat, shop and gather. This is why our town is struggling, no jobs, nothing to do here so people will spend their money elsewhere when they have it. Small town charm and underdevelopment is not helping the people of our community!	12/26/2022 8:05 AM
12	Cleanup of public lakefront	12/22/2022 12:08 AM
13	More affordable housing opportunities, village events, more nearby activities for kids (not in school, too!),and fixing the sidewalks! Especially for children and people/ parents who have to walk to work or school.	12/21/2022 1:23 PM
14	Ticket people who park in their front yard. Seeing cars parked in their yard and not in the driveway gives Decatur the look of no one cares what the town looks like. Especially on the main drag through town.	12/20/2022 12:14 PM
15	More restaurants would be nice. Also new stores.	12/20/2022 7:01 AM
16	The area behind the barbershop in the center of town cleaned up and improved. Every car that stops at the light sees that mess.	12/19/2022 8:06 PM
17	Stop placing flags in front of the walk/ do not walk signs in the four way downtown kind of blocks the vision of it	12/18/2022 7:15 PM
18	Food, and coffee shop.	12/17/2022 8:06 PM
19	Please. PLEASE. Enable transportation services to get to the parks across town, or place a park across the railroad tracks for better accessibility for people who are blind and can't drive and would like to provide opportunities for their children to be able to play. Specifically, over by the Grierson Apartments. You can only do so many scavenger hunts.	12/17/2022 7:57 PM
20	Encourage more business opportunities	12/17/2022 9:53 AM
21	Fix neighborhoods and restaurants	12/17/2022 3:35 AM
22	More public areas. Maybe a dog park	12/16/2022 8:53 PM
23	More fast food restaurants; fill the gap left by the closing of Mcdonalds.	12/16/2022 11:16 AM
24	Disc golf course in a park. Growth pf the sport has doubled, other local high schools have	12/16/2022 10:12 AM

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courses and teams. I would volunteer to coach in a heartbeat unpaid, and I coached at Lawton a couple years back.

25	Remove the blight homes	12/16/2022 1:44 AM
26	Definitely need more things to do. Especially for kids. I think a splash pad would be a great idea. Better stores for downtown shopping would also be a benefit.	12/16/2022 12:26 AM
27	Don't know	12/15/2022 11:24 PM
28	N/a	12/15/2022 10:11 PM
29	More shopping like farmers markets or craft making places. Currently we have to go to Kalamazoo pinspiration to do this.	12/15/2022 5:03 PM
30	Better sidewalks on St. Mary Street from church towards out of town. Better Marketing current attractions. Host youth activities on the skating and basketball courts.	12/15/2022 9:25 AM
31	Upgrade the water system, the water that we paid astronomically for isn't fit for animals to drink, much less humans! You raised fees more than two years ago and still no improvement!	12/14/2022 6:54 PM
32	Stop double billing on utility bills. Just raise the rates if need be, but having everything pretty much showing twice on every bill is ridiculous.	12/13/2022 10:22 AM
33	Communication vlogs, committed people to communicate	12/13/2022 5:50 AM
34	Downtown needs a facelift. Additional restaurants and storefronts are desperately needed.	12/13/2022 12:32 AM
35	Splash pad!	12/12/2022 9:38 PM
36	Community garden	12/12/2022 5:24 PM
37	Please, please, take down the Harley's sign. A 15 minute job would vastly improve the 'feel' of downtown.	12/12/2022 5:03 PM
38	More places to eat	12/12/2022 1:02 PM
39	Indoor activities for kids	12/11/2022 10:47 PM
40	Additional dump day through out the year	12/11/2022 9:00 PM
41	A rec center for the kids that they could hang out at do activities, maybe plays they can do a thing were maybe they could adopt an elder and could be counted towards community service	12/11/2022 2:54 PM
42	Improved communication with local businesses and organizations to actually form and implement events.	12/10/2022 11:26 PM
43	Knock down the old school building on George street and build a modern park with a splash pad and recreational area.	12/10/2022 8:18 PM
44	I wish there was something the village could do to attract new housing opportunities.	12/10/2022 7:59 PM
45	Remove the new stop signs at Phelps And Pine. Limit the number of adult foster care homes in the village.	12/10/2022 10:19 AM
46	Restaurant	12/10/2022 9:22 AM
47	Where the current tennis ball courts are repave and include some pickle ball courts. Fastest growing sport in America and fun for all ages	12/9/2022 10:24 PM
48	Sidewalks or bike lane that links all village housing to the school and recreation areas	12/9/2022 9:57 PM
49	Find some way to bring more restaurants and fast food into the area	12/9/2022 9:22 PM
50	Making our drinking water better that would me my 1#	12/9/2022 8:07 PM
51	A splash pad would be wonderful. And a restaurant to be placed where McDonald's is would be wonderful.	12/9/2022 6:55 PM
52	Downtown development. There are no reasons to go downtown!	12/9/2022 3:46 PM
53	More businesses downtown!	12/9/2022 11:11 AM
54	Love the idea of having trails to walk or more walkable areas	12/8/2022 6:36 PM

