

PART I

**DEVELOPMENT PLAN
FOR THE CITY OF
MARINE CITY, MICHIGAN
T.I.F.A. DISTRICT #1**

ADOPTED : DECEMBER 15, 1988

EXPIRES: DECEMBER 15, 2018

INCLUDES ALL AMENDMENTS THROUGH: OCTOBER 18, 2007

**Originally Prepared By:
Ayes, Lewis, Norris & May, Inc.
Engineers - Planners
2330 E. Stadium Boulevard
Ann Arbor, Michigan 48104
(313) 971-7800**

DOWNTOWN DEVELOPMENT PLAN

- A) Designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

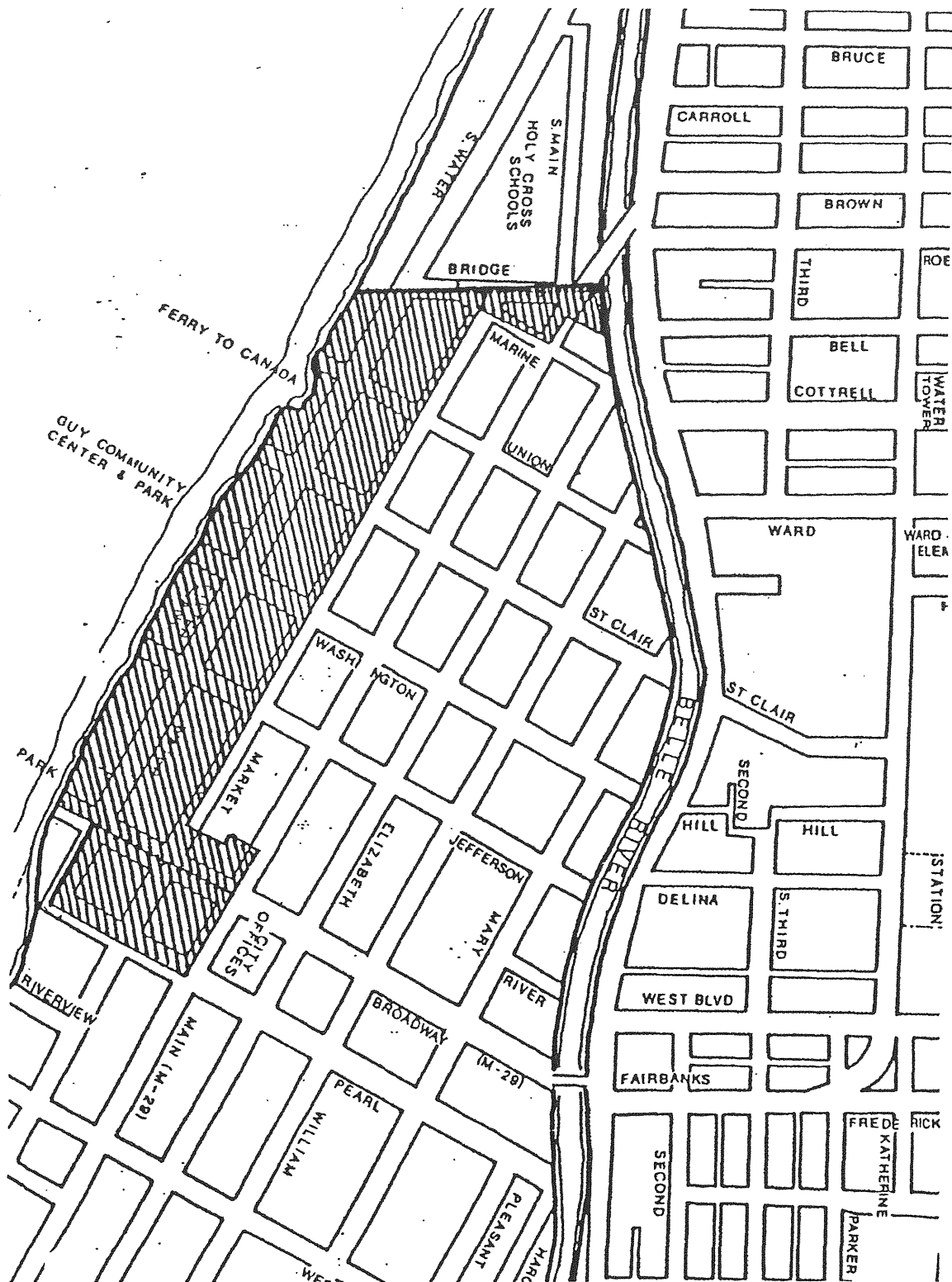
The development area is described as follows:

Downtown Development District: To follow the exact boundaries of the DDA District which are: Commencing at the intersection of Main Street and Broadway, thence South on Main Street to the south boundary of Lots 13 and 6, Block 28, Map of the Village of Marine; thence easterly along the southern boundary of said Lots 13 and 6 to Market Street; thence south along the Market Street right-of-way to Marine Street; thence west along Marine Street right-of-way to Main street; then south to a point 60 feet south of the north line of lots 1 and 2 (specifically excluding parcel #74024750002001); thence west to the Belle River; thence south along the Belle River to the extended line of Bridge Street; thence east along Bridge Street right-of-way to the St. Clair Riverfront; thence north along the St. Clair Riverfront to the Broadway Street right-of-way; then west along the Broadway Street right-of-way to Water Street; thence north along the Water Street right-of-way to Pearl Street; thence west along the Pearl Street right-of-way to Main Street; thence south along the Main Street right-of-way to Point of Beginning.

Exhibit 1 contains a map showing the boundaries and streets of this Downtown Development District.

- B) The location and extent of existing street and other public facilities within the development area and the location, character, and extent of the categories of public and private land uses 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.

EXHIBIT 1 BOUNDARIES AND STREETS



Exhibits 2 and 3 indicate the existing and proposed land uses in the development. Existing land uses in the downtown area can be largely characterized as mixed use with a predominance of commercial establishments.

Existing streets within the District are as follows:

Water Street-----paved, good condition

Broadway (M-29)-----paved, good condition

Pearl-----paved, good condition

Market-----paved, good condition

Bridge-----paved, good condition

Public land uses include the Water Treatment Plant, Broadway Park, Guy Center, Waterworks Park, Civic Women's River Park, Corwin Drake/Lion's Memorial Park, Nautical Mile Park

Proposed improvements for the district are as follows:

1. Repair/replace sidewalks on Water Street
2. Tree guards
3. Pedestrian Lighting
4. Acquire Property for Parking
5. Seawall improvements and Riverwalk

