

City of Plainwell

Downtown Development Authority

Development and Tax Increment Financing Plan

As Adopted: December 9, 1985

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PART I

PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY DOWNTOWN DEVELOPMENT PLAN

I. INTRODUCTION.

A. PURPOSE OF DOWNTOWN DEVELOPMENT AUTHORITY ACT.

This plan has been developed under the provisions of Act 197 of Public Acts of 1975 of the State of Michigan, as amended, also known as the Downtown Development Authority Act (Act). A copy of this Act and the amendments thereto are set forth in Exhibit 1. The Act was developed to assist units of government in their encouragement of historic preservation; in the correction, elimination and prevention of blight and deterioration in the business districts; to encourage and promote economic development, growth and revitalization; to make provision for the acquisition and disposition of personal and real property; to authorize the creation of an authority; to authorize the levy and collection of taxes; to authorize the issuance of bonds and the use of tax increment financing (TIF); to provide for a development plan that sets forth specific Downtown Development Objectives/Activities, as described in a locally adopted development plan for older or traditional central business districts of Michigan municipalities.

The Act was intended to assist municipalities in reversing historic trends which have led to loss of population, jobs and businesses. The Act seeks to improve the quality of urban life by attacking problems of urban decline where they are most apparent, in the downtown districts of our urban communities.

The Act seeks to accomplish its goals by providing our municipalities with the necessary legal, monetary and organizational tools to revitalize downtown districts through publicly initiated projects undertaken cooperatively with privately initiated projects.

The way in which a downtown development authority makes use of the tools made available depends on the problems and priorities of each community. This Development Plan has been prepared within the purposes of the Act; and the problems and priorities as perceived by the Plainwell Downtown Development Authority (D.D.A.) and is submitted for the approval of the Plainwell City Council.

B. CREATION OF THE PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY AND THE PLAINWELL DOWNTOWN DEVELOPMENT DISTRICT.

In 1981 the City of Plainwell, in recognition of the special problems and opportunities facing the midwestern small town, supported the efforts of a downtown development study group. This study group, with assistance from the West Michigan Regional Planning Commission, reviewed the strengths and weaknesses of the Plainwell downtown area and presented a number of recommendations to the City Council. One such recommendation presented to the Council on July 27, 1981, was that the City consider the establishment of a D.D.A. as a vehicle for addressing the problems and opportunities of downtown Plainwell.

The City Council supported that recommendation and adopted Resolution 81-24 on July 27, 1981 declaring its intent to create a D.D.A. for the City of Plainwell. On August 24, 1981, the City Council held a public hearing as required by Section 3 (2) of the Act and on September 14, 1981 a second public hearing was held. Following that second public hearing the City Council adopted Ordinance No. 194 creating the D.D.A. (Exhibit 2).

On September 14, 1981, the D.D.A. Board was appointed.

The original ordinance was amended on February 24, 1986 expanding the Development District (Exhibit 2a), and the original plan was amended on March 10, 1986 (Exhibit 14A).

C. ACTIVITIES OF THE PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY.

The first meeting of the D.D.A. was held on September 15, 1981. Regular open meetings were established by the D.D.A.. At this first meeting, the D.D.A. elected its first officers and approved their By-Laws and recommended them to the City Council. The By-Laws are set forth as Exhibit 3.

The D.D.A. continued its planning meetings and on October 9, 1985 approved its objective. On August 21, 1985 the D.D.A. tentatively selected its Development Area, as shown on Map B and in Paragraph II.A. of this Plan. This area was ratified on November 6, 1985.

On November 6, 1985 the D.D.A. designated the public projects for the D.D.A. Development Area, see Map C and Paragraph II.I.

On September 17, 1985 the City Assessor presented data on assessments establishing a base using December 31, 1984. The assessment data also provided a base from which to calculate the recommended special assessment.

On September 17, 1985 the City Assessor also presented data on captured value and the "tax increment" projected to be available in the development area.

On November 20, 1985 the D.D.A. approved the D.D.A. Development and Tax Increment Financing Plan and recommended it to the City Council (Exhibit 4). On February 5, 1986 the D.D.A. approved an amendment to the Development and Tax Increment Financing Plan (Exhibit 4A).

D. LEGAL BASIS FOR THE PLAINWELL DOWNTOWN DEVELOPMENT AREA.

The adoption of the Act provides the legal mechanism for local officials to address the need for economic development in their central business district. The Plainwell Downtown Development Area shown on Map B and in Paragraph II.A. is the first area designated by the D.D.A. for implementing development activities and tax increment financing procedures set forth in the Act. For purposes of designating development areas and for establishing a Tax Increment Financing Plan, the Act refers to a "downtown district" as being in a business district which is specifically designated by ordinance of the governing body of the municipality and which is zoned and used principally for business.

The Act further defines a "development area" as meaning "an area to which a development plan is applicable." For purposes of financing activities of an authority within a development area, tax increment plans can be established. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a development area of the downtown district.

Plainwell's Development Area being located wholly within each of the above defined districts clearly meets this requirement. The legal basis of support for this Development Plan and Tax Increment Financing Plan are identified in the Act.

E. BASIS OF AUTHORITY'S DETERMINATION FOR THE PLAINWELL DEVELOPMENT AREA.

The development area as originally recommended by the Plainwell D.D.A., and as amended, was developed after careful study by the D.D.A. and the City staff based on the belief that any successful efforts to revitalize its business district will depend heavily on the willingness and capability of its municipal structure to encourage, initiate, propose, and participate in the development of new and renovated private and public uses and projects that will bring about physical improvement to businesses; create new jobs; retain businesses; attract new businesses; and increase the City's tax base.

The D.D.A. has identified certain priority downtown improvement needs that require their attention, participation, support, involvement and encouragement and it is these priorities that this plan will address and toward which it is directed. These downtown needs may include activities to:

Improve: Circulation, visibility, parking, aesthetics.

Install: Landscaping, street surfacing, signage, parking, lighting pedestrian areas, trees and other plantings, curbs and gutters and street improvements.

Remove: Incompatible structures.

Redevelop: Existing commercial facilities.

Develop: New facilities.

F. PURPOSE OF TAX INCREMENT FINANCING PLAN FOR THE PLAINWELL DOWNTOWN DEVELOPMENT AREA.

The purpose of the Development and Tax Increment Financing Plan for the development area is to provide the legal authority and procedure for the public financial participation necessary to assist the D.D.A. in accomplishing a number of prerequisite land acquisitions.

The Tax Increment Financing Plan outlines financing for such activities as:

1. Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceedings (if necessary), payment for real and personal property acquisitions;
2. Relocation assistance payments and compensation payments to displaced business and individuals;
3. Demolition and clearance of selected properties and buildings;
4. Street vacation and removal work;
5. Street reconstruction and improvements including utility relocation and replacement;
6. Public open space and streetscape improvement work;
7. Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate other

public facilities and buildings that in the opinion of the Authority's Board, aid in the economic growth of the Downtown District and/or is appropriate to the execution of the Development Plan.

8. Administrative costs associated with carrying out the Development and Tax Increment Financing Plan may be provided either through the resources of the D.D.A. or as a part of the normal operating budget of the City of Plainwell.

G. AMENDMENTS TO THE DEVELOPMENT AND TAX INCREMENT FINANCING PLAN.

The Second Amendment to the Development and Tax Increment Financing Plan was prepared by the D.D.A. Board for the purpose of updating the Development Plan with respect to certain improvements in the Downtown Development Area. On March 6, 1991 the D.D.A. adopted a resolution approving and recommending the amended Development and Tax Increment Financing Plan to the City Council. On April 22, 1991, the D.D.A. held a meeting of the taxing jurisdictions for the purpose of affording reasonable opportunity for each taxing jurisdiction to express their views and recommendations regarding the Tax Increment Financing Plan. The public hearing required by Act 197 was held on April 22, 1991, following notice as required by the Act. On April 22, 1991, the City Council approved the Second Amendment to the Development and Tax Increment Financing Plan.

The Third Amendment to the Development and Tax Increment Financing Plan was prepared by the D.D.A. Board for the purpose of updating the Development Plan with respect to certain improvements in the Downtown Development Area and for the purpose of extending the term of the Tax Increment Financing Plan. On June 19, 1991 the D.D.A. adopted a resolution approving and recommending the amended Development and Tax Increment Financing Plan to the City Council. On July 22, 1991, the D.D.A. held a meeting of the taxing jurisdictions for the purpose of affording reasonable opportunity for each taxing jurisdiction to express their views and recommendations regarding the Tax Increment Financing Plan. The public hearing required by Act 197 was held on July 22, 1991, following notice as required by the Act. On July 22, 1991, the City Council approved the Third Amendment to the Development and Tax Increment Financing Plan.

The Fourth Amendment to the Development and Tax Increment Financing Plan was prepared by the D.D.A. Board for the purpose of updating the Development Plan with respect to certain improvements in the Downtown Development Area. On September 18, 1991, the D.D.A. Board adopted a resolution

approving and recommending the amended Development Plan and Tax Increment Financing Plan to the City Council. On October 28, 1991, the D.D.A. held a meeting with the taxing jurisdictions for the purpose of affording reasonable opportunity for each taxing jurisdiction to express their views and recommendations regarding the Tax Increment Financing Plan. The public hearing required by Act 197 was held on October 28, 1991, following notice as required by Act 197. On October 28, 1991, the City Council approved the Fourth Amendment to the Development and Tax Increment Financing Plan.

PART II

PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY DOWNTOWN DEVELOPMENT PLAN

II. DEVELOPMENT PLAN.

A. BOUNDARIES OF THE PLAINWELL DEVELOPMENT DISTRICT - (As shown in Map A).

General Description.

Land North of East Bridge Street and West of Allegan Street (M-89), bounded on the North by the Kalamazoo River, on the East by Woodhams and a 16' right-of-way extended North, and on the West along the rear lot lines of those lots fronting on the West side of Cedar Street (now vacated). Also land South of the East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Bridge Street; thence East to the East line of Park Street; thence South thereon to 10' South of the South line of the corner lot; thence East to the West lot lines of those lots fronting on the alley lying West on Main Street; thence South to the South line of those lots fronting on Grant Street; thence East to the West line of Anderson Street; thence North thereon to the South line of Grant Street; thence West thereon to the East line of lots fronting on Main Street; thence North to Chart Street; thence East to Woodhams Street; thence North to East Bridge Street. Also land located North of the Kalamazoo River lying West of Main Street bounded on the North by the rear lot lines of those lots fronting on First Avenue. Also land located North of the Kalamazoo River lying East of Main Street bounded on the North by Sherwood Avenue and on the East by the Southwesterly extension of Thomas Street, to the Kalamazoo River.

D.D.A. Development District Description.

Lot 1 through 41, lot 54 except the East 30 feet and lots 55, 56, 57, 60 and 65 of "Village of Plainwell Plat", as recorded in Liber 30 of Plats on page 9 in the Allegan County Register of Deeds Office. (Also referred to as "Woodhams Second Addition to the Village of Plainwell", as recorded in Liber 43 of Plats on page 524, in the Allegan County Register of Deeds Office).

Also, lots 1 through 36, lots 43 through 76, lots 104 through 106 and lot 120 of "Corporation Plat of the Village of Plainwell" as recorded in Liber 1 of Plats on pages 9 through 12 in the Allegan County Register of Deeds Office.

Also, lots 1 through 8, 1; Lot 15 except the West 37 feet, the East 33 feet of lot 16, lot 17, except the West 46 1/2 feet of

the South 122 feet. Also commencing at a point on the South line of lot 17, 3 rods East of the Southwest corner of said lot; thence North to within 10 feet of the North line of said lot 17; thence West 3 feet; thence Southeasterly to the place of beginning. Also lot 18, 19 and the North 10 feet of lot 20. Also the unnumbered lots lying East of lots 17 and 18 of "Thompson's Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on page 223 of the Allegan County Register of Deeds Office. (Also known as "Thompson's Second Addition to the Village of Plainwell" as recorded in Liber 1 of Plats on page 6).

Also, lots 1 through 12 and lots 49 through 59 of "Whitney's Addition to the Village of Plainwell" as recorded in Liber 35 of Plats on pages 1 and 210 in the Allegan County Register of Deeds Office.

Also, the vacated portion of Cedar Street located in "Lasher's Addition to the Village of Plainwell", as recorded in Liber 1029, page 168 in the Allegan County Register of Deeds Office.

Also, lots 1 through 16 of "Lasher's Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on page 1 in the Allegan County Register of Deeds Office.

Also, the vacated portion of Scott Street, located in "Whitney's Addition to the Village of Plainwell" as recorded in Liber 949 of Plats, on page 307 in the Allegan County Register of Deeds Office.

BOUNDARIES OF THE PLAINWELL DEVELOPMENT AREA (As shown in Map B).

General Description.

Land North of East Bridge Street and West Allegan Street (M-89); bounded on the North by the Kalamazoo River, on the West along then rear lot lines of those lots fronting on the West side of Cedar Street (now vacated), and on the East by the rear lot lines of those lots fronting on Anderson Street. Also land South of East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Bridge Street; thence East to the East line of Park Street; thence South thereon to 10' South of the South line of corner lot; thence East to the West lot lines of those lots fronting on the alley lying West of Main Street; thence South to the South line of those lots fronting Grant Street; thence East to the West line of Anderson Street; thence North thereon to the South line of Grant Street; thence West thereon to the East line of lots fronting on Main Street; thence North to Chart Street; thence East to the rear lot lines of those lots fronting on the East side of Anderson Street; thence North to East Bridge Street.

D.D.A. Development Area Description.

Lots 2 through 23, lot 30, 31, and 32, lot 1 except the East 115 feet of said lot lying Southerly of the Penn Central Railroad right-of-way, the West 6 feet of the North 97 feet of lot 33, also beginning at a point on the West line of lot 33, 15 feet North of the Southwest corner of said lot; thence Northeasterly to a point being 35 feet North and 6 feet East of the Southwest corner of said lot 33; thence West 6 feet to the West line of said lot; thence South thereon 20 feet to the place of beginning, lot 54 except the East 30 feet and lots 55, 56, 57, 60 and 65 of "village of Plainwell Plat", as recorded in Liber 30 of Plats on page 9 in the Allegan County Register of Deeds Office. (Also referred to as "Woodham's Second Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on page 524, in the Allegan County Register of Deeds Office).

Also, lots 1 through 36, and lots 43 through 74, and lot 120 of "Corporation Plat of the Village of Plainwell", as recorded in Liber 1 of Plats on pages 9 through 12 in the Allegan County Register of Deeds Office.

Also, lots 1 through 8, lot 15 except the West 37 feet, the East 33 feet of lot 16, lot 17, except the West 46 1/2 feet of the South 122 feet. Also commencing at a point on the South line of lot 17, 3 rods East of the Southwest corner of said lot; thence West of 3 feet; thence Southeasterly to the place of beginning. Also lot 18, 19 and the North 10 feet of lot 20. Also unnumbered lots lying East of lots 17 and 18 of "Thompson's Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on page 223 of the Allegan County Register of Deeds Office. (Also known as "Thompson's Second Addition to the Village of Plainwell", as recorded in Liber 1 of Plats on page 6).

Also, lots 1 through 12 and lots 49 through 59 of "Whitney's Addition to the Village of Plainwell", as recorded in Liber 35 of Plats on pages 1 and 210 in the Allegan County Register of Deeds Office.

Also, the vacated portion of Cedar Street located in "Lasher's Addition to the Village of Plainwell" as recorded in Liber 1029, page 168 in the Allegan County Register of Deeds Office.

Also, lots 1 through 16 of "Lasher's Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on page 1 in the Allegan County Register of Deeds Office.

Also, the vacated portion of Scott Street, located in "Whitney's Addition to the Village of Plainwell", as recorded in Liber 949 of Plats on page 307 in the Allegan County Register of Deeds Office.

B. DEVELOPMENT PLAN OBJECTIVES.

It is the objective of the D.D.A. of the City of Plainwell to prepare and implement a first phase development and financing plan focused on the Development Area (Map B). The improvement plan will seek to improve the attractiveness, accessibility, and usability of this area by addressing certain public improvement needs and encouraging, assisting, and facilitating private sector improvements. The plan will be directed at physical improvements that will improve pedestrian and auto accessibility, facilitate new development and rehabilitation, and enhance the visibility and aesthetics.

To accomplish this objective, the D.D.A. expects that it will engage in activities that may:

1. Provide better pedestrian circulation by improving sidewalks.
2. Landscape, pave, and improve parking areas and install curb and gutters to better control traffic flow; Improve the area's aesthetics and increase the number of parking spaces so as to improve the ease of patronization.
3. Install street improvements such as planting areas, curbs and gutters, and decorative paving to improve the area's appearance.
4. Promote and assist in the development of new facilities.
5. Acquire through lease, purchase or easement certain private properties needed for public purposes or redevelopment activities.
6. Provide contracts to improve land and to reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and repair any building, including multi-family dwellings for the use of any public or private person or corporation.

C. LOCATION, CHARACTER AND EXTENT OF EXISTING PUBLIC AND PRIVATE LAND USES.

1. Existing Streets and Public Facilities.

The existing streets and public facilities are indicated on the attached reference map, Map D, entitled "Existing Land Uses". This reference map depicts the location, character and extent of land uses within the development area.

2. Existing Land Use.

The land in the development area consists of a variety of uses, the principal two being commercial and industrial. At the core of the development area is the City's Central Business District with the majority of the business fronting on North and South Main Street. To the West of the Central Business District is a large industrial complex, whose primary user is the Simpson Plainwell Paper Company.

Residential development is generally confined to the southern end of the development area and on the exterior fringe of the Central Business District. In addition, there are two public parks in the project area, one in the Northwest corner of the Central Business District; the other is in the Western portion of the Central Business District. Both parks are located along the Mill Race of the Kalamazoo River.

Existing Land Use in Development Area

<u>Land Use Category</u>	<u>Approx. Acreage</u>
Residential	3.00
Commercial	9.08
Industrial	33.70
Recreation / Open Space	3.00
Right-of-way	10.20
TOTAL	58.98

A summary of land uses by public and private designations is as follows:

<u>Category</u>	<u>Approx. Acreage</u>
Public	13.20
Private	45.78
TOTAL	58.98

D. LOCATION, CHARACTER AND EXTENT OF PROPOSED LAND USES.

The proposed land use for the Development Area is shown on Map E, "Proposed Land Use". The following is a summary of proposed land use for this project:

Proposed Land Use in Development Area

<u>Land Use Category</u>	<u>Approx. Acreage</u>
Residential	3.00
Commercial	9.08
Industrial	33.70
Recreation / Open Space	3.00
Right-of-way	10.20
TOTAL	58.98

A summary of land uses by public and private designations is as follows:

<u>Category</u>	<u>Approx. Acreage</u>
Public	13.58
Private	45.40
TOTAL	58.98

E. PROPERTY ACQUISITION.

Map F indicates the properties the D.D.A. hopes to acquire through the implementation of this plan. However the D.D.A. and the City of Plainwell have stated their interest not to utilize their powers of eminent domain to accomplish the acquisition of these properties. If a negotiated sale, lease or easement cannot be achieved, the applicable portions of this plan will be amended in accordance with the Act and the D.D.A. will pursue other means of accomplishing its objectives. The addresses and parcel numbers of these properties are:

116 North Anderson	0355-100-022-00
122 North Anderson	0355-100-022-10
115 South Anderson	0355-100-041-10
124 East Bridge	0355-100-015-20
201 East Bridge	0355-100-031-00
203 East Bridge	0355-100-031-00
209 East Bridge	0355-100-030-00
119 West Bridge	0355-350-001-00
107 South Main	0355-160-010-00
134 South Main	0355-160-004-00

F. EXISTING IMPROVEMENTS TO BE ALTERED, REMOVED OR REPAIRED.

Map C indicates the proposed public projects to be undertaken. Within the Development Area the following existing improvements will be altered, removed or repaired:

Sidewalks. - Selected sections of sidewalks will be removed in the following areas:

- Along North and South Main Street within the Development Area.
- Along Allegan Street between the public alleyways and Main Street.
- Along East Bridge Street between Main Street and Anderson Street.
- Along the North side of Chart Street between the Western public alley and Anderson Street.

Curbs. - Selected sections of curb will be removed in the following areas:

- in the parking lot located between Anderson, Chart and south Main Streets.
- Along North and South Main Street between Bannister Street and Chart Street.
- Along Allegan Street between public alleyways and Main Street.
- Along East Bridge Street between Main Street and Anderson Street.
- Along the North side of Chart Street between the Western public alley and Anderson Street.
- In the parking lot between Anderson, East Bridge and Bannister Streets.

Utilities. - There will be seven utility poles that will be removed. Three will be in the parking lot located between Anderson, East Bridge and Bannister Streets. Four will be in the parking lot located between Anderson, Chart and South Main Streets.

Curb Cuts. - One curb cut along the North side of Chart Street between Main Street and Anderson Street will be relocated.

Structures. - One structure located in the parking lot between Anderson, Bannister and East Bridge and a second at 134 South Main Street may be removed if necessary.

Parking Areas. - Two parking lots, the "Harding's" lot and the "Sun Theatre" lot will be repaired through a resurfacing program. The resurfacing will also include new striping.

G. LOCATION, EXTENT, CHARACTER, ESTIMATED COST AND ESTIMATED TIME

OF COMPLETION OF IMPROVEMENTS, INCLUDING REHABILITATION
CONTEMPLATED, FOR THE DEVELOPMENT AREA.

Presented in Map C is a map showing the location, extent and character of the improvements for the Development Area. The following is a summary of the estimated costs of the improvements to be undertaken and financed by the D.D.A..

<u>Project</u>	<u>Estimated Cost</u>
New Sidewalks (includes removal)	\$ 94,000
New Curb (includes removal)	19,700
New Paving Stone Border	7,300
New Street Trees	12,000
New Tree Grates	8,500
New Street Coach Lights	47,000
Underground Wiring	7,800
New Street Furniture	16,300
Landscape Materials/Treatment	6,300
Removal of Utility Poles	76,000
Parking Lot Resurfacing	16,000
New Parking Lot Construction	3,900
New Pedestrian Walkways	23,800
Removal of Parking Lot Curbs	900
New Curb Cut	1,000
Engineering	53,000
Administration	56,000
Contingencies	31,000
Land Acquisitions and Relocation	113,500
New Mill Race Riverwalk Project	402,000
Building Rehabilitation Program*	<u>75,000</u>
TOTAL	\$1,071,000

* To be funded solely from tax increment revenues.

The overall plan for public improvements of the development area consists of replacing worn sidewalks and curb with new material and adding a border of paving stone along the curb to the existing buck islands together with adding new street trees, tree grates, decorative coach lights, street furniture, paved pedestrian walkways and plant materials as outlined on Map C. The plan also includes redevelopment of two existing parking lots, including lot resurfacing and utility pole removal, and development of one new parking lot. Earth berming and landscaping will be provided in accordance with Map C. The Plan also includes implementation of the Mill Race Riverwalk and the implementation of the Building Rehabilitation Program.

It is estimated that all of the projects will be completed within the duration of this plan, ending in the year 2007.

H. PLANNED NEW DEVELOPMENT.

The proposed new development will be in three stages. It is expected that these projects will stimulate additional private investment.

The proposed time schedule for completion of the identified projects is as follows:

<u>Project</u>	<u>Estimated Completion Date</u>
<u>Stage 1:</u>	
Development of New Parking Lot.	(completed)
Improvement of Harding's Parking Lot.	(completed)
Removal of Utility Poles.	(completed)
Improvement of Sun Theater Parking Lot.	(completed)
Establish Building Rehabilitation Program.	1991
Acquisition of Any Available Listed Properties.	1992
Installation of Mill Race Riverwalk - Phase 1.	1992
Installation of New Street Trees.	1993
Furniture and Plant Materials, Installation of New Pedestrian Walkways.	1993
<u>Stage 2:</u>	
Installation of New Coach Lights.	1993
Acquisition of Any Available Listed Properties.	1993
Installation of New Sidewalks, Curbs, Paving Border.	1994
Installation of Underground Wiring.	1995
<u>Stage 3:</u>	
Installation of Mill Race Riverwalk - Phases 2 and 3.	1995
Acquisition of Any Listed Available	

Properties.

1995

Installation of Improvements to M-89
by the Michigan Department of Trans-
portation.

2000

I. EXISTING AND PLANNED OPEN SPACE.

There are two open space facilities (parks) in the Development Area. Hicks Park, approximately 1.25 acres, is located along the Mill Race in the Development Area. It is primarily a passive park with a limited amount of playground equipment. Fannie Pell Park, approximately 1.75 acres, is located at the Northern edge of the Development Area. It also is a passive park with an off-street parking facility which serves the businesses in the Central Business District.

There are no additional planned open space facilities as part of the Development Area.

J. LAND DISPOSITION.

The property identified for acquisition is described in Paragraph II.E. of this Plan. these properties may be used for parking lot developments or commercial/retail development. Existing structures may be restored and renovated, and then sold to private developers. Existing structures may be razed to allow for parking development. Vacant lots may be used for parking lot developments or commercial/retail development.

K. EXISTING ZONING AND PROPOSED CHANGES.

The existing zoning of the Development Area is shown on Map G, "Existing Zoning". The Development Area consists of essentially three zoning districts, CBD Central Business District, M-2 General Manufacturing, and C-S Community Services. The CBD District is intended to permit a variety of commercial, administrative, financial, civic, cultural, residential and recreation uses, thereby encouraging a harmonious mix of activities. The M-2 District, while allowing such uses as paper mills and other general manufacturing uses, incorporates performance standards to minimize any industrial impacts on adjacent land uses.

There are no proposed zoning changes for the Development Area.

