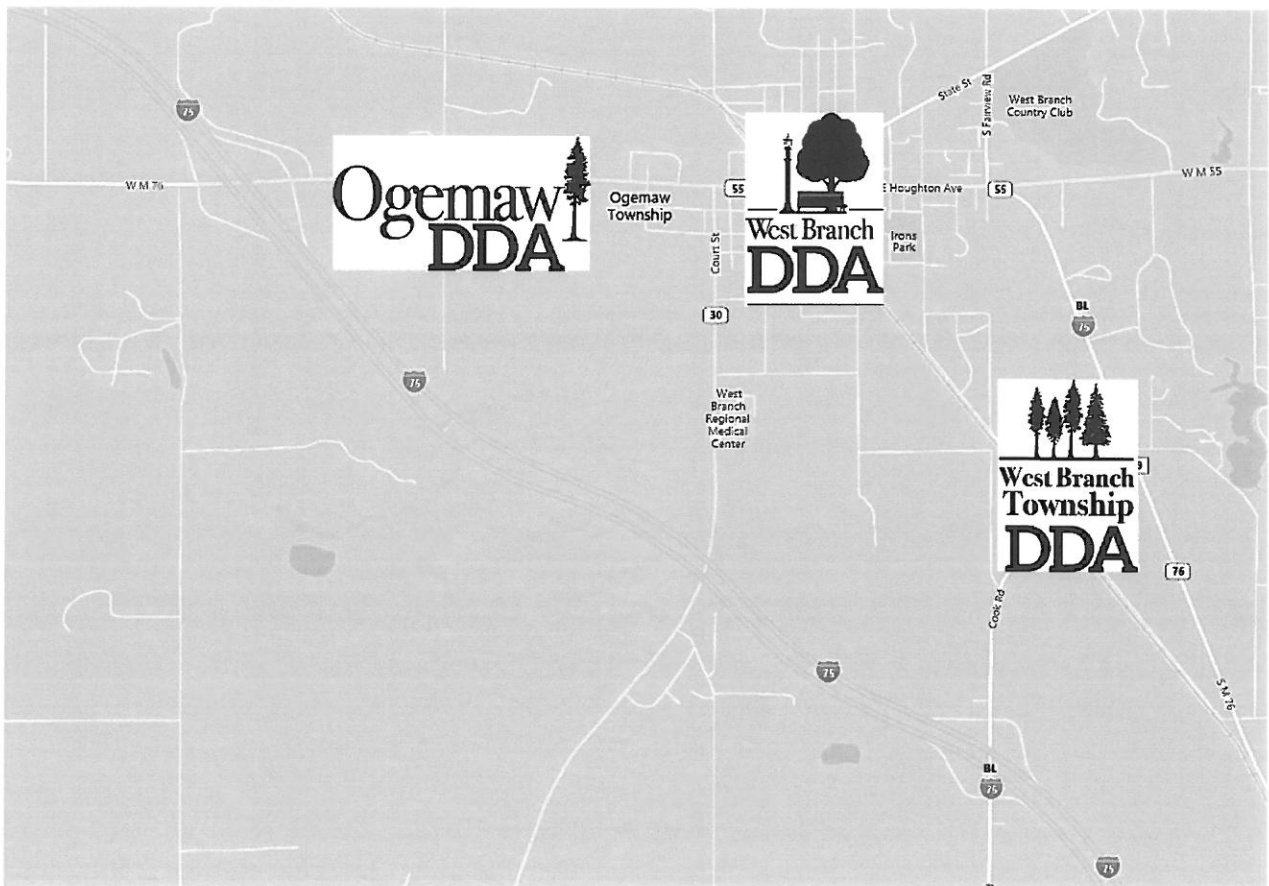


AMENDED AND RESTATED
DEVELOPMENT PLANS and TAX INCREMENT FINANCING
PLANS
for the
West Branch Township DDA
City of West Branch DDA
Ogemaw Township DDA



