

# POTTERVILLE TAX INCREMENT FINANCE AUTHORITY

## DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN



ADOPTED JUNE 18, 2020

Prepared by Williams & Works

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# PART 1: DEVELOPMENT AREA CHARACTERISTICS

## A. INTRODUCTION AND OVERVIEW

During 1986, the City of Potterville undertook the challenge to mitigate the impacts of the Michigan Department of Transportation's proposed corridor for new Interstate 69. An alternate route was proposed and subsequently approved by the state, moving I-69 approximately 1/8 of a mile south just beyond the southern fringe of the City limits. In anticipation of this new transportation corridor, the City, with much forethought, established a Tax Increment Finance Authority on February 11, 1985. At that time, the City anticipated establishing two Tax Increment Finance Authority development areas adjacent to the existing temporary I-69/US-27 corridor. This concept was later amended to consolidate the two development areas into a single development district.

The intent of the proposed development projects within the development area is two-fold. First, to provide a well-planned and well-designed commercial area along Lansing Road for attractive and compatible development. The second is to provide a well-planned and well-designed industrial park to facilitate the development of much-needed industrial business. The success of the Potterville Tax Increment Finance Authority is dependent upon functional and recognizable land use arrangements, development control, infrastructure preparation, and creative financing. Many individual and cooperative efforts will lead to its success in the coming years. It is the intent of this Plan to provide instrumental guidance in the planning, development, and financing of improvements within the development area. The TIFA Board of Directors is pleased to present this plan to the City Council and citizens of the community and expresses its optimism about the future of the City.



**Amendment 1.** During 1998/1999 the Potterville Tax Increment Finance Authority (TIFA) reviewed and recommended amendments to the Tax Increment Financing and Development Plan. The purpose of those revisions were:

- To reduce the Development Area boundaries in the vicinity of the Industrial Park to remove existing residential areas that were originally intended as future industrial use;
- To revise the Development Area boundaries to reflect the actual I-69 right-of-way that was constructed after the 1986 Development and Finance Plan was adopted;
- To update project cost estimates; and
- To update revenue projections based on the reduced Development Area boundaries.

Overall, the 1999 amendments to the Tax Increment Financing and Development Plan reflected an amendment to the Development Area boundaries and not the original TIFA boundaries. The operating guidelines identified in the original plan remained largely unchanged.

**Amendment 2.** During 2019/2020 the Potterville Tax Increment Finance Authority (TIFA) reviewed and recommended amendments to the Tax Increment Financing and Development Plan. The purpose of those revisions were:

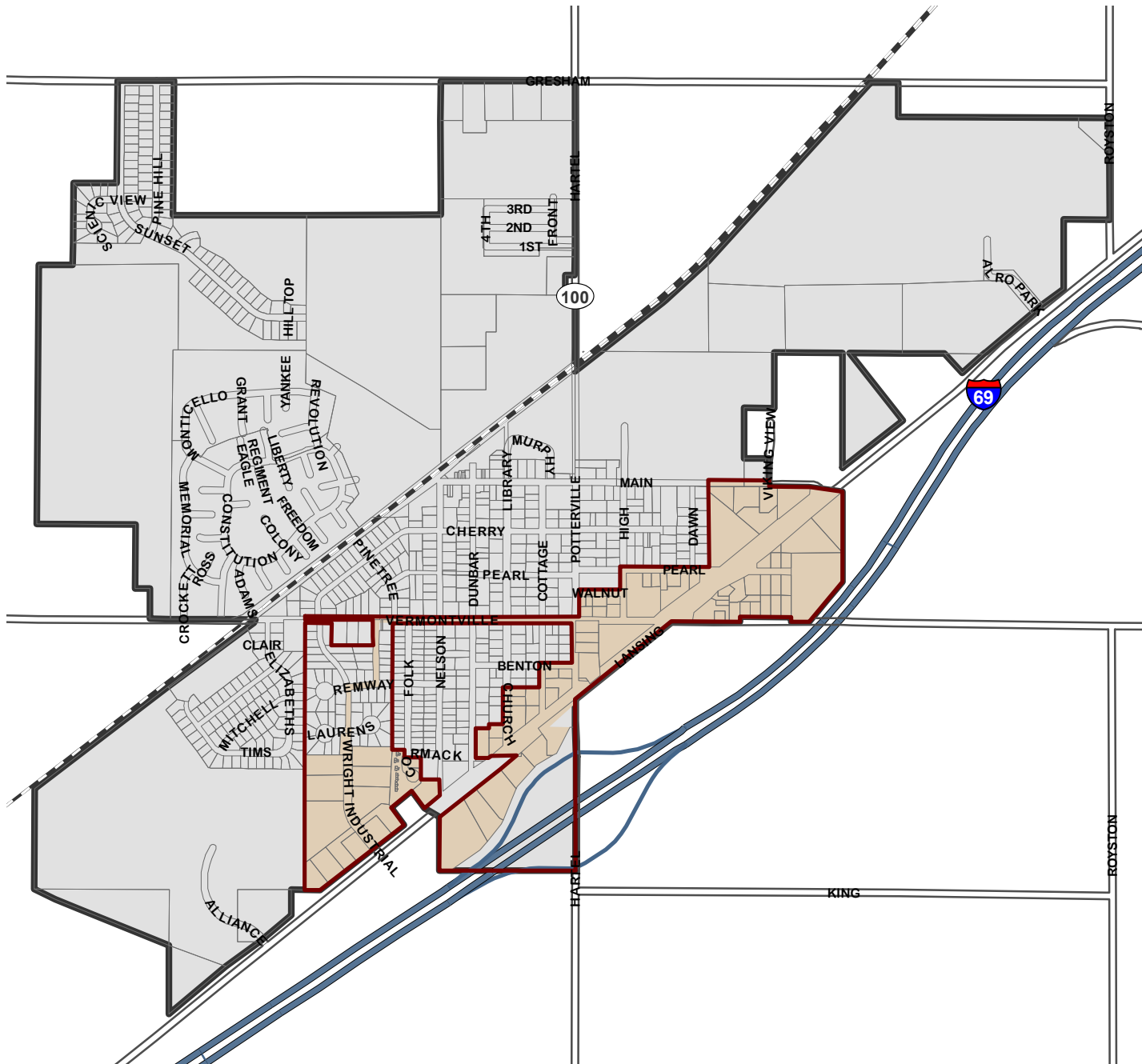
- To update the Plan document to be more user-friendly and incorporate the 1999 amendments into one planning document;
- To update the project list, timeline, and estimates;
- To update the tax increment financing projection tables.

Overall, the 2020 amendments to the Tax Increment Financing and Development Plan generally maintained the layout, structure, and guidelines of the original plan. The concepts and activities outlined in the Plan have been conceived and defined to serve the needs of the community. Public input and input from the TIFA Board was gathered at a regularly scheduled meeting on Monday, December 9th, 2019. At this meeting, members of the public and Board members were asked to provide input on potential projects in the Development Area, and to confirm projects in the existing Development Plan.

# City of Potterville TIFA

Eaton County, Michigan

## Figure 1: TIFA Location



-  City of Potterville
-  TIFA Boundary
-  Development Area

1 inch = 1,500 feet

0 750 1,500 3,000  
Feet

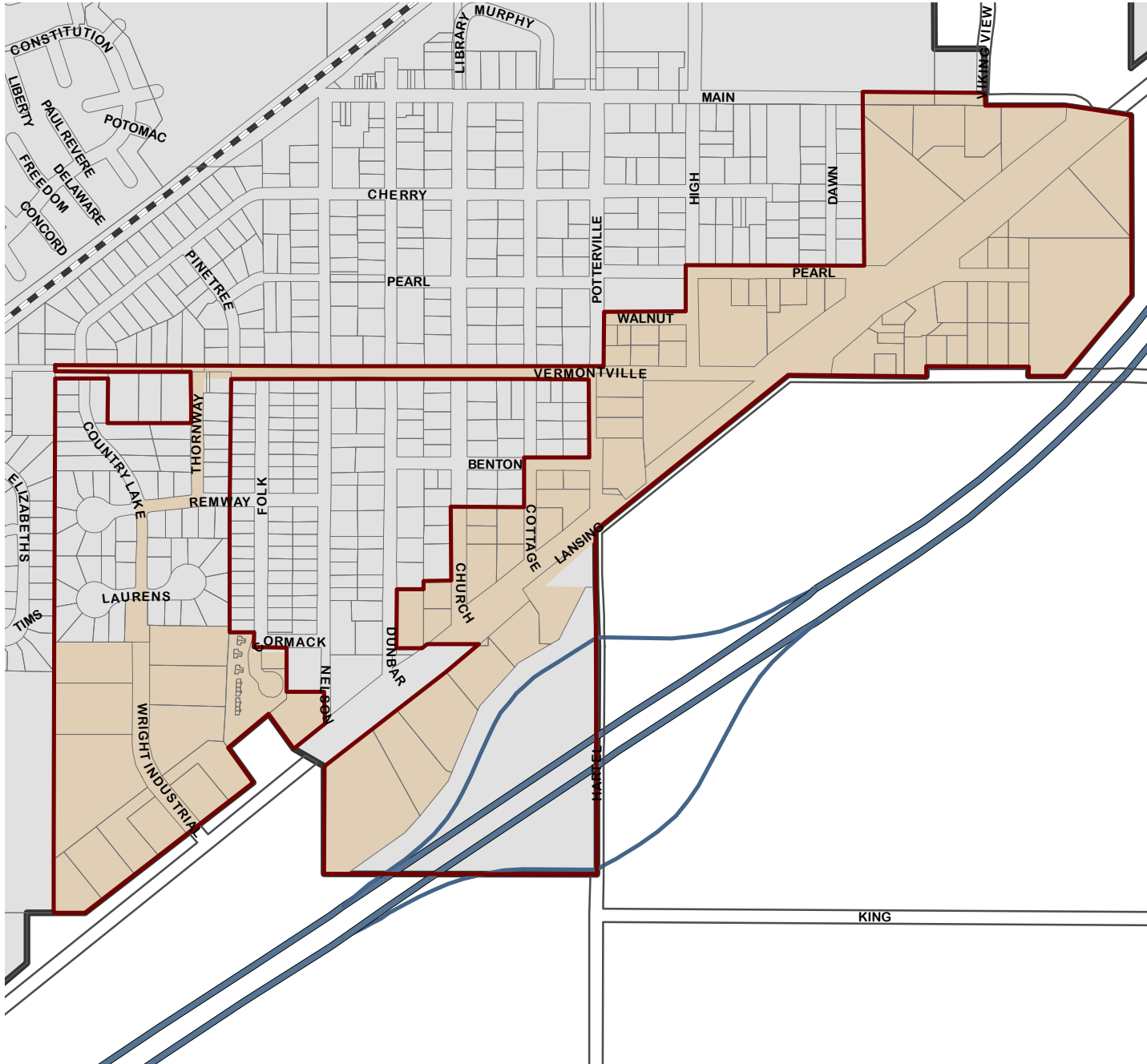
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Data Sources: Michigan CGI, Eaton County GIS

