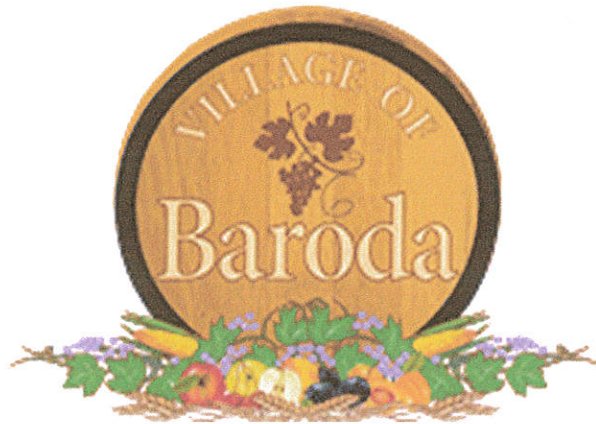


**VILLAGE BARODA, MICHIGAN DOWNTOWN  
DEVELOPMENT AUTHORITY DEVELOPMENT PLAN  
UPDATE  
AND  
TAX INCREMENT FINANCING PLAN**



**January 2017**

*Prepared for:*

**Village of Baroda, Michigan  
Downtown Development Authority**  
Village Hall  
9091 First Street  
P.O. Box 54  
Baroda, Michigan 49101  
269-422-1779

*Prepared by:*

**Wightman & Associates, Inc.**  
2900 Pipestone Road  
Benton Harbor, Michigan  
49022  
269-927-0100

## SECTION ONE

### INTRODUCTION

#### GENERAL OVERVIEW

The Michigan legislature in 1975, enacted Public Act 197 titled the *Downtown Development Authority Act*. This legislation allows villages to form an authority to:

*"correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; ..... to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing ...."*

Since adoption of this act, many cities and villages including the Village of Baroda, have sought the use of a Downtown Development Authority (DDA) to stimulate economic revitalization of the downtown business district within their community.

A DDA can establish a district within a village for which a plan is prepared identifying specific public and private improvements necessary to prevent, or correct, deterioration in the business district and encourage new business investment. Funding for improvements identified in the plan is provided by tax increment financing through taxes paid on the increased value created within the district by new private investment.

For example, if the DDA has a current taxable value of \$1,000,000 and new investment, because of implementation of the Plan, increases the taxable valuation to \$2,000,000, the DDA would capture taxes paid on the new investment of \$1,000,000. While the DDA would capture one-half of the new taxes paid, the taxes paid on the original \$1,000,000 tax valuation would be distributed to applicable taxing entities including the Village, township and the county.

In application, investments made by the DDA are funded by the increase in taxes paid by private investment in the district. The taxes paid on the original value of the district continue to be distributed to the applicable taxing entities. Thus, in theory, no taxes are lost by any taxing entity because it is assumed that a specific business would not make the investment resulting in the increased tax base of the district if not for the implementation of the DDA Development and Tax Increment Financing Plan.

#### POWERS OF THE AUTHORITY

Section 3 of the act provides a detailed explanation of the powers of the Board of Directors of the DDA, as follows:

- (a) *Prepare an analysis of economic changes taking place in the downtown district.*
- (b) *Study and analyze the impact of metropolitan growth upon the downtown district.*

- (c) *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 which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the downtown district.*
- (d) *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 construction code promulgated under the state construction code act of 1972, Act No. 230 of Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws.*
- (e) *Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district, and take such steps as may be necessary to persuade property owners to implement the plan to the fullest extent possible.*
- (f) *Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority granted in the act.*
- (g) *Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.*
- (h) *Acquire by purchase or otherwise, on terms and conditions in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interest therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licensees, easements, and options with the respect thereto.*
- (i) *Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any multi-family dwellings or desirable appurtenances thereto, within the downtown district for use, in whole or in part, of any public or private person or corporation, or combination thereof.*
- (j) *Fix, charge, and collect fees, rents, and charges for the use of any building or property or any part of a building or property under its control, or any part thereof, or a facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.*
- (k) *Lease any building or property or part of building or property under its control, or part thereof.*
- (l) *Accept grants and donations of property, labor, or other things of value from a public or private source.*
- (m) *Acquire and construct public facilities.*

## BACKGROUND AND NEED FOR THE UPDATE

Action of the Village Council formed the Village of Baroda Downtown Development Authority on November 5, 1984 (Ordinance Number 110) after a formal public hearing on the same date.

In establishing the DDA, the Village Council determined that the DDA was necessary for the Village to:

- *"to halt property value deterioration and increase property tax valuation where possible in the business district of the Village, and*
- *to eliminate the causes of that deterioration and to promote economic growth."*

Based on conversations with DDA members the specific goals of the DDA have been to:

1. Improve the overall business climate of the district to deter economic decline and improve tax base.
2. Encourage the retention and expansion of employment opportunities.
3. Maintain and improve public facilities.
4. Provide guidance for compatible land use development within the district.
5. Improve the general appearance and visual amenities in the district while preserving sites with unique features or character

A multi-year development plan, as required by the Downtown Development Act was prepared by the DDA and formally submitted to the Village Council for public hearing and adoption. The initial action of the Village Council adopting the development plan was taken after public hearing on March 25, 1985 (Ordinance 112) and was readopted after public hearing on May 8, 1985 (Ordinance 113). The development plan also established the tax increment financing district allowable by the terms of the DDA legislation.

The Village Council on May 24, 2005 enlarged the DDA boundary, adding the old-school property, adopted an updated DDA Development Plan and terminated the Tax Increment Financing District. A new smaller Tax Increment Financing District. Was established by the Village Council on December 5, 2011.

## REASONS FOR PREPARATION OF AN UPDATE

The purpose of this update is to renew the DDA Development Plan plus reset the Tax Increment Financing District "base valuation" by terminating the current TIF District and reestablish the district using the same boundary. It is the intent of the DDA and Village Council to limit the use of tax capture TIF funds initially to four infrastructure projects to complete the industrial park road, finish streetscaping of First Street and construct two downtown parking lots.



## **SCOPE OF THE ASSIGNMENT**

**Wightman & Associates, Inc.** was chosen to prepare this Development Plan Update and Tax Increment Financing Plan as part of the community wide effort to update several documents, including, the Village Master Plan, Parks & Recreation Plan, and Capital Improvements Program to display a total encompassing view of future projects and investments for the future development of the community.

The objectives of the Scope of Services are to:

1. Review the history of the DDA and summarize accomplishments,
2. Work with the community, DDA members and other Village officials to identify specific programs and projects that have not been completed and should be carried forward for implementation,
3. Help the DDA members and other Village officials to identify specific programs and projects that should be included in the Development Plan Update and Tax Increment Financing Plan,
4. To project tax increment revenue for a 10-year period and identify other sources of potential project funding, ad,
5. To prepare a Development Plan and a Tax Increment Financing Plan and assist in the public presentation of the document before adoption is considered by the Village Council.

## **LIMITATIONS OF ANALYSIS**

**Wightman & Associates, Inc.** does not warrant estimated tax increment revenue, other program funding or project cost estimates. While cost estimates have been prepared using best available information and experience obtained from similar projects completed by the consulting team, program and project budgets, in some cases, have been prepared without the aid of planning, architectural, engineering, environmental and other professional guidance typically used in the preparation of specific project engineering cost estimates for contractor bidding purposes. While every effort has been made to use the best information available for preparing cost estimates and accompanying program or project budgets, the final budget and projected project costs may vary from the stated estimate and the variation may be material. However, budgets and recommendations presented herein, represent the best judgment of the consulting team based on information gathered within the scope of this assignment.

## **SECTION TWO**

### **SUMMARY OF CURRENT PLAN**

#### **INTRODUCTION**

The purpose of this section of the Development Plan Update is to summarize the accomplishments of the DDA concerning implementation of programs since organization in 1984 and adoption of the Development Plan in 1985.

#### **ACCOMPLISHMENTS**

The DDA has successfully completed the streetscaping of First Street and installation of a road entryway to the industrial park from south First Street. It has not had financial resources to address other projects during the term of the current Development Plan.

#### **SUMMARY ANALYSIS OF PROGRAMS AND PROJECTS**

As shown in the narrative statements, the DDA has over the past years, taken careful action to implement several projects in an orderly and financially prudent manner. The above information indicates the Village and DDA has successfully completed almost all the scheduled and budgeted programs and projects using funds collected from the tax increment financing district process, albeit with a period of inaction since 2008.

This update is intended to reactivate the DDA's financing capacity to plan for project implementation in 2018.

**MENSER DRIVE – INDUSTRIAL PARK PHASE II** – completion of roadway and utilities First Street to Hills Road.  
Estimated cost - \$800,000

**SECOND STREET PARKING LOT** – Completion of public parking lot  
Estimated Cost - \$85,000

**LAKESHORE VINEYARDS PARKING LOT** – Completion of parking lot.  
Estimated Cost - \$190,000

**FIRST STREET STREETScape - PHASE II** – Continuation of streetscape Church Street south to Menser Drive.  
Estimated Cost - \$800,000

## **SECTION THREE**

### **DEVELOPMENT PLAN UPDATE AND TAX INCREMENT PLAN**

#### **MISSION STATEMENT OF THE DDA**

The Board of Directors of the DDA has reconfirmed the original goals set forth in the ordinance which created the DDA. They read as follows:

1. to halt property value deterioration and increase property tax valuation where possible in the business district of the Village, and
2. to eliminate the causes of that deterioration and to promote economic growth.

#### **LEGAL BASIS OF THE PLAN**

This Development Plan Update and Tax Increment Plan is prepared pursuant to requirements of Section 17 of the Downtown Development Act of 1975, as amended. It addresses the Downtown Development District as amended by Village Council. A descriptive map, ordinance and legal description describing district is contained in the appendix.

#### **DEVELOPMENT PLAN REQUIREMENTS**

This section of the Development Plan Update provides specific information required in Section

17 of the Downtown Development Authority Act. It consists of responses to specific information requested in subsections 2(a) through 2(p).

**Section 17. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.**

The DDA boundary was expanded by Village Council action in May 2005. The legal description and map is contained in the appendix.

A copy of the Future Land Use map prepared by the Village Planning Commission is contained in the appendix showing the relationship of the DDA boundary to other relevant uses of land and transportation routes.

**Section 17. 2(b) 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.**

**Section 17. 2(c) A description of improvements to be made 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 description of specific improvement projects that are contemplated within the development district is contained in the project schedule and budget at the end of this section.

**Section 17. 2(d) 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.**

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget at the end of this section.

**Section 16. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

A description, including a cost estimate and implementation schedule for each specific improvement project that is proposed to be undertaken within the district is contained in the project schedule and budget at the end of this section.

**Section 16. 2(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.**

A copy of the Future Land Use map, prepared by the Village Planning Commission, is contained in the appendix showing the relationship of land uses, including open spaces proposed within the DDA boundary.

**Section 17. 2(o) 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.**

**Section 17. 2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.**

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section.

**Section 17. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.**

All contemplated alterations to streets and utilities are shown within the context of the Future Land Use map prepared by the Village Planning Commission.

