

**CITY OF FREMONT
DOWNTOWN DEVELOPMENT AUTHORITY**

**AMENDED
DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

PREPARED FOR:

**CITY OF FREMONT
DOWNTOWN DEVELOPMENT AUTHORITY BOARD**

Prepared by:

Fremont City Staff &
DDA Advisors
101 E. Main Street
Fremont, Michigan 49412

September 2006

**CITY OF FREMONT
NEWAYGO COUNTY, MICHIGAN**

City Council

James M. Rynberg, Mayor
Jim Breinling, Mayor Pro-Tem

Councilmembers:

Jane Drake
Larry Breuker
Richard Conley

Downtown Development Authority Board Members

Lon Vredeveld, Chair

Members:

James M. Rynberg
Dusty Bitson
Marianne Boerigter
Kim Deur
Lorna Kosztowny
Rebecca Laing-Austin
Gerry Rich
Tom Schuiteman
Ron Vliem
Rob Zeldenrust

Advisors

Chris A. Yonker, City Manager
Todd M. Blake, City Clerk / Finance Director
Michele Ribant, Neighborhood & Economic Development Director

September 2006

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE No.</u>
Introduction	4
Downtown Development Plan	6
DDA Plan Statutory Requirements:	
Section 17.2a.....	7
Section 17.2b.....	8
Section 17.2c.....	12
Section 17.2d.....	12
Section 17.2e.....	19
Section 17.2f.....	19
Section 17.2g.....	19
Section 17.2h.....	19
Section 17.2i.....	20
Section 17.2j.....	21
Section 17.2k.....	21
Section 17.2l.....	21
Section 17.2m.....	21
Section 17.2n.....	21
Section 17.2o.....	22
Section 17.2p.....	22
Tax Increment Financing (TIF) Plan	23
TIF Plan Statutory Requirements:	
Section 12.1.....	24
Section 14.1.....	24
Tables	
1. List of Planned Projects by Priority and Estimated Cost - 2006-2026.....	18
2. Estimate of Capturable Taxable Value.....	27
3. Estimate of Available Revenue Stream.....	28
4. Estimated Available Revenue Reallocation by Taxing Jurisdiction.....	29
Exhibits	
A. Legal Description, DDA District Boundaries.....	11
Maps	
A. DDA District.....	7
B. Existing Land Use.....	9
C. Proposed Land Use Pattern.....	10

INTRODUCTION

The legislative body of a municipality is authorized under Michigan P.A. 197 of 1975, as amended, to create a Downtown Development Authority (DDA). The Ordinance establishing the authority must also designate the boundaries of the DDA District within which the authority may exercise its powers. The Board of Directors of the Authority must consist of between 8 and 12 members, plus the municipality's chief Executive Officer.

The purpose of a DDA is to prevent deterioration and promote economic growth within a business district by developing, adopting and implementing plans for new and re-development. Separate plans may be adopted for different development areas within the DDA District. The plan may include proposals for construction, renovation, repair, remodeling or rehabilitation of a public facility, an existing building or a multiple-family dwelling unit that aids economic growth in the Downtown District.

To implement a development plan, the authority may construct, rehabilitate, equip, improve, maintain or operate any building within the District for public or private use. The authority may acquire and own, lease or dispose of any land or real and personal property that the authority determines to be reasonably necessary to prevent deterioration and promote economic growth in the business district. The authority may also acquire and construct public facilities and make land improvements. The Downtown Development Authority Act also allows municipalities to take private property under the power of eminent domain and transfer the property to the DDA.

Funds to finance activities of the authority may be derived from several sources including taxes, revenues generated from the use of assets, proceeds from revenue bonds, municipal funds, state and federal grants, special assessment levies and tax increment financing receipts.

The City of Fremont (the "City") established the City of Fremont Downtown Development Authority (the "Authority") in July 1986. By late November of that year, the Authority prepared, and the City Council approved, a combined Development and Tax Increment Financing ("TIF") Plan (the "Plan") that identified needed improvements in the DDA District and outlined various means for financing those improvements. Less than one year later, the Plan was amended to enlarge Development Area Number One in the District. The 1987 amendments also presented the report of O'Boyle, Cowell, Blalock & Associates, Inc. of Kalamazoo, Michigan, entitled Commercial Corridor Revitalization. This report further identified the improvements contemplated in the District and presented preliminary cost estimates for specified improvements.

In 1989, the Plan was again amended to identify a number of projects to be undertaken as part of the Main Street Improvements in the District and to provide for the financing of those projects by the issuance of bonds by the City pledging TIF revenues of the Authority for repayment. These projects were ultimately financed with the proceeds of bonds issued in three series by the City in the aggregate principal amount of \$1,600,000.

In 2001, the DDA proposed amendments to the DDA's Plan to re-evaluate and prioritize DDA projects that had not been implemented and to include additional improvements that were desired to enhance the visual environment and to promote economic expansion and reinvestment within the DDA District. In addition, the TIF Plan was to be updated to reflect outstanding debt or obligations and the current TIF revenue projections.

However, the 2001 proposed amendments to the DDA's Plan were not adopted by the City of Fremont because it was anticipated that further changes to the Plan would be necessary in the near future with the

anticipation that the City would apply for a grant to participate in the **Blueprints for Michigan Downtowns** program, part of the Governor's "Cool Cities Initiative." Participation in the Blueprint Program would lead to the development of a revitalization plan for Downtown Fremont, which would likely result in further changes to the DDA's Plan.