## **B. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA (LEGAL DESCRIPTION)**

Beginning at the intersection of the North right-of-way line of Vermontville Highway and the East line of Lansing Road (Old U.S. 27); Thence Easterly along said right-of-way line to the Westerly right-of-way line of Highway I-69; Thence northerly along said line to the Southeast corner of parcel 024-300-802-00; Thence Northerly along the East line and the extension of the East line of parcel 024-300-802-00 to its intersection with the extended North right-of-way line of Main Street; thence Westerly along said line to the extended East line of Lownsberry's Subdivision; thence Southerly along said line to the North line of Pearl Street; thence Westerly along said line to the West line of High Street; thence Southerly along said line to the Southeast corner of Lot 5, Block 21, City of Potterville; thence Westerly along the South line of said lot extended to the West line of Hartel Road (M-100); thence Southerly along said line to the North line of Vermontville Highway; thence Westerly along said line to the North-South 1/4 line of Section 26; thence South along said line to the South line of Vermontville Highway; thence East along said line to the west line of Thornway Street; thence south along said line to the North right-of-way line of Remway Drive; Thence Westerly along said line to the West right-of-way line of Country Lake Drive; thence South along said line and the extension of said line to its intersection with the South right-of-way line of Laurel's Way; thence West along said line to the Northwest corner of Lot 26 of Country Lake Estates; thence South along the West Line of said lot to the Southwest Corner of said Lot; thence West along the South Line of Country Lake Estates to the North-South 1/4 line of Section 26; thence South along said 1/4 line to the Center 1/4 Corner of Section 26; thence East along the East-West 1/4 line of Section 26 to its intersection with the North right-of-way line of Lansing Highway (Old U.S. 27); thence N52 26'00" East 1,042.20' along said line; thence N33 34'00" West 210.00' ; thence N52 26'00" East 259.00'; thence S33 34'00" East 210.00 to said North right-of-way of Lansing Highway (Old U.S. 27); thence along said line to the West line of Nelson Street; thence Northerly along said line 182.64 feet to the Southeast Corner of parcel 026-100-450-00; thence westerly along the south line of said parcel 150.0 feet to its Southwest Comer; thence Northerly along the west line of said parcel 200 feet to the South right-of-way line of Cormack Avenue; thence Westerly along said line to the West right-of-way line of Folk Street; thence Northerly along said line to the Southeast Corner of Lot 20 of Thornapple Hills; thence West along the South line of of said Lot 20 to its Southwest Corner; thence North 30 feet along the West line of said lot to the Southeast Corner of Lot 30 of Country Lake Estates; thence Westerly along the South line of said plat to the Southwest Corner of Lot 27 of said Plat; thence North along the West line of said lot and the extension of the East right-of-way line of Country Lake Drive to the South right-of-way line of Remway Drive; thence Easterly along said line to its intersection with the extension of the East right-of-way line of Thornway Street; thence North along said extended East right-of-way line of Thornway Street to the South right-of-way line of Vermontville Highway; thence Easterly along said line to the West right-of-way line of Hartel Road (M-100); thence Southerly along said line to the North right-of-way line of Benton Street; thence Westerly along said line to the West right-of-way line of Cottage Street; thence Southerly along said line to the Northeast corner of Lot 10, Block 16, City of Potterville; thence Westerly along North line of said lot extended to the West right-of-way line of Church Street; thence Southerly along said line to the Northeast corner of Lot 16, Block 17, City of Potterville; thence Westerly along the North line of said lot to the Northwest comer of said lot which corner is on the centerline of a vacated 16' alley; thence Southerly along the West line of said lot 40.00'; thence Westerly on a line parallel with the North line of Lot 3, Block 17, City of Potterville to the East right-of-way line of Dunbar Street; thence Southerly along said line to the Southwest Corner of Lot I , Block 17, City of Potterville; thence Easterly along the South line of said lot to the Northerly right-of-way line of Lansing Highway (Old U.S. 27); Thence Southwesterly along the Northerly right-of-way line of Lansing Highway (Old U.S. 27) to its intersection with the Westerly extension of the South line of parcel 026-200-330-00; thence Easterly along said extended South parcel line to the Southerly right-of-way line of Lansing Highway (Old U.S. 27); thence Southerly along said line to the Northwest Comer of parcel 026-200-391-00; Thence Southerly along the West line of said parcel to the Northerly right-of-way line of Highway 1-69; thence Northeasterly along said right-of-way line to the Northeast Comer of parcel 026-200-373- 00; thence West along the North line of said parcel extended to the Southerly right-of-way line of Lansing Road (Old U.S. 27); thence Northeasterly along said line to the Point of Beginning.



# City of Potterville TIFA

Eaton County, Michigan

## Figure 2: Development Area Boundary

-  City of Potterville
-  TIFA Boundary
-  Development Area

1 inch = 750 feet



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Data Sources: Michigan CGI, Eaton County GIS



**C. THE LOCATION, CHARACTER, AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AS WELL AS EXISTING PUBLIC AND PRIVATE LAND USES**

(1) The Location and Extent of Existing Streets Within the Development Area (See Figures 3 and 4)

The public streets within the development area include entire rights-of-way and, as such, fall under the jurisdiction of the development area. Major transportation corridors included within the development area are Vermontville Highway, Hartel Road (M-100), and Lansing Road. An inventory of widths, surfaces, and related improvements for all of the existing streets within the development area are listed in Table 1. Streets in the Development Area can also be referenced on Figures 3 and 4.

**TABLE 1: STREET INVENTORY**

Street	Pavement Width	Surface Type	Curbs and Gutters	Sidewalk
<b>Vermontville Highway</b>	20-35 ft.	Bituminous	Yes	Yes
<b>M-100</b>	22-28 ft.	Bituminous	No	No
<b>Lansing Road</b>	32-42 ft.	Bituminous	Partially	No
<b>Church Street</b>	20 ft.	Bituminous	No	Yes
<b>Cottage Street</b>	12-14 ft.	Bituminous	Yes	Yes
<b>High Street</b>	20 ft.	Bituminous	No	Yes
<b>Pearl Street</b>	18-20 ft.	Bituminous	No	Yes
<b>Main Street</b>	22 ft.	Bituminous	Yes	No
<b>Walnut Street</b>	22 ft.	Bituminous	No	Yes

(2) The Location, Character, and Extent of Existing Public Facilities (See Figures 3 and 4)

**Municipal Water System:** The municipal water system was first installed in 1952 (an elevated water storage tank, well field, and distribution lines) and has been periodically upgraded since that time as needed. Figures 3 and 4 can be referenced for the extent of the water system within the Development Area.

**Sanitary Sewer System:** The municipal wastewater collection and treatment facility was begun in 1964 and completed in 1967. The facilities within the development area consist of gravity collector sewers and forcemain to the treatment facility. All developed properties within the development district are serviced by the system. The remaining parcels are within a reasonable hook-up distance.

**Storm Sewer:** An extensive storm drainage system is in place throughout most of the City. It consists of both enclosed pipe and open ditches.

**Schools:** There are no schools located in the development area.



**Public Buildings:** No government buildings, libraries, health facilities, etc., are located within the development area.

(3) The Location, Character, and Extent of Existing Public and Private Land Uses (See Figures 5 and 6; Table 2)

Table 2 provides a listing of each parcel included within the Development Area. The information pertaining to each parcel is from the 2019 tax roll. As noted in Table 2, there are 92 real property records. Other records include parcels which have been retired (split/combined) and personal property.

The composition of land use/zoning within the Development area is varied. Overall, there are 41 properties zoned residential, 47 zoned commercial, and 4 zoned industrial. These areas are noted in Figure 6 and Table 2. Please see instructions and references for interpreting Table 2 on page 15 of this document.

**TABLE 2: LOCATION, CHARACTER, AND EXTENT OF LAND USES**

Owner's Name	Parcel Number	Property Class	Zoning District	Address
MCDONALD'S CORPORATION (021 10)	700-000-615-010-00	201	B-2	229 E COTTAGE ST
MCDONALDS CORPORATION	700-000-615-050-00	202	B-2	227 S HARTEL RD
LACLAIR RONALD W & NANCY	700-000-615-060-00	401	B-2	203 S COTTAGE ST
MCDONALDS CORPORATION	700-000-615-070-00	202	B-2	204 S HARTEL RD
<b>CICORELLI FRANK &amp; ROSALIE (TRU)</b>	<b>700-000-616-011-00</b>	<b>001</b>	<b>B-2</b>	<b>117 E LANSING RD</b>
FRJ MANAGEMENT LLC	700-000-616-011-01	201	B-2	125 E LANSING RD
CICORELLI MANAGEMENT LLC	700-000-616-011-02	201	B-2	119 E LANSING RD 127
CICORELLI MANAGEMENT LLC	700-000-616-050-00	401	R-1	223 S CHURCH ST
CICORELLI MANAGEMENT LLC	700-000-616-100-00	202	B-2	230 S COTTAGE ST
SPEAKS BETTY J (TRUST)	700-000-617-010-00	201	B-2	115 W LANSING RD
SPEAKS BETTY J (TRUST)	700-000-617-020-00	201	B-2	323 S DUNBAR ST
VELDKAMP KENNETH D & JANE	700-000-617-160-00	401	B-2	242 S CHURCH ST
ADAMS OUTDOOR ADVERTISING	700-000-617-180-00	202	B-2	102 W LANSING RD

FANSON MACHELLE & JAMES	700-000-620-010-00	402	R-1	104 N HARTEL RD
FANSON MACHELLE & JIM	700-000-620-030-00	401	R-1	318 E WALNUT STREET
FANSON MACHELLE & JIM	700-000-620-040-00	402	R-1	E WALNUT ST
LONG JON C & HEATHER L	700-000-620-055-00	401	R-1	320 E WALNUT ST
LONG JON C & HEATHER L	700-000-620-060-00	402	R-1	333 E VERMONTVILLE HWY
<b>LONG VAN D &amp; ESTHER R</b>	<b>700-000-620-071-00</b>	<b>1</b>	<b>R-1</b>	<b>333 E VERMONTVILLE HWY</b>
LONG JON C & HEATHER L	700-000-620-072-00	401	R-1	333 E VERMONTVILLE HWY
COSTELLO APRIL	700-000-620-080-00	401	R-1	117 HIGH ST
LIEPINS VALDIS L & JUDY	700-000-626-011-00	201	B-2	325 E VERMONTVILLE HWY
PLUNKETT PATRICK & COLLEEN LE	700-000-626-120-00	401	R-1	420 E PEARL ST
AUSTIN GARY R	700-000-626-130-00	401	R-1	428 E PEARL ST
HUNTING DOUGLASS	700-024-300-052-00	301	B-2	570 E MAIN ST
HUNTING, DOUGLAS	700-024-300-056-00	201	B-2	550 E MAIN ST
COOLEY ERICK A	700-024-300-059-00	301	B-2	578 E MAIN ST
GAY MARK & STACIE	700-024-300-062-00	201	B-2	627 E LANSING RD
COLTON DEVELOPMENT CO LLC	700-024-300-070-00	202	B-2	E LANSING RD
COOLEY ERICK A	700-024-300-080-00	302	B-2	E LANSING RD
DEVINE MANAGEMENT LLC	700-024-300-275-00	402	B-2	428 E PEARL ST
DIVINE ELIZABETH	700-024-300-280-00	401	B-2	440 E PEARL ST
DEVINE MANAGEMENT LLC	700-024-300-285-00	201	B-2	505 E LANSING RD
CONSUMERS ENERGY	700-024-300-310-00	301	B-2	452 E PEARL ST
<b>TIFA REFERENCE ONLY</b>	<b>700-024-300-407-00</b>	<b>001</b>	<b>B-3</b>	<b>TIFA</b>

