



2023

Development Plan and Tax Increment Financing Plan

DOWNTOWN DEVELOPMENT AUTHORITY
VILLAGE OF DECATUR, MICHIGAN



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

Approved by the Decatur Village Council: November 6, 2023

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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.

Through the initial existing conditions analysis of the DDA Boundary area, it has been determined that more than 100 people reside within its boundary. Thus, a Development Area Citizens Council (DACC) was appointed 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



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



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 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 	\$5,000

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) 	\$25,000
	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 with regional organizations 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 	\$100,000

	gathering space	
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. » Plan for all modes of transportation in Downtown (multi-modal crossings, bike parking, sidewalks, etc.)	\$100,000
	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		\$2,638,000
Total for 2023 – 2043		\$3,265,000

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 two parcels in the Development Area, parcels 80-43-040-221-11 and 80-43-040-250-00. 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 \$3,265,000. 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 more than 100 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 more than 100 people reside in the Development Area, the Village Council appointed a Development Area Citizens Council (DACC) to provide comment on the Plan. The DACC held a public meeting on June 28, 2023. At this meeting, the DACC voted to unanimously support the Village of Decatur DDA Development Plan and TIF Plan. Minutes from the DACC meeting are included in Appendix C.

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 2023 Plan is established as the total taxable value for all real property in the Development Area as of 2023, 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 \$14,512,829.

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 and totals 25.126 mills.

Table 2: Applicable Millage Summary

Taxing Jurisdiction	Projected Captured Millage Rate
Village of Decatur	17.8092 mills
Van Buren County	7.3168 mills
Total Applicable Millage	25.126 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.

The projected annual growth in taxable value is estimated at the current equalized value for FY 2023, the Assessor's estimated taxable value for FY 2023, and thereafter at 1% increase per year. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at \$1,114,359.

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 3: Future Capture Projections

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 17.8092 Mills	County 7.3168 Mills	Total Tax Increment Revenue
2023	\$14,512,829		0.0178092	0.0073168	
2023	\$14,512,829	\$0			
2024	\$14,657,957	\$145,128	\$2,585	\$1,062	\$3,646
2025	\$14,804,537	\$291,708	\$5,195	\$2,134	\$7,329
2026	\$14,952,582	\$439,753	\$7,832	\$3,218	\$11,049
2027	\$15,102,108	\$589,279	\$10,495	\$4,312	\$14,806
2028	\$15,253,129	\$740,300	\$13,184	\$5,417	\$18,601
2029	\$15,405,660	\$892,831	\$15,901	\$6,533	\$22,433
2030	\$15,559,717	\$1,046,888	\$18,644	\$7,660	\$26,304
2031	\$15,715,314	\$1,202,485	\$21,415	\$8,798	\$30,214
2032	\$15,872,467	\$1,359,638	\$24,214	\$9,948	\$34,162
2033	\$16,031,192	\$1,518,363	\$27,041	\$11,110	\$38,150
2034	\$16,191,504	\$1,678,675	\$29,896	\$12,283	\$42,178
2035	\$16,353,419	\$1,840,590	\$32,779	\$13,467	\$46,247
2036	\$16,516,953	\$2,004,124	\$35,692	\$14,664	\$50,356
2037	\$16,682,123	\$2,169,294	\$38,633	\$15,872	\$54,506
2038	\$16,848,944	\$2,336,115	\$41,604	\$17,093	\$58,697
2039	\$17,017,433	\$2,504,604	\$44,605	\$18,326	\$62,931
2040	\$17,187,608	\$2,674,779	\$47,636	\$19,571	\$67,206
2041	\$17,359,484	\$2,846,655	\$50,697	\$20,828	\$71,525
2042	\$17,533,079	\$3,020,250	\$53,788	\$22,099	\$75,887
2043	\$17,708,409	\$3,195,580	\$56,911	\$23,381	\$80,292
2044	\$17,885,493	\$3,372,664	\$60,064	\$237,774	\$297,839
					\$1,114,359

- a. Annual increase in taxable value estimated at 1%
- b. 2023 Taxable Value estimated based on 2023 figures
- c. Millage rate source: Village of Decatur, 2022