Adopted August 27th 2020

AMENDED and RESTATED
JOINT DDA DEVELOPMENT PLANS and
TAX INCREMENT FINANCING PLANS

for the Downtown Development Authorities of

West Branch Township, Adopted 08-27-2020

City of West Branch, Adopted XX-XX-2019

Ogemaw Township, Adopted XX-XX-2019

West Branch Township DDA

Bob Griffin Jr. , Chair

Taggart McCreddie

Greg Morris

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DEVELOPMENT PLAN

Background and Purpose

Purpose of the Tax Increment Financing Act (replacement to Downtown Development Authority Act)

Act 57 of Public Acts of 2018 of the State of Michigan, referred to as the Tax Increment Authority Act incorporates PA 197 of 1975, formerly referred to as the Downtown Development Authority Act. Part 2 of PA 57 of 2018, contains the provisions for Downtown Development Authorities.

Downtown Development Authorities were created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The way downtown development authorities chose to make use of these tools does, of course, depend on the problems and opportunities facing each downtown district and the development priorities sought by the community in the revitalization of its business area.

Joint DDA Development Plan

The City of West Branch, West Branch Township, and Ogemaw Township are contiguous to each other and form a corridor called the “Loop” which extends from Exit 212 to Ext 215. These three DDA’s have been meeting quarterly to discuss common projects and programs. The Joint DDA Development Plan, a product of Project Rising Tide, is an effort to prepare one development plan which incorporates the projects and program of each DDA and discloses those projects and programs to build better cohesiveness between the three units of government. It is hoped that this process will improve collaboration and potential multi-jurisdictional funding opportunities.

Creation of the West Branch Township Downtown Development Authority

On December 24, 1992, the West Branch Township Board of Trustees adopted an Ordinance 15, establishing the West Branch Township Downtown Development Authority (“DDA”).

Creation of the City of West Branch Downtown Development Authority

On December 17, 1979, the City of West Brach adopted an Ordinance 154 establishing the West Branch Downtown Development Authority (“DDA”) and district. Since its establishment the original DDA district the boundaries were amended to enlarge the district on November 17, 1986, through Ordinance 184.

Creation of the Ogemaw Township Downtown Development Authority

On January 14, 2004, the Ogemaw Township Board of Trustees adopted an Ordinance 29, establishing the Ogemaw Township Downtown Development Authority (“DDA”).