BRIGHT HOPE BIBLE CHURCH	700-024-300-409-00	708	B-3	E LANSING RD
BRIGHT HOPE BIBLE CHURCH	700-024-300-415-00	708	B-3	500 E LANSING RD
AYERS RUSSELL	700-024-300-420-00	201	B-3	500 E LANSING RD
AYERS RUSSELL	700-024-300-425-00	201	B-3	500 E LANSING RD
AYERS RUSSELL	700-024-300-430-00	201	B-3	500 E LANSING RD
	<b>700-024-300-447-00</b>	<b>001</b>	<b>R-2</b>	<b>E PEARL ST</b>
MIRADOR, LLC	700-024-300-448-00	401	R-2	580 E LANSING
RUECKERT JEREMY L	700-024-300-449-00	402	R-2	E PEARL ST
<b>BROWN - STRANGE DAVID M</b>	<b>700-024-300-450-00</b>	<b>001</b>	<b>R-2</b>	<b>500 E PEARL ST</b>
BROWN - STRANGE DAVID M	700-024-300-451-00	401	R-2	500 E PEARL ST
SIEGRIST BRYANT & KARISSA BRO	700-024-300-505-00	401	R-2	485 E VERMONTVILLE HWY
COLE JUSTIN F	700-024-300-540-00	401	R-2	503 E PEARL ST
WORDEN CHESTER L & SHIRLEY M	700-024-300-580-00	401	R-2	506 E PEARL ST
MASON EARL L III & ANNABELLE L	700-024-300-610-00	401	R-2	505 PEARL ST
MASON EARL L III & ANNABELLE L	700-024-300-711-00	402	R-2	505 PEARL ST
<b>BRISTOL JOSEPH J</b>	<b>700-024-300-810-00</b>	<b>001</b>	<b>B-3</b>	<b>E PEARL ST</b>
POTTERVILLE MANAGEMENT LLC	700-024-300-810-01	201	B-3	654 E LANSING RD
BRISTOL JOSEPH J	700-024-300-810-02	202	B-3	E PEARL ST
NESS ROBERT L / NANCY J	700-025-100-010-00	201	B-2	107 S HARTEL RD
NESS ROBERT L / NANCY J	700-025-100-016-00	401	B-2	115 S HARTEL RD
FRY GEORGIA K TRUST	700-025-100-020-00	201	B-2	121 S HARTEL RD
BRISTOL, JOSEPH J. &	700-025-100-025-00	202	B-2	311 E LANSING ROAD
FRY GEORGIA K TRUST	700-025-100-030-00	202	B-2	213 S HARTEL RD
INDEPENDENT BANK SOUTH MI	700-025-100-050-00	201	B-2	320 E VERMONTVILLE HWY
	<b>700-026-200-100-00</b>	<b>001</b>	<b>R-2</b>	

ELLET ENTERPRISES	700-026-200-180-00	201	B-3	3535 W LANSING RD
	<b>700-026-200-200-00</b>	<b>001</b>	<b>R-2</b>	
CITY OF POTTERVILLE	700-026-200-240-00	703	R-2	W VERMONTVILLE HWY
FRY GEORGIA K TRUST	700-026-200-330-00	202	B-2	100 E LANSING RD
<b>DEVINE CHARLES R</b>	<b>700-026-200-341-00</b>	<b>001</b>	<b>B-2</b>	<b>116 E LANSING RD</b>
DEVINE CHARLES R	700-026-200-341-01	201	R-2	116 E LANSING RD
	<b>700-026-200-360-00</b>	<b>001</b>	<b>R-2</b>	
<b>JOLLY HAGADORN WAREHOUSE ASSOC</b>	<b>700-026-200-361-00</b>	<b>001</b>	<b>B-2</b>	<b>S HARTEL RD</b>
WALTER DIMMICK PETROLEUM	700-026-200-361-01	201	R-3	204 E LANSING RD
<b>JOLLY HAGADORN WAREHOUSE ASSOC</b>	<b>700-026-200-373-00</b>	<b>001</b>	<b>B-2</b>	<b>3245 S HARTEL RD</b>
<b>JOLLY HAGADORN WAREHOUSE ASSOC</b>	<b>700-026-200-375-00</b>	<b>001</b>	<b>B-2</b>	<b>E LANSING RD</b>
<b>JOLLY HAGADORN WAREHOUSE ASSOC</b>	<b>700-026-200-391-00</b>	<b>001</b>	<b>B-2</b>	<b>206 W LANSING RD</b>
<b>JOLLY HAGADORN WAREHOUSE ASSOC</b>	<b>700-026-200-391-01</b>	<b>001</b>	<b>B-2</b>	<b>W LANSING RD</b>
<b>KOWAL WALTER &amp; MAUREEN</b>	<b>700-026-200-391-02</b>	<b>001</b>	<b>B-2</b>	<b>W LANSING RD</b>
<b>FRENCH JOSEPH &amp; STACI</b>	<b>700-026-200-391-03</b>	<b>001</b>	<b>B-2</b>	<b>W LANSING RD</b>
PETOUELLO KEITH	700-026-200-391-04	201	B-2	121 W LANSING RD
FRENCH JOSEPH & STACI	700-026-200-391-05	202	B-2	W LANSING RD
JOLLY HAGADORN WAREHOUSE ASSOC	700-026-200-391-06	202	B-2	W LANSING RD
JOLLY HAGADORN WAREHOUSE ASSOC	700-026-200-391-07	202	B-2	W LANSING RD
SWANSON MARK & STEPHANIE	700-045-000-026-00	401	R-2	601 LAURENS WAY

SAITES WILLIAM & PAMELA	700-050-000-001-00	401	R-3	336 FOLK ST
ANDERSON DEANNA	700-050-000-002-00	401	R-3	334 FOLK ST
DEVINE CHARLES R	700-050-000-003-00	401	R-3	332 FOLK ST
MURRAY TRISTEN	700-050-000-004-00	401	R-3	330 FOLK ST
JOHNSON YOLANDA K	700-050-000-005-00	401	R-3	326 FOLK ST
SILVAS TAMARA M	700-050-000-006-00	401	R-3	324 FOLK ST
WILLIAMS HAROLD	700-050-000-007-00	401	R-3	322 FOLK ST
HOFSTAD TINA M	700-050-000-008-00	401	R-3	320 FOLK ST
NEOFF PATRICIA	700-050-000-009-00	401	R-3	312 FOLK ST
DEVINE CHARLES R	700-050-000-010-00	401	R-3	310 FOLK ST
SHARROW GARY & LORIE	700-050-000-011-00	401	R-3	308 FOLK ST
WRIGHT ASHLEY	700-050-000-012-00	401	R-3	306 FOLK ST
<b>DEVINE CHARLES R</b>	<b>700-050-000-013-00</b>	<b>001</b>	<b>R-3</b>	<b>FOLK ST</b>
<b>DEVINE CHARLES R</b>	<b>700-050-000-014-00</b>	<b>001</b>	<b>R-3</b>	<b>FOLK ST</b>
HOORNSTRA RONALD & MARGO	700-055-600-010-00	401	R-2	529 E PEARL ST
MCLEAN AMBER	700-055-600-020-00	401	R-2	518 E PEARL ST 520
GRUIZENGA LINDA C	700-055-600-030-00	401	R-2	510 E PEARL ST 512
RUECKERT JEREMY L	700-055-600-040-00	401	R-2	491 E VERMONTVILLE HWY
SAITES CHRISTOPHER	700-055-600-050-00	401	R-2	499 E VERMONTVILLE HWY
CHAPMAN JEFFREY B & SHERRY L	700-055-600-060-00	401	R-2	507 E VERMONTVILLE HWY
YOUNG SUZANNE M	700-055-600-070-00	401	R-2	515 E VERMONTVILLE HWY
<b>DEUPREE, JUDITH/KRING, BRUCE A</b>	<b>700-055-600-080-00</b>	<b>401</b>	<b>R-2</b>	<b>523 E VERMONTVILLE HWY</b>
<b>HJV PARTNERSHIP</b>	<b>700-070-000-080-00</b>	<b>001</b>	<b>I-1</b>	<b>WRIGHT INDUSTRIAL PKWY</b>
<b>HJV PARTNERSHIP</b>	<b>700-070-000-090-00</b>	<b>001</b>	<b>I-1</b>	<b>WRIGHT INDUSTRIAL PKWY</b>

<b>HJV PARTNERSHIP</b>	<b>700-070-000-100-00</b>	<b>001</b>	<b>I-1</b>	<b>WRIGHT INDUSTRIAL PKWY</b>
<b>HJV PARTNERSHIP</b>	<b>700-070-000-110-00</b>	<b>001</b>	<b>I-1</b>	<b>WRIGHT INDUSTRIAL PKWY</b>
CHARLOTTE MINI STORAGE	700-070-000-120-00	201	I-1	305 WRIGHT INDUSTRIAL PKWY
MELNARIK MARY E	700-070-000-130-00	201	I-1	325 WRIGHT INDUSTRIAL PKWY
PROFILE, INC	700-070-000-140-00	301	I-1	345 WRIGHT INDUSTRIAL PKWY
<b>DEVINE CHARLES R</b>	<b>700-070-000-150-00</b>	<b>001</b>	<b>R-2</b>	<b>CORMACK ST</b>
COMSTOCK DAVID K & PATRICIA S	700-070-000-150-01	401	R-R	381 CORMACK ST
<b>DEVINE CHARLES R</b>	<b>700-070-000-150-02</b>	<b>001</b>	<b>R-R</b>	<b>CORMACK ST</b>
<b>DEVINE CHARLES R</b>	<b>700-070-000-150-03</b>	<b>001</b>	<b>R-R</b>	<b>CORMACK ST</b>
<b>DEVINE CHARLES R</b>	<b>700-070-000-150-04</b>	<b>001</b>	<b>R-R</b>	<b>CORMACK ST</b>
WILSON ROBERT	700-070-000-160-00	201	B-2	400 S NELSON ST
CULINARY FOODS INC	700-070-000-170-00	202	B-3	WRIGHT IND / LANSING RD
CULINARY FOODS INC	700-070-000-180-00	201	B-3	379 WRIGHT IND PKWY
LANSING RD LLC	700-070-000-190-00	301	B-3	380 WRIGHT INDUSTRIAL PKWY
LANSING RD LLC	700-070-000-200-00	301	B-3	380 W WRIGHT INDUSTRIAL PKWY
MCPHEE ELECTRIC	700-070-000-210-00	201	B-3	3495 W LANSING RD
<b>2001 PROPERTIES LLC</b>	<b>700-070-000-220-00</b>	<b>001</b>	<b>I-1</b>	<b>340 WRIGHT INDUSTRIAL PKWY</b>
<b>2001 PROPERTIES LLC</b>	<b>700-070-000-230-00</b>	<b>001</b>	<b>I-1</b>	<b>320 WRIGHT INDUSTRIAL PKWY</b>
<b>2001 PROPERTIES LLC</b>	<b>700-070-000-240-00</b>	<b>001</b>	<b>I-1</b>	<b>300 WRIGHT INDUSTRIAL PKWY</b>
2001 PROPERTIES LLC	700-070-000-240-01	301	I-1	300 WRIGHT INDUSTRIAL PKWY
<b>MCDONALD'S RESTAURANT #14210</b>	<b>700-090-000-000-11</b>	<b>251</b>	<b>N/A</b>	<b>285 E LANSING RD</b>
<b>WIDOPENWEST MID-MICHIGAN, LLC</b>	<b>700-090-023-790-00</b>	<b>251</b>	<b>N/A</b>	<b>VARIOUS</b>
<b>WHEEL N TRACK - TIFA REF ONLY</b>	<b>700-090-024-010-00</b>	<b>002</b>	<b>N/A</b>	<b>TIFA</b>