**Section 17. 2(i) 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 financing.**

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section.

**Section 17. 2(j) 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.**

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have not been prepared. Therefore, such information is unavailable.

**Section 17. 2(k) The procedure for bidding for the leasing, purchasing, or conveying 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 to these persons.**

The DDA Board of Directors has no publicly announced commitments for the acquisition or sale of property under supervisory responsibility of the DDA. Therefore, such information is unavailable.

**Section 17. 2(l) Estimates of the number of persons residing in the development area and the number of families and individual 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 displace families and individuals.**

The estimated number of residential properties in the district at the time of formation was less than 100 parcels and no citizen council is required pursuant to Section 21 of the Act. At the date of the adoption of the update, there are no know person residing in the DDA District. No relocation of families or individuals is contemplated within the scope of this proposed Development Plan Update and Tax Increment Financing Plan.

**Section 17. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Plan. Therefore, relocation plans are not required.

**Section 17. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC**

sections 4601 et seq.

**No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Financing Plan. Therefore, relocation plans are not required.**

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 17. 2(p) Other material which the authority, local public agency, or governing board considers pertinent.**

No added information was deemed necessary for this update.

## **DEVELOPMENT & TAX INCREMENT FINANCING PLAN - SCHEDULE & BUDGET**

Development Plan Update and Tax Increment Financing Plan is presented on the following pages. It describes specific programs and projects addressing DDA goals. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and source of funding. The schedule begins in the Year 2016 and ends in the Year 2027. Projects have been scheduled based on priority of need and the anticipated ability of the DDA to finance individual projects. This schedule of projects is based on the projects identified in the recently prepared Economic Enhancement Strategy.

In the Year 2027, the DDA will consider action to update the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of Ordinance Number 110, as amended, rescission of this ordinance (pursuant to Section 30 of the Act) would terminate the existence of the DDA and terminate the tax increment financing district.

The schedule and budget assume the DDA will complete all projects before 2027, however, where projects require continuation beyond this date, the DDA will assign completion responsibilities to other Village agencies and obligate funds for completion, should a decision to cancel operation of the DDA be contemplated.

If DDA revenues exceed the anticipated needs of all projects contained the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the DDA District, as required by the Act (Section 15(2)).

## SECTION FOUR

### DEVELOPMENT FINANCING PLAN

#### DESCRIPTION OF CURRENT FINANCIAL POSITION

##### Current Assets and Revenue

Per the Village Treasure who also serves as the Treasurer for the DDA, the DDA expected to have a fund balance of approximately \$200 at the close of the fiscal year (March 31, 2017). The DDA receives no tax increment financing funds, now, nor does it receive revenue from any other source. The DDA has no other assets or obligations.

Adoption of this Development Plan update and reinstatement of a tax increment financing district will provide the opportunity for initial TIF funding in 2018.

##### Expenses

Per the proposed DDA budget, all proposed budget expenditures address specific projects. Administrative expenses of the DDA are funded through the general administrative budget of the Village.

#### DURATION OF THE DDA AND TAX INCREMENT FINANCING DISTRICT

The ordinance for the formation of the DDA is silent concerning the duration of the DDA. It is assumed the Village Council intended the DDA to prepare a work program and determine the duration of the DDA based, in part, on the time needed to complete the work program. This Plan establishes a budget for a 10-year period.

#### TAX INCREMENT FINANCING PLAN

The Downtown Development Act, requires the DDA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the DDA and its impact upon taxing jurisdictions. These requirements are found in Section 14(c) of the Act and states that *"when the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17..."*.

Specifically, the Tax Increment Financing Plan must include, pursuant to Section 14(2) of the Act:

1. A detailed explanation of the tax increment process,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation.



## CONTEMPLATED USE OF DEBT

Historically, the DDA Board of Directors has used a "pay-as-you-go" funding philosophy for all projects and has not incurred debt obligations. With this update the Board of Directors will consider the use of debt for implementation of projects contained in the DDA Development Plan.

The DDA has determined that tax increment financing is necessary for a 10-year period to complete all the projects contained in the Project List and Budget. Based on current Village resources, the Village Council and DDA members realize that limited budgetary resources and the lack of other economic development funding sources prohibit the Village of Baroda from achieving the goals of the DDA without use of tax increment financing. There are no Village or other sources of funds currently available for these programs that can replace the use of tax increment financing.

## TAX INCREMENT AND DDA REVENUE PROJECTION

Section 14 (2) further requires the tax increment financing analysis to address "a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located." The following table contains DDA revenue projections for the period between the years 2017 and 2027. This analysis is based on two assumptions concerning the value of the DDA District. First, the taxable value of the TIF will increase by 1.5% annually and the Village Council will sell the remaining lots within the industrial park and new construction will occur raising the total taxable values of the TIF District.

Table 2 – displays estimated tax income revenue for the term of the plan.

DDA FINANCIAL ANALYSIS							
Table 2 - Projected Increase in DDA Taxable Value 10-Year Period							
Year	Annual Taxable Value						TIF Revenue
	Existing % Growth	New Addition	Cumulative New Tx Value	Cumulative New Tx Value w/ Annual Growth	Total Tx Value	Increment	
2027	3,646,450		210,000	260,164	3,906,615	811,022	14,955
2026	3,592,562		210,000	256,319	3,848,881	753,288	13,890
2025	3,539,470		210,000	252,531	3,792,001	696,408	12,842
2024	3,487,163		210,000	248,799	3,735,962	640,369	11,808
2023	3,435,628		210,000	245,123	3,680,751	585,158	10,790
2022	3,384,855	50,000	210,000	241,500	3,626,355	530,762	9,787
2021	3,334,833	50,000	160,000	162,400	3,497,233	401,640	7,406
2020	3,285,550	50,000	110,000	111,650	3,397,200	301,607	5,562
2019	3,236,995	50,000	60,000	60,900	3,297,895	202,302	3,730
2018	3,189,157	5,000	10,000	10,150	3,199,307	103,714	1,912
2017	3,142,027	5,000	5,000	5,075	3,147,102	51,509	950
2016	3,095,593						
							92,683
Future Increase Estimator							1.50%

## TAX UNIT IMPACT ANALYSIS

Table - 4 illustrates the probable impact upon various taxing jurisdictions based on the non-homestead applicable 2016 tax millage rates.

DDA FINANCIAL ANALYSIS									
Table 4 - Tax Capture Impact Analysis									
Year	Village	Township	County General	Law Enf.	911	Sr Citizens	LMC	County Parks	Total
2027	8,029	634	3,870	284	365	243	1,448	81	14,955
2026	7,458	589	3,595	264	339	226	1,345	75	13,890
2025	6,894	545	3,323	244	313	209	1,243	70	12,842
2024	6,340	501	3,056	224	288	192	1,143	64	11,808
2023	5,793	458	2,793	205	263	176	1,045	59	10,790
2022	5,255	415	2,533	186	239	159	948	53	9,787
2021	3,976	314	1,917	141	181	120	717	40	7,406
2020	2,986	236	1,439	106	136	90	538	30	5,562
2019	2,003	158	965	71	91	61	361	20	3,730
2018	1,027	81	495	36	47	31	185	10	1,912
<b>Total</b>	<b>\$49,760</b>	<b>\$3,931</b>	<b>\$23,987</b>	<b>\$1,759</b>	<b>\$2,262</b>	<b>\$1,508</b>	<b>\$8,974</b>	<b>\$503</b>	<b>\$92,683</b>

Prepared 11.21.16 by C. Eckenstahler, subject to qualifications and limitations cited on page 7.

## USE OF TAX INCREMENT AND DDA REVENUE

Table – 6 displays the schedule and estimated cost for each project listed in the development plan.

DDA FINANCIAL ANALYSIS												
Table 6 - PROJECT COST AND EXPENDITURE SCHEDULE												
	PROJECT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027 & beyond	Total
1	MENSER DRIVE – INDUSTRIAL PARK PHASE II		\$80,000									\$80,000
2	SECOND STREET PARKING LOT	\$85,000										\$85,000
3	LAKESHORE VINEYARDS PARKING LOT			\$190,000								\$190,000
4	FIRST STREET STREETScape - PHASE II		\$800,000									\$800,000
	<b>Total</b>	<b>\$85,000</b>	<b>\$880,000</b>	<b>\$190,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,155,000</b>

Prepared 11.21.16 by C. Eckenstahler, subject to qualifications and limitations cited on page 7.

## **APPENDICES**

1. DDA District & TIF Boundary Maps and Legal Descriptions
2. Zoning Ordinance Map
3. TIF Termination and Reinstatement
4. Development & TIF Plan Notification Materials
5. Adoption Ordinance

VILLAGE OF BARODA  
BARODA, MICHIGAN

ORDINANCE NO. 110

An Ordinance establishing a Downtown Development Authority within the Village of Baroda.

THE VILLAGE COUNCIL OF THE VILLAGE OF BARODA, COUNTY OF BERRIEN, STATE OF MICHIGAN, DOES ORDAIN AS FOLLOWS:

Sec. 1 DESCRIPTION OF DISTRICT.

A Downtown Development Authority is hereby created, pursuant to Act 163 of the P.A. Acts of 1975, as amended, of the State of Michigan, for the following described district, being in the Village of Baroda, County of Berrien, Michigan, to-wit:

That part of Sections 11 and 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: Commencing at the intersection point of the easterly right of way line of the former Michigan Central Railroad and the line common to said Sections 11 and 14, said point being 50 feet East of the North Quarter corner of said Section 14; thence South on said Easterly Right of way line 3779.5 feet; thence West 579.5 feet to the centerline of second street extended, thence North on said centerline extended 2062.5 feet to a point 1717 feet South of the North line of said Section 14; thence East 165 feet to the West line of an alley; thence North on said West line 826 feet to the South line of Lot 17, Assessor's Plat of First Addition; thence West on said South lot line extended 165 feet to the centerline of Second Street; thence North on said centerline 132 feet to the North line of South Street; thence East on said North line 165 feet to the West line of an alley; thence North on said West line 132 feet to the South line of Lot 13 original town plat to the Village of Baroda; thence West on said South line 132 feet to the West line of said Lot 13; thence North on said West line 66 feet to the North line of said Lot 13; thence East on said North line 132 feet to the West line of an alley; thence North on said West line 132 feet to the South line of Center Street; thence West on said South line 165 feet to the centerline of Second Street; thence North on said centerline 429 feet to the North line of said Section 14 and South line of said Section 11; thence East on said common section line 205 feet to the West line extended of Lot 1, Raas' Addition; thence North on said West line extended 164.6 feet to the North line of said Raas' Addition; thence West on said North line 610 feet to the West line of said Raas' Addition; thence South on said West line 164.6 feet to the line common to said Sections 11 and 14; thence West on said common section line 106.5 feet to the West line of Assessor's Plat of First Addition; thence South on said West line 363 feet to the North line of Brookhaven Addition; thence West on said North line 443.2 feet more or less to the centerline of Hickory Creek; thence Northeasterly on said centerline to the line common to said Sections 11 and 14; thence West on said common section line to the West line of the Southeast Quarter of the Southwest Quarter of said Section 11; thence North on said West line 1320 feet more or less to the North line of said Southeast Quarter of the Southwest Quarter of said Section 11; thence South 89 degrees 34' East on said North line 688.02 feet; thence

South 125 feet; thence South 89 degrees 32' East 273 feet to the centerline of Stevensville-Baroda Road; thence Northwesterly on said centerline to said North line of the Southeast Quarter of the Southwest Quarter of said Section 11; thence East on said North line 424.1 feet to the Easterly right of way of the former Michigan Central Railroad; thence South on said Easterly right of way line 1320 feet more or less to the point of beginning.