The Basis for the Development Plan

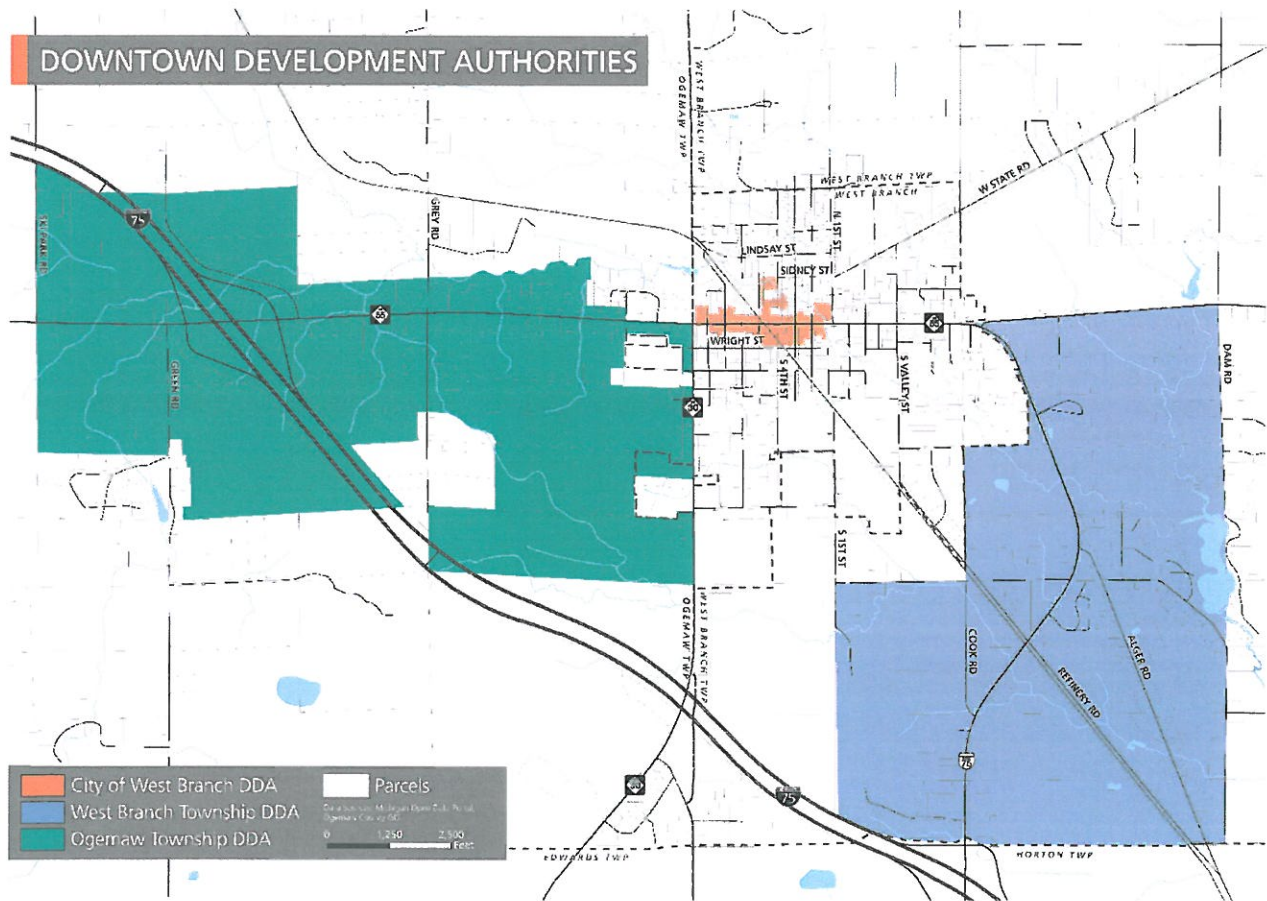
Act 57 of Public Acts of 2018 which replaced Act 197 of Public Acts of 1975, the Downtown Development Authority Act (“Act 57”), provides the legal mechanism for local officials to address the need for economic development in the community’s business district.

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a "downtown district" as being in a business district that is specifically designated by ordinance of the governing body of the municipality and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. Tax increment financing can be used to provide the necessary funds for project implementation for those projects and programs disclosed in the Development Plan. 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 downtown district, more specifically the DDA Development area. The legal basis of support for the Development Plan and Tax Increment Financing Plan is identified in Act 57 of the Public Acts of 2018, as amended. Since the inception of all three Downtown Development Authorities tax increment revenues have been used to further the revitalization of their respective business districts and corridors.

The purpose of preparing a joint development plan for the three Downtown Development Authorities is to identify shared projects and priorities that form the “loop” connecting Exit 212 (Cook Road) with Exit 215 (Houghton Avenue), also known as Business Loop I-75.

GENERAL DEVELOPMENT PLAN FOR THE JOINT DDA DEVELOPMENT AREA

The need for establishing the City of West Branch, West Branch Township and Ogemaw Township Downtown Development Authorities (referred to as "DDA's ") is founded on the basis that the future success of their efforts to revitalize their commercial areas will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area, and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues. Map 1 shows the geographic limits of the three Downtown Development Authorities effective at the time of the respective adoption. The Development Area District or boundary, (Map 2) must be equal to or less than the geographic limits of the Downtown Development Authority District.