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55	More events such as paradise and celebrations	12/8/2022 6:16 PM
56	We need more restaurants and dining establishments.	12/8/2022 3:36 PM
57	Love all the new activities that have been added. Hopefully making Decatur a nice place to live will help people want to open businesses here but i think making sure buildings in the downtown are maintained and not a dump speaks volumes also. I would love to see more business in the downtown but i dont know the answer to get and keep them in this small town with the way of the world.	12/8/2022 2:27 PM
58	More places to eat	12/8/2022 9:15 AM
59	Can we get a Bigby Coffee or Starbucks?	12/1/2022 7:50 PM
60	Not sure	12/1/2022 7:43 AM
61	Senior services, kids activities	11/30/2022 10:01 PM
62	More family events and less weed stores and drinking liquor festivals. We need restaurants and a coffee shop!	11/30/2022 8:23 PM
63	Clean up the slumlords property around town and all the riff raff who run the streets. People in rental units do not care about the community like home owners.	11/30/2022 12:03 PM
64	Fast food	11/30/2022 9:52 AM
65	Restaurants that are open like a fast food type that was convenient for after kids sports	11/30/2022 8:20 AM
66	Replanting trees along the sidewalks on the main 2 blocks of town. Continue to beautifying the village with larger, more beautiful potted plants throughout the summer. 2022's potted plants were so much better than in year's past, but much more improvement can still be made and into the fall as well. Spruce up the Christmas decorations and lights throughout the town. Hang some happy and welcoming banners up along M-51 or Phelps St if not allowed along M-51 Maybe even banners of the sports teams or graduating Seniors. Tear out the tennis courts and either replace them or put in pickle ball courts, create more parking, improve the picnic area there and instal flushable toilets. Clean up thr bathrooms at Raider Romp/VFW Pavillion (those are disgusting) and not well maintained.	11/29/2022 9:00 PM
67	Dog park, more antique stores, more charming places to visit. Bakery, deli. Like Dowagiac. More restaurants. You give out pot licenses Let restaurants have liquor licenses.	11/29/2022 8:49 PM
68	Dog park, more antique stores, more charming places to visit. Bakery, deli. Like Dowagiac. More restaurants. You give out pot licenses Let restaurants have liquor licenses.	11/29/2022 8:49 PM
69	I would like to see more shopping in downtown.	11/29/2022 7:27 PM
70	Historic home tours	11/29/2022 7:25 PM
71	Unsure	11/29/2022 7:14 PM
72	Na	11/29/2022 6:54 PM
73	Creating a multi use space for outdoor music; amphitheater, etc.	11/29/2022 6:31 PM
74	Put the farmers market back where it was. Across from Reeder Accounting	11/29/2022 6:17 PM
75	Place for outdoor market, get some businesses downtown that will draw in foot traffic, restoring the park that used to be by shortstop that was the main gathering area in town and fixing the store fronts so they look nice.	11/29/2022 6:16 PM
76	Attraction to the general public. Festival, Decatur day for more a family affair.	11/29/2022 6:12 PM
77	Municipal broadband or contact MEC to have competition to comcast who has raised rates and limited data. Work with the community for events and utilize the library. Make a point when elections are up that anyone can run if they do x steps and wants a say in the community.	11/29/2022 6:04 PM
78	I love living in the village. I feel safe, facilitates are kept in good condition, and I am proud of my town.	11/29/2022 5:36 PM
79	More events to bring people to downtown. No more Pot shops! Try to bring more national businesses to replace McDonalds and something cliser to downtown	11/29/2022 5:34 PM

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80	Eliminate vacant buildings or houses that are known to be harboring criminal activity.	11/29/2022 5:17 PM
81	Keeping the sidewalks walkable	11/29/2022 4:58 PM
82	Not available at this time	11/29/2022 9:22 AM
83	Splash pad	11/24/2022 3:51 PM

Q24 What do you think should be the Village's biggest priority for enhancing Downtown?

Answered: 90 Skipped: 20

#	RESPONSES	DATE
1	Maintaing what you have.	12/30/2022 10:28 PM
2	Better police officers. Would make it more likely to visit.	12/29/2022 10:38 PM
3	RESTAURANTS!!! FOOD !!!!!!! Bring in people or allow it too be a thought too have more than just hard times an subway	12/29/2022 5:55 PM
4	Improving looks of downtown buildings	12/29/2022 11:14 AM
5	Parking	12/29/2022 6:31 AM
6	Economy	12/28/2022 10:33 AM
7	Blight! Drive down any street and look at our trash in every yard	12/28/2022 7:29 AM
8	Job growth	12/28/2022 5:58 AM
9	More shops in all the empty buildings	12/28/2022 1:12 AM
10	Everything	12/28/2022 12:27 AM
11	More handicap parking. Housing improvements. People with businesses park off main street	12/26/2022 9:38 PM
12	Filling retail space for jobs!!! Brkng more business to Decatur!!!	12/26/2022 8:05 AM
13	Attract more business and variety	12/24/2022 9:45 PM
14	Sidewalks	12/22/2022 12:08 AM
15	Public transport, more family oriented opportunities. We have 2 bars and 2 dispensaries across the streets from each other but nothing fun for kids to do in town. Even though paw paw is 15min away, Parents without transportation really struggle in finding a way to keep their kids occupied in Decatur. Especially in winter.	12/21/2022 1:23 PM
16	More places to eat. Loved the food trucks	12/20/2022 4:18 PM
17	Bringing in new businesses to create a useful downtown area.	12/20/2022 12:14 PM
18	Bringing new things to do in.	12/20/2022 7:01 AM
19	Landscaping, improving and cleaning up behind the barbershop	12/19/2022 8:06 PM
20	New businesses	12/19/2022 9:53 AM
21	Sign visibility	12/18/2022 7:15 PM
22	More retail. American clothing stores. Ect.	12/17/2022 8:06 PM
23	Providing parks and recreation across the tracks. Ya know the bad part of town. We deserve places too. We're not all bad. Geez.	12/17/2022 7:57 PM
24	More retailers	12/17/2022 9:53 AM
25	Housing opportunity	12/17/2022 3:35 AM
26	Getting ready of the strip club, more eating options.	12/16/2022 8:53 PM
27	Revitalization; some buildings could use new paint, etc.	12/16/2022 11:16 AM
28	If Laura's burgers were year round in a better facility... oooh	12/16/2022 10:12 AM
29	Economic enhancement	12/16/2022 1:44 AM

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30	Community events	12/16/2022 12:26 AM
31	Get rid of girly show	12/15/2022 11:24 PM
32	Keep it local. Especially for dining & entertaining.	12/15/2022 10:11 PM
33	Recreation a nice dining restaurant	12/15/2022 5:03 PM
34	Getting rid of the pot shops!	12/14/2022 6:54 PM
35	Filling empty business spaces	12/13/2022 10:22 AM
36	Getting the old out to make room for new. Stores with the same merchandise from 20+ years ago, need to retire their space.	12/13/2022 5:50 AM
37	More restaurants and businesses.	12/13/2022 12:32 AM
38	Beautification and preservation	12/12/2022 9:38 PM
39	More restaurants an shops	12/12/2022 5:24 PM
40	Planting many trees along 51.	12/12/2022 5:03 PM
41	Community events	12/12/2022 1:02 PM
42	Activities	12/11/2022 10:47 PM
43	Some type of entertainment For all ages.	12/11/2022 9:00 PM
44	Coming together to figure out what we could do to enhance decatur as a whole for generations to come not just the families that have been here forever or the families with money. Decatur is very judgemental	12/11/2022 2:54 PM
45	Restaurants and entertainment	12/11/2022 7:08 AM
46	Building improvements, cleaning up and maintaining property	12/10/2022 11:26 PM
47	Modernization.	12/10/2022 8:18 PM
48	Resturants and housing	12/10/2022 7:59 PM
49	Lighting and building maintenance.	12/10/2022 10:19 AM
50	Businesses	12/10/2022 9:22 AM
51	FASTFOOD	12/10/2022 5:00 AM
52	Sidewalks and more dining options.	12/9/2022 9:57 PM
53	Bringing in more businesses	12/9/2022 9:22 PM
54	Much needed updates everywhere maybe a sidewalk all the way down john at and over to the school. Lots ot kids walk that route to and from school	12/9/2022 8:07 PM
55	Upgrading some of the businesses building fronts while keeping the architect in tack. Getting rid of Harleys building sign (since that is no longer in use), finding a new use for the building. Maybe add outdoor benches on sidewalks by some of the businesses. Otherwise I think our downtown looks great and think the Village of Decatur is doing awesome.	12/9/2022 7:34 PM
56	Dining and Parks.	12/9/2022 6:55 PM
57	Bring new businesses	12/9/2022 3:46 PM
58	New small businesses.	12/9/2022 11:11 AM
59	More dining	12/9/2022 5:33 AM
60	Increasing restaurants and retail shops!	12/8/2022 6:36 PM
61	Facade and greenspace	12/8/2022 6:16 PM
62	We need more restaurants.	12/8/2022 3:36 PM
63	Parking and opportunities to bring others to see our town.	12/8/2022 9:15 AM