Table 4: Estimated Capture by Taxing Jurisdiction

Fiscal Year	Millage	Total Taxable Value	Total Captured Value	Total Tax Increment Revenue
2023	25.126	\$14,512,829	\$0	
2024	25.126	\$14,657,957	\$145,128	\$3,646
2025	25.126	\$14,804,537	\$291,708	\$7,329
2026	25.126	\$14,952,582	\$439,753	\$11,049
2027	25.126	\$15,102,108	\$589,279	\$14,806
2028	25.126	\$15,253,129	\$740,300	\$18,601
2029	25.126	\$15,405,660	\$892,831	\$22,433
2030	25.126	\$15,559,717	\$1,046,888	\$26,304
2031	25.126	\$15,715,314	\$1,202,485	\$30,214
2032	25.126	\$15,872,467	\$1,359,638	\$34,162
2033	25.126	\$16,031,192	\$1,518,363	\$38,150
2034	25.126	\$16,191,504	\$1,678,675	\$42,178
2035	25.126	\$16,353,419	\$1,840,590	\$46,247
2036	25.126	\$16,516,953	\$2,004,124	\$50,356
2037	25.126	\$16,682,123	\$2,169,294	\$54,506
2038	25.126	\$16,848,944	\$2,336,115	\$58,697
2039	25.126	\$17,017,433	\$2,504,604	\$62,931
2040	25.126	\$17,187,608	\$2,674,779	\$67,206
2041	25.126	\$17,359,484	\$2,846,655	\$71,525
2042	25.126	\$17,533,079	\$3,020,250	\$75,887
2043	25.126	\$17,708,409	\$3,195,580	\$80,292
2044	25.126	\$17,885,493	\$3,372,664	\$297,839
				\$1,114,359

- a. Annual increase in taxable value estimated at 1%
- b. 2023 Taxable Value estimated based on 2023 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

BEGINNING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 13, ORIGINAL PLAT OF DECATUR, VILLAGE OF DECATUR, VAN BUREN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID LOT 17 AND THE EAST LINE OF LOT 1, SAID BLOCK 13 EXTENDED SOUTHERLY TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGE STREET; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGE STREET TO THE EASTERLY MOST CORNER OF LOT 1, BLOCK F SAID PLAT OF DECATUR; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BRONSON STREET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF WHITE OAK STREET; THENCE SOUTH ON SAID WESTERLY RIGHT OF WAY LINE OF WHITE OAK STREET AND EXTENSION THEREOF TO THE EAST AND WEST 1/8 LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 4 SOUTH, RANGE 14 WEST; THENCE WEST ALONG SAID EAST AND WEST 1/8 LINE TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 688 (WILLIAM STREET); THENCE NORTHWESTERLY ON SAID EAST RIGHT OF WAY LINE OF WILLIAM STREET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRONSON STREET; THENCE NORTHWESTERLY ACROSS BRONSON STREET TO THE SOUTHERLY MOST CORNER OF LOT 10, BLOCK E SAID PLAT OF DECATUR; THENCE NORTHWESTERLY ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WILLIAM STREET TO THE SOUTHERLY MOST CORNER OF LOT 7, BLOCK G, SAID PLAT OF DECATUR; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY RAILROAD RIGHT OF WAY LINE TO A POINT THAT IS 721.2 FEET SOUTHWESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF MILL STREET; THENCE NORTHWESTERLY (AT RIGHT ANGLES) TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DELAWARE STREET; THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF DELEWARE STREET TO THE NORTH AND SOUTH QUARTER LINE OF SECTION 19, TOWN 4 SOUTH, RANGE 14 WEST, THENCE NORTH ON SAID NORTH AND SOUTH QUARTER LINE TO THE SOUTH RIGHT OF WAY LINE OF ST. MARYS STREET; THENCE NORTHEASTERLY ON THE SOUTH RIGHT OF WAY LINE OF ST. MARYS STREET TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1, BLOCK Q, PLAT OF DECATUR; THENCE NORTHWESTERLY ON SAID SOUTHWESTERLY LINE AND EXTENSION THEREOF TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK Q; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 1, BLOC Q 66 FEET TO THE NORTHEASTERLY CORNER OF SAID

