

**YEAR 2000 AMENDMENT TO  
VILLAGE OF LAKEVIEW  
DOWNTOWN DEVELOPMENT AUTHORITY**

**DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

The Downtown Development Authority of the Village of Lakeview (the "Authority") hereby amends its Downtown Development and Tax Increment Financing Plan (the "Original Plan") which was approved by the Village Council of the Village of Lakeview, Michigan (the "Village") pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197") and also pursuant to Ordinance No. 91.2 enacted by the Village Council on September 9, 1991.

This Year 2000 Amendment to the Downtown Development and Tax Increment Financing Plan (the "Year 2000 Amendment") was adopted by the Authority on December 26, 2000 and approved by the Village Council on January 8, 2001, by Ordinance No. 01-01.

References herein to the "Plan" shall mean the Original Plan as amended by this Year 2000 Amendment. Terms used in this amendment shall have the definition set forth in the Original Plan.

The year 2000 Amendment makes no changes to the Development Area.

Section 1. Section II.A. is restated to read as follows:

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

The boundaries of the proposed development area shall be the same as the current Downtown Development District, as shown and described in Exhibit A, B, C, D."

Section 2. The following description of the additional development projects added by this Year 2000 Amendment is added to Sections II. C., II. D., II. E. of the Original Plan:

"The development projects added to the Development Plan and Tax Increment Financing Plan by the Year 2000 Amendment are potential public development projects in the development area, including:

1. Infrastructure Improvement Projects. This component involves infrastructure improvements throughout the Development Area. The DDA recognizes the need to continually replace, update, expand and build new infrastructure to meet the current and future demands of the Development Area. Various projects have been planned by the DDA to upgrade infrastructure, such as, roads, water mains, sewer mains, sidewalks and streets within the Development Area

- A. Washington Avenue Project. The Washington Avenue project will include the reconstruction of Washington Avenue, sidewalk repair, improvements to water and sewer utilities and storm water drainage system.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines, and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8" sewer main with 15" sewer main.
- Installation and replacement of sewer laterals from the sanitary sewer main to the property line.

Installation of water main, including, but not limited to, 1,200 LF of water main from Fifth Street to First Street.

- Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Washington Avenue, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.

- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

B. South Lakeview Water Tower Project. This project includes the construction of a water tower in the southern part of the Development Area.

Items of this component may include, but are not limited to:

- Acquisition of land and/or right-of-way easements.
- Demolition of existing structures and clearing the sites of other obstacles.
- Filling, grading and other site preparation. Construction of a water tower, including all necessary components, including but not limited to heating and computer systems.
- Painting.
- Installation of connecting water lines.
- Landscape improvements and site amenities, including, but not limited to fencing, grass, trees, other plantings, and other decorative items.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

C. Washington Avenue Sidewalk. This project includes the replacement of sidewalks along Washington Avenue. The DDA anticipates that this work will be performed along Washington Avenue from Edgar to Fifth Street and from Lincoln Avenue to Eighth Street.

Items of this component may include, but are not limited to:

- Removal of concrete, old sod, plantings, debris, soil and other material.
- Removal and replacement of trees along project route.

- Filling, grading and other site preparation.
- Construction of sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

D. First Street Project. The First Street project will include the reconstruction of First Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on First Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant materials, trees, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- Installation of water main, including, but not limited to the replacement of current 4" water mains with larger mains.
- Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.
- Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of First Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
  - Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- E. Second Street Project. The Second Street Project will include the reconstruction of Second Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Second Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, and storm sewer.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Second Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Reconstruction of alley entrance.
- Installation of water main, including, but not limited to the replacement of current 6" water mains with larger mains.
- Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.
- Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.

- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
  - Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- F. Third Street Project. The Third Street project will include the reconstruction of Third Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Third Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, and storm sewer.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Third Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Reconstruction of alley entrance.
- Installation of water main, including, but not limited to the replacement of current 6" and 4" water mains with larger mains.
- Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.
- Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- G. Fourth Street Project. The Fourth Street project will include the reconstruction of Fourth Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Fourth Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, sewer lines, and storm sewer.
  - Replacement and rehabilitation of the storm water drainage system.
  - Installation of approximately 250 LF of sewer line.
  - Installation and replacement of sanitary sewer service laterals from 6" clay to 6" pvc.
  - Reconstruction of Fourth Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
  - Remediation of landscaping, driveways and parking lots damaged as a result of this project.
  - Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- H. Eighth Street Project. The Eighth Street project will include the reconstruction of Eighth Street and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Eighth Street from Washington Avenue to Lincoln Avenue, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- Replacement and rehabilitation of the storm water drainage system.
- Installation of water lines. Remove 4" water line and replace with 8".
- Reconstruction of Eighth Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

I. Park Drive Project. The Park Drive project will include the reconstruction of Park Drive and upgrading of other infrastructure improvements. The DDA anticipates that this reconstruction will occur on Park Drive from Lincoln Avenue to Egdar, but may include more area within the Development Area.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, and storm sewer.
- Installation of storm water drainage system.
- Installation of water main, including, but not limited to the replacement of current 4" water mains with larger mains.
- Reconstruction of Park Drive, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.



- Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- J. Lincoln Avenue Project. The Lincoln Avenue project will include the replacement of watermain on Lincoln approximately from Tamarack to Eighth Street and incidental restoration work.

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, and water lines.
  - Installation of water main, including, but not limited to the replacement of current 8" water mains with larger mains.
  - Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
  - Remediation of Lincoln Avenue, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
  - Remediation of landscaping, driveways and parking lots damaged as a result of this project.
  - Engineering, legal and other professional fees.
  - Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- K. M-46 and M-91 Project. The M-46 and M-91 project will include the extension of the Village water and sewer systems under or along M-46 and M-91.

Items of this component may include, but are not limited to:

- Acquisition of right-of-way and easements.
- Removal of plant material, soil, concrete and bituminous material.
- Installation of sewer main.

- Installation of water main.
- Remediation of M-46 and M-91, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb and gutter or road shoulder.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

2. Parking Improvements. This component includes the construction of municipal parking lots in the Business District. The plan encompasses the construction and improvement of at least three lots, one in the north, one in the south, and one in the hospital area of the Business District.

Items of this component may include, but are not limited to:

- Acquisition of land for each parking lot, including the purchase of alley property and easements to improve access to and visibility of the parking lots.
- Demolition of existing structures and clearing the sites of other obstacles.
- Installation of water main, including, but not limited to the replacement of current 6" and 4" water mains with larger mains.
- Installation and replacement of water service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Installation and replacement of 400 feet of sewer main, including, but not limited to the replacement of 8" clay sewer main with 8" pvc sewer main upgrade.
- Installation and replacement of sanitary sewer service laterals from 6" pvc.

- Filling, grading and other site preparation.
- Installation of black top.
- Installation of curb, gutter and sidewalks.
- Striping lots.
- Improvement of existing storm drains and installation of new storm drains.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

3. Visual Improvements to Parking Lots, Sidewalks and Streets. This component includes landscaping within the development area, and improvements designed to link the south and north business district, which is a goal of the Village Master Plan. This component of the development plan is intended to improve the sidewalk, parking areas and streets within the development area. To encourage the use of the facilities, the DDA finds that these areas must be clean, visually appealing and allow easy access to the businesses located within the development area.

Items of this component may include but are not limited to:

- Installation of walkways from the north and south parking lots.
- Removal of old sod, plantings, debris, soil and other material.
- Landscaping, including, but not limited to, the installation of grass, trees, other plantings, and other decorative items.

- Installation of pedestrian lighting, including, but not limited to, lights and poles.
- Sidewalk repair.
- Acquisition of land or easements.
- Engineering, architect, landscape architect, and other professional fees.
- Any other items which are necessary or incidental to the items listed above, or which the DDA determines to be desirable to include in the visual improvement project.

4. Property Acquisition. The DDA and Village recognize that not all properties needed to accomplish various projects are under the ownership of the DDA or Village. As properties become available the DDA needs to be prepared to act on the acquisition of properties that are part of this plan and that are required to complete associated projects. This component includes the purchase or condemnation of property within the development area. At this time the DDA anticipates that any purchase would be by a voluntary sale on the part of the property owner, but circumstances may require purchase by condemnation. This component may also include the demolition of structures on acquired properties and any site work the DDA deems desirable to make the properties marketable or useful to the DDA and all necessary or incidental expenses, including, but not limited to legal expenses and construction and engineering costs. Possible property purchases include, but are not limited to property located at Lincoln and Lake Drive, property bordering the north and south parking lot and alley, and properties at 10<sup>th</sup> and Lincoln and Rail Road property from Tamarack Road to Tenth Street.

5. Construction of Parks. This component consists of the construction of parks to serve the development area.

Items of this component may include but are not limited to:

- Purchase of various properties within the development area may be required to complete these projects.
- Removal of old grass, plantings, debris, soil and other material.
- Installation of irrigation.
- Landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.

- Installation of a small pavilion, benches, picnic tables, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, and other site amenities.
- Engineering and other professional fees.
- Any other item which are necessary or incidental to the items listed above, or which the DDA Board determines to be desirable to include in the park.

6. Purchase and Redevelopment of Commercial Properties. This component includes the redevelopment of commercial property within the development area. Potential properties include, but are not limited to properties located at 10<sup>th</sup> and Lincoln. This component may include demolition of structures on acquired properties marketable or useful. The component also includes all necessary or incidental expenses, including legal, construction and engineering expenses.

7. Tamarack Lake Shoreline Improvements with Amenities. This component includes projects to create and enhance views of Tamarack Lake, since it is a vital resource to the Village and the development area. This component will also seek to improve public accessibility to the lake, and the development of the shoreline, including the purchase of property.