Village of Decatur - 2023 DDA Plan / Parks & Recreation Survey

64	Making it look better and not feel so cut off from other towns	12/8/2022 8:26 AM
65	Bring new business! A coffee chain.	12/1/2022 7:50 PM
66	Final Gravity should take over the whole building including Harley's to make it a destination all year round.	12/1/2022 7:07 PM
67	Filling empty retail spaces	12/1/2022 7:43 AM
68	More Restaurant and a coffee shop	11/30/2022 8:23 PM
69	Attracting small businesses	11/30/2022 12:03 PM
70	Psrking	11/30/2022 9:52 AM
71	Open businesses like restaurants fast	11/30/2022 8:20 AM
72	More restaurants, outdoor seating, liquor licenses, a community center. Buy and rehab old school . That's Closed. Reach out to Lake of the Woods citizens. They spend a lot of money here. However sisters lakes and paw Paw have better restaurants. Get rid of sleepy places.	11/29/2022 8:49 PM
73	More restaurants, outdoor seating, liquor licenses, a community center. Buy and rehab old school . That's Closed. Reach out to Lake of the Woods citizens. They spend a lot of money here. However sisters lakes and paw Paw have better restaurants. Get rid of sleepy places.	11/29/2022 8:49 PM
74	New Christmas Decorations! Benches, hanging plants, festive lighting, murals.	11/29/2022 7:27 PM
75	Make sure the shops are open every day.	11/29/2022 7:25 PM
76	More community events and housing	11/29/2022 7:14 PM
77	Food, small business	11/29/2022 6:54 PM
78	Trails and outdoor/indoor music venue	11/29/2022 6:31 PM
79	Creating non commercial spaces/events to bring people together to develop community	11/29/2022 6:22 PM
80	Food options	11/29/2022 6:17 PM
81	More activities that draw a crowd	11/29/2022 6:16 PM
82	Building frontage clean up.	11/29/2022 6:12 PM
83	Facade updates	11/29/2022 6:04 PM
84	Making the downtown more attractive with robust business and restaurants. It's a nice area and friendly atmosphere. It would be great if folks came from neighboring towns to shop or eat here.	11/29/2022 5:36 PM
85	Make it more welcoming	11/29/2022 5:34 PM
86	Creating an atmosphere that makes people want to live, shop and work here. Right now the identity of Decatur is in dire need of a facelift and opportunities for work need to be attractive for potential business owners.	11/29/2022 5:17 PM
87	Open the Gentleman club as something other than a strip club	11/29/2022 4:58 PM
88	Get some businesses to Decatur. Have the existing business be held to maintaining the outsides of there buildings	11/29/2022 9:22 AM
89	Splash pad	11/24/2022 3:51 PM
90	Improving the building's exterior.	11/23/2022 9:56 AM

Q26 What programs/services/events do you suggest the DDA/Village offer?

Answered: 67 Skipped: 43

#	RESPONSES	DATE
1	Applicants for maintaining their downtown park!	12/30/2022 10:28 PM
2	Police training	12/29/2022 10:38 PM
3	More for people too meet people card nights volunteering clean the city day clean the parks paint just opportunities too help take pride in our city too make it beautiful	12/29/2022 5:55 PM
4	Holidays are important	12/28/2022 10:33 AM
5	More clean up help,	12/28/2022 7:29 AM
6	More dances, festivals	12/28/2022 5:58 AM
7	??	12/28/2022 1:12 AM
8	NA	12/28/2022 12:27 AM
9	Affordable Housing services.	12/26/2022 8:05 AM
10	Family events, something other than events that are meant for people that drink. Midwest fest is fun, but not family friendly.	12/22/2022 12:08 AM
11	New/PP support for parents, public transport, family-friendly events (canvas painting, splash pad, craft events, etc.,) better at making those things accessible	12/21/2022 1:23 PM
12	I think having after school programs would be good for the community. Also putting on outdoor public events/free lessons for different things at a park in the summer. Things that just bring people out.	12/20/2022 7:01 AM
13	Nothing to do in Decatur for seniors, very boring.	12/19/2022 8:06 PM
14	More events year round	12/18/2022 7:15 PM
15	Coffee shop drive thru, American made products store.	12/17/2022 8:06 PM
16	After school children's activities	12/17/2022 7:57 PM
17	Something for everyone that isn't sponsored by final gravity which costs way too much to participate. Holiday, recreational, and cultural events.	12/17/2022 9:53 AM
18	Local housing events	12/17/2022 3:35 AM
19	Dog park Concerts Farmers Market	12/16/2022 8:53 PM
20	Have a VSO office, where the Van Buren county VSO can be made available on a limited schedule.	12/16/2022 11:16 AM
21	?	12/16/2022 10:12 AM
22	N/a	12/16/2022 1:44 AM
23	Christmas events, summer in the city events	12/16/2022 12:26 AM
24	Don't know	12/15/2022 11:24 PM
25	N/a	12/15/2022 10:11 PM
26	Christmas parade, Memorial Day parade, craft fairs or classes, or something to bring the community together	12/15/2022 5:03 PM
27	N/a	12/13/2022 10:22 AM

