

**Village of Mancelona  
Downtown Development Authority  
Antrim County, Michigan**

**RESTATED and AMENDED  
DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN  
2020**



**ADOPTED  
August 11, 2020**





Village of Mancelona  
Antrim County, Michigan  
Downtown Development Authority

AMENDED and RESTATED DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN

Adopted 08-11-2020  
Effective 08-11-2020

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## BACKGROUND AND PURPOSE

### **Purpose of the Tax Increment Financing Act (replacement to Downtown Development Authority Act)**

Act 57 of Public Acts of 2018 of the State of Michigan, referred to as the Tax Increment Authority Act, incorporates PA 57 of 2018, formerly referred to as the Downtown Development Authority Act. Part 2 of PA 57 of 2018, contains the provisions for Downtown Development Authorities.

Downtown Development Authorities were created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the Authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas, and encourage new private developments in the downtown districts of Michigan communities. It aims to accomplish this goal by providing communities with the necessary legal, monetary, and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects.

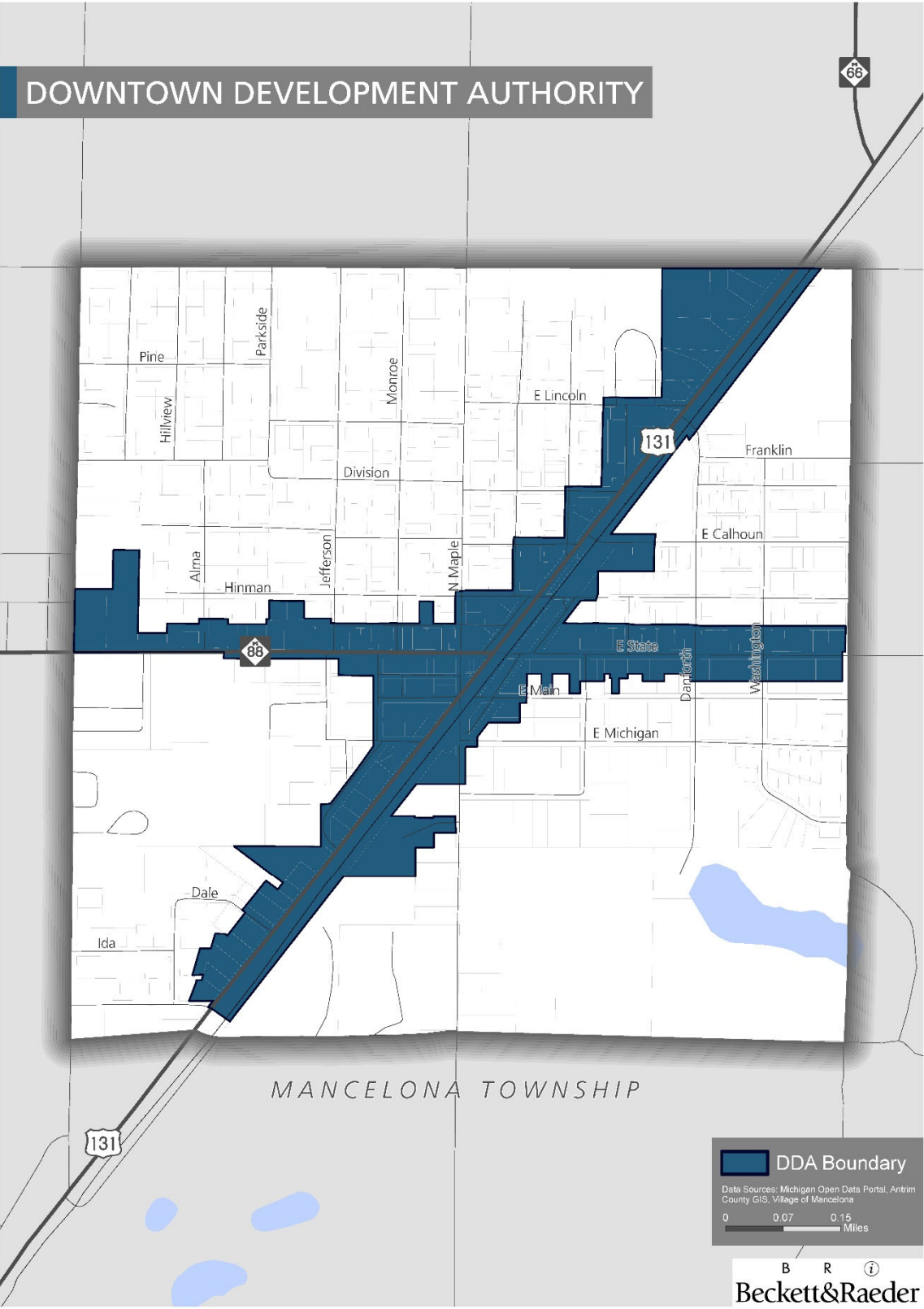
### **Creation and Continuance of the Mancelona Downtown Development Authority**

On July 12, 1994, the Village of Mancelona adopted Ordinance #74, establishing the Mancelona Downtown Development Authority (“DDA”). In 1996, the Mancelona Downtown Development Authority commissioned the preparation of the “The Development and Financing Plan for the Downtown Development District,” which was adopted by the Village of Mancelona Board through ordinance 81, effective May 29, 1996. The 1996 Plan, unless amended and restated, will expire in 2025.

### **Basis For The Development Plan and Tax Increment Financing Plan**

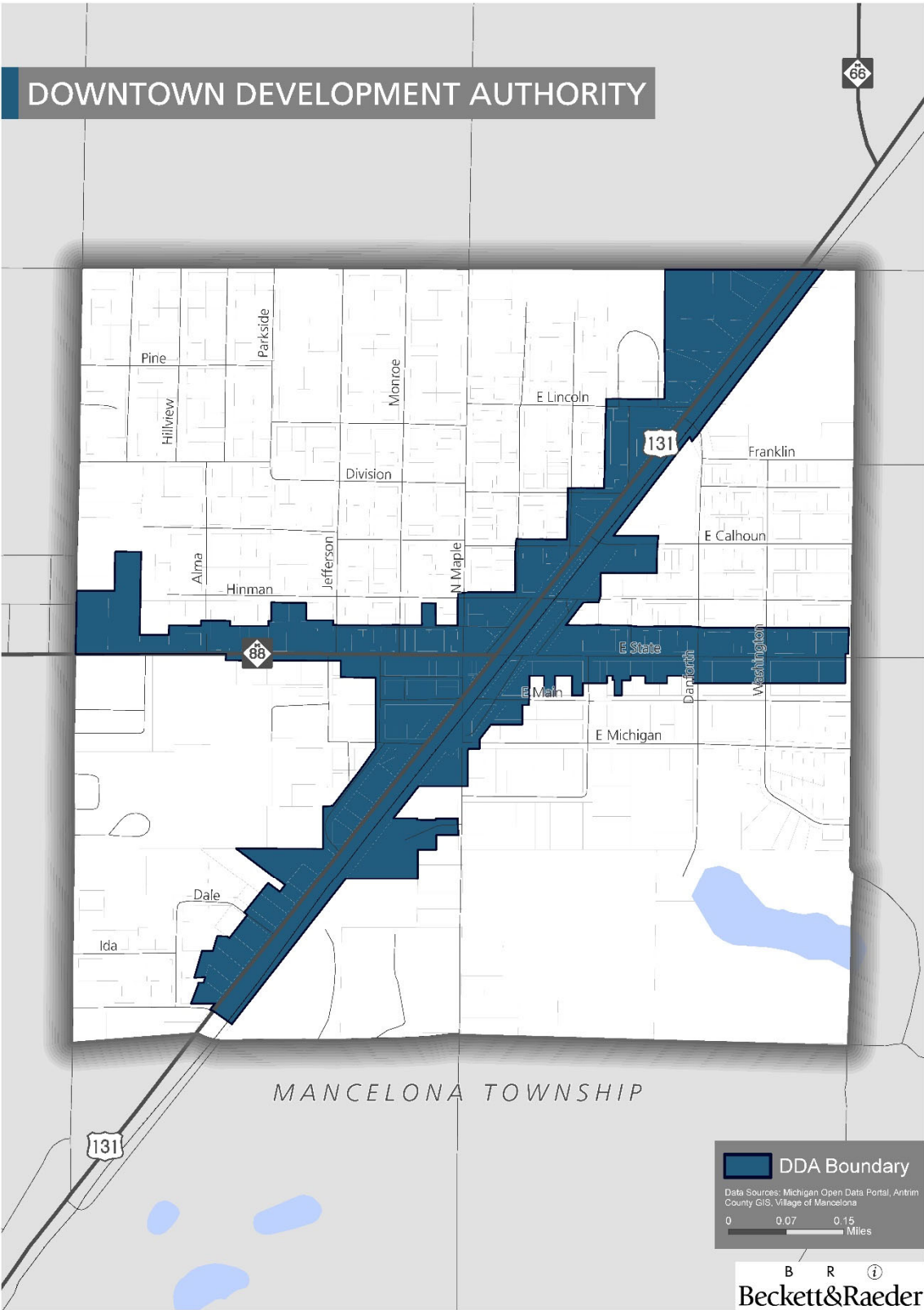
Act 57 of Public Acts of 2018 which replaced Act 57 of Public Acts of 2018, the Downtown Development Authority Act (“Act 57”), provides the legal mechanism for local officials to address the need for economic development and the reversal of property deterioration in the Village’s business district. In the Village of Mancelona, the DDA district incorporates the commercial and several residential properties along Williams Street (US-131), State Street, Howard, and West Main. (refer to Map 1)

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a "downtown district" as being in a business district that is specifically designated by ordinance of the governing body of the municipality and a "business district" as being an area in the downtown zoned and used principally for business. Tax increment financing can be used to provide the necessary funds for project implementation. 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 downtown district. The legal basis of support for the Development Plan and Tax Increment Financing Plan is detailed in Act 57 of the Public Acts of 2018.