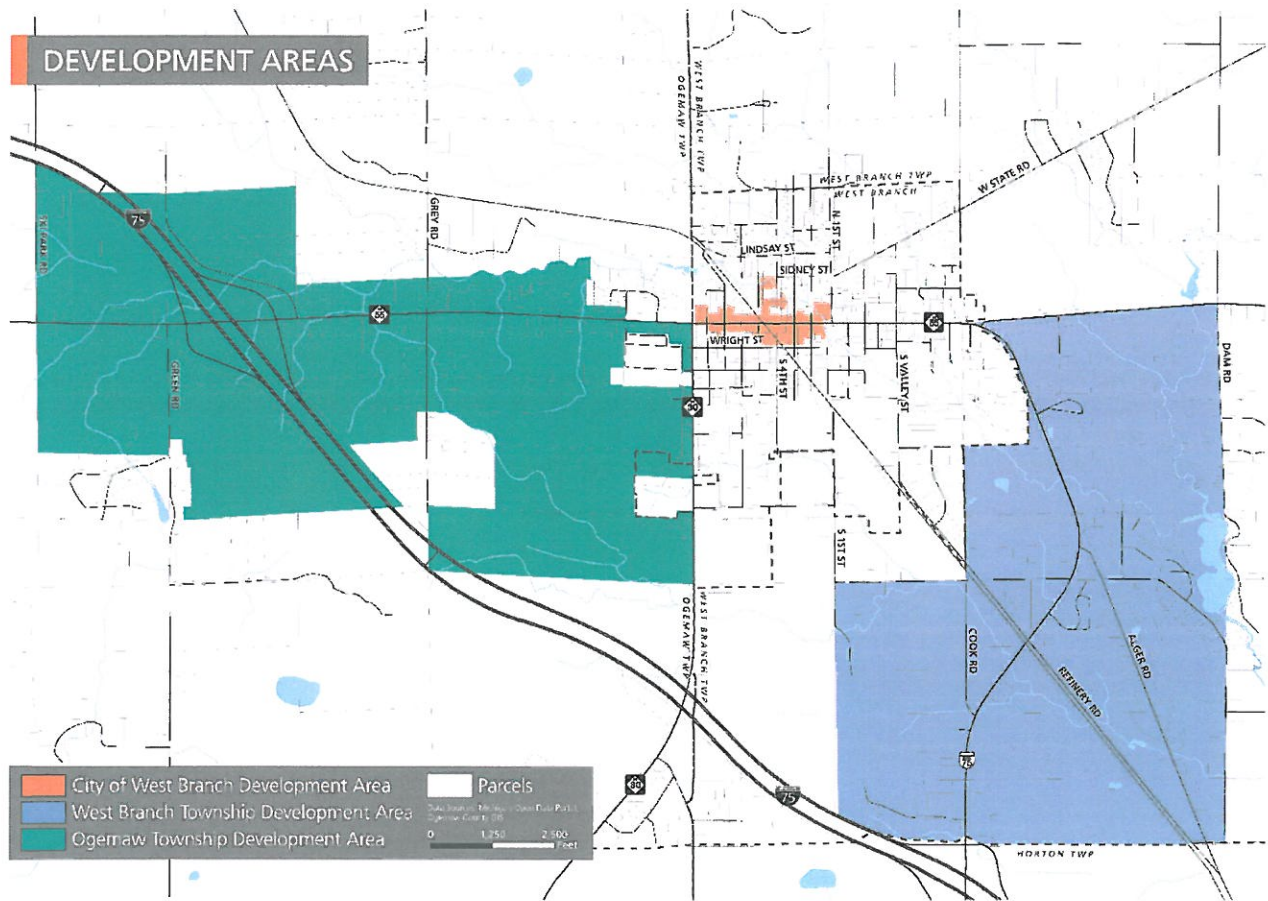
Map 1

City of West Branch, West Branch Township and Ogemaw Township
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICTS

DEVELOPMENT PLAN

2A. Designation of Boundaries of the Development Area

The Development Area boundaries are located within the jurisdictional limits of the City of West Branch, West Branch Township, and Ogemaw Township. The City of West Branch established the Downtown Development Authority pursuant to Act 197 of 1975 through adoption and publication of Ordinance 154; on December 17, 1979, and later expanded the District in 1986 through the adoption of Ordinance 184. West Branch Township established the Downtown Development Authority pursuant to Act 197 of 1975 through adoption and publication of Ordinance 15; on December 24, 1992. Ogemaw Township established the Downtown Development Authority pursuant to Act 197 of 1975 through adoption and publication of Ordinance 29; on January 14, 2004. The Development Area boundaries are illustrated below.



