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

June 2009

CITY OF FREMONT
NEWAYGO COUNTY, MICHIGAN

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

Amended June 2009

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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.

The 2006 update was 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 promoting economic development within the DDA District. In addition, the TIF Plan was updated to reflect the DDA's current plans for financing the DDA improvements as recommended in the Revitalization Plan.

The 2009 update to the Amended Development & Tax Increment Financing Plan was prompted by the establishment of the Agricultural Processing Renaissance Zone in Fremont and the desire to be able to continue to obtain funding for DDA projects as a result of the capture of property taxes from within the DDA District. Specifically, the Plan is being amended to exclude the Gerber Products Company/Nestle parcel within the Renaissance Zone from the Development Area. The Gerber Products/Nestle parcel will be retained in the DDA District, but the Development Area and the DDA District are no longer coterminous.

THE CITY OF

Fremont

MICHIGAN

AMENDED
DOWNTOWN DEVELOPMENT PLAN

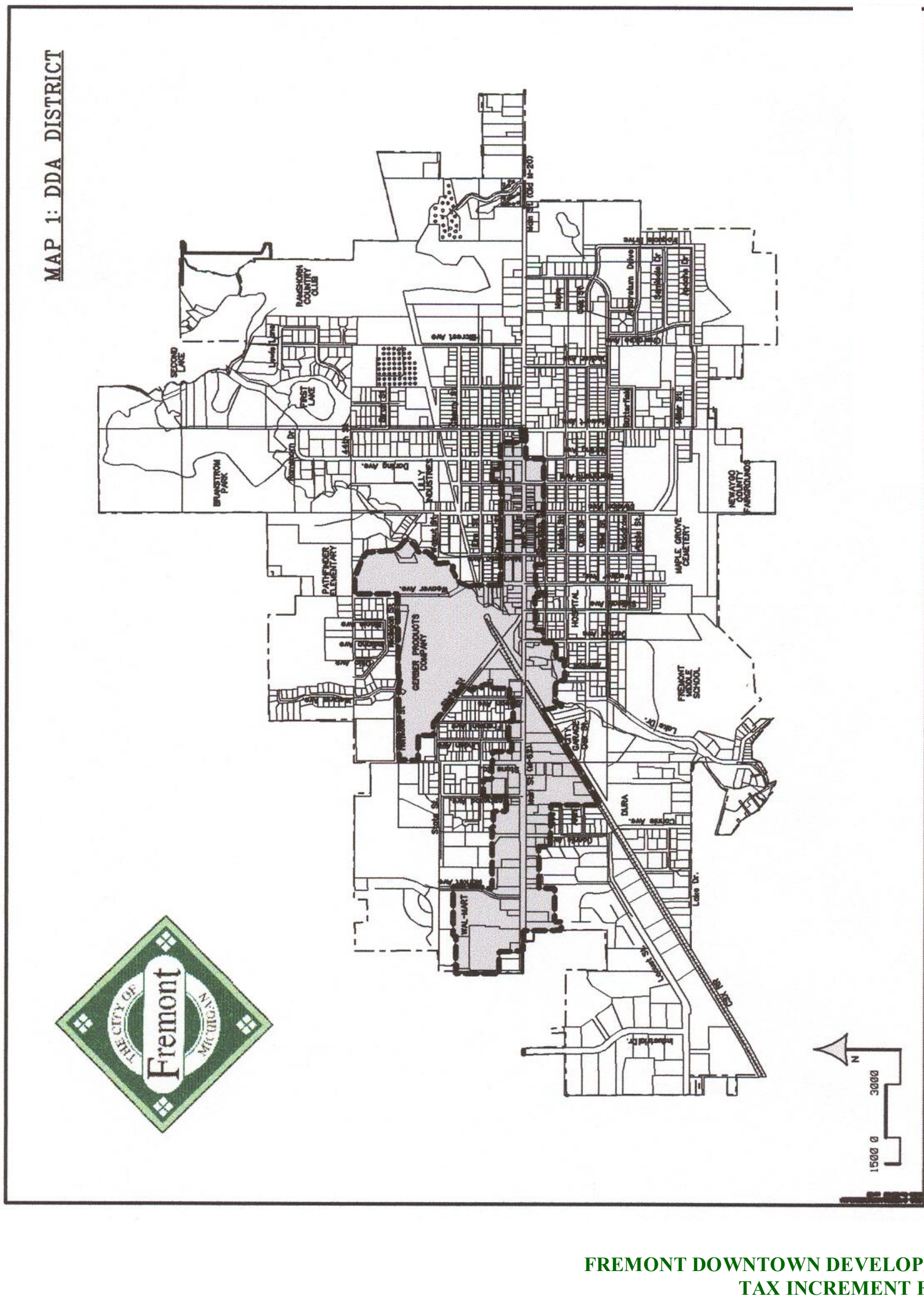
Development Plan Elements

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.