Items of this component may include, but are not limited to:

- The purchase of railroad property between Lincoln Ave. and Tamarack Road to provide for a walkway and site amenities.
- Enhance access to Tamarack Lake through property purchase and shoreline improvements.
- Develop walkway along Tamarack Lake between First and Fourth Street.
- Conduct shoreline cleanup and redevelopment.
- Installation of walkways and boardwalks.
- Removal of old sod, plantings, debris, soil and other material.
- Landscaping, including, but not limited to, the installation of grass, trees, other plantings, and other decorative items.

- Installation of benches, trash receptacles, planters, signage, banners, dumpster enclosures, tree grates, etc.
- Installation of pedestrian lighting, including, but not limited to, lights and poles.
- Sidewalk repair.
- Acquisition of land or easements.
- Engineering, architect, landscape architect, and other professional fees.
- Legal fees.
- Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be desirable to include in the redevelopment of the shoreline.

8. Commercial Business and Building Development and Redevelopment. This component consists of a program to enhance the appearance of the Downtown District by encouraging building restoration that revitalizes front and rear facades, and establishes rear entrances to buildings in the Downtown District. The program will encourage coordination of colors and façade designs and will encourage some recognition of historical building characteristics. The program will include funding participation and façade and rear entrance improvements in exchange for some control over type and timing of improvements and requirements for regular maintenance. To secure control over façade improvements and maintenance, and in exchange for such funding and other benefits, the Authority will enter into lease agreements with participating property owners. In the case of facades the DDA will lease the first twelve (12) inches of depth of the front or rear of the building, as applicable, pursuant to a written lease agreement. In the case of rear entrance improvements, the DDA will lease the first twelve (12) inches of depth of the rear of the building and so much space in the rear of the building, pursuant to a written lease agreement, as is necessary to give the DDA the necessary control over the rear entrance. Professional consultants may be utilized to study building needs, accessibility to parking facility and traffic flows.

Items of this component may include, but are not limited to:

- Removal and/or renovation of exterior building features.
- Exterior insulation facing systems.
- Trim work.

- Restoration of brickwork.
- Installation of rear entrances.
- Walkways from rear entrances to parking facilities and sidewalks.
- Professional studies of building needs, accessibility to parking, and traffic flows.
- Engineering, architectural, legal and other professional fees.
- Other improvements which may enhance the coordination of colors and façade designs, or enhance the historical building characteristics and appearance of the buildings, or enhance accessibility to the buildings.

9. Industrial Development. This component involves the construction of an Industrial/Business Park. This project would require purchasing at least 40 acres of land and developing the infrastructure to service the park.

Items of this component include but are not limited to:

- The purchase of at least 40 acres of land.
- Demolition of existing structures and clearing the sites of other obstacles.
- Filling, grading and other site preparation.
- Installation of streets.
- Installation of curb, gutter and sidewalks.
- Installation of traffic control devices and street signage.
- Installation of street and pedestrian lighting, including, but not limited to, lights and poles.
- Installation of water mains, sewer mains and storm drains.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.

- The preparation of baseline studies to determine whether infrastructure improvements which allow for metropolitan growth will impact the Downtown District.
- Engineering, legal and other professional fees.

10. Snow Removal Equipment. This component involves the purchase of snow removal equipment to remove snow from the sidewalks in the Development Area.

11. Town Clock, Message Board. This component involves the construction of a town clock and message board within the development area.

Items of this component may include, but are not limited to:

- Acquisition of land.
- Removal of existing, structures, old grass, plantings, debris, soil and other material.
- Construction of the clock and message board.
- Engineering, architectural, legal and other professional fees.
- Other improvements which the DDA considers to be necessary to complete this improvement.

12. Public Alert and Emergency Siren. This component involves the installation of a public alert and emergency siren within the Development Area.

Items of this component may include, but are not limited to:

- Installation of the public alert and emergency siren.
- Engineering, architectural, legal and other professional fees.
- Other improvements which the DDA determines to be necessary to complete this improvement.

13. Five to Ten Year Development Plan for the DDA District. The DDA plans on preparing a Master Development Plan for the development area. The Master Development Plan will consist of both a long and short range plan, which will be used for future development of the district in order to halt



deterioration of property values in the development area and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

The master development plan cost will be dependent on the extent of time and expense incurred to prepare a plan which will be acceptable to the DDA and Village Council. The DDA may elect to apply for grant funding to help finance this project, with the balance of funds required coming from tax increment revenues.

The estimated cost of each project is given in Section I.

The projects in this section will be undertaken during the term of this Plan in the following stages as development pressure and available funding allow:

Continuous Project. This project will be ongoing throughout the term of the Development Plan.

