

Section 4  
Clinton Township Tax  
Increment  
Financing/Development Plan

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF  
CLINTON

DEVELOPMENT PLAN

AND

TAX INCREMENT FINANCING PLAN

**Approved by the Board of the Downtown Development Authority on April 2, 2003  
and amended April 22, 2003 for submittal to the Board of Trustees of the Charter  
Township of Clinton, Michigan.**

Approved by the Board of Trustees of the Charter Township of Clinton on \_\_\_\_\_, 2003  
subsequent to a public hearing held on April 21, 2003.

## INTRODUCTION

In order to prevent actual and potential deterioration of property values and to encourage economic activity and growth in the South Gratiot Corridor Commercial District, the Township established the DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF CLINTON pursuant to Public Act 197 of 1975 (PA 197) and an ordinance adopted by the Township Board of Trustees on July 15, 2002. The DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF CLINTON has identified specific sources of funding to finance the implementation of a comprehensive plan for regulatory changes, capital improvements, finance assistance, marketing and promotions efforts and special projects within the DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF CLINTON Development Area.

The Board of Trustees of the Charter Township of Clinton pursuant to the provisions of Act 197 of 1972, Public Acts of Michigan, Adopted Ordinance No. 338 to establish a Downtown Development Authority at a regular Board meeting held July 15, 2002. The ordinance became effective on August 8, 2002, and was filed with the Michigan Department of State on August 22, 2002.

The purpose of this Development Plan and Tax Increment Financing Plan (hereinafter the "Plan") is to describe regulatory changes, to provide for the acquisition, construction and financing of capital improvements (including necessary street lighting, sidewalk, streetscaping, parking, beautification and infrastructure improvements), to encourage and finance aesthetic improvements, land acquisition, and marketing and promotional activities, and other facilities and programs for the Development Area to carry out the objectives of the DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF CLINTON so as to prevent future deterioration of the Development Area while preserving it's unique character and promoting economic growth to the benefit of all businesses and taxing units located within and benefited by the Development Area.

DEVELOPMENT PLAN

Information required by section 17(2) of Act 197.

Section 17(2)(a)

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

The Boundaries of the Development Area shall be within the boundaries of the Charter Township of Clinton DDA District established by Ordinance No. 338 of the Township as designated in the legal description set forth below; these boundaries may be amended in the future and from time to time.

The Boundaries may be described generally as follows: The legal description of the Development Area shall be described in Section 17(2)(b) which are within the boundaries of the Charter Township of Clinton DDA District which may be amended from time to time.

*See the Boundary Map attached as Appendix (A).*

Section 17(2)(b)

**LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, INCLUDING LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.**

Existing Streets and Public Facilities

**Major thoroughfares:**

Gratiot Avenue  
14 Mile Road  
15 Mile Road  
16 Mile Road (Metropolitan Parkway)  
Quinn  
Harrington  
Wellington Crescent

Principal Public Facilities and Landmarks:

Clinton-Macomb Public Library – South Branch  
Clinton Township Police Department – Records Division  
Clinton Township Fire Station #1  
Clinton Township Fire Station #2

Land Uses

See the Land Use Map attached as Appendix (B).

Legal Description –

A legal description of the Development Area is as follows:

The land embraced by the Downtown Development Authority being a part of Clinton Township, Macomb County, Michigan is described as follows:

Beginning at the South 1/4 point of Section 34, T2N, R13E., thence S 89° 43'27" W 2008.44 feet; thence N 26° 53'29" E 448.40 feet; thence N 89° 39'21" W 287.48 feet; thence N 27° 31'03" E 728.87 feet; thence N 89° 39'25" E 760.11 feet; thence N 00° 53'52" W 118.71 feet; thence N 90° 00'00" E 36.00 feet; thence N 00° 53'51" W 143.02 feet; thence N 89° 59'10" E 205.40 feet; thence N 00° 22'55" W 306.00 feet; thence N 84° 19'03" E 107.76 feet; thence N 00° 22'55" W 124.51 feet; thence N 89° 37'01" E 175.00 feet; thence N 00° 23'03" W 170.00 feet; thence N 89° 37'10" E 140.00 feet; thence N 00° 23'00" W 136.00 feet; thence N 89° 37'25" E 35.00 feet; thence N 00° 22'51" W 176.48 feet; thence N 89° 48'32" E 127.34 feet; thence N 00° 33'35" W 458.66 feet; thence S 89° 46'59" E 153.90 feet; thence N 00° 11'00" W 1336.79 feet; thence S 89° 46'15" E 855.02 feet; thence N 00° 00'16" E 1384.26 feet; thence S 89° 47'58" E 528.40 feet; thence N 00° 02'39" E 753.57 feet; thence S 89° 55'44" E 331.65 feet; thence N 00° 01'43" W 1239.27 feet; thence S 89° 33'43" E 107.82 feet; thence N 00° 41'28" W 552.90 feet; thence S 84° 41'13" E 114.69 feet; thence N 00° 51'23" E 179.95 feet; thence N 84° 21'35" W 92.03 feet; thence N 22° 57'52" E 99.98 feet; thence N 83° 29'48" W 73.38 feet; thence N 23° 18'57" E 879.62 feet; thence S 86° 47'05" E 190.06 feet; thence N 02° 57'06" E 268.58 feet; thence S 88° 51'39" W 98.09 feet; thence N 23° 11'59" E 596.43 feet; thence N 89° 22'09" E 202.56 feet; thence N 00° 00'09" E 293.80 feet; thence S 88° 13'23" E 58.19 feet; thence N 01° 16'30" W 158.65 feet; thence N 60° 35'40" E 201.51 feet; thence N 89° 41'33" E 400.61 feet; thence N 00° 32'45" W 535.59 feet; thence S 89° 50'35" W 73.84 feet; thence N 00° 09'23" W 154.00 feet; thence N 89° 58'40" W 51.30 feet; thence N 00° 09'32" W 72.18 feet; thence N 89° 27'44" W 127.88 feet; thence N 23° 10'01" E 861.86 feet; thence S 88° 09'15" E 107.73 feet; thence N 00° 12'19" E 78.13 feet; thence N 87° 27'18" W 75.89 feet; thence N 23° 18'20" E 1280.42 feet; thence S 89° 50'41" E 398.82 feet; thence N 00° 55'08" W 274.05 feet; thence N 87° 58'53" E 356.61 feet; thence N 04° 32'32" E 1481.83 feet; thence S 65° 59'33" E 424.80 feet; thence N 04° 21'15" E 805.03 feet; thence N 36° 48'34" W 670.74 feet; thence S 23° 35'35" W 2561.79 feet; thence N 85° 47'38" W 677.81 feet; thence S 05° 57'09" W 401.63 feet; thence N 84° 22'34" W 342.76 feet; thence S 04° 15'09" W 616.72 feet; thence S 07° 26'37" W 306.76 feet; thence S 15° 16'02" W 173.64 feet; thence S 21° 05'11" W 173.52 feet; thence S 26° 51'29" W 170.88 feet; thence S 34° 59'08" W 313.72 feet; thence S 66° 28'26" E 448.78; thence S 24° 30'13" W 164.73 feet; thence S 55° 13'34" W 119.49 feet; thence S 78° 27'06" W 255.00 feet; thence S 64° 27'01" W 240.00 feet; thence S 34° 27'01" W 411.00 feet; thence S 89° 29'30" E 323.30 feet; thence S 23° 57'46" W 981.31 feet; thence S 66° 42'24" E 49.99 feet; thence S 23° 14'44" W 147.29 feet; thence S 89° 58'43" W 58.69 feet; thence S 22° 34'06" W 354.22 feet; thence S 89° 50'02" W 203.64; thence S 00° 14'16" E 81.94 feet; thence N 89° 57'48" E 45.00 feet; thence S 00° 14'17" E 130.02 feet; thence S 88° 53'21" E 35.56 feet; thence S 01° 52'27" E 352.14 feet; thence N 89° 46'51" W 32.27 feet; thence S 23°