ADAMS OUTDOOR ADVERTISING	700-090-024-020-00	251	N/A	102 W LANSING RD
B EGLIN & CARDINAL - TIFA REF Only	700-090-024-030-00	002	N/A	TIFA
GRAYHAWK LEASING	700-090-024-040-00	251	N/A	
THE COCA-COLA COMPANY	700-090-024-070-00	002	N/A	VARIOUS
STATE FARM INSURANCE (B WILSON	700-090-024-090-00	251	N/A	400 S NELSON ST
ALBINS INC	700-090-024-280-00	251	N/A	325 E VERMONTVILLE HWY
SUPER MART INC - TIFA REF ONLY	700-090-024-285-00	002	N/A	TIFA
JOE FIX MCDONALDS - TIFA REF Only	700-090-024-290-00	002	N/A	TIFA
AUTO TRUCK - TIFA REF ONLY	700-090-024-360-00	002	N/A	TIFA
CONTEL CREDIT CORP - TIFA REF	700-090-024-370-01	002	N/A	TIFA
DIESEL EQUIPMENT SALES & SERVI	700-090-024-380-00	251	N/A	578 E MAIN ST
PITNEY BOWES INC	700-090-024-410-00	251	N/A	403 BUNKER HILL CT
THE POLACK CORP - TIFA REF ONLY	700-090-024-420-00	002	N/A	TIFA
NUMACON INC - TIFA REF ONLY	700-090-024-430-00	002	N/A	TIFA
AMERICAN ELECTRIC DISPLAY -TIFA	700-090-025-010-00	002	N/A	TIFA
SECURITY PACIFIC EQUIP- TIFA RE	700-090-025-025-00	002	N/A	TIFA
J&L STANDARD SERVICE- TIFA REF	700-090-025-070-00	002	N/A	TIFA
BP AMOCO - TIFA REF ONLY	700-090-025-071-00	002	N/A	TIFA
TIFA REF ONLY	700-090-025-711-00	002	N/A	TIFA
CI NO CO INC- TIFA REF ONLY	700-090-026-015-00	002	N/A	TIFA
MIDWEST CARPET BROKERS	700-090-026-050-00	251	N/A	325 WRIGHT INDUSTRIAL PKWY



ALWOOD RICHARD- TIFA REF ONLY	700-090-026-070-01	002	N/A	TIFA
SAITES BROTHERS CATERING	700-090-026-075-00	251	N/A	365 WRIGHT INDUSTRIAL PKWY
ELLET ENTERPRISES	700-090-026-240-00	251	N/A	3535 E LANSING RD
F & R PARTY STORE	700-090-026-800-00	251	N/A	117 E LANSING RD
WILLIAM BARNUM- TIFA REF ONLY	700-090-026-850-01	002	N/A	TIFA
CHARLIES BAR & GRILL	700-090-026-851-00	251	N/A	116 E LANSING RD
CONSUMERS ENERGY COMPANY	700-090-236-208-00	551	N/A	VARIOUS
PITNEY BOWES CREDIT CORP- TIFA	700-090-300-090-00	002	N/A	TIFA
STATE FARM MUTUAL AUTOMOBILE	700-090-400-110-00	251	N/A	400 S NELSON ST
WAYPORT INC- TIFA REF ONLY	700-090-400-180-00	002	N/A	TIFA
21ST CENTURY PLASTICS CORP	700-090-400-200-00	351	N/A	300 WRIGHT INDUSTRIAL PKWY
TRADITIONAL ARCHERY	700-090-400-220-00	251	N/A	203 COTTAGE STREET
BLIMPIE SUBS- TIFA REF ONLY	700-090-400-318-00	002	N/A	TIFA
RIEDYS PIZZA- TIFA REF ONLY	700-090-400-340-00	002	N/A	TIFA
ENGINE MACHINE SERVICE	700-090-400-490-00	251	N/A	115 W LANSING RD
MEDICAL CLINIC- TIFA REF ONLY	700-090-400-530-00	002	N/A	TIFA
SPARROW FAMILY MEDICAL SERVICE	700-090-400-530-10	002	N/A	133 W LANSING RD
THE BIG DIPPER- TIFA REF ONLY	700-090-400-540-00	002	N/A	TIFA
WALTER DIMMICK PETROLEUM	700-090-400-600-00	251	N/A	204 E LANSING RD
LEMS DISCOUNT- TIFA REF ONLY	700-090-400-650-00	002	N/A	TIFA
ACCESS MORTGAGE- TIFA REF ONLY	700-090-400-670-00	002	N/A	TIFA

THE COFFEE BEAN- TIFA REF ONLY	700-090-400-670-10	002	N/A	TIFA
DOLLAR GENERAL STORE #10549	700-090-400-690-20	251	N/A	654 E LANSING RD
NORTHSIDE TOWING- TIFA REF ONLY	700-090-400-790-00	002	N/A	TIFA
MID MICHIGAN GENERAL DENTISTRY	700-090-500-010-00	251	N/A	400 S NELSON ST
GREAT LAKES MORT- TIFA REF ONLY	700-090-500-030-00	002	N/A	
POTTERVILLE SHELL	700-090-500-120-50	251	N/A	204 E LANSING RD
HONDA OF AMERICA MANUFACTURING	700-090-500-120-90	251	N/A	300 WRIGHT INDUSTRIAL PKWY
FRY-BEATTY KENDRA- TIFA REF ONLY	700-090-500-130-21	002	N/A	TIFA
21ST CENTURY PLASTICS CORP	700-091-070-140-55	351	N/A	300 WRIGHT INDUSTRIAL PKWY

**RED FONT:** Rows that contain bold/red font include real/personal property which has been retired, split, or combined. These parcels were included within the development area at a point in time but are no longer active parcels.

**BLUE FONT:** Rows that contain bold/blue font include personal property and not real property.

**GREEN FONT:** Rows that contain green font include properties which were omitted from the list within the Development Area by error and have since been reinserted.

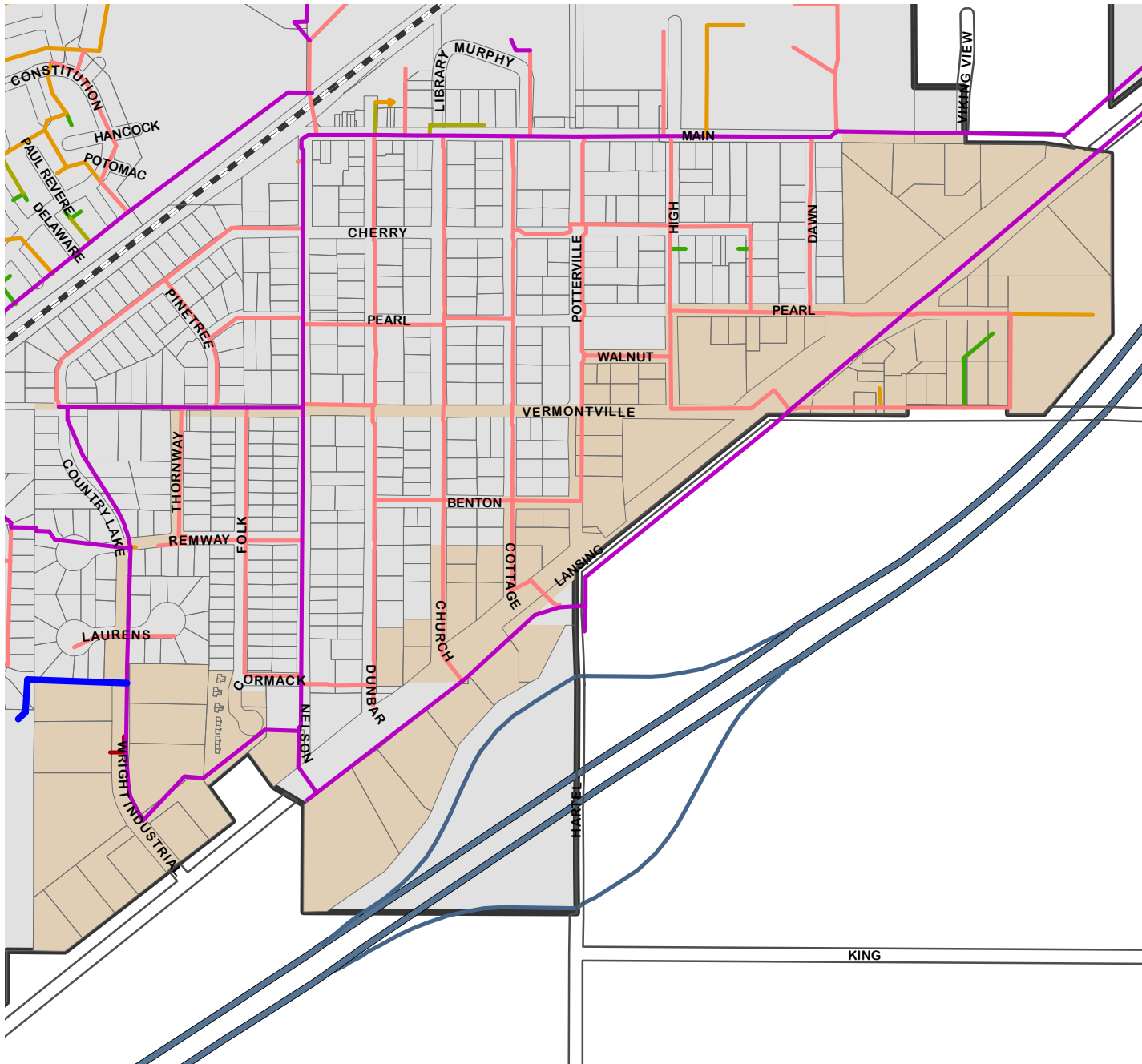
Table 2A: State Tax Commission Recommended Classification Codes

Property Classification Code	Description
001	Retired Split / Combined
002	Retired Personal
201	Commercial - Improved
202	Commercial - Vacant
251	Commercial - Personal Property
301	Industrial - Improved
302	Industrial - Vacant
351	Industrial - Personal Property
401	Residential - Improved
402	Residential - Vacant
551	Utility - Personal Property
703	Exempt - County, City, Township, or Village
708	Exempt - Religious