**Map 1**  
 Village of Mancelona  
 DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT  
 Established July 1994





**Map 2**  
 Village of Mancelona  
 DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN BOUNDARY

## GENERAL DEVELOPMENT PLAN FOR THE MANCELONA DDA

The need for establishing the Mancelona Downtown Development Authority (referred to as "DDA District") is founded on the basis that the future success of Mancelona's efforts to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues. Map 1 shows the geographic limits of the Mancelona Downtown Development Authority effective as of July 1994. The Development Area District or boundary (*Map 2*) must be equal to or less than the geographic limits of the Downtown Development Authority District.

The Development Plan envisions the integration of public and private land uses as a method of strengthening the economic base of the Development Area. This will be accomplished by improving the public infrastructure adjacent to existing private development and assisting in the redevelopment of properties. Specifically, the Downtown Development Authority plans to utilize four distinct approaches to the revitalization and enhancement of the commercial base.

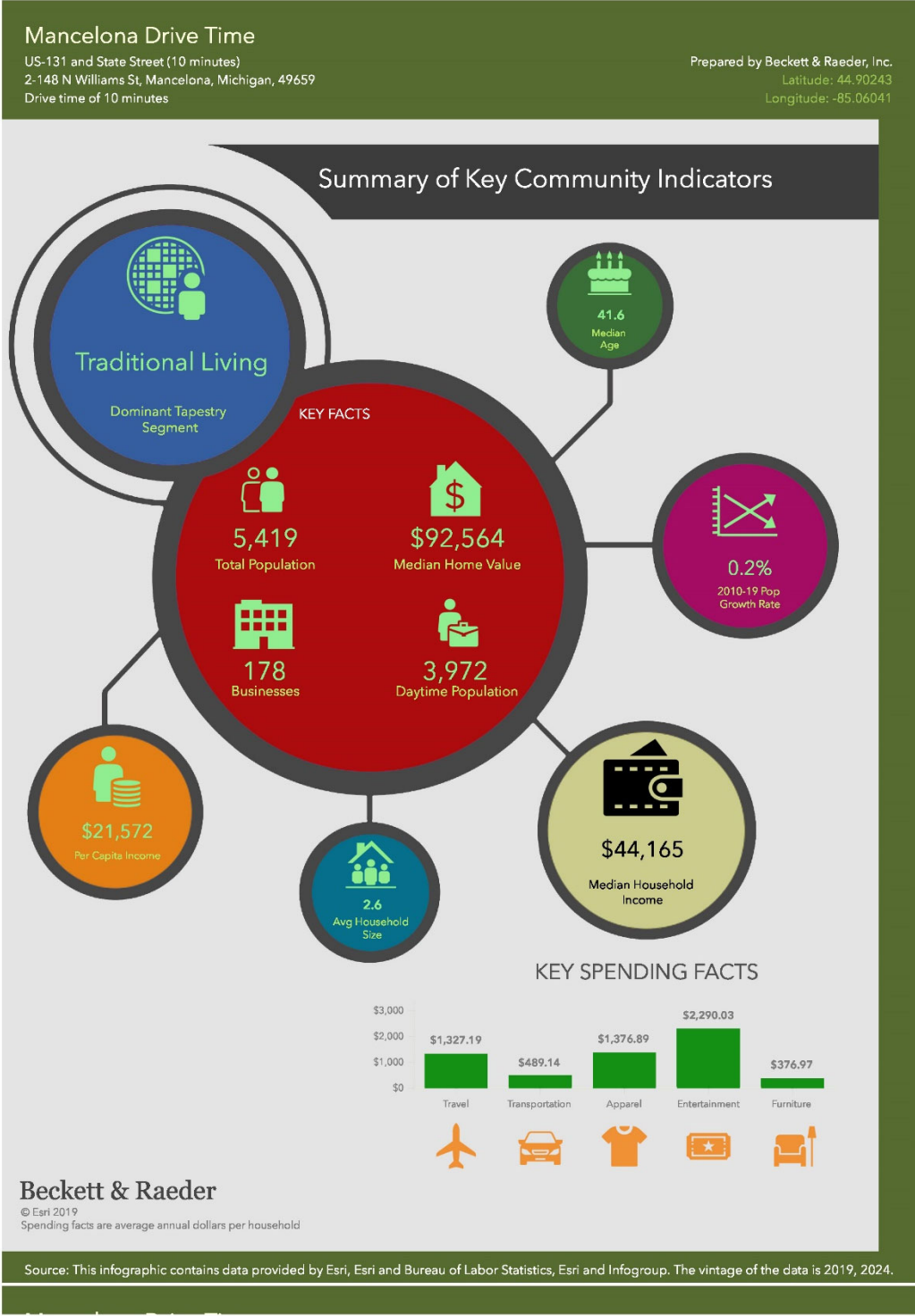
1. The first strategy is to improve the appearance of the district through public improvements such as the installation of the streetscape, improvements to alleys, special events areas, and parks, and plazas.
2. The second strategy is to work with property owners to improve the use, appearance, and preservation of their buildings.
3. The third strategy is to assist local business and property owners through the use of low-interest loans, merchants retention programs, and coordinated advertising, promotion, and marketing.
4. The final strategy is the acquisition and demolition of abandoned or functionally obsolete buildings.

### Market Snapshot

The Village of Mancelona business district is located along the US-131 corridor, which accommodates approximately 10,900 average daily vehicle trips. The Village is distant enough from other regional communities that it has its local retail market, as noted in the table below.

**Table 1**  
Geographic Location from Other Communities

Community	Population	Distance from Mancelona	Retail Presence
Petoskey	5,724	38	Major Big Box Retailers; Downtown
Traverse City	15,515	36	Major Big Box Retailers; Downtown
Gaylord	3,450	25	Major Big Box Retailers; Downtown
Kalkaska	2,062	13	Northland Foods Shopping Center



**Figure 1**  
 10-Minute Drive Time (Intersection of US-131 and State Street)  
 SUMMARY OF KEY COMMUNITY INDICATORS  
 Source: ESRI Business Analyst, Infogroup. ESRI 2019 Updated Demographics.

A local retail market was generated using a 10-minute drive-time. The 10-minute drive-time market assumes that convenience goods and services are local purchases, and significant purchases such as appliances, furniture, clothing, shoes, etc. are either regional or Internet-based purchases. Table 3 enumerates the market potential for the 10-minute drive-time.

The retail potential is derived by dividing the retail market potential dollar volume by the retail sales per square foot and then discounting that amount for anticipated capture rate for the local market. Table 2 denotes the average retail sales per square foot by retail store type. Based on this information, a conservative retail sales per square foot was estimated at \$300.

**Table 2**  
Sales per Square Foot

	Sales per Square Foot	
HomeGoods	\$	331
Old Navy	\$	325
Gap	\$	321
<b>Mancelona Market</b>	—————→ \$300 SqFt	
Urban Outfitters	\$	294
Five Below	\$	274
99 Cents Only	\$	268
Bed Bath & Beyond	\$	238
West Marine	\$	230
Famous Footwear	\$	215
Dollarama	\$	213
Big 5 Sporting Goods	\$	212
Leon's Furniture	\$	208
Tractor Supply	\$	208
Dollar General	\$	184
La-Z-Boy	\$	181
Michaels Stores	\$	171
Destination XL	\$	169
Dollar Tree	\$	158
Pier 1 Imports	\$	138
Dressbarn	\$	129

Source: eMarketer 2018

Using a factor of \$300 per square foot, the Mancelona 10-minute drive-time market has potential retail sales of \$46,000,000, not including restaurants/other eating places, and foodservice and drinking establishments could support 153,000 square feet of retail sales. In turn, if 15% of the transactions could be captured within the Mancelona market, this would render approximately 23,000 square feet of retail space. Considering that the same market has \$2,026,000 of restaurants/other eating places potential, this equates to another 10,000 square feet of restaurant and foodservice potential.