06'25" W 330.31 feet; thence N 89° 35'15" W 226.35 feet; thence S 00° 21'54" W 356.19 feet; thence N 89° 28'08" W 38.51 feet; thence S 00° 20'08" W 274.94 feet; thence S 89° 04'39" E 76.39 feet; thence S 25° 37'22" W 437.03 feet; thence N 64° 40'40" W 23.92 feet; thence S 23° 16'51" W 159.95 feet; thence S 89° 51'50" E 164.20 feet; thence S 23° 15'30" W 55.43 feet; thence N 89° 58'48" W 431.13 feet; thence S 00° 18'44" E 172.48 feet; thence N 83° 47'45" W 668.73 feet; thence S 21° 08'04" W 1803.40 feet; thence S 00° 26'03" W 360.54 feet; thence N 89° 52'00" W 596.04 feet; thence S 00° 09'59" W 209.98 feet; thence S 89° 38'31" E 889.46 feet; thence S 00° 47'51" E 153.70 feet; thence S 89° 43'51" E 40.45 feet; thence S 00° 17'39" W 157.79 feet; thence N 89° 35'04" W 81.92 feet; thence S 00° 32'09" W 111.22 feet; thence N 89° 30'14" W 40.42 feet; thence S 00° 33'54" W 163.06 feet; thence N 89° 26'06" W 94.39 feet; thence S 00° 20'26" W 107.70 feet; thence N 89° 27'33" W 67.80 feet; thence S 00° 39'19" W 160.47 feet; thence N 89° 20'41" W 40.79 feet; thence S 00° 56'56" W 94.80 feet; thence N 89° 50'10" W 485.28 feet; thence S 00° 12'10" E 545.38 feet; thence N 89° 50'06" W 56.89 feet; thence S 00° 05'24" E 375.03 feet; thence N 89° 44'17" W 118.14 feet; thence S 00° 04'47" E 495.93 feet; thence S 89° 49'12" W 914.25 feet; thence S 00° 01'57" W 281.67 feet; thence S 89° 58'24" E 539.19 feet; thence S 00° 16'20" E 332.50 feet; thence N 89° 56'21" W 289.70 feet; thence S 02° 38'52" W 498.06 feet; thence N 89° 54'51" W 100.01 feet; thence S 00° 14'33" E 281.28 feet; thence N 89° 58'56" W 95.96 feet; thence S 00° 29'57" W 282.35 feet; thence N 89° 57'15" W 100.01 feet; thence S 00° 42'06" E 283.65 feet; thence N 89° 43'25" W 101.97 feet; thence S 00° 39'15" E 117.37 feet; thence N 89° 27'42" W 100.02 feet; thence S 00° 03'43" W 166.46 feet; thence N 89° 16'52" W 200.05 feet; thence S 00° 37'41" E 506.26 feet; thence N 88° 41'29" E 808.04 feet; thence S 89° 43'27" E 400.85 feet to the point of beginning.

Section 17 (2)(c)

**DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED, INCLUDING DESCRIPTION OF REPAIRS AND ALTERATIONS, AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.**

The DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF CLINTON plans to accomplish some or all of the following capital improvements over the life of the Plan; it is anticipated that all of these improvements, being in the nature of rehabilitation or reuse of existing property and improvements, will involve demolition, repair or alteration.

1. Street Lighting. A lighting program consisting of the installation of decorative, pedestrian oriented, low-level streetlights along the street frontage throughout the Development Area. Also, including street median lighting where necessary.
2. Road and Streetscape Improvements. Road and Streetscape improvements including rebuilding, resurfacing, or any similar improvements when deteriorated conditions would require such improvements. Also, the creation of designated nodes of street improvements, including but not limited to, decorative brick work, park benches and trash cans at main intersections and other focal points throughout the Development area.