## Sec. 2. PURPOSE OF AUTHORITY.

The Downtown Development Authority is hereby created to promote economic growth, increase property values, and halt deterioration within the above-said district.

## Sec. 3. ESTABLISHMENT OF GOVERNING BOARD.

The said Authority shall be under the supervision and control of a Board, consisting of the President of the eleven members appointed by the said President; subject to approval of Village Council of the Village of Baroda. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than one of the members shall be a resident of the downtown district, if the district is found to have 100 or more persons residing therein. The present members of the Board shall hold office until the members' successor is appointed. The additional member of the Board shall serve for a term of four (4) years, members shall serve without compensation but, they shall be reimbursed for actual and necessary expenses. The Chair of the Board shall be elected by the Board.

## Sec. 4. COMPENSATION OF BOARD.

The Board shall receive no compensation for their services or such Authority.

## Sec. 5. BOARD RULES AND MEETINGS.

The Board shall adopt rules governing its procedure and the holding of regular and special meetings, subject to the approval of the Village Council. All meetings of the Board shall be open to the public.

## Sec. 6. EMPLOYMENT OF PERSONNEL BY BOARD.

The Board may employ and fix the compensation of a Director, subject to the approval of the Village Council. The Director shall serve at the pleasure of the Board. A member of the Board is not eligible to hold the position of Director. Before entering upon the duties of his office, the Director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the amount of Five Thousand Dollars (\$5,000.00), payable to the Authority for use and benefit of the Authority, approved by the Board, and filed with the Clerk. The premium on the bond shall be deemed an operating expense of the Authority, payable from funds available to the Authority for expenses of operation. The Director shall be the chief executive officer of the Authority. Subject to the approval of the Board, the Director shall supervise, and be responsible for, the preparation of plans and

the performance of the functions of the Authority. The Director shall attend the meetings of the Board and shall render to the Board and to the City Council a regular report covering the activities and financial condition of the Authority. If the Director is absent or disabled, the Board may designate a qualified person as acting Director to perform the duties of the office. Before entering upon the duties of his office, the acting Director shall take and subscribe to the oath, and furnish bond, as required of the Director. The Director shall furnish the Board with information or reports governing the operation of the Authority as the Board requires.

2. The Board may employ and fix the compensation of a Treasurer, who shall keep the financial records of the Authority and who, together with the Director, shall approve all vouchers for the expenditure of funds of the Authority. The Treasurer shall perform such other duties as may be delegated to him by the Board and shall furnish bond in an amount as prescribed by the Board.

3. The Board may employ and fix the compensation of a Secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the Treasurer. The Secretary shall attend meetings of the Board and keep a record of its proceedings, and shall perform such other duties delegated by the Board.

4. The Board may retain legal counsel to advise the Board in proper performance of its duties. The legal counsel shall represent the Authority in actions brought by or against the Authority.

5. The Board may employ other personnel deemed necessary by the Board.

#### Sec. 7. DUTIES OF BOARD.

The Board shall:

a. Prepare an analysis of economic charges taking place in the district.

b. Study and analyze the impact of metropolitan growth upon the district.

c. Plan and propose the construction, the renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of public facility, an existing building, or a multiple-family dwelling unit which 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 district.

d. Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the Village, designed to halt the deterioration of property values in the district and to promote the economic growth of the district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

e. Implement any plan of development in the district necessary to



achieve the purposes of this Act, in accordance with the powers of the Authority as granted by the Act.

f. Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

g. Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which Authority determines is reasonably necessary to achieve the purposes of this ordinance and to grant or acquire licenses, easements, and options with respect thereof.

h. 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 district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

i. Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of Revenue Bonds issued by the Authority.

j. Lease any building or property under its control, or any part thereof.

k. Accept grants and donations of property, labor, or other things of value from a public or private source.

l. Acquire and construct public facilities.

#### Sec. 8. AUTHORITY DEFINED.

The Authority shall be deemed an instrumentality of a political subdivision for purposes of Act. No. 227 of the Public Acts of 1972.

#### Sec. 9. TRANSFER OR PRIVATE PROPERTY TO AUTHORITY.

The Village may take private property under Act. No. 149 of the Public Acts of 1911, as amended, for the purpose of transfer to the Authority, and may transfer the property to the Authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

#### Sec. 10. FINANCING OF AUTHORITY.

1. The activities of the Authority shall be financed from one or more of the following sources:

a. Donations to the Authority for the performance of its functions.



- b. Proceeds of a tax imposed pursuant to Section 11.
- c. Moneys borrowed and to be repaid as authorized by Section 12.
- 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 Section 13 to 15.
- f. Moneys obtained from other sources approved by the Village Council of the Village of Baroda.

2. Moneys received by the Authority and not covered under subsection (1) shall immediately be deposited to the credit of the Authority, subject to disbursement pursuant to this Act. Except as provided in this Act, the Village shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than moneys received by the Village pursuant to this Section, for or on account of the Activities of the Authority.

#### Sec. 11. LEVYING OR AD VALOREM TAX.

1. An Authority with the approval of the Village Council may levy an Ad Valorem Tax on the real and tangible personal property not exempt by law and as finally equalized in this district. The tax shall not be more than 2 mills. The tax shall be collected by the Village of Baroda. The Village 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 financing only the operations of the Authority.

2. The Village may, at the request of the Authority, borrow money and issue its notes therefor pursuant to Act No. 202 of the Public Acts of 1943, as amended, in anticipation of collection of the Ad Valorem Tax authorized in this section.

#### Sec. 12. BORROWING MONEY: ISSUING REVENUE BONDS.

The Authority may borrow money and issued its negotiable Revenue Bonds therefor pursuant to Act No. 94 of the Public Acts of 1933, as amended. Revenue Bonds issued by the Authority shall not, except as hereinafter provided, be deemed a debt of the Village of Baroda or the State of Michigan. The Village, by majority vote of the members of the Village Council, may pledge its full faith and credit to support the Authority's Revenue Bonds.

#### Sec. 13. TAX INCREMENT FINANCING PLAN.

- 1. As used in this Section and Sections 14 and 15;

a. "Captured assessed value" means the amount in any 1 year by which the current assessed value of the Project Area exceeds the initial assessed value.

b. "Initial assessed value" means the most recently assessed value of all taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero.

2. When the Authority determines that it is necessary for the achievement of the purposes of this Act, the Authority shall prepare and submit a Tax Increment Financing Plan to the Village Council of the Village of Baroda. The Plan shall include a Development Plan as provided in Section 15, a detailed explanation of the tax increment procedure, the amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with Section 14. The Plan shall contain a statement of the estimated impact of Tax Increment Financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the Authority shall be clearly stated in the Tax Increment Financing Plan.

3. Approval of the Tax Increment Financing Plan shall be in accordance with the notice, hearing, and disclosure provisions of Section 17. When the development plan is part of the Tax Increment Financing Plan, only 1 hearing and approval procedure is required for the 2 plans together.

4. Before the public hearing on the Tax Increment Financing Plan, the Village Council shall provide a reasonable opportunity to the members of the Berrien County Board of Commissioners, and to the members of the Lakeshore Public School Board to meet with the Village of Baroda. The Authority shall fully inform members of the County Board of Commissioners and of the School Board of the fiscal and economic implications of the proposed development area. The members of the County Board of Commissioners and of the School Board may present their recommendations at the public hearing on the Tax Increment Financing Plan. The Authority may enter into agreements with the County Board of Commissioners, the School Board, and the governing body of the Village to share a portion of the captured assessed value of the district.

5. A Tax Increment Financing Plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

#### Sec. 14. TAX INCREMENT; DISPOSITION OF.

1. The amount of Tax Increment to be transmitted to the Authority by the Village and County Treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Project Area on the captured assessed value.

2. The Authority shall expend the Tax Increments received for the Development Program only in accordance with the Tax Increment Financing Plan. Surplus funds shall revert proportionately to the respective taxing bodies. These Revenues shall not be used to circumvent existing levy limit laws. The governing body of the Village may abolish the Tax Increment Financing Plan when it finds that the purposes for which it was established are accomplished.

3. Annually the Authority shall submit to the Village Council of the Village of Baroda a report on the status of the Tax Increment Financing Account. The report shall include: The amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principal and interest in any outstanding bonded indebtedness; the initial assessed value of the Project Area; the captured assessed value retained by the Authority; the Tax Increments received; and any additional information the Village Council deems necessary.

The report shall be published in a newspaper of general circulation in the Village of Baroda.

#### Sec. 15. GENERAL OBLIGATION BONDS.

The Village of Baroda may by resolution of its Village Council authorize, issue, and sell General Obligation Bonds subject to the limitations herein set forth to finance the Development Program of the Tax Increment Plan and shall pledge its full faith and credit for the payment of the Bonds. The Bonds shall mature in not more than 30 years and shall be subject to Act. No. 202 of the Public Acts of 1943, as amended. Before the Village may authorize the borrowing, the Authority shall submit an estimate of the anticipated Tax Increment Revenue to be available for payment of principal and interest on the Bonds, to the Village Council of the Village of Baroda. This estimate shall be approved by the Village Council of the Village of Baroda by resolution adopted by majority vote of the members of the Council in the resolution authorizing the Bonds, and when approved by the Municipal Finance Commission shall be conclusive for purposes of this section. The Village may not pledge for annual debt service requirements in any 1 year in excess of 80% of the estimated Tax Increment Revenue to be received for a Development Area for that year, and the total aggregate amount of borrowing shall not exceed an amount which the 80% of the estimated Tax Increment will service as to annual principal and interest requirements. The Bonds issued under this Section shall be considered a single series for the purposes of Act. No. 202 of the Public Acts of 1943, as amended.

#### Sec. 16. DEVELOPMENT PLAN; CONTENTS OF.

1. When the Board decides to finance a project in the downtown district by the use of Revenue Bonds as authorized in Section 13 or Tax Increment Financing as authorized in Sections 13, 14, and 15, it shall prepare a Development Plan.

2. The Development Plan shall contain:

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

b. 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.

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 the time required for completion.

d. The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the Development Area and an estimated of the time required for completion.

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

f. A description of any parts of the Development Area to be left as open space and the use contemplated for the space.

g. A description of any portions of the Development Area which the Authority desires to sell, donate, exchange, or lease to or from the Village and the proposed terms.

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

i. 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.

j. 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.

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.

l. 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.

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

n. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 U.S.C. Sections 4601, et seq.

o. A plan for compliance with Act. No. 227 of the Public Acts of 1972.

p. Other material which the Authority or Village Council deems pertinent.