**Table 3**  
10-Minute Drive-Time Market for Downtown Mancelona

2017 Industry Group	Dollars (\$)	
Automobile Dealers	8,037,061	<b>RETAIL POTENTIAL</b>
Motor Vehicle & Parts Dealers	7,926,868	
Department Stores Excluding Leased Depts.	4,846,437	
General Merchandise Stores	4,507,572	
Health & Personal Care Stores	2,254,786	
Clothing & Clothing Accessories Stores	2,181,342	
Bldg Materials, Garden Equip. & Supply Stores	2,144,454	
Restaurants/Other Eating Places	2,026,014	
Bldg Material & Supplies Dealers	1,840,650	
Food Services & Drinking Places	1,813,406	
Clothing Stores	1,490,842	
Electronics & Appliance Stores	1,410,375	
Miscellaneous Store Retailers	1,221,888	
Other Motor Vehicle Dealers	1,040,532	
Other Miscellaneous Store Retailers	976,857	
Nonstore Retailers	909,572	
Sporting Goods, Hobby, Book & Music Stores	904,161	
Furniture Stores	880,856	
Sporting Goods/Hobby/Musical Instr Stores	722,322	
Electronic Shopping & Mail-Order Houses	680,819	
Jewelry, Luggage & Leather Goods Stores	365,695	
Lawn & Garden Equip & Supply Stores	356,979	
Shoe Stores	324,805	
Book, Periodical & Music Stores	181,839	
Direct Selling Establishments	178,697	
Office Supplies, Stationery & Gift Stores	177,839	
Specialty Food Stores	177,035	
Special Food Services	136,572	
Florists	80,150	
Used Merchandise Stores	10,068	
Furniture & Home Furnishings Stores	(25,322)	
Other General Merchandise Stores	(338,865)	
Drinking Places - Alcoholic Beverages	(349,181)	
Home Furnishings Stores	(818,841)	
Auto Parts, Accessories & Tire Stores	(828,214)	
Beer, Wine & Liquor Stores	(1,150,687)	
Grocery Stores	(6,077,542)	
Food & Beverage Stores	(7,051,194)	
Gasoline Stations	(22,704,609)	

Source: ESRI Business Analyst, Infogroup. ESRI 2019 Updated Demographics.

It appears from the Market Snapshot that there is the market potential for a restaurant, microbrewery, taproom with pub food, health, and personal care store, sporting and hunting goods, and clothing and accessories store.

Further, to leverage the retail and restaurant potential, efforts to maintain the appearance of the downtown district is encouraged, as well as historically-appropriate renovations to downtown buildings. Although not included in the Market Snapshot, upper floor residential living is strongly recommended.

Lastly, there is an opportunity for the DDA to become proactive in the acquisition, renovation, and leasing of buildings in the downtown area. This strategy permits the DDA to serve as a public developer, underwriting the cost of acquisition and renovation, which lowers the rent for new businesses and smooths out the risk. Amendments to the former DDA Act, PA 197 of 1975, (now PA 57 of 2018) permitted DDA to take a more active role in securing and renovating building to create incubator space for businesses.

## **DEVELOPMENT PLAN**

### **1A. Designation of Boundaries of the Development Area**

The Development Area boundary is located within the jurisdictional limits of the Village of Mancelona and the Village of Mancelona Downtown Development Authority. The Village of Mancelona established the Downtown Development Authority pursuant to Act 197 of 1975 (later revised by Act 57 of 2018) through adoption and publication of Ordinance #74 in 1994. The Development Area boundary is illustrated below and is generally described as incorporating all public and private real estate within the Downtown Development District boundary.

### **1B. Legal Description of the Development Area**

The downtown development authority shall exercise its powers and duties within the downtown development district, Village of Mancelona, Antrim County, State of Michigan, specifically described as follows:

Beginning at the intersection of the East-West 1/4 line of Section 17, T29N-R6W, Village of Mancelona, Antrim County, Michigan, with the easterly line of Conrail Railroad Right of Way, thence Southwesterly along said Railroad Right of Way to the Northerly Right of Way line of Calhoun Street; thence East along said Northerly line to its intersection with the Westerly line of Lot 5, Block B, Eastern Addition to the Village of Mancelona extended; thence South 236 feet to the Southerly line of 20 foot alley between Lots 5 & 6, said Eastern Addition; thence West along the extension of said line 391 feet; thence South 216 feet to the Southerly Right of Way line of Hinman Street and the Northerly line of the Grand Rapids and Indiana Railroad Company's Addition to the Village of Mancelona; thence West along said line to the Southeasterly Right of Way line of Howard Street; thence Southwesterly along said Right of Way line to the Northerly line of 20 foot alley of the Grand Rapids and Indiana Railroad Company's Addition to the Village of Mancelona; thence East along said Northerly line of 20 foot alley of Blocks C and D in the Plat of Eastern Addition to the Village of Mancelona to the Easterly Right of Way line of East Limits Street; thence South along said Right of Way line 386 feet to its intersection with the Southerly line of Block 1, Lybarkers Addition to the Village of Mancelona extended; thence West along the Southerly line of Blocks 1, 2 and 3 of Lybarker's

Addition to the East line of Lot 3, Block 3, of said Lybarkers Addition; thence North along said East line of Lot 3 50.00 feet; thence West along the Southerly line of Lots 1 and 2, Block 3, Lybarker's Addition and along the Southerly line of Lots 1 thru 8, Block "D", Plat of Mancelona to the Line common to Lots 9, 11 and 12 of said Block "D"; thence South along said line to the Northeast corner of Lot 9, Block "E", Plat of Mancelona; thence West along the North line of said Lot 9 50.00 feet to the line common to Lots 9 and 10 of Block "E"; thence South along said line 130.00 feet to the South line of 33.00 foot alley; then West along said South line 163 feet, more or less to the Southeasterly Right of Way line of Howard Street; thence Southwesterly along said Right of Way line to its intersection with the Easterly Right of Way line of Maple Street and the Westerly line of Lots 1, 22, and 23 of Lybarkers Second Addition; thence South along said line to a Point that is South 890.25 feet and 33 feet East of the North ¼ corner Section 20, T29N-R6W; thence West 264 feet more or less to existing Conrail Right of Way line; thence Southwesterly along said Right of Way line to the Southerly line of Center Street; thence S52°38'E 114.30 feet along said Right of Way; thence S81°23'E 83.80 feet along said Right of Way; thence East 150.00 feet to the Westerly Right of Way line of Maple Street; thence South along said Westerly line to a Point 40 feet North of the North 1/8 line of Section 20; thence West 150.00 feet; thence South 40.00 feet to the North 1/8 line of Section 20; thence West on said 1/8 line 126.00 feet; thence South 202.23 feet; thence West to existing Conrail Right of Way line; thence Southwesterly along said Right of Way line to the Northerly Right of Way line to Downey Street, extended; thence West along said Northerly Right of Way line to a Point that is 160.91 feet West of the Westerly Right of Way line of Highway US 131; thence N21°E 138.3 feet; thence N4°10'E 13.6 feet; thence S89°37'E 35.93 feet; thence N16°12 E 330.55 feet; thence S89°41'E 64.92 feet; thence N38°38'E 184.7 feet more or less to the Southerly line of Dale Avenue; thence NS1°51'W 107.0 feet more or less; thence N38°40'E 166 feet more or less; thence S51°51'E 100 feet more or less to a Point 132.00 feet measured at Right angles from Highway US 131; thence N38°38'E parallel to said Highway US 131 472 feet more or less to the South line of the Plat of St. John's Addition to the Village of Mancelona and the south line of Ada Street; thence East along said line to the Westerly line of Grove Street, extended; thence North along said Westerly line to a Point due West 66 feet of the most Southerly Point of lot 9, Block 4, Plat of St. John's Addition to the Village of Mancelona; thence East 66 feet; thence Northeasterly along the Northwesterly line of Grove Street to the Southerly line of Michigan Street and the Northeast Corner of Lot 1, Block 4, Plat of St. John's Addition; thence North 66 feet to the Northerly line to the Southeasterly corner of Lot 11, Block "C" of the Plat of St. John's Addition; thence North 130 feet along the line common to lots 11 and 12 of Block "C" to the Northerly line to a 33 foot alley; thence East 100 feet along said Northerly line to the Southeasterly Corner of Lot 2, Block "C"; thence North 100 feet along the line common to Lots 1 and 2, Block "C" to the Southerly line of Main Street; thence West along the North line of Block "C" to the Westerly line of Carrolton Street; thence North along said Westerly line to the Southerly line of a 20 foot alley, Block 1, Plat of St. John's Addition; thence West along said South line to a Point that is the extension of the common lines to Lots 3 and 4, Block 1, Plat of St John's Addition; thence North along said line 120 feet more or less to the Southerly line of State Street; thence West along said line to the Westerly line of Airport Road; thence North along said Westerly line 400 feet more or less; thence East 463.4 feet; thence South 234.33 feet more or less to a Point North 100 feet of the Northerly line of State Street; thence East 200 feet to the Westerly line of Lot 1, Rice's Addition to the Village of Mancelona; thence North 65 to the North line of said Lot 1; thence East along said line 483 feet more or less to the Northwesterly Comer of Lot 2 of Rice's Addition; thence South 99 feet along the West line of Lot 2, Rice's Addition to the Northwest Corner of Lot 1 of Rice's Addition; thence East 165 feet along the North line of Lot 1 of Rice's Addition to the East line of Rice's Addition; thence North along said East line 132 feet; thence East 33 feet; thence North 169.33 feet to the South line of Hinman Street; thence

East along said South line 240 feet more or less; thence South 120 feet; thence East 182 feet to the Westerly line of Jefferson Avenue; thence South 39.25 feet more or less to the Northerly line of 20 foot alley of Block "G", W.W. Sweetland's Addition to the Village of Mancelona extended; thence East along said Northerly line and along the Northerly fine of 20 foot alley of G.I. & R Railroad's Addition to the Village of Mancelona to the Westerly line of Maple Street; thence north along said Westerly line to the Northerly line of Hinman Street; thence East along said line and along the Southerly line of Block 4, Freeman's, Addition to the Village of Mancelona to the Westerly line of Elm Street; thence North along said Westerly line to the Northerly line of Calhoun Street; thence East along said line and along the Southerly line of Block 2, Freeman's Addition to the Westerly line of Forest Street; thence North along the Westerly line to the Northerly line of Division Street; thence East along said Northerly line 242 feet more or less to the Westerly line of Spence's Addition to the Village of Mancelona; thence North along said Westerly fine 100 feet to the Northwest Corner of lot 2, of said Spence's Addition; thence East 55 feet to the Westerly line of the Easterly 105 feet of Lots 1 thru 11 of said Spence's Addition; thence north along said line to the Northerly line of Lincoln Street and the Southerly line of Block "A" of Frank Besaw's Addition; thence East along said line to the line common to Frank Besaw's Addition and Mrs. Mary Nold's addition to the Village of Mancelona; thence North along said line, and along the East 1/8 line to the East-West 1/4 line of Section 17; thence East along said line to the Easterly line of Conrail Railroad Right of Way and the Place of Beginning. The district also includes Parcel ID# 100-032-00; a parcel of property owned by the Village of Mancelona.