# City of Potterville TIFA

Eaton County, Michigan

## Figure 3: Water System



City of Potterville



Development Area

### Pipe Diameter

2-inch

4-inch

6-inch

8-inch

10-inch

12-inch

16-inch

1 inch = 750 feet

0 250 500 1,000  
Feet

**williams&works**  
engineers | surveyors | planners

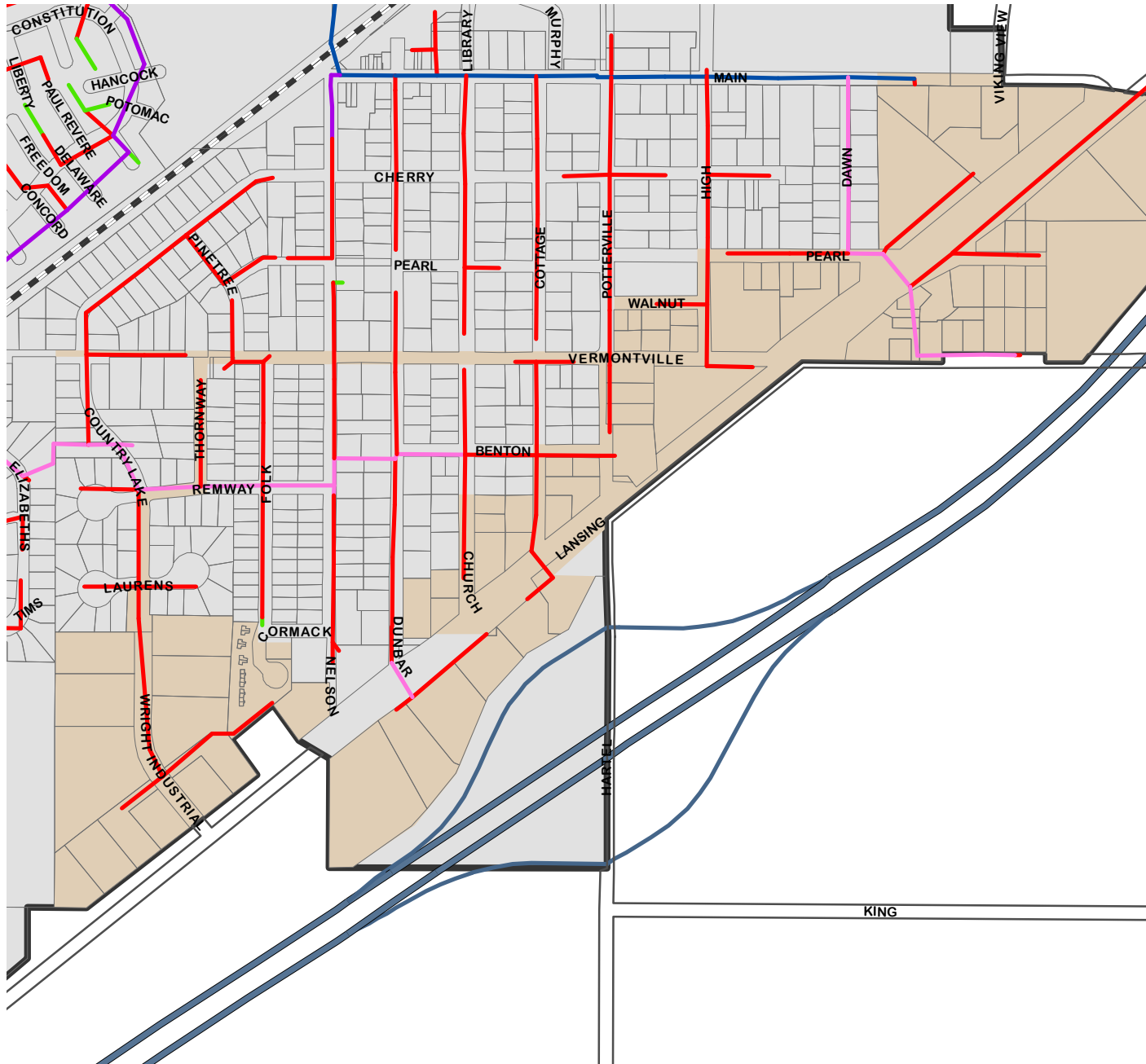




Data Sources: Michigan CGI, Eaton County GIS

# City of Potterville TIFA

Eaton County, Michigan

## Figure 4: Sanitary Sewer



-  City of Potterville
-  Development Area

- Pipe Diameter
-  6
  -  8
  -  10
  -  12
  -  15

1 inch = 750 feet



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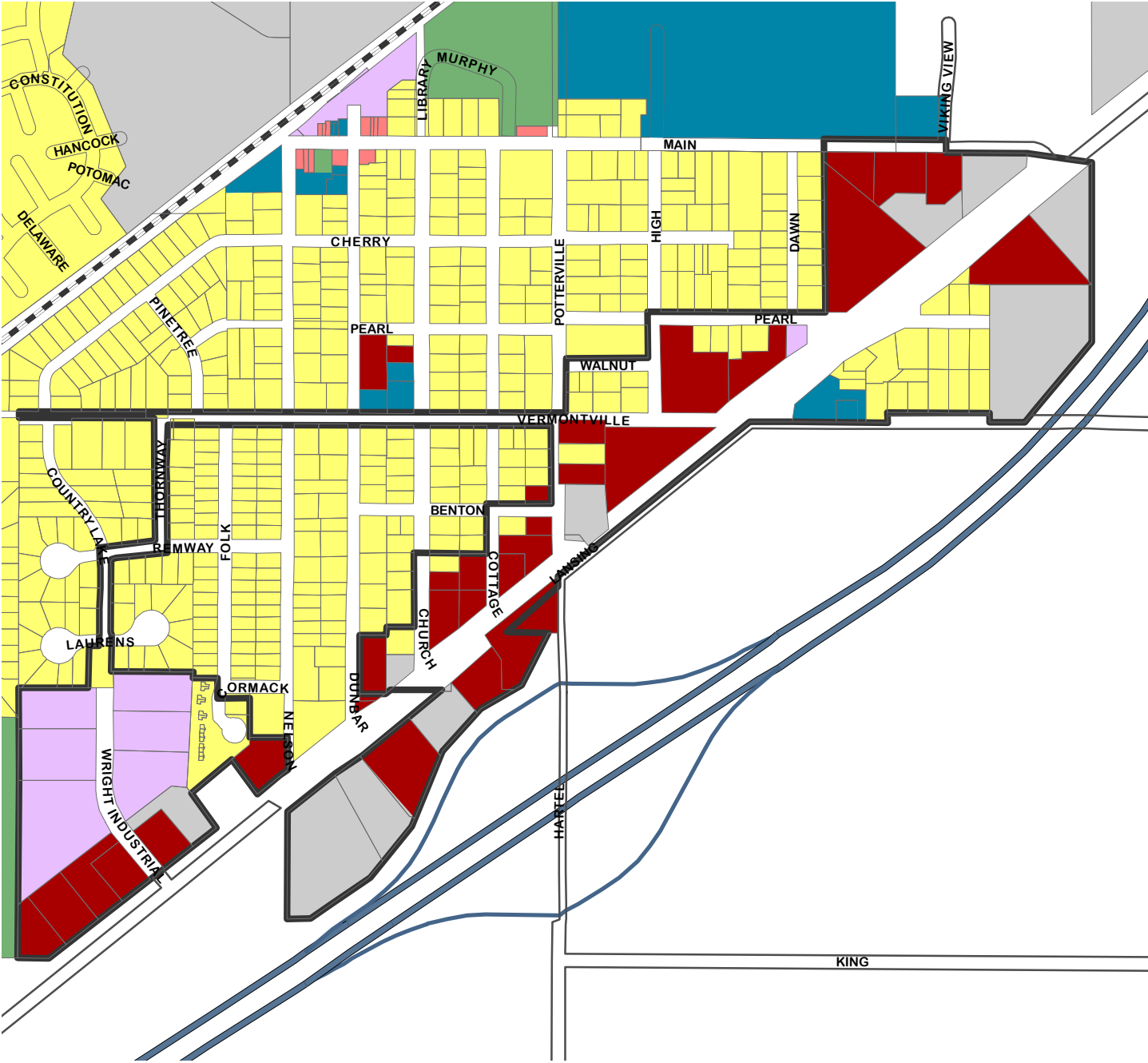


Data Sources: Michigan CGI, Eaton County GIS

# City of Potterville TIFA

Eaton County, Michigan

## Figure 5: Existing Land Use



- Development Area
- Residential
- Downtown
- Commercial
- Industrial
- Community Facilities
- Parks & Recreation
- Vacant

1 inch = 750 feet



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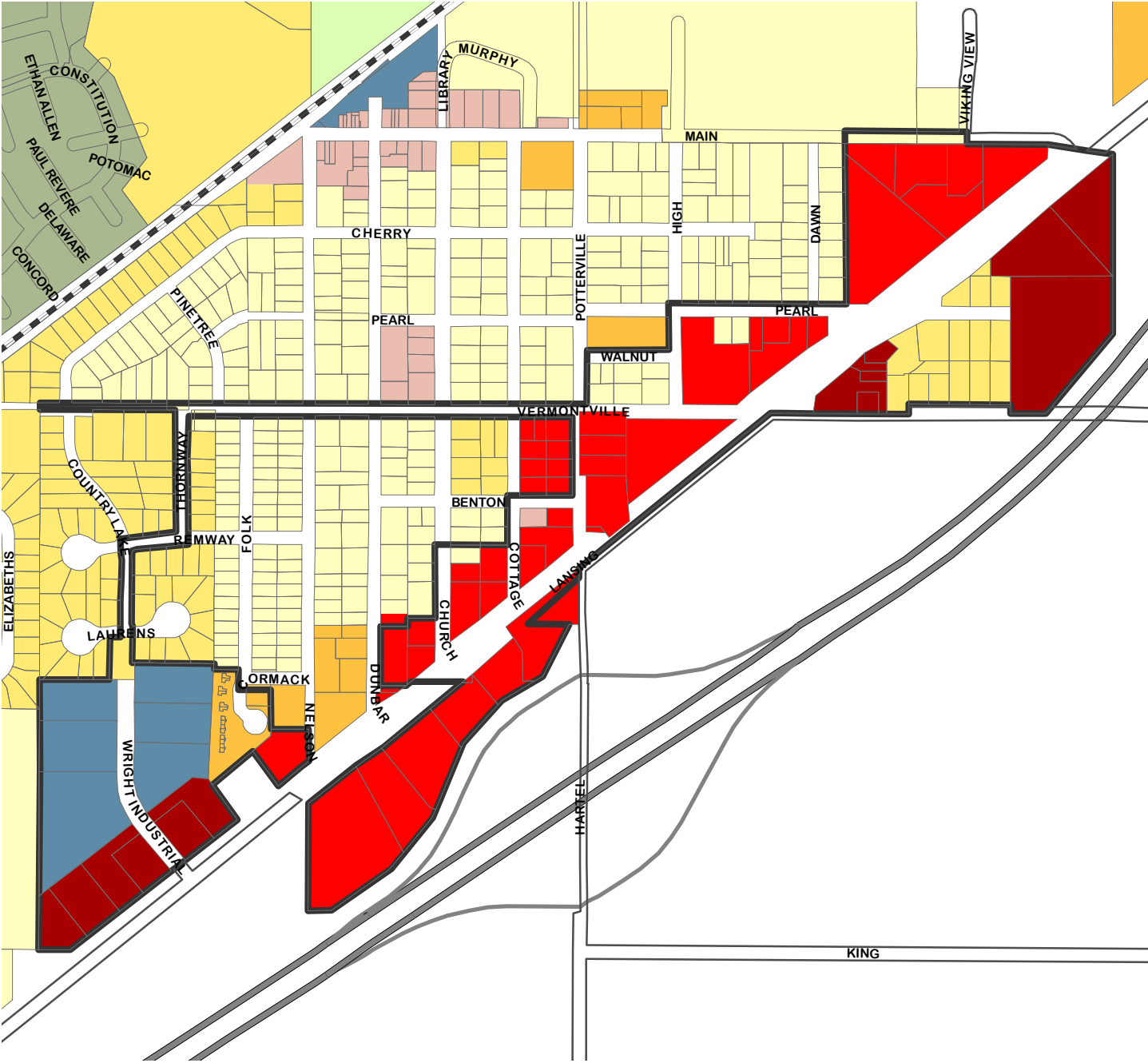



Data Sources: Michigan CGI, Eaton County GIS

# City of Potterville TIFA

Eaton County, Michigan

## Figure 6: Zoning



-  Development Area
-  R-R, Rural Residential
-  R-1, Low Density Residential
-  R-2, Medium Density Residential
-  R-3, High Density Residential
-  R-4, Mobile Home Park
-  B-1, General Business
-  B-2, Light Highway Business
-  B-3, General Highway Business
-  I-1, Light Industrial

1 inch = 750 feet



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Data Sources: Michigan CGI, Eaton County GIS

## PART 2: INDUSTRIAL PARK

### A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

A platted 47+ acre industrial park was constructed within the development area boundary during the mid to late 1980s. It has developed into a low-density light industrial park. Several businesses have located in the park. The intent is to continue to improve the infrastructure within the industrial park to promote the expansion of these businesses and promote new industries. Only light industrial categories of businesses are allowed by the City's current Zoning Ordinance. A portion of that land is intended to remain open space in the form of retention basins or land for public water system expansion. The size of the industrial park was reduced and reflected in the amendment to the Plan in 1999.