EXHIBIT 2 EXISTING LAND USE

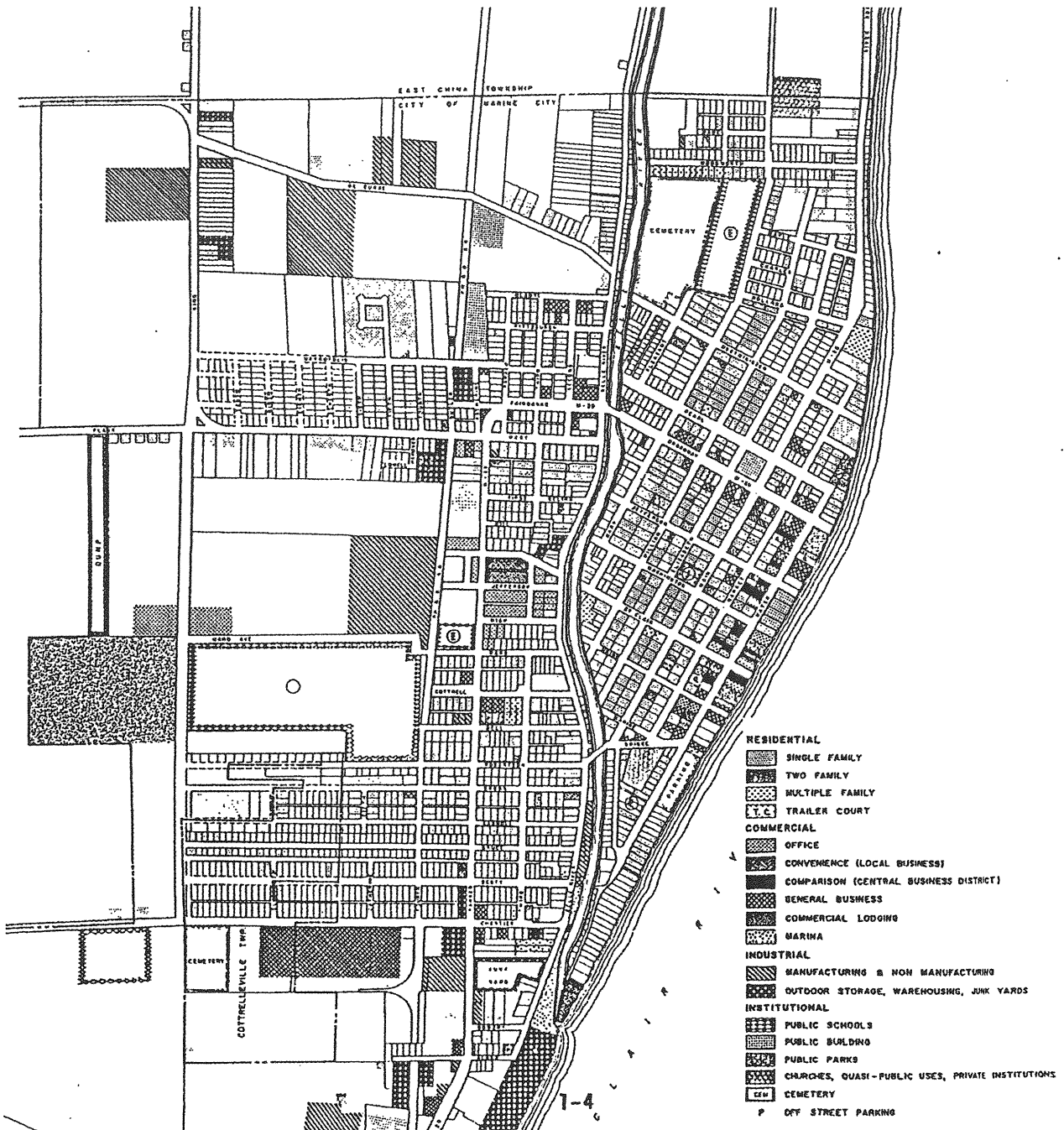
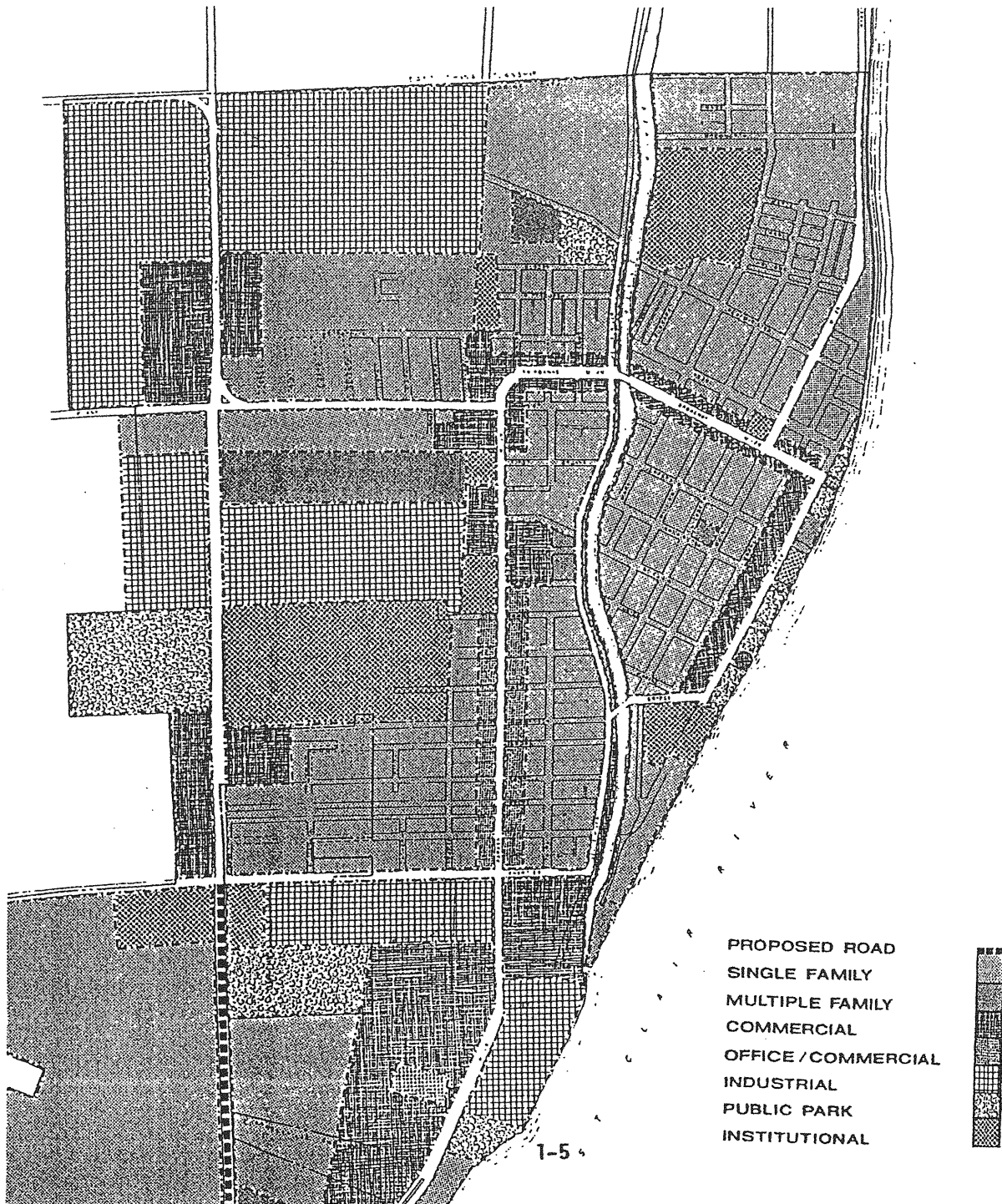