Map 2

City of West Branch, West Branch Township and Ogemaw Township
DOWNTOWN DEVELOPMENT PLAN and TAX INCREMENT FINANCING PLAN BOUNDARY
Legal Description of Each DDA Development Area

The respective downtown development authority shall exercise its powers and duties within the downtown development district, specifically described as follows:

West Branch Township

The area is generally bounded by M-55 on the north (Section 29), on the east by Dam Road, on the south by the Township Line and I-75, on the west by the N-S-1/4 line of Section 31, on the north of Section 31 by Flowage Lake Road and on the west of Section 29 by the West Section line.

The legal description of the West Branch Township DDA District area is as follows:

All property is located in T22N, R2E, Township of West Branch, Ogemaw County Sec. 31 North of I-75; Sec. 29 South of M-55 except for that portion within the City of West Branch; Sec. 32, and the East 1/2 of Sec. 30 North of I-75
(Ord. 15, December 24, 1992)

City of West Branch DDA

Beginning at the southeast corner of Lot 9, Block 12, of the recorded plat of D. Wright and Co. Addition to the City of West Branch; thence north along the east line of said block to a point 41.0 feet north of the southeast corner of Lot 8, Block 12, thence west to a point intersecting the southerly line of Lot 8, thence northwesterly along Lot 8, to the southwest corner of the alley; thence west along the south line of Lot 12, Block 12, to the center of Second Street; thence south along said center line to a point 17.0 feet south of Lot 3, Block 3 of the recorded plat of R.H. Weidemann and Co. Addition to the City of West Branch; thence west along said line to the west side of the alley; thence north along the west side of alley to a point 44.0 feet north of the southeast corner of Lot 9, thence west along said line to the centerline of Third Street; thence south along centerline to a point in line with the north line of Lot 1, Block 2, thence west along said line to the west side of alley; thence south along west side of alley 30.0 feet; thence west along said line to the west right-of-way line of Fourth Street; thence north to the northeast corner of Lot 2, Block 1; thence west along said line to the east side of alley; thence north along the east side of alley to the mid point of Lot 5, Block 1, thence east to a point in the centerline of Fourth Street; thence south 57.0 feet; thence east 129.5 feet; thence north to the line of Lot 9, thence east to the west line of alley; thence north along west line of alley to West Branch of Rifle River; thence northwesterly along said river to the centerline of Fourth Street, thence south along centerline to a point eight feet south of north line of Lot 7, Block 9, of the recorded plat of D. Wright and Co. Addition to the City of West Branch, thence to the east right-of-way line of Fifth Street to the northwest corner Lot 5, Block 9, thence east along the north line of Lot 5, to a point 50.0 feet west of the right-of-way of Fourth Street; thence north to the north line of Lot 2, Block 9, thence west to the centerline of Fifth Street; thence south to a point in line with the north line of Block 4, of the recorded plat of R.H. Weidemann and Co. Second Addition to the City of West Branch; thence west to a point midway on the north line of Lot 11, Block 3, thence north 33.0 feet; thence north 18°23'10"E 110.3 feet to the right-of-way of railroad spur; thence northwesterly along said railroad spur to the centerline of Seventh Street; thence south along centerline to a point 70.0 feet north of the northeast corner of Lot 1, Block 2, of the recorded plat of R.H. Weidemann and Co. Second Addition to the City of West Branch; thence westerly to the northeast corner of Lot 10, Block 2; thence south along said east side of Lot 10, 37.0 feet; thence west to the centerline of Eighth Street; thence south to the north right-of-way of Houghton Avenue; thence west to the midpoint of Lot 2, Block 1; thence north 66.0 feet parallel with the east and west boundaries; thence northwesterly to the northwest corner of