L. PROPOSED RIGHTS-OF-WAY ADJUSTMENTS AND CHANGES TO STREET GRADES, INTERSECTION AND UTILITIES.

There are no proposed rights-of-way adjustments and only minimal changes to street grades contained in the Plan for the Development Area. There are no proposed changes to any intersection within the Development Area.

One curb cut currently located on the North side of Chart Street between South Main Street and Anderson Street will be moved approximately 1000 feet to the East.

There are no changes to any storm or sanitary sewer lines within the Development Area.

Seven utility poles will be removed in connection with the redevelopment of two parking lots. Electric and telecommunication wires on the poles will be placed underground.

M. DEVELOPMENT COST ESTIMATES AND FINANCING.

The total cost of completing all activities, projects and improvements proposed by the D.D.A. Development Plan and to be undertaken and financed by the D.D.A. and the City, including interest, is estimated to be \$1,071,000. The projects are set forth in paragraphs II.F. and II.G. and in Map C. The costs include expenditures for activities associated with the accomplishment of each of the projects described in this plan plus administrative expenses and contingencies.

The D.D.A. expects to finance these activities from one or more of the following sources:

- Bond proceeds.
- Federal, State and foundation grants
- Interest on investments.
- Donations received by the D.D.A..
- Proceeds from and property, building or facility owned, leased or sold to the D.D.A..
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements.
- Special assessments.
- Money obtained from other sources approved by the Plainwell City Council.

The proceeds to be received from tax increment revenues in the Development Area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.

The Building Rehabilitation Program will be funded solely from tax increment revenues.

N. IDENTIFICATION OF PRIVATE INTERESTS, PARTIES OR INDIVIDUALS TO WHOM THE DEVELOPMENT WILL BE SOLD OR IS BEING UNDERTAKEN.

In the event that the parcel of improved property noted on Map F is acquired in the implementation of this Plan, the D.D.A. will plan to convey property to undetermined private interest for redevelopment for appropriate retail and/or commercial

uses. The conveyance of that property shall be conducted in accordance with the following paragraph.

O. PROPOSED LAND DISPOSITION TERMS AND BIDDING PROCEDURES.

The terms under which land designated for new development will be sold, leased or otherwise conveyed to private development interests shall be determined by the D.D.A. with approval by the Plainwell City Council.

The procedures by which purchase bids will be received and awarded will be in accordance with existing procedures and practices currently used by the City of Plainwell in disposing of other City owned property.

The D.D.A. reserves the right to make dispositions without using the bidding process, if such sale is necessary, to bring about the intentions of this Development Plan and providing such sale is in the best interest of the D.D.A. and the City of Plainwell.

The D.D.A. and the Plainwell City Council will reserve the right to select the development proposal and or the developer whose proposal for purchase best meets the intent of this Development Plan and the best interest of the City.

P. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

There are less than 100 persons residing in the Development Area. There are no families or individuals that will be displaced as the result of the Plan.

Q. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT AREA.

There will be no persons displaced by this Development and Tax Increment Financing Plan.

R. PROVISION FOR THE COSTS OF RELOCATING PERSONS AND BUSINESSES DISPLACED BY THE DEVELOPMENT AND FINANCIAL AND REIMBURSEMENT OF EXPENSES.

The cost of relocating one garage has been included in the Project Budget for this plan.

S. PLAN PROVISION FOR COMPLIANCE WITH ACT 227 OF THE PUBLIC ACTS OF 1972.

The relocation provisions described in paragraphs II.Q. and II.R. meet the requirements of Act 227 of the Public Acts of 1972.

PART III

PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FINANCING PLAN

This Tax Increment Financing Plan is established to make possible the financing of all or a portion of the costs associated with the carrying out and completion of those activities and improvements contained in the officially adopted Development Plan for the Development Area as it may be amended from time to time.

III. TAX INCREMENT FINANCING PLAN.

A. TAX INCREMENT FINANCING PROCEDURE.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by ordinance, of a Development and a Tax Increment Financing Plan. following the adoption of that Ordinance, the municipal and county treasurers are required by law to transmit to the D.D.A. that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue". The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year, by which the current assessed value of the project area, including the assessed value of property for which a commercial facilities exemption certificate has been issued pursuant to Act No. 255 of the Public Acts of 1978, as amended,...the assessed value of property for which an industrial facilities exemption certificate has been issued pursuant to Act No. 198 of the Public Acts of 1974, as amended, ...and the assessed value of property for which a commercial housing facilities exemption certificate has been issued pursuant to Act No. 438 of the Public Acts of 1976, as amended,...exceeds the initial assessed value." The "Initial Assessed Value" is defined by the Act as "the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the resolution establishing the tax increment financing 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. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered property that is exempt from taxation. The initial assessed value of property for which a specific tax was paid in lieu of property tax shall be determined as provided [below] {MCLA 125.1664(b)}. "Specific Local Tax" means a tax levied under Act No. 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan

Compiled Laws, the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, being sections 207.651 to 207.668 of the Michigan Compiled Laws, the Technology Park Development Act, and Act No. 385 of the Public Acts of 1984, being sections 207.701 to 207.718 of the Michigan Compiled Laws, and Act No. 189 of the Public Acts of 1953, being sections 211.181 to 211.182 of the Michigan Compiled Laws. The initial assessed value or current assessed value of the property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate {MCLA 125.1664(c)}.

When the Authority determines that it is necessary for the purposes of this Act, the Authority shall prepare and submit a Tax Increment Financing Plan to the governing body of the municipality. The Plan shall include a Development Plan as provided in section 17 (2) of the Act, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with section 15 of the Act. The Plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the Development Area is located. The Plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the Authority shall be clearly stated in the Tax Increment Financing Plan.

Approval of the Tax Increment Financing Plan shall be pursuant to the notice, hearing, and disclosure provisions of section 18 (3) of the Act. If the Development Plan is part of the Tax Increment Financing Plan, only 1 hearing and approval procedure is required for the 2 plans together. Presented in Exhibit 5 are schedules of the current or "initial" assessed values of all real and personal property in the Development Area.

The original Tax Increment Financing Plan was approved in 1985. The most recent assessment of all taxable property in the Development Area at the time of the Plan approval in 1985 occurred on December 31, 1984 for tax year 1985. The Tax Increment Financing Plan was approved on December 23, 1985 (Exhibit 14), and was amended on March 10, 1986 (Exhibit 14A).

In order to provide for a more efficient and proper means of accounting assessed values on personal property in the Development Area, the City of Plainwell will, by adoption of this Plan, establish a tax report filing system, requiring owners of personal property to file on a yearly basis a separate report to the City Assessor of the estimated dollar value of all personal property in their possession located within the Development Area boundaries.

Provided under Exhibit 6 is the procedure for the preparing of tax rolls for the Development Area and Tax Increment Financing Area.

B. ESTIMATES OF CAPTURED ASSESSED VALUES AND TAX INCREMENT REVENUES.

Provided in Exhibits 7 and 8 are schedules on estimated dollar amounts of captured assessed values and tax increment revenues to be realized from increases in real and personal property values and from increases in P.A. 255 assisted commercial facilities exemption property values and from increases in P.A. 198 assisted industrial facilities exemption property values, in the Development Area from 1985 through 2007. These estimates are based on the experience of the City Tax Assessor. The estimates have taken into account expected changes or adjustments (increases and decreases) in current 1985 base year real and personal ad valorem property assessments, removals and additions of real and personal property, and changes in the assessment values of current and expected additional P.A. 255 and P.A. 198, certified new construction and restoration type commercial and industrial facilities exemption projects. The projections set forth on Exhibits 7 and 8 include actual new construction expected during calendar year 1985 and a minimal level of new construction thereafter together with moderate appreciation. The total of 57.0362 mills was applied to the captured assessed totals for ad valorem real and personal property and P.A. 255 and P.A. 198 assisted restoration projects. For P.A. 255 and P.A. 198 assisted new construction projects, one half of the mills, or 28.5181 mills were applied to the captured amounts for these projects.

Under this Tax Increment Financing Plan, the entire tax increment amount is to be utilized by the D.D.A..

C. USE OF TAX INCREMENT REVENUE.

The tax increment revenue paid to the D.D.A. by the municipal and county treasurers is to be dispersed by the D.D.A. from time to time in such manner as the D.D.A. may deem necessary and appropriate in order to carry out the purposes of the Development Plan, including but not limited to the following:

- The principal, interest and reserve payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.
- Cash payments for initiating and completing any improvements or activities called for in the Development Plan.

- Any actual operating deficits, that the D.D.A. may incur from acquired and/or leased property in the Development Area.
- Interest payments on any sums that the D.D.A. should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan, after approval by the City of Plainwell.
- Payments required to establish and maintain a capital expenditure reserve.
- Payments required to establish and maintain a capital replacement reserve.
- Payments required to establish and maintain any required sinking fund.
- Payments to pay the costs of any additional improvements to the Development Area that are determined necessary by the D.D.A. and approved by the Plainwell City Council.
- Any administrative expenditure required to meet the cost of operation of the D.D.A. and to repay any cash advances provided by the City of Plainwell.

The D.D.A. may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan then existing and is permitted under the term of any outstanding indebtedness.

D. INDEBTEDNESS TO BE INCURRED.

Revenues to support these costs shall be derived from any of the following sources, or from a combination of these sources:

1. Cash; and/or
2. The issuance of one or more series of revenue bonds during the period from 1985 to 2007 when the development activities are to be initiated and completed; and/or
3. Funds borrowed from the City of Plainwell at rates and terms to be agreed upon or as set forth elsewhere in this Development and Tax Increment Financing Plan; and/or
4. Funds borrowed from the State of Michigan shared credit program at rates and terms to be agreed upon; and/or

5. The issuance of one or more series of tax increment bonds during the period from 1990 to 2007 when development activities are to initiated and completed.

Any of the foregoing financing mechanisms may be used provided the realized tax collections generated by the "Captured Assessed Value" are adequate to provide for payment of principal and interest on such revenue bonds or funds borrowed from the City of Plainwell or the State of Michigan.

For the purpose of this Plan, the amounts of bonded indebtedness or indebtedness to be incurred by the D.D.A. and/or City of Plainwell for all bond issues or loans including payments of capitalized interest, principal and required reserve shall be determined by the City of Plainwell, upon the recommendations of the D.D.A.. At the time of adoption of this Plan, the D.D.A. estimate of maximum indebtedness to be incurred by the project is \$1,071,000, including project costs and any bonding expenses.

E. MILLAGE LEVY.

This Plan does not contemplate the levy of a special millage to support the operations or activities of the D.D.A.. While it may be necessary to establish a special Assessment District with boundaries co-terminous with the Development Area but excluding strictly residential properties, this does not appear likely at this time.

F. ANNUAL SURPLUS OF TAX INCREMENT REVENUES.

To the extent that the tax increment revenues of the D.D.A. in any one year exceed the sum necessary for the D.D.A. to meet the commitments and payments as set forth above, said surplus funds shall either revert proportionately to the respective taxing bodies or be utilized to establish sinking funds or other reserves permitted under the Act but not to exceed \$100,000.

G. DURATION OF PLAN.

The Tax Increment Financing Plan shall last 22 years, covering the period from 1985 through 2007, inclusive, except as the same may be amended from time to time by the City Council for the City of Plainwell upon recommendation of the D.D.A. and upon notice and upon public hearing and agreements as required by the Act.

H. IMPACT ON ASSESSED VALUES AND TAX REVENUES.

The overall impact of the Development Plan is expected to generate increased economic activity in the Development Area,

the Downtown District, the City of Plainwell and Allegan County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development Area, the Downtown District, the City of Plainwell, other neighboring communities and throughout Allegan County. The projections set forth on Exhibits 7 and 8 include new construction during calendar year 1985. The other years of the projection are based on appreciation only.

As identified earlier under Exhibits 7 and 8 of this Plan, the expected increases in assessed valuation for existing property and new construction in the development area have been estimated for the 1985 through 2007 tax years.

For purposes of determining the estimated impact of this Tax Increment Financing Plan upon those taxing jurisdictions within the Development Area, estimates of captured assessed values (Exhibits 7 and 8) were used along with current 1985 tax millage allocations to determine tax increment revenue amounts that would be shifted from these jurisdictions to the D.D.A. to finance the project activities called for in this Development Plan. The amounts for the first year are shown in Exhibit 9 for each taxing unit relating to the Development Area.

I. USE OF CAPTURED ASSESSED VALUE.

The Development and Tax Increment Financing Plan provides for the use of all of the captured assessed value by the D.D.A. for the purpose herein set forth.

J. REPORTS.

The D.D.A. shall submit annually to the Plainwell City Council a report on the status of the tax increment financing account. Such report shall comply with the requirements of section 15(3) of the D.D.A. Act, a copy of which is provided under Exhibit 1. Such report shall be prepared as of June 30th and be submitted to the City Treasurer not later than September 30th each year.

K. BUDGET, FUND HANDLING AND AUDITING COSTS.

In addition to any budget set forth in this plan the D.D.A. or its Directors shall prepare and submit for approval of the board a budget for the operation of the Authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget

of the Authority except those funds authorized in the Act or by the governing body of the municipality. The Plainwell City Council may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the Authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

L. EXPENSE PUBLICATION.

All expense items of the Authority shall be publicized monthly and the financial records shall always be open to the public.

MAPS

The following maps are included to illustrate this D.D.A. Development and Tax Increment Financing Plan:

Map A Development District

Map B Development Area

Map C Public Projects

Map D Existing Land Uses

Map E Proposed Land Uses

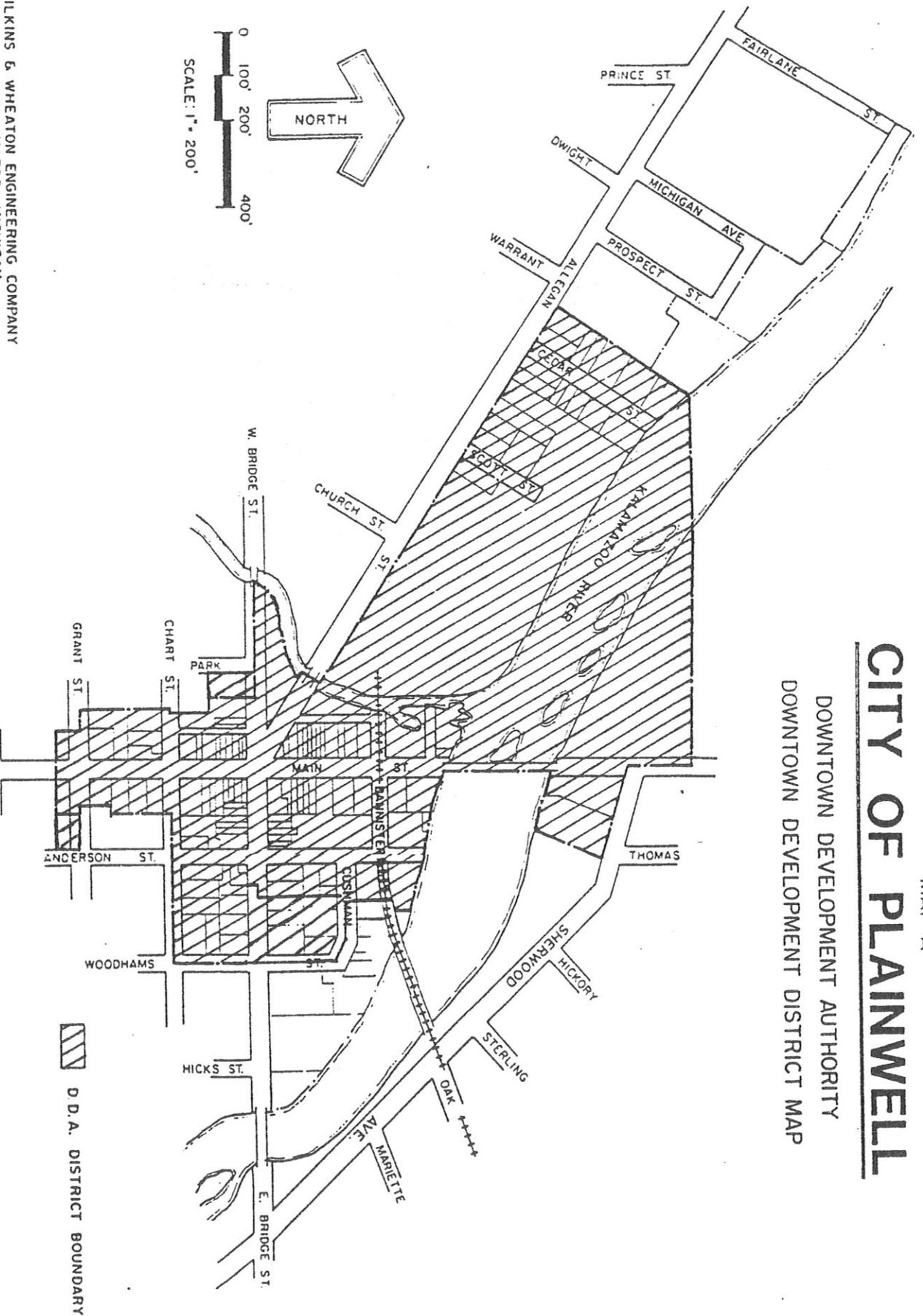
Map F Proposed Property
Acquisition

Map G Existing Zoning

CITY OF PLAINWELL

MAP A

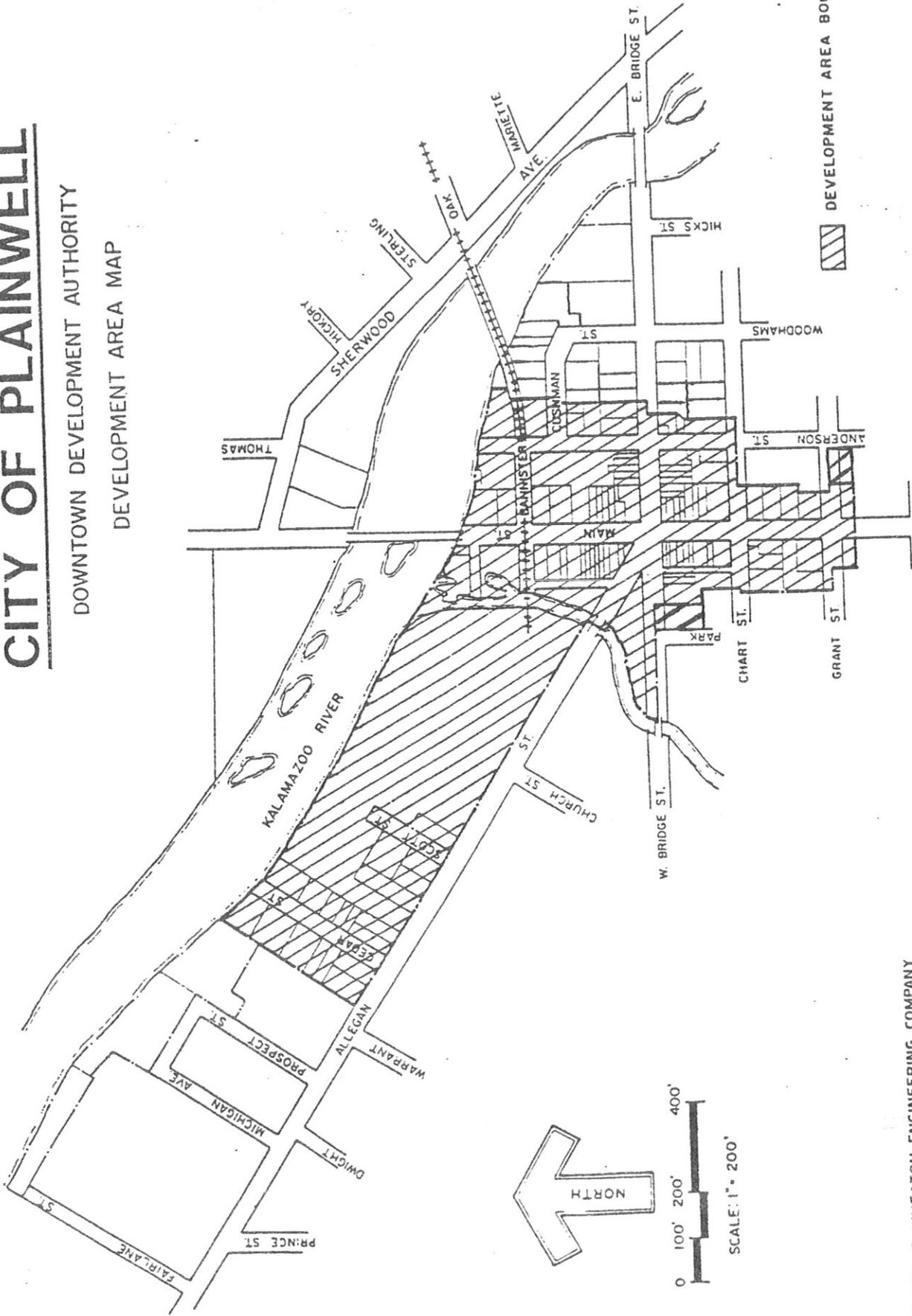
DOWNTOWN DEVELOPMENT AUTHORITY
DOWNTOWN DEVELOPMENT DISTRICT MAP



WILKINS & WHEATON ENGINEERING COMPANY
KALAMAZOO, MICHIGAN

MAP B
CITY OF PLAINWELL

DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AREA MAP

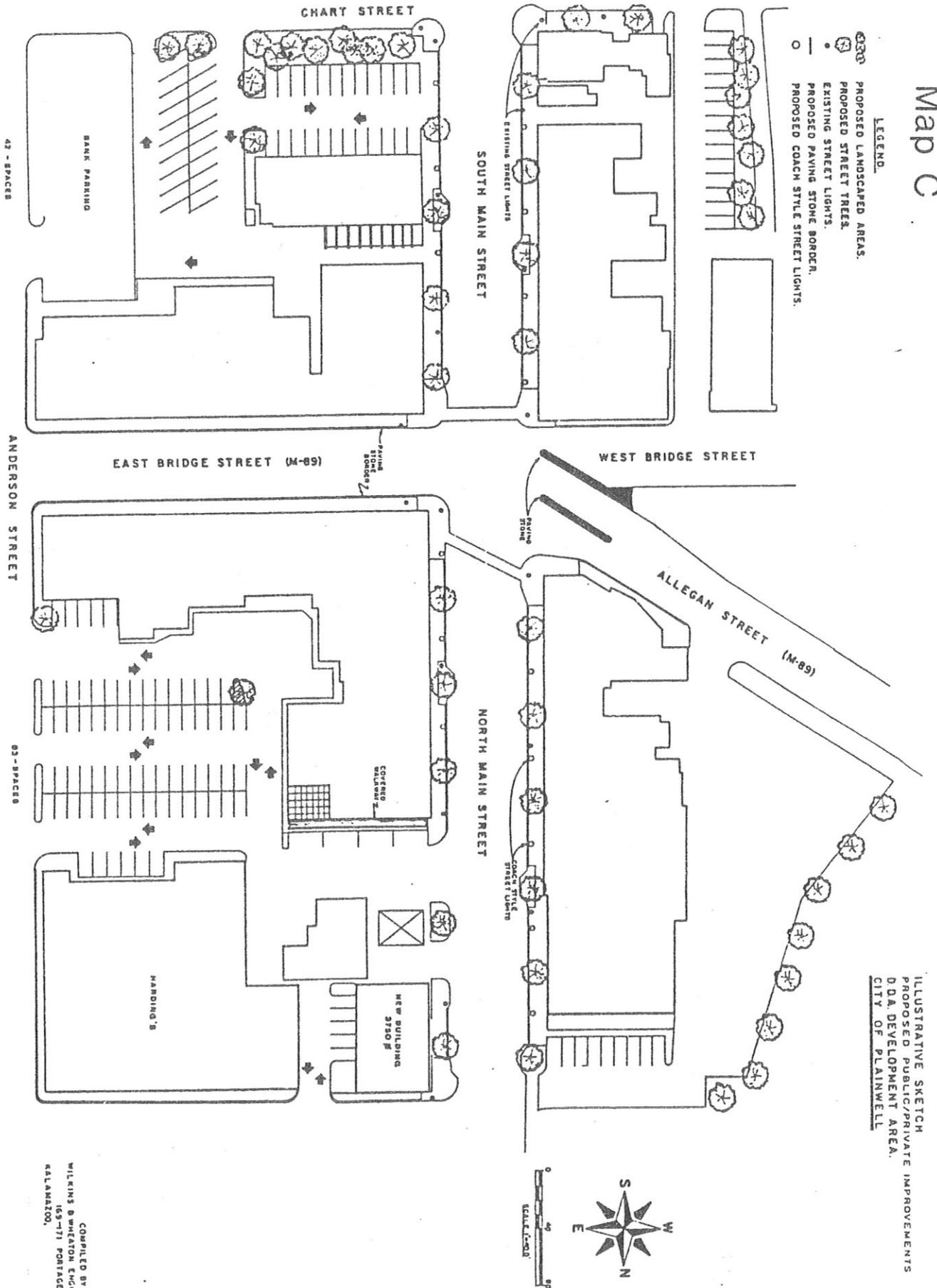


WILKINS & WHEATON ENGINEERING COMPANY
KALAMAZOO, MICHIGAN

Map C

LEGEND

- ◻ PROPOSED LANDSCAPED AREAS.
- PROPOSED STREET TREES.
- EXISTING STREET LIGHTS.
- PROPOSED PAVING STONE BORDER.
- PROPOSED COACH STYLE STREET LIGHTS.