### B. A DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST REPAIRS, AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

No alterations, demolitions, or repairs will take place to existing improvements within the industrial park. Exceptions to this may include: a) any repairs to the sanitary sewer or water system; b) insulation of accessory water, sewer, and related improvements occurring adjacent to the site; possibly requiring the trenching and repaving of some city streets; c) some of the existing drainage network within the area may be redesigned and improved; and signs may be improved/replaced. In addition, the following proposed public improvements to the dedicated public portions of the industrial park will be completed:

#### (1) Surface and Storm Water Drainage.

Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the City. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage.

**Estimated Cost:** \$50,000

**Estimated Completion:** Ongoing





(2) Landscaping.

The entire industrial park should be landscaped including all areas where there is currently not screening between the industrial park and adjacent residential uses. This would include a 3' high, 30' wide earthen berm along the edge of the industrial park. The berm should include plantings of evergreens to be spaced adequately to provide screening and buffering of adjacent land uses.

**Estimated Cost:** \$25,000

**Estimated Completion:** 2024 - 2027

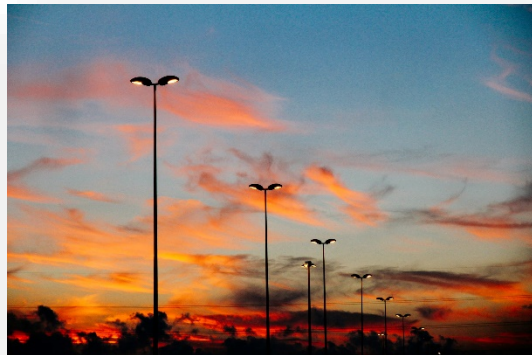


(3) Lighting.

Adequate lighting should be installed throughout the industrial park drive.

**Estimated Cost:** \$25,000

**Estimated Completion:** 2024 - 2027





(4) Signage.

Signage at the entrance of the industrial park should be replaced as it ages or as sign technology advances. Signage may also be improved to include tenants of the industrial park listed on the entrance sign.

**Estimated Cost:** \$25,000

**Estimated Completion:** 2036 - 2039



**C. THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

Construction of the activities proposed above are expected to be completed as noted. The majority of the projects are to be financed from either tax increment bond issue or excess tax increments.

**D. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.**

Lots or parcels for open space are not specifically provided for in the industrial park. In general, open space areas will be incorporated into other uses such as landscaped areas and passive areas around buildings.

**E. 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.**

The Authority intends at this time to convey to the City of Potterville at no cost any improvements constructed at the Industrial Park. It is expected that the public improvements will be operated and maintained by the City.

**F. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.**

**(1) A Description of Desired Changes.**

Zoning changes pertaining to this development are not anticipated.

**(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.**

Changes in existing streets and streets levels are not anticipated in the Industrial Park.

**(3) A Description of Desired Changes in Utilities.**

Utility improvements will take place as described above.

# PART 3: COMMERCIAL CORRIDOR

## A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

As part of its development efforts, the Authority intends to prepare a detailed land use and design plan identifying proposed land uses and development patterns within the commercial corridor. This effort should yield information pertaining to proposed land uses over and above that which is identified below.

These land use changes would primarily be from vacant to commercial and residential. A portion of that land will be developed into parking areas and parks or open space for visitors, customers, and residents of the City. Additional changes may be necessary to further the intended purpose of this plan.

Part of the overall planning effort is to create an area that will attract new investment and bring much-needed business to the Potterville area. Of course, the primary area the City would like to see develop as a result of this plan is the commercial corridor area along Lansing Road. In addition to physical design standards and siting requirements, the TIFA Board has also developed a list of proposed new businesses that might contribute to the growth in the area and complement the intent of the district’s character. The following is a list of desired new businesses:

• Shopping Center	• Dress shop
• Meat Shop	• Hair salon/barber shop
• Hardware/home center	• Fast food restaurants
• Dry cleaners	• Pool/patio shop
• Bank	• Flower/gift shop
• Drug store/pharmacy	• Shoe store
• Small equipment repair shop	• Hotel/restaurant
• Instant oil change	• Car care center/parts store
• Large one stop shopping center	

## B. A DESCRIPTION OF PROPOSED IMPROVEMENTS INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST, REPAIRS, ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following list of public improvement projects describes the extent of the proposed commercial corridor redevelopment.

(1) Design Plan.

This will be directed toward existing and proposed development of public land use and signage within the commercial corridor. Development within the district should occur, for the most part, within the context of good planning and oriented toward those activities related to future projects. A well-documented design plan would provide a comprehensive picture to guide future development activities.

**Estimated Cost:** \$25,000

**Estimated Completion:** 2020 - 2023



(2) Roadways.

The existing Lansing Road right-of-way through the commercial district will be improved westward and eastward of M-100 to create a "complete street" throughout the entire area. It should be designed to encourage slower speeds and facilitate pedestrian as well as vehicular movements. Improvements may include, but are not limited to, improved buffers between travel lanes and pedestrians, curb and gutter, and traffic calming design elements such as bulb-outs and narrower lanes. Improvements and funding to improve Lansing Road would be in collaboration with the Eaton County Road Commission and the Michigan Department of Transportation at the M-100 intersection.

**Estimated Cost:** \$2,000,000

**Estimated Completion:** 2032 - 2035



**(3) Municipal Water System.**

While the municipal water system in the development area largely serves the entirety of the Lansing Road commercial corridor within the City, certain properties or developments may require extensions or connections as they are developed. The system should be extended to new developments as needed.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



**(4) Municipal Sanitary Sewer System.**

The sanitary sewer should be extended and connected in the same manner as the water system.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



(5) Surface and Stormwater Drainage.

Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the City. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage. Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



(6) Landscaping and Public Amenities.

The entire area should be adequately landscaped to include tree plantings, shrubs, lighting, and other public amenities along the entire length of Lansing Road, as well as within adjacent public rights-of-way wherever possible. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, and architectural features or art. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification.

**Estimated Cost:** \$250,000

**Estimated Completion:** Ongoing





(7) Lighting.

Decorative pedestrian-scaled and traffic lighting should be installed throughout the commercial corridor, particularly near intersections as well as along Lansing Road from its intersection with M-100 and approximately 1000' in each direction. Lighting should be placed on both side of the street and be spaced appropriately to ensure that pedestrians and vehicles are seen at night.

**Estimated Cost:** \$250,000

**Estimated Completion:** 2032 - 2035



(8) Signage.

New signs should be provided along Lansing Road entering the City from both directions into the commercial area and from the highway exit at I-69 on M-100. The signs should be aesthetically pleasing, visibly placed, and contain the name "Potterville Business District" or something similar.

**Estimated Cost:** \$50,000

**Estimated Completion:** 2028 - 2031



(9) Parks, Open Space, Community Gathering Space.

A portion of the area should be reserved as open space and contain a small park area. A central focal point has been designated at the M-100/Lansing Road intersection to serve as a gateway feature and public gathering space.

**Estimated Cost:** \$250,000

**Estimated Completion:** 2020 - 2023

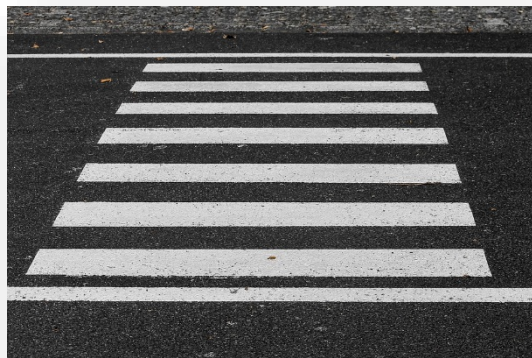


(10) Crosswalks.

Crosswalks are proposed to link new and existing commercial developments on both sides of Lansing Road. New crosswalks should be brick construction or significant striping delineation, and include signals, plantings, and ground-level lighting. New crosswalks should be installed at intersections and at mid-block crossing areas where no intersections are present for a considerable distance.

**Estimated Cost:** \$50,000

**Estimated Completion:** 2020 - 2023





(11) **Nonmotorized Trails and Sidewalks.**

Nonmotorized trails or sidewalks are planned for both sides of Lansing Road through the Development Area. Nonmotorized trails should connect to the trail system outlined in the City's Master Plan.

**Estimated Cost:** \$250,000

**Estimated Completion:** 2024 - 2027



**C. THE CONSTRUCTION OR STATES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

Construction of the proposed facilities are expected to be completed as noted. The majority of the projects are to be financed from excess tax increments and/or bonds.

**D. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.**

Only a few parcels of land within the Development Area are currently identified as open space, including the public gathering space near the corner of Lansing Road and M-100 as described above. Other small areas within the Development Area may be left as open space and used as zones of separation and buffering, landscaping, or passive areas around buildings. There are other vacant lots that may remain as open space for some time, depending on when they are developed.

**E. 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.**

The Authority intends at this time to convey to the City of Pottersville at no cost the improvements constructed in this area and any land purchased as the result of implementing this Plan. It is expected that public improvements will be operated and maintained by the City.

**F. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.**

**(1) A Description of Desired Zoning Changes.**

While significant zoning changes are not anticipated, it is possible that the City may amend the zoning ordinance in the future. The intent of any such changes in the zoning ordinance would be to provide for development in harmony with this plan, the proposed design plan, and other adopted plans in the City.

**(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.**

Changes in local streets, street levels, or intersections other than along Lansing Road are not anticipated in this Development Plan, although some construction activities within local street rights-of-way may be necessary.

More significant changes are proposed along Lansing Road particularly within the commercial corridor extending approximately 1,000' east and west from the M-100 intersection. The redevelopment would involve coordination with the Eaton County Road Commission and the Michigan Department of Transportation.

**(3) A description of Desired Changes in Utilities.**

Utility improvements will be constructed within the Development Area as described in Sections C, D, E, and F.

# PART 4: DISTRICT-WIDE IMPROVEMENTS

## A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

Land use characteristics outside of the industrial park and commercial corridor are not expected to change.

## B. A DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

Nearly all of the scheduled improvements to take place within the development area will take place within the industrial park or along the commercial corridor. Alterations, demolitions, or repairs will not take place to existing improvements within the remainder of the TIFA District except as the result of the following improvements.

The following proposed public improvements within the dedicated public portions of the TIFA District in addition to those referenced to previously in this document include:

### (1) Facilities Studies.

In order to maintain the City's water, sewer, and drainage systems, it may be necessary to intermittently complete functional studies of the systems in their entirety. Although this would be primarily a City expenditure, the TIFA could help offset costs for that portion of each system within the District.