Village of Decatur - 2023 DDA Plan / Parks & Recreation Survey

28	Community pride, unity . Lawton is a good little town!	12/13/2022 5:50 AM
29	Not sure.	12/13/2022 12:32 AM
30	After school events for the kids	12/12/2022 5:24 PM
31	Kid friendly	12/11/2022 10:47 PM
32	Marijuana is booming the 2 places we have in decatur suck and aren't going to bring in as many customers as they should because the people that run those aren't for our community they are here just to make a buck we are rich with farmland to grow our own and we could be a great destination for people but we need the right businesses	12/11/2022 2:54 PM
33	Children after school programs and summer activities.	12/10/2022 8:18 PM
34	The current community events are nice.	12/10/2022 7:59 PM
35	Have the Decatur Days celebration. Not just a drunken overpriced concert.	12/10/2022 10:19 AM
36	Live music, outside events	12/10/2022 9:22 AM
37	FASTFOOD	12/10/2022 5:00 AM
38	Kids summer programs	12/9/2022 9:57 PM
39	Outdoor music	12/9/2022 9:22 PM
40	More family events	12/9/2022 8:07 PM
41	A more family oriented Decatur Days like there used to be.	12/9/2022 6:55 PM
42	Concerts in the park.	12/9/2022 11:11 AM
43	Unsure	12/8/2022 6:36 PM
44	Na	12/8/2022 6:16 PM
45	The events added this year were great i would focus on building them	12/8/2022 2:27 PM
46	Breast cancer walk, autism walk, more things besides just the school...	12/8/2022 9:15 AM
47	Please expand garbage pickup to Hamilton Township	12/1/2022 7:50 PM
48	Not sure	12/1/2022 7:43 AM
49	More family oriented events! Put the Kids first!	11/30/2022 8:23 PM
50	Decatur Days!	11/30/2022 12:03 PM
51	Events around the holidays. 5 k runs, Breakfast with Santa, Bunny Brunch, fishing derbies, scavenger hunt. Bonfire at the pRk, fall fest, winter fest. Hayrides in the park, family Valentines party, St. Pat's bar crawl.	11/29/2022 8:49 PM
52	Events around the holidays. 5 k runs, Breakfast with Santa, Bunny Brunch, fishing derbies, scavenger hunt. Bonfire at the pRk, fall fest, winter fest. Hayrides in the park, family Valentines party, St. Pat's bar crawl.	11/29/2022 8:49 PM
53	Anything to bring people outdoors. Make people want to take evening strolls through town. I want to see people out and about through town. That is one thing I admire about Dowagiac, there are always people out and about downtown. We need to liven up our Village.	11/29/2022 7:27 PM
54	Don't know	11/29/2022 7:25 PM
55	Unsure	11/29/2022 7:14 PM
56	Summer fest or some family downtown events	11/29/2022 6:54 PM
57	An annual town celebration	11/29/2022 6:31 PM
58	Outdoor Market, kids activities and less gigantic grain towers	11/29/2022 6:16 PM
59	Decatur day as an event, human services(again), food bank?	11/29/2022 6:12 PM
60	Keep up the good work. Light up the park seems like it will be a good little event.	11/29/2022 6:04 PM

Village of Decatur - 2023 DDA Plan / Parks & Recreation Survey

61	?	11/29/2022 5:36 PM
62	Carnival type event. - Weekend entertainment with food trucks	11/29/2022 5:34 PM
63	Less community support focused (like the recent suggestion for senior events) and more things that bring in money FOR the community (art fairs where vendors pay the village for booths, for example; a summer concert series, etc)	11/29/2022 5:17 PM
64	Not aure	11/29/2022 4:58 PM
65	Not available at this time	11/29/2022 9:22 AM
66	Nail salon	11/24/2022 3:51 PM
67	Music events	11/23/2022 9:56 AM



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: Downtown Development Authority Board
FROM: Shantel Pentland, Administrative Assistant
REVIEWED BY: Christopher Tapper, Village Manager
DATE: January 11, 2023

SUBJECT: Projected Calendar of Events 2023

Action Requested:

It is requested that the DDA review and provide input for the following projected Calendar of Events for 2023

Background:

January

- No Scheduled Events

February

- Month-long Valentine's Day Window Decorating Contest

March

- Month-long Leprechaun Hunt Contest

April

- Easter Egg Hunt- Coordinate with VFW

May

- Weekly Farmer's Market (Night Market- Friday, May 26th 5-8pm Ibisons Concessions)
- Weekly Food Trucks

June

- Weekly Farmer's Market
- Weekly Food Trucks (Monday, June 5th 11am-2pm Ibisons Concessions)

July

- Monday, July 3: 8pm- 11pm- Fireworks and Food Trucks Extravaganza (Ibisons Concessions)
- Weekly Farmer's Market (Night Market- Friday, July 28th 5-8pm Ibisons Concessions)
- Weekly Food Trucks

August

- Weekly Farmer's Market
- Weekly Food Trucks
- Saturday, August 5th: Decatur Day/ Midwest Fest/ Circus



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

September

- Monday, September 4: 11am-2pm- Labor Day Market and Food Truck Rally

October

- Tuesday, October 31st: 3:30pm-7pm- Boo Bash and Village Trick-or-Treating
- Month-long Scarecrow Decorating Contest

November

- No Scheduled Events

December

- Month-long Christmas Window Decorating Contest
- Sunday, December 3: 6pm-7:30pm- Christmas Parade and Light Up the DDA Park

Attachments:

None



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

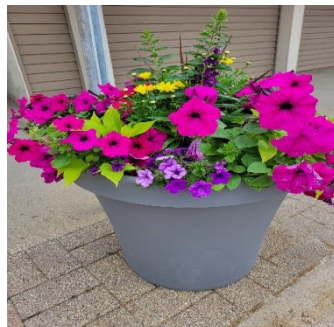
TO: Downtown Development Authority Board
FROM: Christopher Tapper, Village Manager
REVIEWED BY:
DATE: January 11, 2023
SUBJECT: Budget FY24

Action Requested:

It is requested that the Downtown Development Authority, review and approve budget recommendation for fiscal year 2024.

Accomplishments for the calendar year 2022 include.

1. Oversight with fundraising for the annual July Fireworks display.
2. Scheduling the Food Truck campaign.
3. New welcome banners for downtown.
4. Sold several DDA owned properties.
5. Retain the services of McKenna & Associates to update the DDA plan.
6. Continued to work with staff on the RRC certification.
7. Recommitment to downtown events and activities.
8. Oversight with development of DDA grant & loan program.
9. Development of marketing campaign including business spotlights.