EXHIBIT 3
PROPOSED LAND USE



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

Demolition and repair of sidewalk areas along Water Street is proposed. Estimated construction time is approximately three (3) months.

- D) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area, and an estimated time required for completion.

Exhibit 4 proposes estimated improvement costs and estimated time required for completion of the proposed improvements.

- E) Statement of the construction or stages of construction planned and the estimated completion of each stage.

Exhibit 4 proposes a timetable for construction and the estimated time frame for each phase.

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

All existing parks and open space areas shall remain intact. Continued uses shall be for recreation.

EXHIBIT 4:
SCHEDULE OF PROPOSED IMPROVEMENTS
CITY OF MARINE CITY – TAX INCREMENT FINANCE AUTHORITY
DISTRICT 1

Last Amended: October 18, 2007

Proposed Improvements	Cost Estimate	Method of Finance	Construction Dates
1. Tree Guards/Grates	\$15,000	Tax Increment Revenues	Completed
2. Pavers	\$5,000	Tax Increment Revenues	Completed
3. Waterfront '96 & Beyond Trees, Benches & Trash Receptacles	\$25,000	Tax Increment Revenues and WF&B Contribution	Completed
4. Ornamental Lighting & Christmas Decorations	\$25,000	Tax Increment Revenues	Completed
5. Seasonal Banners	\$3,000	Tax Increment Revenues	Completed
6. Seawall Improvement & Riverwalk Engineering	\$100,000	Tax Increment Revenues Grants, Bonds	Phase 1 Completed
7. Seawall Improvements & Riverwalk	\$930,000	Tax Increment Revenues, Grants, TIFA Bonds	Phase 1 Completed
8. Non-Uniform Tree Replacement	\$4,000	Tax Increment Revenues	Completed
9. Annual Tree Maintenance	\$4,000	Tax Increment Revenues	Annually until end of plan
10. Street Paving – Jefferson, E. St. Clair & Washington Sts., between S. Water & Market Sts.	\$40,000	Tax Increment Revenues	Completed
11. Broadway Streetscape (Main to St. Clair River) includes: replacement sidewalks w/decorative paver accents, historic lighting, street trees, planters and/or raised planting beds, fountain/water feature, bike racks, trash containers, landscaping features, signage and focal element(s). This project may be developed in one or more phases.	\$500,000	Tax Increment Revenues & Grant Funds	2005 - 2018
12. Street Resurfacing – Broadway	\$30,000	Tax Increment Revenues	In conjunction w/streetscape