**Estimated Cost:** \$20,000

**Estimated Completion:** Ongoing



(2) **Municipal Water System.**

While the municipal water system in the development area is largely well established, certain properties or developments may require extensions or connections as they are developed. The system should be extended to new developments as needed.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



(3) **Municipal Sanitary Sewer System.**

The sanitary sewer should be extended and connected in the same manner as the water system.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



**(4) Surface and Stormwater Drainage.**

Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the City. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage. Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

**Estimated Cost:** \$200,000

**Estimated Completion:** Ongoing



**(5) Business Development, Communication, and Collaboration.**

The Authority will assist the Potterville City Council in providing an acceptable climate for business investment. This may involve the provision or advertising of sites for development or location, promotion, and marketing to attract businesses to Potterville, development of existing business retention initiatives, market research campaigns, coordination of events, and other activities that will promote local economic expansion and placemaking.

**Estimated Cost:** \$100,000

**Estimated Completion:** Ongoing



**(6) Landscaping and Public Amenities.**

The entire TIFA District and surrounding area should be adequately landscaped to include tree plantings, shrubs, lighting, and other amenities in public rights-of-way and public spaces such as parks. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, recreational facilities, architectural features, and art installations. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification.

**Estimated Cost:** \$100,000

**Estimated Completion:** Ongoing



**C. THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.**

Construction of the activities above are expected to be completed as noted. The majority of the projects are to be financed by excess tax increments and/or bonds.

**D. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.**

With the exception of some land remaining unsold and undeveloped, lots or parcels for open space are not specifically provided in the Development Area outside of the commercial corridor on Lansing Road. In general, open space areas will be incorporated into other uses such as landscaped areas and passive areas around buildings. There are other vacant lots that may remain open space for some time, depending on when and if they are developed.

**E. 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.**

The Authority intends at this time to convey to the City of Potterville at no cost the improvements constructed within the TIFA District. It is expected that the public improvements will be operated and maintained by the City.

**F. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.**

**(1) A Description of Desired Zoning Changes.**

Zoning Changes pertaining to this development are not anticipated.

**(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.**

Changes in existing streets and street levels are not anticipated outside of the commercial corridor. However, some construction activities within local street rights-of-way may be necessary. Existing roads within the TIFA boundaries will be improved as required to facilitate the intent of this Plan. Examples of these improvements include curb and gutter, storm drainage, resurfacing, widening, and sidewalks.

**(1) A Description of Desired Changes in Utilities.**

Utility improvements will be constructed within the Development Area as described in Sections C, D, E, and F.

# PART 5: DEVELOPMENT ACTIVITIES AND COSTS

## A. AN ESTIMATE OF THE COST OF THE DEVELOPMENT.

The estimated cost of the development activities described in this Plan is approximately \$4,670,000 as described below. The following table provides a summary of development activities, costs, and priority status. Each project has been prioritized from 1-5 with "1" being the highest priority or as "ongoing," which indicates projects that should be completed as the District develops or that never inherently have an end date. Projects are anticipated to be completed as follows, but may be implemented as conditions or opportunities permit:

- Priority 1: 2020 - 2023
- Priority 2: 2024 - 2027
- Priority 3: 2028 - 2031
- Priority 4: 2032 - 2035
- Priority 5: 2036 - 2039

TABLE 3: DEVELOPMENT ACTIVITIES AND COST

<b>INDUSTRIAL PARK TOTALS</b>		<b>Priority (1-highest; 5-lowest)</b>
Surface and Stormwater Drainage	\$50,000	Ongoing
Landscaping	\$25,000	2
Lighting	\$25,000	2
Signage	\$25,000	5
<b>COMMERCIAL CORRIDOR TOTALS</b>		<b>Priority (1-highest; 5-lowest)</b>
Design Plan	\$25,000	1
Roadways	\$2,000,000	4
Municipal Water System	\$200,000	Ongoing
Municipal Sanitary Sewer System	\$200,000	Ongoing
Surface and Stormwater Drainage	\$200,000	Ongoing
Landscaping and Amenities	\$250,000	Ongoing
Lighting	\$250,000	4
Signage	\$50,000	3
Parks, Open Space, Community Gathering Space	\$250,000	1
Crosswalks	\$50,000	1
Nonmotorized Trails and Sidewalks	\$250,000	2
<b>GENERAL DISTRICT TOTALS</b>		<b>Priority (1-highest; 5-lowest)</b>
Facilities Studies	\$20,000	Ongoing
Municipal Water System	\$200,000	Ongoing
Municipal Sanitary Sewer	\$200,000	Ongoing
Surface and Stormwater Drainage	\$200,000	Ongoing
Business Development	\$100,000	Ongoing
Landscaping and Public Amenities	\$100,000	Ongoing



## **B. PROPOSED METHOD OF FINANCING THE DEVELOPMENT.**

The Authority anticipates a 2020 tax year capture of \$164,243.84 and increasing to \$187,282.54 within 5 years for tax year 2025 (see Table 4). Annual revenues are expected to increase at a rate of 2.5% per year. Total tax increment revenues are expected to be approximately \$4,442,095.49 over the next 20 years.

## **C. ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.**

The improvement schedule identified below will be financed from those tax increment bond issues as well as annual revenues, grants, and other sources as they may become available. These revenues will be allocated according to this plan and the bylaws of the Authority. The Authority will establish an account or accounts as depository for funds. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought on a continuing basis. The Authority expects to utilize: a) grants from the state and federal governments for any eligible project or activity; b) grants from private foundations; c) appropriations and shared expenses from the City of Pottersville, other municipal entities, or other local government agencies; d) other sources as identified in the Authority's bylaws, local ordinances or resolutions, and Act 57 of 2018, as amended.

## **PART 6: DISPOSITION OF PROPERTY AND DISPLACEMENT OF PERSONS**

- A. 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 AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.**

Developments in the Development Area are not anticipated to be undertaken in order to benefit particular property owners.

- B. 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.**

There are 38 residences and approximately 97 people residing within the development area boundaries, but there will be no displacement or relocation required as a result of this Development Plan.

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

There will be no displacement or relocation required as a result of this plan.

**D. OTHER MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR  
GOVERNING BODY CONSIDERS PERTINENT.**

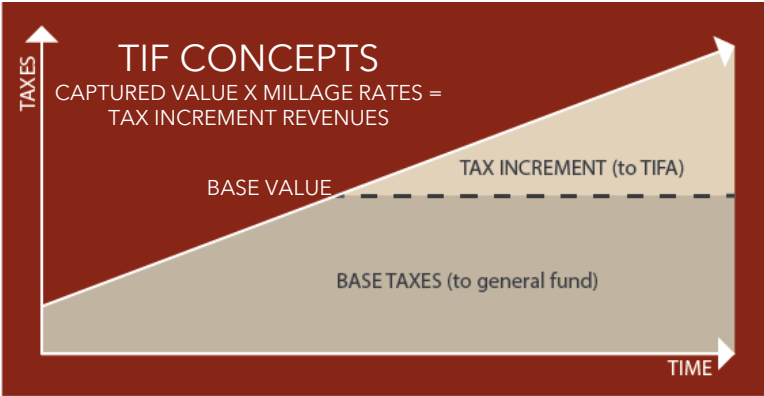
See Appendix.

# PART 7: FINANCING

## A. THE REASONS THAT THE PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE WHICH COULD NOT OTHERWISE BE EXPECTED.

The primary objective of the City of Pottersville TIFA is to create economic expansion. The major purpose of the Development Plan is to outline the necessary improvements, activities, and environment to attract developers and investment at the Industrial Park, Commercial Corridor, and District in general. One of the constraints inherent in projects of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and provide the City with some financial leverage that it previously did not have but would be required to commit. The City's commitment to establish a Tax Increment Finance Authority for which to issue bonds is an important and necessary ingredient to accomplish the Development Plan.

The successful financial packaging of the entire development over the term of the Tax Increment Financing and Development Plan will serve to fulfill the objectives of the City of Pottersville, but the entire project will not be completed without commitment through the Tax Increment Finance and Development Plan. New commercial and industrial tenants will be able to locate using the improvements detailed in the Development Plan. TIFA bonds issued as a result of new development creates a self-fulfilling situation in that the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is captured from increased taxable values that otherwise would not have occurred.



## B. DETERMINATION OF INITIAL ASSESSED VALUE.

The real and personal property within the Development Area established by Part 1.B. have initial assessed value determined on the basis of the 1986 state equalized values of the Development Area.

The initial assessed value of those parcels of real property with a portion of the parcel both inside or outside of the development area was determined by a proration of the initial assessed value of those parcels by acreage.

The initial assessed value of personal property attributed to the development area was determined by two different methods. Personal property that was located entirely at one real property location within the Development Area and personal property identified by one tax identification number linked to

locations only within the development area have had their full value included as part of the initial assessed value of the Development Area. This type of personal property is referred to a "Identifiable Personal Property." Personal property located both within and outside of the Development Area (such as public utility transmission lines) and personal property that could not be positively linked to a location have had a portion of its value included as part of the initial assessed value of the Development Area. This type of personal property is referred to as "Multiple-Locational Personal Property." The portion of the 1986 initial assessed value of Multiple-Locational Personal Property allocated to the development area was determined by the mean of the following three factors:

- (1) The number of parcels of real property in the development area relative to the number of parcels or real property in the City.**
- (2) The amount of real property SEV in the development area to the total SEV of the City.**
- (3) The number of acres in the development area compared to the acreage of the City.**

The 1986 SEV of Multiple-Locational Personal Property is comprised of personal property within the City and owned by the following companies:

<b>Name</b>	<b>Total 1986 SEV</b>
<b>Horizon CableVision</b>	\$47,900.00
<b>Pepsi-Cola</b>	\$2,400.00
<b>Consumers Power</b>	\$284,800.00
<b>AT&amp;T</b>	\$6,200.00
<b>Coca-Cola</b>	\$2,000.00

The initial assessed value is apportioned between homestead and non-homestead properties on the basis of the ratio of current ad valorem taxable values of homestead and non-homestead property within the development area.

In 1986, there were no industrial exemption certificates in effect. Therefore, the initial assessed value of the Public Act 198 tax roll was established as \$0.

### **C. THE ESTIMATED ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES.**

Table 4 displays the method by which Tax Increment Revenues would be calculated under current law from 2019 millage rates and estimated taxable values.

Table 4 summarizes the amount of Tax Increment Revenues which would be generated under the Tax Increment Financing Plan from 2019 levies by assuming that all non-education levies captured would be captured for use under the Tax Increment Financing Plan and that education levies (school operating and debt levies, ISD levies, and the State education tax levy) would not be captured. Tax Increment Revenues derived from education tax levies are limited to the debt service on those obligations or advances. The Potterville TIFA does not anticipate the use of education tax levies for the life of this Plan. Table 4 also itemizes the estimated amount of non-education tax levies that would be captured over the term of the Tax Increment Financing Plan.

The estimates of currently assessed valuations have been determined on the basis of the 2019 actual homestead and non-homestead taxable values, increased annually by 2.5% plus the value of any expiring industrial tax abatement certificates. Two industrial tax abatement certificates exist within the

Development Area and will expire in 2023 and 2026, respectively. This is reflected in Table 4. No new industrial facility abatement certificates are estimated to be issued. No portion of the levy of or capture assessed value attributed to any taxing jurisdiction in Table 4 are exempt, by the terms of this Tax Increment Financing Plan alone, from this Tax Increment Financing Plan. Captured values are multiplied by the millage rate to determine amounts captured by the TIFA.