ILLUSTRATIVE SKETCH
 PROPOSED PUBLIC/PRIVATE IMPROVEMENTS
 D.D.A. DEVELOPMENT AREA.
 CITY OF PLAINWELL

COMPILED BY
 WILKINS & WHEATON ENGINEERS
 163-7711 FRONTAGE ST
 KALAMAZOO, MICH

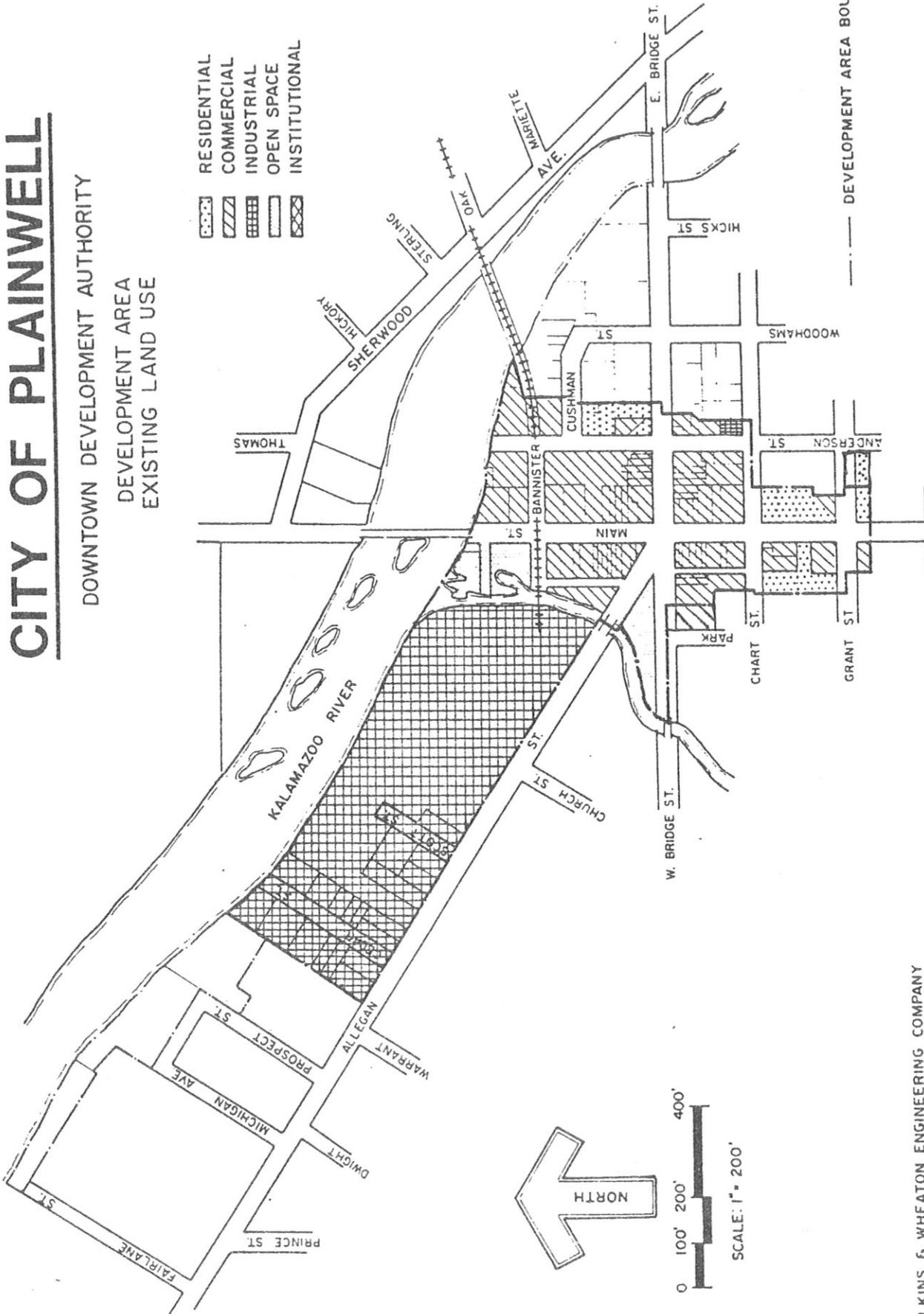
MAP D

CITY OF PLAINWELL

DOWNTOWN DEVELOPMENT AUTHORITY

DEVELOPMENT AREA
EXISTING LAND USE

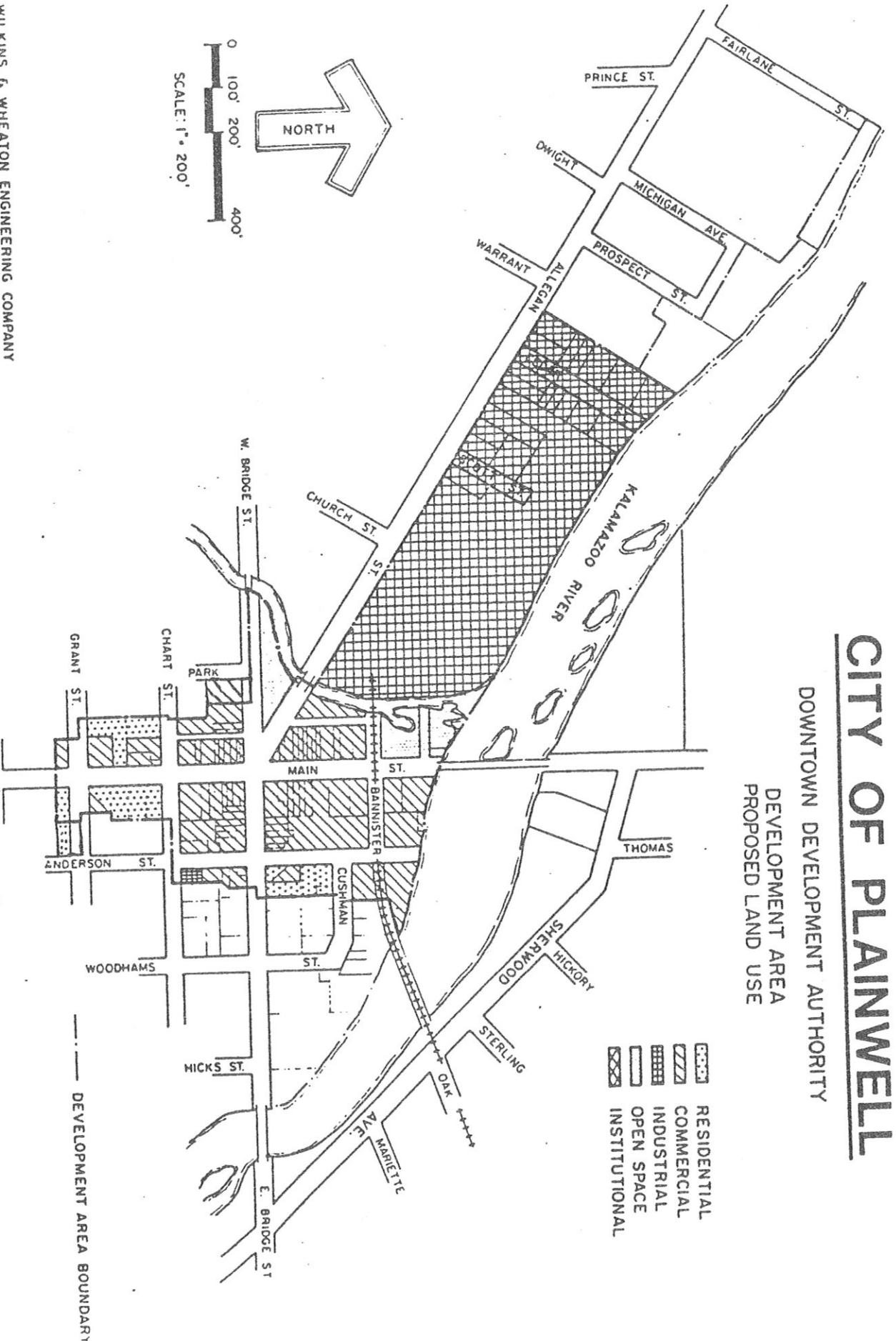
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- INSTITUTIONAL



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CITY OF PLAINWELL

DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AREA
PROPOSED LAND USE



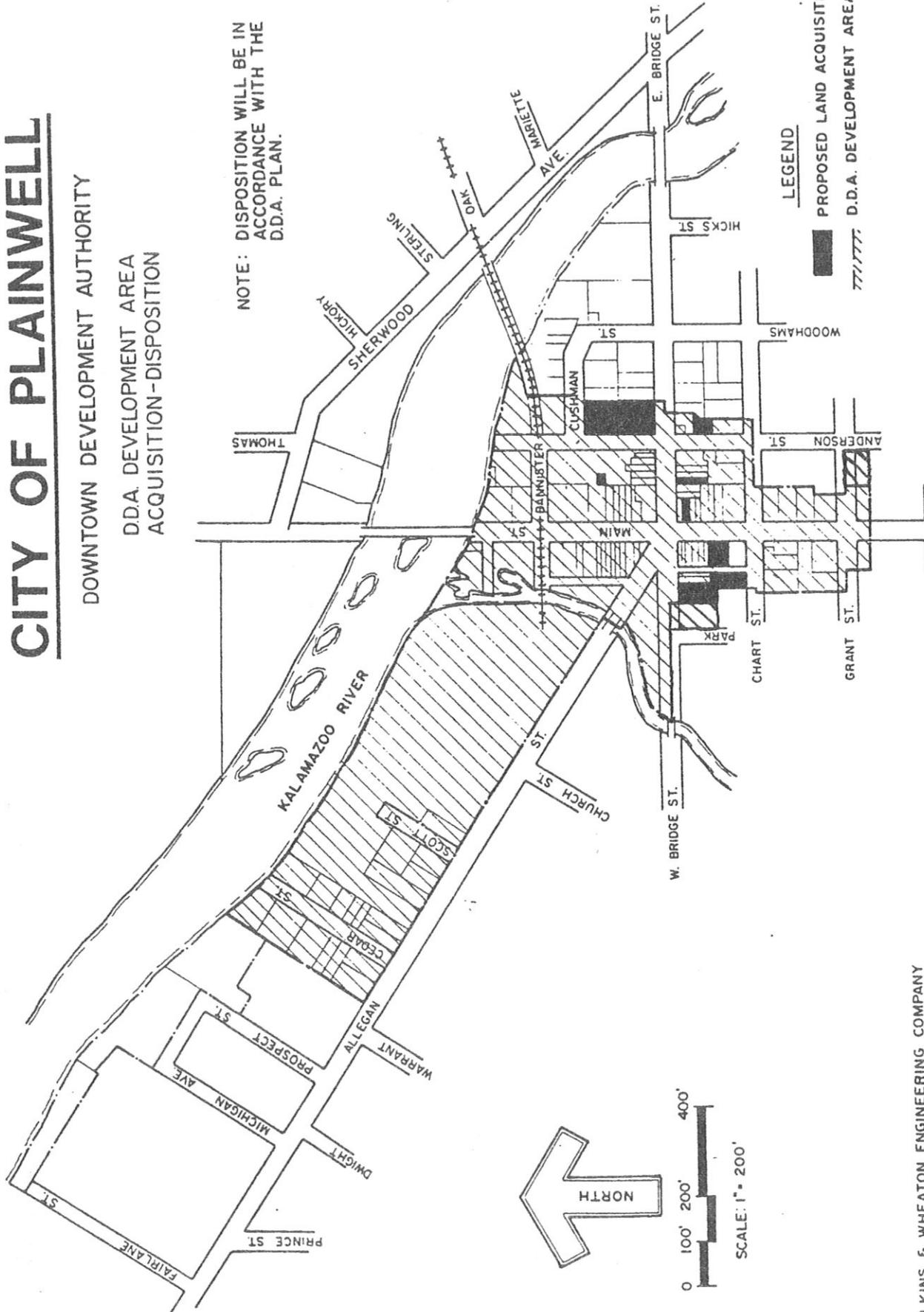
WILKINS & WHEATON ENGINEERING COMPANY
KALAMAZOO, MICHIGAN

MAP F
CITY OF PLAINWELL

DOWNTOWN DEVELOPMENT AUTHORITY

D.D.A. DEVELOPMENT AREA
 ACQUISITION-DISPOSITION

NOTE: DISPOSITION WILL BE IN ACCORDANCE WITH THE D.D.A. PLAN.



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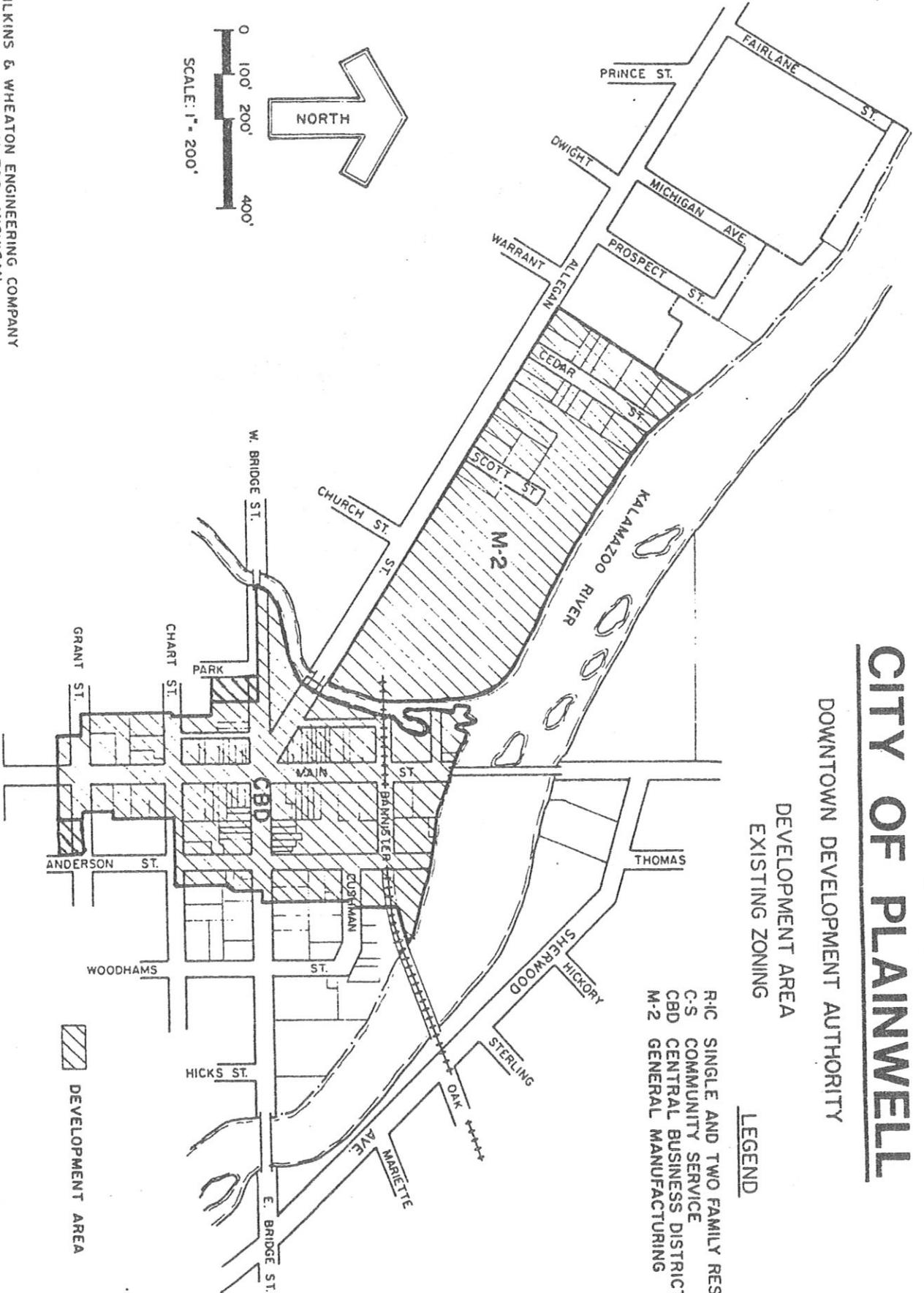
CITY OF PLAINWELL

DOWNTOWN DEVELOPMENT AUTHORITY

DEVELOPMENT AREA
EXISTING ZONING

LEGEND

- R-1C SINGLE AND TWO FAMILY RESIDEN
- C-S COMMUNITY SERVICE
- CBD CENTRAL BUSINESS DISTRICT
- M-2 GENERAL MANUFACTURING



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KALAMAZOO, MICHIGAN

EXHIBITS

The following are provided to document the actions, conclusions and procedures utilized by the Downtown Development Authority and the City of Plainwell in the preparation of this Devolvement and Tax Increment Financing Plan.

- | | |
|-------------|--|
| Exhibit 1 | Public Act 197, as amended. |
| Exhibit 2 | Plainwell Ordinance 194 of 1981. |
| Exhibit 2A | Plainwell Ordinance 230 of 1986, amending Ordinance 194 of 1981. |
| Exhibit 3 | D.D.A. By-Laws. |
| Exhibit 4 | D.D.A. Resolution Recommending Approval of Plan. |
| Exhibit 4A | D.D.A. Resolution Recommending Amendment of Plan. |
| Exhibit 5 | Breakdown of Assessed Values of Personal, Real and CFT Property in the Development Area. |
| Exhibit 6 | Procedure for the Preparation of Assessment Rolls. |
| Exhibit 7 | Twenty-two year Captured Value Projection. |
| Exhibit 8 | Twenty-two year Tax Increment Projection. |
| Exhibit 9 | Tax Increment by Taxing Jurisdiction. |
| Exhibit 10 | Breakdown of Assessed Values of Real, Personal and CFT Property in the Development District. |
| Exhibit 11 | Documentation of D.D.A. Ordinance Filing |
| Exhibit 11A | Documentation of D.D.A. Ordinance Amendment Filing. |
| Exhibit 12 | Letters Regarding Meeting to Taxing Jurisdictions. |

Exhibit 12A Letters to Taxing Jurisdictions
Regarding Meeting on Amended Plan.

Exhibit 13 Documentation of Notice of Hearing.

Exhibit 13A Documentation of Notice of Hearing
on Plan Amendment.

Exhibit 14 City Council Resolution Approving
Plan.

Exhibit 14A City Council Resolution Approving
Plan Amendment.

Exhibit 15 D.D.A. Resolution Recommending
Second Plan Amendment.

Exhibit 16 Letters to Taxing Jurisdictions.

Exhibit 17 Notice of Hearing on Second Plan
Amendment.

Exhibit 18 City Council Resolution Approving
Second Plan Amendment.

Exhibit 19 D.D.A. Resolution Recommending
Third Plan Amendment.

Exhibit 20 Letters to Taxing Jurisdictions.

Exhibit 21 Notice of Public Hearing on Third
Plan Amendment.

Exhibit 22 City Council Resolution Approving
Third Plan Amendment.

Exhibit 23 D.D.A. Resolution Recommending
Fourth Amendment.

Exhibit 24 Letters to Taxing Jurisdictions.

Exhibit 25 Notice of Public Hearing on Fourth
Amendment.

Exhibit 26 City Council Resolution Approving
Fourth Plan Amendment.

DOWNTOWN DEVELOPMENT AUTHORITY

Cross References

- Economic development projects, housing or neighborhood improvement programs in blighted or redevelopment areas, see § 125.1603.
 School aid act of 1979, computations, see § 388.1626.
 Shopping area redevelopment projects, see § 125.981 et seq.
 Tax increment finance authority board, trustees of board of downtown development authority as members, see § 125.1804.
 Technology park districts, land included, see § 207.705.
 Urban land assembly act, loan applications, see § 125.1856.

Library References

M.L.P. Municipal Corporations § 132.

P.A.1975, No. 197, Imd. Eff. Aug. 13

AN ACT to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing.

The People of the State of Michigan enact:

125.1651. Definitions

Sec. 1. As used in this act:

- (a) "Authority" means a downtown development authority created pursuant to this act.
- (b) "Board" means the governing body of an authority.
- (c) "Business district" means an area in the downtown of a municipality zoned and used principally for business.
- (d) "Chief executive officer" means the mayor or city manager of a city, the president of a village, or the supervisor of a township.
- (e) "Development area" means that area to which a development plan is applicable.
- (f) "Development plan" means that information and those requirements for a development set forth in section 17.¹

(g) "Development program" means the implementation of the development plan.

(h) "Downtown district" means an area in a business district which is specifically designated by ordinance of the governing body of the municipality pursuant to this act.

(i) "Governing body of a municipality" means the elected body of a municipality having legislative powers.

(j) "Municipality" means a city, village, or township.

(k) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(l) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, park, parking facility, recreational facility, right of way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, building, and access routes to any of the foregoing, designed and dedicated to use by the public generally, or used by a public agency. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of Act No. 1 of the Public Acts of 1966, being section 125.1351 of the Michigan Compiled Laws, which improvement is made to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws. Amended by P.A.1985, No. 221, § 1, Imd. Eff. Jan. 10, 1986.

¹ Section 125.1667.

Sec. 1a. The legislature finds all of the following:

(a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.

(b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.

(c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.

(d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.

(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this act and in the exercise of this power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.

(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.

(h) That the provisions of this act are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

125.1652. Establishment and powers; property includable; public corporate body

Sec. 2. (1) Except as otherwise provided in this subsection, a municipality may establish 1 authority. If, before November 1, 1985, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 3a,¹ a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this act.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of an authority.

Amended by P.A.1985, No. 159, § 1, Imd. Eff. Nov. 15.

¹ Section 125.1653a.

125.1653. Procedure for creating authority; downtown district boundary changes

Sec. 3. (1) When the governing body of a municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body of that municipality may, by resolution, declare its intention to create and provide for the operation of an authority.

(2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 nor more than 40 days before the date of the hearing. Notice shall also be mailed to the property taxpayers of record in the proposed district not less than 20 days before the hearing. Failure to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) After the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(4) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district in accordance with the same requirements prescribed for adopting the ordinance creating the authority.

125.1653a. Annexation or consolidation of downtown district; effect

Sec. 3a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation.

P.A.1975, No. 197, § 3a, added by P.A.1985, No. 159, § 1, Imd. Eff. Nov. 15, 1985.

125.1654. Governing board of authority or authorities

Sec. 4. (1) Except as provided in subsections (7) and (8), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976. The board shall adopt rules consistent with Act No. 267 of the Public Acts of 1976 governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) Pursuant to notice and after having been given an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) In addition to the items and records prescribed in subsection (5), a writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with the freedom of information act, Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

(7) By resolution of its governing body, a municipality having more than 1 authority may establish a single board to govern all authorities in the municipality. The governing body may designate the board of an existing authority as the board for all authorities or may establish by resolution a new board in the same manner as provided in subsection (1). A member of a board governing more than 1 authority may be a resident of or have an interest in property in any of the downtown districts controlled by the board in order to meet the requirements of this section.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to Act No. 285 of the Public Acts of 1931, being sections 125.31 to 125.45 of the Michigan Compiled Laws, serve as the board provided for in subsection (1).

Amended by P.A.1987, No. 66, § 1, Imd. Eff. June 25.

125.1655. Director; treasurer; secretary; legal counsel; other personnel

Sec. 5. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of his office, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board, and shall render to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his office, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated to him by the board and shall furnish bond in an amount as prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel deemed necessary by the board.

125.1656. Employees' retirement and insurance programs

Sec. 6. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

125.1657. Powers of governing body

Sec. 7. The board may:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws.

(e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part thereof.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

Amended by P.A.1985, No. 221, § 1, Imd. Eff. Jan. 10, 1986.

125.1658. Service of board as planning commission; agenda

Sec. 8. If a board created under this act serves as the planning commission under section 2 of Act No. 285 of the Public Acts of 1931, being section 125.32 of the Michigan Compiled Laws, the board shall include planning commission business in its agenda.

P.A.1975, No. 197, § 8, added by P.A.1987, No. 66, § 1, Imd. Eff. June 25, 1987.

125.1659. Authority as instrument of political subdivision

Sec. 9. The authority shall be deemed an instrumentality of a political subdivision for purposes of Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

125.1660. Eminent domain

Sec. 10. A municipality may take private property under Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.41 of the Michigan Compiled Laws, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

125.1661. Financing; deposits

Sec. 11. (1) The activities of the authority shall be financed from 1 or more of the following sources:

- (a) Donations to the authority for the performance of its functions.
- (b) Proceeds of a tax imposed pursuant to section 12.¹
- (c) Money borrowed and to be repaid as authorized by section 13.²
- (d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.
- (e) Proceeds of a tax increment financing plan, established under sections 14 to 16.³
- (f) Proceeds from a special assessment district created as provided by law.
- (g) Money obtained from other sources approved by the governing body of the municipality.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement pursuant to this act. Except as provided in this act, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than money received by the municipality pursuant to this section, for or on account of the activities of the authority.

Amended by P.A.1981, No. 34, § 1, Imd. Eff. May 11.

¹ Section 125.1662.

² Section 125.1663.

³ Sections 125.1664 to 125.1666.

125.1662. Taxation; borrowing; tax anticipation notes

Sec. 12. (1) An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of the authority.

(2) The municipality may at the request of the authority borrow money and issue its notes therefor pursuant to the municipal finance act, Act No. 202 of the Public Acts of 1943, as amended, being sections 131.1 to 138.2 of the Michigan Compiled Laws, in anticipation of collection of the ad valorem tax authorized in this section.

Amended by P.A.1983, No. 86, § 1, Imd. Eff. June 16.

125.1663. Revenue bonds

Sec. 13. The authority may borrow money and issue its negotiable revenue bonds therefor pursuant to Act No. 94 of the Public Acts of 1933, as amended, being sections 141.101 to 141.139 of the Michigan Compiled Laws. Revenue bonds issued by the authority shall not except as hereinafter provided be deemed a debt of the municipality or the state. The municipality by majority vote of the members of its governing body may pledge its full faith and credit to support the authority's revenue bonds.

