

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY

January 19, 2023 Meeting - Communication

To: DDA Members and Staff
From: Dan King
Date: January 12, 2023
Subject: Information Regarding January 19, 2023 Meeting of DDA

The next meeting of the Hastings DDA is scheduled for **8:00 a.m.** on **Thursday January 19th** in the Council Chambers, second floor of City Hall.

5. Financial Statement and Budget Review

Budget data has been updated through December 31, 2022. The Clerk/Treasurer's Department will be transferring the DDA tax capture in the coming weeks. The approved expenditure for the parking lot resurfacing is reflected in the budget data.

6. Façade and BEIG Update

The façade grant and BEIG loan spreadsheet have been updated through December 31, 2022.

9. New Business

- A. The DDA will conduct the annual election of officers. The current slate is Patty Woods – Chair, Deb Hatfield – Vice Chair, and Deb Button – Secretary.
- B. Staff has been working on amendments to the DDA Development and TIF plans. As you recall, the current plan expires on August 31, 2025. The purpose for amending the current plans are to extend the maturity date to allow for the issuance of bonds to fund the streetscape project. The draft plans are included in the packet for review and discussion.
- C. Maiya Merrick has prepared a memo for publication expenditures that is included in the packet.
- D. B-2 Outlets at 760 W. State Street has completed the façade improvements and the grant reimbursement has been initiated.

Please let us know if you are unable to attend the meeting. See you next Thursday!

Dan

HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY AGENDA

Meeting Thursday January 19, 2023

MEETING AT CITY HALL

1. Call to Order/ Roll Call. (Meeting starts at 8:00 a.m.)
2. Pledge to the Flag
3. Approval/Additions/Deletions to Agenda
4. Approval of Minutes – Review Minutes from the November 17, 2022 Meeting
5. Receive Financial Statements & Budget Review
6. Façade and BEIG update
7. Open Public Discussion and Comments
8. Old Business: None
9. New Business
 - A. Annual Election of Officers
 - B. Review DDA Development and TIF Plan Amendments
 - C. Review and Consider Publication Expenditures
 - D. Façade Grant Reimbursement for 760 W. State St/B2 Outlets
10. DDA member comments
11. Open Public Discussion and Comments
12. Adjourn

City of Hastings
Downtown Development Authority
DRAFT Meeting Minutes
November 17, 2022

1. Meeting Call to Order and Roll Call—

The meeting was called to order at 8:03 a.m. by Woods

Roll Call –

Present: Albrecht, Baker, Bolthouse, Button, Hatfield, Tossava, Wiswell, Woods

Absent:

City Staff and Appointees: King, Merrick, Moyer-Cale, Ponsetto, Tate

Others Present: Nicole Lyke, Carl Schoessel

2. Pledge to the Flag

3. Approval/Additions/Deletions to Agenda –

Motion by Baker, second by Wiswell, to approve the agenda as amended (Deletion of item 9. A., and moving item 9B. up the agenda before Old Business to allow Schoessel to leave after making his request to the DDA Board

Motion by Albrecht, second by Wiswell, to approve the agenda as amended

All ayes, motion carried

4. Approval of Minutes –

Motion by Wiswell, second by Tossava, to approve the minutes of the October 20, 2022, as presented

All ayes, motion carried

5. Financial Statements & Budget for Review –

King said the budget data has been updated through Oct. 31, 2022, and the invoice from SME for light pole base testing has been paid and is reflected in the line-item budget update

6. Façade and BEIG Update-

King said the façade grant spreadsheet was updated through Oct. 31; the facade grant request of \$3,700 from Philip and Teri O’Connell for 205 S. Jefferson St. from October was not added to this month’s report but would be added to the January 2023 report

7. Open Public Comment and Discussion – None

9 B. Review and Consider New Year’s Eve Ball Drop Request- *

Motion by Tossava, second by Hatfield, to approve the request for \$2,000 in support for the annual event

Ayes: Albrecht, Baker, Bolthouse, Button, Hatfield, Tossava, Wiswell, Woods

Nays:

Absent:

All ayes, motion carried

8. Old Business-

A. Barry County Chamber of Commerce Placer Discussion-

Nicole Lyke from the Barry County Chamber opened a discussion and answered questions about the agency’s Placer software and how it can be used by municipalities, businesses, and other organizations to gather and analyze variety of data that could provide beneficial in determining consumer habits, foot traffic, event attendance and more

B. Review and Consider Staff to Move Forward with Streetscape Design Plan-

Moyer-Cale, King, and Tate presented information about the Streetscape Design Plan and answered questions from the DDA Board. Moyer-Cale asked the Board to consider the approval of three motions so the streetscape plan design plan could move forward: Approve the design concept; approve the proposal from SMC; and approve a motion directing staff to update the DDA Plan

Motion by Hatfield, second by Tossava, to approve the streetscape design concept

Voice vote 6 -2, motion carried

Motion by Hatfield, second by Button, to approve the Streetscape Design Plan from MCSA for a cost of \$2,609, 679.94

Ayes: Albrecht, Baker, Bolthouse, Button, Hatfield, Tossava, Woods

Nays: Wiswell
Absent:

Motion carried

Motion by Hatfield, second by Baker, to direct City Staff to update DDA Plan

All ayes, motion carried

9. New Business

A. Review and Consider Jingle and Mingle Request- Removed from agenda

B. Review and Consider New Year's Eve Ball Drop Request- moved forward in the agenda*

C. Establish Meeting Schedule for 2023-

By consensus, 8 :00 a.m. on the third Thursday of each month as the date for DDA meetings in 2023

C. Expenditure Request for Magnetic Calendars in the Amount of \$709

Motion by Wiswell, second by Baker, to approve the request

Ayes: Albrecht, Baker, Bolthouse, Hatfield, Tossava, Wiswell, Woods

Nays:

Absent: Button

All ayes, motion carried

9. DDA Member Comment –

Woods asked why business owners with private parking spots behind downtown businesses were not asked if they would like to have their spots paved as part of the recently completed parking lot improvement; discussed giving them the opportunity when contractor returns to finish punch list

Tossava said that Schaal had submitted his letter of resignation from the DDA Board because he was no longer a downtown business owner; Tossava said he would appoint someone to the vacant seat after the first of the year

The board discussed downtown snow removal

11. Open Public Comment and Discussion –

12. Adjournment

Motion by Albrecht, second by Bolthouse, to adjourn

All ayes, motion carried

Meeting adjourned at 10:03 a.m.

Patty Woods, Chair

Deb Button, Secretary

Prepared by: Sandra Ponsetto, City of Hastings

DDA Budget 2022/2023 January 11, 2023 Update (thru 12.31.22)					
Account Number	Title	Budget	Year to Date	Projected	Recommended 2022/2023
248.100.404.000	Tax Capture	\$ 656,000			\$ 656,000
248.100.573.000	LCSA Appropriation	\$ 40,000	\$ 60,282	\$ 60,282	\$ 40,000
248.100.642.000	Sculpture Sales	\$ 5,000	\$ 500		\$ 5,000
248.100.642.010	Advertising Sales	\$ -	\$ -	\$ -	
248.100.648.000	Application Fees	\$ 1,000	\$ 580		\$ 1,000
248.100.654.000	Electrical Vehicle Station	\$ 175	\$ 198		\$ 175
248.100.665.000	Interest Earned	\$ 25	\$ 3,584		\$ 25
248.100.672.000	Other Revenue				
248.100.674.000	Private Contributions or Donations		\$ -	\$ -	
248.100.675.000	Sponsorships	\$ 1,000			\$ 1,000
Total Revenue		\$ 703,200	\$ 65,144	\$ 60,282	\$ 703,200
248.728.756.000	Repair and Maintenance Supplies				
248.728.772.000	Promotion Supplies	\$ 2,000	\$ 393		\$ 2,000
248.728.803.000	Administrative Services	\$ 35,000			\$ 35,000
248.728.806.000	Legal Services	\$ 3,500			\$ 3,500
248.728.807.000	Planning Services	\$ 10,000	\$ 2,000		\$ 10,000
248.728.861.000	Transportation (Milage)	\$ 100			\$ 100
248.728.872.000	Parking SAD	\$ 15,962			\$ 15,962
248.728.879.000	Website	\$ 1,500			\$ 1,500
248.728.882.000	Advertising - Social Media	\$ 13,000	\$ 7,179		\$ 13,000
248.728.883.000	Advertising - Print	\$ 5,000			\$ 5,000
	Michigan Trails Magazine	\$ 736	\$ 812		\$ 736
	Hastings Reminder - Holiday	\$ 2,000	\$ 877		\$ 2,000
	Battle Creek Shopper - Holiday	\$ 750	\$ 439		\$ 750
	Lowell's Buyers Guide - Holiday	\$ 130			\$ 130
	J-Ad Summer Fun Guide	\$ 475			\$ 475
248.728.884.000	Billboards	\$ 9,000	\$ 4,500		\$ 9,000
248.728.885.000	Advertising-Radio	\$ 2,000	\$ 1,326		\$ 2,000
248.728.886.000	Videography	\$ 6,000			\$ 6,000
248.728.887.000	Speakers/Performers				
248.728.891.000	Licenses and Fees	\$ 250			\$ 250
248.728.900.000	Printing and Publishing	\$ 5,900			\$ 5,900
	J-Ad Dine and Shop Brochures	\$ 700			\$ 700
	J-Ad (Event Schedules)	\$ 300			\$ 300
	J-Ad (Roubaix Booklets)	\$ 2,700			\$ 2,700
	J-Ad (Farmers Market Brochures)	\$ 1,300			\$ 1,300
	Progressive Graphics Mag. Calendar	\$ 650	\$ 17		\$ 650
	Progressive Graphics Rack Cards	\$ 500			\$ 500
	J-Ad (Downtown Parking Brochures)	\$ 250			\$ 250
	J-Ad RFP-Snow Removal Publishing		\$ 112		
248.728.902.000	Newsletter	\$ 2,000			\$ 2,000
248.728.906.000	Promotions/Marketing	\$ 1,000	\$ 147		\$ 1,000
248.728.907.000	Sponsorship and Donations	\$ 14,575			\$ 14,575
	Chamber of Commerce	\$ 2,000			\$ 2,000
	Summerfest	\$ 1,000			\$ 1,000
	Jingle and Mingle	\$ 2,900	\$ 2,900		\$ 2,900