3. Signage Improvements. Including all costs associated with redesign/replacement of the Township Entrance sign located at 14 Mile Rd. and Gratiot. Including an Identification Sign placed at the North section of the Development Area at the Mount Clemens border. Also, the addition of any type of signage deemed necessary in assisting motorists, pedestrians, residents and business owners throughout the Development Area.
4. Parking Improvements. Including any costs associated with developing any public parking lots, or parking structures that may become necessary within the Development Area. Also, the creation of programs to assist private developers/business owners in creating improved parking conditions throughout the Development Area.
5. Facade, Landscape and Greenbelt Improvements. Include adoption of programs encouraging the improvement of building facades within the specifications of DDA Design Guidelines (to be created) as well as the placement of additional landscaping by private property owners. This also includes DDA acquisition and planting of additional trees and other landscaping within the district as well as the purchase and placement of benches, trashcans and flowerpots to enhance areas within the District. Including planting of flowers and other landscaping at Township Entry points and key points throughout the Development Area. In addition, irrigation shall be installed at key points throughout the development area to support any new, or existing landscaping.
6. Moving/elimination of Electrical Equipment and Transmission Wires. This would include working with Detroit Edison to minimize the unsightly appearance of transformers located in highly visible area, reduce the number of overhead transmission wires along all development area streets or otherwise minimize the unsightly appearance of such wires. This would also include moving underground cables to facilitate transformer and or wire relocations.
7. Decorations. Including placing and maintaining decorative lighting in trees throughout the Development Area, also any decorations to identify changes in seasons, major holidays, or any special events.
8. Land Acquisition. Including the purchase, or lease of any property that may be of use to the DDA for parking, open/public space, parkland, public facilities or any other similar use that may benefit the DDA. Land may also be purchased and parcels assembled to be sold to investors for private development. Any proceeds from such sales would be held in a Land Revolving Fund and used for additional property acquisition, or to fund improvements to the Development Area as the Board sees fit. When necessary, the DDA may work with the Township Brownfield Redevelopment Authority in efforts to purchase and remediate any

environmentally contaminated property that may be located within the Development Area.

9. Marketing & Promotions. To include all costs associated with implementing programs to market, advertise and promote the South Gratiot Area. This also may include the hiring of consultants to prepare and/or execute plans.
10. Allowance for Plans & Consultants. The DDA, from time to time, may deem it necessary to hire consultants to assist in the preparation, and/or to prepare plans to achieve the economic development goals of the DDA.

Section 17(2)(d)

**LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS AND ESTIMATED TIME FOR COMPLETION.**

1. Street Lighting. Currently, Gratiot Avenue is being studied for Low Level Lighting and median lighting projects. These projects will be completed as funds and or financing become available. Estimates at this time are expected to exceed \$500,000.
2. Road and Streetscape Improvements. Including the installation and maintenance of sidewalks estimated to cost between \$50,000 to \$100,000. Presently planned improvements include the creation of designated nodes of street improvements, including but not limited to, decorative brick work, park benches and trash cans at main intersections and other focal points throughout the Development area, which are estimated to exceed \$750,000. These projects will be completed as funding, and or financing become available.
3. Signage Improvements. Costs of installation of new Township Entrance Signs at South and North entry points are estimated to exceed \$75,000. Other signage improvements to include, but not limited to, directional signs that are estimated to not exceed \$10,000. These projects will be completed as funding, and or financing become available.
4. Parking Improvements. As Development area parking needs grow, creating new parking through property acquisitions and or construction of decks may be necessary. The DDA will conduct future parking studies to deem the necessity of such parking needs. A study of evaluating current conditions and necessary improvements is estimated to cost \$15,000. Parking studies and projects will be completed as funding, and or financing become available.