125.1663a. Issuance of revenue bonds or notes; costs financed by bonds or notes; pledge; tax exemption; liability; investment by public officers, state agencies, etc.

Sec. 13a. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing property in connection with the implementation of a development plan in the downtown district or to refund or refund in advance bonds or notes issued pursuant to this section. The costs which may be financed by the issuance of revenue bonds or notes may include the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the downtown district; any engineering, architectural, legal, accounting, or financial expenses; the costs necessary or incidental to the borrowing of money; interest on the bonds or notes during the period of construction; a reserve for payment of principal and interest on the bonds or notes; and a reserve for operation and maintenance until sufficient revenues have developed. The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection therewith.

(2) A pledge made by the authority shall be valid and binding from the time the pledge is made. The money or property pledged by the authority immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the authority, irrespective of whether the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created need be filed or recorded.

(3) Bonds or notes issued pursuant to this section shall be exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes shall be exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(4) The municipality shall not be liable on bonds or notes of the authority issued pursuant to this section and the bonds or notes shall not be a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(5) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

P.A.1975, No. 197, § 13a, added by P.A.1981, No. 151, § 1, Imd. Eff. Nov. 19, 1981.

125.1664. Assessed values; tax increment financing plan

Sec. 14. (1) As used in this section and section 15:

(a) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (c), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(b) "Initial assessed value" means 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 plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax, shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific tax was paid in lieu of a property tax shall be determined as provided in subdivision (c).

(c) "Specific local tax" means a tax levied under Act No. 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, being sections 207.651 to 207.668 of the Michigan Compiled Laws, the technology park development act, Act No. 385 of the Public Acts of 1984, being sections 207.701 to 207.718 of the Michigan Compiled Laws, and Act No. 189 of the Public Acts of 1953, being sections 211.181 to 211.182 of the Michigan Compiled Laws. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.

(2) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 15. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(3) The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Act No. 62 of the Public Acts of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. For purposes of this subsection, tax increment revenue used to pay bonds issued by a municipality under section 16(1) shall be considered to be used by the tax increment financing plan rather than shared with the municipality. The limitation of this subsection does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, Act No. 224 of the Public Acts of 1985, being section 125.2113 of the Michigan Compiled Laws. If a portion of the captured assessed value was

shared with a municipality in 1988, for tax years 1989 through 1991, a plan may share with the municipality the greater of the amount allowed by the limitation of this subsection or the following applicable amount:

(a) For the 1989 tax year, 100% of the dollar amount shared with the municipality in 1988.

(b) For the 1990 tax year, 2/3 of the dollar amount shared with the municipality in 1988.

(c) For the 1991 tax year, 1/3 of the dollar amount shared with the municipality in 1988.

(4) Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of section 18. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(5) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the members of the county board of commissioners of a county in which any portion of the development area is located and to the members of the school board of any school district in which any portion of the development area is located to meet with the governing body. The authority shall fully inform members of the county boards of commissioners and of the school boards of the fiscal and economic implications of the proposed development area. The members of the county boards of commissioners and of the school boards may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the county board of commissioners, the school boards, and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

(6) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

125.1665. Tax increments, amount, expenditure, financing account report

Sec. 15. (1) The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the project area on the captured assessed value. For the purpose of this section, that portion of a specific local tax that is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority.

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

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

125.1666. General obligation bonds; tax increment bonds

Sec. 16. (1) The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan or to refund bonds issued under this section and shall pledge its full faith and credit for the payment of the bonds. The bonds shall mature in not more than 30 years and shall be subject to the municipal finance act, Act No. 202 of the Public Acts of 1943, as amended, being sections 131.1 to 139.3 of the Michigan Compiled Laws. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenue to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the bonds are approved by the department of treasury in those instances in which an exception to prior approval is not available under section 11 of chapter III of Act No. 202 of the Public Acts of 1943, being section 133.11 of the Michigan Compiled Laws, or if the governing body of the municipality adopts the resolution authorizing the bonds and prior approval of the department of treasury is not required pursuant to section 11 of chapter III of Act No. 202 of the Public Acts of 1943, the estimate of the anticipated tax increment revenue to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. A municipality may not pledge for annual debt service requirements in any 1 year in excess of 80% of the estimated tax increment revenue to be received from a development area for that year, and the total aggregate amount of borrowing shall not exceed an amount which the 80% of the estimated tax increment will service as to annual principal and interest requirements. The bonds issued under this section shall be considered a single series for the purposes of Act No. 202 of the Public Acts of 1943, as amended.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan or to refund bonds issued under this section. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increments of the project for which the bonds are issued and any other revenues which the authority shall specifically pledge in the resolution and shall not pledge the full faith and credit of either the authority or the municipality. The bonds shall mature in not more than 30 years and shall bear interest and be payable upon the terms and conditions determined by the authority in the resolution approving the bonds and shall be sold at public or private sale by the authority. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increments from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increments and other revenues pledged by the resolution which shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increments and other revenues pledged under the resolution.

Amended by P.A.1981, No. 34, § 1, Imd. Eff. May 11; P.A.1983, No. 34, § 1, Imd. Eff. May 10; P.A.1985, No. 159, § 1, Imd. Eff. Nov. 15.

125.1667. Development plans

Sec. 17. (1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13¹ or tax increment financing as authorized in sections 14, 15, and 16,² it shall prepare a development plan.

(2) The development plan shall contain:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) 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.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.

(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

(p) Other material which the authority, local public agency, or governing body deems pertinent.

¹ Section 125.1663.

² Sections 125.1664, 125.1665 and 125.1666.

125.1668. Hearing on plan

Sec. 18. (1) The governing body, before adoption of an ordinance approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall not be less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing.

(2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body deems appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

125.1669. Public purpose; approval or rejection of plan; amendments, development or tax increment plans

Sec. 19. (1) The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice thereof given in accordance with section 18,¹ shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by ordinance based on the following considerations:

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

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

(c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of this act.

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

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

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

(2) Amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

¹ Section 125.1668.

² Section 125.1667(2).

125.1670. Notice to vacate, person to be relocated

Sec. 20. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

125.1671. Development area citizens council

Sec. 21. (1) If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

(2) A development area citizens council shall be representative of the development area.

125.1672. Council as advisory body

Sec. 22. A development area citizens council established pursuant to this act shall act as an advisory body to the authority and the governing body in the adoption of the development or tax increment financing plans.

125.1673. Consultation with council

Sec. 23. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

125.1674. Council, meetings, assistance, failure to organize, consult, or advise

Sec. 24. (1) Meetings of the development area citizens council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a development area citizens council, including information and data presented, shall be maintained by the council.

(3) A development area citizens council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

(4) Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this act, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this act.

125.1675. Citizens district council as council

Sec. 25. In a development area where a citizens district council established according to Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws, already exists the governing body may designate it as the development area citizens council authorized by this act.

125.1676. Development plan, council findings and recommendations

Sec. 26. Within 20 days after the public hearing on a development or tax increment financing plan, the development area citizens council shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan.

125.1677. Necessity for, and dissolution of, council

Sec. 27. A development area citizens council may not be required and, if formed, may be dissolved in any of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with section 18¹ and by a $\frac{2}{3}$ vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

(b) When there are less than 18 residents, real property owners, or representatives of establishments located in the development area eligible to serve on the development area citizens council.

(c) Upon termination of the authority by ordinance of the governing body.

¹ Section 125.1668.

125.1678. Budget; fund handling and auditing costs

Sec. 28. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this act or by the governing body of the municipality.

M.C.L.A. §§ 125.1 to 127. End—28

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

125.1679. Preservation of historical sites

Sec. 29. (1) A public facility, building, or structure which is determined by the municipality to have significant historical interests shall be preserved in a manner as deemed necessary by the municipality in accordance with laws relative to the preservation of historical sites.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under Public Act No. 169 of the Public Acts of 1970, being sections 399.201 to 399.212 of the Michigan Compiled Laws, or the secretary of state for review.

ORDINANCE 194

An ordinance to provide for the establishment of a Downtown Development Authority and designating the boundaries of the District in which the authority shall exercise its powers.

THE CITY OF PLAINWELL ORDAINS:

Article 1, DOWNTOWN DEVELOPMENT AUTHORITY:

Title. This Ordinance shall be known as the "Downtown Development Authority Ordinance" of the City of Plainwell.

Purpose. The purpose of this ordinance is to create a public body corporate to act in the best interests of the City to halt property value deterioration, increase property tax valuation where possible in the business district of the City, eliminate the causes of that deterioration and to promote economic growth pursuant to Act 197 of the Public Acts of 1975.

Definitions. The terms used herein shall have the same meaning as given them in Act 197 or as hereinafter in this section provided, unless the context clearly indicates to the contrary and shall be in addition to the terms provided in Act 197.

(1) Authority means the Downtown Development Authority of the City of Plainwell.

(2) Act 197 means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.

(3) City means the City of Plainwell, Allegan County, Michigan.

(4) City Council means the Plainwell City Council.

(5) Downtown District means the downtown district designated herein.

Creation of Authority. There is hereby created pursuant to Act 197 a Downtown Development Authority for the City of Plainwell, Michigan. The Authority shall be a public body corporate and shall be known and exercise its powers

under title of "Downtown Development Authority of the City of Plainwell".

The Authority may adopt a seal, may sue and be sued in any court of this state, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided herein and in Act 197. The enumeration of a power herein or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Description of Downtown District. The Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the City of Plainwell, Michigan:

Land currently zoned Central Business District (CBD) pursuant to the Plainwell Zoning Ordinance as follows:

Land north of East and West Bridge Streets (M-89) bounded on the north and east by the Kalamazoo River and on the west by the Millrace. Also, land south of East and West Bridge Streets (M-89) along South Main Street to Grant Street*. Also, land south of East Bridge Street (M-89) from Main to Woodhams Street north of Chart Street.

Board. The Authority shall be under the supervision and control of a Board consisting of the Chief Administrative Officer of the City and eight (8) members. The members shall be appointed by the Mayor subject to approval by the City Council. Eligibility for membership on the Board and terms of office shall be as provided in Act 197. All members shall hold office until the member's successor is appointed.

Powers of the Authority. The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all powers provided by Act 197 of the Public Acts of 1975 as amended and approved by the City Council.

Secretary of State. That a certified copy of this ordinance shall be filed with the Michigan Secretary of State in accordance with Section 3, subparagraph (3) of Act 197 of the Public Acts of 1975, as amended and shall be published at least once in a newspaper in general circulation in the City of Plainwell.

CBD

*boundary of S. Main Street changed by Ordinance #220 dated 9/10/84.

Termination. Upon completion of its purposes the Authority may be dissolved by the Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

Effective Date. This ordinance shall become effective ten (10) days after publication thereof."

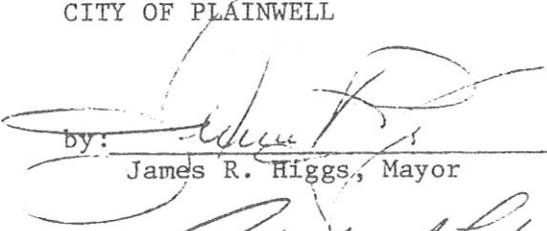
Passed and approved on 14th day of September, 1981, with the following vote:

AYES: Mayor Higgs, Councilman Hartleb, Councilman Carten, Councilman Warnez, Councilman Bartels

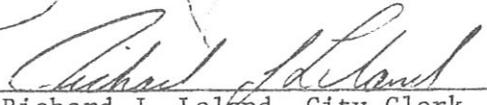
NAYS: none

ABSENT: none

CITY OF PLAINWELL

by: 

James R. Higgs, Mayor


Richard J. Leland, City Clerk

I, the undersigned, duly qualified and Acting City Clerk of the City of Plainwell Michigan do certify that the foregoing is a true and complete copy of an Ordinance adopted at the Regular Meeting of the Plainwell City Council on _____, the original of which is on file in my office.

In witness whereof affixed my official signature this _____ day of _____, 1981.


Richard J. Leland, City Clerk

Ordinance #230
City of Plainwell

Exhibit 2A

An Ordinance to Amend Article #1 of Ordinance 194, entitled "An Ordinance to Provide for the Establishment of a Downtown Development Authority and Designating the Boundaries of the District in which the Authority shall Exercise its Powers."

THE CITY OF PLAINWELL ORDAINS:

Article I, Downtown Development Authority:

Description of Downtown District is amended to read as follows:

Land generally zoned Central Business District (CBD) and M2 pursuant to the Plainwell Zoning Ordinance as follows:

Land North of East Bridge Street and West Allegan Street (M-89), bounded on the North and East by the Kalamazoo River, and on the West along the rear lot lines of those lots fronting on the West side of Cedar Street (now vacated). Also land South of East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Bridge Street; thence East to the West lot lines of those lots fronting on the alley lying West of Main Street; thence South to the South line of those lots fronting on Grant Street; thence East to the East Line of those lots fronting on Main Street; thence North to Chart Street; thence East to Woodhams Street; thence North to East Bridge Street. Also land located North of the Kalamazoo River lying West of Main Street bounded on the North by the rear lot lines of those lots fronting on First Street. Also land located North of the Kalamazoo River lying East of Main Street bounded on the North by Sherwood Street and on the East by the Southwesterly extension of Thomas Street, to the Kalamazoo River.

All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed.

Effective Date: This ordinance shall become effective ten (10) days after adoption and publication thereof.

Passed and Approved at a Regular Meeting of the Plainwell City Council held on February 24, 1986 with the following YES and NO vote:

YES: Mayor Barber, Councilman Jackson, Councilman Higgs, Councilman Warnez,
Councilman Carten.

NO: None

ABSENT: None

CITY OF PLAINWELL:

BY: William R. Stewart
William R. Stewart, City Clerk

CERTIFICATION:

I hereby certify that the above Ordinance, known as Ordinance No. 230 was published in the Union Enterprise on the 27th of February 1986.

William R. Stewart
William R. Stewart, City Clerk

Rules and By-laws Governing
the Downtown Development Authority
of the City of Plainwell, Michigan

Exhibit 3

ARTICLE I:

PURPOSES:

Section 1. Statement of Purposes: The purpose or purposes for which the Authority is organized are as follows: To act as a downtown development authority in accordance with Act 197 of the Public Acts of 1975, as amended; including but not limited to; to correct and prevent deterioration in downtown district; to encourage historical preservation; to create and implement development plans, to promote the economic growth; to encourage the expansion of commercial enterprises. In furtherance of these purposes, the Authority shall have all of the powers which now are or hereafter may be, conferred by law on authorities organized under Act 227, Public Acts of 1972; Act 149, Public Acts of 1911; Act 202, Public Acts of 1943; Act 94, Public Acts of 1933; Act 344, Public Acts of 1945, as amended and particularly the powers granted by Act 197, Public Acts of 1975, and especially Section 7 thereof, and ratified by the City Council of the City of Plainwell, towit:

- (a) Prepare an analysis of economic changes taking place in the downtown district.
- (b) Study and analyze the impact of metropolitan growth upon the downtown district.
- (c) Plan and propose the construction, the renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the downtown district.
- (d) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (e) Implement any plan of development in the downtown district necessary to achieve the purposes of Act 197, in accordance with the powers of the Authority as granted by Act 197.
- (f) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (g) Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the Authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto.
- (h) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

- (i) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the Authority.
- (j) Lease any building or property under its control, or any part thereof.
- (k) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (l) Acquire and construct public facilities.

Subject to any amendments to said statute either increasing or diminishing the powers of Downtown Development Authorities formed thereunder.

ARTICLE II

OFFICES:

Section 1. Offices: The Authority may have such offices as the Board may determine, or the affairs of the Authority may require from time to time.

ARTICLE III

BOARD:

Section 1. General Powers: The affairs of the Authority shall be managed by its Board.

Section 2. Number, Tenure and Qualifications: The Board of the Authority shall consist of nine (9) persons, the Chief Administrative Office of the City of Plainwell and eight (8) members. The members shall be appointed for a term of four (4) years, except that of the members first appointed, two shall be appointed for one (1) year, two for two (2) years, two for three (3) years, and two for four (4) years. At least five of the members shall be persons having an interest in property located in the downtown district. At least one of the members shall be a resident of the downtown district, if the district has 100 or more persons residing within it.

Section 3. Selection of Board Members: The Chief Executive Officer of the City of Plainwell with the advice and consent of the City Council, shall appoint the members of the Board. Subsequent Board members shall be appointed in the same manner as the original appointments at the expiration of each member's term of office.

Section 4. Expiration of Term; Continuation in Office; Reappointment; Filling Vacancies: Members whose term of office has expired shall continue to hold office until his successor has been appointed with the advice and consent of the City Council to serve additional terms. If a vacancy is created by the death, resignation, or removal of a member, a successor shall be appointed with the advice and consent of the City Council within thirty (30) days to hold office for the remainder of the term so vacated.

Section 5. Removal: Pursuant to notice and an opportunity to be heard, a member may be removed from office for inefficiency, neglect of duty, misconduct, malfeasance, or any other good cause by a majority vote of the City Council.

Section 6. Disclosure of Interests: A board member who has a direct interest in any matter before the Authority shall disclose his interest prior to the Authority taking any

action with respect to the matter, which disclosure shall become a part of the record of the Authority's official proceedings. Further, any member making such disclosure, shall then refrain from participating in the Authority's decision making processes relative to such matter.

Section 7. Annual Meeting: An annual meeting of the Board shall be held on the third Wednesday in the month of June in each year beginning with the year 1981, at the hour of seven-thirty (7:30 A.M.) for the purpose of electing officers and for the transaction of such other business as may come before the meeting. If the election of officers shall not be held on the day designated herein for any annual meeting or any adjournment thereof, the Board shall cause the election to be held at a regular or special meeting of the Board within 90 days of the annual meeting.

Section 8. Regular Meetings: Regular meetings of the Board shall be held at such time and place as the Board shall from time to time determine.

Section 9. Special Meetings: Special meetings of the Board may be called by or at the written request of the chairman or any two members. The person or persons authorized to call special meetings of the Board may fix any place as the place for holding any special meetings of the Board called by them.

Section 10. Notice of Meetings: Except as otherwise provided by law, all meetings shall be preceded by public notice in accordance with Public Act 267 of the Public Acts of 1976, as amended.

Section 11. Quorum and Voting: A majority of the members of the Board then in office shall constitute a quorum for the transaction of business. In the event that effective membership is reduced because of Disclosure of Interest (Article III, Section 6), a majority of the remaining members of the Board then in office shall constitute a quorum for the transaction of business.

Except in those cases where a larger majority is required by law, no motion, resolution or action shall be adopted or passed, nor shall any appointment be made, nor any person removed from office as permitted by these Rules, except by the affirmative vote of at least five (5) members of the Board.

Section 12. Public Meetings: The meetings of the Board shall be public.

Section 13. Compensation of Members: Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses subject to authorization by a vote of two-thirds of the majority of the Board members then qualified to vote.

ARTICLE IV

OFFICERS:

Section 1. Officers: The officers of the Authority shall be a chairman and vice-chairman.

Section 2. Election and Term of Office: Officers of the Authority shall be elected annually by the Board at the regular annual meeting of the Board. If the election of officers shall not be held at such meeting, such election shall be held within 90 days of such meeting. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

Section 3. Removal: Any officer elected or appointed by the Board may be removed by the Board whenever in its judgment the best interests of the Authority would be served thereby.

Section 4. Vacancies: A vacancy in office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board for the unexpired portion of the term.

Section 5. Chairman: The chairman shall preside at all meetings of the Board and shall discharge the duties of the presiding officer.

Section 6. Vice-Chairman: In the absence of the chairman or in the event of his inability or refusal to act, the vice-chairman shall perform the duties of the chairman, and when so acting, shall have all the powers of and be subject to all the restrictions upon the chairman. Any vice-chairman shall perform such other duties as from time to time may be assigned to him by the chairman or by the Board.

Section 7. Employment of Personnel: The Board may employ personnel as deemed necessary by the Board. Such personnel may include, but not be limited to, a director, treasurer, secretary and legal counsel.

Section 7.1 Director: The Board may employ and fix the compensation of a director, subject to approval by the City Council. The director shall serve at the pleasure of the Board. A member of the Board shall not hold the position of director while serving on the Board. The Board may require the director to post a bond payable to the Authority for the use and benefit of the Authority. The premium for such bond is to be paid by the Authority. Subject to the approval of the Board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the Authority. The director shall attend the meetings of the Board, and shall render to the Board and to the City Council a regular report covering the activities and financial condition of the authority. The director shall furnish the Board with information or reports governing the operation of the Authority as the Board requires. If the director is absent or disabled, the Board may delegate his functions and responsibilities to any person otherwise qualified under this section. Such other person shall be designated as the acting director.

Section 7.2 Treasurer: The Board may employ and fix the compensation of a treasurer, who shall keep the financial records of the Authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the Authority. If required by the Board, the treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. He shall have charge and custody of, and be responsible for, all funds and securities of the Authority; receive and give receipts for moneys due and payable to the Authority from any source whatsoever, and deposit all such moneys in the name of the Authority in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article VI of these rules; and in general perform all the duties incident to the office of treasurer and such other duties as shall be assigned from time to time by the Board.

Section 7.3 Secretary: The Board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall see that all notices are duly given in accordance with the provisions of these rules or as required by law and shall keep a register of the post office address of each Board member as furnished by such member. The secretary and such other duties as from time to time may be assigned by the Board.

Section 7.4 Legal Counsel: The Board may retain legal counsel to advise the Board in the proper performance of its duties and to represent the Authority in actions brought by or against the Authority.

ARTICLE V

COMMITTEES:

Section 1. Committees of Members: The Board, by resolution adopted by a majority of the Board, may designate and appoint one or more committees, each of which shall consist of two or more members, which committees shall have and exercise such authority as shall be granted to them by such resolution; provided, however, such committee shall not have the power or authority to adopt an agreement of merger or consolidation or an agreement for the sale, lease or exchange of all, or substantially all of the Authority's property and assets, dissolve the Authority or amend the rules of the Authority. Except as otherwise provided in such resolution, the members of such committee shall be members of the Authority and the Chairman shall appoint the members thereof. Any member may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Authority shall be served by such removal.

Section 2. Term of Office: Each member of a committee shall continue as such until the next annual meeting of the members of the Authority and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

Section 3. Chairman: One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

Section 4. Quorum: Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

ARTICLE VI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS:

Section 1. Contracts: The Board may authorize the chairman, agent or agents of the Authority, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Authority, and such authorization may be general or confirmed to specific instances.

Section 2. Checks, Drafts, etc: All checks, drafts or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Authority, shall be signed by two persons as designated by the Board.

Section 3. Deposits: All funds of the Authority shall be immediately deposited to the credit of the Authority in such banks, trust companies or other depositories as the Board may select.

Section 4. Gifts: The Board may accept on behalf of the Authority any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Authority.

ARTICLE VII

BOOKS AND RECORDS:

The Authority shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board and committees having any of the powers of the Board, and shall keep at the principal office a record giving the names and addresses of the members entitled to vote. All books and records of the Authority shall be open to the public at all times. An annual audit shall be conducted as part of the City of Plainwell's audit process and shall be published according to the rules and regulations therefor.

ARTICLE IX

AMENDMENTS TO RULES:

These rules may be altered, amended or repealed and new rules may be adopted by a majority of the members present at any regular meeting if written notice is given of intention to alter, amend or repeal or to adopt new rules at such meeting. The full nature of the rule change shall be included in the notice. Adoption of rule changes shall require affirmative votes by the majority of the members appointed. Changes in these rules are subject to approval by the City Council

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN

Minutes of a meeting of the Board of Directors of the Downtown Development Authority of the City of Plainwell, County of Allegan, Michigan, held in the City Council Chambers, in said City, on November 20, 1985, at 7:35 A.M. o'clock, .M.

PRESENT: Directors Koestner, Spurr, Newton, Rapczynski, Stewart, Hill, Meles

ABSENT: Directors Dorgan, Strong

The following resolution was offered by Director Rapczynski and supported by Director Newton.

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has heretofore prepared and recommended to the City Council a development plan and tax increment financing plan; and

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Plan to the City Council for adoption and implementation as amended November 20, 1985.
2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that the Plan meets the requirements of Section 19(c) through (h) of the Downtown Development Authority Act.
6. Determines that a Development Area Citizens Council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

AYES: Directors: Koestner, Spurr, Newton, Rapczynski, Stewart, Hill, Meles

NAYS: Directors: None

ABSENT: Directors: Strong, Dorgan

RESOLUTION DECLARED ADOPTED.

William R. Stewart
Secretary, William R. Stewart

CERTIFICATE

I hereby certify that the attached is a true and complete copy of a resolution adopted at a REGULAR meeting of the Plainwell Downtown Development Authority on the 20TH day of NOVEMBER, 1985.

William R. Stewart
Secretary

City of Plainwell
Downtown Development Authority

EXHIBIT 4A

Resolution Approving and Recommending the
Amended Development Plan and
Tax Increment Financing Plan

Minutes of a meeting of the Board of Directors of the Downtown Development Authority of the City of Plainwell, County of Allegan, Michigan, held in the City Council Chambers, in said City, on February 5, 1986 at 7:30 A.M.

PRESENT: Dorgan, Newton, Rapczynski, Spurr, Hill, Stewart, Meles

ABSENT: Koestner

The following resolution was offered by Director Newton, supported by Director Rapczynski:

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has heretofore prepared and recommended to the City Council an amended development plan and tax increment financing plan; and

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Plan to the City Council for adoption and implementation as amended February 5, 1986.
2. Determines that the amended Plan constitutes a public purpose.
3. Determines that the amended tax increment financing plan contained within the amended plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the amended plan meets the requirements of Section 14 and 17 of the Downtown Development Authority Act.
5. Determines that the amended plan meets the requirements of Section 19(c) through (h) of the Downtown Development Authority Act.
6. Determines that a Development Area Citizens Council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

YES: Dorgan, Newton, Rapczynski, Spurr, Hill, Stewart, Meles

NO: None

ABSENT: Dorgan

Resolution Declared Adopted - February 5, 1986.