**TABLE 4: ESTIMATED ANNUAL CAPTURED REVENUES AND IMPACT ON TAXING JURISDICTIONS**

Year	Taxable Value	Captured Value	City (Captured by TIFA)	County (Captured by TIFA)	Total Captured by TIFA
<b>1986 (Base)</b>	\$1,385,218.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>2019 (Actual)</b>	\$8,678,139.00	\$7,292,921.00	\$95,722.14	\$64,515.76	\$160,237.89
<b>2020</b>	\$8,895,092.48	\$7,475,244.03	\$98,115.19	\$66,128.65	\$164,243.84
<b>2021</b>	\$9,117,469.79	\$7,662,125.13	\$100,568.07	\$67,781.87	\$168,349.94
<b>2022</b>	\$9,345,406.53	\$7,853,678.25	\$103,082.27	\$69,476.41	\$172,558.68
<b>*2023</b>	\$9,579,041.69	\$8,050,020.21	\$105,659.33	\$71,771.19	\$177,430.52
<b>2024</b>	\$9,818,517.74	\$8,251,270.72	\$109,149.21	\$73,565.47	\$182,714.68
<b>2025</b>	\$10,063,980.68	\$8,457,552.48	\$111,877.94	\$75,404.61	\$187,282.54
<b>**2026</b>	\$10,315,580.20	\$8,668,991.30	\$114,674.89	\$77,289.72	\$191,964.61
<b>2027</b>	\$10,573,469.70	\$8,885,716.08	\$119,838.99	\$80,770.27	\$200,609.26
<b>2028</b>	\$10,837,806.45	\$9,107,858.98	\$122,834.96	\$82,789.53	\$205,624.49
<b>2029</b>	\$11,108,751.61	\$9,335,555.45	\$125,905.84	\$84,859.27	\$210,765.10
<b>2030</b>	\$11,386,470.40	\$9,568,944.34	\$129,053.48	\$86,980.75	\$216,034.23
<b>2031</b>	\$11,671,132.16	\$9,808,167.95	\$132,279.82	\$89,155.27	\$221,435.08
<b>2032</b>	\$11,962,910.46	\$10,053,372.15	\$135,586.81	\$91,384.15	\$226,970.96
<b>2033</b>	\$12,261,983.22	\$10,304,706.45	\$138,976.48	\$93,668.75	\$232,645.24
<b>2034</b>	\$12,568,532.80	\$10,562,324.11	\$142,450.90	\$96,010.47	\$238,461.37
<b>2035</b>	\$12,882,746.12	\$10,826,382.22	\$146,012.17	\$98,410.73	\$244,422.90
<b>2036</b>	\$13,204,814.78	\$11,097,041.77	\$149,662.47	\$100,871.00	\$250,533.47
<b>2037</b>	\$13,534,935.14	\$11,374,467.82	\$153,404.04	\$103,392.77	\$256,796.81
<b>2038</b>	\$13,873,308.52	\$11,658,829.51	\$157,239.14	\$105,977.59	\$263,216.73
<b>2039</b>	\$14,220,141.24	\$11,950,300.25	\$161,170.11	\$108,627.03	\$269,797.15
<b>TOTAL</b>			<b>\$2,653,264.24</b>	<b>\$1,788,831.25</b>	<b>\$4,442,095.49</b>
<b>MILLS</b>			13.4867	9.0899	22.5766

\*IFT Personal Property Certificate #2009-157 expires 12-30-2023, increase in capture represented

\*\*IFT Personal Property Certificate #2013-060 expires 12-30-2026, increase in capture represented

#### **D. A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.**

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of property within the Authority's development area described in Part 1. B. resulting from implementation of a development plan as defined in the TIFA Act ("Act 57"). The tax increment finance procedure is governed by Act 57. The summary of these procedures is outlined below and effective as of the date of this Plan, but are subject to any changes imposed by future amendments to Act 57.

Upon the initial adoption by the City Council of this Tax Increment Financing Plan, the initial assessed value of the development area was established at the assessed value, as sworn by the most recent assessment roll for which equalization had been completed of the property identified as part of the development area designated at the time the resolution of City Council establishing the Tax Increment Financing and Development Plan was approved. This initial assessed value, as adjusted by the amendment to the development area of the Authority in 1999, is calculated in the manner explained by Part 7.B. above.

In each year the Plan is in effect, the "Current Assessed Value" of all property within the Authority's Development Area will be determined. The Current Assessed Value of each parcel of property within the Authority's Development Area is its taxable value for that year.

The amount by which the aggregate Current Assessed Value of all property within the development area exceeds the aggregate Initial Assessed Value of that in any one year is the "Captured Assessed Value" of the development area. The Captured Assessed Value is calculated in the manner explained by Part 7.C. above. For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of property within the Development Area. The Authority, however, (subject to limitations and exemptions which may be contained in Act 57, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value) receives each year the following amounts ("Tax Increment Revenues"):

- (i) That portion of the ad valorem tax levy of all taxing jurisdictions on the Captured Assessed Value of the Development Area, other than the State, local school district, and intermediate school district levies, and specific local taxes attributable to such ad valorem property taxes.
- (ii) Ad valorem tax levies, and specified local taxes attributable to such ad valorem tax levies, of the State, local school districts, and intermediate school district on the Captured Assessed Value of the Development Area in an amount equal to the amount necessary to repay eligible advances, eligible obligations, and other protected obligations, as defined by Act 57.

The Tax Increment Revenues in excess of the actual costs of this Tax Increment Financing and Development Plan to be paid from Tax Increment Revenues will be considered surplus under Act 57 unless retained to further implement the Development Plan pursuant to Act 57. Surplus Tax Increment Revenues must revert proportionately to the respective taxing jurisdictions from which collected.

#### **E. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.**

The maximum amount of bonded indebtedness, excluding costs of issuance, supported by the tax increment revenues to be incurred by or on behalf of the Authority for the purpose of financing the Development Plan is the greater of \$4,600,000 or the actual amount necessary to fund the improvements specified in the Development Plan.

#### **F. THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND MUNICIPALITY AND THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY OR OTHERS, TO BE REPAYED FROM TAX INCREMENT REVENUES.**

##### **(1) The Amount of Operating and Planning Expenditures of the Authority.**

The Authority will reserve up to 25% of the annual budget for operations and administration to pay for:

- (a) Mailing, duplicating, office supplies, and general office expenses;
- (b) Its share of the expense of an annual audit if done in conjunction with the municipal audit, or the entire expense of an annual audit if done separately; and
- (c) Any other operating and planning expenses, that by resolution of the Board, are determined necessary to the purposes of the Authority.



(2) **The Amount of Operating & Planning Expenditures of the Municipality.**

The City may, at the request of the Authority, reserve in their annual budget an amount for operating and planning expenditures of the Authority. This amount shall be determined by City Council during the annual budget setting process of the City. The Authority shall initiate their request of the City by resolution indicating the amount equal to the necessary expenses of the Authority not provided for in Section E above.

(3) **The Amount of Advances Extended by or Indebtedness Incurred by the Municipality.**

The cost of plan preparation and development was advanced to the authority by the municipality when the TIFA was established.

(4) **The Amount of Advances by Others to be Repaid from Tax Increment Revenues.**

It is possible that private developers may proceed with improvements identified herein on behalf of the Authority.

**G. THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED.**

All costs of the development plan that are not able to be funded from obligations issued by or on behalf of the Authority are anticipated to be paid from tax increment revenues received. If any tax increment revenues received in any year are in excess of the amount necessary to repay any obligations issued by or on behalf of the Authority, or to fund any set aside or reserve related to such obligations, this excess is anticipated to be used to fund the costs of the development plan.

**H. THE DURATION OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT FINANCING PLAN.**

The Tax Increment Financing Plan shall be effective for all levies made before December 31, 2039 or until the principal and interest on any outstanding obligation payable from tax increment revenues have been paid or sufficient funds have been segregated to fully make those payments when due, whichever is the later date. The Development Plan shall be effective until the purposes for which it was established have been accomplished.

**I. THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.**

Tax increment financing, while being one of the most effective tools for the City to fund improvements for economic development, is not different from other development programs in the respect that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the captured assessed value in the Development Area. It is important to note that the impact of the revenues of the taxing jurisdiction occurs on the increase in value and does not affect the base revenue from the development area of each respective taxing jurisdiction. The impact of these revenue reallocations on each taxing jurisdiction is estimated in Table 4. For purposes of this Tax Increment Financing and Development Plan, the Current Assessed Value of the development area is anticipated to increase by 2.5% annually. The estimates of Current Assessed values for the term of the Tax Increment Financing Plan are displayed in Table 4.

**APPENDICES: RESOLUTION OF ADOPTION  
(RESOLUTION NO. 20-0618-03)**

**RESOLUTION NO. 20-0618-03**

**CITY OF POTTERVILLE**

**RESOLUTION TO ADOPT POTTERVILLE'S  
TAX INCREMENT FINANCE AUTHORITY'S AMENDED DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN**

At a meeting of the City Council of the City of Potterville, Eaton County, Michigan ("City"), held at the City Hall, 319 N. Nelson Street, Potterville, Michigan 48876, on the 18th day of June 2020, at 7:00 p.m.

PRESENT: Bruce Kring, Bob Nichols, Sarah Pulda, Loren Smalley Jr., Michael Potter, Dustin Twichell, Jennifer Lenneman.

ABSENT: None.

The following resolution was offered by Sarah Pulda and supported by Dustin Twichell.

**WHEREAS**, Sections 303 and 317 of Act 57 of the Public Acts of Michigan of 2018, as amended ("Act 57"), provides that the City Council may amend the Potterville Tax Increment Finance Authority's Development Plan and Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, Act 57 requires that the City Council conduct a public hearing before amending the Plan (the "Amended Plan"), and provide notice of the public hearing to designated parties and the general public; and

**WHEREAS**, the Board of the City of Potterville Tax Increment Finance Authority ("TIFA") has recommended that the City Council adopt the Amended Plan; and

**WHEREAS**, the City Council conducted a public hearing regarding the Amended Plan at a meeting of the City Council held on June 18<sup>th</sup> 2020 at the City Hall, 319 N. Nelson Street, Potterville, Michigan 48876, at which any owner of real property within the district of the TIFA and any other resident or taxpayer of the City, and any relevant taxing authorities, could appear

and be heard; and

**WHEREAS**, the City Clerk published a notice of public hearing in a newspaper of general circulation within the City twice prior to the public hearing. The first publication of the notice was not less than 20 days and not more than 40 days prior to the time set for the public hearing, and a proof of publication of such notice was filed with the City Clerk; and

**WHEREAS**, the City Clerk, not less than 20 days prior to the public hearing, gave the property taxpayers within the district of the TIFA written notice by first class mail of the public hearing and less than 20 days before the public hearing, the notice of public hearing was also provided by certified mail to the governing body of each taxing unit that levies taxes that would be subject to the capture if the Amended Plan is approved; and

**WHEREAS**, at the public hearing, the City Council provided the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Amended Plan; and

**WHEREAS**, the City Council finds that the public health, safety and welfare will be served by adopting the Amended Plan.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Amended Plan is hereby adopted and approved for the TIFA.
2. The City Clerk shall make and preserve a record of the public hearing, including all data presented at the public hearing. A copy of the Amended Plan is available for public inspection at the office of the City Clerk.
3. All actions heretofore taken by City officials, employees, and agents with respect to the proposed Amended Plan and proceedings under Act 57 are hereby ratified and confirmed.

4. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS: Bruce Kring, Bob Nichols, Sarah Pulda, Loren Smalley Jr., Michael Potter, Dustin Twichell, Jennifer Lenneman.

NAYS: None

THE RESOLUTION WAS DECLARED ADOPTED.

STATE OF MICHIGAN     )  
  )  
COUNTY OF EATON     )

I, Stephanie Wilson, duly qualified City Clerk of the City of Potterville, Eaton County, Michigan, do certify the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Potterville at a meeting held on the 18th day of June 2020.