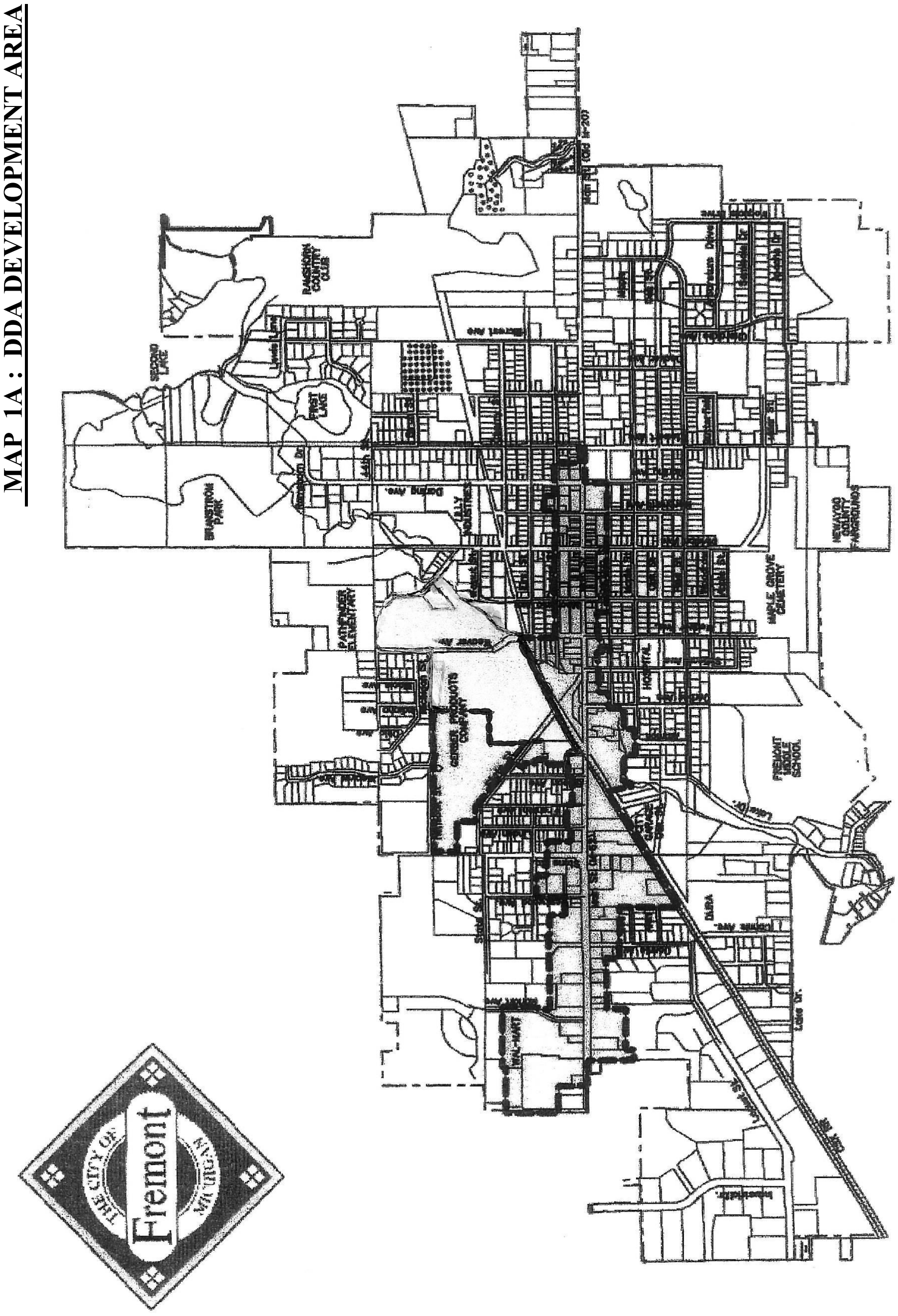
Section 17(2)(a): District Boundaries

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

Map 1, below, depicts the boundaries of the DDA District. Map 1a depicts the boundaries of the revised Development Area in relation to the above features. The Development Area boundaries are <u>not</u> coterminous with the DDA District boundaries.

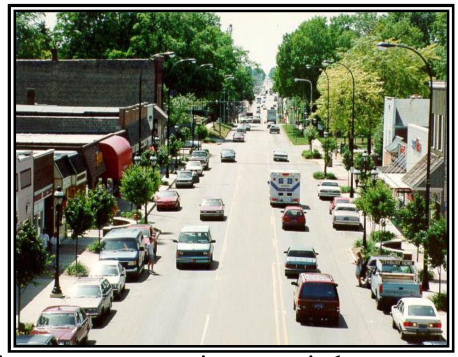


MAP 1A : DDA DEVELOPMENT AREA

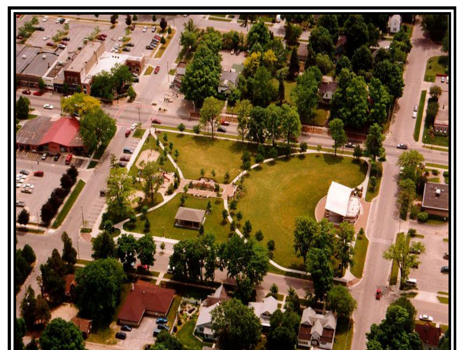


Section 17(2)(b): Existing & Proposed Land Uses

"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 <u>Map 2</u> 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.)**