LOT 1, BLOCK Q; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF LOTS 21 AND 22 SAID BLOCK Q TO THE WESTERLY MOST CORNER OF SAID LOT 21, BLOCK Q; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 21, BLOCK Q 165 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 21, BLOCK Q; THENCE NORTHEASTERLY TO THE WESTERLY MOST CORNER OF LOT 4, BLOCK P, SAID PLAT OF DECATUR; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 4, BLOCK P 165 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 4, BLOCK P, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF LOT 30, SAID BLOCK P; THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 30 TO THE WESTERLY MOST CORNER OF SAID LOT 30; THENCE EAST ON THE NORTH LINE OF SAID LOT 30 AND NORTH LINE EXTENDED TO THE EAST RIGHT OF WAY LINE OF SCHOOL STREET; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF SCHOOL STREET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGE STREET; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF GEORGE STREET TO THE NORTHERLY MOST CORNER OF LOT 22, BLOCK D, ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF DELAWARE STREET; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF DELAWARE STREET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF DELAWARE STREET AND THE SOUTHERLY EXTENSION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BURKE STREET; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF BURKE STREET AND EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY LINE OF EDGAR BERGAN BOULEVARD; THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF EDGAR BERGAN BOULEVARD TO A POINT THAT IS 366.66 FEET WEST OF THE SOUTH QUARTER POST OF SECTION 17; THENCE NORTH TO A POINT THAT IS 659 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 17; THENCE EAST TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AT THE EAST VILLAGE LIMIT LINE OF THE VILLAGE OF DECATUR; THENCE SOUTH ON SAID EAST VILLAGE LIMIT LINE TO THE POINT OF BEGINNING.

SUBJECT TO SURVEY.

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:

80-43-040-042-02	80-43-040-225-00	80-43-040-288-00
80-43-040-042-10	80-43-040-226-00	80-43-040-289-00
80-43-040-042-20	80-43-040-228-00	80-43-040-290-00
80-43-040-043-00	80-43-040-229-00	80-43-040-291-00
80-43-040-044-00	80-43-040-230-10	80-43-040-292-00
80-43-040-045-00	80-43-040-230-20	80-43-040-294-11
80-43-040-046-00	80-43-040-233-10	80-43-040-295-00
80-43-040-047-00	80-43-040-235-00	80-43-040-298-00
80-43-040-048-00	80-43-040-236-00	80-43-040-299-00
80-43-040-049-00	80-43-040-237-00	80-43-040-300-00
80-43-040-050-00	80-43-040-238-00	80-43-040-302-00
80-43-040-051-00	80-43-040-239-00	80-43-040-303-00
80-43-040-052-00	80-43-040-240-00	80-43-040-304-00
80-43-040-053-00	80-43-040-241-00	80-43-040-306-00
80-43-040-054-00	80-43-040-242-00	80-43-040-307-00
80-43-040-055-00	80-43-040-243-00	80-43-040-308-04
80-43-040-056-00	80-43-040-244-00	80-43-040-308-10
80-43-040-057-00	80-43-040-245-00	80-43-040-309-00
80-43-040-058-00	80-43-040-246-00	80-43-040-311-01
80-43-040-059-01	80-43-040-247-00	80-43-040-315-00
80-43-040-059-11	80-43-040-248-00	80-43-040-316-02
80-43-040-061-00	80-43-040-250-00	80-43-040-319-00
80-43-040-062-00	80-43-040-252-00	80-43-040-321-00
80-43-040-063-00	80-43-040-253-00	80-43-040-322-00
80-43-040-064-00	80-43-040-254-00	80-43-040-323-00
80-43-040-065-00	80-43-040-255-00	80-43-040-324-00
80-43-040-066-00	80-43-040-256-00	80-43-040-325-01
80-43-040-067-00	80-43-040-257-00	80-43-040-327-00
80-43-040-068-00	80-43-040-257-10	80-43-040-327-10
80-43-040-069-00	80-43-040-258-00	80-43-040-330-00
80-43-040-103-00	80-43-040-258-10	80-43-040-330-10
80-43-040-104-00	80-43-040-259-00	80-43-040-331-00
80-43-040-106-00	80-43-040-260-00	80-43-040-332-01
80-43-040-107-00	80-43-040-261-00	80-43-040-334-00
80-43-040-108-00	80-43-040-262-00	80-43-040-335-00
80-43-040-109-00	80-43-040-263-00	80-43-040-339-00
80-43-040-110-00	80-43-040-264-00	80-43-040-340-00
80-43-040-111-10	80-43-040-265-01	80-43-040-341-00
80-43-040-112-00	80-43-040-266-00	80-43-040-342-00
80-43-040-113-00	80-43-040-266-11	80-43-040-343-00
80-43-040-114-00	80-43-040-266-20	80-43-040-344-00
80-43-040-115-00	80-43-040-267-00	80-43-040-348-10
80-43-040-142-25	80-43-040-268-00	80-43-040-348-20
80-43-040-142-30	80-43-040-268-10	80-43-040-350-00
80-43-040-142-35	80-43-040-270-11	80-43-040-351-00
80-43-040-143-00	80-43-040-270-20	80-43-040-352-00
80-43-040-144-01	80-43-040-271-00	80-43-040-353-00
80-43-040-145-00	80-43-040-272-00	80-43-040-354-00
80-43-040-146-00	80-43-040-273-00	80-43-040-355-00
80-43-040-148-01	80-43-040-274-00	80-43-040-356-10
80-43-040-148-11	80-43-040-275-00	80-43-040-357-00
80-43-040-150-00	80-43-040-276-00	80-43-040-359-00
80-43-040-151-00	80-43-040-277-00	80-43-040-360-00
80-43-040-212-00	80-43-040-278-00	80-43-040-362-00
80-43-040-213-00	80-43-040-279-00	80-43-040-363-00
80-43-040-214-00	80-43-040-280-20	80-43-040-363-11
80-43-040-215-00	80-43-040-281-00	80-43-040-363-21
80-43-040-216-01	80-43-040-282-00	80-43-040-363-31
80-43-040-216-10	80-43-040-283-00	80-43-040-365-00
80-43-040-217-00	80-43-040-284-00	80-43-040-367-00
80-43-040-218-00	80-43-040-285-00	80-43-040-368-10
80-43-040-221-10	80-43-040-286-00	80-43-040-369-01
80-43-040-224-00	80-43-040-287-00	80-43-040-370-01