Account Number	Title	Budget	Year to Date	Projected	Recommended 2022/2023
	Ball Drop	\$ 2,000	\$ 2,000		\$ 2,000
	Farmer's Market	\$ 1,500			\$ 1,500
	Gus Macker				
	Barry Roubaix	\$ 2,000			\$ 2,000
	Barry Community Foundation	\$ 3,000			\$ 3,000
248.728.911.000	Conferences/Trainings	\$ 1,450			\$ 1,450
	MFEA	\$ 295		\$ -	\$ 295
	Boyne USA	\$ 333		\$ -	\$ 333
	Other Training	\$ 800			\$ 800
248.728.912.000	Meetings	\$ 100	\$ 50		\$ 100
248.728.915.000	Membership Dues	\$ 600			\$ 600
	West Michigan Tourist Assoc.	\$ 270	\$ 284		\$ 270
	MI Festivals and Events	\$ 250			\$ 250
248.728.918.000	Water/Sewer		\$ 8,087		
248.728.920.000	Electric		\$ 262		
248.728.926.000	Property Taxes	\$ -			\$ -
248.728.929.000	Ground Repair and Maintenance		\$ 14		
248.728.929.010	Snow Plowing and Removal	\$ 20,000			\$ 20,000
248.728.930.000	Repair and Maintenance	\$ 100			\$ 100
248.728.940.000	Equipment Fund Rental		\$ 1,879		
248.728.946.000	Engineering (SME) Light Pole Inspect.		\$ 19,800		
248.728.974.000	Land Improvements (Depreciable)	\$ 174,450			\$ 174,450
	Doornbos - Signs -Plaza/Welcome				
	Tree Grates/Vaults Repair				
	Parking Lot Imp/Paving	\$ 174,450	\$ 55,778		\$ 174,450
	Fencing/Screening				
	Lighting conduit/Switching and Panels				
	Wayfinding				
	Downtown Street Short Pole Globes				
	Street Light Painting				
	Consort 6 Banner Flags				
248.728.974.010	Land Improvements (Non-Dep)				
	Lighting and Bollards				
	Lighting- Paint				
	Sculpture Purchase				
	Spray Plaza Maintenance				
248.728.978.010	Technology - Non Depreciable				
248.728.986.000	Sculpture Rehab				
248.728.991.000	Façade Improvement Grants	\$ 50,000	\$ 13,910		\$ 50,000
Total Expenditures		\$ 373,487	\$ 122,653	\$ -	\$ 373,487
248.728.905.000	Transfer to Other Governments	\$ 256,320			\$ 256,320
	Administration	\$ 197,225			\$ 197,225
	Spray Plaza Security (EPS)	\$ 1,400			\$ 1,400
	MSI	\$ 21,600			\$ 21,600
	Speakers and Performers (Buskers)	\$ 1,000			\$ 1,000
	J-Ad - Hastings Live	\$ 5,000			\$ 5,000
	J-Ad - Sculpture Tour Booklets	\$ 1,500			\$ 1,500
	J-Ad Park Booklets	\$ 700			\$ 700
	TAC Sponsorship	\$ 5,925			\$ 5,925
	Water and Sewer - Spray Plaza	\$ 9,900			\$ 9,900
Total Transfers		\$ 256,320	\$ -	\$ -	\$ 256,320

Account Number	Title	Budget	Year to Date	Projected	Recommended 2022/2023
Total	Expenditures and Transfers	\$ 629,807	\$ 122,653	\$ -	\$ 629,807
Total Revenue		\$ 703,200	\$ 65,144	\$ 60,282	\$ 703,200
Total Expenditure and Transfers		\$ 629,807	\$ 122,653	\$ -	\$ 629,807
Total Net Position		\$ 73,393	(\$57,509)	\$ 60,282	\$ 73,393
Beginning Fund Balance		\$ 239,556	\$ 487,444	\$ 291,791	\$ 487,444
Ending Fund Balance		\$ 312,949	\$429,935	\$ 352,073	\$ 560,837

Façade Improvement Grant 2022/2023 Budget**\$50,000.00**

January 11, 2023

Paid FY 2022/23 To Date (12/31)

228 N. Jefferson Street - Nathan Winick Hastings Riverwalk Café	7/26/2022	\$5,000.00
135 E. State Street - Ortwein International	9/21/2022	\$3,910.00
109 E. State Street - Tim and Tracey Baker - At Home Real Estate	10/17/2022	\$5,000.00

TOTAL DISBURSED

\$13,910.00***Façade Grants Pledged for the 2022/2023 FY Budget***

110 W. State Street (Front Façade) - Tom Kramer	11/21/2019	\$5,000.00
112 E. Court Street - Donna and David Kensington - Razors Edge	7/15/2021	\$5,000.00
150/152 W. State Street (Phase II) - Seasonal Grille	1/20/2022	\$4,500.00
107 E. State Street - Tim and Tracy Baker - At Home Real Estate	6/16/2022	\$5,000.00
760 W. State Street, Suite C - B2 Outlets	9/16/2022	\$10,000.00
205 S. Jefferson Street - Terri and Philip O'Connell - Gallery Suites	10/20/2022	\$3,847.50

TOTAL PLEDGED

\$33,347.50***Architectural Renderings Pledged for the 2022/2023 FY Budget***

110 W. State Street (Front Façade) - Tom Kramer	11/21/2019	\$500.00
760 W. State Street, Suite C - B2 Outlets	9/16/2022	\$1,000.00

TOTAL PLEDGED FOR ARCHITECTURAL

\$1,500.00**Total Approved 2022/2023 Budget****\$50,000.00****Total Approved and Disbursed 2022/2023 Projects****\$48,757.50**

Available

\$1,242.50

BEIG LOAN TOTAL BUDGET	\$100,000.00
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109 and 111 E. State Street - Barlow Florist #1	\$1,874.73
109 and 111 E. State Street - Barlow Florist #2	\$5,714.20
125 S. Jefferson Street - Jacinto	\$7,261.85
124 E. State Street - Leonard	\$5,645.15

<i>Total BEIG Loans Outstanding as of December 31, 2022</i>	\$20,495.93
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BEIG Loans Committed and Not Funded

TOTAL	\$0.00
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Total Approved 2022/2023 Budget	\$100,000.00
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Total Outstanding and Approved Projects 2022/2023 Budget	\$20,495.93
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Available for Loan Commitments	\$79,504.07
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Downtown Development and Financial Plan

prepared by the
Downtown Development Authority

Approved by the
**City of Hastings
City Council**

April 28, 1986

First Amendment Adopted: April 24, 1989
Second Amendment Adopted: August 12, 1991
Third Amendment Adopted: May 21, 2001
Fourth Amendment Adopted: May 27, 2008

City of Hastings
211 East State Street
Hastings, Michigan 49058

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Downtown Development Authority Development and Financing Plan City of Hastings, Michigan

PART I INTRODUCTION

A. Purpose of Downtown Authority Act.

This plan has been developed under the provisions of Act 197 of Public Acts of 1975 of the State of Michigan, as amended, also known as the Downtown Development Authority Act (Act). A copy of this act and the amendments thereto are set forth in Exhibit 1. The Act was developed to assist units of Government in their encouragement of historic preservation; in the correction, elimination and prevention of blight and deterioration in the business districts; to encourage and promote economic development, growth and revitalization; to make provision for the acquisition and disposition of personal and real property; to authorize the creation of an authority; to authorize the levy and collection of taxes; to authorize the issuance of bonds and the use of tax increment financing (TIF); to provide for a development plan that sets forth specific Downtown Development objectives/activities, as described in a locally adopted developed plan for older or traditional central business districts of Michigan municipalities.

The Act was intended to assist municipalities in reversing historic trends which have led to loss of population, jobs and businesses. The act seeks to improve the quality of urban life by attacking problems of urban decline where they are more apparent, in the downtown districts of our urban communities.

The Act seeks to accomplish its goals by providing our municipalities with the necessary legal, monetary and organizational tools to revitalize downtown districts through publicly initiated projects undertaken cooperatively with privately initiated projects.

The way in which a downtown development authority makes use of the tools made available depends on the problems and priorities of each community. This development plan has been developed within the purposes of the Act; and the problems and priorities as perceived by the Hastings Downtown Development Authority (DDA) and as submitted for the approval of the Hastings City Council.

B. Creation of the Hastings Downtown Development Authority and the Hastings Downtown Development District.

On November 11, 1985, the City Council of the City of Hastings held a public hearing regarding the establishment of a DDA and the boundaries of the DDA development

district. On December 9, 1985, the City Council adopted Ordinance No. 195 which created the DDA. A copy of Ordinance No. 195 is inserted as Exhibit 2. The City Council also designated the boundaries of the downtown development district within which the DDA may work. These boundaries of the downtown development district are shown on Map A and a legal description can be found in Exhibit 3. On December 23, 1985 the Hastings City Council approved the appointment of the DDA Board of Directors. On January 15, 1986, the Secretary of State was notified of the passage of the Ordinance (Exhibit 5).

On January 9, 1989, the Hastings City Council considered and adopted a resolution of intent to consider an amendment to Ordinance 195 to expand the DDA District. That resolution set a hearing date and that hearing was held on February 13, 1989. Following the hearing, the City Council adopted Ordinance 218 to expand the DDA District. Exhibit 2A is a copy of Ordinance No. 218 and the legal description of the expanded district may be found in Exhibit 3A.

A Public Hearing on the original plan was held on March 24, 1985, (see Exhibit 4) and on that date the City Council adopted the plan (Exhibit 14). A Public Hearing was held to consider the first amendment to this plan on April 24, 1989 (see Exhibit 4A) and the City Council adopted the first amendment on that date (see Exhibit 14A).

A Public Hearing was held to consider the second amendment on August 12, 1991 and that amendment was adopted on that date (see Exhibit 14A).