13. Land Acquisition & Redevelopment along Broadway, Water St., and S. Main St. Specific projects as determined by TIFA Board, including: acquisition & rehabilitation or demolition of obsolete public facilities and blighted, dilapidated, or obsolete residential, and commercial private structures in strategic locations, assembly of key parcels of land, including acquisition and/or demolition of structures where necessary to provide adequate sites for new development to enhance the tax base and/or utility of the district, including, but not limited to, access to and enhancement of the St. Clair River waterfront. Also, acquire sites and construct off-street parking lots at locations where needed due to the limited supply of on-street parking.	\$400,000	Tax Increment Revenues & Grants	2005-2018
14. S. Water St. Streetscape (Broadway to Bridge Street) includes: decorative paver sidewalk accents, sidewalk repairs, historic lighting, street trees, bike racks, trash containers, signage, planters, etc.	\$311,500	Tax Increment Revenues & Grants	2005-2018
	Not to Exceed		2007-2008
15. Decorative Plantings at Various Locations in District	\$8,600 annually	Tax Increment Revenues	2008-2009
	\$10,000 annually	Tax Increment Revenues	2009-2010
16. Park Landscape Improvements		Tax Increment Revenues	2007-2018
17. Façade Improvements Program	\$50,000	Tax Increment Revenues & Grants	2007-2018

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

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

There are no zoning changes required nor changes in streets, or intersections. The Authority does plan to bury or relocate utility lines in cooperation with Michigan Bell Telephone and Detroit Edison.

I) An estimated cost of the development, a statement of the proposed method of financing the development, and ability of the Authority to arrange the financing.

Exhibit 4 includes development costs. Proposed method of financing includes City general funds and general obligation tax increment bonds issued by the City of Marine City.

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

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

Long-range plans include the purchase of "Block 21" of Water Street. Any relocation will be in accordance with applicable State and Federal relocation or displacement laws.

There is no present plan for bidding, leasing, or conveying of additional properties.

L) Estimates of the number of persons residing in the development area, and the number of families and individuals to be displaced.

Approximately 150 residents live within the area. Three residences within Block 21 of Water Street will be displaced along with two rental properties within the District.

- M) A plan for establishing priority for the relocations of persons displaced by the development and any new housing in the development area.

Priority relocation will be made for properties fronting Water Street. No additional housing will be developed.

- N) 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 Section 4601.

Three families will be displaced by this development. The residences to be displaced will be displaced in accordance with the Uniform Relocation Law.

- O) A plan for compliance with Act No. 227 of the Public Acts of 1972 being Sections 213.321 and 213.332 of the Michigan Compiled Laws.

Not applicable since no families or individuals are being relocated.

- P) Other materials the Authority, local public agency, or governing body deems pertinent.

**CITY COMMISSION
CITY OF MARINE CITY
RESOLUTION 073-07**

**RE: AMENDMENT TO THE DEVELOPMENT PLAN FOR TAX INCREMENT
DISTRICT NO. 1**

WHEREAS the Tax Increment Finance Authority is properly constituted pursuant to the Act 450 of the Public Acts of 1980, as amended, and

WHEREAS a Development Plan was prepared for said Authority and was adopted by the City Commission pursuant to the Act, and

WHEREAS the Act provides that the Development Plan may be amended from time to time by the City Commission upon recommendation of the Authority Board, and

WHEREAS the Authority Board, in consultation with city staff and others, has determined and has adopted a resolution recommending that it is necessary and desirable to amend the plan to include additional projects that will benefit the Tax Increment District No. 1 and that are in accordance with the purposes of the District and with the Tax Increment Financing Plan, now therefore

BE IT RESOLVED that the Development Plan for Tax Increment District No. 1, Exhibit 4, be amended to include additional projects as follows:

<u>Project</u>	<u>Cost</u>	<u>Fiscal Year(s)</u>
Decorative Plantings at Various Locations in District	\$8,600 annually Not to exceed	2007 – 2008 2008 - 2009 2009 – 2010
Park Landscape Improvements	\$10,000 annually	2007 – 2018
Facade Improvements Program	\$50,000	2007 – 2018

BE IT FURTHER RESOLVED that all completed projects be removed from the list and that the listing of proposed improvements be renumbered as applicable.