#### Sec. 17. DEVELOPMENT PLAN; PUBLIC HEARINGS ON.

1. The Village Council, before adoption of an ordinance approving a Development Plan or Tax Increment Financing Plan, shall hold a public hearing on the Development Plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designed by the Village, the first of which shall be not less than 20 days before the date set for the hearing. Proof of publication shall be by Affidavit of Publisher, secured and made a part of said proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing. The Clerk shall attest to proof of posting and mailing by Affidavit made a part of said proceedings.

2. Notice of the time and place of hearing on a Development Plan shall contain: A description of the proposed Development Area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the Development Plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspect of the Development Plan will be open for discussion at the public hearing; and other information that the governing body deems appropriate. At the time set for hearing the Village Council shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Development Plan. The Village Council shall make and preserve a record of the public hearing, including all data presented thereat.



Sec. 18. DEVELOPMENT PLAN; CONDITIONS FOR APPROVAL.

1. The Village Council after a public hearing on the Development Plan or the Tax Increment Financing Plan, or both, with notice thereof given in accordance with Section 17, shall determine whether the Development Plan or Tax Increment Financing Plan constitutes a public purpose. If it determines that the Development Plan or Tax Increment Financing Plan constitutes a public purpose, it shall then approve or reject the Plan, or approve it with modification, by ordinance based on the following considerations:

a. The findings are recommendations of Development Area Citizens Council, if a Development Area Citizens Council was formed.

b. The Plan meets the requirements set forth in Section 16, 2.

c. The proposed method of financing the Development is feasible and the Authority has the ability to arrange the financing.

d. The development is reasonable and necessary to carry out the purposes of this ordinance.

e. The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Plan and of this Act in an efficient and economically satisfactory manner.

f. The Development Plan is in reasonable accord with the Sketch Development Plan of the Village of Baroda.

g. Public services, such as fire and police protection and utilities, are or will be adequate to service the Project Area.

h. Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the Village of Baroda.

2. Amendments to an approved Development Plan or Tax Increment Plan must be submitted by the Authority to the Village of Baroda for approval or rejection.

Sec. 19. RELOCATION OF PERSONS.

A person to be relocated under this Act shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

Sec. 20. DEVELOPMENT AREA CITIZENS COUNCIL; ESTABLISHMENT OF.

1. If a proposed Development Area has residing within it 100 or more residents, a Development Area Citizens Council shall be established at least 90 days before the public hearing on the Development or Tax Increment Financing Plan. The Development Area Citizens Council shall be established

by the Village Council and shall consist of not less than 9 members. The members of the Development Area Citizens Council shall be residents of the Development Area and shall be appointed by the Village Council. A member of a Development Area Citizens Council shall be at least 18 years of age.

2. A Development Area Citizens Council shall be representative of the Development Area.

#### Sec. 21. DEVELOPMENT AREA CITIZENS COUNCIL; DUTIES.

A Development Area Citizens Council established pursuant to this Act shall act as an advisory body to the Authority and the Village Council in the adoption of the Development of Tax Increment Financing Plans.

#### Sec. 22. DEVELOPMENT AREA CITIZENS COUNCIL; CONSULTATION WITH AUTHORITY.

Periodically a representative of the Authority responsible for preparation of a Development or Tax Increment Financing Plan within the Development Area shall consult with and advise the Development Area Citizens Council regarding the aspects of a Development Plan, including the development of new housing for relocation purposes located either inside or outside of the Development Area. The consultation shall begin before any final decisions by the Authority and the Village Council regarding a Development or Tax Increment Financing Plan. The consultation shall continue throughout the preparation and implementation of the Development or Tax Increment Financing Plan.

#### Sec. 23. DEVELOPMENT AREA CITIZENS COUNCIL; MEETINGS.

1. Meetings of the Development Area Citizens Council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meetings of the Development Area Citizens Council. A person present at those meetings shall have reasonable opportunity to be heard.

2. A record of the meetings of a Development Area Citizens Council, including information and data presented, shall be maintained by the Council.

3. A Development Area Citizens Council may request of and receive from the Authority information and technical assistance relevant to the preparation of the Development Plan for the Development Area.

4. Failure of a Development Area Citizens Council to organize or to consult with and be advised by the Authority, or failure to advise the governing body, as provided in this ordinance, shall not preclude the adoption of a Development Plan by the Village if the Village complies with the other provisions of this ordinance.

#### Sec. 24. DEVELOPMENT AREA CITIZENS COUNCIL; RECOMMENDATIONS OF.



Within 20 days after the public hearing on a Development or Tax Increment Financing Plan, the Development Area Citizens Council shall notify the Village Council, in writing, of its findings and recommendations concerning a proposed Development Plan.

#### Sec. 25. BUDGET.

1. The Director of the Authority shall prepare and submit for the approval of the Board a budget for the operation of the Authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of Municipal Departments. Before the budget may be adopted by the Board; it shall be approved by the Village Council of the Village of Baroda. Funds of the Village shall not be included in the budget of the Authority except those funds authorized in this ordinance or by the Village Council.

2. The Village Council may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the Authority, other than those committed, which cost shall be paid annually by the Board pursuant to an appropriate item in its budget.

#### Sec. 26. HISTORIC SITES.

1. A public facility, building, or structure which is determined by the Village to have significant historical interests shall be preserved in a manner as deemed necessary by the Village in accordance with laws relative to the preservation of historical sites.

2. An Authority shall refer to all proposed changes to the exterior of sites listed on the State Register for the Historic Sites and the National Register of Historic Places to the applicable Historic District Commission created under Public Act. No. 169 of the Public Acts of 1970, or the Secretary of State for review.

#### Sec. 27. TERMINATION OF AUTHORITY.

An Authority which has completed the purposes for which it was organized shall be dissolved by ordinance of the Village Council. The property and assets of the Authority remaining after the satisfaction of the obligation of the Authority shall belong to the Village.

#### Sec. 28. SEVERABILITY.

If any provision of this ordinance shall be held invalid, its invalidity shall not affect any other provision of this ordinance that can be given effect without the invalid provision, and for this purpose the provisions of this ordinance are hereby declared to be severable.

#### Sec. 29. EFFECTIVE DATE.

This ordinance shall take effect and be in full force and effect after its passage and publication according to law.

Ayes: Ronald Gordell, B. Larry Nye, Leonard Foxe,  
Howard Paul, Ronald Marshall

Nays: None Absent: Kenneth Schultz

Adoption date: November 5, 1984

Effective date:

Published Nov. 24, 1984

VILLAGE OF BARODA, a Muncipal  
Corporation

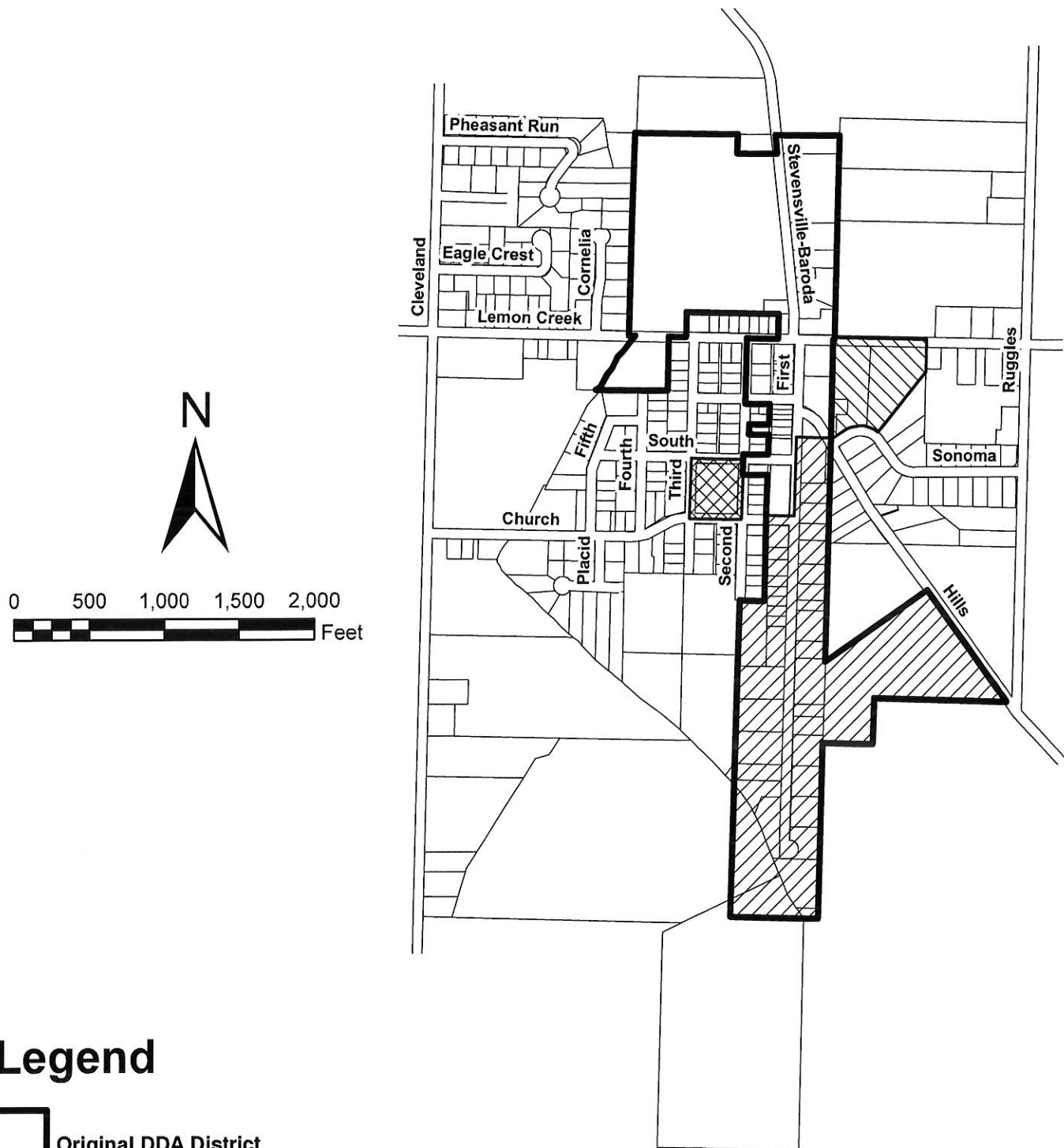
BY: Peter Wolf  
PETER WOLF, Village President

BY: Leona V. Ott  
LEONA V. OTT, Village Clerk





**1**

# Village of Baroda

## Proposed DDA and TIF District Map



### Legend

-  Original DDA District
-  DDA Amendment
-  Proposed Commercial Tax Abatement District and DDA Amendment
-  Proposed TIF District



**WIGHTMAN & ASSOCIATES, INC.**  
ENGINEERING ♦ SURVEYING ♦ ARCHITECTURE

Thomas A. Deneau, P.E.  
John G. Kaner, P.S.

Mickey E. Bitmer, P.E.  
Steve C. Carlisle, P.E.  
Matt A. Davis, P.E.

Michael E. Kiewel, P.E.  
Daryl J. Veldman, P.E.  
Oscar Loveless, P.E.