On February 26, 2001, the Hastings City Council held a public hearing to consider an amendment of Ordinance No. 195 to expand the development District and enable the DDA to consider potential improvements in that area. Ordinance No. 195 was amended following that hearing and the Office of the Secretary of State was advised of the amendment. Since the expanded District was determined to include more than one hundred residents and the probable boundaries of the Development Area would also include more than one hundred residents, on February 5, 2001, the City Council established a Citizens Advisory Committee (in other words the Development Area Citizens Council, as the entity is described in the Act) to advise the DDA Board of Directors.

On May 7, 2001, the City Council held a hearing on the third amendment to the Development and Financing Plan, including an extension of the term of existence of the Plan, an expansion of the Development Area and additional project proposals as recommended by the DDA Board of Directors. Following that hearing, this amended Development and Financing Plan was adopted on May 21, 2001.

On March 24, 2008, the Hastings City Council held a public hearing to consider a fourth amendment to Ordinance No. 195 to extend the Development District to facilitate downtown improvements to a broader area. The public was welcome to comment on

the amendment to Ordinance No. 195 and following the hearing, the amendment was adopted, and the Secretary of State was informed of the amendment. The Citizens Advisory Committee was convened in response to the amendment to ordinance.

C. Activities of the Hastings Downtown Development Authority.

The first meeting of the DDA was held on January 18, 1986. Regular open meetings were later established by the DDA. On January 28, 1986, the DDA approved their By-laws and recommended them to the City Council. Also, on January 28, 1986 the Officers of the DDA were elected. The DDA selected its development area, as shown on Map A and Exhibit 3 and later expanded it as shown on Exhibit 3A.

On January 28, 1986, the DDA designated the first public projects for the DDA development area (see Map B and Paragraph II, D, E, and F). On March 7, 1989, the DDA selected additional projects for inclusion in the first amendment,

On February 11, 1986, the City Assessor presented data on assessments establishing a base using December 31, 1984. The City Assessor also presented data on captured value and the "tax increment" projected to be available in the development area. Further information was provided by the City Assessor relative to the expanded area on February 13, 1989.

On February 18, 1986, the DDA met to consider the need for additional projects within the development area. A draft amendment to this plan was considered on June 5, 1991, including the addition of several projects. On June 26, 1991, the DDA adopted the second amendment to this plan and recommended its approval to the Hastings City Council.

In the fall of 2000, the DDA Board of Directors began a series of meetings to consider the progress made to date in implementing the planned projects and in achieving its objectives. The DDA Board decided to proceed with a comprehensive amendment of the existing plan, including an expansion of the Development Area, additional projects and an extension of the term of existence of the DDA. On January 11, 2001, the DDA Board adopted a resolution recommending to the City Council that the Development District be expanded to include areas to the south and north of the current development area, and that a Citizens District Council be established to advise the DDA Board. The DDA continued deliberations and on March 15, 2001, following the recommendation of the Citizens District Council, the DDA Board adopted a resolution recommending the third amendment to this Development and Financing Plan to the City Council.

Similar to the activities commenced in the fall of 2000, in late 2007, the DDA Board of Directors began discussion on development projects that would further the objectives of the Act and of this Development and Financing Plan. After consultation with the Citizens Advisory Committee and much deliberation, the DDA Board adopted a

resolution recommending that the Hastings City Council approve the fourth amendment to this Plan on March 27, 2008.

D. Legal Basis for the Hastings Downtown Development Area.

The adoption of the Act provides the legal mechanism for local officials to address the need for economic development in their central business district. The Hastings Downtown Development Area shown on Map 4 and Exhibit 3 and 3C, is the area designated by the DDA for implementing development activities and tax increment financing procedures as set forth in the Act. For purposes of designating development areas and for establishing a tax increment financing plan, the Act refers to a “downtown district” as being in a business district which is specifically designated by ordinance of the governing body of the municipality and which is zoned and used principally for business.

The Act further defines a “development area” as meaning “an area which a development plan is applicable”. For purposes of financing activities of an authority within a development area, tax increment plans may be established. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a development area of the downtown district.

Hastings’ Development Area, being located wholly within each of the above defined districts, clearly meets this requirement. The legal basis of support for the Development Plan and the Tax Increment Financing Plan are identified in the Act.

E. Basis of Authority’s Determination for the Hastings Development Area.

The development area as recommended by the Hastings Downtown Development Authority was developed after careful study and is based on the belief of the DDA that any successful efforts of the City of Hastings to revitalize its business district will rely heavily on the willingness, capability and timeliness of its municipal structure to encourage, initiate, propose, and participate in the development of new and renovated private and public uses and projects that will bring about physical improvement to businesses; create new jobs; retain businesses; attract new business; and increase the City’s tax base.

The DDA has identified certain priority downtown improvement needs that require their attention, participation, support, involvement and encouragement and it is these priorities that this plan will address and toward which it is directed. These downtown needs may include activities to:

Improve: Drainage, traffic, circulation, visibility, parking, aesthetics, and public facilities.

Install: Landscaping, street surfacing, signage, parking, pedestrian areas, street lighting, trees and other plantings, curbs and gutters, street improvements, and creek tubing.

Remove: Incompatible uses and facilities.

Redevelop: New and existing commercial and residential facilities.

Develop: New facilities.

Retain: Existing businesses and support their expansion and commercial success.

Strengthen: Downtown neighborhoods to support a harmonious relationship between commercial and residential areas.

F. Purpose of Tax Increment Financing Plan for the Hastings Downtown Development Area.

The purpose of the Tax Increment Financing and Development Plan for the development area is to provide the legal authority and procedure for the public financial participation necessary to assist the DDA in accomplishing a number of prerequisite development activities.

The Tax Increment Financing Plan outlines financing for the following activities, as applicable:

- 1.) Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceedings (if necessary), payment for real and personal property acquisitions;
- 2.) Relocation assistance payments and compensation payments to displaced businesses and individuals;
- 3.) Demolition and clearance of selected properties and buildings;
- 4.) Street vacation and removal work;
- 5.) Street reconstruction and improvement including utility relocation and replacement;
- 6.) Public parking, open space and streetscape improvement work;
- 7.) Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate other public facilities and buildings that in

the opinion of the Authority's Board, aid in the economic growth of the Downtown District.

- 8.) Administrative costs associated with carrying out the Development and Financing Plan.

PART II DEVELOPMENT PLAN

A. Boundaries of the Hastings Downtown Development Area

- 1.) The boundaries of the DDA development area have been set. See Map A, Exhibit 3, Exhibit 3A, Exhibit 3B, and Exhibit 3C.
- 2.) Legal descriptions of the boundaries of the Hastings Downtown Development Areas as amended from time to time can be found in Exhibits 3, 3A, and 3B.
- 3.) The Development Area of the DDA, as amended in 2008, is generally bounded by the following.

All that part of sections 17 and 18, Town 3 North, Range 8 West, City of Hastings, Barry County, Michigan described as: BEGINNING at the intersection of the southerly right of way line of W. Center Street and the easterly right of way line of S. Market Street; thence easterly along said southerly right of way line, to the westerly right of way line S. Broadway; thence southerly along said westerly right of way line, to the southerly right of way line of W. Green Street; thence continuing easterly along the southerly right to the centerline of S. Jefferson Street; thence continuing easterly along the southerly right of way line of E. Green Street to the westerly right of way line of S. Michigan Avenue (platted as Creek Street); thence southerly along said westerly right of way line, to the southerly right of way line of E. Grand Street; thence easterly along said southerly right of way line, to the easterly right of way line of S. Hanover Street; thence northerly along said easterly right of way line, to the southerly right of way line of E. Court Street; thence easterly along said southerly right of way line, to the easterly right of way line of S. East Street; thence northerly along said easterly right of way line to the northerly ordinary high water mark of the Thornapple River; thence Northeasterly along said northerly ordinary high water mark, to north-south $\frac{1}{4}$ line of said Section 17; thence northerly along said north-south $\frac{1}{4}$ line to the northeasterly corner of Lot 321 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence westerly along the northerly line said Lot 321 to the northwesterly corner thereof, thence Northerly along the westerly line of Lot 215, Lot 214, and the southerly 91.5 feet of Lot 118 of said Original Plan of the Village (now City), of Hastings, Barry County, Michigan, to the northerly line of the southerly 91.5 feet of said lot 118; thence easterly along said northerly line to the north-south $\frac{1}{4}$ line of said Section 17; thence southeasterly parallel with the northerly line of the Plat of the Butler Addition to the City of Hastings, Barry County, Michigan, to the easterly right of way line of First Street; thence northeasterly along said easterly right of way line

to the northerly right of way line of East State Road; thence westerly along said northerly right of way line, to the westerly right of way line of N. Hanover Street; thence southerly along said westerly right of way line to the northerly right of way line of E. High Street; thence westerly along said northerly right of way line, to the centerline of N. Jefferson Street; thence continuing Westerly along the northerly right of way line of W. High Street, to a point 99 feet easterly of the southwesterly corner of Lot 91 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence northwesterly along the northerly right of way line of said W. High Street to the easterly right of way line of N. Church Street; thence Westerly to the westerly right of way line of said N. Church Street; thence southerly along said westerly right of way to the northerly right of way line of W. High Street; thence westerly along said northerly right of way line, to the northerly ordinary high water mark of the Thornapple River, then northwesterly, westerly, and southwesterly along the northerly ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, of the Plat of Jones & Taffee Addition to the City of Hastings, Barry County, Michigan; thence northwesterly along said northeasterly lot line to the easterly right of way line, to the southerly boundary of the Riverwalk Condominiums, thence westerly along the southerly boundary of the Riverwalk Condominiums, to the westerly line of said Plat of Jones & Taffee Addition; thence northerly along said westerly line, to northwesterly corner thereof; thence westerly along the northerly line of said Section 18, to the north $\frac{1}{4}$ corner of said Section 18, thence southerly along the north-south $\frac{1}{4}$ line of said Section 18, to a point 400 feet northerly of the Penn-Central Railroad right of way; thence, westerly parallel with said Penn Central Railroad right of way, to the westerly right of way of Industrial Park Drive; thence southerly along said westerly right of way line to the northerly right of way line of said Penn Central Railroad right of way; thence westerly along said northerly right of way line, to a line which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Hastings Charter Township; thence southerly along said line, to the northerly right of way line of W. State Street (M-43/M-37); thence westerly along said northerly along said northerly right of way line to the westerly line of said Section 18 which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Rutland Charter Township, thence southerly along said line to the westerly extension of the southerly right of way line of W. Green Street; thence southeasterly, easterly, and northeasterly along said southerly right of way line to the southeasterly extension of the westerly line of Lot 16 of Supervisor Chase's Addition to the City of Hastings, Barry County, Michigan; thence northwesterly, northeasterly, and, northerly along the westerly line of said Lot 16, and the southeasterly extension thereof, to the Center of said Section 18; thence northerly along the north-south $\frac{1}{4}$ line of said Section 18, to

the southerly right of way line of W. Center Street thence Easterly along said southerly right of way line to the place of beginning.