The City applied for the **2004 Blueprints for Michigan Downtowns** program, but was not successful in its efforts. The City re-applied for the 2005 Program and did receive grant funding to assist with the development of "Fremont's Downtown Blueprint Revitalization Plan." The DDA officially recommended the Blueprint Plan on May 12, 2006, which was ultimately adopted by the Fremont City Council on May 16, 2006 as the official guide in developing future action plans for the enhancement of Downtown Fremont.

This 2006 update is written to re-evaluate and prioritize DDA projects that have been recommended as a result of the adoption of the Blueprint Plan. The recommendations in the Revitalization Plan are aimed at enhancing the aesthetics of Downtown Fremont and to promote economic development within the DDA District. In addition, the TIF Plan is being updated to reflect the DDA's current plans for financing the DDA improvements as recommended in the Revitalization Plan.



**AMENDED
DOWNTOWN DEVELOPMENT PLAN**

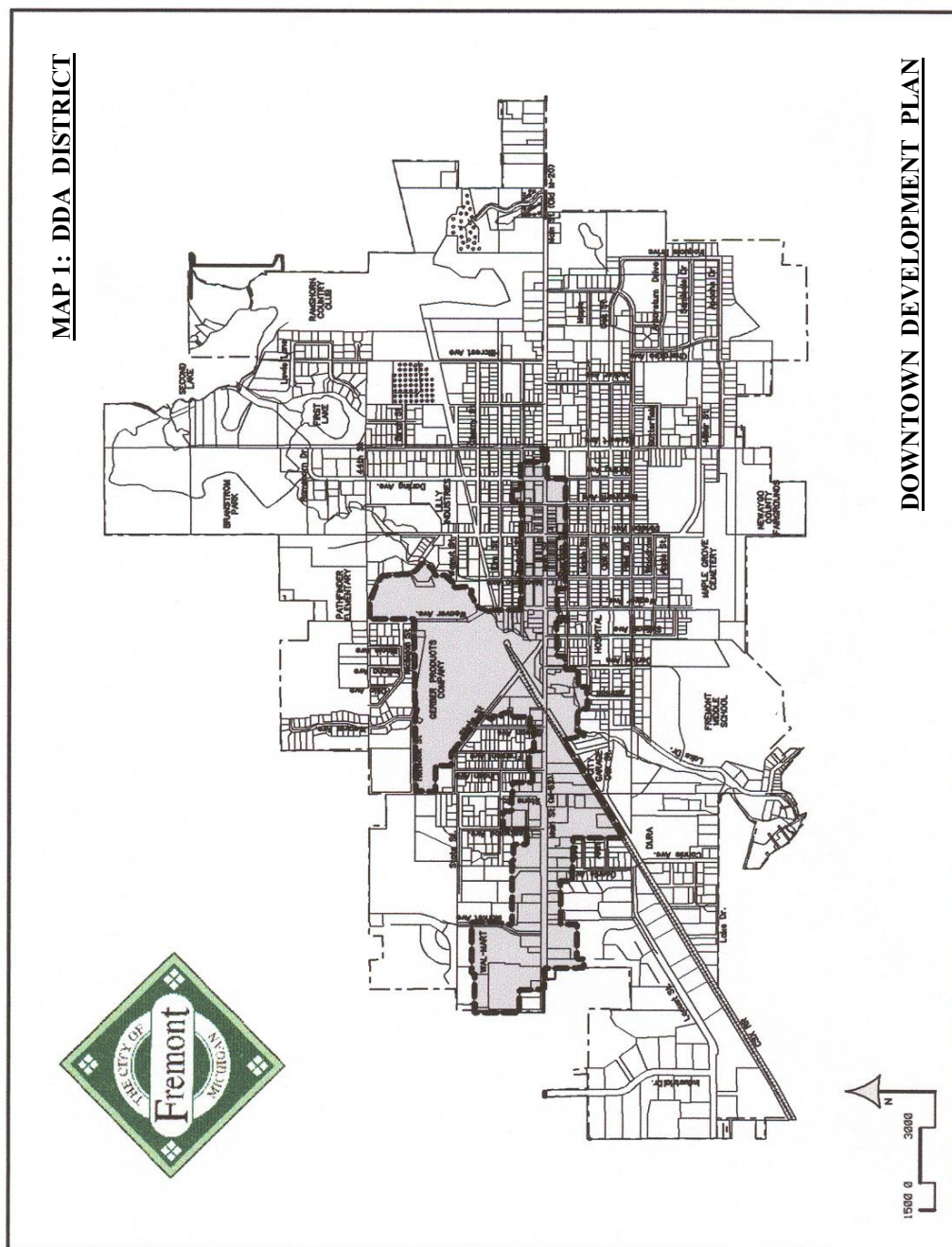
DEVELOPMENT PLAN ELEMENTS

The following references to “sections” relate to the specific items that must be addressed in any Development Plan as required by State Statutes as found in Section 17(2) of P.A. 197 of 1975.

SECTION 17(2)(a): DISTRICT BOUNDARIES

“The designation of boundaries of the development area in relation to highways, streets, streams or otherwise.”

Map 1, below, depicts the boundaries of the development area in relation to the above features. The development area boundaries are coterminous with the DDA District boundaries.