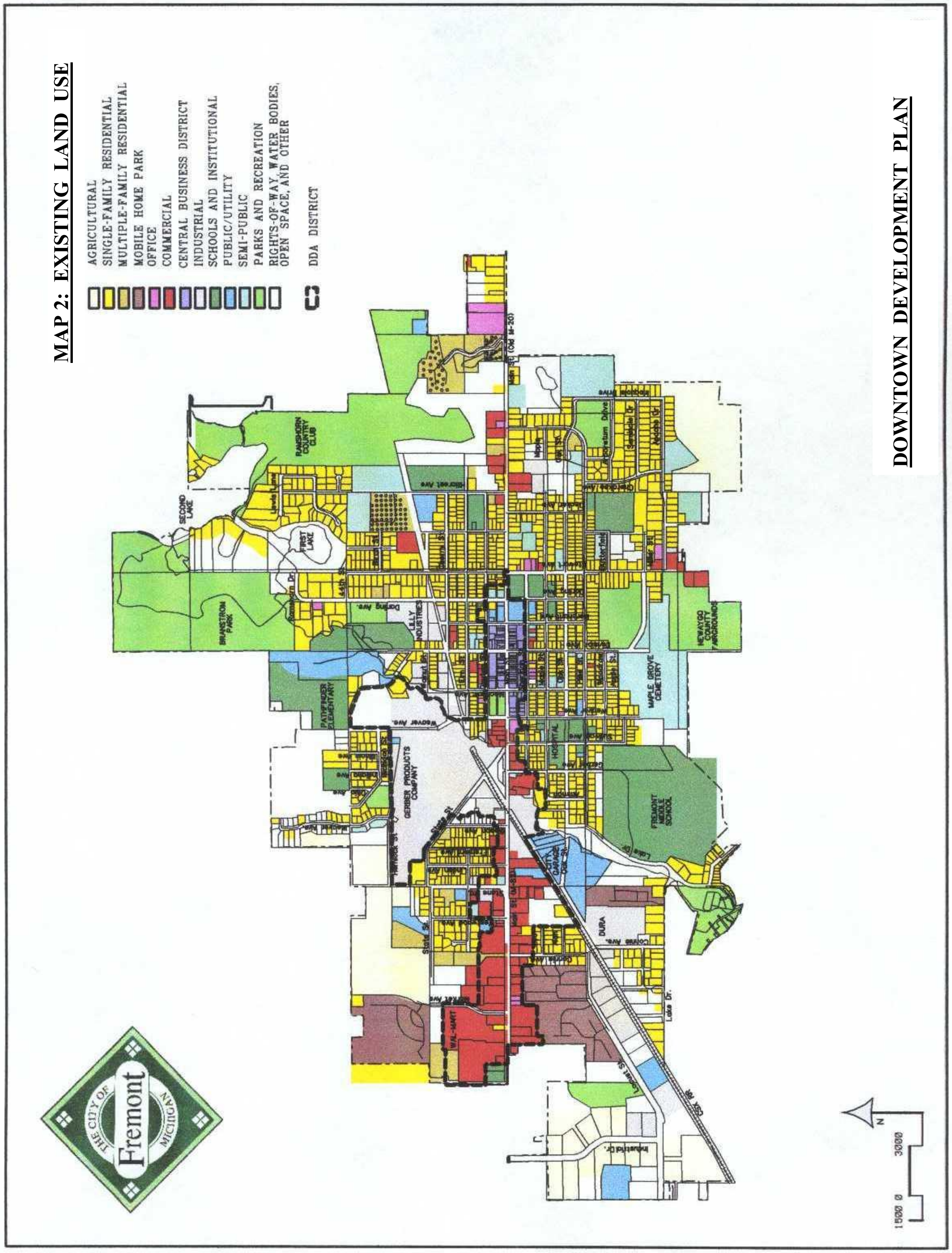


West of the city-center, the DDA District contains large-scale developments such as the Gerber Products/Nestle Company, the West Village Shopping Center and the Tamarac the Center of Health, as well as smaller freestanding developments such as Taco Bell. This auto-oriented area was designated as the "West End District" in the original Development Plan, and is now referred to as the West Main District. **(see photo at lower right.)**

The land development pattern proposed for the DDA District is shown on <u>Map 3</u> 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 <u>Fremont Area Joint Comprehensive Development and Growth Management Plan</u>, 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 12. The legal description of the new development area, which excludes the Gerber Products/Nestle parcel may be found as Exhibit B on page 13.


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
THE CITY OF Fremont MICHIGAN
N
1500 0 3000