B. Development Plan Objectives

It is the objective of the DDA of the City of Hastings to prepare and implement a development and financing plan focused on the Development Area. The improvement plan will seek to improve the attractiveness, accessibility, and the usability of this area by addressing certain public improvement needs and encouraging and facilitating private sector improvements. The plan will be directed at physical improvements that will improve pedestrian and auto parking and accessibility facilitate retail development, relieve storm drainage problems, provide creek tubing and enhance the visibility and aesthetics of the area.

To accomplish this objective, the DDA expects that it will engage in activities that may:

- 1.) Provide better traffic circulation and visibility by upgrading access and removing incompatible uses;
- 2.) Landscape, pave, and improve parking areas and install curb and gutters to better control traffic flow. Improve the area's aesthetics and increase the number of parking spaces so as improve the ease of patronization;
- 3.) Upgrade and improve signage in the area to increase visibility and to identify parking and pedestrian areas;
- 4.) Install street improvements such as street resurfacing, planting areas, street lighting, curbs and gutters to control traffic speed and to improve the area's appearance.
- 5.) Promote and assist in the development of new and redeveloped facilities;
- 6.) Promote and assist in the redevelopment of existing commercial areas, especially those that might not be compatible with the Development Plan.
- 7.) Sustaining real property values and supporting business in the Downtown District.

C. Location, Character and Extent of Existing Public and Private Land Uses

The total development areas contain approximately 412 acres.

- 1.) Existing public land uses in the Development Area include the following; (for uses and locations see Map B).
 - a. Barry County Governmental Center – Hastings is the County Seat of Barry County.
 - b. ~~Eaton-Barry District Health Department.~~
 - c. Five surface parking lots.

- d. Public street right-of-way totaling approximately 50,000 lineal feet.
- e. Barry County Sheriff's office.
- f. Fish Hatchery Park, Tyden Park, Hastings Public Park/First Ward Park, the Dog Park, Thornapple Plaza, Spray Plaza, and undeveloped City-owned land along the Thornapple River.
- g. Barry County Transit Authority.
- h. City of Hastings facilities include ~~the new~~ City Hall, the Water Treatment Plant, Wastewater Treatment Plant, the Fire Department, and Public Library.

In all, there are approximately 166 acres land currently in public use. This represents approximately 40% of total development area.

- 2.) Existing Private Land Use – Existing private uses in the development area include the following (for uses and locations see Map B):
- a. A variety of commercial uses such as restaurants, clothing stores, gas stations, drug stores, food stores and other such uses.
 - b. A limited number of single and multiple family dwellings.
 - c. A limited amount of industrial acreage.

In all, there are approximately 247 acres of land devoted to private use activities representing 60% of the total development area.

D.) Location, Character, and Extent of Proposal Land Uses.

Proposed public land uses in the Development Area include the following:

- 1. Apple Street Reconstruction. This project includes the mill and resurface of Apple Street with the Downtown Development Area, from Michigan to Industrial Park, a distance of about 4,600 feet.
- 2. Improvement of Church/Jefferson Alley. This completed project involves the complete reconstruction and widening of the alley between Church and Jefferson Streets.
- 3. Parking lot improvements.
 - a. There are multiple surface lots in the area that are utilized by customers, residents, and business owners in the district. The DDA may utilize its resources to review and implement additional parking lot development, improvement, and maintenance efforts in the development area.
- 4. Façade Improvements. To preserve the historic character of the downtown core and sustain property values, the DDA may continue to

support a range of activities including further architectural study, a set of downtown design guidelines to be incorporated in the Zoning Ordinance and/or financial assistance to building owners. Downtown design guidelines have been formulated which include specific standards for window treatment, signage, lighting, exterior finishing, building scale and massing standards and pedestrian amenities. These guidelines may be updated as needed.

5. The DDA may utilize its authority under Act 197 of 1975 to acquire public or privately-owned land and/or buildings for the purpose of removing unsightly structures, relocating existing occupants and disposing of the lands for private development. Any properties so acquired may be improved by the DDA and either sold or leased in support of the objectives of this Plan. This activity will be coordinated with the City of Hastings Brownfield Authority (BDA) to address any required environmental assessments or remediation activities. In the event that investment by the Brownfield Authority is required, the DDA may enter into agreements with Brownfield Authority to share revenue and tax increment as appropriate.
6. The DDA will undertake an effort to evaluate potential approaches to optimize the second and third stories of downtown buildings. This activity will include efforts to work with property owners to inventory existing upper-floor uses, an architectural and structural review of the structures, and an analysis of the building and fire codes that may prevent use and a review of market potential for use of these areas.
7. The DDA will work with the Chamber of Commerce and local businesses to strengthen the local business base. This will involve support for business retention and attraction activities and marketing efforts.
8. The DDA will continue its efforts to enhance the downtown streetscape and improve non-motorized connections in the downtown area. This may include activities to design and improve public rights-of-way to enhance and encourage pedestrian traffic as well as efforts to plan and implement new and improved non-motorized connections within the Development Area. Other improvements that may be undertaken include public restrooms, improved lighting, landscape areas and street furniture, improved signage and related facilities. Finally, this activity will further the improvement of the Thornapple River frontage in the downtown area, including walking and passive recreation areas.
9. The DDA will work with existing and future residents of the development area to stabilize and strengthen the residential environment and to foster patterns of development that are compatible and mutually supportive. This shall include efforts to (a) reduce traffic volumes and speeds through

residential areas, (b) improve pedestrian facilities and connections between commercial and residential areas, (c) establish site design standards to provide effective buffering between potentially conflicting uses, and (d) install public improvements.

E.) Property Acquisition

The DDA, in conjunction with the City of Hastings may undertake property acquisition activities in accordance with the Act. The legal basis under which the City of Hastings may take and transfer privately owned property to the DDA and the DDA may acquire such property and other private property for use in accordance with an approved Development Plan is provided in Section 7(h) and Section 10 of the Act which state respectively that, the DDA may:

“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 the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto.”

“A municipality may take private property... 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.”

F.) Existing Improvements to be Altered, Removed, or Repaired:

1.) Identification of existing Buildings and Structures to be Demolished, Altered, or Rehabilitated:

Private property demolition is possible under this plan. This may include facade improvements or complete demolition for the purpose of blight elimination. The DDA may seek to acquire and remove unsightly or obsolete structures to aid in the further economic development of the community. This will be evaluated on a case-by-case basis, as appropriate. No specific such properties are identified as of the adoption of this amended Development and Financing Plan.

2.) Other Existing Improvement to be Removed:

Existing improvements that may be removed include some street surface, curb, or sidewalk, or landscaping for the purpose of replacement. The sidewalks, streetlights, trees, and similar amenities on State Street between Boltwood and Broadway are planned to be removed and replaced in coordination with the Streetscape Project.

3.) Description of any Repairs and Alterations:

The DDA may make needed alterations or repairs to facilities on an as needed basis. This may include infrastructure, traffic controls, signs, utility relocation, parking lots, or other items as deemed necessary.

4.) Estimate of Time Required for Completion of Demolition:

Demolition of unsightly or obsolete structure may be undertaken throughout the duration of this Plan.

5.) Buildings to be Demolished, Altered, or Rehabilitated:

No specific buildings have been identified for either demolition, alteration, or rehabilitation as a result of this Plan. However, such activities are authorized and may be contemplated in the future as indicated elsewhere in this document.

G.) Location, Extent, Character, Estimated Cost and Estimated time of Completion of Improvements, Including Rehabilitation Contemplated for the Development Area.

Presented in Table 1 is a summary description of the location, extent, character, and estimated cost of improvements to be undertaken and financed by the DDA.

- 1.) As noted, the type of public improvement work carried out under the original plan included:
 - a. Construction of a culvert to enclose a portion of the Fall Creek.
 - b. Relocation of utilities from Court Street to Center Street between Michigan and Boltwood.
- 2.) Improvements carried out under the first amendment to the plan included:
 - a. The phased reconstruction of Apple Street from Michigan to Industrial Park Streets.
 - b. The improvement and widening of the Church to Jefferson Street Alley, and

- c. The improvement of four downtown parking lots.
- 3.) Improvements carried out under the second amendment of this plan included:
- a. The installation of decorative and/or “period” street lighting in selected portions of the development area.
 - b. The improvements of additional parking areas as well as roadway and streetscape improvements in the Development Area.
 - c. Improvements to publicly owned structures in the Development Area.
 - d. The development and implementation of a commercial building façade improvement program for Development structures.
 - e. The acquisition of the Hastings Hotel in conjunction with other public and private resource and in accord with a development agreement to be executed by the DDA.
- 4.) Improvements carried out under third amendment to this plan included:
- a. The evaluation of the feasibility of developing a parking structure or additional surface parking.
 - b. Façade improvements in cooperation with private property owners including support for private investment.
 - c. Acquisition, demolition and redevelopment of unsightly or obsolete structures to be identified in the future. NA
 - d. Streetscape improvements and the development or non-motorized connections in the Development Area.
- 5.) Improvements achieved under the fourth amendment to this plan included the following:
- a. A “band or entertainment shell” may be constructed within the Downtown District. The DDA may work in conjunction with a local Rotary or Kiwanis club or other organization or entity on this project. Further, the activities may include an analysis of the best site within the District to place such a structure. COMPLETED
 - b. The DDA installed a splash pad and bandshell. The splash pad is designed for human water play
 - c. The DDA engaged in promoting gateway projects including without limitation, welcome signage, way-finding signage, banners, landscaping, streetscaping, and others.
 - d. The Authority Board continued and expanded the façade improvement program.
 - e. The DDA may acquired and demolished the former Moose Lodge building at 128 N. Michigan Ave and found a developer to create a multiuse building including 21 apartments and commercial space.
 - f. The DDA continued marketing efforts to encourage patronization of downtown Hastings business.