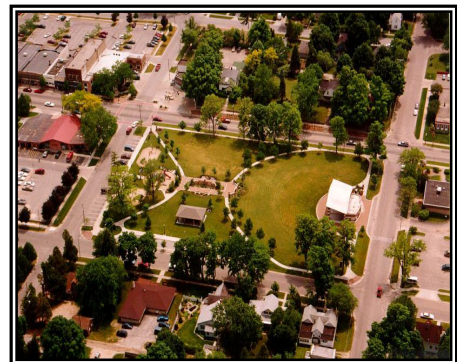
SECTION 17(2)(b): EXISTING & PROPOSED LAND USES

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

The location and extent of existing public and private land uses within the development area are presented on Map 2 on page 9. The DDA District includes a traditional downtown/city-center area (**see photo at right**) and more conventional general commercial development along M-82 heading west from Downtown. The city-center contains specialty retail shops, banks, offices, personal & professional service businesses, Post Office, restaurants, taverns and upper-level rental housing. The city-center also includes a civic complex that includes the City Hall /Police/ Fire Facility, the Fremont Area District Library and the Fremont High School.



The pedestrian friendly streetscape is the product of a series of phased improvement projects carried out by the DDA, such as decorative street lighting, accent paving, landscaping and floral displays. The DDA also participated in funding the development of Veterans Memorial Park (**see photo at right.**)



West of the city-center, the DDA District contains large-scale developments such as the Gerber Products Company, the West Village Shopping Center and the now vacant Wal-Mart & D&W Food Store buildings, as well as smaller freestanding developments such as Taco Bell. This auto-oriented area was designated as the “West End District” in the original Development Plan (**see photo at lower right.**)



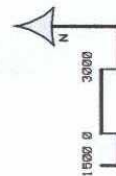
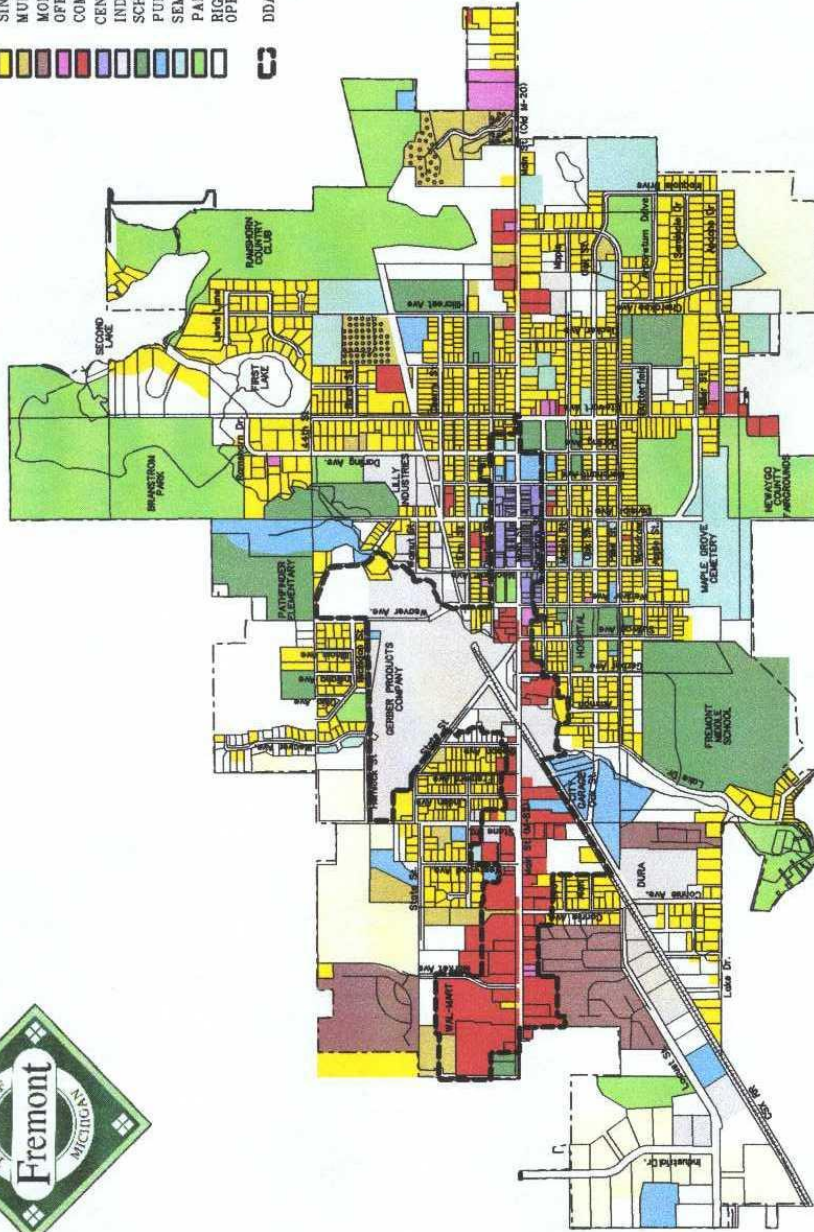
The land development pattern proposed for the DDA District is shown on Map 3 on page 10. As depicted, the proposed future land use pattern generally preserves the established land use pattern while allowing for infill and redevelopment of older or vacant parcels. According to the Fremont Area Joint Comprehensive Development and Growth Management Plan, the Central Business District (CBD) is planned to foster a mix of land uses in a manner that complements the historic character engrained in the features of the built environment. Further, the Plan envisions the downtown as a diverse, compact, pedestrian-oriented environment where residents can live, work, shop, recreate and socialize.

Ground-floor space along Main Street is recommended to be reserved for pedestrian-oriented retail and service establishments, with offices and living quarters above. The adaptive reuse of vacant residential units within the downtown for specialty shops and office uses is encouraged. Other appropriate uses west of downtown may include restaurants, service stations, lodging, etc. Industrial uses, however, should not be permitted to develop or expand within the CBD.