5. Facade, Landscape and Greenbelt Improvements. The appearance of individual buildings establishes the visual character of a business district and plays a major role in the overall appearance of the downtown and the marketing success of the business district. The DDA will establish programs to encourage building owners to renovate their buildings in a way that does not limit architectural variety, but rather that encourages designs that will respect existing buildings and strive for visual harmony with the existing character of the street. Program cost estimate to start at \$10,000. Several key areas have been targeted for landscaping improvements, including the key intersections of 14 Mile and Gratiot, 15 Mile and Gratiot, 16 Mile and Gratiot, Gratiot and Remick and along the length of the Gratiot Avenue median. Landscape improvements will be detailed in a Landscape Plan created in the future. Currently, the proposed plan will include provisions for new trees, shrubbery, flowering plants and installing irrigation at key areas throughout the Development Area. Landscaping improvements are expected to exceed \$500,000, however, this figure could change greatly depending on the depth of the Landscape Plan that is created. The maintenance of existing landscaping will also be necessary. Currently, the Township is reimbursed by MDOT for maintaining the median, however, this does not cover all necessary costs. Maintenance of existing landscaping is expected to exceed \$25,000. These projects will be completed as funding, and or financing become available.
6. Moving/elimination of Electrical Equipment and Transmission Wires. There are several areas throughout the Development Area with unsightly and aging overhead wires. A plan is being created in conjunction with Detroit Edison to find the best and most feasible way to eliminated these overhead wires. Current cost estimates of removing overhead wires throughout the district are estimated to exceed \$50,000. Overhead wires will be removed as funding and or financing becomes available.
7. Decorations. Decorations will include tree lighting, and any decorations to identify changes in seasons, major holidays and special events. Decorations are expected to exceed \$10,000 and will be completed as funding, and or financing become available.
8. Land Acquisition. When parcels throughout the Development Area become available and such acquisitions would meet the objectives of the DDA the board would consider the purchase of these parcels. This would also be based on the availability of funds for this purchase. At present, estimates would show that any single acquisition should not exceed \$2,000,000.
9. Marketing and promotions. Many different plans and marketing programs may become necessary for the DDA to carry out its goal of revitalizing the South Gratiot Area. The first priority is to conduct a Market Analysis and determine

the strengths and weaknesses of the Gratiot Corridor. Plans, studies and/or programs should not individually exceed \$50,000. These projects will be completed as funds become available, and may also be funded by, or in conjunction with Community Development Block Grant (CDBG) funds.

11. Allowances for Plans & Consultants. The DDA, from time to time, may deem it necessary to hire consultants to assist in the preparation, and/or to prepare plans to achieve the economic development goals of the DDA. Costs associated with Plans, studies, or services to be provided by consultants will be evaluated on an as needed basis and will follow all Township policies. Currently, no plans or services are expected to exceed \$100,000.

Section 17(2)(e)

**STAGES OF CONSTRUCTION AND ESTIMATED TIME OF EACH STAGE**

The Charter Township of Clinton DDA will seek to accomplish the capital improvement goals of the Plan over time. These projects will be undertaken on a needs and funding availability basis. Anticipated time frame for noted projects are as follows:

Flower and Landscaping Program – Annually over the life of the Plan and as funds are available.

Street & Sidewalk Improvements – Annually repair or replace as is warranted.

Tree Lighting Program – Annually over the life of the Plan.

Low Level / Median Street lighting – Gratiot – Within 5 years or as funds become available.

Tree Replacement Program – Over the life of the Plan as demanded by growth.

Parking Improvements – as needed over the life of the Plan as funds become available.

Landscaping of Township Entry Points – As funds become available over the life of the Plan.

Land/Building Acquisitions – As building/parcels and funding becomes available.

Transformer Relocation – As needed as funds become available.

Overhead wire removal – As funds become available over the life of the Plan.

Signage Improvements – As funds become available over the life of the Plan.

Section 17(2)(f)

PARTS OF DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTMEPLATED FOR SUCH SPACE.

There are currently no major areas of open space located within the Development Area, however, the Charter Township of Clinton Downtown Development Authority may acquire property within the Development Area from time to time and designate this property as open space.

Section 17(2)(g)

PORTIONS OF THE DEVELOPMENT AREA WHICH THE CHARTER TOWNSHIP OF CLINTON DOWNTOWN DEVELOPMENT AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE TOWNSHIP AND PROPOSED TERMS.

The CHARTER TOWNSHIP OF CLINTON DOWNTOWN DEVELOPMENT AUTHORITY may sell, donate, exchange or lease property to the Township in furtherance of its public purposes set forth herein. Such conveyances shall be structured so that the Charter Township of Clinton DDA receives value for such conveyance, which is proportional to the value that the Charter Township of Clinton DDA has invested in such property.