- a. 6. Improvements to be carried out under this Fifth Amendment of the plan include the following: The DDA may establish an ongoing maintenance program to further advance the objective of aesthetic improvement to the Development Area. The program may include maintenance of structures of facilities constructed or installed by the DDA, to ensure the projects funded by the Authority are sustained in accordance with the goals of the Board and the Act. Activities may include painting, repair, restoration, cleaning, or general upkeep.
- b. Streetscape improvements may be extended to additional streets within the Development Area. Activities include installation of pedestrian, decorative or “period” lighting fixtures; facilities to support pedestrian connectivity and friendliness; facilities to aid in pedestrian safety; and others to help ensure improved aesthetics and design consistency in the Downtown District.
- c. The DDA anticipates working with the Michigan Department of Transportation (MDOT) in connection with improvements various pedestrian crossings within the District. This effort may include grantsmanship related to the MDOT Transportation Enhancement Program of other grant programs. Improvements may be aesthetic or functional in nature.
- d. Activities to expand trail connections through downtown Hastings may be undertaken by the Authority Board. Such connections may link to a regional trail and/or may link to other pedestrian pathways within or adjacent to the Development Area.
- e. Improvements to the alley between X and X may be completed to create a pedestrian access from parking lot # to the main thoroughfare.

The DDA Board reserves the responsibility to adjust project priorities and implementation schedules as required by future circumstances. In addition, the DDA may implement projects or portions of projects on a phased basis as funds become available.

Table 1

PROPOSED IMPROVEMENTS

PROJECT:	ESTIMATED COST (\$):	ESTIMATED COMPLETION:
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Maintenance Program	400,000	Ongoing
Streetscaping	2,500,000 UPDATE FIGURE	Ongoing
MDOT Enhancement Program ?	400,000	2008-2011
Trails	600,000	2008-2013
River East Project DELETE	1,000,000	2009-2020
Gateway Projects	150,000	Ongoing
Fall Creek Project DELETE?	150,000	2010-2015
Façade Program 	1,000,000	Ongoing
Riverfront Redevelopment	1,000,000 ?	Ongoing
Butler Creek DELETE	225,000	2011-2014
Additional Parking Lots of Structure DELETE?	3,000,000	Ongoing
Obsolete Structure Redevelopment	300,000	Ongoing
Downtown Marketing	500,000 UPDATE FIGURE	Ongoing
Band/Entertainment Shell COMPLETED	524,000	2008-2015
Splash Fountain COMPLETED	300,000	2009-2015
Farmers Market NA	200,000	2010-2025

H.) Planned New Development

The DDA anticipates existing private development to expand as a direct result of the proposed public improvements. During the life of this Development and Financing Plan, several businesses have expanded, and these expansions are evidence of the Plan's impact on investment in the development area. It is also hoped that through the efforts of the DDA, additional private development and improvements will occur as a result of the spin-off of the public investment.

I.) Existing and Planned Open Space

Existing open spaces in the development area include an area adjacent to the County complex and Fish Hatchery Park. Open Space improvements along the Thornapple River frontage may be undertaken as a part of the downtown improvement and streetscape activity set forth in this plan.

J.) Land Disposition

The DDA may acquire, through purchase or lease, publicly held property as a part of this Development Plan. Property acquired from the City may be resold for a private development. Disposition of any properties acquired in the future will be performed in accordance with terms and conditions to be established by the DDA.

K.) Existing Zoning and Proposal Changes

The existing zoning is set forth in Map C. REVISE Some changes or revisions will be needed to accomplish the objectives of this Development Plan. Any such plans or adjustments will be accomplished at the discretion of the City's Planning Commission in cooperation with effected residents and businesses.

L.) Proposed Rights-of-Way Adjustments and Changes to Street Grades, Intersections and Utilities

No further changes in rights-of-way are foreseen as a direct result of this Development Plan.

M.) Development Cost Estimates and Financing

The total cost of completing all activities, projects and improvements proposed by the DDA Development Plan and to be undertaken and financed by the DDA and the City is estimated to be **\$10,749,000.** REVISE

The projects are set forth under Paragraph II, D, F, and G above. The costs include expenditures for activities associated with the accomplishment of each of the projects described in this plan plus administrative expenses and contingencies.

The DDA expects to finance these activities from one or more of the following sources:

- 1.) Future Tax Increment Revenues
- 2.) Interest on Investments
- 3.) Donations received by the DDA
- 4.) Proceeds from any property, building or facility owned, leased, or sold by the DDA.
- 5.) Moneys obtained through Development Agreements with property owners benefitting from adjacent open space and other public improvements.
- 6.) Moneys obtained from other sources approved by the Hastings City 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.

N.) Identification of Private Interests, Parties, or Individuals to Whom the Development Will be Sold or is Being Undertaken.

At the time of the adoption of this Plan, there are no private interests, parties, or persons identified to whom land for new Development will be sold, leased, or conveyed. As set forth in paragraph O below, any future property conveyance will be conducted in accordance with the City of Hastings.

O.) Proposed Land Disposition Terms and Bidding Procedures.

The terms under which land designated for new development will be sold, leased, or otherwise conveyed to private development interests shall be determined by the DDA with approval by the Hastings City Council.

The procedures by which purchase bids will be received and awarded will be in accordance with existing procedures and practices currently used by the City of Hastings in disposing of other City owned property.

The DDA reserves the right to make dispositions without using the bidding process, if such sale is necessary to bring about the intentions of this Development

Plan and providing such sale is in the best interest of the DDA and the City of Hastings.

The DDA and the Hastings City Council will reserve the right to select the development proposal and/or the developer whose proposal for purchase best meets the intent of this Development Plan and the best interest of the City.

P.) Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to be displaced

There are more than 100 persons residing in the Development Area. There are no families or individuals that will be displaced as a direct result of this plan. A minimum of 1 board member must be a resident.

Q.) A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development Plan.

There will be no persons displaced by this Development and Financing Plan.

R.) Provision for the Costs of Relocating Persons and Businesses Displaced by the Development and Financial Assistance and Reimbursement of Expenses.

In the event that there will be any relocation of persons or businesses under this plan, such relocation shall be conducted in accord with the terms of Act 227 of the Public Acts of 1972, as amended.

S.) Plan Provisions for Compliance with Act 227 of the Public Acts of 1972.

The relocation provisions described in “Q” and “R” above met the requirements of Act 227 of the Public Acts of 1972.

PART III

TAX INCREMENT FINANCING PLAN FOR HASTINGS DOWNTOWN AREA

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the carrying out and completion of those activities

and improvements contained in the officially adopted Development Plan for the Development Area as may be amended from time to time.

A.) Tax Increment Financing Procedure.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development plan and a tax increment financing plan. Following the adoption of that Ordinance, the municipal and county treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area”. The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”. The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

When the authority determines that it is necessary for 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 (2) of the Act, a detailed explanation of the Tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with Section 15 of the Act. 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.

Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of Section 18 of the Act. If the development plan is part of the tax increment financing plan, only one (1) hearing and approval procedure, is required for the two (2) plans together. Presented in Exhibit 7 as amended are schedules of the initial assessed values of all real and personal property in the original, the expanded Development Area resulting from the periodic amendments of this plan.

The original tax increment financing plan was approved in 1986. The most recent assessment of all taxable property in the Development Area at the time of the plan approval in 1985 occurred on December 31, 1984, for tax year 1985. The original tax increment financing plan was approved March 24, 1986 (Exhibit 14).

The first amendment of this tax increment financing plan was approved on April 24, 1989 and the most recent assessment of the properties included in the expanded Development Area occurred on December 31, 1987. For properties included in the original plan, the “initial assessed value”, as defined in the Act, was established on December 31, 1989, and for properties added to the plan in the first amendment, the “initial assessed value” was established on December 31, 1987.

The third amendment of this tax increment financing plan was approved on May 21, 2001, and the most recent assessment of the properties included in the expanded Development Area occurred on December 31, 1999. For properties added to the plan in the third amendment, the “initial assessed value” was established on December 31, 1999.

The fourth amendment of this tax increment financing plan as approved on May 27, 2008, and the most recent assessment of all taxable property in the expanded Development Area at the time of plan approval in 2008 occurred as of December 31, 2007. For properties added to the plan in the fourth amendment, the “initial assessed value” was determined as of December 31, 2007.

The fifth amendment of this tax increment financing plan as approved on (DATE), and the most recent assessment of all taxable property in the expanded Development Area at the time of plan approval in 2023 occurred as of December 31, 2022. No properties were added to the plan as a part of this amendment.

Provided under Exhibit 11 is the procedure for the preparing of tax rolls for the Development Area and Tax Increment Financing Area.

B.) Estimates of Captured Assessed Values and Tax Increment Revenue.

Provided in Exhibit 8 and 9 are schedules of estimated dollar amounts of captured assessed values and tax increment revenues to be realized from increases in real and personal property values and from increases in P.A. 255 assisted commercial facilities, exemption property values and from increases in P.A. 198 assisted industrial facilities exemption property values, in the Development Area from 1985 through 2025 for the original development area; and from 1987 through 2025 for the area added with the first amendment; and from 1999 through 2015 for the area

added with the second expansion area. Projections for the area added with the 2008 amendment area also reflected in Exhibits 8 and 9 for the period 2008 through 2025. These estimates are based on the experience of the City Tax Assessor, but must be regarded as best estimates. The estimates have taken into account expected changes or adjustments (increases and decreases) in base year real and personal ad valorem property assessments, removals and additions of real and personal property, and changes in the assessment values of current and expected additional P.A. 255 and P.A. 198, certified new construction and restoration type commercial and industrial facilities exemption projects. The projections set forth on Exhibits 8 and 9 include any known new construction. The other years of the projection are based on appreciation only.