The legal description of the DDA District may be found as Appendix A on page 11.

MAP 2: EXISTING LAND USE

- AGRICULTURAL
- SINGLE-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- INDUSTRIAL
- SCHOOLS AND INSTITUTIONAL
- PUBLIC/UTILITY
- SEMI-PUBLIC
- PARKS AND RECREATION
- RIGHTS-OF-WAY, WATER BODIES,
OPEN SPACE, AND OTHER
- DDA DISTRICT

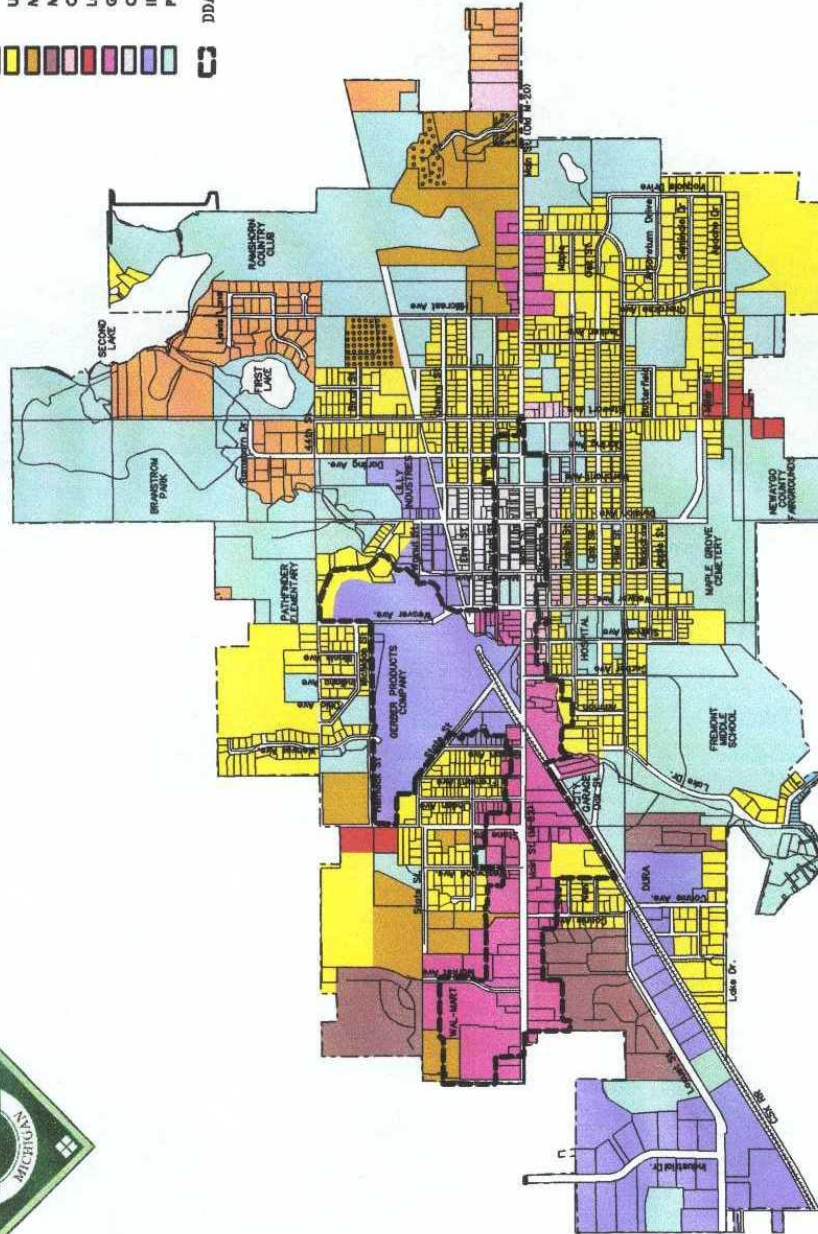


DOWNTOWN DEVELOPMENT PLAN



MAP 3: PROPOSED LAND USE

- OPEN SPACE RURAL RESIDENTIAL
- LAKE RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- MOBILE HOME PARK
- OFFICE
- LOCAL COMMERCIAL
- GENERAL COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- INDUSTRIAL
- PUBLIC AND SEMI-PUBLIC
- DDA DISTRICT



DOWNTOWN DEVELOPMENT PLAN

Exhibit A

LEGAL DESCRIPTION DDA DISTRICT BOUNDARIES CITY OF FREMONT, NEWAYGO COUNTY

Description of the boundaries of the City of Fremont Downtown Development Authority District Number One (1) as amended:

Starting at the SE corner Sec 34, then 2,986.58' W to the City Limits, the POB, then N 380', then W 315.38', then N 502.87', then E 1,317.85', then S 486.87', then E 891', then N 68.07', then E 66', then S 35.07', then E 265.41', then S 200', then E 200' to W ROW of Westwood Ave., then N 355.5', then E 296.5', then S 135.98', then E 445.89', then S 214', then E 148.5' to W ROW of Linden Ave., then S 50', then E 333.52' to E ROW of Fremont Ave., then S 62.05', then E 331.36' to W ROW of Gibson Ave., then N 62.14', then E 192.5', then N 565', then W 52.7', then NLY & ELY 96.7' to S ROW of State St., then NLY and WLY along said ROW to a point 433' E of W section line of Section 35, then N 316', then W 433' to centerline of Stone Rd., then N to N ROW of Hemlock St. extended WLY, then E along said N ROW to W ROW of Weaver Ave., then N along W ROW of Weaver to N ROW of Division Ave., then ELY & SLY along N ROW of Division to centerline of Darling Creek, then SLY on said centerline to a point where the W ROW of Mechanic Ave. extended intersects with Darling Creek, then S to N line of S ½ of Block 5, Empire Plat, then W along said line to centerline of Darling Creek, then SLY along said centerline to E ROW of Weaver Ave., then S to N ROW of Dayton St., then E on said ROW to a point 16.5' E of the SW corner of Lot 9, Block 11, Empire Plat, then S to S ROW of Main St., then W to E ROW of Merchant Ave., then S to S ROW of Sheridan St., then W to the W ROW of Mechanic Ave., then N 66', then W to the W lot line of Lot 8, Block 34, Empire Plat, then N to N lot line of said lot, then W to E lot line of Lot 1, Block 35, Empire Plat, then S 123.8', then W 66', then N 132', then W 518.67', then S 132', then W 198' to W ROW of Gerber Ave., then S 198', then S 132' to N ROW of Maple St., then W 335.86' to E ROW of Lake Ave., then N on said ROW to centerline of Darling Creek, then WLY & SLY on the centerline of Darling Creek to E lot lines of Lots 12 & 13, Ephraim Misner's Addition, then NLY along said lot lines to N ROW of CSX Railroad, then WLY along said ROW to a point 457.40' E to E ROW of Connie Ave., then N 702.98', then W 160', then N 21.63', then W 499.48', then N 173', then W 662.28', then S 250', then W 526.45', then S 100', then W 132' to City Limits, then N 600', then W 340' to POB.

SECTION 17(2)(c): EXISTING IMPROVEMENTS TO BE ADDRESSED

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

A full description of all projects, including those that may involve any of the changes described above is provided in Section 17(2)(d).

SECTION 17(2)(d): PROJECT IMPROVEMENT PLAN

“The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.”

The DDA is empowered to undertake a variety of activities in the rejuvenation of its District, including:

- Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation or reconstruction of a public facility, an existing building or a multiple-family dwelling unit that may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.
- Plan, propose and implement an improvement to a public facility within the development area to comply with the barrier-free design requirements of the State of Michigan.
- Acquire property by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper, or own, convey or otherwise dispose of, or rights of interests therein, which the Authority determines is reasonable and necessary to achieve the purposes of P.A. 197 of 1975, as amended (the DDA Act), and to grant or acquire licenses, easements and options with respect thereto.
- Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

The following project improvement plan is intended to be general in nature allowing for flexibility in design and implementation. Detailed planning, design and engineering studies should be conducted to specifically set project parameters. Improvement projects are generally arranged according to their area of impact and are assigned to the following five categories: City Streets and Sidewalk Improvements, Streetscape Enhancement and Refuse Disposal, Parking Area Expansion and Screening, Promotional and Identity Building, and Consultation and Operational Expenditures. The order of the projects/activities or the categories implies no ranking of priorities.

City Street and Sidewalk Improvements

This category provides for the development and repair of City streets to better serve properties within the DDA District.

A. Dayton Street Extension (From Weaver Ave. to Main St.)

The DDA may contribute toward completing the extension of Dayton Street to loop southwest to connect with Main Street just west of the NAPA Auto Parts store. This project was once a part of a proposed one-way street network for Downtown. It would facilitate better traffic flow along Dayton Street as it intersects with Main Street, especially for larger vehicles. It would provide an easier route

for M-82 detours during such events as the National Baby Food Festival, Main St. parades, etc. It would also provide rear access to possible redevelopment of several parcels between Chemical Bank and the berm along the Gerber Products Company parking lot, which could include public or private investments or improvements.

B. Sidewalk Extensions, Replacements and Enhancements

The DDA may fill in any gaps in sidewalks in the District to promote safer pedestrian and bicycle access to business, residential and other properties, as well as segments of the Town & Country Non-Motorized Path that run through or across the District.

Streetscape Enhancements and Refuse Disposal

This category provides for physical and natural improvements within the public rights-of-way (ROW) to enhance the visual image and functionality of the streetscape. To date, the DDA has successfully completed an extensive array of streetscape improvement projects along Main Street to create a more inviting appearance and a pedestrian-friendly shopping environment. The DDA wishes to continue its past success through carrying out the projects listed below:



A. Street Trees and Landscaping

The DDA may purchase and install tree plantings and other landscaping materials to fill in “green gaps” inside the public ROW areas of the District. Replacement of deteriorated or outdated existing landscaping may also be necessary. An overall design plan for landscaped improvements would be coordinated with other project plans.

B. New Street, Alley, Walkway & Parking Lot Lighting

Lighting is perhaps the most visible of all the streetscape elements and can be a common thread to tie together a streetscape. The DDA may install new decorative or other lights within the District as needed, with the decorative lights being similar in design to those found along Main Street in the District. The DDA may also install parking lot, alley and walkway lighting so as to create a safe, inviting and customer-friendly atmosphere.

The DDA may also evaluate and install more energy-efficient lights (e.g. LED) in the new fixtures instead of the current less efficient and more costly mercury vapor (MV) or high pressure sodium (HPS) lights.

C. Retrofit of Existing Street, Alley, Walkway & Parking Lot Lighting

The DDA may evaluate and retrofit existing MV or HPS lights fixtures to LED or other more energy efficient lights/bulbs. The LED's are reported to use 50% or less energy than the existing light bulbs, and have longer lives and less maintenance than the traditional bulbs.