(Ord. No. 74, 1994) (Ord. 111 of 2020)

**2A. Location and Extent of Existing Streets and other Public Facilities within the Development Area; Location, Character and Extent of Existing Public and Private Land Uses.**

The Mancelona DDA District is approximately 117 acres in size and includes 173 parcels consisting of a mix of commercial, institutional and residential uses. A portion of the DDA District, primarily commercial properties, are served with sanitary sewers. The eighty-four residential properties are not served with sanitary sewers.

**2B. Existing Public and Private Land Uses within the Development Area.**

*Public Land Uses*

Village of Mancelona Village Offices, Mancelona Township Library, U.S. Post Office, Community Light House, Church of the Nazarene, Railroad Park, Perry Address Park (a.k.a. Triangle Park), Tank Park, Mancelona United Methodist Church, and Pathway Community Church.

*Private Land Uses*

A. Residential – There are various residential properties located in the DDA District and many are located along E. State and W. State Streets, and several along the southern portion of S. Williams Street (US-131).

B. Commercial - The majority of commercial property in the DDA District is located along N. Williams (US-131), S. Williams (US-131), and W. State Street. The traditional downtown is located along W. State Street (M-88) between Williams Street and Jefferson Street. The US-131 Corridor is primarily highway commercial and extends from the north to south municipal limits.



C. Industrial – There are several businesses clustered around Center Street east of the Great Lakes Central rail line. One of these businesses is the Ellsworth Farmers Exchange that has a warehouse facility with rail access.

*Recreational Uses*

There are several parks and open spaces located in the DDA district. Perry Andress Park (a.k.a Triangle Park) is bounded by Williams, E. State Street and Maple Street. Railroad Park is located east of the Great Lakes Central rail line between E. State and Hinman Streets. The last park is Tank Park which is located between Williams Street and the Great Lakes Central rail line and Maple and E. State Streets.

*Educational Uses*

There are no educational uses located within the existing DDA district or Development Area boundaries.

**2C. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.**

As required, the DDA will expend funds to maintain and repair public improvements that they have funded and installed since 1996. These include, but are not limited to, streetscape lights, sidewalks, park equipment, signage, monuments, and other equipment.

**2D. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area.**

The table below outlines the project name, description and estimated cost for those projects identified by the DDA Board.

**Table 4**  
Mancelona DDA Projects and Programs and Probable Costs

Project Name	Description	Probable Cost
<i>Buildings</i>		
Façade Improvement Grants	Develop a façade program where matching funds are provided on a grant basis to property owners renovating their buildings.	\$300,000 Budget; over period of plan term
<i>Street Improvements</i>		
US-131 and State Street Streetscape	Installation of pedestrian scale lights, repair and replacement of pedestrian scale lights, as needed. Installation or replacement of landscaping and street trees, as needed.	\$100,000 Budget; over period of plan term
Decorations and Banner Program	Design, acquire, and install Christmas decorations and seasonal banners. This also include the procurement of equipment and brackets for the installation process.	\$65,000 Budget; over period of plan term

Project Name	Description	Probable Cost
Street Furnishings and Enhancements	Placement of bike loops, benches, trash receptacles, and electric charging stations at various locations in the district.	\$85,000 Budget
<b><i>Parks and Plazas</i></b>		
Park Furnishings	Replace or add park equipment and features (i.e. splash pads, public artworks, interpretive signage) as needed to Perry Andress Park, Railroad Park and Tank Park.	\$120,000 Budget; over period of plan term
Alley Improvement	Improvements to Goodale Lane between Jefferson and Williams Streets, and Ecklund Lane between Carrolton Street and Maple Street.	\$150,000 Budget; over period of plan term
Public Art / Murals	Design, fabrication and installation of public art and murals in locations throughout the DDA district.	\$125,000 Budget; over period of plan term
<b><i>Parking</i></b>		
Village Owned Property	Construction of a downtown parking lot on a Village owned parcel (100-032-00) which is located north and east of Village Hall. The parcel could accommodate 33-34 parking spaces. The lot would be paved with curb and gutter with lights and landscaping.	\$150,000 Budget
Pedestrian Walkway	Installation of pedestrian walkway along the east side Village Hall connecting State Street with the new parking lot. The walkway would be concrete with several pedestrians lights and signage.	\$50,000 Budget
<b><i>Marketing and Promotions</i></b>		
Branding / Marketing	Participate with the Village on a village-wide rebranding effort which will be used for future marketing and promotions, buy local campaign, and wayfinding.	\$25,000 Budget
Branding / Marketing Implementation	Preparation of materials that utilize the brand. Examples include marketing materials, banners, templates, advertising packages.	\$15,000 Annual Budget
Web Site	Establish and maintain a DDA web site that includes market information, property availability, and information and links to existing businesses.	\$2,500 Annual Budget
Wayfinding System	Implementation of adopted wayfinding system	\$85,000 Budget

Project Name	Description	Probable Cost
<b>Redevelopment</b>		
Property Acquisition	Reserve funds for acquisition of buildings and/or vacant property.	\$400,000 Budget Reserve
Property Redevelopment	Reserve funds for the rehabilitation of DDA owned properties for leasing and incubator space.	\$400,000 Budget Reserve
Pre-Development Services	Provide funds, when needed, for Phase 1 and 2 assessments, and other feasibility and market studies to assist with property redevelopment.	\$75,000 Budget
Infrastructure Improvements	Reserve funds for infrastructure improvements and upgrades within the Development Area. These would include water, sewer, stormwater, broadband, wireless, and electrical.	\$250,000 Budget Reserve

Note: *The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Mancelona DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.*

**2E. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.**

On April 13, 2020 the DDA Board met to review the results of the board prioritization survey and discuss the extent, probable cost and timing of projects and programs. The table below outlines the project name, description and priority and timing assigned for those projects by the DDA Board. The Priority/Phasing reflects the timeframe for anticipated implementation.

**Table 5**  
Mancelona DDA Projects and Programs by Priority

Overall summary of the proposed development plan projects and programs is:

Project	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
<b>BUILDINGS</b>				
Façade Imprvments	\$300,000			\$300,000
<b>Subtotal</b>				<b>\$300,000</b>
<b>STREET IMPROVEMENTS</b>				
US-131 and State Street Streetscape	\$100,000			\$100,000
Decorations and Banner Program		\$65,000		\$65,000

Project	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
Street Furnishings and Enhancements	\$85,000			\$85,000
<b>Subtotal</b>				<b>\$250,000</b>
<b>PARKS AND PLAZAS</b>				
Park Furnishings		\$120,000		\$120,000
Public Art / Murals			\$125,000	\$125,000
Alley Improvements			\$150,000	\$150,000
<b>Subtotal</b>				<b>\$395,000</b>
<b>PARKING</b>				
Village Owned Property for Parking		\$150,000		\$150,000
Pedestrian Walkway			\$50,000	\$50,000
				<b>\$200,000</b>
<b>MARKETING AND PROMOTIONS</b>				
Branding/Marketing	\$25,000			\$25,000
Branding/Marketing Implementation	\$15,000			\$15,000
Web Site		\$2,500		\$2,500
Wayfinding System			\$85,000	\$85,000
<b>Subtotal</b>				<b>\$127,500</b>
<b>REDEVELOPMENT</b>				
Property Acquisition		\$400,000		\$400,000
Pre-Development Services	\$75,000			\$75,000
Infrastructure Improvements		\$250,000		\$250,000
<b>Subtotal</b>				<b>\$725,000</b>
<b>Total Costs</b>	<b>\$600,000</b>	<b>\$987,500</b>	<b>\$410,000</b>	<b>\$1,997,500</b>

**2F. Parts of the Development Area to be Left as Open Space and Contemplated Use.**

In reference to the public improvements outlined, open space within the DDA district and Development Area will be confined to rights-of-way, plazas, and parks within the District. Existing park property in the DDA district and Development Area will remain as open space.

**2G. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.**

There are no parcels under DDA ownership. As a result, the DDA has no plans to sell, donate, exchange, or lease, as part of this Development Plan. However, the DDA does the statutory ability to acquire property (buildings and vacant land) if it deems necessary to advance the redevelopment and revitalization of the downtown.

**2H. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.**

The Development Plan proposes no zoning changes proposed within the Development Area. The current zoning of commercial and office accommodates existing and future land uses in the subject area.

**2I. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.**

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations within the Development Area. The amount of the funding will be predicated on the stability of the taxable valuation base of the downtown area and the extent of new future redevelopment and rehabilitation projects. Sources of funding may include tax increment revenues on a “pay-as-you-go” basis, the issuance of bonds by the DDA or Village and other sources approved by the Village in accordance with the Act 57 of 2018.