For the initial Development Area and expansions added prior to the 2008 amendment, a total of 23.7795 mills were applied to the captures assessed total for ad valorem real and personal property and P.A. 255 P.A. 198 assisted new restoration projects. For P.A. 255 and P.A. 198 assisted new construction projects, one half of the mills, or 11.88975 mills were applied to the captured amounts for these projects.

With the 2008 amendment and the expansion area added for that amendment, a total of 16.03 mills were applied to the captured assessed totals for ad valorem real and personal property. Barry County elected to preclude the application of any of its levied millage on all parcels in that amended area, except for the following parcels 001-001-00 (partial); 001-004-00; and 001-005-00, subject to the conditions established by resolution adopted by the County Board of Commissioners in authorizing said capture.

Under this tax increment financing plan, the entire tax increment amount is to be utilized by the DDA.

C.) Use of Tax Increment Revenue.

The tax increment revenue paid to the DDA by the municipal and county treasurer is to be disbursed by the DDA from time to time in such manner as the DDA may deem necessary and appropriate in order to carry out the purposes of the development plan, including but not limited to the following:

- 1.) Cash payments for initiating and completing any improvements or activity called for in the Development Plan.
- 2.) Any annual operating deficits that the DDA may incur from acquired and/or leased property in the Development Area.

- 3.) Interest payments on any sums that the DDA should borrow before or during the construction of any improvements or activity to be accomplished by the Development Plan, after approval by the City of Hastings.
- 4.) Payments required to establish and maintain a capital replacement reserve.
- 5.) Payments required to establish and maintain a capital expenditure reserve.
- 6.) Payments required to establish and maintain any required sinking fund.
- 7.) Payments to pay the costs of any additional improvements to the development area that are determined necessary by the DDA and approved by the Hastings City Council.
- 8.) Any expenditures for administrative or municipal expenses required to meet the cost of operation of the DDA and to repay any cash advances provided by the City of Hastings.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the development plan then existing and is permitted under the term of any outstanding indebtedness.

D.) Indebtedness to be Incurred.

Revenues to support these costs shall be derived from any of the following sources, or from a combination of these sources:

- 1.) Cash, and/or
- 2.) Funds borrowed from the City of Hastings or others at rates and terms to be agreed upon or as set forth elsewhere in this Development and Financing Plan.

Whichever financing mechanism is utilized, the realized tax collections generated by the "Captured Assessed Value" will be adequate to provide for payments of principal and interest funds borrowed from the City of Hastings.

For the purpose of this plan, the amounts of indebtedness to be incurred by the DDA and/or the City of Hastings for all loans including payments of capitalized interest, principal and required reserve shall be determine by the City of Hastings, upon the recommendations of the DDA. At the time of adoption of this Plan, the DDA estimate of maximum indebtedness to be incurred by the projects is **\$10,749,000**, including project costs and any bonding expenses.

E.) Millage Levy.

In accordance with City of Hastings Ordinance 195, the Hastings DDA shall not levy the two mills authorized under Section 12 of the Act.

F.) Annual Surplus of Tax Increment Revenues.

To the extent that the tax increment revenues of the DDA in any one year exceed the sum necessary for the DDA to meet the commitments and payments as set forth above, said surplus funds shall revert proportionately to the respective taxing bodies as provided in Section 15 (2) of the Act. DELETE?

G.) Duration of Plan

The tax increment financing plan shall expire on August 31st, 2025, except as the same may be amended or modified from time to time by the City Council of Hastings upon recommendation of the DDA and upon compliance with the notice and public hearing requirements of the Act.

H.) Impact on Assessed Values and Tax Revenues.

The overall impact of the development plan is expected to generate increased economic activity in the Development Area, the Downtown District, the City of Hastings, and Barry County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development Area, the Downtown District, the City of Hastings, other neighboring communities and throughout Barry County. The projections set forth on Exhibits 8 and 9 include known or likely new construction during calendar years 1985 through 2007. The other years of the projections are based on appreciation, new construction and renovation.

As identified earlier under Exhibits 8 and 9 of this Plan, the expected increases in assessed valuation for existing property and new construction in the development area have been estimated for the 1985 – 2025 tax years.

For purposes of determining the estimated impact of this tax increment financing plan upon those taxing jurisdiction within the Development Area, estimates of captured assessed values (Exhibit 8 and 9) were used along with current tax millage allocation to determine tax increment revenue amounts that would be shifted from these jurisdictions to the DDA to finance the project activities called for in this Development Plan. These amounts are shown in Exhibits 10 for each taxing unit relating to the Development area.

In addition, it is the understanding of the City of Hastings and the DDA that the DDA shall pay to the City fees for administrative and municipal services equivalent to the amount of property tax revenue the City would have received from the expanded portion of the Development Area added by Ordinance 218, had this plan not been adopted.

I.) Use of the Captured Assessed Value

The development and tax increment financing plan provide for the use of all of the captured assessed value by the purpose herein set forth.

J.) Reports

The DDA shall submit annually to the Hastings City Council a report on the status of the tax increment financing account. Such report shall comply with the requirements of Section 15(3) of the DDA Act, a copy of which is provided under Exhibit 1. Such report shall be prepared as of June 30 and be submitted to the City Treasurer not later than August 31st each year.

K.) Budget, Fund Handling, and Auditing Costs

In addition to the budget set forth in this plan as Exhibit 15, the DDA or its Director shall prepare and submit for 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 City of Hastings City Council. Funds of the City shall not be included in the budget of the authority except those funds authorized in the Act or by the City Council. The Hastings City 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.

L.) Expense Publication

All expense items of the authority shall be open to public review and the financial records shall always be open to the public.