D. Refuse Disposal & Recycling

To reduce the visual impact of trash storage areas, the DDA may assist with the partial funding of the construction and operation of shared commercial dumpster and recycling enclosures within each of the four blocks in the downtown. Joint dumpsters in other

areas of the District may also be considered. The DDA may evaluate and recommend to the City Council the licensing of a single or cooperative refuse and/or recycling firm(s), both profit and nonprofit, for the Downtown, the District or other feasible geographic sub-areas.

E. Street, Alley and Intersection Improvements

As part of the streetscape improvements along Main Street (M-82) in the early 1990's, the DDA implemented many successful techniques for streetscape design and traffic calming such as curb bump-outs, designated crosswalks, pre-cast pavers, landscaping and decorative lighting. The DDA may consider making further improvements that would reduce potential trip hazards and long-term maintenance as well as improve the visual and functional aesthetics within the District. This could include replacement, refurbishment or enhancement of existing street, alley, intersection and other improvements as well as the construction or installation of new improvements. Examples might include, but are not limited to:

- Replacement of existing pre-cast paver bricks at bump-outs with pre-cast brick on a concrete base, or stamped decorative concrete.
- Replacement of tinted concrete crosswalk paving with stamped decorative concrete.
- Removal or reduction in size of landscaped areas at intersections and other locations and the use of movable planter pots with opportunities for seasonal floral or other displays.
- Replacement of deteriorated concrete alleys & rear sidewalks with stamped decorative concrete with curbs.
- Installation of additional curb bump-outs along Main or other streets that could reduce traffic speeds, deter large truck use and provide additional on-street, short-term parking spaces.
- Mill & resurface or reconstruct existing streets, alleys, walkways, sidewalks, crosswalks and intersections.
- Burying of overhead utility lines.

Parking Area Expansion, Renovation, Screening and Landscaping

This category provides for the acquisition and development or redevelopment of public and private parking areas to serve the District. It also provides for the installation of screening and landscaping along the perimeter and within parking lots to shield them from view at the pedestrian and vehicular levels.



A. Parking Area Expansions

The DDA may contribute funds to expand and develop parking areas within the District to improve accessibility for customers, employees and residents. This may include acquiring or leasing the private parking lots to the north of 5th/3rd Bank to create additional spaces for patrons of Veterans Memorial Park and the rest of the northwest portion of Downtown.

In addition, the DDA may help acquire or lease and develop or improve available parcels along Dayton, Sheridan and other streets for public parking. Other projects of a similar nature may be identified and

carried out as the need or special opportunities arise.

B. Parking Area Enhancements

The Downtown Central Business District (CBD) has four general quadrants (core blocks) aligned around the intersection of Main Street and Division Avenue. The public and/or private parking areas in these four blocks may be enhanced by, but not be limited to, the following:

- NE Block Parking Areas

Due to the presence of existing retaining walls, grade differences, temporary gravel parking areas and general orientation of parking aisles east-west and parallel to the existing alleyway and rear store areas, the parking areas on this block are scheduled for complete reconstruction. The new parking aisle orientation will run north-south; this will reconfigure parking bays toward the rear store areas, which will be consistent with the remainder of this block and with other Downtown parking areas.

The DDA may also build a multi-use Market Pavilion in this block (see page 16 for details.)

- NW Block Parking Areas

Due to the presence of existing retaining walls in areas nearest to Division Avenue, and general surface deterioration, the parking lot in this block is programmed for partial reconstruction.

- SW Block & SE Block Parking Areas

Both southern lots were reconstructed in the early 1990's. Therefore, the lots do not need to be reconstructed. However, the DDA plans to enhance the parking lots with lighting, landscaping, irrigation, asphalt milling & resurfacing, etc.

The DDA may consider including the following enhancements in all downtown parking lots:

- New curb and gutter
- Perimeter landscaping and/or decorative fencing
- Irrigation systems
- Decorative and security lighting
- New storm sewers as required
- Decorative alleyway paving
- Decorative paving and other pedestrian amenities between the new curb line along the alleyway to the rear store areas
- Streetscape furniture
- Placement of public art

These improvements would enhance the rear alleyways, which could lead to improved rear building entrances, reduce the burden on Main Street (M-82) pedestrian zones and create a stronger connection between Main Street and the rear parking areas. This would facilitate ease of both vehicular and pedestrian movement and convenience for business owners, upper-level occupants of housing & offices, and patrons of Downtown businesses & facilities.

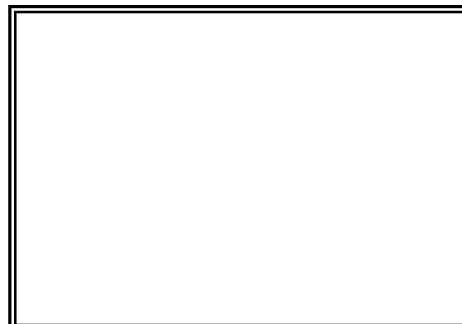
Promotional and Identity Building

The Promotional and Identity Building category relates to projects and activities that are designed to promote economic growth within the development area through the creation of a vibrant, identifiable and welcoming business, social and cultural environment. This category also supports the development and

operation of community festivals and attractions that are intended to draw people to Downtown from the surrounding region. These efforts may include, but are not limited to, the following:

A. Market Pavilion

The DDA may construct a multi-use Market Pavilion in Downtown to accommodate a farmers market, artisan market, etc. The structure could serve as a signature building for the Downtown; the presence of the market would improve the prosperity of the entire Downtown business community and would be a source of community pride. The DDA has pursued grant funding to cover part of the cost of construction. (Total est. cost \$329,875: USDA Rural Development Business Enterprise Grant awarded for \$85,000; Fremont Area Community Foundation Grant awarded for \$50,000.)