William R. Stewart
William R. Stewart, Secretary

CERTIFICATE

I hereby certify that the attached is a true and complete copy of a resolution adopted at a regular meeting of the Plainwell Downtown Development Authority on the 5th day of February, 1986.

William R. Stewart
William R. Stewart, Secretary

Exhibit 5

Assessed Values on Real Property 1985 Initial Year Plainwell Downtown Development Area			
Parcel #		Address	Assessed Value
355-100-001-00	201	Cushman St.	\$9,800
355-100-001-10	201	E. Bannister St.	\$29,900
355-100-002-00	125	Bannister St.	\$10,400
355-100-003-00	218	N. Main St.	\$78,900
355-100-006-00	136	N. Main St.	\$22,000
355-100-006-10	135	N. Anderson St.	\$30,300
355-100-006-20	152	N. Main St.	\$36,600
355-100-010-00	111	E. Chart St.	\$0 (E)
355-100-010-10	120	E. Bridge St.	\$24,600
355-100-014-00	140	E. Bridge St.	\$173,300
355-100-015-00	128	E. Bridge St.	\$20,700
355-100-015-10	126	E. Bridge St.	\$26,200
355-100-015-20	124	E. Bridge St.	\$16,000
355-100-016-00	125	E. Bridge St.	\$12,000
355-100-016-10	127	E. Bridge St.	\$14,900
355-100-016-20	133	E. Bridge St.	\$18,400
355-100-016-30	133	E. Bridge St.	\$1,100
355-100-017-00	133	E. Bridge St.	\$22,000
355-100-017-10	141	E. Bridge St.	\$25,900
355-100-017-20	145	E. Bridge St.	\$18,900
355-100-022-00	116	N. Anderson St.	\$18,100 (R)
355-100-022-10	122	N. Anderson St.	\$20,700 (R)
355-100-023-00	208	Cushman St.	\$13,300 (R)
355-100-030-00	209	E. Bridge St.	\$17,500 (R)
355-100-031-00	201	E. Bridge St.	\$22,700 (R)
355-100-032-00	202	E. Bridge St.	\$0 (E)
355-100-041-00	115	S. Anderson St.	\$20,000
355-100-041-10	121	S. Anderson St.	\$26,500
355-100-054-00	221	S. Main St.	\$33,000 (R)
355-100-055-00	215	S. Main St.	\$18,400 (R)
355-100-056-00	207	S. Main St.	\$3,200
355-100-057-00	203	S. Main St.	\$37,000 (R)
355-160-001-00	144	S. Main St.	\$23,200
355-160-003-00	138	S. Main St.	\$4,900
355-160-004-00	134	S. Main St.	\$23,800
355-160-007-00	120	S. Main St.	\$16,500
355-160-008-00	114	S. Main St.	\$9,600
355-160-009-00	108	S. Main St.	\$31,700
355-160-010-00	106	S. Main St.	\$24,900
355-160-011-00	102	S. Main St.	\$38,700
355-160-012-00	111	N. Main St.	\$22,000
355-160-012-10	115	N. Main St.	\$27,200
355-160-012-20	119	N. Main St.	\$23,600
355-160-012-30	125	N. Main St.	\$12,700
355-160-012-40	133	N. Main St.	\$14,500

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355-160-012-50	131	N. Main St.		\$19,800	
355-160-012-60	120	Allegan St.		\$0	(E)
355-160-013-00	137	N. Main St.		\$36,400	
355-160-014-00	141	N. Main St.		\$0	(E)
355-160-016-00	151	N. Main St.		\$24,100	
355-160-018-00	155	N. Main St.		\$25,400	
355-160-020-00	159	N. Main St.		\$0	(E)
355-160-022-00	219	N. Main St.		\$0	(E)
355-160-024-00	102	Water St.		\$0	(E)
355-160-026-00	110	Water St.		\$0	(E)
355-160-026-00	101	Allegan St.		\$0	(E)
355-160-049-00	141	S. Main St.		\$12,900	
355-160-050-00	131	S. Main St.		\$20,000	
355-160-051-00	127	S. Main St.		\$23,700	
355-160-052-00	123	S. Main St.		\$3,300	
355-160-052-10	117	S. Main St.		\$13,400	
355-160-054-00	113	S. Main St.		\$12,300	
355-160-055-00	107	S. Main St.		\$14,100	
355-160-056-00	101	S. Main St.		\$38,000	
355-160-063-00	200	E. Bridge St.		\$5,300	
355-160-064-00	102	N. Main St.		\$55,000	
355-160-066-00	112	N. Main St.		\$13,200	
355-160-068-00	120	N. Main St.		\$20,700	
355-160-069-00	124	N. Main St.		\$19,000	
355-160-070-00	130	N. Main St.		\$35,000	
355-160-074-00	156	N. Main St.		\$29,100	
355-350-001-00	119	W. Bridge St.		\$33,000	
355-350-003-00	115	W. Bridge St.		\$0	(E)
355-350-005-00	206	S. Main St.		\$31,900	
355-350-006-00	107	W. Chart St.		\$7,600	
355-350-007-00	115	W. Chart St.		\$19,400	(R)
355-350-008-00	214	S. Main St.		\$19,400	(R)
355-350-009-00	220	S. Main St.		\$22,100	
355-350-010-00	106	W. Grant St.		\$16,300	(R)
355-350-015-00	302	S. Main St.		\$35,200	(R)
355-410-060-00	303	S. Main St.		\$16,600	(R)
355-410-060-50	104	E. Grant St.		\$18,400	
355-210-001-00	200	Allegan St.		\$50,400	
355-400-029-00	200	Allegan St.		\$19,100	
355-160-043-00	200	Allegan St.		\$2,200,000	
			TOTAL	\$4,005,700	

Exhibit 5

Assessed Values on Personal Property 1985 Initial Year Plainwell Downtown Development Area			
Parcel #	Owner		Assessed Value
355-901-023-00	American Electronic Display		\$1,900
355-901-024-00	Anderson, Frederick		\$1,150
355-901-035-00	AT&T Information Systems		\$29,600
355-902-010-00	Bailey's		\$3,450
355-902-020-00	Leary, David A.		\$8,650
355-902-032-00	Bartle & Haslett PC		\$4,600
355-902-034-00	Bausman, Thomas		\$5,400
355-902-040-00	Best Lines Siding & Aletations		\$0
355-902-050-00	Bowers Machine Co.		\$1,000
355-902-080-00	Brand Structures Inc.		\$7,100
355-902-100-00	Brown's Family Inn		\$14,500
355-903-020-00	Capmbell's Pharmacy		\$9,000
355-903-040-00	Coffee Shop		\$2,450
355-903-090-00	Crumpton Automotive Parts		\$300
355-904-010-00	Cornell & Associates		\$1,300
355-904-045-00	Dorgan Hardware Co.		\$10,000
355-905-060-00	Ed's Bread		\$1,500
355-906-005-00	Fashion Tre'		\$1,400
355-906-010-00	Fay & Co.		\$0
355-907-010-00	Garden Lounge & Party Store		\$9,200
355-907-012-00	Geib Oil Co./Plainwell Car Wash		\$6,100
355-907-013-00	Geib Oil Co.		\$6,900
355-907-020-00	Gless Amaco Service		\$0
355-908-015-00	Hair Care Center		\$0
355-908-025-00	Hallmark Marketing Corp.		\$150
355-908-030-00	Harding & Hill		\$149,550
355-908-035-00	Harrison's True Value		\$0
355-908-040-00	Hart's Jewelry		\$900
355-910-040-00	Joe's Pizza		\$1,150
355-910-050-00	Joyce's Beauty Salon		\$0
355-910-080-00	J.R.'s Lounge		\$0
355-911-003-00	Kalamazoo Amusement		\$600
355-911-006-00	Kalamazoo Catering & Vending Inc.		\$700
355-911-010-00	Kelly Ice Inc.		\$550
355-911-020-00	Koestner, Jim, Inc.		\$5,000
355-911-030-00	Kortes, Stacy/Sun Theatre		\$550
355-912-025-00	Little Red Hen		\$600
355-913-070-00	McPherson Dry Cleaners		\$0
355-913-083-00	Michigan Ice Services Co.		\$200
355-913-090-00	Mills Insurance Agency		\$2,300
355-914-015-00	Needle Arts Unlimited		\$200
355-916-010-00	Packer Bookkeeping Services		\$1,200
355-916-030-00	Pearson's Service Station		\$1,200
355-916-070-00	Plainwell Auto Supply		\$2,650
355-916-110-00	Plainwell Decorators		\$10,300

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355-916-163-00	Plainwell Pet & Plant Center		\$2,500
355-916-164-00	Plainwell Photographic Studios		\$3,850
355-916-190-00	Plainwell Variety		\$200
355-916-260-00	Potomac Leasing Co.		\$600
355-916-260-00	Professional Realty Co.		\$2,000
355-918-010-00	R & J News Agency		\$450
355-918-020-00	Ramsey & Bauer Attys.		\$4,700
355-918-039-00	Ridderman & Sons Oil Co.		\$250
355-918-039-00	Rideau Workroom		\$650
355-918-090-00	Rosenberg, Robert G.		\$400
355-919-054-00	Sommer's Place		\$700
355-919-070-00	Susie's Sew & So		\$1,300
355-920-023-00	Town TV		\$750
355-920-040-00	Twin Cities News		\$4,400
355-923-010-00	Warenment, A.H. & Sons		\$0
355-916-155-00	Simpson Paper Co.		\$5,130,850
		TOTAL	\$5,456,900

Exhibit 5

Assessed Values on Act 255 & 198 Properties Real and Personal / 1985 Initial Year Plainwell Downtown Development Authority				
Parcel #		Name	Address	Assessed Value
355-999-997-10	CFT	Plainwell Variety (Real)	112 N. Main St.	\$24,894
355-999-997-20	CFT	Harding's Market (Real)	135 N. Anderson St.	\$101,000
355-999-998-50	IFT	Simpson Paper Co. (Real -New)	200 Allegan St.	\$78,153
355-999-999-20	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$49,918
355-999-999-30	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$233,559
355-999-999-00	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$35,000
355-999-998-20	IFT	Simpson Paper Co. (Personal - New)	200 Allegan St.	\$108,138
355-999-998-50	IFT	Simpson Paper Co. (Personal - New)	200 Allegan St.	\$1,995,601
355-999-999-20	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$2,016
355-999-999-30	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$1,004,158
355-999-999-00	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$6,433
			TOTAL	\$3,638,870

EXHIBIT 6

PROCEDURE FOR THE PREPARATION
OF ASSESSMENT ROLLS
PLAINWELL DOWNTOWN DEVELOPMENT AUTHORITY

PREPARATION OF BASE YEAR ASSESSMENT ROLL:

A. Real Property

In accordance with the boundaries set for the tax increment financing district, the Assessor shall list the individual parcels by permanent parcel number and assessed value opposite the owner of said property.

Properties (building improvements) qualifying for Public Acts 198 of 1974 and 255 of 1978 shall also be listed in a separate itemization by certificate number, address, and the valuation for the initial assessed value placed opposite the holder of said certificate.

B. Personal Property

In accordance with the boundaries set for the tax increment financing district, the Assessor shall list the individual parcel account number, and place the initial assessed value on the roll for the personal property located within the project area opposite the name of the taxpayer.

Personal property qualifying for Public Act 198 shall also be listed in a separate itemization by certificate number, address and taxpayer, and the respective assessed value for that personalty located within the tax increment financing district, placed on the assessment roll.

C. Copies of Roll, Receipt of

The Assessor shall submit copies of the initial assessed value assessment roll to the City Treasurer, County Treasurer, Downtown Development Authority, and all other taxing jurisdictions levying property taxes within the Project Area.

D. Notice of Assessments; Hearing on Project Area

Those property owners and/or taxpayers listed on the aforesaid base year assessment rolls within the boundaries of the project area are the source of subsequent assessment and hearing notices mailing addresses pertaining to the Project Area and also for compliance with MCL 211.24c (Notices of Assessment Changes).

PREPARATION OF ANNUAL PROJECT AREA ASSESSMENT ROLL AND TAX ROLL

Each year within fifteen days following the final state equalization of property, the assessor shall prepare an updated base year assessment roll. The updated base year assessment roll shall show the information required in the initial base year assessment roll and the captured assessed value for the current year. Copies of this annual project area assessment roll are to be submitted to the treasurers of those political subdivisions and agencies levying property taxes within the project area and the Downtown Development Authority.

PARCEL IDENTIFICATION

A. Real Property

1. The computer will prepare separate appraisal records for each respective tax increment financing district.
2. The Assessor shall record the amount of captured assessment (or loss) for entry to the system.

B. Personal Property

1. Statements mailed in January are to be separated by the computer. Computer print out will list separately all property in the area or district to identify individual accounts with personal property:
 - a. located in the tax increment financing district.
 - b. located out of the tax increment financing district.
 - c. partially in and partially out of the tax increment financing district.
2. Maps of the tax increment financing area and instructions may be mailed with the annual personal property statement mailing.
3. The Assessor shall determine the captured assessed value increase or decrease from the base value year for separate entry.

TAX ROLL AND TAX STATEMENTS

Tax roll and tax statements will provide:

1. Base year assessment and respective tax levy.
2. Captured assessment and respective tax levy.
3. Valuation changes creating revenue losses that are to be subsequently absorbed in the district net total levy. Distribution is to be made by the City Treasurer to the Downtown Development Authority no later than April 15th following date of levy.

Exhibit 7 / Assessed Values / Captured Values

Year	Commercial	Industrial	Residential	Personal Property	Act 198	Act 255	New Construction	Total
1985 (Initial)	\$1,483,700	\$2,289,500	\$287,600	\$5,456,900	\$3,512,976	\$125,894	\$20,000	\$13,176,570
1986 Captured	\$1,528,211 \$44,511	\$2,312,395 \$22,895	\$301,980 \$14,380	\$5,729,745 \$272,845	\$3,512,976	\$125,894	\$112,140 \$112,140	\$13,623,341 \$466,771
1987 Captured	\$1,574,057 \$45,846	\$2,335,519 \$23,124	\$317,079 \$15,099	\$5,974,799 \$245,054	\$3,471,543 (\$41,433)	\$125,894	\$30,000 \$30,000	\$13,828,892 \$317,691
1988 Captured	\$1,621,279 \$47,222	\$2,358,874 \$23,355	\$332,933 \$15,854	\$6,273,539 \$298,740	\$3,471,543	\$125,894	\$30,000 \$30,000	\$14,214,062 \$415,171
1989 Captured	\$1,669,917 \$48,638	\$2,382,463 \$23,589	\$349,580 \$16,647	\$6,535,282 \$261,743	\$3,419,609 (\$51,934)	\$125,894	\$30,000 \$30,000	\$14,512,745 \$328,683
1990 Captured	\$1,720,015 \$50,098	\$2,406,288 \$23,825	\$367,059 \$17,479	\$6,862,046 \$326,764	\$3,419,609	\$125,894	\$30,000 \$30,000	\$14,930,910 \$448,165
1991 Captured	\$1,771,615 \$51,600	\$2,430,350 \$24,063	\$385,412 \$18,353	\$8,551,004 \$1,688,957	\$2,073,754 (\$1,345,855)	\$125,894	\$30,000 \$30,000	\$15,368,029 \$467,119
1992 Captured	\$1,824,764 \$53,148	\$2,454,654 \$24,304	\$404,682 \$19,271	\$8,978,554 \$427,550	\$2,073,754	\$125,894	\$30,000 \$30,000	\$15,892,302 \$554,273
1993 Captured	\$1,879,507 \$54,743	\$2,479,200 \$24,547	\$424,916 \$20,234	\$9,427,481 \$448,928	\$2,073,754	\$125,894	\$30,000 \$30,000	\$16,440,753 \$578,451
1994 Captured	\$1,960,786 \$81,279	\$2,503,992 \$24,792	\$446,162 \$21,246	\$9,898,856 \$471,374	\$2,073,754	\$101,000	\$30,000 \$30,000	\$17,014,550 \$628,691
1995 Captured	\$2,019,610 \$58,824	\$2,529,032 \$25,040	\$468,470 \$22,308	\$12,467,552 \$2,568,697		\$101,000 (\$2,073,754)	\$30,000 \$30,000	\$17,615,664 \$631,114
1996 Captured	\$2,181,198 \$161,588	\$2,554,323 \$25,290	\$491,894 \$23,424	\$13,090,930 \$623,378			\$30,000 \$30,000	\$18,348,344 \$863,680
1997 Captured	\$2,246,634 \$65,436	\$2,579,866 \$25,543	\$516,488 \$24,595	\$13,745,476 \$654,546			\$30,000 \$30,000	\$19,118,464 \$800,120
1998 Captured	\$2,314,033 \$67,399	\$2,605,665 \$25,799	\$542,313 \$25,824	\$14,432,750 \$687,274			\$30,000 \$30,000	\$19,924,760 \$836,296
1999 Captured	\$2,383,454 \$69,421	\$2,631,721 \$26,057	\$569,428 \$27,116	\$15,154,388 \$721,638			\$30,000 \$30,000	\$20,768,991 \$874,231
2000 Captured	\$2,454,957 \$71,504	\$2,658,038 \$26,317	\$597,900 \$28,471	\$15,912,107 \$757,719			\$30,000 \$30,000	\$21,653,003 \$914,012
2001 Captured	\$2,528,606 \$73,649	\$2,684,619 \$26,580	\$627,795 \$29,895	\$16,707,713 \$795,605			\$30,000 \$30,000	\$22,578,732 \$955,729

Exhibit 7 / Assessed Values / Captured Values

Year	Commercial	Industrial	Residential	Per. Prop.	Act 198	Act 255	New Constr.	Total
2002	\$2,604,464	\$2,711,465	\$659,184	\$17,543,098			\$30,000	\$23,548,212
Captured	\$75,858	\$26,846	\$31,390	\$835,386			\$30,000	\$999,480
2003	\$2,682,598	\$2,738,580	\$692,144	\$18,420,253			\$30,000	\$24,563,575
Captured	\$78,134	\$27,115	\$32,959	\$877,155			\$30,000	\$1,045,363
2004	\$2,763,076	\$2,765,965	\$726,751	\$19,341,266			\$30,000	\$25,627,058
Captured	\$80,478	\$27,386	\$34,607	\$921,013			\$30,000	\$1,093,484
2005	\$2,845,968	\$2,793,625	\$763,088	\$20,308,329			\$30,000	\$26,741,011
Captured	\$82,892	\$27,660	\$36,338	\$967,063			\$30,000	\$1,143,953
2006	\$2,931,348	\$2,821,561	\$801,243	\$21,323,745			\$30,000	\$27,907,897
Captured	\$85,379	\$27,936	\$38,154	\$1,015,416			\$30,000	\$1,196,886
2007	\$3,019,288	\$2,849,777	\$841,305	\$22,389,933			\$30,000	\$29,130,303
Captured	\$87,940	\$28,216	\$40,062	\$1,066,187			\$30,000	\$1,252,405

Exhibit 8 / Increment Projection - 22 Year

Year	Captured Assessed Value	x .0637337 = Tax Increment	Cumulative Increment
1986	\$466,771	\$29,749	<i>\$29,749</i>
1987	\$317,691	\$20,248	<i>\$49,997</i>
1988	\$415,171	\$26,460	<i>\$76,457</i>
1989	\$328,683	\$20,948	<i>\$97,405</i>
1990	\$448,165	\$28,563	<i>\$125,968</i>
1991	\$467,119	\$29,771	<i>\$155,740</i>
1992	\$554,273	\$35,326	<i>\$191,066</i>
1993	\$578,451	\$36,867	<i>\$227,932</i>
1994	\$628,691	\$40,069	<i>\$268,001</i>
1995	\$631,114	\$40,223	<i>\$308,224</i>
1996	\$863,680	\$55,046	<i>\$363,270</i>
1997	\$800,120	\$50,995	<i>\$414,265</i>
1998	\$836,296	\$53,300	<i>\$467,565</i>
1999	\$874,231	\$55,718	<i>\$523,283</i>
2000	\$914,012	\$58,253	<i>\$581,536</i>
2001	\$955,729	\$60,912	<i>\$642,448</i>
2002	\$999,480	\$63,701	<i>\$706,149</i>
2003	\$1,045,363	\$66,625	<i>\$772,774</i>
2004	\$1,093,484	\$69,692	<i>\$842,465</i>
2005	\$1,143,953	\$72,908	<i>\$915,374</i>
2006	\$1,196,886	\$76,282	<i>\$991,656</i>
2007	\$1,252,405	\$79,820	<i>\$1,071,476</i>

Exhibit 9 / Tax Increments by Taxing Jurisdictions

Year / Assessment Item	Captured Value	City 13	Library 0.7	School 37.71	ACISD 5.5674	County 6.7563	Totals 63.7337
1986							
Commercial	\$44,511	\$579	\$31	\$1,679	\$248	\$301	<i>\$2,837</i>
Industrial	\$22,895	\$298	\$16	\$863	\$127	\$155	<i>\$1,459</i>
Residential	\$14,380	\$187	\$10	\$542	\$80	\$97	<i>\$916</i>
Personnel Property	\$272,845	\$3,547	\$191	\$10,289	\$1,519	\$1,843	<i>\$17,389</i>
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
New Construction	\$112,140	\$1,458	\$78	\$4,229	\$624	\$758	<i>\$7,147</i>
<i>Totals</i>	<i>\$466,771</i>	<i>\$6,068</i>	<i>\$327</i>	<i>\$17,602</i>	<i>\$2,599</i>	<i>\$3,154</i>	<i>\$29,749</i>
1987							
Commercial	\$45,846	\$596	\$32	\$1,729	\$255	\$310	<i>\$2,922</i>
Industrial	\$23,124	\$301	\$16	\$872	\$129	\$156	<i>\$1,474</i>
Residential	\$15,099	\$196	\$11	\$569	\$84	\$102	<i>\$962</i>
Personnel Property	\$245,054	\$3,186	\$172	\$9,241	\$1,364	\$1,856	<i>\$15,618</i>
Act 198	(\$41,433)	(\$539)	(\$29)	(\$1,562)	(\$231)	(\$280)	<i>(\$2,641)</i>
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	<i>\$1,912</i>
<i>Totals</i>	<i>\$317,691</i>	<i>\$4,130</i>	<i>\$222</i>	<i>\$11,980</i>	<i>\$1,769</i>	<i>\$2,146</i>	<i>\$20,248</i>
1988							
Commercial	\$47,222	\$614	\$33	\$1,781	\$263	\$319	<i>\$3,010</i>
Industrial	\$23,355	\$304	\$16	\$881	\$130	\$158	<i>\$1,489</i>
Residential	\$15,854	\$206	\$11	\$598	\$88	\$107	<i>\$1,010</i>
Personnel Property	\$298,740	\$3,884	\$209	\$11,265	\$1,663	\$2,018	<i>\$19,040</i>
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	<i>\$1,912</i>
<i>Totals</i>	<i>\$415,171</i>	<i>\$5,397</i>	<i>\$291</i>	<i>\$15,656</i>	<i>\$2,311</i>	<i>\$2,805</i>	<i>\$26,460</i>
1989							
Commercial	\$48,638	\$632	\$34	\$1,834	\$271	\$329	<i>\$3,100</i>
Industrial	\$23,589	\$307	\$17	\$890	\$131	\$159	<i>\$1,503</i>
Residential	\$16,647	\$216	\$12	\$628	\$93	\$112	<i>\$1,061</i>
Personnel Property	\$261,743	\$3,403	\$183	\$9,870	\$1,457	\$1,768	<i>\$16,682</i>
Act 198	(\$51,934)	(\$675)	(\$36)	(\$1,958)	(\$289)	(\$351)	<i>(\$3,310)</i>
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	<i>\$1,912</i>
<i>Totals</i>	<i>\$328,683</i>	<i>\$4,273</i>	<i>\$230</i>	<i>\$12,395</i>	<i>\$1,830</i>	<i>\$2,221</i>	<i>\$20,948</i>
1990							
Commercial	\$50,098	\$651	\$35	\$1,889	\$279	\$338	<i>\$3,193</i>
Industrial	\$23,825	\$310	\$17	\$898	\$133	\$161	<i>\$1,518</i>
Residential	\$17,479	\$227	\$12	\$659	\$97	\$118	<i>\$1,114</i>
Personnel Property	\$326,764	\$4,248	\$229	\$12,322	\$1,819	\$2,208	<i>\$20,826</i>
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	<i>\$0</i>
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	<i>\$1,912</i>
<i>Totals</i>	<i>\$448,165</i>	<i>\$5,826</i>	<i>\$314</i>	<i>\$16,900</i>	<i>\$2,495</i>	<i>\$3,028</i>	<i>\$28,563</i>