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-001-01		6 325 N HANOVER ST	Inactive		0.0000 DDA00	613,232.00	-	(613,232.00)
55-001-001-02		302 328 E MILL ST	Active		0.0000 DDA00	27,600.00	42,500.00	14,900.00
55-001-001-03		301 325 N HANOVER ST	Active		0.0000 DDA00/DDA08	-	478,900.00	478,900.00
55-001-063-00		401 N HANOVER ST	Active		0.0000 DDA00	-	-	-
55-001-064-00		401 236 E HIGH ST	Active		0.0000 DDA00	33,149.00	42,166.00	9,017.00
55-001-065-00		401 226 E HIGH ST	Active		0.0000 DDA00	24,438.00	44,401.00	19,963.00
55-001-066-00		401 220 E HIGH ST	Active		100.0000 DDA00	28,473.00	60,120.00	31,647.00
55-001-067-00		401 427 N MICHIGAN AVE	Active		100.0000 DDA00	20,667.00	33,238.00	12,571.00
55-001-068-00		401 419 N MICHIGAN AVE	Active		100.0000 DDA00	28,055.00	41,358.00	13,303.00
55-001-069-00		401 430 N MICHIGAN AVE	Active		0.0000 DDA00	28,651.00	46,083.00	17,432.00
55-001-070-00		401 420 N MICHIGAN AVE	Active		0.0000 DDA00	33,687.00	46,927.00	13,240.00
55-001-071-10		401 118 E HIGH ST	Active		100.0000 DDA00	52,272.00	67,259.00	14,987.00
55-001-072-20		401 102 E HIGH ST	Active		100.0000 DDA00	13,271.00	98,136.00	84,865.00
55-001-073-30		401 112 E HIGH ST	Active		0.0000 DDA00	45,896.00	51,957.00	6,051.00
55-001-074-10		401 104 W HIGH ST ST	Active		100.0000 DDA00	43,383.00	63,494.00	20,111.00
55-001-075-00		401 112 W HIGH ST	Active		100.0000 DDA00	36,510.00	40,559.00	4,049.00
55-001-076-00		401 114 W HIGH ST	Active		100.0000 DDA00	32,753.00	50,824.00	18,071.00
55-001-077-00		402 100 W HIGH ST BLK	Active		0.0000 DDA00	-	-	-
55-001-079-00		401 414 N MICHIGAN AVE	Active		0.0000 DDA00	32,140.00	37,784.00	5,644.00
55-001-080-00		202 402 N MICHIGAN AVE	Active		0.0000 DDA00	25,597.00	17,675.00	(7,922.00)
55-001-081-00		401 413 N MICHIGAN AVE	Active		0.0000 DDA00	32,094.00	67,600.00	35,506.00
55-001-082-00		401 401 N MICHIGAN AVE	Active		100.0000 DDA00	31,390.00	50,493.00	19,103.00
55-001-083-00		401 221 E THORN ST	Active		100.0000 DDA00	33,286.00	40,731.00	7,445.00
55-001-084-00		401 233 E THORN ST	Active		100.0000 DDA00	40,398.00	71,832.00	31,434.00
55-001-085-00		401 235 E THORN ST	Active		100.0000 DDA00	24,323.00	40,959.00	16,636.00
55-001-093-00		401 236 E THORN ST	Active		100.0000 DDA00	26,445.00	41,383.00	14,938.00
55-001-094-00		401 228 E THORN ST	Active		100.0000 DDA00	28,546.00	36,024.00	7,478.00
55-001-095-00		401 220 E THORN ST	Active		100.0000 DDA00	30,204.00	38,778.00	8,574.00
55-001-096-00		201 329 N MICHIGAN AVE	Active		0.0000 DDA00	80,094.00	107,490.00	27,396.00
55-001-097-00		202 321 N MICHIGAN AVE	Active		0.0000 DDA00	21,572.00	20,900.00	(672.00)
55-001-098-00		201 328 N MICHIGAN AVE	Active		0.0000 DDA00	83,405.00	110,737.00	27,332.00
55-001-099-00		202 300 N BROADWAY ST BLK	Active		0.0000 DDA00	-	-	-
55-001-101-00		401 335 W MILL ST	Active		100.0000 DDA00	15,906.00	34,592.00	18,686.00
55-001-102-00		401 341 W MILL ST	Active		100.0000 DDA00	27,969.00	52,284.00	24,315.00
55-001-103-00		401 403 W MILL ST	Active		0.0000 DDA00	16,021.00	20,400.00	4,379.00
55-001-104-00		401 411 W MILL ST	Active		100.0000 DDA00	12,564.00	20,203.00	7,639.00
55-001-105-00		401 417 W MILL ST	Active		100.0000 DDA00	18,674.00	51,010.00	32,336.00
55-001-106-00		401 429 W MILL ST	Active		0.0000 DDA00	14,063.00	37,160.00	23,097.00
55-001-107-00		401 437 W MILL ST	Active		0.0000 DDA00	30,265.00	44,000.00	13,735.00
55-001-108-00		402 441 W MILL ST	Active		0.0000 DDA00	14,179.00	-	(14,179.00)
55-001-109-00		401 329 W MILL ST	Active		100.0000 DDA00	28,568.00	52,344.00	23,776.00
55-001-110-00		201 304 N BROADWAY ST	Active		0.0000 DDA00	91,321.00	131,624.00	40,303.00
55-001-111-00		201 315 N MICHIGAN AVE	Active		0.0000 DDA00	31,625.00	50,871.00	1,246.00
55-001-112-00		201 305 N MICHIGAN AVE	Active		0.0000 DDA00	44,886.00	72,205.00	27,319.00
55-001-113-00		401 217 E MILL ST	Active		0.0000 DDA00	20,403.00	31,893.00	11,490.00
55-001-114-00		401 235 E MILL ST	Active		100.0000 DDA00	23,285.00	42,335.00	19,050.00
55-001-115-00		201 303 E MILL ST	Active		0.0000 DDA00	28,064.00	72,588.00	44,524.00
55-001-117-00		401 302 E THORN ST	Active		0.0000 DDA00	14,408.00	48,220.00	33,812.00
55-001-123-00		401 232 E MILL ST	Active		100.0000 DDA00	16,944.00	57,712.00	40,768.00
55-001-124-00		401 222 E MILL ST	Active		100.0000 DDA00	13,821.00	50,617.00	36,796.00
55-001-125-00		201 230 N BROADWAY ST	Active		0.0000 DDA00	21,363.00	77,302.00	55,939.00
55-001-127-00		401 312 W MILL ST	Active		0.0000 DDA00	13,225.00	37,266.00	24,011.00
55-001-128-00		401 322 W MILL ST	Active		0.0000 DDA00	21,711.00	28,222.00	6,511.00
55-001-129-00		401 330 W MILL ST	Active		0.0000 DDA00	25,853.00	61,423.00	35,570.00
55-001-130-00		401 338 W MILL ST	Active		100.0000 DDA00	13,024.00	44,008.00	30,984.00
55-001-131-00		201 216 N BROADWAY ST	Active		0.0000 DDA00	44,819.00	65,256.00	20,437.00
55-001-132-00		401 217 N PARK ST	Active		100.0000 DDA00	16,624.00	34,815.00	18,191.00
55-001-133-00		401 402 W MILL ST	Active		100.0000 DDA00	15,330.00	24,652.00	9,322.00
55-001-134-00		401 414 W MILL ST	Active		0.0000 DDA00	18,327.00	53,445.00	35,118.00
55-001-135-00		401 420 W MILL ST	Active		100.0000 DDA00	40,696.00	61,800.00	21,104.00
55-001-136-00		401 430 W MILL ST	Active		100.0000 DDA00	16,830.00	27,065.00	10,235.00
55-001-137-00		401 438 W MILL ST	Active		100.0000 DDA00	31,684.00	53,822.00	4,138.00
55-001-138-00		401 222 N WASHINGTON ST	Active		47.0000 DDA00	26,860.00	75,625.00	48,765.00
55-001-139-01		401 214 N WASHINGTON ST	Active		100.0000 DDA00	12,103.00	34,670.00	22,567.00
55-001-143-05		202 603 W APPLE ST	Active		0.0000 DDA00	40,809.00	-	(40,809.00)
55-001-145-01		201 525 W APPLE ST	Active		0.0000 DDA00	155,864.00	231,489.00	75,805.00
55-001-146-00		6 513 W APPLE ST	Inactive		0.0000 DDA00	10,489.00	-	(10,489.00)
55-001-148-00		402 210 N WASHINGTON ST	Active		0.0000 DDA00	13,948.00	3,837.00	(10,111.00)
55-001-149-00		201 505 W APPLE ST	Active		0.0000 DDA00	21,572.00	34,695.00	13,123.00
55-001-150-00		401 457 W APPLE ST	Active		0.0000 DDA00	14,063.00	38,204.00	24,141.00
55-001-151-00		401 429 W APPLE ST	Active		0.0000 DDA00	11,757.00	18,904.00	7,147.00
55-001-152-00		401 425 W APPLE ST	Active		100.0000 DDA00	14,523.00	23,353.00	8,830.00
55-001-154-00		401 415 W APPLE ST	Active		0.0000 DDA00	8,528.00	13,703.00	5,175.00
55-001-155-00		401 202 N PARK ST	Active		100.0000 DDA00	13,715.00	22,049.00	8,334.00
55-001-155-10		401 210 N PARK ST	Active		100.0000 DDA00	28,019.00	45,711.00	17,692.00
55-001-156-00		401 335 W APPLE ST	Active		100.0000 DDA00	38,179.00	59,076.00	20,897.00
55-001-157-00		201 327 W APPLE ST	Active		0.0000 DDA00	19,164.00	53,420.00	34,256.00
55-001-158-00		401 323 W APPLE ST	Active		0.0000 DDA00	8,067.00	21,115.00	13,048.00
55-001-159-00		401 321 W APPLE ST	Active		0.0000 DDA00	12,103.00	21,683.00	9,580.00
55-001-160-00		201 214 N BROADWAY ST	Active		0.0000 DDA00	23,796.00	38,271.00	14,475.00
55-001-161-00		401 309 W APPLE ST	Active		0.0000 DDA00	11,872.00	25,927.00	14,055.00
55-001-162-00		401 202 N BROADWAY ST	Active		100.0000 DDA00	18,559.00	47,983.00	29,424.00
55-001-177-10		202 701 W APPLE ST BLK	Active		0.0000 DDA00	209.00	2,731.00	2,522.00
55-001-194-01		401 126 S BROADWAY ST	Active		70.0000 DDA00	63,018.00	-	(63,018.00)
55-001-197-01		202 326 W STATE ST	Active		0.0000 DDA00	124,427.00	-	(124,427.00)
55-001-214-00		401 535 W COURT ST	Active		100.0000 DDA00	25,014.00	43,469.00	18,455.00
55-001-215-00		401 117 S MARKET ST	Active		100.0000 DDA00	25,011.00	49,042.00	24,061.00
55-001-216-00		401 521 W COURT ST	Active		100.0000 DDA00	24,408.00	38,933.00	14,725.00
55-001-217-00		401 529 W COURT ST	Active		100.0000 DDA00	26,513.00	44,924.00	18,411.00

