

VILLAGE OF DECATUR DDA MEETING AGENDA

Wednesday
March 8, 2023



VILLAGE OF DECATUR
REGULAR DDA MEETING
Wednesday, March 8, 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 March 8, 2023

5A.2 – Approval of the Regular DDA Meeting Minutes for February 8, 2023

6. COMMUNICATIONS TO THE DDA – PRESENTATIONS & GUEST

6A.1 – Presentation from McKenna- Development & TIF Plan

7. UNFINISHED BUSINESS

7A.1 – Request to approve the DDA boundary, expanded Option 1 rendering

7A.2 – Discuss future improvements to the DDA Park

7A.3 – Overview and discussion of the drafted Development & TIF Plan

8. NEW BUSINESS

None

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, February 8, 2023, at 1:00 P.M.
Village Hall, 114 N. Phelps Street
Decatur, MI 49045

I. Call to Order

Mr. Creagan called the meeting to order at 1:06 P.M.

II. Pledge of Allegiance

III. Roll Call

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

IV. Public Comments

None

V. Approval of Agenda & Meeting Minutes

Kemp offered a motion to approve the agenda for February 8, 2023, supported by Moser, carried unanimously 6-0.

Newell offered a motion to approve the meeting minutes from January 11, 2023, supported by Zimmer, carried unanimously 6-0.

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

Rebecca Harvey from McKenna & Associates was in attendance. Harvey gave an overview of the provided Development & TIF Plan draft document. Discussion ensued about the current DDA boundary and the possibility of expansion, and how that would affect the core of “downtown.”

VII. Unfinished Business

- a. Discussion ensued regarding expansion of the current DDA boundary. Options 1, 2 and 3 were all discussed, Option 1 with an area of expansion was favored. Newell offered a motion to approve an expanded Option 1 version of the newly created DDA Boundary, with support from Kemp, carried unanimously 6-0.
- b. Future use of the DDA Park was discussed. Thoughts aligned with previous conversations in regards to live music, farmers markets, and using the park as a community gathering space.

VIII. New Business

- a. The Board discussed and compared the three RFP bids for flowers/greenery throughout the Village. Tuttle Floral was chosen for 2023 services, carried unanimously 6-0.

IX. Public Comments- Second Opportunity

None

X. DDA Member Comments

Moser expressed interest in learning how the DDA & TIF Plan would encourage investment within our DDA boundary, and what the projected return would be to the local businesses. Harvey shared insight on the goals and objectives of the Development & TIF Plan.

XI. Adjournment

Newell made a motion with support from Kemp to adjourn the meeting at 2:08 P.M.

Minutes submitted by: Shantel Pentland, Administrative Assistant





DDA Boundary

Village of Decatur, Michigan

March 6, 2023

LEGEND

-  Parcels
-  DDA Boundary



0 500 1,000
Feet

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





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: March 7, 2023

SUBJECT: DDA Park Improvements

Action Requested:

It is requested that the DDA review, discuss, and propose a timeline for the following DDA Park Improvements

Background:

The Downtown Development Authority has had many discussions recently in regards to updates and improvements for the DDA Park.

- Live music- the option of constructing a stage
- Farmers Market
- Signage- purchasing new signage that will be cohesive with the Parks & Recreation Committee's vision for all Parks located within Village limits
- Pavilion- Repair and paint the existing structure, or have it removed to allow for more space in the park for future events?
- Benches- the current benches are in disrepair, replacement is necessary. If the pavilion is removed, how many benches will fit comfortably?
- Drinking Fountain- restore functionality in preparation for future events, or remove the structure

Attachments:

None



2023 Development Plan and Tax Increment Financing Plan

DOWNTOWN DEVELOPMENT AUTHORITY
VILLAGE OF DECATUR, MICHIGAN

DRAFT – MARCH 7, 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.