Christopher J. Brayak, A.I.A.  
Wayne A. Koch, A.I.A.  
Steven J. Vandenburg, A.I.A.

Jeffrey V. Bradford, P.S.  
Michael A. Freehling, P.S.  
Brian P. Lieberg, P.S.

V.J. Strels, P.S.

**VILLAGE OF BARODA  
DOWNTOWN DEVELOPMENT DISTRICT  
April 15, 2005**

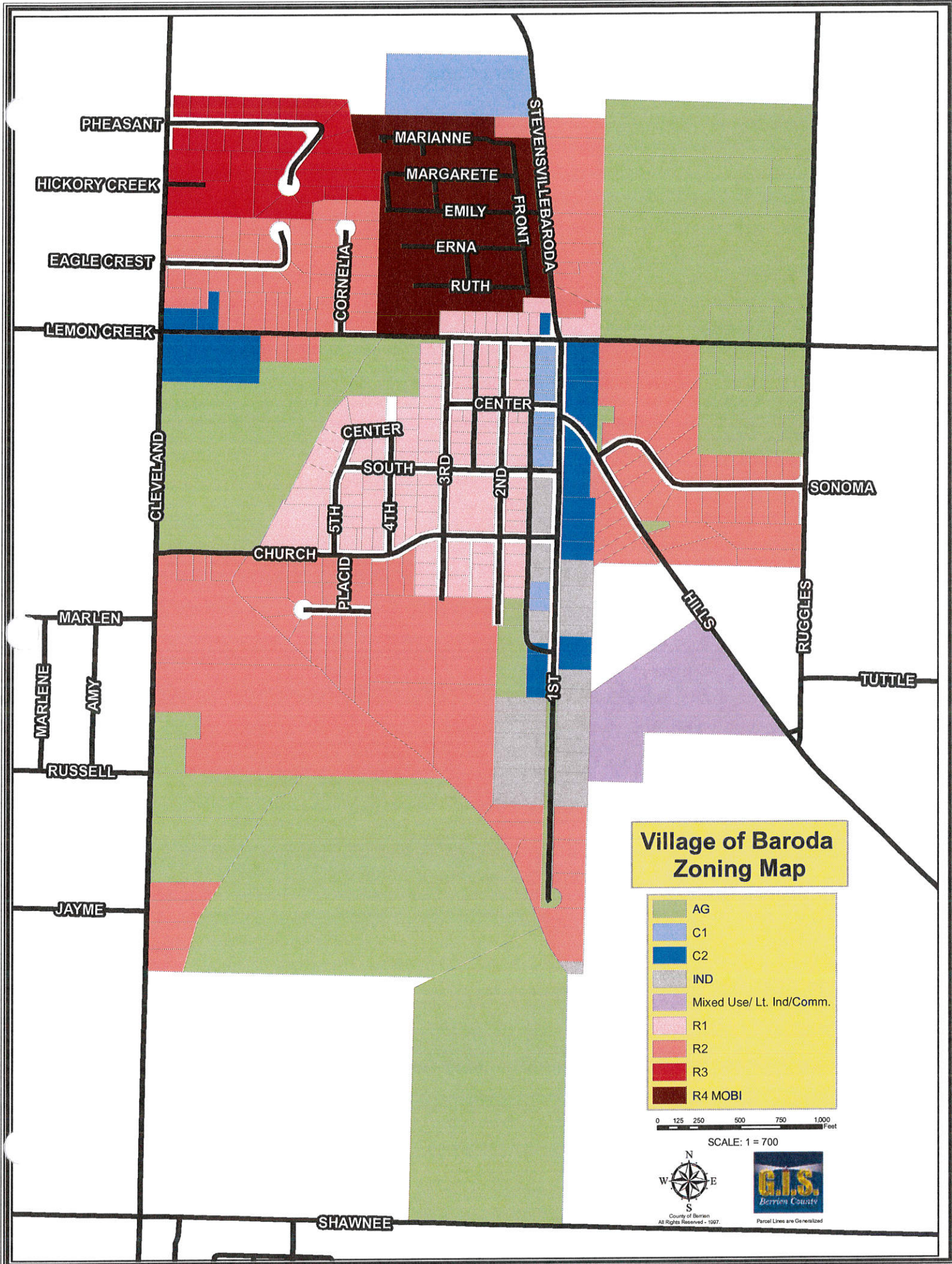
That part of Sections 11 and 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: Commencing at the intersection point of the easterly Right-of-Way line of the former Michigan Central Railroad and the line common to said Sections 11 and 14, said point being 50 feet East of the North Quarter corner of said Section 14; thence South on said Easterly Right-of-Way line to a point that is 530.50 feet North of the East and West Quarter line of said Section 14; thence North 52° 49' 17" East 819.94 feet to the centerline of Hills Road; thence South 38° 05' 35" East on said centerline 925.62 feet; thence North 89° 52' 17" West 884.02 feet; thence South 00° 13' 01" West 299.47 feet to the East and West quarter line of said Section 14; thence West on said East and West quarter line 333.76 feet to the easterly Right-of-Way line of the former Michigan Central Railroad; thence South on said Easterly Right-of-Way line to a point that is 3779.5 feet South of the line common to said Sections 11 and 14; thence West 579.5 feet to the centerline of Second Street extended; thence North on said centerline extended 2062.5 feet to a point 1717 feet South of the North line of said Section 14; thence East 165 feet to the West line of an alley; thence North on said West line 826 feet to the South line of Lot 17, Assessor's Plat of First Addition; thence West on said South lot line extended 165 feet to the centerline of Second Street; thence North on said centerline 132 feet to the North line of South Street; thence East on said North line 165 feet to the West line of an alley; thence north on said West line 132 feet to the South line of Lot 13 original town plat to the Village of Baroda; thence West on said South line 132 feet to the West line of said Lot 13; thence North on said West line 66 feet to the North line of said Lot 13; thence East on said North line 132 feet to the West line of an alley; thence North on said West line 132 feet to the South line of Center Street; thence West on said South line 165 feet to the centerline of Second Street; thence North on said centerline 429 feet to the North line of said Section 14 and South line of said Section 11; thence East on said common section line 205 feet to the West line extended of Lot 1, Raas' Addition; thence North on said West line extended 164.6 feet to the North line of said Raas' Addition; thence West on said North line 610 feet to the West line of said Raas' Addition; thence South on said West line 164.6 feet to the line common to said Sections 11 and 14; thence West on said common section line 106.5 feet to the West line of Assessor's Plat of First Addition; thence South on said West line 363 feet to the North line of Brookhaven Addition; thence West on said North line 443.2 feet more or less to the centerline of Hickory Creek; thence Northeasterly on said centerline to the line common to said Sections 11 and 14; thence West on said common section line to the West line of the Southeast Quarter of the Southwest Quarter of said Section 11; thence north on said West line 1320 feet more or less to the North line of said Southeast Quarter of the Southwest Quarter of said Section 11; thence South 89 degrees 34' East on said North line 688.02 feet; thence South 125 feet; thence South 89 degrees 32' East 273 feet to the centerline to Stevensville-Baroda Road; thence Northwesterly on said centerline to said North line of the Southeast Quarter of the Southwest Quarter of said Section 11; thence East on said North line 424.1 feet to the Easterly Right-of-Way of the former Michigan Central Railroad; thence South on said Easterly Right-of-Way line 1320 feet more or less to the point of beginning.

S:\MAF\Baroda\Downtown Legal Desc.doc

2303 Pipestone Road ♦ Benton Harbor, MI 49022 ♦ Telephone: (269) 927-0100  
Toll Free: (877) 927-0109 ♦ Fax: (269) 927-1300 ♦ E-mail: admin@wightman-assoc.com ♦ website: www.wightman-assoc.com

2





### Village of Baroda Zoning Map

	AG
	C1
	C2
	IND
	Mixed Use/ Lt. Ind/Comm.
	R1
	R2
	R3
	R4 MOBI

0 125 250 500 750 1000  
Feet

SCALE: 1 = 700



County of Berrien  
All Rights Reserved - 1997



Parcel Lines are Generalized



3

**VILLAGE OF BARODA, BERRIEN COUNTY, STATE OF MICHIGAN**

**Ordinance No. 187**

**AN AMENDMENT TO THE VILLAGE OF BARODA DOWNTOWN DEVELOPMENT  
AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN  
DATED MAY 23, 2005**

**ADOPTED: JANUARY 3, 2017  
EFFECTIVE: IMMEDIATELY UPON PUBLICATION**

**THE VILLAGE OF BARODA ORDINATES:**

**Section 1. Establishment of Authority**

The Village Council of the Village of Baroda, established a Downtown Development Authority, on November 4, 1984, to correct and prevent deterioration in the business district pursuant to the provisions of Act 197, Public Acts 1975, as amended.

**Section 2. Adoption of Development and Tax Increment Financing Plan**

The Village Council of the Village of Baroda pursuant to the provision Section 22 of the Act, on May 23, 2005 did adopt a Development Plan and Tax Increment Financing Plan as prepared and recommend for adoption by the Downtown Development Authority Board of Directors.

**Section 3. Reconsideration of the Use of Tax Increment Financing**

Due to changes in taxable value, the Village Council deems it necessary to terminate the current Tax Increment Financing District due to inability of eligible tax capture during the duration of the updated DDA Development Plan.

**Section 4. Public Notice**

Section 22 of Public Act 197 of 1975, as amended, requires the Village Council to give proper notices and hold a public hearing prior to the adoption of an amendment to the Development Plan and Tax Increment Financing Plan, the public hearing which was held January 3, 2017.

**Section 5. Rescission of the Tax Increment Financing Plan**

The Village Council does herewith find that the use of tax increment financing by the Downtown Development Authority, as recommend by the Authority Board of Directors, is not appropriate' at this time' and hereby rescinds the Tax Increment Financing Plan contained in the document titled Village of Baroda, Michigan Downtown Development Authority Development Plan and Tax Increment Financing Plan adopted by the Village Council May 23, 2005.

**Section 6. Filing**

The Village Clerk of the Village of Baroda is hereby directed to file a certified copy of this Ordinance with the Office of the Secretary of State of Michigan promptly after its adoption as set forth below in conformity with Act 197 of P.A. 1975, as amended.

**THIS ORDINANCE DECLARED ADOPTED THIS 3rd DAY OF JANUARY.**

	<u>YEA</u>	<u>NAY</u>	<u>ABSENT</u>
Robert Getz	<u>X</u>	<u>          </u>	<u>          </u>
G. Larry Nye	<u>X</u>	<u>          </u>	<u>          </u>
Mona Himmelein	<u>X</u>	<u>          </u>	<u>          </u>
Steve Jasper	<u>X</u>	<u>          </u>	<u>          </u>
Edwin Rath	<u>X</u>	<u>          </u>	<u>          </u>
Milton Sluder	<u>X</u>	<u>          </u>	<u>          </u>
Don Turney	<u>X</u>	<u>          </u>	<u>          </u>

  
Robert Getz  
Village President

I, the undersigned Clerk, hereby certify and attest that the above and forgoing is a true and correct copy of an ordinance adopted by the Village Council of the Village of Baroda, Berrien County, Michigan at a regular meeting held pursuant to public notice on the 3rd day of January, 2017.