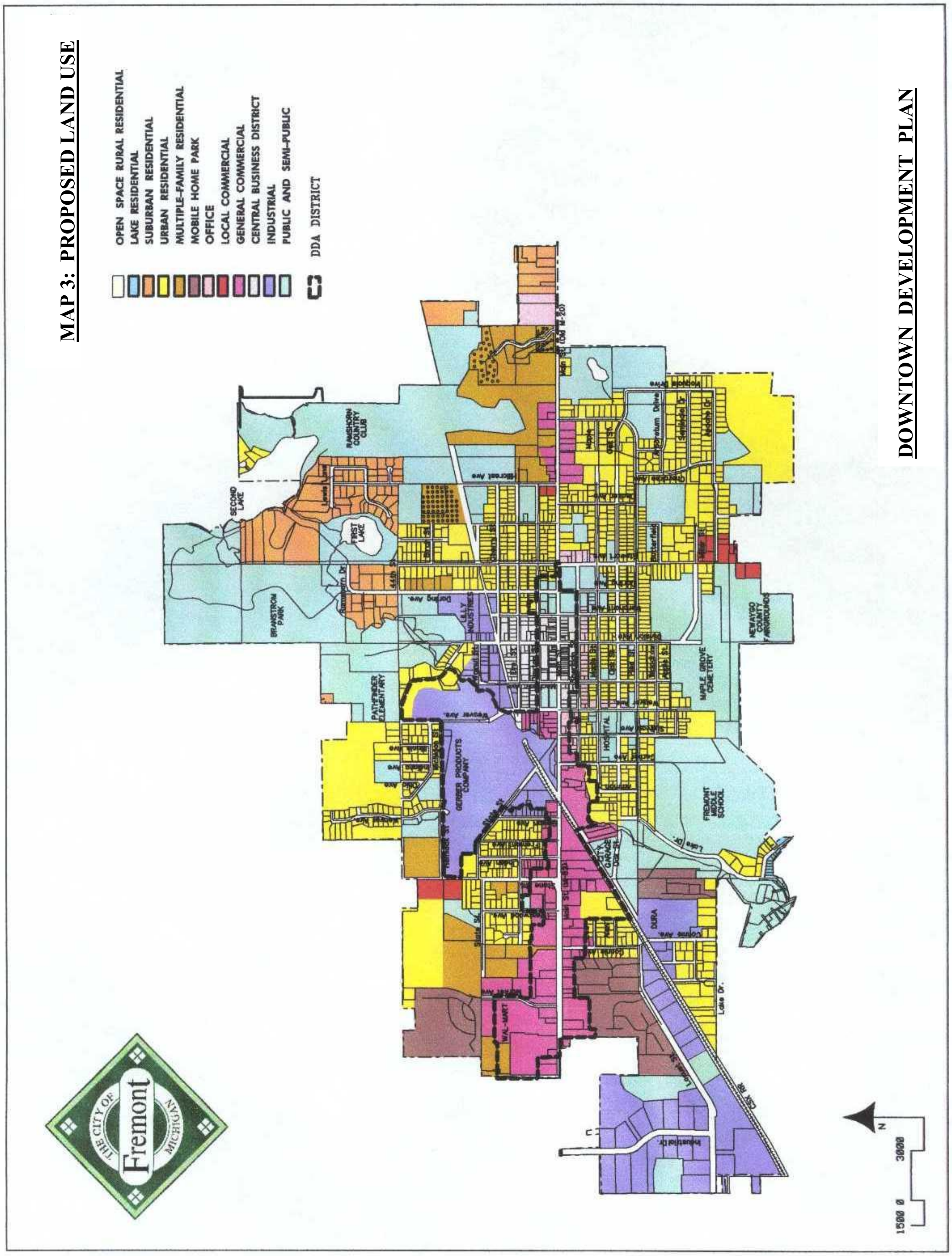

MAP 3: PROPOSED LAND USE
OPEN SPACE RURAL RESIDENTIAL
LAKE RESIDENTIAL
SUBURBAN RESIDENTIAL
URBAN RESIDENTIAL
MULTIPLE-FAMILY RESIDENTIAL
MOBILE HOME PARK
OFFICE
LOCAL COMMERCIAL
GENERAL COMMERCIAL
CENTRAL BUSINESS DISTRICT
INDUSTRIAL
PUBLIC AND SEMI-PUBLIC
DDA DISTRICT
THE CITY OF Fremont MICHIGAN
GERBER PRODUCTS COMPANY
WAL-MART
FREMONT MIDDLE SCHOOL
MAPLE GROVE CEMETERY
NEWAYGO COUNTY FAIRGROUNDS
BRANSTROM PARK
RAMSHORN COUNTRY CLUB
FIRST LAKE
SECOND LAKE
LILLY INDUSTRIES
PATHFINDER ELEMENTARY
N
1500 0 3000
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.

Exhibit B

LEGAL DESCRIPTION
DDA DEVELOPMENT AREA
CITY OF FREMONT, NEWAYGO COUNTY

Description of the boundaries of the City of Fremont Downtown Development Authority Development Area is as follows:

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.

And excluding the following parcels and their contents within the Renaissance Zone:

(#62-13-35-300-014)
THAT PT S 1/2 OF SEC 35 T13N R14W DESC AS BEG AT PT ON S LN SD SEC S 89D 40M 00S E ALG SD S LN 1323.40 FT FROM SW SEC COR TH N 00D 00M 00S E ALG E LN OF VAC ALLEY OF PLAT OF CHARLES GIBSON'S ADD'N 227.00 FT TO N LN OF LOT 1 OF SD PLAT EXTENDED E TH N 89D 40M 00S W ALG N LN 132 FT TH N 00D 00M 00S E 264.00 FT TO N LN LOT 5 OF SD PLAT TH S 89D 40M 00S E ALG SD N LN LOT 5 132 FT