**2J. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.**

The public improvements undertaken pursuant to this Development Plan will remain in public ownership for the public benefit.

**2K. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.**

At present there are no agreements for property conveyance between the Village of Mancelona, Mancelona DDA or any person(s), natural or corporation. The Development Plan utilizes a voluntary acquisition strategy to acquire property within the Development Area. Acquisition of such property would be on a negotiated basis between the Downtown Development Authority and the interested party.

Any such sale, lease or exchange shall be conducted by the DDA pursuant to requirements specified in Act 57 with the consent of the Village Board of Trustees. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable village policy and Michigan state law.

**2L. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.**

Based upon a review of the properties within the DDA district and Development Area it is estimated that there are 84 residential units and approximately 193 individuals who reside within the Development Area based on ERSI proprietary census data. Further, the Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA district and Development Area.

**2M. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.**

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

**2N. 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.**

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

**2O. A Plan for compliance with Act 227 of the Public Acts of 1972.**

Act 227 of Public Acts of 1972 is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Development Plan does not require the acquisition of property and displacement of persons a plan for compliance with Act 227 is not addressed.

## TAX INCREMENT FINANCING PLAN

### 1. Definitions as Used in This Plan.

- 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 (below) 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 local tax was paid in lieu of a property tax shall be determined as provided in subdivision (aa). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.
- c. "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. 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. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area, subject to the following requirements:
  - (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.
  - (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an

- amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
- (iii) Tax increment revenues do not include any of the following:
    - (A) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.
    - (B) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.
    - (C) Ad valorem property taxes exempted from capture under section 3(3) or specific local taxes attributable to such ad valorem property taxes.
    - (D) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem taxes:
      - i. The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.
      - ii. The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.
      - iii. Except as otherwise provided in section 203(3), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.
  - (iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 14(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):
    - (A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.
    - (B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v) in Section 201 (cc) of Act 57 of 2018.

## 2. Purpose of the Tax Increment Financing Plan

The Mancelona Downtown Development Authority District was established pursuant to ordinance to be the organization responsible for preventing deterioration in the Downtown District while preserving its historical character and promoting economic growth. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it was deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the Village under the provisions of Act 57.

The purpose of the tax increment financing plan is to produce revenues sufficient to pay the principal, interest, paying agent fees and accounting costs for the bond issue which is proposed to finance the Development Plan and have funds available to pay for projects that do not require bond financing; typically referred to “pay-as-you-go” projects.

The Act 57 authorizes the DDA to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of



bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the DDA. The benefit of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the Village of Mancelona contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The Village of Mancelona deems it to be in the best interest of the Village and the Downtown Development District to amend and restate the adopted 1996 Development and Tax Increment Financing Plan, as amended, for the Downtown Development District area.

### **3. Explanation of the Tax Increment Procedure**

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the Initial Taxable value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

### **4. Taxing Jurisdiction Agreements.**

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Because the DDA had no obligated expenditures prior to the change in Michigan property tax law, capture of school district millage by the DDA is not allowed.

The DDA intends to utilize all captured revenue from the District, as referenced in Table 5, until the projects addressed in the Development Plan are completed and, until any bonded indebtedness is paid, whichever is the later occurrence. Currently, the Mancelona DDA captures 100% of the allowable tax increment revenues generated in the district.

**5. Property Valuations and Captured Revenue.**

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the Village of Mancelona, Antrim County and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the DDA, herein collectively referred to as the "Local Taxing Jurisdictions."

- a. The Initial Assessed Valuation for the 1995 tax increment financing district ("TIF #1") was established based on the 1995 state taxable valuations on real property and on all non-exempt parcels within that portion of the Development Area as of December 31, 1994. The Initial Assessed Valuation of the Authority is set forth in Table 3.

**Table 6**  
Base Taxable Real Property Valuations

Village of	Initial	2020 Taxable	Captured
Mancelona DDA	Valuation	Valuations	Valuation
	(12/31/1994)	(12/31/2019)	
TIF I	\$ 3,338,158	\$ 5,151,365	\$ 1,813,207

- b. The anticipated Captured Taxable Value (CTV) is equivalent to the annual total taxable value within the Development Area boundaries less the Initial Taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the DDA. Due to the lack major reinvestment in the DDA district the annual valuation increases are very conservative forecasted at ¼ of 1% per year. In the future, when buildings are sold the taxable valuation is uncapped which will increase the property valuations leading to higher CAV for the district. For projection purposes, the annual growth rate is forecasted at:

Fiscal Years 2020 – 2024	0.25%
Fiscal Years 2024 – 2050	0.50%

- c. A more detailed depiction of the Captured Taxable Valuations can be found in Table 4 and Table 5.
- d. The DDA will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds, if any.

**Table 7**  
Anticipated Captured Taxable Valuation

Fiscal Year Jan-Dec	Tax Roll Assessment Date	TIF District					
		Annual Valuation	Annual Taxable Growth (+ / - )	Total Valuation	Taxable Valuation Annual Growth	Captured Valuation	
1995 - 96	12-31-94	\$ 3,338,158					
1	2020 - 21	12-31-19	\$ 5,151,365	0.00%	\$ 5,151,365	\$ -	\$ 1,813,207
2	2021 - 21	12-31-20	\$ 5,151,365	0.25%	\$ 5,164,243	\$ 12,878	\$ 1,826,085
3	2022 - 22	12-31-21	\$ 5,164,243	0.25%	\$ 5,177,154	\$ 12,911	\$ 1,838,996
4	2023 - 23	12-31-22	\$ 5,177,154	0.25%	\$ 5,190,097	\$ 12,943	\$ 1,851,939
5	2024 - 24	12-31-23	\$ 5,190,097	0.25%	\$ 5,203,072	\$ 12,975	\$ 1,864,914
6	2025 - 25	12-31-24	\$ 5,203,072	0.50%	\$ 5,229,088	\$ 26,015	\$ 1,890,930
7	2026 - 26	12-31-25	\$ 5,229,088	0.50%	\$ 5,255,233	\$ 26,145	\$ 1,917,075
8	2027 - 27	12-31-26	\$ 5,255,233	0.50%	\$ 5,281,509	\$ 26,276	\$ 1,943,351
9	2028 - 28	12-31-27	\$ 5,281,509	0.50%	\$ 5,307,917	\$ 26,408	\$ 1,969,759
10	2029 - 29	12-31-28	\$ 5,307,917	0.50%	\$ 5,334,456	\$ 26,540	\$ 1,996,298
11	2030 - 30	12-31-29	\$ 5,334,456	0.50%	\$ 5,361,129	\$ 26,672	\$ 2,022,971
12	2031 - 31	12-31-30	\$ 5,361,129	0.50%	\$ 5,387,934	\$ 26,806	\$ 2,049,776
13	2032 - 32	12-31-31	\$ 5,387,934	0.50%	\$ 5,414,874	\$ 26,940	\$ 2,076,716
14	2033 - 33	12-31-32	\$ 5,414,874	0.50%	\$ 5,441,948	\$ 27,074	\$ 2,103,790
15	2034 - 34	12-31-33	\$ 5,441,948	0.50%	\$ 5,469,158	\$ 27,210	\$ 2,131,000
16	2035 - 35	12-31-34	\$ 5,469,158	0.50%	\$ 5,496,504	\$ 27,346	\$ 2,158,346
17	2036 - 36	12-31-35	\$ 5,496,504	0.50%	\$ 5,523,986	\$ 27,483	\$ 2,185,828
18	2037 - 37	12-31-36	\$ 5,523,986	0.50%	\$ 5,551,606	\$ 27,620	\$ 2,213,448
19	2038 - 38	12-31-37	\$ 5,551,606	0.50%	\$ 5,579,364	\$ 27,758	\$ 2,241,206
20	2039 - 39	12-31-38	\$ 5,579,364	0.50%	\$ 5,607,261	\$ 27,897	\$ 2,269,103
21	2040 - 40	12-31-39	\$ 5,607,261	0.50%	\$ 5,635,297	\$ 28,036	\$ 2,297,139
22	2041 - 41	12-31-40	\$ 5,635,297	0.50%	\$ 5,663,474	\$ 28,176	\$ 2,325,316
23	2042 - 42	12-31-41	\$ 5,663,474	0.50%	\$ 5,691,791	\$ 28,317	\$ 2,353,633
24	2043 - 43	12-31-42	\$ 5,691,791	0.50%	\$ 5,720,250	\$ 28,459	\$ 2,382,092
25	2044 - 44	12-31-43	\$ 5,720,250	0.50%	\$ 5,748,851	\$ 28,601	\$ 2,410,693
26	2045 - 45	12-31-44	\$ 5,748,851	0.50%	\$ 5,777,596	\$ 28,744	\$ 2,439,438
27	2046 - 46	12-31-45	\$ 5,777,596	0.50%	\$ 5,806,484	\$ 28,888	\$ 2,468,326
28	2047 - 47	12-31-46	\$ 5,806,484	0.50%	\$ 5,835,516	\$ 29,032	\$ 2,497,358
29	2048 - 48	12-31-47	\$ 5,835,516	0.50%	\$ 5,864,694	\$ 29,178	\$ 2,526,536
30	2049 - 49	12-31-48	\$ 5,864,694	0.50%	\$ 5,894,017	\$ 29,323	\$ 2,555,859
31	2050 - 50	12-31-49	\$ 5,894,017	0.50%	\$ 5,923,487	\$ 29,470	\$ 2,585,329