Attachments:

FY Budget 2024

		Calculations as of 02/28/2023					
GL NUMBER	DESCRIPTION	2020-21	2021-22	2022-23	2022-23	2022-23	2023-24
		ACTIVITY	ACTIVITY	AMENDED	ACTIVITY	PROJECTED	REQUESTED
				BUDGET	THRU 02/28/23	ACTIVITY	BUDGET
ESTIMATED REVENUES							
Dept 000							
248-000-404.000	PROPERTY TAXES	8,061.44	9,893.21	11,000.00	8,565.31	8,600.00	11,000.00
248-000-410.000	PERSONAL PROPERTY TAX	2,423.10	3,455.00	3,500.00	3,384.75	3,500.00	3,500.00
248-000-411.000	DELINQUENT TAX	1,313.33	634.78		82.31	90.00	90.00
248-000-445.000	REAL ESTATE TAX INTEREST	162.63	122.70	120.00	14.05	16.00	16.00
248-000-664.100	INTEREST INCOME	19.80	24.77	50.00	14.79	15.00	
248-000-675.000	OTHER REVENUE		4,887.59	13,000.00	7,800.00	7,800.00	8,000.00
Totals for dept 000 -		11,980.30	19,018.05	27,670.00	19,861.21	20,021.00	22,606.00
TOTAL ESTIMATED REVENUES		11,980.30	19,018.05	27,670.00	19,861.21	20,021.00	22,606.00

		Calculations as of 02/28/2023					
		2020-21	2021-22	2022-23	2022-23	2022-23	2023-24
GL NUMBER	DESCRIPTION	ACTIVITY	ACTIVITY	AMENDED	ACTIVITY	PROJECTED	REQUESTED
				BUDGET	THRU 02/28/23	ACTIVITY	BUDGET
APPROPRIATIONS							
Dept 290 - CONTINGENCY							
248-290-969.000	CONTINGENCY			1,000.00			
Totals for dept 290 - CONTINGENCY				1,000.00			
Dept 728 - ECONOMIC DEVELOPMENT							
248-728-756.000	DDA-SUPPLIES		359.34	1,000.00	179.60	180.00	1,000.00
248-728-801.000	CONSULTING FEES		856.25	1,000.00	3,424.00	1,800.00	2,000.00
248-728-901.000	PRINTING/PUBLISHING				920.00	950.00	900.00
248-728-930.000	REPAIRS				70.00	70.00	
248-728-958.000	MISCELLANEOUS	4,042.63	2,103.30	170.00	181.68	190.00	200.00
248-728-968.000	DEPRECIATION		3,407.00				
248-728-981.000	CAPITAL OUTLAY				980.00	980.00	9,250.00
248-728-985.000	COMMUNITY SERVICE PROJECTS		6,334.25	20,000.00	21,513.60	21,600.00	20,000.00
248-728-986.000	DOWNTOWN FLOWERS				4,274.52	4,300.00	4,300.00
248-728-995.010	GEN FUND ADMIN TRANSFER	2,500.00	2,500.00	4,500.00	4,500.00	4,500.00	2,500.00
Totals for dept 728 - ECONOMIC DEVELOPMENT		6,542.63	15,560.14	26,670.00	36,043.40	34,570.00	40,150.00
TOTAL APPROPRIATIONS		6,542.63	15,560.14	27,670.00	36,043.40	34,570.00	40,150.00
NET OF REVENUES/APPROPRIATIONS - FUND 248		5,437.67	3,457.91		(16,182.19)	(14,549.00)	(17,544.00)
BEGINNING FUND BALANCE		100,439.34	105,877.01	105,928.92	105,928.92	105,928.92	91,379.92
FUND BALANCE ADJUSTMENTS			(3,406.00)				
ENDING FUND BALANCE		105,877.01	105,928.92	105,928.92	89,746.73	91,379.92	73,835.92



Village of Decatur
114 N Phelps Street
Decatur, MI 49045

MEMORANDUM

TO: Downtown Development Authority Board
FROM: Shantel Pentland, Administrative Assistant
REVIEWED BY: Christopher Tapper, Village Manager
DATE: January 11, 2023

SUBJECT: Fireworks Display Proposals

Action Requested:

It is requested that the DDA review, discuss, and approve a bid for the 2023 Fireworks Display

Background:

Night Magic Displays, the company the Village used in 2022, has put together a proposal. Their bid comes in at \$20,000, and will be the equivalent of last year's show (minus 9 shells and approx. 45 seconds).

Pyrotecnico has also put together a proposal. Their bid comes in at \$20,000, and includes a "very bright and energetic show, with constant visuals", and is approximately 22 minutes long. This company does not provide a shell count in their bid, but guarantees the full 22 minutes.

Attachments:

Night Magic Displays and Pyrotecnico Proposals

Corporate Office:
3999 Hupp Rd. Bldg R-3-1
LaPorte IN 46505



December 15, 2022

Village of Decatur
Mr. Christopher Tapper, VM
114 N. Phelps St.
Decatur MI 49045

Dear Mr. Phelps;

Enclosed please find your bid for the Village of Decatur Independence Day celebration fireworks display. Please take a moment to review the proposal: if you should have any questions, please give me a call.

As always, we deeply appreciate your business and look forward to providing many new and exciting products and services that demonstrate our commitment to being your provider of choice for pyrotechnic displays.

Dick Wilson

Dick Wilson
magicpyro@aol.com
574.298.1812 cell

PROPOSAL

Village of Decatur

This proposal includes the following:

BID AMOUNT: \$20,000.00

**DISPLAY
DATES: July 3, 2023**

**LIABILITY \$10,000,000.00 Coverage provided by Everest
Insurance Company**

PRODUCT: All fireworks in enclosed bid.

**We reserve the right to substitute for equal or greater value if
product is not available.**

DELIVERY: By CDL/Hazmat endorsed drivers

**FIRING: All setup, firing of display by our protechnicians
and initial clean up.**

**WORKER'S
COMP.: Liberty Mutual Insurance
to cover the pyrotechnicians if provided**

Village of Decatur
Spectacular Fireworks!
July 03, 2023
\$20,000.00

* * * * *

Opening Barrage

Three Inch Display Shells

12 - Wizard Chrysanthemum and Peony Shells

Body Of Display

Three Inch Display Shells

72 - Japanese Style Chrysanthemums

36 - Guandu Assorted Color Shells

9 - Guandu Fancy Flight Shells

8 - Crackling Nishiki Kamuros in flight

6 - Titanium Salute with Rising Tail

4 - Smiley Face

3 - Titanium Salutes with Rising Tails Shot in Flight

1 - White Strobe with Red Pistil

1 - Twitter Glitter

Four Inch Display Shells

18 - Guandu Assorted Shells

18 - Wizard Special Imported Shells

- 18 - Japanese Style Chrysanthemums
- 3 - Crackling Nishiki Kamuros in flight
- 3 - Assorted Ring Shells
- 3 - Red Strobe Waterfalls
- 3 - Brocade Crowns in Flight
- 1 - Red Strobe Sky Girl
- 1 - Purple to Lemon Strobe
- 1 - Red Bees
- 1 - Twitter Glitter
- 1 - Flower Crown
- 1 - Green Strobe Shell
- 1 - White Strobe Shells