Exhibit 9 / Tax Increments by Taxing Jurisdictions

	Cap. Value	City	Library	School	ACISD	County	Totals
1991							
Commercial	\$51,600	\$671	\$36	\$1,946	\$287	\$349	\$3,289
Industrial	\$24,063	\$313	\$17	\$907	\$134	\$163	\$1,534
Residential	\$18,353	\$239	\$13	\$692	\$102	\$124	\$1,170
Personnel Property	\$1,688,957	\$21,956	\$1,182	\$63,691	\$9,403	\$11,411	\$107,643
Act 198	(\$1,345,855)	(\$17,496)	(\$942)	(\$50,752)	(\$7,493)	(\$9,093)	(\$85,776)
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$467,119	\$6,073	\$327	\$17,615	\$2,601	\$3,156	\$29,771
1992							
Commercial	\$53,148	\$691	\$37	\$2,004	\$296	\$359	\$3,387
Industrial	\$24,304	\$316	\$17	\$916	\$135	\$164	\$1,549
Residential	\$19,271	\$251	\$13	\$727	\$107	\$130	\$1,228
Personnel Property	\$427,550	\$5,558	\$299	\$16,123	\$2,380	\$2,889	\$27,249
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$554,273	\$7,206	\$388	\$20,902	\$3,086	\$3,745	\$35,326
1993							
Commercial	\$54,743	\$712	\$38	\$2,064	\$305	\$370	\$3,489
Industrial	\$24,547	\$319	\$17	\$926	\$137	\$166	\$1,564
Residential	\$20,234	\$263	\$14	\$763	\$113	\$137	\$1,290
Personnel Property	\$448,928	\$5,836	\$314	\$16,929	\$2,499	\$3,033	\$28,612
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$578,451	\$7,520	\$405	\$21,813	\$3,220	\$3,908	\$36,867
1994							
Commercial	\$81,279	\$1,057	\$57	\$3,065	\$453	\$549	\$5,180
Industrial	\$24,792	\$322	\$17	\$935	\$138	\$168	\$1,580
Residential	\$21,246	\$276	\$15	\$801	\$118	\$144	\$1,354
Personnel Property	\$471,374	\$6,128	\$330	\$17,776	\$2,624	\$3,185	\$30,042
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$628,691	\$8,173	\$440	\$23,708	\$3,500	\$4,248	\$40,069
1995							
Commercial	\$58,824	\$765	\$41	\$2,218	\$327	\$397	\$3,749
Industrial	\$25,040	\$326	\$18	\$944	\$139	\$169	\$1,596
Residential	\$22,308	\$290	\$16	\$841	\$124	\$151	\$1,422
Personnel Property	\$2,568,697	\$33,393	\$1,798	\$96,866	\$14,301	\$17,355	\$163,713
Act 198	(\$2,073,754)	(\$26,959)	(\$1,452)	(\$78,201)	(\$11,545)	(\$14,011)	(\$132,168)
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$631,114	\$8,204	\$442	\$23,799	\$3,514	\$4,264	\$40,223

Exhibit 9 / Tax Increments by Taxing Jurisdictions

	Cap. Value	City	Library	School	ACISD	County	Totals
1996							
Commercial	\$161,588	\$2,101	\$113	\$6,093	\$900	\$1,092	\$10,299
Industrial	\$25,290	\$329	\$18	\$954	\$141	\$171	\$1,612
Residential	\$23,424	\$305	\$16	\$883	\$130	\$158	\$1,493
Personnel Property	\$623,378	\$8,104	\$436	\$23,508	\$3,471	\$4,212	\$39,730
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$963,680</i>	<i>\$11,228</i>	<i>\$605</i>	<i>\$32,569</i>	<i>\$4,808</i>	<i>\$5,835</i>	<i>\$55,046</i>
1997							
Commercial	\$65,436	\$851	\$46	\$2,468	\$364	\$442	\$4,170
Industrial	\$25,543	\$332	\$18	\$963	\$142	\$173	\$1,628
Residential	\$24,595	\$320	\$17	\$927	\$137	\$166	\$1,568
Personnel Property	\$654,546	\$8,509	\$458	\$24,683	\$3,644	\$4,422	\$41,717
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$800,120</i>	<i>\$10,402</i>	<i>\$560</i>	<i>\$30,173</i>	<i>\$4,455</i>	<i>\$5,406</i>	<i>\$50,995</i>
1998							
Commercial	\$67,399	\$876	\$47	\$2,542	\$375	\$455	\$4,296
Industrial	\$25,799	\$335	\$18	\$973	\$144	\$174	\$1,644
Residential	\$25,824	\$336	\$18	\$974	\$144	\$174	\$1,646
Personnel Property	\$687,274	\$8,935	\$481	\$25,917	\$3,826	\$4,643	\$43,803
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$836,296</i>	<i>\$10,872</i>	<i>\$585</i>	<i>\$31,537</i>	<i>\$4,656</i>	<i>\$5,650</i>	<i>\$53,300</i>
1999							
Commercial	\$69,421	\$902	\$49	\$2,618	\$386	\$469	\$4,424
Industrial	\$26,057	\$339	\$18	\$983	\$145	\$176	\$1,661
Residential	\$27,116	\$353	\$19	\$1,023	\$151	\$183	\$1,728
Personnel Property	\$721,638	\$9,381	\$505	\$27,213	\$4,018	\$4,876	\$45,993
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$874,231</i>	<i>\$11,365</i>	<i>\$612</i>	<i>\$32,967</i>	<i>\$4,867</i>	<i>\$5,907</i>	<i>\$55,718</i>
2000							
Commercial	\$71,504	\$930	\$50	\$2,696	\$398	\$483	\$4,557
Industrial	\$26,317	\$342	\$18	\$992	\$147	\$178	\$1,677
Residential	\$28,471	\$370	\$20	\$1,074	\$159	\$192	\$1,815
Personnel Property	\$757,719	\$9,850	\$530	\$28,574	\$4,219	\$5,119	\$48,292
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$914,012</i>	<i>\$11,882</i>	<i>\$640</i>	<i>\$34,467</i>	<i>\$5,089</i>	<i>\$6,175</i>	<i>\$58,253</i>

Exhibit 9 / Tax Increments by Taxing Jurisdictions

2001							
Commercial	\$73,649	\$957	\$52	\$2,777	\$410	\$498	\$4,694
Industrial	\$26,580	\$346	\$19	\$1,002	\$148	\$180	\$1,694
Residential	\$29,895	\$389	\$21	\$1,127	\$166	\$202	\$1,905
Personnel Property	\$795,605	\$10,343	\$557	\$30,002	\$4,429	\$5,375	\$50,707
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$955,729</i>	<i>\$12,424</i>	<i>\$669</i>	<i>\$36,041</i>	<i>\$5,321</i>	<i>\$6,457</i>	<i>\$60,912</i>
2002							
Commercial	\$75,858	\$986	\$53	\$2,861	\$422	\$513	\$4,835
Industrial	\$26,846	\$349	\$19	\$1,012	\$149	\$181	\$1,711
Residential	\$31,390	\$408	\$22	\$1,184	\$175	\$212	\$2,001
Personnel Property	\$835,386	\$10,860	\$585	\$31,502	\$4,651	\$5,644	\$53,242
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$999,480</i>	<i>\$12,993</i>	<i>\$700</i>	<i>\$37,690</i>	<i>\$5,565</i>	<i>\$6,753</i>	<i>\$63,701</i>
2003							
Commercial	\$78,134	\$1,016	\$55	\$2,946	\$435	\$528	\$4,980
Industrial	\$27,115	\$352	\$19	\$1,022	\$151	\$183	\$1,728
Residential	\$32,959	\$428	\$23	\$1,243	\$183	\$223	\$2,101
Personnel Property	\$877,155	\$11,403	\$614	\$33,078	\$4,883	\$5,926	\$55,904
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$1,045,363</i>	<i>\$13,590</i>	<i>\$732</i>	<i>\$39,421</i>	<i>\$5,820</i>	<i>\$7,063</i>	<i>\$66,625</i>
2004							
Commercial	\$80,478	\$1,046	\$56	\$3,035	\$448	\$544	\$5,129
Industrial	\$27,386	\$356	\$19	\$1,033	\$152	\$185	\$1,745
Residential	\$34,607	\$450	\$24	\$1,305	\$193	\$234	\$2,206
Personnel Property	\$921,013	\$11,973	\$645	\$34,731	\$5,128	\$6,223	\$58,700
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$1,093,484</i>	<i>\$14,215</i>	<i>\$765</i>	<i>\$41,235</i>	<i>\$6,088</i>	<i>\$7,388</i>	<i>\$69,692</i>
2005							
Commercial	\$82,892	\$1,078	\$58	\$3,126	\$461	\$560	\$5,283
Industrial	\$27,660	\$360	\$19	\$1,043	\$154	\$187	\$1,763
Residential	\$36,338	\$472	\$25	\$1,370	\$202	\$246	\$2,316
Personnel Property	\$967,063	\$12,572	\$677	\$36,468	\$5,384	\$6,534	\$61,635
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
<i>Totals</i>	<i>\$1,143,953</i>	<i>\$14,871</i>	<i>\$801</i>	<i>\$43,138</i>	<i>\$6,369</i>	<i>\$7,729</i>	<i>\$72,908</i>

Exhibit 9 / Tax Increments by Taxing Jurisdictions

	Cap. Value	City	Library	School	ACISD	County	Totals
2006							
Commercial	\$85,379	\$1,110	\$60	\$3,220	\$475	\$577	\$5,442
Industrial	\$27,936	\$363	\$20	\$1,053	\$156	\$189	\$1,780
Residential	\$38,154	\$496	\$27	\$1,439	\$212	\$258	\$2,432
Personnel Property	\$1,015,416	\$13,200	\$711	\$38,291	\$5,653	\$6,860	\$64,716
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$1,196,886	\$15,560	\$838	\$45,135	\$6,664	\$8,087	\$76,282
2007							
Commercial	\$87,940	\$1,143	\$62	\$3,316	\$490	\$594	\$5,605
Industrial	\$28,216	\$367	\$20	\$1,064	\$157	\$191	\$1,798
Residential	\$40,062	\$521	\$28	\$1,511	\$223	\$271	\$2,553
Personnel Property	\$1,066,187	\$13,860	\$746	\$40,206	\$5,936	\$7,203	\$67,952
Act 198	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Act 255	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Construction	\$30,000	\$390	\$21	\$1,131	\$167	\$203	\$1,912
Totals	\$1,252,405	\$16,281	\$877	\$47,228	\$6,973	\$8,462	\$79,820

Exhibit 10

Assessed Value of Real Property 1985 Initial Year Plainwell Downtown Development District			
Parcel #		Address	Assessed Value
355-100-001-00	201	Cushman St.	\$9,800
355-100-001-10	201	E. Bannister St.	\$29,900 (R)
355-100-001-20	215	Cushman St.	\$13,400 (R)
355-100-001-30	219	Cushman St.	\$16,000
355-100-002-00	125	Bannister St.	\$10,400
355-100-003-00	218	N. Main St.	\$78,900
355-100-006-00	136	N. Main St.	\$22,000
355-100-006-10	135	N. Anderson St.	\$30,300
355-100-006-20	152	N. Main St.	\$36,600
355-100-010-00	111	E. Chart St.	\$0 (E)
355-100-010-10	120	E. Bridge St.	\$24,600
355-100-014-00	140	E. Bridge St.	\$173,300
355-100-015-00	128	E. Bridge St.	\$20,700
355-100-015-10	126	E. Bridge St.	\$26,200
355-100-015-20	124	E. Bridge St.	\$16,000
355-100-016-00	125	E. Bridge St.	\$12,000
355-100-016-10	127	E. Bridge St.	\$14,900
355-100-016-20	133	E. Bridge St.	\$18,400
355-100-016-30	133	E. Bridge St.	\$1,100
355-100-017-00	133	E. Bridge St.	\$22,000
355-100-017-10	141	E. Bridge St.	\$25,900
355-100-017-20	145	E. Bridge St.	\$18,900
355-100-022-00	116	N. Anderson St.	\$18,100 (R)
355-100-022-10	122	N. Anderson St.	\$20,700 (R)
355-100-023-00	208	Cushman St.	\$13,300 (R)
355-100-024-00	212	Cushman St.	\$9,600 (R)
355-100-024-10	220	Cushman St.	\$13,100 (R)
355-100-026-00	228	E. Bridge St.	\$13,000 (R)
355-100-027-00	227	E. Bridge St.	\$21,800 (R)
355-100-028-00	221	E. Bridge St.	\$16,400 (R)
355-100-029-00	215	E. Bridge St.	\$19,700 (R)
355-100-030-00	209	E. Bridge St.	\$17,500 (R)
355-100-031-00	201	E. Bridge St.	\$22,700 (R)
355-100-032-00	202	E. Bridge St.	\$0 (E)
355-100-033-00	210	E. Bridge St.	\$0 (E)
355-100-033-10	214	E. Bridge St.	\$22,200 (R)
355-100-035-00	220	E. Bridge St.	\$28,000 (R)
355-100-036-00	226	E. Bridge St.	\$21,000 (R)
355-100-037-00	112	S. Woodhams St.	\$19,500 (R)
355-100-037-10	120	S. Woodhams St.	\$55,100
355-100-039-00	211	E. Chart St.	\$17,400 (R)
355-100-040-00	209	E. Chart St.	\$12,100 (R)
355-100-041-00	115	S. Anderson St.	\$20,000 (I)
355-100-041-10	121	S. Anderson St.	\$26,500
355-100-054-00	221	S. Main St.	\$33,000 (R)

Exhibit 10

355-100-055-00	215	S. Main St.	\$18,400	(R)
355-100-056-00	207	S. Main St.	\$3,200	
355-100-057-00	203	S. Main St.	\$37,000	(R)
355-160-001-00	144	S. Main St.	\$23,200	
355-160-003-00	138	S. Main St.	\$4,900	
355-160-004-00	134	S. Main St.	\$23,800	
355-160-007-00	120	S. Main St.	\$16,500	
355-160-008-00	114	S. Main St.	\$9,600	
355-160-009-00	108	S. Main St.	\$31,700	
355-160-010-00	106	S. Main St.	\$24,900	
355-160-011-00	102	S. Main St.	\$38,700	
355-160-012-00	111	N. Main St.	\$22,000	
355-160-012-10	115	N. Main St.	\$27,200	
355-160-012-20	119	N. Main St.	\$23,600	
355-160-012-30	125	N. Main St.	\$12,700	
355-160-012-40	133	N. Main St.	\$14,500	
355-160-012-50	131	N. Main St.	\$19,800	
355-160-012-60	120	Allegan St.	\$0	(E)
355-160-013-00	137	N. Main St.	\$36,400	
355-160-014-00	141	N. Main St.	\$0	(E)
355-160-016-00	151	N. Main St.	\$24,100	
355-160-018-00	155	N. Main St.	\$25,400	
355-160-020-00	159	N. Main St.	\$0	(E)
355-160-022-00	219	N. Main St.	\$0	(E)
355-160-024-00	102	Water St.	\$0	(E)
355-160-026-00	110	Water St.	\$0	(E)
355-160-026-00	101	Allegan St.	\$0	(E)
355-160-049-00	141	S. Main St.	\$12,900	
355-160-050-00	131	S. Main St.	\$20,000	
355-160-051-00	127	S. Main St.	\$23,700	
355-160-052-00	123	S. Main St.	\$3,300	
355-160-052-10	117	S. Main St.	\$13,400	
355-160-054-00	113	S. Main St.	\$12,300	
355-160-055-00	107	S. Main St.	\$14,100	
355-160-056-00	101	S. Main St.	\$38,000	
355-160-063-00	200	E. Bridge St.	\$5,300	
355-160-064-00	102	N. Main St.	\$55,000	
355-160-066-00	112	N. Main St.	\$13,200	
355-160-068-00	120	N. Main St.	\$20,700	
355-160-069-00	124	N. Main St.	\$19,000	
355-160-070-00	130	N. Main St.	\$35,000	
355-160-074-00	156	N. Main St.	\$29,100	
355-160-076-00	229	Cushman St.	\$14,500	(R)
355-160-076-10	235	Cushman St.	\$0	(E)
355-160-077-00	233	Cushman St.	\$13,900	(R)
355-160-077-10	118	N. Woodhams St.	\$18,600	(R)
355-160-078-00	114	N. Woodhams St.	\$0	(E)
355-160-078-10	303	E. Bridge St.	\$0	(E)
355-160-079-00	323	E. Bridge St.	\$30,600	(R)
355-160-080-00	335	E. Bridge St.	\$29,800	(R)
355-350-001-00	119	W. Bridge St.	\$33,000	
355-350-003-00	115	W. Bridge St.	\$0	(E)

Exhibit 10

355-350-005-00	206	S. Main St.		\$31,900	
355-350-006-00	107	W. Chart St.		\$7,600	
355-350-007-00	115	W. Chart St.		\$19,400	(R)
355-350-008-00	214	S. Main St.		\$19,400	(R)
355-350-009-00	220	S. Main St.		\$22,100	
355-350-010-00	106	W. Grant St.		\$16,300	(R)
355-350-015-00	302	S. Main St.		\$35,200	(R)
355-410-060-00	303	S. Main St.		\$16,600	(R)
355-410-060-50	104	E. Grant St.		\$18,400	
355-210-001-00	226	Allegan St.		\$50,400	
355-400-029-00	234	Allegan St.		\$19,100	
355-160-043-00	200	Allegan St.		\$2,200,000	
355-160-104-00	437	Sherwood Ave.		\$2,000	
355-160-105-00	300	N. Main St.		\$40,000	
355-160-106-00	403	N. Main St.		\$103,600	
			TOTAL	\$4,557,000	

Exhibit 10

Assessed Values on Personal Property 1985 Initial Year Plainwell Downtown Development District		
Parcel #	Owner	Assessed Value
355-901-023-00	American Electronic Display	\$1,900.00
355-901-024-00	Anderson, Frederick	\$1,150.00
355-901-035-00	AT&T Information Systems	\$29,600.00
355-902-010-00	Bailey's	\$3,450.00
355-902-020-00	Leary, David A.	\$8,650.00
355-902-032-00	Bartle & Haslett PC	\$4,600.00
355-902-034-00	Bausman, Thomas	\$5,400.00
355-902-040-00	Best Lines Siding & Aleterations	\$0.00
355-902-050-00	Bowers Machine Co.	\$1,000.00
355-902-080-00	Brand Structures Inc.	\$7,100.00
355-902-100-00	Brown's Family Inn	\$14,500.00
355-903-020-00	Capmbell's Pharmacy	\$9,000.00
355-903-040-00	Coffee Shop	\$2,450.00
355-903-090-00	Crumpton Automotive Parts	\$300.00
355-904-010-00	Cornell & Associates	\$1,300.00
355-904-045-00	Dorgan Hardware Co.	\$10,000.00
355-905-060-00	Ed's Bread	\$1,500.00
355-906-005-00	Fashion Tre'	\$1,400.00
355-906-010-00	Fay & Co.	\$0.00
355-907-010-00	Garden Lounge & Party Store	\$9,200.00
355-907-012-00	Geib Oil Co./Plainwell Car Wash	\$6,100.00
355-907-013-00	Geib Oil Co.	\$6,900.00
355-907-020-00	Gless Amaco Service	\$0.00
355-908-010-00	Haff, Clifford	\$1,300.00
355-908-015-00	Hair Care Center	\$0.00
355-908-025-00	Hallmark Marketing Corp.	\$150.00
355-908-030-00	Harding & Hill	\$149,550.00
355-908-035-00	Harrison's True Value	\$0.00
355-908-040-00	Hart's Jewelry	\$900.00
355-910-040-00	Joe's Pizza	\$1,150.00
355-910-050-00	Joyce's Beauty Salon	\$0.00
355-910-080-00	J.R.'s Lounge	\$0.00
355-911-003-00	Kalamazoo Amusement	\$600.00
355-911-006-00	Kalamazoo Catering & Vending Inc.	\$700.00
355-911-010-00	Kelly Ice Inc.	\$550.00
355-911-020-00	Koestner, Jim, Inc.	\$5,000.00
355-911-030-00	Kortes, Stacy/Sun Theatre	\$550.00
355-913-010-00	Marshall & Gren	\$3,000.00
355-912-025-00	Little Red Hen	\$600.00
355-913-070-00	McPherson Dry Cleaners	\$0.00
355-913-083-00	Michigan Ice Services Co.	\$200.00
355-913-090-00	Mills Insurance Agency	\$2,300.00
355-914-015-00	Needle Arts Unlimited	\$200.00
355-916-010-00	Packer Bookkeeping Services	\$1,200.00
355-916-030-00	Pearson's Service Station	\$1,200.00

Exhibit 10

355-916-070-00	Plainwell Auto Supply	\$2,650.00
355-916-110-00	Plainwell Decorators	\$10,300.00
355-916-163-00	Plainwell Pet & Plant Center	\$2,500.00
355-916-164-00	Plainwell Photographic Studios	\$3,850.00
355-916-190-00	Plainwell Variety	\$200.00
355-916-260-00	Potomac Leasing Co.	\$600.00
355-916-260-00	Professional Realty Co.	\$2,000.00
355-918-010-00	R & J News Agency	\$450.00
355-918-020-00	Ramsey & Bauer Attys.	\$4,700.00
355-918-039-00	Ridderman & Sons Oil Co.	\$250.00
355-918-039-00	Rideau Workroom	\$650.00
355-918-090-00	Rosenberg, Robert G.	\$400.00
355-919-054-00	Sommer's Place	\$700.00
355-919-070-00	Susie's Sew & So	\$1,300.00
355-920-023-00	Town TV	\$750.00
355-920-040-00	Twin Cities News	\$4,400.00
355-923-010-00	Warenment, A.H. & Sons	\$0.00
355-916-155-00	Simpson Paper Co.	\$5,130,850.00
355-913-005-00	Mac's Auto	\$3,050.00
355-916-170-00	Plainwell Residential Care Fac.	\$1,550.00
	TOTAL	\$5,465,800.00

Exhibit 10

Assessed Values on Act 255 & 198 Properties Real and Personal / 1985 Initial Year Plainwell Downtown Development Authority				
Parcel #		Name	Address	Assessed Value
355-999-997-10	CFT	Plainwell Variety (Real)	112 N. Main St.	\$24,894
355-999-997-20	CFT	Harding's Market (Real)	135 N. Anderson St.	\$101,000
355-999-998-50	IFT	Simpson Paper Co. (Real -New)	200 Allegan St.	\$78,153
355-999-999-20	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$49,918
355-999-999-30	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$233,559
355-999-999-00	IFT	Simpson Paper Co. (Real - Rehab)	200 Allegan St.	\$35,000
355-999-998-20	IFT	Simpson Paper Co. (Personal - New)	200 Allegan St.	\$108,138
355-999-998-50	IFT	Simpson Paper Co. (Personal - New)	200 Allegan St.	\$1,995,601
355-999-999-20	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$2,016
355-999-999-30	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$1,004,158
355-999-999-00	IFT	Simpson Paper Co. (Personal - Rehab)	200 Allegan St.	\$6,433
TOTAL				\$3,638,870

MICHIGAN DEPARTMENT OF STATE
RICHARD H. AUSTIN SECRETARY OF STATE



LANSING
MICHIGAN 48918

October 5, 1981

EXHIBIT 11

RECEIVED

OCT 07 1981

CITY OF PLAINWELL

Mr. Richard J. Leland
City Administrator
141 N. Main Street
Plainwell, Michigan 49080

Dear Mr. Leland:

This will acknowledge receipt of Ordinance #194 of the City of Plainwell adopted on September 14, 1981 and Resolution 81-84 adopted on July 27, 1981 to establish the City of Plainwell Downtown Development Authority pursuant to the provisions of Act No. 197, Public Acts of 1975, as amended, and also a printed copy.

These proceedings were filed in this office on October 5, 1981.

Very truly yours,

A handwritten signature in cursive script that reads "Gay Meese".

Gay Meese, Supervisor
Great Seal & Registration Unit

GM:sek

MICHIGAN DEPARTMENT OF STATE
RICHARD H. AUSTIN SECRETARY OF STATE

February 28, 1986



LANSING
MICHIGAN 48918

EXHIBIT 11A

Mr. William R. Stewart
City Administrator
City of Plainwell
141 North Main Street
Plainwell, Michigan 49080

Dear Mr. Stewart:

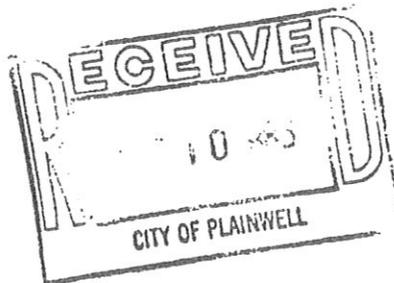
This will acknowledge receipt and filing today of a copy of Ordinance 230 adopted February 24, 1986 amending the district of the Plainwell Downtown Development Authority.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gay Meese".

Gay Meese, Supervisor
Great Seal and Registration Section
Room 114, Capitol Building
(517) 373-2533

GM:djs



City of Plainwell

November 11, 1985

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

PLAINWELL 12

Plainwell Community Schools
Administrative Offices
600 School Drive
Plainwell, Michigan 49080

Gentlemen:

You are invited to attend a special meeting scheduled on December 4, 1985 at 8:15 P.M. at which time we will explain in some detail the development and financing plan currently recommended by the Downtown Development Authority for approval by the City Council.

All interested parties are encouraged to attend this special meeting which will be prior to the December 9, 1985 Public Hearing as noted on the attached information.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

November 11, 1985

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12

Allegan County Treasurer's Office
County Building
Allegan, Michigan 49010

Gentlemen:

You are invited to attend a special meeting scheduled on December 4, 1985 at 8:15 P.M. at which time we will explain in some detail the development and financing plan currently recommended by the Downtown Development Authority for approval by the City Council.

All interested parties are encouraged to attend this special meeting which will be prior to the December 9, 1985 Public Hearing as noted on the attached information.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

November 11, 1985

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12

C. A. Ransom District Library Board
180 South Sherwood
Plainwell, Michigan 49080

Gentlemen:

You are invited to attend a special meeting scheduled on December 4, 1985 at 8:15 P.M. at which time we will explain in some detail the development and financing plan currently recommended by the Downtown Development Authority for approval by the City Council.