Table of Contents

Acknowledgements

Table of Contents

Executive Summary 1

 Introduction1

 Overview of Decatur’s DDA2

 DDA Goals and Objectives4

Development Plan 6

 Designation of Boundaries of the Development Area6

 Legal Description of the Development Area6

 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 Uses6

 Streets and Other Public Facilities.....8

 Location and Extent of Proposed Public and Private Land Uses.....10

 Existing Improvements in the Development Area to be Demolished, Repaired or
Altered, and Time Required for Completion.....10

 Phase I: 2023-202711

 Phase II: 2028-203213

 Phase III: 2033-204314

 Ongoing: 2023-204315

 Location, Extent, Character, and Estimated Cost of Improvements and Stages of
Construction Planned17

 Project Descriptions.....18

 Parts of the Development Area to be Left as Open Space and Contemplated Future
Use19

 Portions of the Development Area which the Authority Desires to Sell, Donate,
Exchange or Lease to or from the Municipality and the Proposed Terms.....19

 Desired Zoning, Streets, Intersections and Utility Changes20

An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing20

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 Authority20

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 Persons21

Estimate of the Number of Person Residing in the Development Area.....21

Plan for Establishing Priority for the Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons.....21

Compliance with Act 227 of the Public Acts of 1972, Sections 213.321 - 213.332 of the Michigan Compiled Laws21

Tax Increment Financing Plan..... 22

Introduction22

Expenditure of Tax Increment Revenues.....22

Initial Assessed Value and Applicable Millage23

Estimate of Tax Increment Revenues23

Expenditure of Tax Increment Revenues.....26

Duration of the Program26

Maximum Amount of Bonded Indebtedness27

Appendix 28

Appendix A: Legal Description.....29

Appendix B: List of Parcels within the Downtown Development Area.....30

Appendix C: Adoption Documents31

Appendix D: Citations **Error! Bookmark not defined.**



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.

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 boundaries of the Development Area include the Village limits to the west, Edgar Bergen Blvd. to the north, south along School Street to Saint Marys Street, west to the Village limits, and then south to encompass parcels along the south side of Sherwood Street. From there, the boundary travels further east to Williams Street, and then south again to the Village limits. From the southern Village limit, the boundary travels north along White Oak Street to Bronson Street, then east to George Street, north to Paw Paw Street, to meet at the Village limit.

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 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
- Williams Street
- Beers Street
- George Street
- White Oak Street
- Bronson Street
- Paw Paw Street





DDA Boundary

Village of Decatur, Michigan

March 6, 2023

LEGEND

- Parcels
- DDA Boundary



0 500 1,000
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

March 7, 2023

LEGEND

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



0 500 1,000
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 1 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 <ul style="list-style-type: none">» Hire or designate a marketing coordinator for Downtown branding options and activities» Create a Downtown branding unique to the Village of Decatur» Utilize the branding for marketing and promotion activities	\$50,000
	Local Entrepreneurs <ul style="list-style-type: none">» Seek out opportunities to partner with local entrepreneurs or developers to expand the commercial, office, and/or residential presence in Downtown Decatur» Assist in the growth and development of local entrepreneurs launching new business ideas into Downtown. Such as temporary shopfront spaces for discounted costs or business incubator events	\$3,000
	Business Support and Expansion <ul style="list-style-type: none">» Establish partnerships with local business owners to determine the highest and best use of properties in Downtown» Continue to work with current Downtown business owners to identify areas and partnerships to support the growth of current operations	\$3,000
Technical Assistance	Mini-Grants <ul style="list-style-type: none">» Determine if additional funding can be secured to further assist property owners as needed	\$25,000
Placemaking and Design		
Aesthetic Enhancements	Façade Improvement Program (\$5,000/year) <ul style="list-style-type: none">» Administer the Façade Improvement Program and streamline the application review process.	\$25,000
Amenities and Culture	Public Art <ul style="list-style-type: none">» Seek partnerships with local artists or schools to implement more public art in the Downtown	\$5,000
	Outdoor Seating and Dining <ul style="list-style-type: none">» Seek out opportunities to transform underutilized space for outdoor seating and dining opportunities with local restaurants	
Organization and Partnerships		
Regional Assistance	State Programs <ul style="list-style-type: none">» Work with economic development agencies to become Redevelopment Ready Community (RRC) certified» Work the State Historic Preservation Office (SHPO) to obtain historic designation on Downtown's premiere qualified properties» Become a certified Main Street community	\$5,000
	County Programs <ul style="list-style-type: none">» Work with economic development agencies and programs within Van Buren County for funding and project implementation. This can include the Van Buren County Brownfield Authority	