  
Tina Boehm  
Village Clerk

**VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN**

**Ordinance No. 189**

**AN ORDINANCE OF ADOPTION  
DOWNTOWN DEVELOPMENT AUTHORITY  
REINSTATEMENT OF TAX INCREMENT FINANCING DISTRICT**

**WHEREAS**, the Village Council of the Village of Baroda, established a Downtown Development Authority, on November 4, 1984, to correct and prevent deterioration in the business district, and

**WHEREAS**, the Development Plan and a Tax Increment Financing Plan adopted by the Village Council on January 3, 2017 authorized the use of tax increment financing to attract development and promote the economic well-being of the downtown, and

**WHEREAS**, the Village Council on January 3, 2017 discontinued use of Tax Increment Financing by extinguishing the Tax Increment Financing District, and

**WHEREAS**, the Board of Directors of the Downtown Development Authority has deemed it necessary to reinstate the use of Tax Increment Financing in accord with the Development and Plan for the District as adopted by the Village Council on January 3, 2017, and

**WHEREAS**, Public Act 197 of 1975, as amended, requires the Village Council to give proper public notices and hold a public hearing prior to reinstating of a Tax Increment Financing District, the public hearing which was held on January 3, 2017, and

**WHEREAS**, the Village President and Council members of the Village of Baroda do herewith find:

1. The reinstatement of a Tax Increment Financing District constitutes a public purpose as defined in Section 19, Public Act 197 of 1975, as amended,
2. The proceeds of the Tax Increment Financing District shall be used in accordance with the Development Plan and Tax Increment Financing Plan as adopted by the Village Council on January 3, 2017.


**NOW THEREFORE BE IT ORDAINED**, The Village Council of the Village of Baroda, Berrien County, Michigan, as recommend by the Board of Directors of the Village of Baroda Downtown Development Authority, do herewith reinstate the use of Tax Increment Financing by establishing a Tax Increment Financing District Number 1, the legal description for which is appended as Attachment 1 and incorporated herein.

THIS ORDINANCE DECLARED ADOPTED THIS 3<sup>RD</sup> DAY OF JANUARY 2017.

	<u>YEA</u>	<u>NAY</u>	<u>ABSENT</u>
Robert Getz	<u>X</u>	_____	_____
G. Larry Nye	<u>X</u>	_____	_____
Mona Himmelein	<u>X</u>	_____	_____
Steve Jasper	<u>X</u>	_____	_____
Edwin Rath	<u>X</u>	_____	_____
Milton Sluder	<u>X</u>	_____	_____
Don Turney	<u>X</u>	_____	_____

  
\_\_\_\_\_  
Robert Getz  
Village President

I, the undersigned Clerk, hereby certify and attest that the above and forgoing is a true and correct copy of an ordinance adopted by the Baroda Village Council at a regular meeting held pursuant the notice on the 3rd day of January 2017.

  
\_\_\_\_\_  
Tina Boehm  
Village Clerk

## **ATTACHMENT 1**

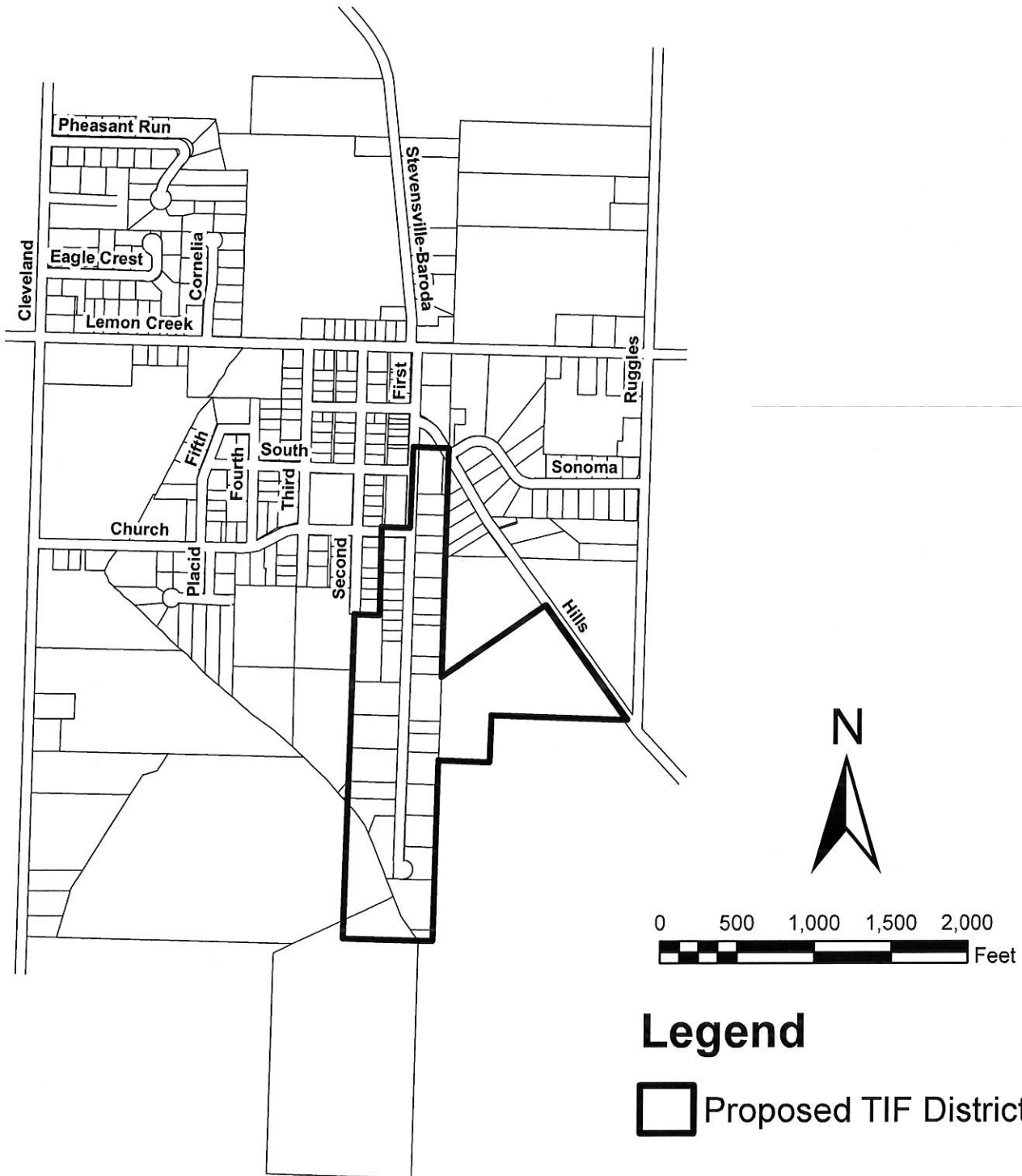
### **LEGAL DESCRIPTION OF DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FINANCING DISTRICT #1**

That part of Section 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: commencing at the intersection point of the easterly Right-of-way line of the former Michigan Central Railroad and the North line of said Section 14, said point being 50 feet East of the North Quarter corner of said Section 14; thence South on said Easterly Right-of-Way line 664.5 feet to the point of beginning of the land herein described: thence continuing south on said Easterly Right-of-Way line to a point that is 530.50 feet North of the East and West Quarter line of said section 14; thence North  $52^{\circ} 49' 17''$  East 819.94 feet to the centerline of Hills Road; thence South  $38^{\circ} 05' 35''$  East on said centerline 925.62 feet; thence North  $89^{\circ} 52' 17''$  West 884.02 feet; thence South  $00^{\circ} 13' 01''$  West 299.47 feet to the East and West quarter line of said Section 14; thence West on said East and West quarter line 333.76 feet to the easterly Right-of-Way line of the former Michigan Central Railroad; thence South on said Easterly Right-of-Way line to a point that is 3779.5 feet South of the North line of said Section 14; thence West 579.5 feet to the centerline of Second Street extended; thence North on said centerline extended 2062.5 feet to a point 1717 feet South of the North line of said Section 14; thence East 165 feet to the West line of an alley; thence North on said West line to the centerline of Church Street; thence east on said centerline to the Centerline of First Street; thence north on said centerline to a point that is 644.5 feet south of the north line of said section 14 ; thence East to the point of beginning.




# Village of Baroda

Proposed TIF District Map



**Legend**

 Proposed TIF District

Benton Harbor Office:  
2303 Pipestone Road  
Benton Harbor, MI 49022

Telephone:  
(269) 927-0100

Toll Free:  
(877) 927-0109

Fax:  
(269) 927-1300

Website:  
[www.wightman-assoc.com](http://www.wightman-assoc.com)

**VILLAGE OF BARODA  
DDA TIF DISTRICT  
October 26, 2011**

That part of Section 14, Township 6 South, Range 19 West, Village of Baroda, Berrien County, Michigan, described as: Commencing at the intersection point of the easterly Right-of-Way line of the former Michigan Central Railroad and the North line of said Section 14, said point being 50 feet East of the North Quarter corner of said Section 14; thence South on said Easterly Right-of-Way line 664.5 feet to the point of beginning of the land herein described; thence continuing south on said Easterly Right-of-Way line to a point that is 530.50 feet North of the East and West Quarter line of said Section 14; thence North 52° 49' 17" East 819.94 feet to the centerline of Hills Road; thence South 38° 05' 35" East on said centerline 925.62 feet; thence North 89° 52' 17" West 884.02 feet; thence South 00° 13' 01" West 299.47 feet to the East and West quarter line of said Section 14; thence West on said East and West quarter line 333.76 feet to the easterly Right-of-Way line of the former Michigan Central Railroad; thence South on said Easterly Right-of-Way line to a point that is 3779.5 feet South of the North line of said Section 14; thence West 579.5 feet to the centerline of Second Street extended; thence North on said centerline extended 2062.5 feet to a point 1717 feet South of the North line of said Section 14; thence East 165 feet to the West line of an alley; thence North on said West line to the centerline of Church Street; thence east on said centerline to the Centerline of First Street; thence north on said centerline to a point that is 644.5 feet south of the north line of said section 14; thence East to the point of beginning.





## The Heart of Wine Country

Berrien County Board of Commissioner  
c/o William Wolf, Administrator  
Berrien County  
County Administration Center  
701 Main Street  
St. Joseph, Michigan 49085

James Brow, Supervisor  
Baroda Township  
Township Hall  
9091 First Street  
P.O. Box 215  
Baroda, Michigan, 49101

Mary Jo Tomasini, Chair  
Lake Michigan College Board of Trustees  
2755 E. Napier Avenue  
Benton Harbor, MI 49022

Robert Harrison, President  
Lake Michigan College  
2755 E. Napier Avenue  
Benton Harbor, MI 49022

December 7, 2016

Lady and Gentlemen:

The Village of Baroda Downtown Development Authority has recommended the Village Council adoption of an updated DDA Development Plan, termination of the current Tax Increment Financing District and reestablishment of a Tax Increment Financing District using the current TIF District boundary. A public hearing on these matters is scheduled for January 3, 2017. A copy of the public notice is attached.