### 3. Visual Improvements to Parking Lots, Sidewalks and Streets

Stage 1: The DDA anticipates constructing these projects in years one through ten of the Development Plan:

#### 1. Infratstructure Improvement Projects

1.A. Washington Avenue Project

1.C. Washington Avenue Sidewalk

1.F. Third Street Project

1.G. Fourth Street Project

1.H. Eighth Street Project

1.K. M-46 and M-91 Project

#### 2. Parking Improvements

#### 4. Property Acquisition

#### 7. Tamarack Lake Shoreline Improvements with Amenities

#### 10. Snow Removal Equipment

#### 13. Five to Ten Year Development Plan for the DDA District

Stage 2:

The DDA anticipates constructing these projects in years ten through twenty of the Development Plan:

1. Infrastructure Improvement Projects

1.D. First Street Project

1.E. Second Street Project

1.J. Lincoln Avenue Project

6. Purchase and Redevelopment of Commercial Properties

7. Tamarack Lake Shoreline Improvements with Amenities

8. Commercial Business and Building Development and Redevelopment

9. Industrial Development

Stage 3: The DDA anticipates constructing these projects in years twenty through thirty of the Development Plan:

1. Infrastructure Improvements Projects

1.B. South Lakeview Water Tower Project

1.I. Park Drive Project

5. Construction of Parks

10. Town Clock Message Board

12. Public Alert and Emergency Siren

These stages reflect the time frame in which the DDA anticipates constructing these projects. The actual timing for construction will depend on development pressure, funding and changing needs and priorities of the Village.

Section 3. Section II, I of the Original Plan, regarding the estimate of the cost of the development and the method of financing, in accordance with Section 17(2)(i) of the DDA Act is amended to add the following language with respect to the Year 2000 Development Plan Projects:

“The costs of the Year 2000 Development Plan Projects are estimated to be as follows:

1. Infrastructure Improvement Projects.

A. Washington Street Project

**\$1,400,000**

a) Replace 8” sewer main with 15”

b) Remove and reconstruct Washington Avenue

c) Construct 1,200 LF of water main, 5<sup>th</sup> to 1<sup>st</sup> Street

d) Installation and replacement of sewer laterals

- e) Installation and replacement of water services
- f) Replace and rehabilitate storm water drainage system

B. South Lakeview water tower project **\$750,000**

C. Replace sidewalk on north side of Washington Avenue  
3,000 LF **\$75,000**  
From Edgar to Fifth St. and Eight St. to Lincoln

D. Upgrade Infrastructure on 1<sup>st</sup> St. from Wash. St. to Lincoln Ave **\$243,000**

- a) Road Reconstruction 75,000
- b) Replace curb and gutter 15,000
- c) Drainage system update 20,000
- d) Update 4" water main to 6" 40,000
- e) Replace water services lines 5,000
- f) Upgrade clay sewer to 8" pvc. 10,000
- g) Replace sewer service laterals 4,000
- h) C/E costs 56,000
- i) Associated legal fees 2,000
- j) Repair and replace sidewalk on both sides of streets 16,000

E. Upgrade Infrastructure on 2<sup>nd</sup> Street from Wash. St. to Lincoln Ave`` **\$235,000**

- a) Road reconstruction 75,000
- b) Replace curb and gutter 15,000
- c) Drainage system update 10,000
- d) Updated 4" water main to 6" 40,000
- e) Replace water service lines 5,000
- f) Upgrade clay sewer to 8" pvc. 10,000
- g) Replace sewer service laterals 4,000
- h) Sidewalk replacement on both sides 15,000
- i) Reconstruct alley entrance 5,000
- j) C/E costs 54,000
- k) Associated legal fees 2,000

F. Upgrade Infrastructure on 3<sup>rd</sup> St. from Lincoln to Washington **\$235,000**

- a) Road reconstruction 75,000
- b) Replace curb and gutter 15,000
- c) Drainage system update 10,000
- d) Updated 4" water main to 6" 40,000
- e) Replace water service lines 5,000
- f) Upgrade clay sewer to 8" pvc. 10,000
- g) Replace sewer service laterals 4,000

h) Sidewalk replacement on both sides	15,000
i) Reconstruct alley entrance	5,000
j) C/E costs	54,000
k) Associated legal fees	2,000

G. Upgrade infrastructure on 4<sup>th</sup> St. from Lincoln to Washington

a) Road reconstruction	75,000
b) Replace sewer line 250 LF	15,000
c) Replace curb and gutter	15,000
d) Replace sewer service laterals	2,000
e) Drainage system update	10,000
f) Sidewalk replace on both sides of street	15,000
g) C/E costs	40,000
h) Associated legal fees	2,000

H. Upgrade infrastructure on 8<sup>th</sup> St. from Lincoln to Washington **\$172,000**

a) Road reconstruction	70,000
b) Drainage system construction	20,000
c) Replace or install sidewalk, both sides	15,000
d) Install curb and gutter	15,000
e) Remove four inch water main	10,000
f) C/E costs	40,000
g) Associated legal fees	2,000