Supporting Collaboration	Downtown Business Association	
	<ul style="list-style-type: none"> » Maintain and enhance partnerships with local business owners » Develop a Downtown Business Association with Development Area property owners for project implementation and create a common Downtown vision 	\$5,000
TOTAL for Phase I		\$121,000



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, as available or applicable » 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		\$365,000

Phase III: 2033-2043

Goal / Objective	Project Name/Brief Description	Estimated Cost
Economic Repositioning		
Technical Assistance	Market Study <ul style="list-style-type: none">» Conduct an in-depth analysis and market study of various businesses and industries needed in Downtown Decatur and projections of success	\$15,000
	Mini-Grants <ul style="list-style-type: none">» 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) <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.	\$75,000
	Long-Term Placemaking Improvements <ul style="list-style-type: none">» Assess areas for long-term seasonal enhancements within the Development Area, such as flower plantings along M-51» Determine a long-term plan and/or goal for the large silos and how to incorporate the silos into the Downtown placemaking initiatives	
Organization and Partnerships		
Supporting Collaboration	Volunteer Recruitment Program <ul style="list-style-type: none">» 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
	Parks and Recreation <ul style="list-style-type: none">» Continue collaborations with the Village Parks and Recreation Committee to determine partnership opportunities for youth programming and park enhancements (e.g., benches, splashpad, playground equipment, rental spaces, etc.)	
Total for Phase III		\$141,000

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, such as incentives for seasonal businesses » 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 » Assess opportunities for housing opportunities for additional housing where appropriate, such as workforce housing 	\$750,000
	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. » Determine the location and associated programming for a public gathering space 	\$100,000

Amenities and Culture	Public Festivals/Events	
	» Plan and host more public events and festivals for all seasons	\$25,000
Infrastructure and Transportation		
Mobility Improvements	Pedestrian and Bike Facilities	
	» Determine bike routes that are best suited for new infrastructure to connect to a larger Villagewide or regional bike network.	\$100,000
	» Plan for all modes of transportation in Downtown (multi-modal crossings, bike parking, sidewalks, etc.)	
	Regional Connections	
	» 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	
	» 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		\$3,613,000
Total for 2023 – 4043		\$4,240,000

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 \$4,240,000. 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	17.8092 mills
Van Buren County	mills
Van Buren District Library	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 XXX% increase per year. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at \$XXX.

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 XXX% (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 XXX% (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

Appendix D: Survey Results

The purpose of this appendix is to summarize the most frequent responses from the online community survey available to the public between November 2022 and February 2023. During this period of time, 123 individuals (approximately 7.7% of the Village population) responded to the survey. The purpose of the survey was to assist with determining the economic and developmental priorities and values of Decatur residents for the Development Plan and Tax Increment Financing (TIF) Plan.

QUESTION 1: QUALITY OF LIFE

The first question asked residents to rank four aspects of the Village of Decatur from highest to lowest priority. The average score from these respondent rankings is summarized below.

- **School system** was the **highest** priority.
- **Restaurants** were the **second** highest priority.
- **Recreational amenities** were the **third** highest priority.
- **Government services** were the **fourth** highest priority.