**This is your official notice of the meeting.**

Under the Michigan Downtown Development Authority Act (P.A. 197 of 1975, as amended), any affected taxing unit is required to be informed of the pending action to approve an amendment to the plan. A copy of this document may be obtained or reviewed in person at the Village Hall during normal business hours.

You are invited to attend the public hearing where the Village Council with assistance from the DDA, will present the plan and respond to any questions. You may also submit your comments in writing.

Sincerely,

Tina Boehm  
Village Clerk

Attachment: Notice of Public Hearing including maps of the proposed TIF District.

Village of Baroda, 9091 First Street, P.O. Box 54, Baroda, Michigan 49101  
PHONE: 269-422-1779 FAX: 269-422-2990 [www.barodavillage.org](http://www.barodavillage.org)

This institution is an equal opportunity provider and employer



**The Heart of Wine Country**

December 7, 2016

Dear Baroda Property Owner:

The Village of Baroda Downtown Development Authority (DDA) has recommended to the Village Council that they hold a public hearing on several matters including:

1. Adoption of an update to the DDA Development Plan
2. Termination the current TIF District.
3. Establishing a new TIF district using the current TIF District boundary.

Your property is located within the district. These actions will not cause any change to the zoning of the property nor the current amount of your tax bill.

The public hearing will be held on January 3, 2017. A copy of the public notice is attached. You are invited to attend the public hearing where the Village Council with assistance from the DDA, will present the plan and respond to any questions. You may also submit your comments in writing.

These documents are available for review at the Village Hall during normal business hours.

Tina Boehm

Village Clerk

Attachment: Notice of Public Hearing including a map of proposed new TIF District.

Village of Baroda, 9091 First Street, P.O. Box 54, Baroda, Michigan 49101  
PHONE: 269-422-1779 FAX: 269-422-2990 [www.barodavillage.org](http://www.barodavillage.org)

This institution is an equal opportunity provider and employer

**AFFIDAVIT OF MAILING**

**VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN  
NOTICE TO CONSIDER UPDATE OF THE**

**DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN AND  
TERMINATION AND REESTABLISHMENT OF THE TIF DISTRICT**

I, Tina Boehm, Clerk of the Village of Baroda, on the 8<sup>th</sup> day of December 2016, did take action to mail a copy by first class postage from the Baroda Michigan post office the attached letter and public hearing notice to all property owners identified within the proposed Downtown Development Authority District addressed to their property mailing address listed in property tax records of Berrien County.

A handwritten signature in cursive script, reading "Tina Boehm", written in dark ink.

Tina Boehm  
Village Clerk



**PUBLIC HEARING NOTICE**

**VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN**

**APPROVAL OF AN UPDATED DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN  
AND  
REINSTATE USE OF TAX INCREMENT FINANCING  
BY THE  
THE DOWNTOWN DEVELOPMENT AUTHORITY**

NOTICE IS HEREBY GIVEN that the Village Council of the Village of Baroda will hold a public hearing on the 3rd day of January, 2017 beginning at 6:30 p.m. in the Village Hall located at 9091 First Street, Baroda, Michigan 49101 to receive public comment.

The public hearing will address an update to the current Downtown Development Authority Development Plan and termination and reestablishing the Tax Increment Financing District.

If the resolution to reinstate use of tax increment financing is adopted, the Downtown Development Authority will begin collection of tax increment revenue effective December 31, 2016 for projects contained in the updated DDA Development Plan.

At the public hearings, all citizens, taxpayers, and officials from any taxing jurisdiction whose millage may be become subject to capture will be afforded an opportunity to be heard. Written comments may be submitted by mail or in person until 4:00 p.m. of the date of the public hearing at the Village Hall. All written comments will be read at the public hearing and entered in the official hearing minutes.

Further information may be obtained from and a copy of the proposed ordinance and resolution may be inspected at the Village Hall during normal business hours.

Tina Boehm, Village Clerk

Publication and mailing should take place, on or before, December 8, 2016

# AFFIDAVIT OF PUBLICATION

IN THE MATTER OF

PUBLIC HEARING NOTICE

VILLAGE OF BARODA,  
BERRIEN COUNTY, MI

APPROVAL OF AN UPDATED DDA PLAN  
AND REINSTATE USE OF  
TAX INCREMENT FINANCING BY THE DDA

STATE OF MICHIGAN)  
County of Berrien

Jessica Hendrixson being duly sworn, deposes and says the annexed printed copy of a notice was taken from the Berrien County Record, a newspaper printed and circulated in said State and County, and that said notice was published in said newspaper on:

December 8, December 15,

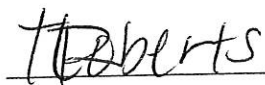
A.D. 2016, that she is the agent of the printers of said newspaper, and knows well the facts stated therein.

  
Jessica Hendrixson

Subscribed and sworn to before me on this

15<sup>th</sup> day of December A.D. 2016

My commission expires: 6/14/2023



T L ROBERTS  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF BERRIEN  
My Commission Expires June 14, 2023  
Acting in the County of Berrien

## PUBLIC HEARING NOTICE

VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN

APPROVAL OF AN UPDATED DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN AND REINSTATE USE OF TAX INCREMENT FINANCING BY THE DOWNTOWN DEVELOPMENT AUTHORITY

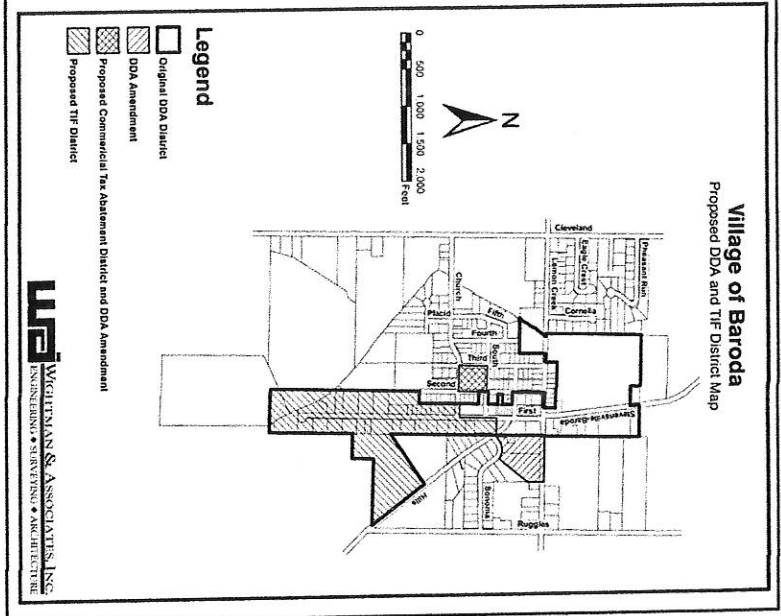
NOTICE IS HEREBY GIVEN that the Village Council of the Village of Baroda will hold a public hearing on the 3rd day of January, 2017 beginning at 6:30 p.m. in the Village Hall located at 9091 First Street, Baroda, Michigan 49101 to receive public comment.

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If the resolution to reinstate use of tax increment financing is adopted, the Downtown Development Authority will begin collection of tax increment revenue effective December 31, 2016 for projects contained in the updated DDA Development Plan. At the public hearings, all citizens, taxpayers, and officials from any taxing jurisdiction whose mileage may become subject to capture will be afforded an opportunity to be heard. Written comments may be submitted by mail or in person until 4:00 p.m. of the date of the public hearing at the Village Hall. All written comments will be read at the public hearing and entered in the official hearing minutes.

Further information may be obtained from and a copy of the proposed ordinance and resolution may be inspected at the Village Hall during normal business hours.

Tina Boehm, Village Clerk



## **AFFIDAVIT OF PUBLIC POSTINGS**

### **VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN DOWNTOWN DEVELOPMENT AUTHORITY**

#### **DDA DEVELOPMENT PLAN AND TIF DISTRICT ESTABLISHMENT**

#### **NOTICE OF PUBLIC HEARING**

I, Tina Boehm, Clerk of the Village of Baroda on this 9<sup>th</sup> day of December 2016 did take such action to post in public and conspicuous places within the boundary of the Downtown Development Authority District located in Baroda, Michigan, a copy of the public hearing notice (representative copy attached) for the above cited matter at the following locations:

#### Name of Location

#### Address of Location

Baroda Post Office  
Finger Tooth LLC  
Starbuck's Landscaping  
CJ's Quickmart  
Chemical Bank  
Quality Mold & Engineering  
Lakeshore Die Cast  
King Products  
Baroda American Legion  
Round Barn Public House  
Baroda City Mill  
Pratt Family LLC  
Tabula Rasa Gallery  
Baroda Tap & Grille  
David Ott  
Oronoko Ironworks  
Ott Insurance Agency  
Geiger Heating and Cooling  
Midwest Tool & Die  
Baroda Village & Township Offices

1368 South St., Baroda  
9094 First St., Baroda  
1285 Menser Dr., Baroda  
1169 Lemon Creek Rd., Baroda  
9061 First St., Baroda  
9070 First St., Baroda  
8829 Stevensville-Baroda Rd., Baroda  
515 W. Lemon Creek Rd., Baroda  
9214 First St., Baroda  
9151 First St., Baroda  
8923 First St., Baroda  
9007 First St., Baroda  
8918 First St., Baroda  
8906 First St., Baroda  
9004 First St., Baroda  
9243 First St., Baroda  
8934 First St., Baroda  
8946 First St., Baroda  
9220 First St., Baroda  
9091 First St., Baroda