All interested parties are encouraged to attend this special meeting which will be prior to the December 9, 1985 Public Hearing as noted on the attached information.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

November 11, 1985

CITY ADMINISTRATOR
WILLIAM R. STEWART

The Island City

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12

Allegan County Intermediate School District
310 Thomas
Allegan, Michigan 49010

Gentlemen:

You are invited to attend a special meeting scheduled on December 4, 1985 at 8:15 P.M. at which time we will explain in some detail the development and financing plan currently recommended by the Downtown Development Authority for approval by the City Council.

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Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

February 6, 1986

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12A

C. A. Ransom District Library Board
180 South Sherwood
Plainwell, Michigan 49080

Gentlemen:

The Plainwell City Council will hold a Special Meeting with all Taxing Authorities on Monday, February 17, 1986 for the purpose of discussing our Proposed New Industrial Development and Financing Plan as well as our DDA Development and Finance Plan with proposed amendments.

Please review the attached information on both projects and plan to attend this informative meeting. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should have further questions.

Sincerely,

CITY OF PLAINWELL

William R. Stewart
William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

February 6, 1986

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12A

Mr. Roy Carlson, City Assessor
605 Miller Road
Plainwell, Michigan 49080

Gentlemen:

The Plainwell City Council will hold a Special Meeting with all Taxing Authorities on Monday, February 17, 1986 for the purpose of discussing our Proposed New Industrial Development and Financing Plan as well as our DDA Development and Finance Plan with proposed amendments.

Please review the attached information on both projects and plan to attend this informative meeting. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should have further questions.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

February 6, 1986

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12A

Allegan County Treasurer's Office
County Building
Allegan, Michigan 49010

Gentlemen:

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Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

February 6, 1986

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12A

Allegan County Intermediate School District
310 Thomas
Allegan, Michigan 49010

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Please review the attached information on both projects and plan to attend this informative meeting. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should have further questions.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

City of Plainwell

February 6, 1986

The Island City

CITY ADMINISTRATOR
WILLIAM R. STEWART

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

EXHIBIT 12A

Plainwell Community Schools
Administrative Offices
600 School Drive
Plainwell, Michigan 49080

Gentlemen:

The Plainwell City Council will hold a Special Meeting with all Taxing Authorities on Monday, February 17, 1986 for the purpose of discussing our Proposed New Industrial Development and Financing Plan as well as our DDA Development and Finance Plan with proposed amendments.

Please review the attached information on both projects and plan to attend this informative meeting. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should have further questions.

Sincerely,

CITY OF PLAINWELL


William R. Stewart
City Administrator

WRS:rk

Enclosures

CITY OF PLAINWELL

COUNTY OF ALLEGAN, MICHIGAN

NOTICE OF PUBLIC HEARING

(Downtown Development Authority Plan and Tax Increment Financing Plan)

NOTICE IS HEREBY GIVEN that the Plainwell City Council will hold a public hearing at

7:30 P.M.

on

Monday, December 9, 1985

at City Hall

Plainwell, Michigan

on the Downtown Development Plan and Tax Increment Financing Plan proposed by the Downtown Development Authority of the City of Plainwell.

The Project (Development) Area of the plans proposed by the Downtown Development Authority is generally described, and legally described, as set forth in Exhibit A attached hereto and made a part hereof.

Map, plats and copies of the Downtown Development Plan and Tax Increment Financing Plan are available for public inspection during regular office hours in the office of the City Clerk at City Hall.

No families, individuals or businesses will be displaced or relocated pursuant to the plans. All the aspects of the plans will be open for discussion at the public hearing. The City Council will provide an opportunity for interested persons to be heard and will receive and consider communications in writing with reference to the plans. The hearing will provide the fullest opportunity for expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the plans.

Dated: November _____, 1985.

William R. Stewart
Plainwell City Clerk

General Description

The boundaries of the Development Area generally follow the Kalamazoo River on the north and proceeding southerly along the rear lot lines of those lots fronting on the east side of Anderson Street, then proceeding westerly on Chart Street and proceeding along the rear lot lines of South Main Street, to Grant Street; the mill race forms the westerly boundary proceeding to W. Bridge Street, going easterly to Park Street and then southerly to Grant Street.

DDA Development Area Description

Lot 2 thru 23, lot 30, 31 and 32, lot 1 except the East 115 feet of said lot lying Southerly of the Penn Central Railroad Right-of-way, the West 6 feet of the North 97 feet of lot 33, also beginning at a point on the West line of lot 33, 15 feet North of the Southwest corner of said lot; thence Northeasterly to a point being 35 feet North and 6 feet East of the Southwest corner of said lot 33; thence West 6 feet to the West line of said lot; thence South thereon 20 feet to the place of beginning, lot 54 except the East 30 feet and lots 55, 56, 57, 60 and 65 of "Village of Plainwell Plat", as recorded in Liber 30 of Plats on Page 9 in the Allegan County Register of Deeds Office. (Also referred to as "Woodhams Second Addition to the Village of Plainwell" as recorded in Liber 43 of Plats on Page 524, in the Allegan County Register of Deeds Office).

ALSO, Lots 1 thru 36, and lots 49 thru 74 of "Corporation Plat of the Village of Plainwell" as recorded in Liber 1 of Plats on Pages 9 thru 12 in the Allegan County Register of Deeds Office.

ALSO, Lots 1 thru 8, lot 15 except the West 37.0 feet, the East 33 feet of lot 16, lot 17, except the West 46.5 feet of the South 122.0 feet. Also commencing at a point on the South line of lot 17, 3 Rods East of the Southwest corner of said lot; thence North to within 10 feet of the North line of said lot 17; thence West 3.0 feet; thence Southeasterly to the place of beginning. Also

NOTICE OF PUBLIC HEARING
City of Plainwell, County of Allegan, Michigan

Amended Downtown Development Authority Plan and Tax Increment
Financing Plan

NOTICE IS HEREBY GIVEN that the Plainwell City Council will hold a Public Hearing at:

7:30 P.M.
Monday, March 10, 1986
at Plainwell City Hall
Plainwell, Michigan

on the amended Downtown Development Plan and Tax Increment Financing Plan proposed by the Downtown Development Authority of the City of Plainwell.

The Project (Development) Area of the plans proposed by the Downtown Development Authority is generally described and legally described as set forth in Exhibit A attached hereto and made a part hereof.

Maps, plats and copies of the Downtown Development Plan and Tax Increment Financing Plan are available for public inspection during regular office hours in the office of the City clerk at City Hall.

No families, individuals or businesses will be displaced or relocated pursuant to the amended plans. All the aspects of the plans will be open for discussion at the public hearing. The City Council will provide an opportunity for interested persons to be heard and will receive and consider communications in writing with reference to the amended plans. The hearing will provide the fullest opportunity for expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the plans.

YES: _____

NO: _____

ABSENT: _____

DATED: January 27, 1986

William R. Stewart

William R. Stewart, City Clerk

CITY OF PLAINWELL
PLAINWELL CITY COUNCIL

RESOLUTION OF FINDING FOR DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN

Minutes of a regular meeting of the City Council of the City of Plainwell, County of Allegan, Michigan, held in the City Council Chambers in said City on the 9th day of December, 1985, at 7:30 P.M. Eastern Standard Time.

PRESENT: Council Members Higgs, Carten, Jackson, Warnez and Mayor Barber

ABSENT: Council Members None

The following resolution was offered by Council Member Higgs and supported by Council Member Carten.

WHEREAS, the City Council held a public hearing on the Development Plan and Tax Increment Financing Plan for, and as recommended by, the Plainwell Downtown Development Authority, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act); and

WHEREAS, the City Council has given the Allegan County Board of Commissioners, the Plainwell Board of Education and the Allegan County Intermediate School District an opportunity to meet with the City Council regarding the Plans, as required by said Act; and

WHEREAS, a proposed ordinance has been submitted to the City Council for approval of the Plans.

NOW, THEREFORE, BE IT RESOLVED that:

1. As required by the Act, the City Council has, in reviewing the Plans, taken into account the following considerations:

(a) Formation of a development area citizens council was not necessary.

(b) The Plans meet the requirements set forth in section 17(2) of the Act.

(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 the Act.

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

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

(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, to the extent required by the Development Plan, are reasonably necessary for the project and for the City.

2. The City Council determines that this constitutes a public purpose.

3. The City Council may now act upon the proposed ordinance to adopt the Plans.

4. The City of Plainwell does hereby adopt the City of Plainwell Tax Increment Financing Plan.

AYES: Council Members Higgs, Carten, Warnez, Jackson, Mayor Barber

NAYS: Council Members _____ None _____

ABSENT: Council Members _____ None _____

RESOLUTION DECLARED ADOPTED.

William R. Stewart
William R. Stewart, City Clerk

CERTIFICATE

I hereby certify that the attached is a true and complete copy of a resolution adopted at a regular meeting of the Plainwell City Council on the 9th day of December, 1985.

William R. Stewart
William R. Stewart, City Clerk

Ordinance #229
City of Plainwell

An Ordinance adopting the Downtown Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Plainwell; and to repeal all ordinances in conflict therewith:

THE CITY OF PLAINWELL ORDAINS:

SECTION 1. Preliminary Findings:

- (a) That a public hearing was held on December 9, 1985, on the proposed Development Plan and Tax Increment Financing Plan for the Plainwell Downtown Development Area, following the giving of notice thereof, all in accordance with Act 197 of the Public Acts of 1975, as amended.
- (b) That there are no findings or recommendations of a development area citizens council, there having been no statutory requirement to form a development area citizens council.
- (c) That the proposed Development Plan and Tax Increment Financing Plan meet the requirements set forth in Act 197 of the Public Acts of 1975, as amended, specifically section 17(2) thereof.
- (d) That the proposed method of financing the proposed development is feasible and the Downtown Development Authority of the City of Plainwell has the ability to arrange for financing.
- (e) That the proposed development is reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.
- (f) That any land included within the proposed development area which is to be acquired is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.
- (g) That the proposed Development Plan is in reasonable accord with the Master Plan of the City of Plainwell.
- (h) That public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project areas.
- (i) That changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the proposed project and for the City of Plainwell.

SECTION 2. Findings and Determination:

- (a) That based upon the foregoing findings, it is hereby held and determined that the Development Plan and Tax Increment Financing Plan for the Plainwell Downtown Development Area constitutes a public purpose.
- (b) That the Development Plan and Tax Increment Financing Plan for the Plainwell Downtown Development Area is hereby approved.

SECTION 3. All Ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

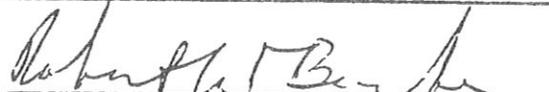
SECTION 4. This Ordinance shall take effect not less than ten (10) days after adoption and publication thereof.

Passed and Approved on the 9th day of December, 1985, with the following vote:

YES: Mayor Barber, Councilman Carten, Councilman Warnez, Councilman Higgs,
Councilman Jackson

NO: None

ABSENT: None


Robert W. Barber, Mayor


William R. Stewart, City Clerk

CERTIFICATE

I hereby certify that the above constitutes a true and complete copy of Ordinance No.229 and that the same was published in the Union Enterprise on the 19th day of December, 1985.

William R. Stewart, City Clerk

City of Plainwell
Plainwell City Council

A Resolution of Finding for An Amended Development and Tax Increment Financing Plan:

Minutes of a regular meeting of the City Council of the City of Plainwell, County of Allegan, Michigan held in the City Council Chambers in said City on the 10th of March, 1986, at 7:30 P.M. Eastern Standard Time:

PRESENT: Mayor Barber, Councilman Jackson, Councilman Higgs, Councilman
Warnez, Councilman Carten.

ABSENT: None

The following resolution was offered by Councilman Jackson, supported by Councilman Higgs:

WHEREAS, the City Council held a public hearing on the Amended Development Plan and Tax Increment Financing Plan for, and as recommended by, the Plainwell Downtown Development Authority, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended (Downtown Development Authority Act); and

WHEREAS, the City Council has given the Allegan County Board of Commissioners, the Plainwell Board of Education and the Allegan County Intermediate School District an opportunity to meet with the City Council regarding the amended plans, as required by said Act; and

WHEREAS, a proposed ordinance has been submitted to the City Council for approval of the amended plans.

NOW, THEREFORE, BE IT RESOLVED that:

- I. As required by the Act, the City Council has, in reviewing the amended plans, taken into account the following considerations:
 - a. Formation of a development area citizens council was not necessary.
 - b. The amended plans meet the requirements set forth in section 17(2) of the Act.
 - 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 the Act.
 - e. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the amended plan and of the act in an efficient and economically satisfactory manner.
 - f. The amended development plan is in reasonable accord with the master plan of the City.

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY

RESOLUTION APPROVING AND RECOMMENDING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

At a meeting of the Board of the Downtown Development Authority of the City of Plainwell, County of Allegan, State of Michigan, held on March 6, 1991, there were:

PRESENT: Chairman Jim Spurr, Dick Runnels, Joe Dorgan, Jim Meles, E.J. Hart, Hocutt Phillips, and Conrad Rapczynski.

ABSENT: Nita Clarkson and Marty Hill.

The following Resolution was offered by Member Meles and seconded by Member Hart.

WHEREAS, pursuant to the provisions of Act No. 197 of the Michigan Public Acts of 1975, as amended ("Act 197"), the Downtown Development Authority of the City of Plainwell (the "Authority") prepared a Development Plan and Tax Increment Financing Plan which was approved by resolution of the City Council of the City of Plainwell on December 9, 1985, and amended on March 10, 1986; and

WHEREAS, the Authority has prepared and reviewed amendments to the Development Plan and Tax Increment Financing Plan (together the "Amendment") for the purpose of making certain improvements to the Downtown Development Area.

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Amendment to the City Council of the City of Plainwell for adoption and implementation.

2. Determines that the Amendment constitutes a public purpose.

3. Determines that the Development Plan, as amended, meets the requirements set forth in Act 197 and that the Tax Increment Financing Plan, as amended, meets the requirements set forth in Act 197.

4. Determines that the proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

5. Determines that the development is reasonable and necessary to carry out the purposes of Act 197.

6. Determines that the amount of captured assessed value estimated to result from adoption of the Plan is reasonable.

7. Determines that the land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan, as amended, and the purposes of Act 197.

8. Determines that the Development Plan, as amended, is in reasonable accord with the approved master plan of the City of Plainwell.

9. Determines that public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

10. Determines that any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Plainwell.

11. Determines that a development area citizens council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolutions be, and the same hereby are, rescinded.

Upon a vote for the adoption of said Resolution, the vote was:

YEAS: Chairman Spurr - Yes, Runnels - Yes, Dorgan - Yes, Meles - Yes, Hart - Yes, Phillips - Yes, Rapczynski - Yes.

NAYS: -none-.

ABSENT: Clarkson and Hill.

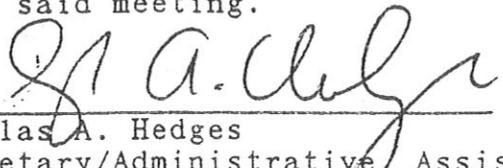
The resolution was thereupon declared adopted.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the Downtown Development Authority of the City of Plainwell at a meeting held on March 6, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was

given pursuant to and in compliance with Act. No. 267 of the Michigan Public Acts of 1976, as amended, including the the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

Dated: March 6, 1991



Douglas A. Hedges
Secretary/Administrative Assistant
of the Board of the Downtown
Development Authority of the City
of Plainwell.

City of Plainwell

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

March 26, 1991

Allegan Co. Treasurer's Office
County Building
P.O. Box 259
Allegan, MI 49010

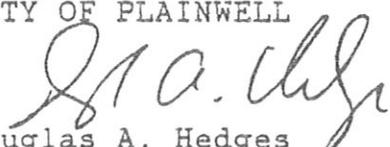
To Whom It may Concern:

The Plainwell City Council will hold a Public Hearing with all Taxing Authorities on Monday, April 22, 1991, at 7:30pm for the purpose of discussing proposed amendments to Development and Tax Increment Financing Plans of both our Tax Increment Financing Authority and our Downtown Development Authority.

Please review the attached information on both projects and please attend the hearing if possible. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should you have any further questions.

Sincerely,

CITY OF PLAINWELL


Douglas A. Hedges
Administrative Assistant

Encls.

DAH

City of Plainwell

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

March 26, 1991

C.A. Ransom District Libray
180 S. Sherwood Ave.
Plainwell, MI 49080

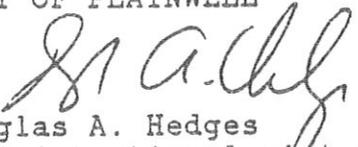
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Sincerely,

CITY OF PLAINWELL


Douglas A. Hedges
Administrative Assistant

Encls.

DAH

City of Plainwell

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

March 26, 1991

Allegan Co. Intermediate
School District
310 Thomas St.
Allegan, MI 49010

To Whom It may Concern:

The Plainwell City Council will hold a Public Hearing with all Taxing Authorities on Monday, April 22, 1991, at 7:30pm for the purpose of discussing proposed amendments to Development and Tax Increment Financing Plans of both our Tax Increment Financing Authority and our Downtown Development Authority.

Please review the attached information on both projects and please attend the hearing if possible. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should you have any further questions.

Sincerely,

CITY OF PLAINWELL


Douglas A. Hedges
Administrative Assistant

Encls.

DAH

City of Plainwell

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

March 26, 1991

Plainwell Community Schools
Administrative Offices
600 School Dr.
Plainwell, MI 49080

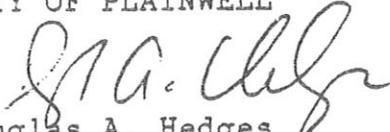
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Please review the attached information on both projects and please attend the hearing if possible. Written comments are also encouraged if you are unable to join us. Please feel free to contact us should you have any further questions.

Sincerely,

CITY OF PLAINWELL


Douglas A. Hedges
Administrative Assistant

Encls.

DAH

City of Plainwell

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

March 26, 1991

Dear Downtown Area Property Owner:

The Plainwell City Council will hold a Public Hearing on Monday, April 22, 1991, at 7:30pm for the purpose of discussing proposed amendments to Development and Tax Increment Financing Plans of the Downtown Development Authority. This is the board that governs the City's Central Business District.

The purpose of the amendments is to add additional properties to a list for possible acquisition by the D.D.A., should these said properties be placed on the market. Enclosed is the Public Hearing notice with a brief description of the proposed project. Feel free to call City Hall for more information. You are invited to attend this meeting on the 22nd as well. Copies of both the current Plan, amendments, and the proposed changes are available for review at City Hall during normal business hours.

Sincerely,

CITY OF PLAINWELL


Douglas A. Hedges
Administrative Assistant

Encls.

DAH

City of Plainwell

CITY OF PLAINWELL NOTICE OF PUBLIC HEARING

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

NOTICE IS HEREBY GIVEN that the Plainwell City Council will hold a public hearing at 7:30 p.m. on Monday April 22, 1991 at Plainwell City Hall, 141 N. Main St., in the City of Plainwell on the Amended Development and Tax Increment Financing Plan proposed by the Downtown Development Authority for certain improvements in the Central Business District.

The existing project (development) area to which the Amended Plans apply is generally described as follows:

Land North of East Bridge Street and West Allegan Street (M-89), bounded on the North by the Kalamazoo River, on the West along the rear lot lines of those lots fronting on the West side of Cedar Street (now vacated), and on the East by the rear lot lines of those lots fronting Anderson Street. Also land South of East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Birdge Street; thence East to the West lot lines of those lots fronting on the alley lyihng west of Main Street; thence South the the South line of those lots fronting on Grant Street; thence North to Chart Street; thence East to the rear lot lines of those lots fronting on the East side of Anderson Street; thence North to East Bridge Street.

The Amended Plans provide for making certain additions to possible property acquisitions by the D.D.A. No families or individuals will be relocated pursuant to the Amended Development Plan. The Amended Plans, along with maps, plats, and a description of the Amended Development and Tax Increment Financing Plan, are available for public inspection during regular office hours in the office of the City Clerk at City Hall.

All aspects of the Amended Development Plan and Tax Increment Financing Plan will be open for discussion at the public hearing. The City Council will provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the Amended Plans. The hearing will provide for the fullest opportunity for expression of opinion, for argument on the merits and for introduction of documentary evidence pertinent to the Amended Plans.

Dated: March 27, 1991

Ruth A. King
City Clerk

RESOLUTION 91-10

CITY OF PLAINWELL

RESOLUTION APPROVING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
FOR THE DOWNTOWN DEVELOPMENT AUTHORITY

At a meeting of the City Council of the City of Plainwell, County of Allegan, State of Michigan, held at the City Hall on Monday, April 22, 1991, there were:

PRESENT: Mayor Bates, Councilman VanRavensway,
Councilman Lawrence, Councilmember Snyder, and
Councilman Weymouth.

The following Resolution was offered by Councilman Weymouth and seconded by Councilman Lawrence:

WHEREAS, pursuant to the provisions of Act. No. 197 of the Michigan Public Acts of 1976, as amended ("Act 197"), the Downtown Development Authority of the City of Plainwell (the "Authority") prepared a Development and Plan and Tax Increment Financing Plan which was approved by resolution of the City Council of the City of Plainwell on December 9, 1985, and first amended on March 10, 1986; and

WHEREAS, the Authority has prepared and recommended amendments to the Development and Tax Increment Financing Plan (together the "Amendment") for the purpose of making certain improvements to the Central Business District; and

WHEREAS, the City Council has provided a reasonable opportunity to the taxing jurisdictions in which the development area is located to express their views and recommendations regarding the Amendment as required by Act 197; and

WHEREAS, a public hearing has been held on the Amendment following notice as required by Act 197; and

WHEREAS, the City Council has determined that it is in the best interests of the City to approve the Amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Plainwell hereby:

1. Approves the Amendment for adoption and implementation.
2. Determines that the Amendment constitutes a public purpose.

3. Determines that the Development Plan, as amended, meets the requirements set forth in Act 197 and that the Tax Increment Financing Plan, as amended, meets the requirements set forth in Act 197.

4. Determines that the proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

5. Determines that the development is reasonable and necessary to carry out the purposes of Act 197.

6. Determines that the amount of captured assessed value estimated to result from adoption of the Plan is reasonable.

7. Determines that the land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan, as amended, and the purposes of Act 197.

8. Determines that the Development Plan, as amended, is in reasonable accord with the approved master plan of the City of Plainwell.

9. Determines that the public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

10. Determines that any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Plainwell.

11. Determines that a development area citizens council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same hereby are, rescinded.

Upon a vote for the adoption of said Resolution, the vote was:

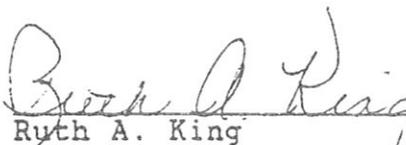
YEAS: Mayor Bates, Councilman VanRavensway,
Councilman Lawrence, Councilmember Snyder,
Councilman Weymouth.

NAYS: None.

The Resolution was thereupon declared adopted.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Plainwell at a meeting held on April 22, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Act. 267 of the Michigan Public Acts of 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.



Ruth A. King
City Clerk

Dated: April 22, 1991

**CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND RECOMMENDING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

At a meeting of the Board of the Downtown Development Authority of the City of Plainwell, County of Allegan, State of Michigan, held on June 19, 1991, there were:

PRESENT: Acting-Chairman Joe Dorgan, Dick Runnels, Jim Meles, E.J. Hart, Nita Clarkson and Marty Hill.

ABSENT: Jim Spurr, Hocutt Phillips and Conrad Rapczynski.

The following Resolution was offered by Member Hill and seconded by Member Hart.

WHEREAS, pursuant to the provisions of Act No. 197 of the Michigan Public Acts of 1975, as amended ("Act 197"), the Downtown Development Authority of the City of Plainwell (the "Authority") prepared a Development Plan and Tax Increment Financing Plan which was approved by resolution of the City Council of the City of Plainwell on December 9, 1985, and amended on March 10, 1986 and again on April 22, 1991; and

WHEREAS, the Authority has prepared and reviewed amendments to the Development Plan and Tax Increment Financing Plan (together the "Amendment") for the purpose of making certain improvements to the Downtown Development Area.

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Amendment to the City Council of the City of Plainwell for adoption and implementation.
2. Determines that the Amendment constitutes a public purpose.
3. Determines that the Development Plan, as amended, meets the requirements set forth in Act 197 and that the Tax Increment Financing Plan, as amended, meets the requirements set forth in Act 197.
4. Determines that the proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

5. Determines that the development is reasonable and necessary to carry out the purposes of Act 197.
6. Determines that the amount of captured assessed value estimated to result from adoption of the Plan is reasonable.
7. Determines that the land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan, as amended, and the purposes of Act 197.
8. Determines that the Development Plan, as amended, is in reasonable accord with the approved master plan of the City of Plainwell.
9. Determines that public services, such as fire and police protection and utilities, are or will be adequate to service the development area.
10. Determines that any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Plainwell.
11. Determines that a development area citizens council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolutions be, and the same hereby are, rescinded.

Upon a vote for the adoption of said Resolution, the vote was:

YEAS: Dorgan - Yes; Runnels - Yes; Clarkson - Yes; Hill - Yes; Meles - Yes; Hart - Yes.

NAYS: -none-.

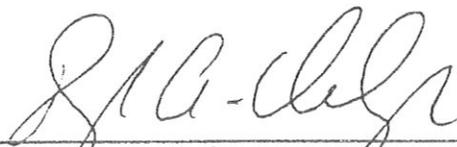
ABSENT: Rapczynski, Phillips and Spurr.