QUESTIONS 2-11, 18: VILLAGE OF DECATUR SERVICES

The second through eleventh question and question 18 all relate to the services the Village of Decatur offers. Question 2 asks residents what they **like** about the services offered by the Village. The most common responses are summarized below.

- Hosting fun and engaging **community events**.
- Timely and consistent **snow plowing**.
- Increased **accessibility** with online payment options and well-trained staff.
- Inclusion of **leaf and debris collection**.
- Well maintained **public amenities** such as parks and the library.

Question 3 asks respondents what they **dislike** about the services offered by the Village. The **most common** responses are summarized below.

- **Limited hours** of Township staff.
- Lack of options for **broadband internet services**.
- **Streets and sidewalks** are undermaintained.
- Desire **for increased business downtown**.
- Lack of **transportation** options.

While there is some conflicting responses between the likes and dislikes of Decatur services, the results from question 2 and 3 show that residents want more options for recreation and entertainment in the Village and value timely and accessible municipal services.

Question 4 asks respondents to rank how well the Village of Decatur provides certain services. The average rankings for these responses are as follows:

- The Village does **well** in maintaining **public landscaping and street trees**.
- The Village does an **average** job developing and maintaining the **sidewalk/bike lane/ trail system**.
- The Village does an **average** job in the number of **outdoor and open spaces** it provides.
- The Village does an **average** job with regard to **parks maintenance and upkeep**.

Question 5 through 11 are formatted the same. They ask respondents to rate certain Village conditions or services on a scale from 1 to 5 stars, with 5 being the highest ranking and 1 being the lowest ranking. The results are as follows.

- **3.1** was the average score for **condition of sidewalks**.
- **3.3** was the average score for **level of walkability**.
- **3.3** was the average score for **road conditions**.
- **3.6** was the average score for **snow removal services**.
- **3.6** was the average score for **brush/yard waste removal**.
- **3.3** was the average score for **level of Village communication**.
- **3.5** was the average score for **level of personal safety** felt throughout the community.

Overall, the responses averaged slightly above average. The areas that respondents were most satisfied with were snow removal and brush/yard waste removal. The area that respondents were least satisfied with were conditions of the sidewalks.

QUESTIONS 12-13: RECREATION PRIORITIES

Questions 12 and 13 relate to Village recreation priorities. The twelfth question asked residents to rank seven aspects of the Village of Decatur's recreation services from highest to lowest priority. The average score from these respondent rankings are summarized below.

- **Upgrading existing parks amenities** is the **highest** priority.
- **Expanding the parks system** is the **second highest** priority.
- **Expanding the availability of public waterfront/beachfront areas** is the **third highest** priority.
- **Trail connectivity** is the **fourth highest** priority.
- **Sidewalk connectivity** is the **third lowest** priority.
- **Youth sports fields** is the **second lowest** priority.
- **Planting new trees** is the **lowest** priority.

Question 13 asks respondents if they would support or oppose a property tax increase for three recreational facilities or services. The results of the respondents are as follows:

- **69.2% support or somewhat support** a property tax increase for **developing and installing a splash pad at Red Wolfe Park**.
- **77.6% support or somewhat support** a property tax increase to **construct new sidewalks**.
- **82.3% support or somewhat support** a property tax increase for **creating new trails and bike paths**.

Question 18 asks respondents what improvements or additional services they suggest for the Village. A summary of suggestions are listed below.

- Encourage more **business development** and increase **job opportunities**.
- Increase **accessibility** and **connectivity** throughout Village
- Include more **adorable housing** opportunities.
- Addition of more varied **recreation** opportunities.
- Increase **community activities** for residents of all ages.
- Promote **clean water** throughout Village.
- **Demolish or redevelop** vacant buildings.

QUESTION 14: VILLAGE PROJECT PRIORITIES

Question 14 asks respondents to rank the importance of projects for the Village to address over the next 5 years. The results from respondent rankings are listed below.