80-43-040-371-00
80-43-040-372-00
80-43-040-374-00
80-43-040-374-10
80-43-040-375-00
80-43-040-379-00
80-43-040-381-00
80-43-040-382-00
80-43-040-383-10
80-43-040-384-00
80-43-040-387-10
80-43-040-388-01
80-43-040-389-01
80-43-040-390-00
80-43-040-391-00
80-43-040-392-00
80-43-040-394-00
80-43-040-396-01
80-43-040-402-00
80-43-040-403-00
80-43-040-404-00
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80-43-085-068-30

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80-43-085-065-00
80-43-085-065-05
80-43-085-065-10
80-43-085-065-20
80-43-085-066-01
80-43-085-067-00
80-43-085-068-00
80-43-085-068-10
80-43-085-068-20

Appendix C: DACC Meeting Minutes

Call to Order

Duncan called the meeting to order at 6:04pm on Wednesday, June 28, 2023 at Village Hall, located at 114 N. Phelps Street, Decatur MI, 49045.

Pledge of Allegiance

Roll Call

Megan Richardson, Karen Creagan, Andrew Pentland, Patty Dresser, Patrick Dresser, Roger Kemp, Tim Shroyer, Tom Creagan, Harry Layman, Danielle Bouchard (McKenna), Shantel Pentland (Administrative Assistant), Megan Duncan (Clerk/Treasurer)

Presentation- Danielle Bouchard (McKenna Principal Planner)

- Background
- Survey Results
- Development Plan Contents
- TIF Plan Contents
- Next Steps

DACC Member Comments

Member input was received through question & answer format. Bouchard provided answers regarding the process of capturing funds for the TIF Plan and how the Development Plan will support local businesses.

Support Approval of draft Development & TIF Plan to the Village Council

Shroyer offered a motion to support approval of the draft Development & TIF Plan to the Village Council, as presented on June 28, 2023, supported by Kemp, carried unanimously 9-0.

Adjournment

Duncan adjourned the meeting at 6:45pm

Appendix D: Adoption Documents

VILLAGE OF DECATUR

ORDINANCE NO. 2023-005

AN ORDINANCE TO APPROVE AND ADOPT THE 2023 DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN FOR THE VILLAGE OF DECATUR DOWNTOWN DEVELOPMENT DISTRICT.