I. Upgrade infrastructure on Park Drive from Lincoln to Edgar **\$232,000**

a) Road reconstruction	65,000
b) Install a storm drainage system	35,000
c) Replace 4" in water main with 8"	40,000
d) Install sidewalk on south side	25,000
e) Install curb and gutter	20,000
f) C/E costs	55,000
g) Associated legal fees	2,000

J. Replace water main on Lincoln from Tamarack to 8<sup>th</sup> **\$250,000**

a) Update 8" to 12" water main	210,000
b) Replace water and service to property lines	40,000

K. Extend water and sewer mains under M-46 and M-91 **\$138,000**

2. Parking Improvements

• North Parking Lot		<b>\$275,000</b>
a) Purchase and remove 21'x32' garage north east end of alley	6,500	
b) Purchase property east and west of garage	15,000	
c) Fill and level site	7,500	
d) Purchase Alley property to allow for improved vehicular access to parking lot	35,000	
e) Purchase property NW of Community Center for park and walkway access to north lot	40,000	
f) Black top current north parking lot	55,000	
g) Install storm drains where needed	15,000	
h) Contract with design and construction engineer	8,500	
i) Associated legal fees to acquire property and review contract documents	5,000	
j) C/E costs	15,000	
k) Replace sewer main and service laterals	15,000	
l) Replace water main and service lines	50,000	
• South Parking Lot		<b>\$282,000</b>
a) Purchase property south of 2 <sup>nd</sup> Street between Lincoln and Washington to expand parking between 2 <sup>nd</sup> and 3 <sup>rd</sup> Street	75,000	
b) Demolition of existing structures, grade and fill lot	35,000	
c) Install blacktop in parking lot and alley from 3 <sup>rd</sup> to 2 <sup>nd</sup> Streets	65,000	
d) Add and improve the storm drainage system	15,000	
e) Improve entrances into lot with curb and gutter	5,000	
f) Stripe lot	2,000	
g) Site amenities, trees, flowers, trash cans	5,000	
h) Associated legal fees to acquire property and review contract documents	5,000	
i) C/E costs	15,000	
j) Replace water main and services	45,000	
k) Replace sewer main and laterals	15,000	
• Hospital/Business Parking Lot and Emergency Entrance Access		<b>\$183,500</b>
a) Purchase property to develop lot	100,000	
b) Demolition of existing structures, grade and fill lot	35,000	
c) Install blacktop in parking lot	25,000	
d) Add and improve the storm drainage system	5,000	
e) Improve entrances into lot with curb and gutter	3,000	

f) Stripe lot	500
g) Site amenities, trees, flowers, trash cans	2,000
h) Associated legal fees to acquire property and review contract documents	5,000
i) C/E costs	8,000

### 3. Visual Improvements to Sidewalks, Parking Lots and Streets.

• Develop walkways from the north and south parking lots	<b>\$15,000</b>
• Parking lot trees and flowers	<b>\$10,000</b>
• Tree grates, First through Fourth Street	<b>\$9,450</b>
• Purchase planters for four blocks	<b>\$12,000</b>
• Landscaping and purchase and plant trees 10 <sup>th</sup> Street to M-46	<b>\$12,000</b>
• Pedestrian Lighting from 4 <sup>th</sup> Street to M-46	<b>\$215,000</b>
a) Purchase and install lights and poles	190,000
b) C/E costs	20,000
c) Associated legal expense	5,000
• Annual, General sidewalk repair	<b>\$5,000</b>

### 4. Property Acquisition

• Miscellaneous property purchases	<b>\$100,000</b>
• Purchase property bordering the north parking lot and alley	<b>\$150,000</b>
• Purchase property to expand hospital parking lot	<b>\$100,000</b>
• Purchase property N.W. of community center for walkway to parking and for a central park	<b>\$40,000</b>
• Purchase property to expand south parking lot	<b>\$75,000</b>
• Purchase rail road property from Tamarack Road to Lincoln Avenue to establish walkway along lake	<b>\$20,000</b>
• Purchase property at Tenth Street and Lincoln Avenue.	<b>\$500,000</b>
• Purchase and redevelop commercial properties at 10 <sup>th</sup> and Lincoln	<b>\$250,000</b>

### 5. Construction of Parks.

• Purchase and develop a park at Lincoln and Lake Dr.	<b>\$76,000</b>
a) Property Purchase	25,000
b) Demolition and site restoration	10,000
c) Small pavilion	20,000
d) Site amenities	8,000
e) Legal expense to acquire property	5,000
f) C/E costs	8,500

- Purchase and develop a park at Second Street and Lincoln, N.W. of Community Center **\$91,500**
  - a) Property Purchase 40,000
  - b) Demolition and site restoration 10,000
  - c) Small pavilion 20,000
  - d) Site amenities 8,000
  - e) Legal expense to acquire property 5,000
  - f) C/E costs 8,500