- **Revitalizing the downtown district** is the **most important** project priority.

- **Maintaining and improving streets** is the **second most important** project priority.
- **Utilizing community gathering spaces** is the **third most important** project priority.
- **Implementing new construction of sidewalks** is the **fourth most important** project priority.

QUESTIONS 15-17, 19-21, 24-26 : DOWNTOWN DECATUR

Questions 15 through 17, 19 through 21, and 24 through 26 all pertain to Downtown Decatur. Question 15 asked respondents how frequently they visit Downtown Decatur. Respondents were encouraged to select all options that applied. Of the respondents, **63.3%** responded they visit **every day**, **32.1%** responded they visit **once a week**, **8.3%** responded they visit **once a month**, **0.9%** responded they visit **every couple months**. While there were options for once or twice a year and never, no one responded with those answers.

Question 16 asked respondents what they typically visit Downtown Decatur for. Respondents were encouraged to select all options that applied. The answers are summarized as follows:

- **57.3%** visited for **restaurants and bars**.
- **40.9%** visited for **retail shopping**.
- **26.4%** visited for **Downtown events**.
- **23.6%** **live** in Downtown Decatur.
- **19.1%** **work** in Downtown Decatur
- **16.4%** visited for **Downtown parks and greenspaces**.
- **24.6%** visited for **other** reasons including: **groceries, banking, library, and post office**.

Question 17 asked respondents to rank the importance of varying Downtown goals. The results are as follows:

- **Economic repositioning** is the **most important** goal.
- **Placemaking and design** is the **second most important** goal.
- **Infrastructure and transportation** are the **third most important** goal.
- **Organization and partnerships** are the **fourth most important** goal.

Question 19 asked respondents what they liked the most about Downtown Decatur. Respondents were encouraged to select all options that applied. The following answers are summarized as follows:

- **55.2%** liked the **walkability**.
- **42.7%** liked the **shopping and dining opportunities**.
- **40.6%** liked the **historic architecture and unique building character**
- **14.6%** liked the **open/green space for recreation**, while **12.5%** like the **open/green space for gathering**.
- **4.2%** liked the **house or apartment rental opportunities**.
- **4.2%** liked the **tourism opportunities**
- **1.0%** like the **office space opportunities**.

Question 20 asked respondents to rank potential improvements to Downtown Decatur by priority. Respondents are as follows:

- **Economic development** is the **highest** priority.
- **Recreation improvements** is the **second highest** priority.
- **Physical improvements** are the **third highest** priority.
- **Housing improvements** are the **third lowest** priority.
- **Transportation improvements** are the **second lowest** priority.
- **Identify improvements** are the **lowest** priority.

Question 21 asks what respondents think needs to be created in Downtown Decatur today. Respondents were encouraged

to select all answers that were applicable. Results of these responses is summarized below.

- **57.6%** think Downtown needs more **entertainment opportunities**.
- **54.7%** think Downtown needs more **outdoor seating and dining**
- **53.7%** think Downtown needs more **community events and programs**.
- **32.1%** think Downtown needs more **parks and open spaces**.
- **26.4%** think Downtown needs more **bike trails and bike lanes**.
- **22.6%** think Downtown needs more **housing**.
- **16.0%** think Downtown needs more **crosswalks and sidewalks**.
- **12.3%** think Downtown needs more **wayfinding signs**.
- **10.4%** think Downtown needs more **public parking lots**.
- **2.8%** think Downtown needs more **office space**.
- **18.8%** responded **other**. These responses include suggestions such as: **fast-food restaurants, general restaurants, public transportation, and more recreation offerings**.

Question 24 asks what respondents think the highest priority for enhancing Downtown Decatur is. The most occurring responses are listed below.

- **Restaurants**
- **Businesses**
- **Community events**
- **Entertainment**
- **Housing**
- **Sidewalks**
- **Open spaces**

Question 25 asks respondents if they feel there are sufficient opportunities to participate or engage in Village-wide events and activities. **55.3%** responded **yes**, while **46.7%** responded **no**.