The Township may sell, donate, exchange or lease property to Charter Township of Clinton DDA on such terms as the Township shall deem appropriate.

Section 17(2)(h)

ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

Zoning changes may be required from time to time to achieve new development in the Development Area. An "overlay zone" may be established by ordinance to prescribe special regulations to be applied to a site in combination with the existing, primarily B-3 Business District. This may allow for greater flexibility in new development, and redevelopment, in addition to the ability to create a unique set of development and design guidelines for the Development Area.

*See Clinton Township Zoning Map attached as Appendix C.*

Utility changes will include the moving or replacing of electrical transformers and electric transmissions wires to the extent feasible.

Streets, street levels and intersections are not anticipated to be changed at this time, however, projects may come forth in the future which may require consideration of any or all of these changes.

Section 17(2)(i)

**ESTIMATE OF COST OF DEVELOPMENT, STATEMENT OF PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE CHARTER TOWNSHIP OF CLINTON TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY TO ARRANGE THE FINANCING.**

The total cost of the economic development programs and projects set forth in the Development Plan, the administrative costs associated with design of the development and financing costs is estimated to not exceed the amount submitted to the Township Board. Pursuant to Act 197, the costs of development may be financed by donations received by the Charter Township of Clinton DDA, proceeds of a tax imposed pursuant to Section 12 of Act 197, revenue bonds issued pursuant to Act 94 or 1933, as amended, general obligation bonds issued by the Township in amounts limited in amount by a percentage of the anticipated tax increment revenues and other revenues available for payment of debt service on such bonds, tax increment bonds issued by the Charter Township of Clinton DDA pledging solely the tax increments and other revenues of the Charter Township of Clinton DDA, proceeds of a special assessment district created as provided by law and money obtained from other sources approved by the governing body.

Table 1, which follows, indicates the sources of income available to the Charter Township of Clinton DDA to pay the costs of the development and the estimated amounts of each source for the next 15 years, based on taxable value and captured assessed value of real and personal property located within the Development Area, assuming annual growth in the Development Area at a rate of 3.5% on real and personal property.

TABLE 1  
Revenue Projections

Year	Current Taxable Value	Captured Taxable Value	Aggregate Millage Levied	Tax Increment Revenue
2002	\$64,912,885		(Base Year – “Initial Assessed Value”)	
2003	\$67,181,098	\$2,268,213	.0187785	\$42,593.63
2004	\$69,532,436.43	\$4,619,551.43	.0187785	\$86,748.24
2005	\$71,966,071.70	\$7,053,186.70	.0187785	\$132,448.26
2006	\$74,484,884.20	\$9,571,999.20	.0187785	\$179,747.78
2007	\$77,091,855.14	\$12,178,970.14	.0187785	\$228,702.79
2008	\$79,790,070.06	\$14,877,185.06	.0187785	\$279,371.21
2009	\$82,582,722.51	\$17,669,837.51	.0187785	\$331,813.04
2010	\$85,473,117.79	\$20,560,232.79	.0187785	\$386,090.33
2011	\$88,464,676.91	\$23,551,791.91	.0187785	\$442,267.32
2012	\$91,560,940.60	\$26,648,055.60	.0187785	\$500,410.51
2013	\$94,765,573.52	\$29,852,688.52	.0187785	\$560,588.71
2014	\$98,082,368.59	\$33,169,483.59	.0187785	\$622,873.14
2015	\$101,515,251.40	\$36,602,366.40	.0187785	\$687,337.53
2016	\$105,068,285.10	\$40,155,400.10	.0187785	\$754,058.18
2017	\$108,745,675.00	\$43,832,790.00	.0187785	\$823,114.04
<b>Total TIF Revenue</b>				<b>\$6,058,164.71</b>

The non-capital costs of regulatory changes, financial assistance, marketing and promotion and other programs may be financed from revenues received by the Charter Township of Clinton DDA. Capital Projects may be financed from revenues received by Charter Township of Clinton DDA or from proceeds of various types of bond issues either separately or in combination and either immediately or in phases, depending on the type of financing vehicle used. Following are described the various available methods of financing the Charter Township of Clinton DDA may seek to use.