B. Façade Improvement Program

The DDA may implement a Façade Improvement Program to encourage Downtown property owners to make needed building façade improvements so as to improve the economic viability of the Downtown and preserve the integrity and attractiveness of its buildings and storefronts.

C. Downtown Rental Housing Rehabilitation Program

The DDA has established the Downtown Rental Housing Rehabilitation Program for the purposes of creating decent, safe and affordable rental housing in upper-level space in downtown buildings, to encourage private investment in Downtown and to bring vitality and economic growth to the CBD. The MI State Housing Development Agency (MSHDA) awarded the City grant funding in the amount of \$365,800 to implement the Rental Rehab program. The DDA intends to cover all or a portion of the \$12,000 cost (\$1,000 per unit) for the program's Third Party Administrator (TPA).

D. Historic-Related Undertakings

The DDA may develop "Windmill Gardens" as a tourist attraction within the District. At the very minimum, the DDA may acquire the historic Ensley Tower, which is located at the current "Windmill Gardens" on Luce Road north of 48th Street in Sherman Township, and have it moved to a suitable Downtown location. The DDA may pursue the acquisition or use of other historic windmills, artifacts, etc. from Windmill Gardens or from other sources, such as the Newaygo County Society for History & Genealogy.

The DDA, City and the Fremont Area Community Foundation jointly funded the preparation of a feasibility study for the creation of a Fremont Historical Museum. It is hoped that a suitable location for such a museum could be secured in or very near to Downtown.

The DDA may also establish a Historic District in the four-block commercial core of Downtown for listing on the National Register of Historic Places. This would permit property owners to pursue both Federal and State income tax credits for renovation and restoration of buildings within the District.

E. Welcome Signage

Welcome signage may be installed at the following locations: E. Main; S. Stewart, W. Main and N. Stone Road. General funds would have to be used since these locations are outside the DDA boundaries.

F. Wayfinding Signage

The DDA may purchase and install wayfinding signage to help many first-time visitors get to Downtown Fremont or other individual points of interest or destinations. \$90,000 is projected in terms of the cost of the wayfinding signage; \$10,000 would be for signage located outside the DDA District. General funds would be used to pay for the wayfinding signage.

G. Main Street Festivals/ Downtown Events

The DDA may sponsor Main Street festivals/downtown events to stimulate business activity and to promote a positive image of the DDA District. This may include sidewalk sales, art fairs, parade celebrations, summer concerts, etc. The programming of weekly family oriented events in Veterans Memorial Park in the summer is encouraged. The DDA may also encourage owners of Downtown food establishments to offer entertainment.



H. Public Art

The DDA has defined an art placement plan for Downtown Fremont. The DDA may contribute to the design, purchase and/or installation of public art within the Downtown District.

I. Seasonal Decorations

The DDA may contribute to decorating the Downtown to create a more festive and interesting atmosphere during holiday and other seasons. The DDA may consider displaying seasonal, holiday and special event banners within the District. \$40,000 in funding for banners has been secured from the City's Beautification Fund endowment grant at the Fremont Area Community Foundation.

Consultation and Operational Expenditures

The Consultation and Operational Expenditures category provides for professional services and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA.

A. Professional Services

This item covers professional services that may be required to implement the proposals within this Development Plan and to manage and operate the DDA. This may include, but is not limited to, grant writing and administration, planning and architectural design, engineering, inspections & construction management services, environmental assessment & mitigation planning, financial and accounting services, advertising and marketing services and legal consultation.

B. DDA Operations

This expenditure category covers all expenses relating to operating the DDA such as, but not limited to, public notices, mailings, office supplies, administrative support, equipment usage/rental, etc.

<p>Table 1</p> <p>LIST OF PLANNED PROJECTS by PRIORITY and ESTIMATED COST</p> <p>CITY OF FREMONT DDA</p> <p>2006-2026</p>		
PROJECT PRIORITY ^a	PROJECT DESCRIPTION	ESTIMATED PROJECT COST ^b
	<i>City Street and Sidewalk Improvements</i>	
S & M	A. Dayton Street Extension	\$100,000
S	B. Sidewalk Extension, Replacement & Enhancement	100,000
	<i>Streetscape Enhancements and Refuse Disposal</i>	
S & M	A. Street Trees and Landscaping	200,000
S	B. New Street, Alley, Walkway & Parking Lot Lighting	600,000
S	C. Retrofit Existing Street, Alley, Walkway & Parking Lot Lighting	500,000
S	D. Refuse Disposal	400,000
S & M	E. Street, Alley and Intersection Improvements	3,000,000
	<i>Parking Area Expansion and Screening</i>	
S & M	A. Parking Area Expansion	750,000
S & M	B. Parking Area Enhancements	2,500,000
	<i>Promotional and Identity Building</i>	
S	A. Market Pavilion	350,000
S, M & L	B. Façade Improvement Program (5 years)	200,000
S	C. Rental Housing Rehabilitation Program (2 years)	800,000
S, M & L	D. Historic-Related Undertakings	TBD
S	E. Welcome Signage	100,000
S	F. Wayfinding Signage	200,000
S, M & L	G. Main Street Festivals / Downtown Events- Ongoing	TBD
S, M & L	H. Public Art / Art Nodes	250,000
S, M & L	I. Seasonal Banners / Decorations	250,000
	<i>Consultation and Operational Expenditures</i>	
S, M & L	A. Professional Services (\$15,000 annually)	300,000
S, M & L	B. DDA Operations (\$20,000 annually)	400,000
	ESTIMATED TOTAL	\$11,000,000
<p>^a Project Priority Rank as follows: S = Short-Term (0-5 Years) M = Medium-Term (6-10 Years) L = Long-Term (11-20 Years)</p> <p>^b Actual project cost will depend upon the design and specification of project components and market conditions at the time of implementation.</p>		

SECTION 17(2)(e): CONSTRUCTION STAGES

“A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.”