6. Purchase and Redevelopment of Commercial Properties.

- Purchase and redevelop commercial properties at Tenth and Lincoln Avenue **\$500,000**
  - a) Demolition and site restoration
  - b) Infrastructure development, water, sewer and streets

7. Tamarack Lake Shoreline Improvements with Amenities.

- Purchase railroad property along the Lake **\$20,000**
  - a) Land purchase 15,000
  - b) Associated legal fees to acquire property 5,000
- Water front redevelopment and walkways on railroad bed **\$200,000**
  - a) Construction walkway 177,500
  - b) C/E Costs 20,000
  - c) Legal Expense 2,500
- Tamarack Lake Boardwalk in public right-of-ways **\$200,000**
  - a) Construction walkway 180,000
  - b) C/E costs 17,500
  - c) Legal fees 2,500
- Promote and conduct Lake and shoreline cleanup **\$20,000**
- Public Dock / Pier **\$50,000**
  - a) construction of dock north of parking lot 37,500
  - b) C/E costs 10,000
  - c) Legal expense 2,500

8. Commercial Business and Building Development.

- Incentives and seed funding for building improvements **\$100,000**

<ul style="list-style-type: none"> <li>• Professional Consulting</li> </ul>	<b>\$25,000</b>
<b>9. <u>Industrial Development.</u></b>	
<ul style="list-style-type: none"> <li>• Assist with development and planning of industrial area.</li> </ul>	<b>\$200,000</b>
<b>10. <u>Snow Removal Equipment</u></b>	
<ul style="list-style-type: none"> <li>• Snow removal equipment for DDA Sidewalks</li> </ul>	<b>\$35,000</b>
<b>11. <u>Town Clock, Message Board</u></b>	
<ul style="list-style-type: none"> <li>• Town Clock, message board</li> </ul>	<b>\$35,000</b>
<b>12. <u>Public Alert and Emergency Siren</u></b>	
<ul style="list-style-type: none"> <li>• Public alert, Emergency Siren</li> </ul>	<b>\$10,000</b>
<b>13. <u>Five to Ten Year Development Plan For The DDA District.</u></b>	
<ul style="list-style-type: none"> <li>a) Planning Consultant</li> </ul>	15,000
<ul style="list-style-type: none"> <li>b) Legal / CE consulting</li> </ul>	10,000

Financing for the Year 2000 Development Plan Projects will come from the following potential sources:

- Bond Proceeds
- Future Tax Increment Revenues
- Interest on Investments
- Moneys borrowed from the issuance of revenue bonds
- Donations received by the Authority
- Proceeds from any property, building or facility owned, leased, licensed, operated or sold by the Authority
- Grant funds and low interest loans obtained from State and Federal Agencies
- Grant funds received from Foundations
- Proceeds from a special assessment district created as provided by law
- Special event fund raising
- Moneys obtained from other sources approved by the Lakeview Village Council

The proceeds to be received from tax increment revenues in the development area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.”

Section 4. Section II, J of the Original Plan, regarding persons to whom all or a portion of the development is to be leased, sold, or conveyed in any way is amended to add the following language with respect to the Year 2000 Amendments:



“The Year 2000 Amendments include work to prepare certain properties for development. When these properties are prepared for development, they may be sold. Potential future purchasers have not been identified at this time. A future purchaser would be chosen by the Village or the DDA according to its procedures for the sale of property.”

Section 5. Section III, B, regarding the maximum amount of bonded indebtedness pursuant to Section 14(2) of the DDA Act is amended to read in its entirety as follows:

“B. The maximum amount of bonded indebtedness to be incurred.  
Section 14(2).

The maximum amount of bonded indebtedness to be incurred under this Tax Increment Financing Plan shall be \$7,500,000. Bonds issued under this Tax Increment Financing Plan may be issued in any form authorized under the DDA Act.

Section 6. Section III, C of the Original Plan, regarding the duration of the program pursuant to Section 14(2) of the DDA Act is amended to read in its entirety as follows:

“C. The duration of the program. Section 14(2).

The Plan will remain in effect to the end of fiscal year 2031. Except as the same may be modified from time to time by the Village Council of the Village of Lakeview in accordance with the procedures required by the DDA Act. However, if repayment of any bonds issued by the Authority has not been completed by 2031, the Plan will be extended until the bonds have been retired.

The Village may abolish this Plan when it finds that the purposes for which this Plan was approved have been accomplished, but not before the principal and interest owing on any bonds which are outstanding has been paid in full, or funds sufficient for such payment have been segregated.”

Section 6. Section III, E of the Original Plan, regarding the impact of tax increment financing on the assessed values of the various taxing jurisdictions, is amended to add the following language with respect to the Year 2000 Amendments:

“The tax increment revenues will continue to be collected by the DDA from the Development Area for the extended term of the Plan from the various taxing jurisdictions. Accordingly, these taxing jurisdictions will not receive tax revenues attributable to appreciation of property values in the Development Area.”