**Limited Tax General Obligation Bonds of the Township:** Section 16(1) of Act 197 permits the Township to issue general obligation bonds supported by the estimated tax increment revenues.

**Special Assessment/General Obligation Bonds of the Township:** The Township may also issue special assessment bonds alone or in combination with general obligation bonds to finance all or part of street and alley improvements, sidewalks, lighting and parking improvements. The size of such bond issues would depend on and is limited by the

projects included within such bond issues and the portion of each such project to be financed from special assessments and the portion, if any, to be financed from general funds. Payment of such special assessment bonds would be from the proceeds of the special assessment rolls consisting of the property specially benefited by the project. Payment of the general obligation bonds would be from general funds of the Township derived from the proceeds of taxes levied upon all property within the Township.

Authority Bonds: Section 16(2) of Act 197 permits the Charter Township of Clinton DDA to issue its bonds supported by the estimated revenues available to the Charter Township of Clinton DDA from the tax increments and any other revenues available to the Charter Township of Clinton DDA, but may not be supported by the full faith and credit pledge of the Township.

Any bonds to be sold must be mutually approved by both the Township Board and Downtown Development Authority Board and included in the yearly Budget submitted to the Township Board for approval.

**Section 17(2)(j)**

**DESIGNATION OF PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENTS IS TO BE LEASED, SOLD OR CONVEYED.**

Property within the Development Area may be leased, sold or otherwise conveyed to a person or persons, natural or corporate, from time to time in furtherance of the economic development goals and objectives of this Plan.

**Section 17(2)(k)**

**PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING ALL OR ANY PORTION OF THE DEVELOPMENT.**

The Charter Township of Clinton DDA shall abide by the applicable laws, ordinances and rules that regulate the leasing, purchasing or conveying of property and equipment that would otherwise apply to the Township.

Section 17(2)(l)

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

80 people are estimated to reside in the Development Area. At this time no families, individuals or businesses will be displaced by any current proposed projects within this Plan.

Section 17(2)(m)

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

Any families, individuals or businesses that may be displaced as a result of property acquisitions and clearance activities in future projects will be identified and relocated in accordance with the Charter Township of Clinton relocation practices. Families, individuals or businesses will be given priorities in any Township owned or operated project.

Section 17(2)(n)

**PROVISIONS FOR THE COST OF RELOCATING THOSE 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 91-546, 42 U.S.C. SECTIONS 4601, ET SEQ.**

The DDA will provide financial assistance and reimbursement of expenses incurred by those families, individuals or businesses with are displaced by acquisition and clearance activities. The Charter Township of Clinton, acting on behalf of the Charter Township of Clinton DDA will provide any technical relocation assistance necessary to insure that all displaced businesses are reasonably and adequately relocated in building facilities and sites located in other sections of the Development District or the Township at least equal to the locational advantages now offered at their present location. The amounts and types of financial assistance and reimbursement expense payments to be provide to each displacee will be determined in accordance with the standards and provisions of the Township's Relocation Policy.

Section 17(2)(o)

**PLAN FOR COMPLIANCE WITH ACT 227 OF 1972, BEING SECTIONS 213.321-213.332 OF MICHIGAN COMPILED LAWS.**

The relocation of any families, individuals or businesses shall also be carried out in accordance with the statutory requirement and provisions of the State of Michigan Act No. 227 of the Public Acts of 1972.

The Charter Township of Clinton, acting on behalf of the Charter Township of Clinton DDA, shall establish and implement a relocation assistance advisory program to assist displacees in obtaining and becoming reestablished in comparable facilities elsewhere in the community. The specific types of relocation advisory assistance to be provided to each displacee may include, but not limited to, personal contact and consultation on technical services available, eligible relocation expenses and current information on comparable facilities available elsewhere in the Township.