Question 26 asks what program/services/events respondents recommend the DDA or Village offer. The most occurring suggestions were as follows:

- **Volunteer clean-up events**
- **Festivals**
- **Family events**
- **Farmer's market**
- **Year-round events**
- **Concert or music events**

Question 26 asks business and property owners what opportunities or events they would find helpful. Respondents were encouraged to select all applicable options. Responses were recorded and are summarized below.

- **60.9%** feel **special events and activities** would be helpful.
- **51.7%** want **Downtown beautification**.
- **47.1%** believe **marketing** would be beneficial.
- **29.5%** feel **grant programs** for signage/façade improvements would help.
- **14.9%** want **technical assistance/workshops** provided.
- **12.6%** each want **shared parking opportunities** and **shared dumpster/trash collection**.
- **12.6%** feel **other** measures would be helpful including **upkeep efforts, redevelopment of abandoned buildings, and assistance obtaining liquor licenses**.

QUESTION 22-23: PARKING

Question 22 and 23 refer to parking in Downtown Decatur. Question 22 asks how long it usually takes to find a parking space in Downtown Decatur. Results are summarized below.

- **62.4%** found a parking space **immediately**.
- **33.0%** found a parking space in **less than 5 minutes**.
- **1.8%** took **more than 5 minutes** to find a parking space.
- **1.8%** did **not need** to find parking Downtown.
- **0.9%** could find a spot **immediately unless there was an even happening Downtown**.

Question 23 asks how long respondents are parked in Downtown Decatur. Responses were captured, and the results are summarized below.

- **49.5%** were parked for **30 minutes to 1 hour**.
- **32.1%** were parked for **less than 30 minutes**.
- **13.8%** were parked for **2-3 hours**.
- **4.6%** were parked for **more than 3 hours**
- **No respondents parked overnight**.
- **No respondents didn't need a parking spot**.

QUESTION 28-31: DEMOGRAPHICS

Questions 28 through 31 relate to the demographics of survey respondents. Question 28 asks the relation of the respondent to the Village of Decatur. Respondents were encouraged to select all responses that applied. Of the responses:

- **68.3%** were **residents** of the Village.
- **20.2%** **worked** in the Village.
- **17.3%** were **business or property owners** in the Village.
- **1.9%** were **landlords** for Village properties.
- **23.1%** responded **other** and include roles such as **resident in nearby community** and **visitor**.

Question 29 asks how long respondents have been a resident of the Village of Decatur. Responses were recorded and the results are shown below.

- **33.0%** have lived in Decatur for **10 or more years**.
- **4.6%** have lived in Decatur for **9-10 years**.
- **6.4%** have lived in Decatur for **7-8 years**.
- **12.8%** have lived in Decatur for **5-6 years**.
- **7.3%** have lived in Decatur for **3-4 years**.
- **10.1%** have lived in Decatur for **1-2 years**.
- **1.9%** have lived in Decatur for **less than 1 year**.
- **23.9%** **do not live in Decatur**.

Question 30 asks respondents their age. Responses were recorded, and the results are shown below.

- **0.0%** are **17 or younger**.
- **0.9%** are **18 -20 years old**.
- **10.1%** are **21-29 years old**.
- **24.8%** are **30-39 years old**.
- **27.5%** are **40-49 years old**.
- **20.2%** are **50-59 years old**.

- **16.5%** are **60 or older**.

Question 31 asks respondents if they are a parent or guardian to a child (under age 17) and if so, how many. Responses were recorded, and the results are shown below.

- **45.4%** have **no children**.
- **16.7%** have **one child**.
- **19.4%** have **2 children**.
- **10.2%** have **3 children**.
- **3.7%** have **4 children**.
- **4.6%** have **more than 4 children**.