**Table 8**  
Anticipated Captured Revenue

		Village of Mancelona	Mancelona Township	Antrim County	Ambulance	Captured	Accumulated
Fiscal Year		Millage Amount	Millage Amount	Millage Amount	Millage Amount	TIR	TIR
Jan-Dec		14.5665	4.4933	7.6190	1.0000		
1995 - 96							
1	2020 - 21	\$ 26,412	\$ 8,147	\$ 13,815	\$ 1,813	\$ 50,187	\$ 50,187
2	2021 - 21	\$ 26,600	\$ 8,205	\$ 13,913	\$ 1,826	\$ 50,544	\$ 100,731
3	2022 - 22	\$ 26,788	\$ 8,263	\$ 14,011	\$ 1,839	\$ 50,901	\$ 151,632
4	2023 - 23	\$ 26,976	\$ 8,321	\$ 14,110	\$ 1,852	\$ 51,259	\$ 202,892
5	2024 - 24	\$ 27,165	\$ 8,380	\$ 14,209	\$ 1,865	\$ 51,619	\$ 254,510
6	2025 - 25	\$ 27,544	\$ 8,497	\$ 14,407	\$ 1,891	\$ 52,339	\$ 306,849
7	2026 - 26	\$ 27,925	\$ 8,614	\$ 14,606	\$ 1,917	\$ 53,062	\$ 359,911
8	2027 - 27	\$ 28,308	\$ 8,732	\$ 14,806	\$ 1,943	\$ 53,790	\$ 413,701
9	2028 - 28	\$ 28,692	\$ 8,851	\$ 15,008	\$ 1,970	\$ 54,521	\$ 468,222
10	2029 - 29	\$ 29,079	\$ 8,970	\$ 15,210	\$ 1,996	\$ 55,255	\$ 523,477
11	2030 - 30	\$ 29,468	\$ 9,090	\$ 15,413	\$ 2,023	\$ 55,993	\$ 579,470
12	2031 - 31	\$ 29,858	\$ 9,210	\$ 15,617	\$ 2,050	\$ 56,735	\$ 636,206
13	2032 - 32	\$ 30,250	\$ 9,331	\$ 15,822	\$ 2,077	\$ 57,481	\$ 693,687
14	2033 - 33	\$ 30,645	\$ 9,453	\$ 16,029	\$ 2,104	\$ 58,230	\$ 751,917
15	2034 - 34	\$ 31,041	\$ 9,575	\$ 16,236	\$ 2,131	\$ 58,984	\$ 810,900
16	2035 - 35	\$ 31,440	\$ 9,698	\$ 16,444	\$ 2,158	\$ 59,740	\$ 870,641
17	2036 - 36	\$ 31,840	\$ 9,822	\$ 16,654	\$ 2,186	\$ 60,501	\$ 931,142
18	2037 - 37	\$ 32,242	\$ 9,946	\$ 16,864	\$ 2,213	\$ 61,266	\$ 992,408
19	2038 - 38	\$ 32,647	\$ 10,070	\$ 17,076	\$ 2,241	\$ 62,034	\$ 1,054,441
20	2039 - 39	\$ 33,053	\$ 10,196	\$ 17,288	\$ 2,269	\$ 62,806	\$ 1,117,248
21	2040 - 40	\$ 33,461	\$ 10,322	\$ 17,502	\$ 2,297	\$ 63,582	\$ 1,180,830
22	2041 - 41	\$ 33,872	\$ 10,448	\$ 17,717	\$ 2,325	\$ 64,362	\$ 1,245,192
23	2042 - 42	\$ 34,284	\$ 10,576	\$ 17,932	\$ 2,354	\$ 65,146	\$ 1,310,337
24	2043 - 43	\$ 34,699	\$ 10,703	\$ 18,149	\$ 2,382	\$ 65,933	\$ 1,376,271
25	2044 - 44	\$ 35,115	\$ 10,832	\$ 18,367	\$ 2,411	\$ 66,725	\$ 1,442,996
26	2045 - 45	\$ 35,534	\$ 10,961	\$ 18,586	\$ 2,439	\$ 67,521	\$ 1,510,517
27	2046 46	\$ 35,955	\$ 11,091	\$ 18,806	\$ 2,468	\$ 68,320	\$ 1,578,837
28	2047 47	\$ 36,378	\$ 11,221	\$ 19,027	\$ 2,497	\$ 69,124	\$ 1,647,961
29	2048 48	\$ 36,803	\$ 11,352	\$ 19,250	\$ 2,527	\$ 69,931	\$ 1,717,892
30	2049 49	\$ 37,230	\$ 11,484	\$ 19,473	\$ 2,556	\$ 70,743	\$ 1,788,635
31	2050 50	\$ 37,659	\$ 11,617	\$ 19,698	\$ 2,585	\$ 71,559	\$ 1,860,194
		\$ 978,963	\$ 301,979	\$ 512,046	\$ 67,206	\$ 1,860,194	\$ 1,860,194

**6. Maximum Indebtedness.**

The maximum amount of indebtedness to be incurred by the DDA under this 2020 Development and Tax Increment Financing Plan will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to DDA for bond interest and principal payments. The exact amount of a bond would be determined by the availability of revenues and approval by the Mancelona Village Council. Currently, revenues captured will be used to accomplish projects in the Development Area outlined in Table 1 on a “pay-as-you-go” basis.

**7. Use of Captured Revenues**

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 2 of the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of DDA, to pay for costs incurred by the Village /DDA in implementing both the Development Plan and the Tax Increment Financing Plan, marketing and promotions costs, to pay for costs associated with the administration and operation of the Development and Tax Increment Plan and its associated projects and programs. In addition, the Development Plan encourages the use of Tax Increment Financing Plan revenues to support public improvements associated with private redevelopment and new development projects.

The amount available for capital improvements will increase as the valuations in the district increase above the forecasted assumptions and with the implementation of new development not incorporated in the forecast. For every \$1,000,000 of added valuation the tax increment revenues will increase by \$27,679.00.

**Table 9**  
Anticipated Millage to be Captured

<b>Local Unit of Government</b>		
<b>Village of Mancelona</b>		<b>14.5665</b>
<i>Village Operating</i>	<i>11.56650</i>	
<i>Streets</i>	<i>3.00000</i>	
<b>Mancelona Township</b>		<b>4.4933</b>
<i>Operating</i>	<i>0.99420</i>	
<i>Fire Equipment</i>	<i>0.49970</i>	
<i>Roads</i>	<i>0.99940</i>	
<i>Fire-119</i>	<i>2.00000</i>	
<b>Township Ambulance Authority</b>		<b>1.0000</b>
<i>Operating</i>	<i>1.00000</i>	
<b>Antrim County County</b>		<b>7.6190</b>
<i>County Operating</i>	<i>5.37830</i>	
<i>COA</i>	<i>0.39830</i>	
<i>Meadowbrook</i>	<i>0.99600</i>	
<i>E911</i>	<i>0.49800</i>	
<i>Conservation District</i>	<i>0.09950</i>	
<i>Recycling</i>	<i>0.24890</i>	
<b>Total Millage</b>		<b>27.6788</b>

## 8. Duration of the Program

The 2020 Development and Tax Increment Financing Plan shall extend the Tax Increment Financing Plan until such time that all projects and programs identified in the Development Plan have been implemented but in any event not beyond December 31, 2050. This Development and Tax Increment Financing Plan shall not be abolished before the principal of and interested on any bonds which are outstanding have been paid in full, or funds enough for such payoff have been segregated.

## 9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However based on the tax increment revenue forecast the Village of Mancelona and other taxing authorities would contribute the following percentage of revenues

**Table 10**  
Forecasted Revenue by Source

Local Unit of Government		Contribution	Percentage
<b>Village of Mancelona</b>		\$ 978,963	52.63%
Village Operating	\$ 777,343		
Streets	\$ 201,619		
<b>Mancelona Township</b>		\$ 301,979	16.23%
Operating	\$ 66,817		
Fire Equipment	\$ 33,583		
Roads	\$ 67,166		
Fire-119	\$ 134,413		
<b>Township Ambulance Authority</b>		\$ 67,206	3.61%
Operating	\$ 67,206		
<b>Antrim County County</b>		\$ 512,046	27.53%
County Operating	\$ 361,456		
COA	\$ 26,768		
Meadowbrook	\$ 66,938		
E911	\$ 33,469		
Conservation District	\$ 6,687		
Recycling	\$ 16,728		
<b>Total Revenue</b>		<b>\$ 1,860,194</b>	<b>100.00%</b>

## **10. Release of Captured Revenues After Completion of Plan**

When the Development and Tax Increment Financing Plans have been accomplished, the captured revenue proportionately to the respective taxing jurisdictions is released and the local taxing jurisdictions receive all the taxes levied from that point on.

## **11. Assumptions of Tax Increment Financing Plan.**

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- A. Real property is based on an annual growth rate of 0.25% for year 2020 through 2024, and then increasing to 0.50% thereafter.
- B. Personal property valuations are not factored into the forecast due to the Personal Property Tax reform (Proposal 14-1), and the \$80,000 per business exemption.
- C. Costs provided for the various development projects enumerated in Table 1 are estimated costs in 2020 dollars. Final costs are determined after the Authority authorizes the final designs and will vary depending on the year authorized.