THE VILLAGE OF DECATUR ORDAINS:

Section 1. **Title.** This Ordinance shall be known and may be cited as the "Ordinance providing for the Year 2023 Amendment to the Development Plan and Tax Increment Financing Plan."

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

- (a) "Act 197" shall mean Act No. 197 of the Public Acts of 1975, as amended, as now in effect or hereinafter amended, being known as the Michigan Downtown Development Authority Act.
- (b) "Authority" shall mean the Downtown Development Authority of the Village of Decatur
- (c) "Authority Board" shall mean the Board of the Authority, its governing body.
- (d) "Village Council" shall mean the Village Council of the Village of Decatur, Van Buren Counties, Michigan, a municipal corporation of the state of Michigan.
- (e) "Development Area" shall mean the development area designated in the Development Plan, as amended.
- (f) "Development Plan" shall mean the Development Plan portion of the Plan.
- (g) "Plan" shall mean the Downtown Development Authority of the Village of Decatur Development Plan and Tax Increment Financing Plan, originally approved by Ordinance 83, the year 1981, amendment by Ordinance 2023-005, the year 2023.
- (h) "Tax Increment Financing Plan" shall mean the Tax Increment Financing plan portion of the Plan for the collection of tax increments.
- (i) "2023 Amendment" shall mean the 2023 Amendment to the Downtown Development Authority of the Village of Decatur Development Plan and Tax Increment Financing Plan submitted by the Authority to the Village Council pursuant to Act 197 and approved by this Ordinance as it may be hereafter amended.

Section 3. **Public Purpose.** The Village Council finds and confirms the continued necessity to halt property value deterioration, to eliminate the causes of such deterioration and to promote economic growth, and hereby determines that the 2023 Amendment adopted by the Authority Board on September 13, 2023, and presented to the City Council constitutes a public purpose.

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

- (a) The Village Council has received and considered the findings and recommendations of the development area citizens council.
- (b) The Development Plan meets the requirements set forth in Section 17(2) of Act 197.
- (c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
- (d) The development is reasonable and necessary to carry out the purposes of Act 197.
- (e) The land included within the Development Area which may be acquired is reasonably necessary to carry out the purposes of the Development Plan and of Act 197 in an efficient and economically satisfactory manner.
- (f) The Development Plan is in reasonable accord with the Village's master plan.
- (g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (h) Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the municipality.

Section 5. **Meetings.** Representatives of all taxing jurisdictions within which all or a portion of the Development Area lies have had a reasonable opportunity to present their opinions and comments regarding the Year 2023 Amendment to the Village Council.

Section 6. **Best Interest of the Public.** The Village Council hereby determines that it is in the best interests of the public to proceed with the Plan 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.

Section 7. **Approval and Adoption of Plan.** The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the Village Clerk's office.

Section 8. **Conflict and Severability.** Sections of this Ordinance shall be deemed severable and should any Section, clause, or provision of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 9. **Public Hearing.** The Village Council has held a public hearing on the 2023 Amendment, with notice property given in accordance with Section 18 of Act 197, and the Village Council has provided an opportunity for all interested persons to be heard regarding such amendment.

Section 10. **Development Area.** The Development Area as set forth and described in the 2023 Amendment. The new Development Area Legal Description is included within the 2023 Amendment, Appendix A: Legal Description.

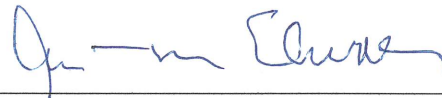
Section 11. **Transmittal of Revenues.** The Village Treasurer shall transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

Section 12. **Paragraph Headings.** The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

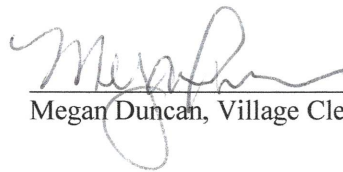
Section 13. **Publication and Effective Date.** The Village Clerk of the Village of Decatur, Van Buren County, Michigan shall certify the adoption of this Ordinance, and cause the same to be published as required by law; and this Ordinance shall take effect the 1st of December 2023. Adopted by the Village Council of the Village of Decatur, Van Buren County, Michigan on this 6th day of November 2023.