Tina Boehm  
Village Clerk

5

PIN	Tax payer	DDA District Properties				TIF District Properties					
		2011		2016		2011		2016			
		Assessed Value	Taxable Value	Assessed Value	Taxable Value	Taxable Value	Taxable Value	1 mil	2 mil		
11-30-0011-0012-01-9	BOELKE	46,000	36,416	56,200	39,648			40	79		
11-30-0011-0012-02-7	HENDRIX	10,600	7,363	13,300	8,013			8	16		
11-30-0011-0012-03-5	LAKESHORE DIE	199,000	199,000	132,600	132,600			133	265		
11-30-0011-0012-05-1	ANTOSZ	42,600	40,690	49,700	39,436			39	79		
11-30-0011-0012-09-4	EICHENDORF	397,000	397,000	414,500	367,446			367	735		
11-30-0011-0012-10-8	KING PRODUCTS	40,100	35,087	28,100	28,100			28	56		
11-30-0011-0012-11-6	BOELKE	9,600	5,345	12,000	5,817			6	12		
11-30-0011-0012-12-4	ZIMMERMAN	67,800	61,469	78,600	61,957			62	124		
11-30-0011-0012-13-2	SCHALLER	10,900	7,109	13,500	7,738			8	15		
11-30-0011-0014-01-1	STAMA	70,900	48,271	75,500	52,557			53	105		
11-30-0014-0002-01-8	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0005-03-3	LEGION	0	0	0	0			0	0		
11-30-0014-0005-04-1	CONRAD	3,200	3,200	2,100	2,100			2	4		
11-30-0014-0005-09-2	CONRAD	20,000	20,000	26,700	26,700			27	53		
11-30-0014-0005-10-6	LEGION	0	0	0	0			0	0		
11-30-0014-0005-13-1	LEGION	0	0	0	0			0	0		
11-30-0014-0006-02-1	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0008-07-5	LOCAL LIBATIONS	58,800	58,800	36,600	36,600			37	73		
11-30-0014-0008-08-3	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0008-09-1	LUCKER	39,500	32,879	26,500	26,500			27	53		
11-30-0014-0019-01-8	CITY MILLS	79,700	55,561	80,100	60,493			60	121		
11-30-0014-0019-02-6	RUDLAFF	63,500	55,361	77,100	60,276			60	121		
11-30-0014-0020-00-8	NYE	22,300	21,437	31,600	27,125			27	54		
11-30-0014-0021-00-4	PRATT	229,300	229,300	223,300	207,794			208	416		
11-30-0014-0022-00-1	CHEMICAL BANK	80,900	64,664	85,900	70,405			70	141		
11-30-0014-0023-00-7	BARODA TOWNSHIP	0	0	0	0			0	0		
11-30-0014-0024-00-3	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0025-00-0	QME	27,900	27,900	21,100	21,100			21	42		
11-30-0014-0026-01-4	LOCAL LIBATIONS	90,300	90,300	87,800	87,800			88	176		
11-30-0014-0029-01-3	LOCAL LIBATIONS	39,400	21,184	33,700	33,700			34	67		
11-30-0014-0033-03-7	TITHOF	106,600	106,431	124,500	95,790			96	192		
11-30-0014-0033-04-5	BAUER	67,600	67,600	83,100	61,550			62	123		
11-30-0014-0033-08-8	JSP LLC	150,600	150,600	93,700	93,700			94	187		
11-30-0014-0033-12-6	SAMM	54,100	54,100	72,200	55,553			56	111		
11-30-0014-0033-14-2	JSP LLC	6,400	5,954	4,400	4,400			4	9		
11-30-0014-0033-15-1	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0034-04-1 (PART)	SCHMALTZ	91,800	30,662	140,200	33,382			33	67		
11-30-0014-0034-05-0 (PART)	BARODA VILLAGE	0	0	0	0			0	0		
11-30-0014-0037-01-6	RILEY III LLC	115,400	115,400	73,400	73,400			73	147		
11-30-0014-0038-00-4	ANR PIPELINE	1,900	847	1,300	919			1	2		
11-30-0340-0001-00-1	DEMSKI	16,100	16,100	14,000	13,354			13	27		
11-30-0340-0002-01-6	CHVILA	23,300	8,087	24,200	8,804			9	18		
11-30-0340-0002-02-4	TABULA	28,100	28,100	3,500	3,309			3	7		
11-30-0340-0002-03-2	TABULA	32,800	32,800	34,200	30,024			30	60		
					</						

11-30-0340-0003-00-4	OTT	12,400	1,064	11,000	1,156	1	2			
11-30-0340-0003-01-2	OTT	31,900	23,521	31,700	25,608	26	51			
11-30-0340-0004-00-1	GEIGER	3,600	1,729	3,200	1,880	2	4			
11-30-0340-0004-01-9	GEIGER	25,000	25,000	24,400	22,259	22	45			
11-30-0340-0005-00-7	GEIGER	25,900	22,819	25,500	23,087	23	46			
11-30-0340-0005-03-1	EAGAN	34,800	34,800	34,600	31,369	31	63			
11-30-0340-0006-00-3	KETCHAM	51,300	27,513	52,600	29,954	30	60			
11-30-0340-0006-01-1	TABULA	94,400	94,400	94,900	88,211	88	176			
11-30-0340-0007-02-6	BARODA VILLAGE	0	0	0	0	0	0			
11-30-0340-0007-03-4	ADIRIMARK	100,500	100,500	114,700	97,218	97	194			
11-30-0340-0008-00-6	BAVIDO	36,700	36,700	40,200	34,372	34	69			
11-30-0340-0009-03-7	OTT	43,800	43,800	64,000	60,280	60	121			
11-30-0340-0013-00-0	BARTZ	33,900	33,900	41,100	31,385	31	63	33,900	31,385	16
11-30-0340-0016-01-7	BARODA VILLAGE	0	0	0	0	0	0			
11-30-0340-0018-01-0	ROHM	38,000	38,000	44,600	34,851	35	70			
11-30-0340-0019-01-6	ZELVIS	55,000	50,194	65,200	50,442	50	101			
11-30-0710-0017-00-9	MEAD	49,300	26,759	51,300	29,134	29	58			
11-30-0710-0022-01-1	FLORIAN	172,800	172,800	165,900	165,900	166	332			
11-30-0710-0051-00-2	FLORIAN	7,800	6,610	16,700	16,700	17	33			
11-30-0710-0053-01-3	FINGERTOOTH	104,900	104,900	64,400	64,400	64	129	104,900	64,400	36
11-30-0710-0056-00-4	GEIGER	20,400	20,278	19,700	18,956	19	38	20,278	18,956	34
11-30-0710-0056-02-1	GK REAL ESTATE	27,400	27,400	18,500	18,500	19	37	27,400	18,500	35
11-30-0710-0057-03-5	BARODA LUMBER	4,400	2,883	13,100	3,137	3	6	2,883	3,137	33
11-30-0710-0057-04-3	CONRAD	14,500	14,500	11,200	11,200	11	22	14,500	11,200	32
11-30-1300-0001-00-8	JSP LLC	143,900	143,900	89,800	89,800	90	180			
11-30-1300-0002-00-4	JSP LLC	9,300	6,997	11,900	7,615	8	15			
11-30-1305-0001-00-9	R & R CO INC	138,700	138,700	89,200	89,200	89	178			
11-30-1305-0002-00-5	JSP LLC	14,500	9,409	9,800	9,800	10	20			
11-30-1305-0003-00-1	JSP LLC	14,500	9,409	9,800	9,800	10	20			
11-30-1305-0004-00-8	FRANTZ	39,500	39,500	52,600	40,497	40	81			
11-30-1305-0005-00-4	FRANK	66,500	66,500	82,100	61,809	62	124			
11-30-4500-0010-00-6	D'AGOSTINO	9,500	9,500	23,600	23,600	24	47			
11-30-4500-0011-00-2	BARODA VILLAGE	9,500	9,500	0	0	0	0			
11-30-6650-0001-00-1	BAMMANN	11,500	9,557	11,700	10,404	10	21			
11-30-9425-0014-05-0	STARBUCK	0	0	15,800	14,979	15	30	0	14,979	*
11-30-9425-0014-06-0 (11-02-0014	BARODA VILLAGE	0	0	0	0	0	0	0	0	*
Total for 80 properties in DDA		3,790,100	3,488,059	3,680,000	3,095,593			1,216,082	1,032,400	

#### TV Analysis

5-yr change

5-yr annualized % rate of change

-392,466  
-2.36

#### DDA Millage Analysis

DDA 1 mil tax revenue

DDA 2 mil tax revenue

3,096

6,191

-183,682  
-3.22



**VILLAGE OF BARODA, BERRIEN COUNTY, MICHIGAN**

**Ordinance No. 188**

**AN ORDINANCE RELATED TO THE ADOPTION OF THE DOWNTOWN  
DEVELOPMENT AUTHORITY DEVELOPMENT PLAN UPDATE AND TAX  
INCREMENT FINANCING PLAN**

**WHEREAS**, the Village Council of the Village of Baroda established a Downtown Development Authority on November 4, 1984 to correct and prevent deterioration in the business district, and

**WHEREAS**, this Ordinance authorizes the use of tax increment financing to attract development and promote the economic well-being of the downtown, and

**WHEREAS**, the Board of Directors of the Downtown Development Authority has deemed it necessary to prepare an updated Development and Tax Increment Financing Plan for the District describing the income and expenditures necessary to be made to meet the objectives of the Authority, and

**WHEREAS**, Public Act 197 of 1975, as amended, requires the Village Council to give proper public notice and hold a public hearing prior to the adoption of the Development Plan and Tax Increment Financing Plan, the public hearing which was held January 3, 2017, and

**WHEREAS**, the Village President and Council members of the Village of Baroda do herewith find:

1. The updated Development Plan and Tax Increment Financing Plan constitutes a public purpose as defined in Section 19, Public Act 197 of 1975, as amended, and
2. That a citizen's advisory council was not required for the preparation of the plan, and
3. The Development Plan and Tax Increment Financing Plan meets the requirements of Section 17(2) of the Act, and
4. The proposed method of financing the proposed development projects is feasible and the authority has the ability to arrange financing, and
5. The Development Plan and Tax Increment Financing Plan is reasonable and necessary to carry out the purposes of the Act, and
6. The land included within the development area (if any) to be acquired is reasonably necessary to carry out the purposes of the plan and of the act in an efficient and economically and satisfactory manner, and
7. The development plan is in accord with the master plan of the municipality, and

8. Public services, such as fire and police protection and utilities are or will be adequate to service the project area, and

9. Changes in zoning, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality, and

10. The amount of captured assessed value estimated to result from adoption of the update Development Plan and Tax Increment Financing Plan is reasonable, and

**WHEREAS**, the President and Council members plus members of the Downtown Development Authority shall jointly prepare an annual report, which shall be certified and signed by the Chair of the Downtown Development Authority and President and provided to each taxing jurisdiction for which taxes are captured and used by the Downtown Development Authority, containing:

1. An analysis of programmatic and budgetary activities for the prior year,
2. An analysis of the progress towards implementation of the work program and projects set forth in the approved Development Plan,
3. An analysis of the need for and application of future tax increment financing funding for implementation of the work program and projects set forth in the approved Development Plan, and
4. An analysis of programmatic and budgetary activities for the ensuing year.

**NOW THEREFOR BE IT ORDAINED**, The Village Council of the Village of Baroda, Berrien County, Michigan, as recommend by the Board of Directors of the Village of Baroda Downtown Development Authority, do herewith adopt the updated Downtown Development Plan and Tax Increment Financing Plan dated January 3, 2017.

THIS ORDINANCE DECLARED APPROVED AND ADOPTED THIS 3RD DAY OF JANUARY, 2017.

	<u>YEA</u>	<u>NAY</u>	<u>ABSENT</u>
Robert Getz	<u>  X  </u>	<u>          </u>	<u>          </u>
G. Larry Nye	<u>  X  </u>	<u>          </u>	<u>          </u>
Mona Himmelein	<u>  X  </u>	<u>          </u>	<u>          </u>
Steve Jasper	<u>  X  </u>	<u>          </u>	<u>          </u>
Edwin Rath	<u>  X  </u>	<u>          </u>	<u>          </u>
Milton Sluder	<u>  X  </u>	<u>          </u>	<u>          </u>
Don Turney	<u>  X  </u>	<u>          </u>	<u>          </u>

  
 Robert Getz  
 Village President

I, the undersigned Clerk, hereby certify and attest that the above and forgoing is a true and correct copy of an ordinance approved and adopted by the Village of Baroda Village Council at a regular meeting held pursuant the notice on the 3rd day of January 2017.

  
Tina Boehm, Village Clerk