TH N 00D 00M 00S E 44.36 FT TO N LN LOT 4 BLK 18 EMPIRE CO PLAT THE S 89D 40M 00S E ALG SD N LN 148 FT TH N 10D 38M 44S E 140.74 FT TO CL STATE RD TH N 00D 00M 00S E 160 FT TH N 16D 00M 00S E 64 FT TH N 00D 00M E 370.10 FT TH N 89D 15M 09S E 296.00 FT TH N 00D01M 45S W 664.00 FT TO S ROW HEMLOCK ST TH N 89D 15M 09S E ALG SD ROW 857.26 FT TO E LN WEAVER AVE TH N 00D 01M 45S W ALG SD ROW 706.99 FT TO S'LY ROW DIVISION ST TH N 89D 16M 01S E ALG SD ROW 171.60 FT TH SE'LY ALG A 304.03 FT RADIUS CURVE TO RIGHT ARC DIST OF 122.05 FT LONG CHORD BEARING S 79D 13M 59S E 121.23 FT TH S 67D 43M 59S E ALG S'LY ROW 310.23 FT TH SE'LY ALG A 126.16 FT RADIUS CURVE TO RIGHT ARC DIST OF 141.72 FT LONG CHORD BEARING S 35D 32M 59S E 134.39 FT TH S 03D 21M 58S E ALG W'LY ROW SD ST 319.00 FT TH SW'LY ALG 223.99 FT RADIUS CURVE TO LEFT ARC DIST OF 62.25 FT LONG CHORD WHICH BEARS S 11D 19M 43S E 62.05 FT TH LEAVING SD ROW S 67D 44M 32S W 208.42 FT TH S 00D 30M 28S E 290 FT TH N 64D 14M 32S E 140 FT TO A MEANDER TRAV LN FOR DARLING CREEK TH S 09D 21M 29S W ALG SD MEANDER LN 261.68 FT TO W ROW MECHANIC ST EXTENDED N TH S 00D 17M 35S E ALG SD W LN 588.85 FT TO N'LY ROW OF RR TH SW'LY ALG A 5750.00 FT RADIUS CURVE TO LEFT ARC DIST OF 638.53 FT LONG CHORD BEARING S 74D 31M 57S W 638.20 FT TO N & S 1/4 LN TH S 00D 01M 45S E ALG SD 1/4 LN 73.92 FT TO S'LY ROW OF RR TH SW'LY ALG A 5680.00 FT RADIUS CURVE TO LEFT ARC DIST OF 47.60 FT LONG CHORD BEARING S 70D 52M 22S W 47.60 FT TH S 70D 37M 58S W ALG SD S'LY ROW LN 241.30 FT TH SW'LY ALG 1587.28 FT RADIUS CURVE TO LEFT ARC DIST 328.75 FT LONG CHORD BEARING S 64D 41M 58S W 328.16 FT TH S 58D 45M 58S W ALG SD ROW LN 750.78 FT TO S LN SD SEC TH N 89D 40M 00S W ALG SD LN 100.85 FT TO POB INCL ALL LAND LYING BTWN SD MEANDER TRAV LN AND THREAD OF DARLING CREEK EXC COM 740 FT S & 133 FT W OF CTR SEC 35 TH W 100 FT TH S 135 FT TH E 100 FT TH N 135 FT TO POB SEC 35 T13N R14W CITY OF FREMONT ALSO EXC A PARCEL DESC AS THAT PT OF W 1/2 OF SE 1/4 LYING E OF WEAVER & SW OF DIVISION & N OF RR ROW & W OF A LN DESC AS COM AT INTERSEC OF N LN RR ROW AND W LN OF MECHANIC ST ROW TH N 00D 17M 35S W 588.85 FT TH N 09D 21M 29S W 261.88 FT TH S 64D 14M 32S W 140.00 FT TH N 60D 30M 28S 290.00 FT TH N 67D 44M 32S E 208.42 FT TO W LN DIVISION ST ROW AND END OF SD LINE SEC 35 T13N R14W CITY OF FREMONT

(#62-13-35-400-025)
SEC 35 T13N R14W, THAT PT OF NW 1/4 OF SE 1/4 LYING E OF WEAVER & SW OF DIVISION & N OF EMPIRE COMPANY ADDN, ALSO EMPIRE COMPANY ADDN BLK 5 LOTS 1-6, EXC THAT PART LYING E OF LN COM AT NE COR BLK 5 OF SAID PLAT, TH N TO DARLING CREEK, TH NE ALG CREEK TO DIVISION, ALSO EXC COM ON N LN OF DIVISION N 1D 15M 30S E 264.85 FT & N 56D 15M W 565.15 FT FROM SE COR OF NW 1/4 OF SE ¼, TH S 52D 27M 20S E ALG ST 50 FT M/L TO CREEK, TH S 56D 28M 10S W ALG CREEK 60.55 FT, TH N 59D 15M 10S W 85 FT, TH N 160 FT, TH N 61D 26M 50S E 180.15 FT TO DIVISION ST, TH SE ALG ROW 149.5 FT TO POB 20 A. M/L. EXC PT OF NE 1/4 OF SE 1/4 COM AT A MEANDER COR OF DARLING CREEK N 01D 15M 30S E ALG E 1/8 LN 264.85 FT AND N 87D 30M 10S W 445.90 FT AND N 59D 15M 10S W TO A 1/2" IRON 235 FT FROM CTR OF SE 1/4 OF SEC, TH S 65D 48M W TO A 1/2" IRON 140 FT, TH N 01D 03M E TO A 1/2" IRON 290 FT, TH N 69D 18M E 213.5FT TO W LN N

DIVISION, TH SE ALG A 311.05 FT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS S 23D 09M 10S E 20.05FT AND AN ARC DIST OF 20.05 FT TO A 1/2" IRON TH S 61D 26M 50S W 180.15 FT, TH S 00D E 160 FT, TH S 59D 15M 10S E 85 FT 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 $5^{th}/3^{rd}$ 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:

- <u>NE Block</u> 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.)