## **12. Operating Agreement between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues.**

The DDA will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal. Both the annual budget and use of loans and bonds are subject to Village Council approval.

Nothing in this Development Plan shall prevent the DDA and the Village of Mancelona to enter into agreements for cost sharing of administrative and maintenance services, such as audit review and preparation, staffing, and maintenance over and above that normally provided by the Village in the Development Area.

## **13. Relationship of the Tax Increment Financing Plan with Other Funding Programs.**

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

## **14. Relationship to Community Master Plan**

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

If it is determined that any portions of the Development Plan conflict with the provisions of the Community Master Plan, then the Development Plan shall be adopted as a component of the Master Plan pursuant to Act 33 of 2008; the Michigan Planning Enabling Act.

**15. Submission of an Annual Report to Governing Body and State Tax Commission.**

Annually the DDA shall submit to the Village of Mancelona and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Part 9 of PA 57 of 2018. Further, the report shall be published in a newspaper of general circulation.



## EXHIBITS

1. Resolution – Mancelona DDA recommending adoption of the DDA Development Plan and Tax Increment Financing Plan
2. Public Hearing Mail Notice and Poster
3. Public Hearing Notice published in the Antrim Review
4. Village of Mancelona Ordinance adopting the DDA Development Plan and Tax Increment Financing Plan
5. Village of Mancelona Village Council published meeting minutes

**RESOLUTION OF THE BOARD OF THE  
MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY  
APPROVING THE DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN**

Minutes of a Regular meeting of the Board of the Mancelona Downtown Development Authority, Village of Mancelona, County of Antrim, Michigan, held on the 13th day of July, 2020, at Eastern Daylight Time.

PRESENT:       Members:

The following preamble and resolution were offered by Member Mike Allison and support by Member Bill Koenig.

WHEREAS, the Village of Mancelona, County of Antrim, Michigan (the "Village") is authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"), to create a downtown development authority and a downtown development district; and

WHEREAS, the Village Council duly established the Mancelona Downtown Development Authority (the "Authority"), in 1994, which exercises its powers within the Downtown District (the "District") designated by the Village Council; and

WHEREAS, the Authority proposes to implement certain projects outlined in the Village of Mancelona Downtown Development Authority Development Plan and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Authority proposes to finance certain projects specified in the Plan by cash-on-hand, issuance by the Authority or by the Village bonds or other evidences of indebtedness (the "Bonds"); or through encumbered funds, and

WHEREAS, in order to proceed with these projects, utilize captured tax revenues, and permit issuance of bonds or other evidences of indebtedness, it is necessary to submit the Plan in the form attached hereto as Exhibit A to the Village Council for approval following a public hearing; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:


1.       It is hereby determined that it is in the best interest of the public to approve the Plan as proposed to enable the Authority to carry out its purposes more effectively.
2.       The Secretary of the Authority is hereby directed to transmit a copy of the Plan together with a certified copy of this resolution to the Village Council for further action as contemplated by Act 57 and to request the Village Council to call a public hearing on the Plan,

3. Prior to the public hearing to be held by Village Council with respect to the Plan, the Authority shall fully inform members of the County Board of Commissioners of County of Antrim and members of any other taxing authority in which any portion of the Development Area described in the Plan is located of the fiscal and economic implications of the Plan.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.

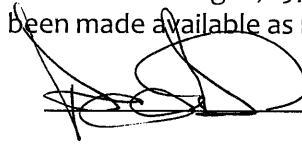
AYES: 5

NAYS: 0

RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
Dana O'dell, Secretary DDA

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Downtown Development Authority of the Village of Mancelona, County of Antrim, State of Michigan at a Regular Meeting held on February 25, 2019 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Secretary DDA

Village of Mancelona  
County of Antrim, Michigan

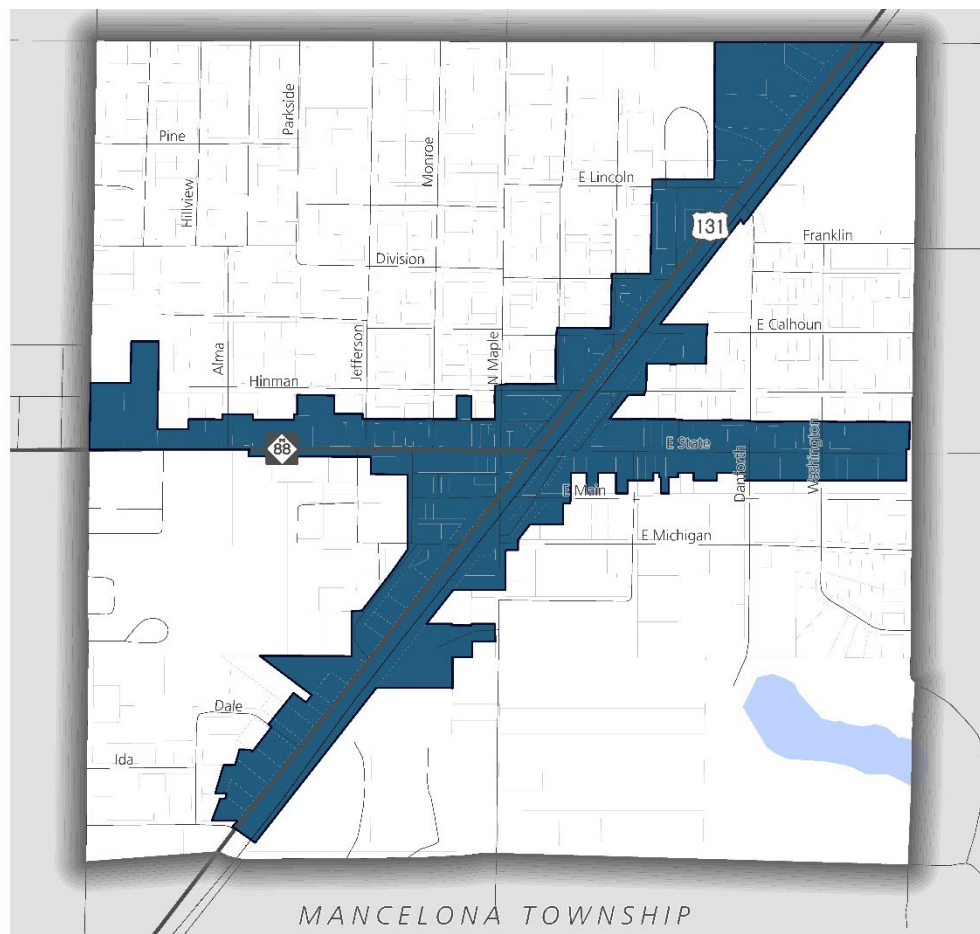
**NOTICE OF PUBLIC HEARING  
AMENDED and RESTATED DEVELOPMENT PLAN AND  
TAX INCREMENT FINANCING PLAN OF THE  
NEGAUNEE DOWNTOWN DEVELOPMENT AUTHORITY  
and  
EXPANSION OF THE DDA DISTRICT**

TO ALL INTERESTED PERSONS IN THE VILLAGE OF MANCELONA:

PLEASE TAKE NOTICE that the Village Council of the Village of Mancelona, County of Antrim, Michigan, will hold a public hearing on **Tuesday, the 11th day of August, 2020, at 5:30 o'clock, p.m.**, Eastern Standard Time, at Village Hall, located at 120 West State Street, Mancelona, Michigan, to consider an ordinance to enact an adopt the Amended and Restated Development Plan and Tax Increment Financing Plan ("the Plan") for the Mancelona Downtown Development Authority pursuant to Act 57 of the Public Acts of Michigan of 2018, and to expand the DDA District to include a Village owned parcel (100-032-00).

The boundaries of the development area to which the amendments to the Plan apply are generally described as follows:

Incorporating properties adjacent to US-131 and East and West State Streets.



Copies of the Development Plan and Tax Increment Financing Plan, maps, plats, etc. are on file for inspection at the office of the Village Clerk located at 120 West State Street, Mancelona, Michigan.

At the public hearing, all interested persons desiring to address the Village Council will be afforded an opportunity to be heard in regard to the approval of the Amended and Restate Development Plan and Tax Increment Financing Plan, and the expansion of the district to include the Village owned property.

**PERSONS REQUIRING REASONABLE ACCOMMODATION TO DISABILITIES IN ORDER THAT THE HEARING BE ACCESSIBLE TO THEM ARE REQUESTED TO NOTIFY THE VILLAGE CLERK NO LATER THAN 5 BUSINESS DAYS PRIOR TO THE DATE OF THE HEARING OF SUCH DISABILITY.**

FURTHER INFORMATION may be obtained from the Village Clerk.

This notice is given by order of the Village Council of the Village of Mancelona, County of Antrim, Michigan.

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Maureen Naumcheff, Village Clerk

**AFFIDAVIT OF PUBLICATION**

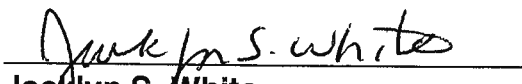
STATE OF MICHIGAN )

COUNTY OF ANTRIM )

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Village of Mancelona was published in the above entitled newspaper for the weeks of July 23, 2020.