Section 17 (2)(p)

**OTHER PERTINENT MATERIAL**

The DDA intends to finance its activities from all the sources listed in Sec.11 of Act 197 to the extent applicable. The DDA Board shall have the power to accomplish the objectives and purposes of Act 197 and may exercise all of the powers granted under, and enter into contracts as contemplated by, Sec. 7 of Act 197 to accomplish those objectives and purposes.



## TAX INCREMENT FINANCING PLAN

Information as required by Section 14(2) Public Act 197.

Tax increment revenue to be transmitted to the Downtown Development Authority of the Township of Clinton is generated when the current assessed value of all properties within a development area exceeds the initial assessed value of the properties. The initial assessed value is defined in PA 197 as the assessed value of all taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment finance 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. The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current assessed value exceeds the initial assessed value, including real and personal property, is defined as "captured assessed value." The tax increment revenue transmitted to the Downtown Development Authority of the Charter Township of Clinton results from applying the total tax levy of all taxing units within the development area to be the captured assessed value.

Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following:

- a. Construction of new developments occurring after the date establishing the "initial assessed value."
- b. Construction of new rehabilitation, remodeling alterations, or additions occurring after the date establishing the "initial assessed value."
- c. Expiration of industrial and commercial property tax abatements and return of abated property to the ad valorem roll.
- d. Increased in property values that occur for any other reason.

Tax increment revenues transmitted to the Downtown Development Authority of the Charter Township of Clinton can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Development Plan, or can pledge debt service on general obligation tax increment bonds issues by the municipality or tax increment revenue bonds issued by the Downtown Development Authority of the Charter Township of Clinton.

If bonds were to be sold, and should actual tax increment revenues fall below projections, any previous accumulated revenue would be devoted to retirement of the bonds. Any tax revenues collected in excess of estimates will be used to pay current debt service on any bonds issued under the Plan and to pay or provide for payment by deposit into an improvement fund of development costs described in the Development Plan. Bonds

issued pursuant to PA 197 are subject to the Michigan Municipal Finance Act and may not mature in more than thirty (30) years. If tax increment revenues are insufficient for any reason, The Michigan Municipal Finance Act provides that if the bond issued has been approved by the electors of the municipality, the municipality must meet debt service requirements from its general fund, and, if necessary, levy whatever additional taxes are required, subject to existing constitutional, statutory and charter tax limitations. If the bond issue has not been approved by the electors, meeting debt service requirements becomes a first budget obligation of the general fund.

The Downtown Development Authority of the Charter Township of Clinton may expend tax increment revenues only in accordance with the tax increment finance plan. The Tax increment finance plan may be modified upon approval of the governing body after notification and hearings as required by PA 197. When the Township Board of Trustees finds that the purposes for which the plan was established have been accomplished, the Board may abolish the plan.

#### MAXIMUM INDEBTEDNESS AND DURATION OF THE PLAN

The maximum amount of bonded indebtedness to be incurred under this Plan is \$5,000,000, plus any associated costs of issuance and of engineers, architects, and attorneys. The maximum duration of the Plan is May 26, 2017.

#### ESTIMATED IMPACT ON ALL TAXING JURISDICTIONS

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development Area for proposed of the Development Plan.

The Downtown Development Authority of the Charter Township of Clinton proposes to strengthen the Development Area and to prevent stagnation and deterioration in property values. This is to be accomplished by using the tax revenues generated in the Development Area to make public improvements and induce private investment and redevelopment to encourage greater consumer activity, as well as maintain a strong commercial retail and office market.

As provided by PA 197, tax revenues generated from within the Development Area prior to the adoption of this tax increment financing plan will continue to be distributed to all taxing jurisdictions during the duration of this plan. Upon completion of this Tax Increment Financing Plan, all additional tax revenues having been captured by the Downtown Development Authority of the Charter Township of Clinton will be distributed proportionately to the taxing jurisdictions.

It is anticipated that the public improvements proposed for the Development Area and the private investment and improvements they induce will provide long term stability and growth in the Development Area. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the economic well being of the Development

Area for stability and growth. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time the Tax Increment Financing Plan is completed; and increases in property valuation throughout the entire community.