- <u>NW Block</u> 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.

- <u>SW Block</u> & <u>SE Block</u> 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.

PROJECT PRIORITY [a]	PROJECT DESCRIPTION	ESTIMATED PROJECT COST [b]
	Table 1 **LIST OF PLANNED PROJECTS by PRIORITY and ESTIMATED COST** **CITY OF FREMONT DDA** **2006-2026**	
	City Street and Sidewalk Improvements	
S & M	A. Dayton Street Extension	$100,000
S	B. Sidewalk Extension, Replacement & Enhancement	100,000
	Streetscape Enhancements and Refuse Disposal	
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
	Parking Area Expansion and Screening	
S & M	A. Parking Area Expansion	750,000
S & M	B. Parking Area Enhancements	2,500,000
	Promotional and Identity Building	
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
	Consultation and Operational Expenditures	
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**

[a] Project Priority Rank as follows:
S = Short-Term (0-5 Years)
M = Medium-Term (6-10 Years)
L = Long-Term (11-20 Years)
[b] Actual project cost will depend upon the design and specification of project components and market conditions at the time of implementation.

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 created 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 focuses 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.

THE CITY OF
Fremont
MICHIGAN

AMENDED
TAX INCREMENT FINANCING PLAN

SECTION 12(1): DISTRICT TAX LAW

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

The Authority and the City Council are reviewing a proposal to levy an ad valorem tax within the District in an amount not more than 2 mills. Current discussions are looking at a millage of 0.5 mills to help offset approximately 50% of the ever increasing maintenance, repair and replacement costs of the many public facilities, streetscapes, parks, sidewalks, walkways, landscaping, trees, irrigation, decorative lighting and other public improvements along the entire Main Street corridor within the DDA District.

SECTION 14(1): TAX INCREMENT FINANCING

"A detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions."

Tax increment financing (TIF) is a governmental financing program that contributes to economic growth and development by dedicating a portion of the tax base resulting from economic growth and development to certain public facilities and structures or improvements of the type designed and dedicated to public use. This financing mechanism facilitates certain projects that create economic growth and development.

For this Tax Increment Financing Plan, the DDA adopts by reference and incorporates into this TIF Plan, the contents of the Development Plan as presented in the first section of this Plan and recommended by the DDA and adopted by the City Council in September 2006.

A number of potential funding sources are available to the DDA. The levying of a separate ad valorem tax within the District has not as of this date been utilized, while the Tax Increment Financing (TIF) procedure option is described below:

A. Tax Increment Procedure

TIF is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result if the (re)development stimulates private investment. The concept of tax increment financing is applied only to the DDA District for which a development plan has been prepared by the DDA and adopted by the community's legislative body.

P.A. 197 of 1975, as amended, includes all increases in valuation resulting from the development plan whether in fact these increases bear any relation or not to the development. Tax increment revenues for the DDA result in the application of general tax rates of the community and all other governmental bodies levying taxes in the DDA District. These include the City, County, Library, etc. The amount to be transmitted to the DDA is that portion of the tax levy of all of these applicable taxing bodies paid each year on real and personal property.

B. "Captured Value" means the amount in any one year by which the current taxable value of the district, including the value of property for which specific local taxes are paid in lieu of property taxes (tax abatement / IFT roll), exceeds the initial value. "Initial value" means the taxable value of all the property within the boundaries of the district at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality at the time the ordinance is adopted. Property for which an industrial facilities tax (IFT) exemption certificate or a commercial housing facilities exemption certificate is in effect shall not be considered to be property which is exempt from taxation. Tax dollars accruing from any incremental increase in taxable value above the initial value (base year total) may then be used by the DDA. Data presented in Table 3 reveals the anticipated capture on the taxable value for the City of Fremont's DDA District through the Year 2026, and provides a disbursement cycle. The base year taxable value for the Development District is $31,553,325.

C. Total Potential Revenue

The total potential TIF revenue available to the DDA from captured taxable value is displayed in Table 3. By the end of the planning period, it is estimated that approximately $2,933,750 to fund projects identified in this amended Development Plan could be collected by the DDA and used for making public improvements within the DDA District.

A breakdown showing the components of Fremont's millage rate is provided in Table 4. As outstanding debt obligations incurred prior to "Proposal A" expire in 2007, all school related millages will drop from the Capturable total leaving approximately 22.7948 mills to be collected by the DDA from only the City, District Library and Newaygo County millages.

D. Bonded Indebtedness to be Incurred

Certain State and Federal loans, loan guarantees and grants will be sought for carrying out this TIF Plan including the Development Plan. All bonding methods employed by the DDA are subject to the provisions of the Development Plan. The Development Plan of this TIF Plan can be financed through the authorization, issuance and sale of revenue bonds, general obligation bonds, capital bonds or tax increment bonds. A bond issue in aggregate amount not to exceed two million dollars may be utilized to accelerate certain provisions of this Development Plan. Types of bonds to be issued in accomplishing this plan will be determined after further project planning is undertaken.