The resolution was thereupon declared adopted.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the Downtown Development Authority of the City of Plainwell at a meeting held on June 19, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Act. No. 267 of the Michigan Public Acts of 1976, as amended, including the the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

Dated: June 19, 1991



Douglas A. Hedges
Secretary/Administrative
Assistant of the Board of the
Downtown Development Authority
of the City of Plainwell.

City of Plainwell

June 26, 1991

City of Plainwell
Office of City Clerk
141 N. Main St.
Plainwell, MI 49080

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

To Whom It May Concern:

Plainwell's Downtown Development Authority is investigating issuing bonds in the amount of \$400,000 to cover the costs various improvements to the downtown area. Some of these improvements are: streetscape improvements, development of a linear park along the riverfront, facade restorations, parking development, and property acquisition. To adequately repay the bonds, the D.D.A.'s time frame will need to be extended until 2007. To allow for the bond sale and time extension, the D.D.A. must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this April. Copies of this proposed amendment are available for review at City Hall.

A public hearing regarding this amendment will be held at the *July 22, 1991* City Council meeting. This hearing will take place at 7:30pm in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment or bond issue, please feel free to call me at 685-6821, or stop by City Hall during normal business hours. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

June 26, 1991

Plainwell Community Schools
Administrative Offices
600 School Dr.
Plainwell, MI 49080

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

To Whom It May Concern:

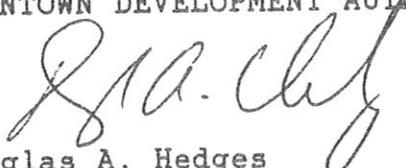
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

June 26, 1991

Allegan County Intermediate School District
310 Thomas St.
Allegan, MI 49010

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

To Whom It May Concern:

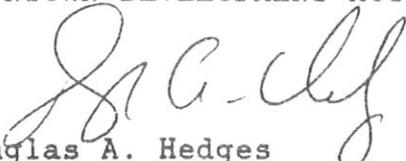
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

June 26, 1991

C.A..Ransom District Library
180 S. Sherwood Ave.
Plainwell, MI 49080

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

To Whom It May Concern:

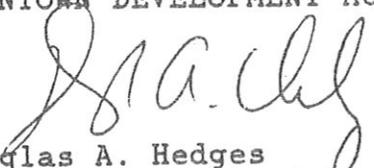
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

June 26, 1991

Allegan County Treasurer's Office
County Building
P.O. Box 259
Allegan, MI 49010

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

To Whom It May Concern:

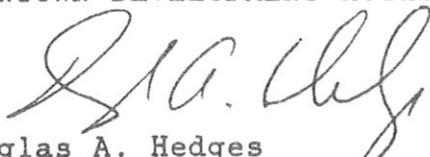
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A public hearing regarding this amendment will be held at the *July 22, 1991* City Council meeting. This hearing will take place at 7:30pm in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment or bond issue, please feel free to call me at 685-6821, or stop by City Hall during normal business hours. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

June 26, 1991

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

Dear Downtown Property Owner:

Plainwell's Downtown Development Authority is investigating issuing bonds in the amount of \$400,000 to cover the costs various improvements to the downtown area. Some of these improvements are: streetscape improvements, development of a linear park along the riverfront, facade restorations, parking development, and property acquisition. To adequately repay the bonds, the D.D.A.'s time frame will need to be extended until 2007. To allow for the bond sale and time extension, the D.D.A. must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all property owners within its development district when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this April. Copies of this proposed amendment are available for review at City Hall.

The D.D.A. wishes to emphasize that this bond issue, if passed, will not increase your property taxes in any way. Additionally, the D.D.A. would like to point out that although they are interested in acquiring certain properties, they will not be taking anyone's property. They D.D.A. will only make offers on property that is posted for sale.

A public hearing regarding this amendment will be held at the July 22, 1991 City Council meeting. This hearing will take place at 7:30pm in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment or bond issue, please feel free to call me at 685-6821, or stop by City Hall during normal business hours. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY
Douglas A. Hedges
Administrative Assistant

Encl.

/dah

CITY OF PLAINWELL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plainwell City Council will hold a public hearing at 7:30 p.m. on Monday, July 22, 1991 at Plainwell City Hall, 141 N. Main St., in the City of Plainwell on the Amended Development and Tax Increment Financing Plan proposed by the Downtown Development Authority for certain improvements in the Central Business District.

The existing project (development) area to which the Amended Plans apply is generally described as follows:

Land North of East Bridge Street and West Allegan Street (M-89), bounded on the North by the Kalamazoo River, on the West along the rear lot lines of those lots fronting on the West side of Cedar Street (now vacated), and on the East by the rear lot lines of those lots fronting Anderson Street. Also land South of East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Birdge Street; thence East to the West lot lines of those lots fronting on the alley lyihng west of Main Street; thence South the the South line of those lots fronting on Grant Street; thence North to Chart Street; thence East to the rear lot lines of those lots fronting on the East side of Anderson Street; thence North to East Bridge Street.

The Amended Plans provide for making certain additions to possible property acquisitions by the D.D.A. No families or individuals will be relocated pursuant to the Amended Development Plan. The Amended Plans, along with maps, plats, and a description of the Amended Development and Tax Increment Financing Plan, are available for public inspection during regular office hours in the office of the City Clerk at City Hall.

All aspects of the Amended Development Plan and Tax Increment Financing Plan will be open for discussion at the public hearing. The City Council will provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the Amended Plans. The hearing will provide for the fullest opportunity for expression of opinion, for argument on the merits and for introduction of documentary evidence pertinent to the Amended Plans.

Dated: June 25, 1991
Ruth A. King
City Clerk

RESOLUTION 91-16

CITY OF PLAINWELL

RESOLUTION APPROVING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
FOR THE DOWNTOWN DEVELOPMENT AUTHORITY

At a meeting of the City Council of the City of Plainwell, County of Allegan, State of Michigan, held at the City Hall on Monday, July 22, 1991, there were:

PRESENT: Mayor Bates, Councilman Lawrence, Councilwoman Snyder, Councilman Weymouth.

ABSENT: Mayor Pro-tem VanRavensway.

The following Resolution was offered by Councilman Lawrence and seconded by Councilwoman Snyder:

WHEREAS, pursuant to the provisions of Act. No. 197 of the Michigan Public Acts of 1976, as amended ("Act 197"), the Downtown Development Authority of the City of Plainwell (the "Authority") prepared a Development Plan and Tax Increment Financing Plan which was approved by resolution of the City Council of the City of Plainwell on December 9, 1985, and amended on March 10, 1986, and again on April 22, 1991; and

WHEREAS, the Authority has prepared and recommended amendments to the Development and Tax Increment Financing Plan (together the "Amendment") for the purpose of making certain improvements to the Central Business District; and

WHEREAS, the City Council has provided a reasonable opportunity to the taxing jurisdictions in which the development area is located to express their views and recommendations regarding the Amendment as required by Act 197; and

WHEREAS, a public hearing has been held on the Amendment following notice as required by Act 197; and

WHEREAS, the City Council has determined that it is in the best interests of the City to approve the Amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Plainwell hereby:

1. Approves the Amendment for adoption and implementation.
2. Determines that the Amendment constitutes a public purpose.

3. Determines that the Development Plan, as amended, meets the requirements set forth in Act 197 and that the Tax Increment Financing Plan, as amended, meets the requirements set forth in Act 197.

4. Determines that the proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

5. Determines that the development is reasonable and necessary to carry out the purposes of Act 197.

6. Determines that the amount of captured assessed value estimated to result from adoption of the Plan is reasonable.

7. Determines that the land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan, as amended, and the purposes of Act 197.

8. Determines that the Development Plan, as amended, is in reasonable accord with the approved master plan of the City of Plainwell.

9. Determines that the public services, such as fire and police protection and utilities, are or will be adequate to service the development area.

10. Determines that any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Plainwell.

11. Determines that a development area citizens council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same hereby are, rescinded.

Upon a vote for the adoption of said Resolution, the vote was:

YEAS: Bates, Lawrence, Snyder and Weymouth.

NAYS: none.

ABSENT: VanRavensway.

The Resolution was thereupon declared adopted.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Plainwell at a meeting held on July 22, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Act. 267 of the Michigan Public Acts of 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.

Ruth A. King
City Clerk

Dated: July 22, 1991

**CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY**

Resolution Approving and Recommending the Fourth Amendment to the Development Plan and Tax Increment Financing Plan

Minutes of a meeting of the Board of Directors of the Downtown Development Authority of the City of Plainwell, County of Allegan, Michigan, held at City Hall, in said city, on September 18, 1991 at 7:30am.

PRESENT: Spurr, Dorgan, Clarkson, Meles, Hill, Hart, Runnels.

ABSENT: Rapczynski, Phillips.

The following resolution was offered by Hart, supported by Dorgan:

WHEREAS, pursuant to Act No. 197 of the Michigan Public Acts of 1975, as amended, the Downtown Development Authority of the City of Plainwell prepared a Development Plan and Tax Increment Financing Plan (sometime together referred to as the "Plan") which was approved by resolution of the City Council on December 9, 1985, and amended on March 10, 1986, on April 22, 1991, and on July 22, 1991; and

WHEREAS, the Authority desires to recommend a Fourth Amendment to the Plan;

NOW, THEREFORE, BE IT RESOLVED that the Authority recommends to the City Council the following amendments to the Plan:

1. Section I.G., Amendments to the Development and Tax Increment Financing Plan, is hereby amended to add a third paragraph to read as follows:

"The Fourth Amendment to the Development Plan and Tax Increment Financing Plan was prepared by the D.D.A. Board for the purpose of updating the Development Plan with respect to certain improvements in the Downtown Development Area. On September 18, 1991, the D.D.A. Board adopted a resolution approving and recommending the amended Development Plan and Tax Increment Financing Plan to the City Council. On October 28, 1991, the D.D.A. held a meeting with the taxing jurisdictions for the purpose of affording reasonable opportunity for each taxing jurisdiction to express their views and recommendations regarding the Tax Increment Financing Plan. The public hearing required by Act 197 was held on October 28, 1991, following notice as required by the Act. On October 28, 1991, the City Council approved the Fourth Amendment to the Development and Tax Increment Financing Plan."

2. Section II.B., Development Plan Objectives, is amended in its entirety to read as follows:

"II.B. DEVELOPMENT PLAN OBJECTIVES.

It is the objective of the D.D.A. of the City of Plainwell to prepare and implement a first phase development and financing plan focused on the Development Area (see Map B). The improvement plan will seek to improve the attractiveness, accessibility, and usability of this area by addressing certain public improvement needs and encouraging, assisting, and facilitating private sector improvements. The plan will be directed at physical improvements that will improve pedestrian and auto accessibility, facilitate new development and rehabilitation, and enhance the visibility and aesthetics.

To accomplish this objective, the D.D.A. expects that it will engage in activities that may:

1. Provide better pedestrian circulation by improving sidewalks;
2. Landscape, pave, and improve parking areas and install curb and gutters to better control traffic flow. Improve the area's aesthetics and increase the number of parking spaces so as to improve the ease of patronization;
3. Install street improvements, such as planting areas, curbs and gutters, and decorative paving, to improve the area's appearance;
4. Promote and assist in the development of new facilities;
5. Acquire through lease, purchase or easement certain private properties needed for public purposes or redevelopment activities;
6. Provide contracts to improve land and to reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and repair any building, including multi-family dwellings for the use of any public or private person or corporation."

3. Section II.G., Location, Extent, character, Estimated Cost and Estimated Time of Completion of Improvements. Including Rehabilitation Contemplated. For the Development Area, is amended in its entirety to read as follows:

"II.G. Location, Extent, character, Estimated Cost and Estimated Time of Completion of Improvements. Including Rehabilitation Contemplated. For the Development Area.

Presented in Map C is a map showing the location, extent and character of the improvements for the Development Area. The following is a summary of the estimated costs of the improvements to be undertaken and financed by the D.D.A.

<u>Project</u>	<u>Estimated Cost</u>
New Sidewalks (includes removal)	\$ 94,000
New Curb (includes removal)	\$ 19,700
New Paving Stone Border	\$ 7,300
New Street Trees	\$ 12,000
New Tree Grates	\$ 8,500
New Street Coach Lights	\$ 47,000
Underground Wiring	\$ 7,800
New Street Furniture	\$ 16,300
Landscape Materials / Treatment	\$ 6,300
Removal of Utility Poles	\$ 76,000
Parking Lot Resurfacing	\$ 16,000
New Parking Lot Construction	\$ 3,900
New Pedestrian Walkways	\$ 23,800
Removal of Parking Lot Curbs	\$ 900
New Curb Cut	\$ 1,000
Engineering	\$ 53,000
Administration	\$ 56,000
Contingencies	\$ 31,000
Land Acquisition	\$ 113,500
Mill Race Riverwalk	\$ 402,000
Building Rehabilitation Program *	\$ 75,000
TOTAL	\$1,071,000

* To be funded solely from tax increment revenues.

The overall plan for public improvements of the development area consists of replacing worn sidewalks and curb with new material and adding a border of paving stone along the curb to the existing buck islands together with adding new street trees, tree grates, decorative coach lights, street furniture, paved pedestrian walkways and plan materials as outlined on Map C. The plan also includes redevelopment of two existing parking lots, including lot resurfacing and utility pole removal and development of one new parking lot. Earth berming and landscaping will be provided in accordance with Map C. The Plan also includes implementation of the Mill Race riverwalk and the implementation of the Building Rehabilitation Program.

It is estimated that all of the projects will be completed within the duration of this plan, ending in the year 2007."

4. Section II.H., Planned New Development, is amended to have the fifth project of Stage One read as follows:

"Establish Building Rehabilitation Program 1991"

5. Section II.M., Development Cost Estimates and Financing, is amended by adding the following sentence after the last paragraph, reading:

"The Building Improvement Program will be funded solely from tax increment revenues."

BE IT FURTHER RESOLVED THAT THE AUTHORITY:

1. Determines that the amended Plan constitutes a public purpose.
2. Determines that the amended tax increment financing plan contained within the amended plan is necessary to achieve the purposes of the Downtown Development Authority Act.
3. Determines that the amended plan meets the requirements of Section 14 and 17 of the Downtown Development Authority Act.
4. Determines that the amended plan meets the requirements of Section 19(c) through (h) of the Downtown Development Authority Act.
5. Determines that a Development Area Citizens Council is not necessary for the reason that less than 100 residents reside within the proposed development area.

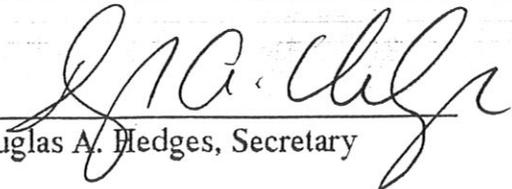
BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

YES: Spurr, Dorgan, Clarkson, Meles, Hill, Hart, Runnels.

NO: None.

ABSENT: Rapczynski, Phillips.

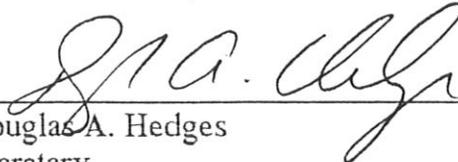
Resolution Declared Adopted - 7 to 0.


Douglas A. Hedges, Secretary

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the City of Plainwell Downtown Development Authority, County of Allegan, State of Michigan, at a meeting held on September 18, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Michigan Public Acts of 1976, including the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to time set for said meeting.

Dated: September 18, 1991



Douglas A. Hedges
Secretary

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

September 26, 1991

Dear Downtown Property Owner:

For the past several months, the Plainwell Downtown Development Authority has been putting together a program to help restore and repair dilapidated buildings within the downtown district. The Building Rehabilitation Program, as it is being called, is being designed to help downtown building owners make renovations to their properties with assistance and initial funding from the D.D.A. Under this program, the D.D.A. would contract to have the renovations completed, and the building owner would then repay the D.D.A. for the costs of those repairs.

In order for the D.D.A. to set up this program, they must make an amendment to their Development and Tax Increment Financing Plan. By law, the D.D.A. must notify all property owners within their district when amending their plan. This letter serves as that notice. As you may recall, the D.D.A. amended their plan earlier this past April and July.

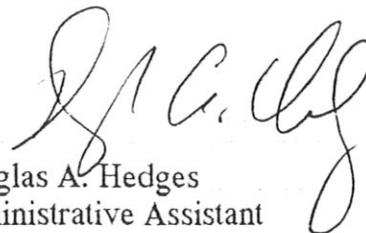
A public hearing regarding this amendment will be held at the *October 28, 1991* City Council meeting. This hearing will take place at *7:30pm* in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment, please feel free to call either one of us at 685-6821 or 685-8877, or stop by City Hall during normal business hours. Copies of the amendment are available for review at City Hall during this time also. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L. Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

Exhibit 24

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

September 26, 1991

Allegan County Treasurer's Office
County Building
P.O. Box 259
Allegan, MI 49010

To Whom It May Concern:

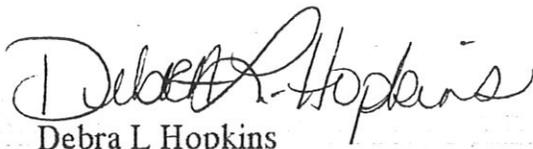
Plainwell's Downtown Development Authority has been in the process of developing a Building Rehabilitation Program to help restore dilapidated buildings within the downtown area. In order for the D.D.A. to be able to use tax increment revenues for this purpose, they must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this past April and July. Copies of this proposed amendment are available for review at City Hall.

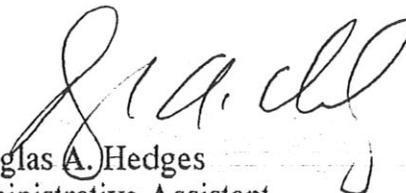
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

Exhibit 24

September 26, 1991

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

C.A. Ransom District Library
180 S. Sherwood Ave.
Plainwell, MI 49080

To Whom It May Concern:

Plainwell's Downtown Development Authority has been in the process of developing a Building Rehabilitation Program to help restore dilapidated buildings within the downtown area. In order for the D.D.A. to be able to use tax increment revenues for this purpose, they must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this past April and July. Copies of this proposed amendment are available for review at City Hall.

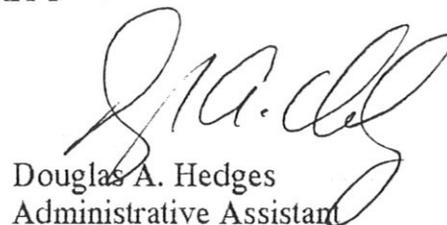
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L. Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

September 26, 1991

Allegan County Intermediate School District
310 Thomas St.
Allegan, MI 49010

To Whom It May Concern:

Plainwell's Downtown Development Authority has been in the process of developing a Building Rehabilitation Program to help restore dilapidated buildings within the downtown area. In order for the D.D.A. to be able to use tax increment revenues for this purpose, they must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this past April and July. Copies of this proposed amendment are available for review at City Hall.

A public hearing regarding this amendment will be held at the *October 28, 1991* City Council meeting. This hearing will take place at *7:30pm* in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment, please feel free to call either one of us at 685-6821 or 685-8877, or stop by City Hall during normal business hours. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

September 26, 1991

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

Plainwell Community Schools
Administrative Office
600 School Dr.
Plainwell, MI 49080

To Whom It May Concern:

Plainwell's Downtown Development Authority has been in the process of developing a Building Rehabilitation Program to help restore dilapidated buildings within the downtown area. In order for the D.D.A. to be able to use tax increment revenues for this purpose, they must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this past April and July. Copies of this proposed amendment are available for review at City Hall.

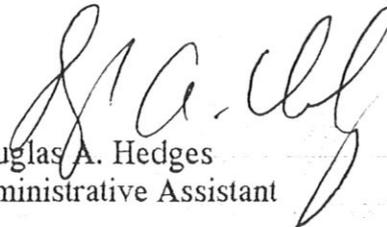
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Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

City of Plainwell

Exhibit 24

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

September 26, 1991

City of Plainwell
Office of City Clerk
141 N. Main St.
Plainwell, MI 49080

To Whom It May Concern:

Plainwell's Downtown Development Authority has been in the process of developing a Building Rehabilitation Program to help restore dilapidated buildings within the downtown area. In order for the D.D.A. to be able to use tax increment revenues for this purpose, they must amend their Development and Tax Increment Financing Plan.

By law, the D.D.A. must notify all taxing jurisdictions when it wishes to amend its Plan. This letter serves as that notice. You may recall that the D.D.A. amended their Plan earlier this past April and July. Copies of this proposed amendment are available for review at City Hall.

A public hearing regarding this amendment will be held at the *October 28, 1991* City Council meeting. This hearing will take place at *7:30pm* in City Hall. The Council at that meeting will decide upon this proposed amendment. You are welcome to attend this hearing and offer any comments you may have. Also, should you have any question regarding the amendment, please feel free to call either one of us at 685-6821 or 685-8877, or stop by City Hall during normal business hours. Enclosed with this letter is a copy of the published notice of the public hearing.

Sincerely,

CITY OF PLAINWELL
DOWNTOWN DEVELOPMENT AUTHORITY



Debra L Hopkins
Executive Director



Douglas A. Hedges
Administrative Assistant

Encl.

/dah

CITY OF PLAINWELL
NOTICE OF PUBLIC HEARING

141 N. MAIN ST.
PLAINWELL, MI 49080
PHONE: 616/685-6821

NOTICE IS HEREBY GIVEN that the Plainwell City Council will hold a public hearing at 7:30 p.m. on Monday, October 28, 1991 at Plainwell City Hall, 141 N. Main St., in the City of Plainwell on the Amended Development and Tax Increment Financing Plan proposed by the Downtown Development Authority for certain improvements in the Central Business District.

The existing project (development) area to which the Amended Plans apply is generally described as follows:

Land North of East Bridge Street and West Allegan Street (M-89), bounded on the North by the Kalamazoo River, on the West along the rear lot lines of those lots fronting on the West side of Cedar Street (now vacated), and on the East by the rear lot lines of those lots fronting Anderson Street. Also land South of East Bridge Street and West Allegan Street, beginning on the West boundary at the Mill Race; thence South along the East bank of the Mill Race to West Birdge Street; thence East to the West lot lines of those lots fronting on the alley lyihng west of Main Street; thence South the the South line of those lots fronting on Grant Street; thence North to Chart Street; thence East to the rear lot lines of those lots fronting on the East side of Anderson Street; thence North to East Bridge Street.

The Amended Plans provide for the creation of the Building Rehabilitation Program by the D.D.A. No families or individuals will be relocated pursuant to the Amended Development Plan. The Amended Plans, along with maps, plats, and a description of the Amended Development and Tax Increment Financing Plan, are available for public inspection during regular office hours in the office of the City Clerk at City Hall.

All aspects of the Amended Development Plan and Tax Increment Financing Plan will be open for discussion at the public hearing. The City Council will provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the Amended Plans. The hearing will provide for the fullest opportunity for expression of opinion, for argument on the merits and for introduction of documentary evidence pertinent to the Amended Plans.

Dated: October 2, 1991
Ruth A. King
City Clerk

RESOLUTION 91-26

CITY OF PLAINWELL

RESOLUTION APPROVING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN
FOR THE DOWNTOWN DEVELOPMENT AUTHORITY

At a meeting of the City Council of the City of Plainwell, County of Allegan, State of Michigan, held at the City Hall on Monday, October 28, 1991, there were:

PRESENT: Mayor Bates, Councilman Lawrence,
Councilwoman Snyder, and Councilman
Weymouth.

ABSENT: Mayor Pro-tem VanRavensway.

The following Resolution was offered by Councilman Weymouth and seconded by Councilwoman Snyder:

WHEREAS, pursuant to the provisions of Act. No. 197 of the Michigan Public Acts of 1976, as amended ("Act 197"), the Downtown Development Authority of the City of Plainwell (the "Authority") prepared a Development Plan and Tax Increment Financing Plan which was approved by resolution of the City Council of the City of Plainwell on December 9, 1985, and amended on March 10, 1986, April 22, 1991, and July 22, 1991; and

WHEREAS, the Authority has prepared and recommended amendments to the Development and Tax Increment Financing Plan (together the "Amendment") for the purpose of making certain improvements to the Central Business District; and

WHEREAS, the City Council has provided a reasonable opportunity to the taxing jurisdictions in which the development area is located to express their views and recommendations regarding the Amendment as required by Act 197; and

WHEREAS, a public hearing has been held on the Amendment following notice as required by Act 197; and

WHEREAS, the City Council has determined that it is in the best interests of the City to approve the Amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Plainwell hereby:

1. Approves the Amendment for adoption and implementation.

2. Determines that the Amendment constitutes a public purpose.
3. Determines that the Development Plan, as amended, meets the requirements set forth in Act 197 and that the Tax Increment Financing Plan, as amended, meets the requirements set forth in Act 197.
4. Determines that the proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.
5. Determines that the development is reasonable and necessary to carry out the purposes of Act 197.
6. Determines that the amount of captured assessed value estimated to result from adoption of the Plan is reasonable.
7. Determines that the land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan, as amended, and the purposes of Act 197.
8. Determines that the Development Plan, as amended, is in reasonable accord with the approved master plan of the City of Plainwell.
9. Determines that the public services, such as fire and police protection and utilities, are or will be adequate to service the development area.
10. Determines that any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Plainwell.
11. Determines that a development area citizens council is not necessary for the reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same hereby are, rescinded.

Upon a vote for the adoption of said Resolution, the vote was:

YEAS: Bates, Lawrence, Snyder, and Weymouth.
NAYS: none.
ABSENT: VanRavensway.

The Resolution was thereupon declared adopted.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Plainwell at a meeting held on October 28, 1991, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with Act. 267 of the Michigan Public Acts of 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least 18 hours prior to the time set for said meeting.


Ruth A. King
City Clerk

Dated: October 29, 1991