  
Jacqueline L. Tarrant

Subscribed and Sworn to on the 23rd Day of July 2020

  
**Jacklyn S. White**  
Notary Public  
Antrim County, Michigan  
My Commission Expires: 01/23/24

**JACKLYN S. WHITE**  
NOTARY PUBLIC • ANTRIM COUNTY  
MY COMMISSION EXPIRES: 01/23/24

**Notice of Public Hearing  
Amended And Restated  
Development Plan And  
Tax Increment Financing Plan  
Of The Mancelona Downtown  
Development Authority And  
Expansion Of The DDA District**

TO ALL INTERESTED PERSONS IN THE VILLAGE OF MANCELONA:

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**PERSONS REQUIRING REASONABLE ACCOMMODATION TO DISABILITIES IN ORDER THAT THE HEARING BE ACCESSIBLE TO THEM ARE REQUESTED TO NOTIFY THE VILLAGE CLERK NO LATER THAN 5 BUSINESS DAYS PRIOR TO THE DATE OF THE HEARING OF SUCH DISABILITY.**

FURTHER INFORMATION may be obtained from the Village Clerk.

This notice is given by order of the Village Council of the Village of Mancelona, County of Antrim, Michigan.

Maureen Naumcheff, Village Clerk

VILLAGE OF MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY  
AMENDED AND RESTATED DEVELOPMENT AND TAX INCREMENTAL FINANCING  
PLAN ORDINANCE

An ordinance to adopt an Amended and Restated Downtown Development Authority Development and Tax Incremental Financing Plan in the Village of Mancelona.

The Village of Mancelona ORDAINS:

SECTION 1

TITLE

This Ordinance shall be known and cited as the Village of Mancelona Amended and Restated Downtown Development Authority Development and Tax Increment Financing Plan Ordinance.

SECTION 2

ADOPTION

The Mancelona Village Council, having held a public hearing on August 11, 2020, on the Amended and Restated Development and Tax Increment Financing Plan (the "Plan") prepared by the Downtown Development Authority, attached hereto as Exhibit A, and incorporated herein by reference, hereby makes the determination that the Plan constitutes a public purpose and adopts the Plan. This determination and adoption is based on the following considerations:

- A. The Plan meets the requirements set forth in Section 217(2) of the Recodified Tax Increment Financing Act, Michigan Public Act 57 of 2018;
- B. The Plan includes a proposed method of financing the development that is feasible and the Downtown Development Authority has the ability to arrange the financing;
- C. The development described in the Plan is reasonable and necessary to carry out the purpose of the Act;
- D. Any land within the Development Area that may be acquired by the Downtown Development Authority under the Plan will be reasonably necessary to carry out the purpose of the Plan and the Act in an efficient and economically satisfactory manner;
- E. The Plan is in reasonable accord with the Village of Mancelona's Master Plan;
- F. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area; and

G. Any changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the Village of Mancelona.

SECTION 3

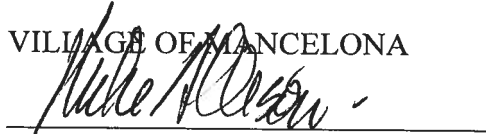
SECTION HEADINGS; SEVERABILITY; REPEALER

Section headings in this Ordinance are furnished for convenience only and shall not be considered to be part of this Ordinance. All other Ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision.

Whereupon, this Ordinance was declared passed and adopted this 11th day of August, 2020.

This Amendment shall be published as required by law, and shall be effective on the 11<sup>th</sup> day of August, 2020.

VILLAGE OF MANCELONA



By: Mike Allison, President

Attest:



By: Maureen Naumcheff, Its Clerk



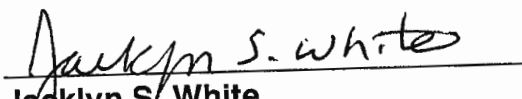
**AFFIDAVIT OF PUBLICATION**

STATE OF MICHIGAN )  
COUNTY OF ANTRIM )

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Village of Mancelona was published in the above entitled newspaper for the weeks of August 20, 2020.

  
Jacqueline L. Tarrant

Subscribed and Sworn to on the 20th Day of August 2020

  
**Jacklyn S. White**  
Notary Public  
Antrim County, Michigan  
My Commission Expires: 01/23/24

**JACKLYN S. WHITE**  
NOTARY PUBLIC • ANTRIM COUNTY  
MY COMMISSION EXPIRES: 01/23/24

**Village of Mancelo  
Regular Council Meeting  
August 11, 2020**

Present: Allison, Biehl, Derror, Jane MacDonald, Justin MacDonald  
Absent:  
Also Present: Craig Hart, Maureen Naumcheff, RaeAnn Thompson, Bill Robbins, Marie Kinsler, Andrew Aps; Sandy Bockhorst

Derror moved to prove Ordinance an Amended Authority Financing in the Vote was taken MacDonald, J

The meeting was called to order at the Village Office, 120 West State St, Mancelona, MI by President Allison at 6:00pm.

FALL CURBS IS SET FOR C

No Public Comment.

Jane MacDonald moved, CARRIED, as the Zoning Thompson as All present voted

Derror moved, Justin MacDonald seconded, CARRIED, to approve the minutes from the 7/14/2020 regular meeting. All present voting yes.

Derror moved, Jane MacDonald seconded, CARRIED, to accept the accounts payable as presented. All present voting yes.

Biehl moved, CARRIED, to accept 4 commercial c tion in the amou

No DDA Report.

Derror moved, prove the DPW

Allison moved, Justin MacDonald seconded, CARRIED, to approve Resolution 2 of 2020 A Resolution to object the transfer of tax foreclosed properties to the local unit. A Roll Call vote was taken: Allison, Biehl, Derror, Jane MacDonald, Justin MacDonald - yes, none - no.

Justin MacDonald, CARRIED, to approve voting yes.

Jane MacDonald moved, Derror seconded, CARRIED, to roll over the general fund CD for 12 months at .65%, and the local street CD for 12 months .5%. All present voting yes.

Derror moved, CARRIED, to approve voting yes.

No Public Comment

Justin MacDonald moved, Biehl seconded to approve the 2020-2022 Clerk's Contract and the 2020-2022 Treasurer's Contract. All present voting yes.

Biehl moved, CARRIED, to adjourn

Michael Allison, Maureen Naumcheff

**AFFIDAVIT OF PUBLICATION**

OF MICHIGAN )  
OF ANTRIM )

I, Justin MacDonald, Partner/General Manager of Antrim Review hereby acknowledges the publication of the Public Notice for Village of Mancelona published in the above entitled newspaper on the 20th days of August 20, 2020.

Justin MacDonald  
Justin MacDonald

Subscribed and Sworn to on the 20th day of August 2020

John S. White  
John S. White  
Clerk  
Antrim County, Michigan  
Commission Expires: 01/23/24

JOHN S. WHITE  
CLERK • ANTRIM COUNTY  
COMMISSION EXPIRES: 01/23/24

**Village of Mancelona  
Regular Council Meeting  
August 11, 2020**

Present: Allison, Biehl, Derror, Jane MacDonald, Justin MacDonald  
Absent:

Also Present: Craig Hart, Maureen Naumcheff, RaeAnn Thompson, Bill Robbins, Marie Kinsler, Andrew Aps, Sandy Bockhorst

The meeting was called to order at the Village Office, 120 West State St, Mancelona, MI by President Allison at 6:00pm.

No Public Comment.

Derror moved, Justin MacDonald seconded, CARRIED, to approve the minutes from the 7/14/2020 regular meeting. All present voting yes.

Derror moved, Jane MacDonald seconded, CARRIED, to accept the accounts payable as presented. All present voting yes.

No DDA Report.

Allison moved, Justin MacDonald seconded, CARRIED, to approve Resolution 2 of 2020 A Resolution to object the transfer of tax foreclosed properties to the local unit. A Roll Call vote was taken: Allison, Biehl, Derror, Jane MacDonald, Justin MacDonald - yes, none - no.

Jane MacDonald moved, Derror seconded, CARRIED, to roll over the general fund CD for 12 months at .65%, and the local street CD for 12 months .5%. All present voting yes.

Justin MacDonald moved, Biehl seconded to approve the 2020-2022 Clerk's Contract and the 2020-2022 Treasurer's Contract. All present voting yes.

Derror moved, Biehl seconded, CARRIED, to approve Ordinance 111 of 2020 an ordinance to amend an Amended and Restated Downtown Development Authority Village of Mancelona. A Roll Call vote was taken: YES - Allison, Biehl, Derror, MacDonald, Justin MacDonald, NO - none

FALL CURBSIDE RESIDENTIAL TRASH PICKUP SCHEDULE SET FOR OCTOBER 1, 2020.

Jane MacDonald moved, Justin MacDonald seconded, CARRIED, to appoint Maureen Naumcheff as the Zoning Administrator and appoint RaeAnn Thompson as the Assistant Zoning Administrator. All present voting yes.

Biehl moved, Jane MacDonald seconded, CARRIED, to accept the contract from ACCESS Door for 4 commercial door replacements including installation in the amount of \$6262. All present voting yes.

Derror moved, Biehl seconded, CARRIED, to approve the DPW Report. All present voting yes.

Justin MacDonald moved, Biehl seconded, CARRIED, to approve the Police Report. All present voting yes.

Derror moved, Justin MacDonald seconded, CARRIED, to approve the Treasurer Report. All present voting yes.

No Public Comment.

Biehl moved, Jane MacDonald seconded, CARRIED, to adjourn at 7:31 pm. All present voting yes.

Michael Allison, President  
Maureen Naumcheff, Clerk