The amount of indebtedness or indebtedness to be incurred by the DDA for all bond issues or loans including payments of capitalized interest, principal and required reserves shall be determined by the DDA, subject to approval by the City Council.

E. Tax Increment Revenue

The following Tables 2, 3 and 4 project the estimate of capturable taxable values, the anticipated available revenue stream and disbursement cycle, and the potential revenue reallocation from the various taxing units. In recent years, the amount of tax capture has been restricted by agreement to minimal operating expenses and the annual principle and interest requirements to satisfy outstanding bond obligations.

Following is a summary of the bond obligations, both paid and obligated for future payment, since 2001. The last of the three original DDA TIF bond issues were paid off in 2001. The Building

Authority bonds sold in 1992 for the Municipal Building (Police, Fire & Admin.) and paid for out of DDA TIF captures will be paid off in June 2007.

Principal, Interest and Bank Admin Fees:

Fiscal Year	DDA Bonds	Building Auth. Bonds	Annual Debt Svc.
2001	$106,400	$241,500	$347,900
2002		231,700	231,700
2003		221,638	221,638
2004		211,576	211,576
2005		201,512	201,512
2006		216,450	216,450
2007		208,450	208,450
2008		0	0
Totals:	**$106,400**	**$1,530,126**	**$1,636,526**

F. Downtown Development Authority Annual Budget

The DDA proposes to capture only an amount necessary to retire outstanding bonds, implement the development projects and cover all or part of the operating, maintenance, administrative or other costs as detailed in the preceding Development Plan. In recent years, approximately one third of the projected revenue was captured to accomplish the DDA's mission. With the retirement of the 1991 DDA bonds in 2001, and the 1992 Building Authority bonds in 2007, the DDA will be in position to move aggressively to implement this amended Development Plan.

An annual DDA budget will highlight and prioritize projects. This annual budget will detail all operational and administrative expenses and fund development projects in priority as determined by the DDA Board. The City Council shall authorize and approve of all DDA expenditures, by adoption of the annual DDA budget.

Table 2

ESTIMATE OF CAPTURABLE TAXABLE VALUE
CITY OF FREMONT DDA
2000 – 2026

Tax Year	Prior Year Taxable Value (1)	Net Change Taxable Value (2)	December 31 Taxable Value (3)	Capturable Taxable Value (4)
Base Year 1986 (5)			**$ 31,553,325**	
2000	$ 51,209,889	$ 1,089,139	$ 52,299,028	$ 20,745,703
2001	52,299,028	6,267,026	58,566,054	27,012,729
2002	58,566,054	2,059,675	60,625,729	29,072,404
2003	60,625,729	8,137,918	68,763,647	37,210,322
2004	68,763,647	2,529,137	71,292,784	39,739,459
2005	71,292,784	**-** 3,004,693	68,288,091	36,734,766
2006	68,288,091	**-** 1,862,549	66,425,542	34,872,217
2007	66,425,542	2,990,372	69,415,914	37,862,589
2008	69,415,914	3,124,994	72,540,908	40,987,583
2009 (6)	72,540,908	3,265,676	75,806,584	44,253,259
2010	75,806,584	3,412,692	79,219,276	47,665,951
2011	79,219,276	3,566,326	82,785,602	51,232,277
2012	82,785,602	3,726,876	86,512,478	54,959,153
2013	86,512,478	3,894,654	90,407,132	58,853,807
2014	90,407,132	4,069,985	94,477,117	62,923,792
2015	94,477,117	4,253,209	98,730,327	67,177,002
2016	98,730,327	4,444,682	103,175,009	71,621,684
2017	103,175,009	4,644,775	107,819,783	76,266,458
2018	107,819,783	4,853,875	112,673,658	81,120,333
2019	112,673,658	5,072,389	117,746,047	86,192,722
2020	117,746,047	5,300,740	123,046,787	91,493,462
2021	123,046,787	5,539,371	128,586,157	97,032,832
2022	128,586,157	5,788,744	134,374,902	102,821,577
2023	134,374,902	6,049,344	140,424,246	108,870,921
2024	140,424,246	6,321,676	146,745,922	115,192,597
2025	146,745,922	6,606,268	153,352,190	121,798,865
2026	153,352,190	6,903,671	160,255,861	128,702,536

1. Actual DDA District Taxable Value (TV) for years 2000 – 2006 and estimated DDA District TV for years 2007 – 2026.
2. Actual net change (increase/decrease) for 2000 – 2006. Estimated net change for 2007 – 2026. Decrease in 05/06 due to settlement of Gerber Products Co. MI Tax Tribunal appeal. Increases result from new construction, building expansions and inflation (projected at 4.5% annually from 07 – 26.)
3. Sum of columns "Prior Year TV" and "Net Change TV."
4. Difference between column "12/31 TV" and original base value of $31,553,325.
5. Base Year 1986 SEV as stated in the Fremont DDA 2000 Tax Capture Report.
6. Development Area amended to remove Renaissance Zone parcels from TIF formula. The new Base Value is $13, 256,416.