EXHIBIT A

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

BEGINNING ON THE SECTION LINE COMMON TO SECTION 15 AND SECTION 16, T12N, R8W, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN, AT THE SOUTHERLY SHORE OF TAMARACK LAKE; THENCE SOUTH ALONG THE SECTION LINE TO THE NORTH 1/8 LINE OF SECTION 16; THENCE WEST ALONG THE NORTH 1/8 LINE OF SECTION 16 TO THE WEST LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF LINCOLN AVENUE TO A POINT 330 FEET NORTH OF THE EAST-WEST LINE ¼ LINE OF SECTION 16; THENCE WEST 552.75 FEET; THENCE SOUTH 132 FEET; THENCE WEST 519.75 FEET; THENCE NORTH ALONG THE EAST 1/8 LINE TO THE SOUTH 1/8 LINE OF SECTION 16; THENCE NORTHWESTERLY TO A POINT OF THE SOUTHEASTERLY LINE OF ELEVENTH STREET WHERE THE SAME IS INTERSECTED BY THE SOUTHEASTERLY LINE OF PEARL STREET; THENCE NORTHEASTERLY 33 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ELEVENTH STREET; THENCE NORTHWESTERLY ALONG THE CENTER OF PEARL STREET TO THE NORTH RIGHT-OF-WAY OF TENTH STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF TENTH STREET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 50 OF FRENCH'S THIRD ADDITION, THENCE ALONG THE NORTH LINE OF BLOCK 50 TO THE CENTERLINE OF EXISTING EIGHT STREET; THENCE NORTHEASTERLY ALONG EIGHTH STREET TO THE CENTERLINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF LINCOLN AVENUE TO THE CENTERLINE OF FIFTH AVENUE; THENCE SOUTHEASTERLY ALONG FIFTH AVENUE TO THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON AVENUE TO THE CENTERLINE OF EDGAR AVENUE; THENCE NORTH ALONG THE CENTERLINE OF EDGAR AVENUE TO A POINT DUE WEST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 17, PLAT OF FRENCH'S FIRST ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOT 6 TO THE CENTERLINE OF LINCOLN AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF LINCOLN AVENUE TO TAMARACK CREEK; THENCE EASTERLY ALONG TAMARACK CREEK TO TAMARACK LAKE; THENCE SOUTHEASTERLY ALONG THE SHORE OF TAMARACK LAKE TO THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 6, PLAT OF THE VILLAGE OF LAKEVIEW; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 2, BLOCK 41, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY OF LINCOLN AVENUE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 44, OF SAID PLAT; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 4, BLOCK 44; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 44 OF SAID LOT; THENCE NORTHWESTERLY ALONG THE EAST LINE OF LOT 9, BLOCK 44 OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE EAST LINE OF LOT 9 TO THE SOUTHERLY (VACATED) RIGHT-OF-WAY OF RICHARDSON AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST RIGHT-OF-WAY OF NINTH STREET; THENCE NORTHEASTERLY ALONG THE WEST RIGHT-OF-WAY OF NINTH STREET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 42, FRENCH'S THIRD ADDITION TO THE VILLAGE OF LAKEVIEW; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 42 PF SAID PLAT; THENCE NORTHEASTERLY ALONG THE LOT LINES OF TAMARACK LAKE;

THENCE SOUTHERLY ALONG THE SHORE TO TAMARACK LAKE TO THE POINT OF BEGINNING, VILLAGE OF LAKEVIEW, MONTCALM COUNTY, MICHIGAN.

EXHIBIT B

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

PARCEL #1:

THAT PART OF SE ¼ OF NE ¼, DES AS BEG AT A POINT E SEC LINE OF SEC 16, 712.06 FT, MEASURED N 00 DEG 38' E ALONG E SEC LINE, FROM E ¼ POSX; TH S 84 DEG 55' W, 450.23 FT TO A POINT ON CENTERLINE OF LAKEVIEW ROAD (66 FT WIDE) TH N 33 DEG W 775.46 FT ALONG CENTERLINE OF LAKEVIEW RD; TH S 89 DEG 22' E 876.50 FT; THE S 00 DEG 38' 2, ALONG E SEC LINE 601.04 FT TO POINT OF BEG.

PARCEL #2

THAT PART OF SE ¼ OF NE ¼ COM 415.7 FT N & 4.7 FT E ¼ POST OF SECS 15 7 16; N 230.1 FT; S 84 DEG 57' W 410 FT TO CENTERLINE OF ROAD; TH SELY ALONG CENTERLINE OF ROAD 250 FT; N 86 DEG 50' E 268.8 FT TO SEC 16, T12N, R8W

PARCEL #3

THAT PART OF SE ¼ OF NE ¼ DES AS BEG AT ¼ COR OF SECS 15&16, TH N 33 DEG 50' E ALONG C/L OF A COUNTY DRAIN, 229.59 FT; TH S 155.86; TH S 86 DEG 30' W 130.47 FT TO CENTER OF SAID HIGHWAY; TH N 33 DEG SECS 15&16, T12N, R8W

PARCEL #4

N 50 FT OF THE FOLLOWING; THAT PART OF SE ¼ OF NE ¼ COM 415.7 FT N & 4.7 FT E OF ¼ POST OF SECS 15&16; TH N 230.1 FT; S 84 DEG 57' W 410 FT TO 86 DEG 50' E 268.8 FT TO P OF BEG, SEC 16, T12N, R8W.