55-001-218-00	401	120 S WASHINGTON ST	Active	100.0000	DDA00	28,242.00	38,395.00	10,153.00
55-001-219-00	401	130 S WASHINGTON ST	Active	100.0000	DDA00	19,826.00	33,990.00	14,164.00
55-001-220-00	401	115 S WASHINGTON ST	Active	100.0000	DDA00	20,403.00	32,812.00	12,409.00
55-001-221-00	401	127 S WASHINGTON ST	Active	100.0000	DDA00	16,483.00	21,913.00	5,430.00
55-001-222-00	401	425 W COURT ST	Active	100.0000	DDA00	22,707.00	35,803.00	13,096.00
55-001-223-00	401	419 W COURT ST	Active	100.0000	DDA00	19,877.00	35,371.00	15,494.00
55-001-224-00	401	411 W COURT ST	Active	100.0000	DDA00	34,984.00	54,979.00	19,995.00
55-001-231-00	201	202 S BROADWAY ST	Active	0.0000	DDA00	49,008.00	100,211.00	51,203.00
55-001-232-00	201	206 S BROADWAY ST	Active	0.0000	DDA00	34,558.00	56,444.00	21,886.00
55-001-233-00	401	328 W COURT ST	Active	100.0000	DDA00	54,686.00	106,000.00	51,314.00
55-001-234-00	401	330 W COURT ST	Active	100.0000	DDA00	47,793.00	51,639.00	3,846.00
55-001-235-00	401	334 W COURT ST	Active	100.0000	DDA00	23,901.00	35,038.00	11,137.00
55-001-236-01	401	202 S PARK ST	Active	100.0000	DDA00	73,049.00	117,942.00	44,893.00
55-001-237-00	401	212 S PARK ST	Active	100.0000	DDA00	38,112.00	57,707.00	19,595.00
55-001-239-00	401	438 W COURT ST	Active	100.0000	DDA00	28,819.00	49,315.00	20,595.00
55-001-240-00	401	209 S WASHINGTON ST	Active	100.0000	DDA00	27,566.00	49,879.00	20,496.00
55-001-241-00	401	206 S WASHINGTON ST	Active	0.0000	DDA00	20,971.00	32,295.00	22,313.00
55-001-242-00	401	210 S WASHINGTON ST	Active	0.0000	DDA00	23,705.00	40,798.00	15,093.00
55-001-243-00	401	516 W COURT ST	Active	100.0000	DDA00	21,441.00	34,356.00	12,915.00
55-001-244-00	401	520 W COURT ST	Active	100.0000	DDA00	21,556.00	75,700.00	54,144.00
55-001-245-00	401	526 W COURT ST	Active	100.0000	DDA00	20,288.00	52,600.00	32,312.00
55-001-246-00	401	538 W COURT ST	Active	0.0000	DDA00	26,773.00	38,620.00	11,847.00
55-001-247-00	401	211 S MARKET ST	Active	100.0000	DDA00	22,983.00	28,065.00	5,127.00
55-001-248-00	401	529 W CENTER ST	Active	100.0000	DDA00	25,130.00	56,247.00	31,117.00
55-001-249-00	401	521 W CENTER ST	Active	100.0000	DDA00	29,088.00	53,227.00	24,139.00
55-001-250-00	401	224 S WASHINGTON ST	Active	100.0000	DDA00	34,353.00	51,975.00	17,622.00
55-001-251-00	401	501 W CENTER ST	Active	0.0000	DDA00	33,660.00	50,483.00	16,823.00
55-001-252-00	401	435 W CENTER ST	Active	100.0000	DDA00	32,276.00	58,238.00	25,962.00
55-001-253-00	401	425 W CENTER ST	Active	100.0000	DDA00	36,313.00	71,824.00	35,511.00
55-001-254-00	401	423 W CENTER ST	Active	100.0000	DDA00	23,631.00	35,668.00	12,037.00
55-001-255-00	401	411 W CENTER ST	Active	100.0000	DDA00	42,483.00	55,682.00	13,199.00
55-001-256-00	401	401 W CENTER ST	Active	100.0000	DDA00	23,860.00	31,665.00	7,805.00
55-001-257-00	401	220 S PARK ST	Active	100.0000	DDA00	26,744.00	77,300.00	50,556.00
55-001-258-00	401	335 W CENTER ST	Active	100.0000	DDA00	38,957.00	47,648.00	8,691.00
55-001-259-00	401	329 W CENTER ST	Active	100.0000	DDA00	27,782.00	40,843.00	13,061.00
55-001-260-00	201	315 W CENTER ST	Active	0.0000	DDA00	-	-	-
55-001-261-00	401	220 S BROADWAY ST	Active	0.0000	DDA00	40,590.00	65,292.00	24,702.00
55-075-030-00	402	TAFFEE DR	Active	0.0000	DDA00	-	-	-
55-201-001-00	201	435 N BROADWAY ST	Active	0.0000	DDA00	36,547.00	77,448.00	40,901.00
55-201-002-00	201	429 N BROADWAY ST	Active	0.0000	DDA00	300,012.00	248,523.00	(51,489.00)
55-201-003-00	201	401 N BROADWAY ST	Active	0.0000	DDA00	83,043.00	133,596.00	50,553.00
55-201-004-00	201	221 W THORN ST	Active	0.0000	DDA00	14,496.00	23,306.00	8,810.00
55-201-005-00	201	203 W THORN ST	Active	0.0000	DDA00	85,033.00	232,200.00	147,167.00
55-201-006-00	402	400 N CHURCH ST BLK	Active	100.0000	DDA00	18,338.00	6,094.00	(12,244.00)
55-201-007-00	401	331 N CHURCH ST	Active	100.0000	DDA00	19,712.00	29,026.00	9,314.00
55-201-009-00	201	209 W MILL ST	Active	0.0000	DDA00	78,540.00	126,351.00	47,811.00
55-201-010-00	202	218 W THORN ST	Active	0.0000	DDA00	27,331.00	22,500.00	(4,831.00)
55-201-011-00	201	329 N BROADWAY ST	Active	0.0000	DDA00	17,906.00	34,146.00	16,240.00
55-201-012-00	201	325 N BROADWAY ST	Active	0.0000	DDA00	10,786.00	39,969.00	29,183.00
55-201-013-00	201	319 N BROADWAY ST	Active	0.0000	DDA00	38,327.00	50,172.00	11,845.00
55-201-014-00	201	313 N BROADWAY ST	Active	0.0000	DDA00	62,727.00	153,773.00	91,046.00
55-201-015-00	201	221 W MILL ST	Active	0.0000	DDA00	38,118.00	76,569.00	38,451.00
55-201-016-00	301	135 W MILL ST	Active	0.0000	DDA00	-	-	-
55-201-059-00	401	327 E STATE ST	Active	0.0000	DDA00	20,632.00	34,774.00	14,142.00
55-201-060-00	401	323 E STATE ST	Active	100.0000	DDA00	26,402.00	33,313.00	6,911.00
55-201-061-00	6	317 E STATE ST	Inactive	0.0000	DDA00	25,953.00	-	(25,953.00)
55-201-062-00	401	319 E STATE ST	Active	100.0000	DDA00	21,750.00	31,842.00	10,092.00
55-201-066-00	401	334 E STATE ST	Active	75.0000	DDA00	44,037.00	86,594.00	42,557.00
55-201-067-00	402	389 E STATE ST	Active	0.0000	DDA00	-	-	-
55-201-071-00	401	127 S HANOVER ST	Active	100.0000	DDA00	28,261.00	44,515.00	16,254.00
55-201-072-00	401	402 E STATE ST	Active	0.0000	DDA00	242,434.00	39,299.00	14,865.00
55-201-073-00	401	118 S HANOVER ST	Active	0.0000	DDA00	21,902.00	42,908.00	21,006.00
55-201-074-00	401	126 S HANOVER ST	Active	100.0000	DDA00	42,192.00	63,791.00	21,599.00
55-201-075-00	201	301 E COURT ST	Active	0.0000	DDA00	-	-	-
55-201-184-00	201	312 E COURT ST	Active	0.0000	DDA00	57,580.00	102,473.00	44,893.00
55-201-185-00	201	306 E COURT ST	Active	100.0000	DDA00	55,920.00	93,115.00	37,195.00
55-201-186-00	401	204 S HANOVER ST	Active	0.0000	DDA00	40,567.00	50,115.00	10,374.00
55-201-187-00	201	214 S HANOVER ST	Active	0.0000	DDA00	34,110.00	50,549.00	16,439.00
55-201-200-00	401	230 S HANOVER ST	Active	100.0000	DDA00	17,982.00	28,920.00	10,938.00
55-201-201-00	401	220 S HANOVER ST	Active	0.0000	DDA00	14,063.00	27,276.00	13,213.00
55-201-202-00	301	301 E CENTER ST	Active	0.0000	DDA00	58,800.00	79,676.00	20,876.00
55-201-203-00	201	312 E CENTER ST	Active	0.0000	DDA00	26,400.00	36,975.00	10,575.00
55-201-203-50	202	300 E CENTER ST BLK	Active	0.0000	DDA00	8,500.00	12,078.00	3,578.00
55-201-204-00	410	302 S HANOVER ST	Active	100.0000	DDA00	15,215.00	30,480.00	15,265.00
55-201-205-00	401	306 S HANOVER ST	Active	100.0000	DDA00	24,980.00	38,164.00	13,184.00
55-201-206-00	401	310 S HANOVER ST	Active	100.0000	DDA00	17,867.00	43,179.00	25,312.00
55-201-238-00	401	301 S BROADWAY ST	Active	50.0000	DDA00	38,099.00	68,630.00	30,531.00
55-201-239-00	201	305 S BROADWAY ST	Active	0.0000	DDA00	21,325.00	58,255.00	36,930.00
55-201-242-00	401	209 W GREEN ST	Active	0.0000	DDA00	-	-	-
55-201-243-00	201	305 S CHURCH ST C	Active	0.0000	DDA00	44,191.00	88,223.00	44,032.00
55-201-244-00	401	128 W CENTER ST	Active	0.0000	DDA00	24,092.00	44,134.00	20,042.00
55-201-245-00	201	110 W CENTER ST	Active	0.0000	DDA00	-	232,112.00	232,112.00
55-201-259-00	401	328 S JEFFERSON ST	Active	0.0000	DDA00	20,943.00	-	(20,943.00)
55-201-261-00	401	119 W GREEN ST	Active	100.0000	DDA00	34,687.00	52,891.00	18,204.00
55-201-262-00	401	127 W GREEN ST	Active	100.0000	DDA00	29,501.00	41,793.00	12,292.00
55-201-263-00	201	325 S CHURCH ST	Active	0.0000	DDA00	-	52,058.00	52,058.00
55-201-264-00	401	319 S BROADWAY ST	Active	100.0000	DDA00	39,310.00	63,231.00	23,921.00
55-220-007-00	401	330 S HANOVER ST	Active	100.0000	DDA00	20,587.00	59,800.00	39,213.00
55-220-008-00	401	326 S HANOVER ST	Active	100.0000	DDA00	19,826.00	59,800.00	8,396.00
55-220-009-00	401	321 E GREEN ST	Active	0.0000	DDA00	11,066.00	28,222.00	7,791.00

DATE: January 11, 2023
TO: City of Hastings DDA
FROM: Maiya Merrick
SUBJECT: 2023 Publications

As we prepare for our 2023 publication season, here are the publications we would like to have DDA print this year.

2023 Event Schedule 3,200qty- \$248 (\$13 increase)
Barry Roubaix 3,800qty- \$2,749 (\$160 increase)
Shop & Dine Brochure 1,500qty- \$729(\$32 increase)

Since we do not want to be wasteful, the quantities listed are the quantities that we expect we will need. We have decided that since our Farmers' Market publication is not popular, we will print that publication every two years. The Barry-Roubaix publication will be able to raise 100% of the funds through sponsorships from downtown businesses and the Barry-Roubaix directors.

Thank you for your consideration.

Maiya Merrick
City of Hastings
Arts and Events Coordinator

Façade Improvement Grant Reimbursement Request Synopsis

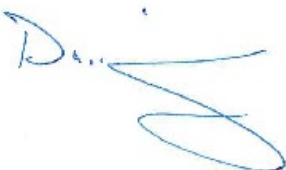
Date: January 5, 2023
Business: B2 Great Lakes, LLC dba B2 Outlets
Property Owner: Hastings Center, LLC
Address: 760 W. State Street

Conclusion:

The property owner has completed the proposed work and have submitted the related invoice. City Staff has provided a photo of the completed project and approves the completed work.

The applicant is requesting reimbursement in the amount of \$11,000.00, which is the grant portion of \$10,000.00 plus architectural costs of \$1,000 with a total project cost of \$26,563.00.



X _____


Staff Approval by: Dan King, Community Development Director

Date: January 5, 2023



INVOICE
930002

TO: B2 OUTLETS
8141 LOGISTIC DR. STE. A
ZEELAND, MI 49464

DATE:
12/22/2022

PROJECT: **B2 HASTINGS**

ITEM	COST
FACADE GRANT	
EXTERIOR STOREFRONT FRAMING AND GLASS	\$ 8,713.00
EXTERIOR PAINTING	\$ 7,550.00
EXTERIOR MASONRY DEMO AND INFILLS	\$ 9,300.00
ARCHITECTURAL FEES	\$ 1,000.00
TOTAL DUE	\$ 26,563.00

GENERAL CONTRACTING CONSTRUCTION MANAGEMENT DESIGN BUILD