Lot 2; thence north to the northeast corner of Lot 10, Block 1; thence west to the easterly right-of-way of M-30 extended north; thence south along said right-of-way to the centerline of Houghton Avenue; thence east to a point in the centerline of Eighth Street; thence south along centerline of Eighth Street to a point intersecting with the south line of Lot 1, Block 2, of the recorded plat of the City of West Branch; thence east to the northwest corner of said Lot 9, Block 2; thence south along the west line to the southwest corner of said lot thence east along the south line of Lot 9, 66.0 feet; thence north to the southwest corner of Lot 8, Block 2, thence east to the northwest corner of Lot 9, Block 4; thence south to the southwest corner of Lot 10, Block 4; thence east to the centerline of Fifth Street; thence south to a point in line with the north right-of-way of Wright Street; thence east to the southeast corner of Lot 6, Block 7; thence north to the southwest corner of Lot 10, Block 7; thence east to the centerline of Second Street; thence north along centerline to a point intersecting with the south line of Lot 1, Block 8; thence east to the southeast corner of Lot 2, Block 8; thence south to the southwest corner of Lot 9; thence east to the southeast corner of Lot 9; thence north along First Street and the center of West Branch of the Rifle River to the north right-of-way of Houghton Avenue; thence east to the place of beginning.

(Ord. 154, passed 12-17-79; Am. Ord. 184, passed 11-17-86)

Ogemaw Township

The Ogemaw Township DDA legal description comprises a list of parcels that are included in the district. This DDA district includes the following parcels.

011-022-003-20	011-024-013-10	011-300-002-00	011-025-003-58	011-025-017-00	011-205-004-00
011-022-003-30	011-024-014-10	011-024-039-00	011-025-003-60	011-025-018-00	011-026-001-10
011-022-015-00	011-024-015-07	011-025-001-00	011-025-003-70	011-025-023-00	011-026-001-15
011-022-016-00	011-024-016-00	011-025-002-00	011-025-004-00	011-025-024-10	011-026-001-50
011-022-017-00	011-024-016-50	011-025-002-10	011-025-005-00	011-025-025-10	011-026-001-60
011-022-017-10	011-024-016-60	011-025-003-00	011-025-005-30	011-025-025-20	011-026-004-00
011-022-017-50	011-024-018-00	011-025-003-05	011-025-006-00	011-025-026-00	011-026-004-10
011-022-017-55	011-024-020-00	011-025-003-20	011-025-007-00	011-025-027-00	011-026-004-40
011-022-018-00	011-024-021-00	011-025-003-25	011-025-010-00	011-201-001-00	011-026-004-50
011-022-019-00	011-024-022-00	011-025-003-30	011-025-010-50	011-201-003-00	011-026-005-00
011-023-007-00	011-024-024-00	011-025-003-35	011-025-010-55	011-201-006-00	011-026-007-00
011-023-008-00	011-024-024-10	011-025-003-36	011-025-011-00	011-201-006-10	011-026-008-00
011-023-009-00	011-024-036-00	011-025-003-45	011-025-014-00	011-201-007-50	011-027-001-00
011-023-013-00	011-024-037-00	011-025-003-51	011-025-015-10	011-201-008-00	011-027-002-00
011-023-014-00	011-024-038-00	011-025-003-53	011-025-015-15	011-201-009-00	011-027-003-05
011-023-015-00	011-024-040-00	011-025-003-54	011-025-015-20	011-201-011-00	011-027-003-80
011-023-016-00	011-024-042-00	011-025-003-55	011-025-015-50	011-205-001-00	011-027-004-00
011-024-013-05	011-300-001-00	011-025-003-57	011-025-016-00	011-205-003-00	011-027-005-00

(Ord. 29, passed 01-14-2004)