The statement of the stages of planned construction is identified in Table 1 in Section 17(2)(d). As noted in the Table, short-term projects represent activities to be emphasized for construction, particularly in the early stages (first 5 years) of the development program. Medium- and long-term projects are seen as longer-range capital projects that will likely take precedence later in the development program unless major funds are available sooner; however, all projects are anticipated to be completed by 2026. The annual DDA budget and the availability and timing of other sources of funding will largely determine the pace at which the desired projects are completed.

SECTION 17(2)(f): OPEN SPACE

“A description of any parts of the development area to be left as open space and the use contemplated for the space.”

The areas identified to be left as public open space within the DDA District are:

- Veterans Memorial Park
- Mid-block walkways / Pocket parks
- Landscaped berm along the Gerber Products Company parking lot

SECTION 17(2)(g): PROPERTY OWNERSHIP/LEASES

“Descriptions of any portions of the development area that the authority desires to sell, donate exchange or lease to or from the municipality and the proposed terms.”

The Authority currently owns or leases no portion of the development area. Future transactions between the Authority and the City will be done according to the best interests of the City.

SECTION 17(2)(h): DESIRED ZONING CHANGES

“A description of desired zoning changes and changes in streets, street levels, intersections and utilities.”

Desired changes to streets, intersections and utilities were previously identified under Section 17(2)(d).

Desired Changes in Zoning

The City of Fremont is creating a new Form-Based Zoning Ordinance. Form-based codes rely on design concepts and patterns intended to preserve the best of a community, creating more livable environments and spaces. The Code will focus on the physical form of the building and its relationship to the street and adjacent buildings. Compatibility of uses is achieved through design and orientation, instead of strict land use separation.

Following is a summary of some of the desired changes to the City’s Zoning Code that are intended to improve the vitality, appearance and functionality of the DDA District. It is recognized that all desired changes in zoning will need to be processed through the City Planning Commission and ratified via Ordinance by the Fremont City Council.

Access Limitations

The DDA wishes to pursue zoning and other applicable regulatory change to minimize the number of ingress / egress points along Main Street through the use of shared / marginal access drives or indirect access from side streets or adjacent properties. Usage of restricted left turns, medians and other traffic calming devices should be explored.

Signage

The DDA seeks to amend zoning provisions relating to business district signs to create an identifiable but not visually overwhelming appearance. This effort should include the development of sign design guidelines to help harmonize public and private signage.

Landscaping / Parking Lot Screening

The DDA desires that parking lot landscaping requirements be amended to provide for the installation of an irrigated vegetative greenbelt that effectively screens parking areas from view.

Office Use Restrictions

The DDA desires to restrict office uses to buildings off Main Street or on upper level spaces downtown. By encouraging office uses to locate in areas outside the Central Business District, such as along Dayton and Sheridan Streets, additional ground floor retail space would become available along Main Street, while still making the downtown a destination for professional and personal services.

SECTION 17(2)(i): DEVELOPMENT COSTS/ FINANCING

“An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.”

The total cost for undertaking the projects identified under Section 17(2)(d) is approximately \$11 million (see Table 1.)

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources:

- A. Donations and grants to the Authority for the performance of its functions.
- B. Proceeds of an ad valorem tax imposed pursuant to Section 12 of P.A. 197 of 1975, as amended.
- C. Money borrowed and to be repaid as authorized by Section 13 of P.A. 197 of 1975, as amended.
- D. Revenues from any property, building or facility owned, leased, licensed or operated by the Authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.
- E. Proceeds of a tax increment financing plan, established under Sections 14 to 16 of P.A. 197 of 1975, as amended.
- F. Proceeds from a special assessment district created as provided by law.
- G. Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the municipality to finance a development program.

Where receipt of specific funds is indicated as being anticipated by the Authority, methods of repayment will be established as necessary. Where repayment is not necessary, funds shall be credited to the general

fund of the Authority for the purpose of financing only those activities, as indicated in this plan or otherwise appropriate as provided in P.A. 197 of 1975, as amended.

The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues currently available to the Authority.

SECTION 17(2)(j): CONVEYANCE OF DEVELOPMENT

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

Not applicable

SECTION 17(2)(k): PROCEDURES FOR CONVEYANCE

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

Not applicable

SECTION 17(2)(l): DISPLACEMENT OF RESIDENTS

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

No displacement or relocation is anticipated.

SECTION 17(2)(m): RELOCATION PRIORITY

“A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.”

Not applicable

SECTION 17(2)(n): RELOCATION COSTS

“Provision for the cost of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.”

Not applicable

SECTION 17(2)(o): ACT 227 COMPLIANCE PLAN

“A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws (Condemnation/Relocation Assistance.)”

Not applicable

SECTION 17(2)(p): OTHER PERTINENT MATERIALS

“Other material which the authority, local public agency, or governing body deems pertinent.”

Wherever the provisions of the Downtown Development Plan and the Tax Increment Financing Plan are inconsistent with any provisions of the prior adopted Plans, the provisions of these Downtown Development and TIF Plan amendments shall be controlling. All provisions of the prior plan consistent with the provisions of these Development Plan amendments shall be and remain in full force and effect.