***Approximately only 30% of capturable revenues have been collected in recent years to retire outstanding debt.*

Table 3

ESTIMATE OF AVAILABLE REVENUE STREAM
CITY OF FREMONT DDA
2000 – 2026

Tax Year	Capturable Taxable Values (1)	Available Tax Increment Revenues (2)	Disbursement Cycle (3)
2000	$ 20,745,703	$ 1,093,081	2000-2001
2001	27,012,729	1,328,992	2001-2002
2002	29,072,404	1,495,596	2002-2003
2003	37,210,322	1,717,701	2003-2004
2004	39,739,459	1,824,175	2004-2005
2005	36,734,766	1,711,399	2005-2006
2006	34,872,217	1,668,082	2006-2007
2007	37,862,589	646,408	2007-2008
2008	40,987,583	699,761	2008-2009
2009	44,253,259	755,514	2009-2010
2010	47,665,951	813,777	2010-2011
2011	51,232,277	874,663	2011-2012
2012	54,959,153	938,290	2012-2013
2013	58,853,807	1,004,782	2013-2014
2014	62,923,792	1,074,266	2014-2015
2015	67,177,002	1,146,879	2015-2016
2016	71,621,684	1,222,761	2016-2017
2017	76,266,458	1,302,059	2017-2018
2018	81,120,333	1,384,927	2018-2019
2019	86,192,722	1,471,525	2019-2020
2020	91,493,462	1,562,022	2020-2021
2021	97,032,832	1,656,593	2021-2022
2022	102,821,577	1,755,421	2022-2023
2023	108,870,921	1,858,699	2023-2024
2024	115,192,597	1,966,626	2024-2025
2025	121,798,865	2,079,411	2025-2026
2026	128,702,536	2,197,274	2026-2027
Total Available TIF Revenue 2000/2026:		**$37,250,684**	

1. Data from last column of Table 2.
2. Represents "Capturable Taxable Value" column values multiplied by the apportionment of actual mills through 2006 and 22.7948 mills for years thereafter (without school captures.)
3. Fiscal period during which funds will become available for expenditures.

***Approximately 30% of capturable revenues have been collected in recent years to retire outstanding debt.*

Table 4
AVAILABLE REVENUE REALLOCATION
BY TAXING JURISDICTION
CITY OF FREMONT DDA
2000 – 2026

Year	Capturable Taxable Values**	City Operational	Fremont District Library	Newaygo County	Public Schools Operational	Public Schools Debt	NC-RESA	State of Michigan SET	Total Millage*
		14	1.4866	7.3082	18	7	5.9534	6	59.7482*
2000	$ 20,745,703	$ 290,440	$ 30,841	$ 151,614	$ 373,423	$ 145,220	$ 123,507	$ 124,474	$ 1,239,518
2001	27,012,729	378,178	40,157	197,414	486,229	189,089	160,818	162,076	1,613,962
2002	29,072,404	407,014	43,219	212,467	523,303	203,507	173,080	174,434	1,737,024
2003	37,210,322	520,945	55,317	271,940	669,786	260,472	221,528	223,262	2,223,250
2004	39,739,459	556,352	59,077	290,424	715,310	278,176	236,585	238,437	2,374,361
2005	36,734,766	514,287	54,610	268,465	661,226	257,143	218,697	220,409	2,194,836
2006	34,872,217	488,211	51,841	254,853	627,700	244,106	207,608	209,233	2,083,552
2007	37,862,589	530,076	56,287	276,707					863,070
2008	40,987,583	573,826	60,932	299,545					934,304
2009	44,253,259	619,546	65,787	323,412					1,008,744
2010	47,665,951	667,323	70,860	348,352					1,086,536
2011	51,232,277	717,252	76,162	374,416					1,167,830
2012	54,959,153	769,428	81,702	401,652					1,252,783
2013	58,853,807	823,953	87,492	430,115					1,341,561
2014	62,923,792	880,933	93,543	459,860					1,434,335
2015	67,177,002	940,478	99,865	490,943					1,531,286
2016	71,621,684	1,002,704	106,473	523,426					1,632,602
2017	76,266,458	1,067,730	113,378	557,371					1,738,479
2018	81,120,333	1,135,685	120,593	592,844					1,849,122
2019	86,192,722	1,206,698	128,134	629,914					1,964,746
2020	91,493,462	1,280,908	136,014	668,653					2,085,575
2021	97,032,832	1,358,460	144,249	709,135					2,211,844
2022	102,821,577	1,439,502	152,855	751,441					2,343,797
2023	108,870,921	1,524,193	161,848	795,650					2,481,691
2024	115,192,597	1,612,696	171,245	841,851					2,625,792
2025	121,798,865	1,705,184	181,066	890,130					2,776,381
2026	128,702,536	1,801,836	191,329	940,584					2,933,749
Totals		**$ 24,813,838**	**$ 2,634,875**	**$ 12,953,178**	**$ 4,056,977**	**$ 1,577,713**	**$ 1,341,823**	**$ 1,352,326**	**$ 48,730,729**

* Years 2000-2006 based on actual Millage levied as shown. Years 2007-2026 based on estimated Millage levied (with no capture of school/education millages.)
***Approximately 30% of capturable revenues have been collected in recent years (thru 2006) to cover primarily outstanding debt.*