Resolution offered by: Commissioner McKenzie

Resolution supported by: Commissioner Micoff

Ayes: Bukowski, Hoyer, McKenzie, Micoff, Treusch-Pelzer, Wren

Nays: None

Abstain: None

Absent: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

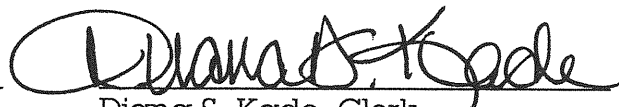
State of Michigan)

County of St. Clair)

I, Diana S. Kade, the duly appointed Clerk of the City of Marine City, St. Clair County, Michigan, do hereby certify that the foregoing resolution was adopted by the City Commission at a regular meeting held on the 18th day of October, 2007.

October 18, 2007

Date



Diana S. Kade, Clerk

City of Marine City, Michigan

**CITY OF MARINE CITY
COUNTY OF ST. CLAIR, MICHIGAN**

RESOLUTION NO. 067-06

**RE: AMENDMENT TO THE DEVELOPMENT PLAN FOR TAX INCREMENT
DISTRICT NO. 1**

WHEREAS the Tax Increment Finance Authority is properly constituted pursuant to the Act 450 of the Public Acts of 1980, as amended, and

WHEREAS a Development Plan was prepared for said Authority and was adopted by the City Commission pursuant to the Act, and

WHEREAS the Act provides that the Development Plan may be amended from time to time by the City Commission upon recommendation of the Authority Board, and

WHEREAS the Authority Board, in consultation with city staff and others, has determined and has adopted a resolution recommending that it is necessary and desirable to amend the plan to revise the project description for the Broadway Streetscape Project as set forth below. Said project will benefit the Tax Increment District No. 1 and is in accordance with the purposes of the District and with the Tax Increment Financing Plan, now therefore

BE IT RESOLVED that the Development Plan for Tax Increment District No. 1, Exhibit 4, be amended to include the project described below:

<u>Project</u>	<u>Cost</u>	<u>Fiscal Year</u>
Broadway Streetscape (Main to St. Clair River) includes: replacement sidewalks w/decorative pavers accents, historic lighting, street trees, planters and/or raised planting beds, fountain/water feature, bike racks, trash containers, landscaping features, signage and focal element(s). This project may be developed in one or more	\$500,000 Grants & TIFA Funds	2005 – 2018

phases.

BE IT FURTHER RESOLVED that all completed items be removed from the list and that the listing of proposed improvements be renumbered as applicable.

Resolution offered by: Commissioner Fisher

Resolution supported by: Commissioner McKenzie

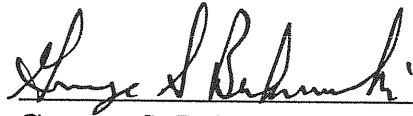
Ayes: Bukowski, Fisher, McKenzie, Petitpren, Powers, Treusch-Pelzer, Wren

Nays: None

Abstain: None

Absent: None

RESOLUTION DECLARED ADOPTED.



George S. Bukowski, Mayor

CERTIFICATION

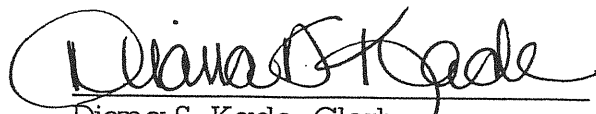
State of Michigan }

County of St. Clair }

I, Diana S. Kade, the duly appointed Clerk of the City of Marine City, St. Clair County, Michigan, do hereby certify that the foregoing resolution was adopted by the City Commission at a regular meeting held on the 19th day of October, 2006.

October 19, 2006

Date



Diana S. Kade, Clerk
City of Marine City, Michigan