Five Inch Display Shells

- 18 - Guandu Assorted Shells
- 18 - Wizard Special Imported Shells
- 18 - Yuan Yang Japanese Style Shells
- 10 - Fancy Color & Effect Shells
- 3 - Crackling Nishiki Willows in flight
- 3 - Brocade Crowns in Flight
- 2 - Yung Feng Japanese-Style Chrysanthemums
- 1 - Moving Blue Bees
- 1 - Purple to Lemon Strobe
- 1 - Red Bees
- 1 - Twitter Glitter
- 1 - White Windbell Flower
- 1 - Blue to Red Strobe

- 1 - Flower Crown with Pistil
- 1 - Gold Strobe Shell
- 1 - White Strobe Shell

Six Inch Display Shells

- 9 - Guandu Assorted Shells
- 9 - Wizzard Brand Display Shell
- 5 - Yuan Yang Japanese Style Shells
- 1 - Brocade Ring to Saturn Shell
- 1 - Yung Feng Display Shell

Eight Inch Display Shells

- 2 - Guandu Brilliant Chrysanthemums

The Grand Finale

- 120 - Three Inch Guandu Specialty Finale Shells
- 120 - Three Inch Wizard Multi-color Finale Shells
- 36 - Three Inch Gold Brocade Finale Shells
- 12 - Three Inch Titanium Salute Finale Shells

9 - Four Inch Grand Finale Bombshells consisting of Special Imported Chrysanthemums and Peonies

- 9 - Four Inch Gold Brocade Finale Shells

- 90 - 9' ignitors
- 8 - 15' ignitors





NIGHT MAGIC DISPLAYS

3999 Hupp Rd. Bldg R-3-1 La Porte IN 46350

219.393.5051

AGREEMENT

AGREEMENT made this 15th day of December 2022 by **Night Magic Displays**, by its authorized agent hereinafter referred to as "Seller" and (the) **Village of Decatur, MI** hereinafter referred to as "Buyer".

1. **SALE OF GOODS:** The Seller shall sell to the Buyer certain Fireworks Display(s) in accordance with the program (Bid) attached hereto which shall be incorporated herein. This Display will be given on the evening(s) of **July 3, 2023**, weather permitting, it being understood that should any factor prevent the giving of any Display on the date mentioned herein, it will be given on the next agreed upon date within the first six-months of 2023.*see item 2.

2. **PURCHASE PRICE and PAYMENT:** Purchase price shall be **\$20,000.00**. Payment shall be made within 10 days after display is shot. A finance charge of one- and one-half percent per month will be assessed on all accounts overdue.

If inclement weather or any other factors should prevent the giving of this display on the agreed upon date, the Buyer will have the option of fulfilling this agreement with a buyout of 40% of the agreed display amount to the Seller.

3. **CLAIMS:** Any claims for loss or damage, defective materials and or product or shortages in count, or for any other cause is waived by Buyer unless made within Three (3) days after delivery.

WARRANTIES: The Seller warrants that the displays and their contents are in conformity with the specifications set forth in the Bid. No other representations or warranties have been made by the Seller or relied upon by the Buyer. This warranty is expressly in lieu of any and all warranties expressed or implied.

4. **LIABILITY:** The Buyer further agrees to provide the following:

- a) Sufficient area for the Displays in accordance with the N.F.P.A. code of distances.
- b) Adequate Security Staff protection to prevent spectators from entering Display Area.
- c) Protection of the Display area by roping off or similar facility.
- d) Daylight inspection of Display site the day following the Display.
- e) State Permit for Fireworks Display where required.

5. **ADDITIONAL COVENANTS:**

- a) Seller agrees to furnish Pyrotechnicians for this Display. This includes labor for setup, firing, tear down of display and initial inspection and cleanup of Display area.
- b) Seller shall purchase insurance for the benefit of Seller and Buyer in the amount of \$10,000,000.00 for each display. Such insurance shall cover damage and personal injury resulting from any aspect of this contract.
- c) All individual entities listed on the Certificate of Insurance will be deemed an additional insured per this contract.

6. **BENEFIT:** This agreement shall be binding upon and inure to the benefit of the parties, their successors, and assigns.

IN WITNESS, WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT THIS [REDACTED] _____

DAY OF [REDACTED] _____, 2022.

NIGHT MAGIC DISPLAYS

By _____
Authorized Agent of SELLER

By [REDACTED] _____
Authorized Agent of BUYER

Insurance certificate will be emailed to
address provided here by buyer

Printed Name

email address

Billing Address

City

State

Zip



PYROTECNICOTM
VITALE FAMILY FIREWORKS * 1889

Decatur Independence Day Fireworks
Decatur, Michigan
July 3, 2023



PYROTECNICOTM **fx**
AMPLIFYING EXCITEMENT | SINCE 1889

800.854.4705 • WWW.PYROTECNICO.COM



OUR CORE VALUES



We produce each show with tireless dedication. We treat each employee, supplier, and regulator with respect. Individual and team initiative drives our company. Imaginative people are the core of our success. Ensuring safety is our top priority. Great performances are our passion.

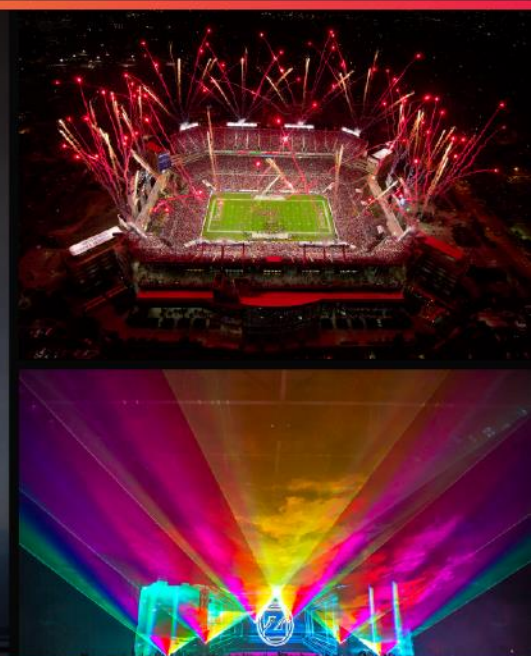
WHAT THIS MEANS FOR YOUR EVENT

You have a vision for your event and Pyrotecnico will work tirelessly to design a spectacular display to match that vision. Our staff has an unrivaled passion for what we do and that results in superior customer service, advanced display designs, and safe certified/licensed pyrotechnicians for your event.