PARCEL #5

THAT PART OF THE SE ¼ OF NE ¼ COM 645.8 FT N OF SE COR OF SE ¼ OF NE ¼, TH N 66.66 FT, S 84 DEG 55' W 450.23 FT TO C/L OF LAKEVIEW RD, TH S 33 DEG E SEC 16, T12N, R8W

PARCEL #6

PART OF NE ¼ BEG ON N LINE OF M-46 300 FT W FROM E ¼ COR TH W 510.2 FT, N 330 FT, E 550 FT TO WLY LINE OF LINCOLN RD THE SELY ALNG SD WLY LINE TO A PT N 33 DEG 18' W 200 FT FROM E ¼ COR TH SWLY TO POB, SEC 16, T12N, R8W

EXHIBIT C

LEGAL DESCRIPTION OF LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY:

PARCEL #7

CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN; THAT PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ SECTION 16, IN T12N, R8W, DESCRIBED AS BEGINNING AT A POINT 645.8 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE NORTH OF SECTION LINE 66.26 FEET TO A POINT 712.06 FEET NORTH OF THE SOUTH EAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼, THENCE SOUTH 84 DEG 29'25" WEST, 450.23 FEET TO THE CENTERLINE OF LAKEVIEW ROAD; THENCE SOUTHERLY ALONG CENTER OF SAID ROAD TO A POINT MEASURED SOUTH 84 DEG 29' 25" WEST, 410 FEET FROM THE PLACE OF BEGINNING, THENCE NORTH 84 DEG 29'25" EAST, 410 FEET TO THE PLACE OF BEGINNING, AND THE SOUTH ½ OF NORTHWEST ¼ OF SECTION 15, T12N, R8W, EXCEPT BEGINNING AT THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE EAST AND WEST ¼ LINE, 887.5 FEET; THENCE NORTH 0 DEG 14' WEST, 495.4 FEET; THENCE SOUTH 86 DEG 50' WEST 174.10 FEET; THENCE NORTH 0 DEG 14' WEST, 150 FEET; THENCE SOUTH 86 DEG 47' 30" WEST, 440 FEET; THENCE SOUTH 2 DEG 10' WEST 150 FEET; THENCE SOUTH 86 DEG 50' WEST, TO THE WEST LINE OF SAID SECTION 15; THENCE SOUTH ON WEST LINE OF SAID SECTION TO THE PLACE OF BEGINNING, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN. EXCEPT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 15, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST ¼ CORNER OF SECTION 15, THENCE SOUTH 88 DEG 00'00" EAST, 2038.83 FEET ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE NORTH 02 DEG 00'00" EAST, 350.00 FEET; THENCE NORTH 88 DEG 00'00" WEST, 125.00 FEET; THENCE NORTH 02 DEG 00'00" EAST, 300.00 FEET; THENCE SOUTH 88 DEG 00'00" EAST, 300.00 FEET; THENCE SOUTH 02 DEG 00'00" WEST, 300.00 FEET; THENCE NORTH 88 DEG 00'00" WEST, 125.00 FEET; THENCE SOUTH 02 DEG 00'00" WEST, 350.00 FEET THE EAST-WEST ¼ LINE OF SAID SECTION 15; THENCE NORTH 88 DEG 00'00" WEST, 50.00 FEET ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING. ALSO EXCEPTING A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 15 AND THE NORTHEAST ¼ OF SECTION 16, T12N, R8W, CATO TOWNSHIP, MONTCALM COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE WEST ¼ CORNER OF SECTION 15, THENCE NORTH 33 DEG 33' 10" WEST ALONG THE CENTERLINE OF LAKEVIEW ROAD 298.19 FEET, THENCE NORTH 86 DEG 16' 50" EAST 130.47 FEET, THENCE NORTH 00 DEG 11' 12" WEST 155.33 FEET (RECORDED AS 155.86 FEET), THENCE NORTH 18 DEG 36' 10" EAST 113.17 FEET TO A POINT ON THE SECTION LINE, THENCE SOUTH 87 DEG 05' 02" EAST 274.40 FEET. THENCE SOUTH 02 DEG 54' 58" WEST 513.96 FEET TO A POINT ON THE EAST-WEST ¼ LINE,

THENCE NORTH 88 DEG 13' 45" WEST ALONG THE EAST-WEST  $\frac{1}{4}$  LINE 249.00 FEET TO THE POINT OF BEGINNING.