Section 14. **Severability and Repeal.** If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE WAS INTRODUCED on November 6, 2023, ADOPTED/REJECTED



Ali Elwaer, Village President



Megan Duncan, Village Clerk & Treasurer

Publisher's Affidavit

STATE OF MICHIGAN } ss
VAN BUREN COUNTY

Kenny D. Hayes, being first duly sworn, says that he *is* the Editor of the **DECATUR REPUBLICAN**, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published on:

The 14 day of SEPTEMBER 20 23


The 28 day of SEPTEMBER 20 23

The _____ day of _____ 20 _____

The _____ day of _____ 20 _____

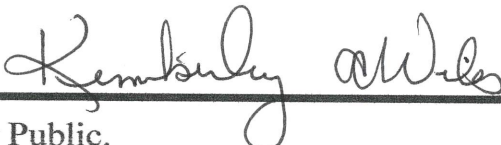
The _____ day of _____ 20 _____

The _____ day of _____ 20 _____



Subscribed and sworn to before me this

29 day of September 20 23



Notary Public.

Van Buren County, Michigan

My Commission expires 11-24-23



Notice of Public Hearing

Approval of the Downtown Development Authority 2023 Development Plan and Tax Increment Financing Plan

Monday, October 9, 2023 at 6:00pm

**Village Hall
114 N. Phelps St.
Decatur, MI 49045**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Recodified Tax Increment Financing Act, Act 57 of the Michigan Public Acts of 2018, that the Decatur Village Council shall hold a Public Hearing on **MONDAY, OCTOBER 9, 2023 at 6:00 PM** at Decatur Village Hall, 114 N. Phelps Street, Decatur, MI 49045.

The purpose of the public hearing is to hear and consider public comments on **the Decatur Downtown Development Authority's proposed 2023 Development Plan and Tax Increment Financing Plan (the "Plan")**, prior to Village Council approval. The Plan establishes the boundaries of a Development Area, establishes the initial assessed value for capturing tax increment revenues, describes proposed projects within the Development Areas, provides cost estimates for those projects, and includes maps and text. The Plan does not intend to require displacement and/or relocation of families or individuals from the area. All aspects of the Plan will be open for discussion at the public hearing.

The Development Area to which the Plan applies generally includes the Village's Downtown Core and immediately adjacent areas. 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. A map of the boundary is as follows:



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.



Comments and questions can be directed to:

Village of Decatur
114 N. Phelps Street
Decatur, MI 49045
(269) 423-6114

The Village of Decatur will provide necessary reasonable auxiliary aids and services to individuals with disabilities at this meeting upon four (4) days' notice to the Village Clerk

Appendix E: Public Engagement Results

SURVEY RESULTS SUMMARY

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 or **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**.

ROUNDTABLE RESULTS

The Village of Decatur held three (3) stakeholder roundtable events to inform the projects identified in this Plan. Approximately 50 additional individuals attended these events. The 3 roundtable events included:

- 1 roundtable for engaging taxing jurisdictions
- 1 roundtable for reengaging the general public
- 1 roundtable to engage Village staff and officials

In general, the results from all 3 roundtables were consistent with one another, as well as with the results from the public online survey. The main ideas and input heard from the 3 roundtable events include:

- More businesses downtown, specifically food and drink establishments (e.g., restaurants with outdoor seating, coffee shops, bakeries, etc.).
- More beautification within the Development Area, such as flowers along major thoroughfares.
- Downtown wayfinding signage.
- Enhancements to park and public spaces, such as a splash pad or youth programs.
- Continued (and more) community events and festivals.
- Hosting business incubator events and/or temporary shopfront spaces for local entrepreneurs and businesses to occupy vacant spaces.
- More opportunities for public art in the Development Area, such as collaborating with local schools or artists.
- Continue the “small” beautification and placemaking programs, such as seasonal decorations and window displays.
- Outdoor public gathering space with amphitheater or space for live music events.
- A community rental space for private events, such as weddings, showers, parties, etc.
- Sidewalk connections to adjacent neighborhoods from the core Downtown and creating a sidewalk network throughout the Development Area. This includes identifying and filling gaps in the current network.
- More opportunities for housing in the Development Area, such as workforce housing.
- A community garden.
- Redevelopment of underutilized or vacant buildings, such as the old McDonald’s building.
- A market study to identify businesses that would thrive in the Development Area.
- Enhanced programs designed and implemented by the DDA to support the redevelopment and reenergization of downtown, such as a rental program, façade improvement program, and others.