YOUR EVENT TEAM



Stephen Vitale - President & CEO - svitale@pyrotecnico.com

As the President and CEO of Pyrotecnico, Stephen provides the leadership for all of our employees and creates the philosophy by which we excel. Stephen has 30 years of experience in the fireworks and special effects industries.

Chris Liberatore - Vice President Director of Sales - cliberatore@pyrotecnico.com

Chris supervises the servicing of client accounts, ensuring that you are completely satisfied with our service and your crowd will experience the best show they have ever seen.

Michael Falk – Account Manager - mfalk@pyrotecnico.com

Michael services client accounts, making sure that all aspects of your program are completed in a timely manner.

Wanda Schoof – Sales Coordinator – wschoof@pyrotecnico.com

Wanda aids Michael in obtaining all permits necessary for your event and making sure every detail of the preparation process has been addressed.

Leigh Ann Hagerty - Sales Coordinator - lhagerty@pyrotecnico.com

Leigh Ann aids Michael in obtaining all permits necessary for your event and making sure every detail of the preparation process has been addressed.



PROPOSAL



Client: Decatur, MI

Event Date: July 3, 2023

Prepared for: Shantel Pentland

Type of Show: Aerial firework display – 100% electronic fired, no hand firing

Length of Show: 22 minutes

Type of Pyrotechnic Effects: All aerial shells – Low level to 6”

Proposal Includes:

- Licensed Professional Pyrotechnicians
- All Fireworks Material Necessary to the Production
- All Firing Equipment Necessary to the Production
- Computer-Designed Choreography
- Permits created for submittal to Decatur and Michigan DNR
- \$5,000,000 Public Liability Insurance
- Workers Compensation Insurance
- All Transportation Expenses

Proposal Cost: \$20,000.00



DETAILS

\$20,000.00

High Impact 22 Minute Aerial Fireworks Display

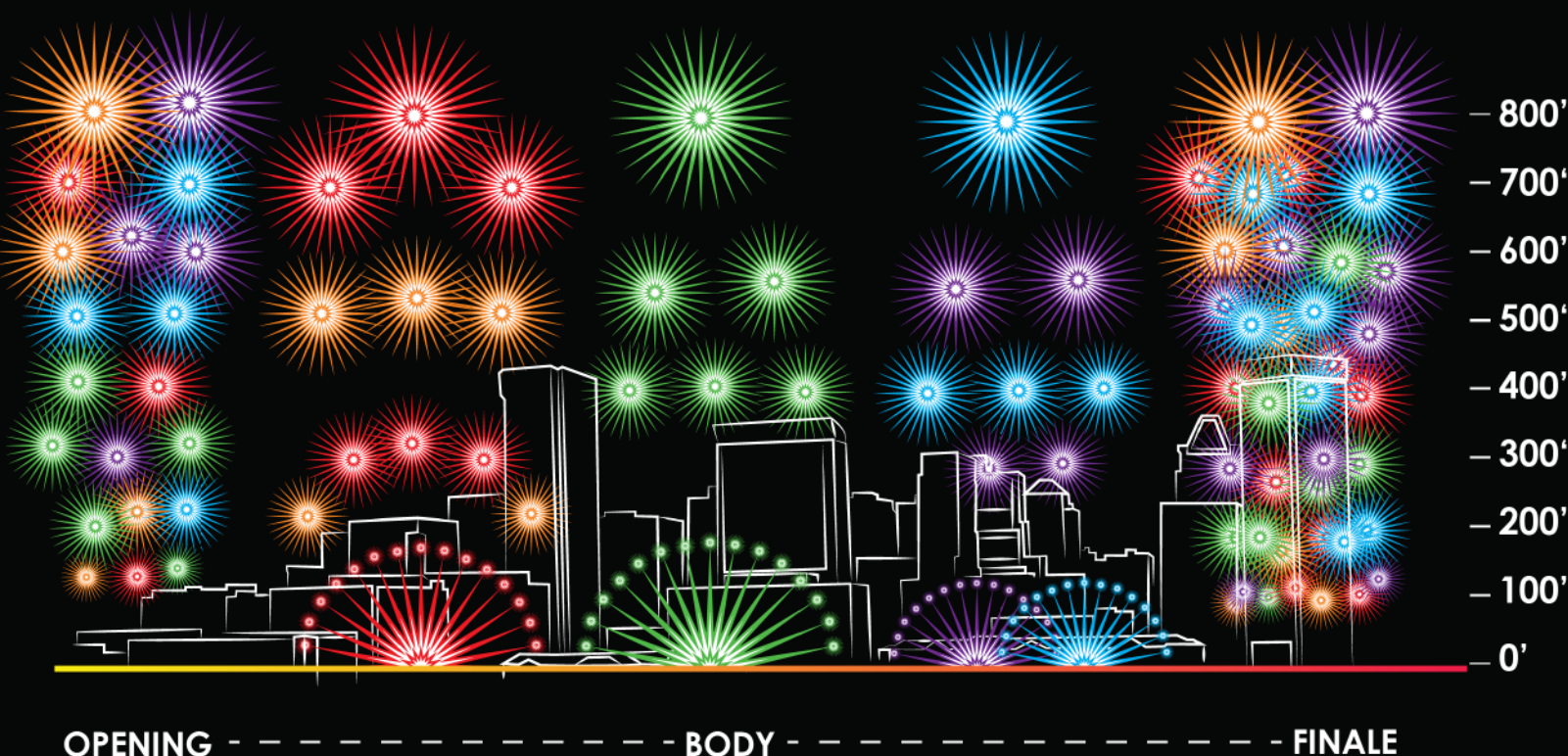
Fully scripted display for precision timing and firing as designed and choreographed by our award winning team.

GRAND TOTAL

\$20,000.00



We take pride in our ability to “layer” the sky with vivid surprises at varying heights and widths, painting the entire sky into beautiful scenes of color. Your show will be unique and precise, with a timeline that will include an opening mini-finale of bursts to kick off the display, followed by a body filled with unique scenes and special effect barrages, and concluding with a grand finale that will light up the sky like nothing your audience has ever seen!



- *Maximum shell heights will vary for each individual display.
- On average, shells will reach 100' of elevation for every inch in shell diameter.
(Example: 2" shells will reach approximately 200' in elevation.)



AMPLIFYING EXCITEMENT SINCE 1889

UNMATCHED INNOVATION

Imaginative people are the core of our success, and our creative team is constantly raising the bar and scouring the globe for new technologies. You can rest assured that your display will be innovative and unforgettable in every aspect.

AWARD-WINNING DISPLAY DESIGN

Our creative team has won many international awards for our unique choreography and impeccable synchronicity, including the coveted Gold Jupiter award among others.

EXCEPTIONAL TEAM

Our exceptional team will ensure that every aspect of your show is completely taken care of from permitting and safety regulations to show execution and clean up, so you can sit back and enjoy the time leading up to your exciting event. We will have the details under control every step of the way.

125 YEARS EXPERIENCE

We are bringing 125 years of experience to the table, giving us the knowledge and ability to use the absolute best technology, techniques, and the most innovative products with the utmost safety. We have lived and breathed fireworks and special effects for 125 years, and we will see your show through from concept to clean up.



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THANK YOU

Thank you for the time and consideration that you have given us.

We recognize that your standards of excellence must be matched by the vendors that you select for any event. We are honored to have this opportunity to accomplish something spectacular for your organization, and will always strive to exceed expectations.

Pyrotecnico will work tirelessly throughout this process to ensure that every element of the program runs smoothly. From permitting and license paperwork, to design and choreography, to the safe operation of your display, we will endeavor to provide peace-of-mind throughout our partnership.

Thank you again and we look forward to hearing from you very soon.

Michael Falk | Account Manager
800.771.7976 (Office)
616.427.0377 (Cell)

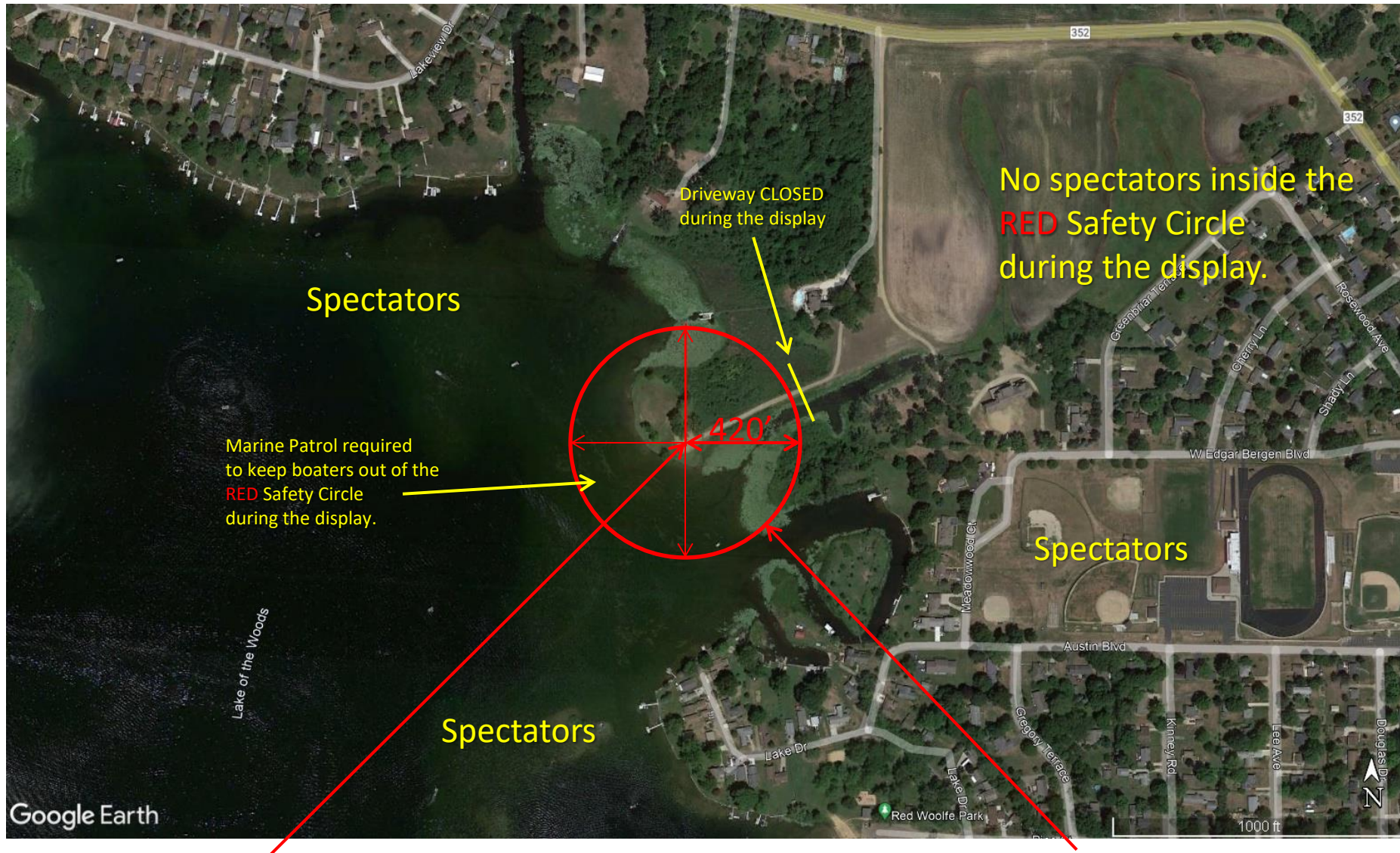


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Decatur, Michigan
45345 Co Rd 352, Decatur MI 49045

Pyrotechnico Fireworks Inc.
12/9/2022 Michael Falk





MICHIGAN REFERENCE LIST

Display	Contact	Phone / email
Grand Haven Coast Guard Festival	Mike Smith	(616) 402-0444 execdirector@coastguardfest.org
St. Joseph, MI	John Hodgson	(269) 983-5541 jhodgson@sjcity.com
Muskegon, MI	Ann Marie Meisch	(231) 724-6705 ann.meisch@shorelinecity.com
South Haven, MI	Scott Smith	(269) 906-0334 scottsmith@southhavenmi.gov
Rockford, MI	Linda Southwick	(616) 866-2000 execdir@rockfordmichamber.com
Pentwater, MI	Eva Gregwer	(231) 869-4150 travelinfo@pentwater.com
Cascade Hills Country Club	Ryan Wells	(616) 949-0810 ryan@cascadehillscscc.com
Petoskey, MI	Carlin Smith	(231) 838-9174 carlin@petoskey.com
Kentwood, MI	Val Romero	(616) 258-0069 romeov@kentwood.us
Allendale, MI	Adam Ellenbaas	(616) 895-6295 supervisor@allendale-twp.org
Big Rapids, MI	Brian Stearns	(989) 323-1935 brian@lernerfinancial.com
Lake City, MI	Dawn Kaminski	(989) 615-9445
Lansing, MI	Brett Kaschinske	(517) 881-0721 Brett.kaschinske@lansingmi.gov

***** More references available upon request*****