2B. The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

West Branch Township DDA	City of West Branch DDA	Ogemaw Township DDA
1,529.3 acres	37.8 acres	1,562.4 acres
219 parcels	111 parcels	139 parcels
Street and Roads		
S Flowage Lake Rd	E. Houghton Avenue	Ski Park Road
Dam Road	W Houghton Avenue	W M 76
W Flowage Lake Rd	N 1 st Street	Green Road
Pilatus Ct.	N and S 2 nd Street	S Gray Road
Fox Run Rd.	N and S 3 rd Street	Minzer Ct
South M-76	N and S 4 th Street	Wright Avenue
Cook Road	N and S 5 th Street	W Ripley Avenue
W M 55	S 6 th Street	
Refinery Rd.	N and S 7 th Street	
Crawford Street	N and S 8 th Street	
Arthur Ct.	Wright Street	
Highland Trail	Sidney Street	
Hodges Drive		
Jonathon Ct.		
Public Facilities/Properties		
	West Branch City Hall	Ogemaw Township Hall
	West Branch Police Department	
	U.S. Post Office	
	West Branch District Library	
	Ogemaw Fire Department	
	Former Dry Cleaner Property	
The Character of Land Uses		
Highway commercial including gas stations and fast food restaurants that cater to highway travelers, and regional retailers such as Walmart and Aldi's. There is also an Outlet Mall, and Hotel and Conference Center. Very vehicular dependent. The DDA District also includes some residential homes along Fox Rub Road, Highland Trail, Pilatus Ct., and Arthur Ct. Some of these residential sites are adjacent to Flowage Lake.	Traditional historic downtown along Houghton Street. A variety of retail and restaurant establishments. Small city blocks that are adjacent to residential neighborhoods. Development based on a grid pattern. Very walkable.	Highway services such as auto dealers, office buildings and small individual site retail. Very vehicular dependent.

Recreational Land Uses		
Ogemaw Hills Recreation Area	Riverwalk	None
	Pocket park	

2C. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

West Branch Township DDA	City of West Branch DDA	Ogemaw Township DDA
Properties to be Altered / Demolished		
	Former Dry Cleaners Building	None

2D. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area.

The Table 1A through Table 1C outlines the project name, description and estimated cost for those projects identified by the respective DDA Boards.

Table 1

West Branch Township DDA Projects and Programs and Probable Costs

Priority is based on the anticipated timeframe for project implementation. **High = 1 to 5 years, Medium = 6 to 10 years, and Low = more than 10 years.** Project implementation can vary due to market conditions, development opportunities and the availability of other funding.

Project Name	Description	Probable Cost	Priority
Infrastructure			
Corridor Lighting	Inspect and troubleshoot lighting issues affecting the corridor light system.	\$200,000	High
M-55 Sewer	Installation of water mains looping Sunside Station to Fox Estates Subdivision and construction of a shared pathway.	\$900,000	High
Water and Sewer Installation	Installation of water, sanitary sewer and shared pathway from the Walmart site to First Street.	\$950,000	Medium
Airport Road Infrastructure	Installation of water, sanitary sewer, and shared pathway from Airport Road around Flowage Lake Road.	\$1,800,000	Medium
Trail Head Development	Installation of a trailhead and off-street parking to serve bikes, ORV, and snowmobiles.	\$50,000	High
Redevelopment			

Redevelopment Site Assistance	Provide assistance to redevelop properties in the district that are either functionally obsolete, vacant, or in need of remediation.	\$750,000	Medium
Property Acquisition	Reserve funds, if needed, for the acquisition of buildings and/or vacant property.	\$500,000	High
Buildings / Facilities			
Park Enhancements	Development of recreation facilities that may include a playscape, pavilion and ancillary support infrastructure.	\$500,000	High
Day Care	Reserve funds to assist with the support for a daycare facility.	\$25,000	Low
Promotions and Marketing			
Wayfinding	Continued support for the implementation of the West Branch Wayfinding System	\$95,000	High
Branding	Implement the West Branch Township DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$25,000	High
Marketing	Funds to support marketing efforts associated with the DDA district and the "Loop."	\$50,000	High
Trail Town	Coordinate with the City of West Branch and Ogemaw Township to position the area as a Trail Town for northeast Michigan.	\$10,000	High

- Notes: 1. *The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the West Branch Township DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.*
2. *DDA revenues can be used to pay for maintenance of DDA authorized and implemented projects. This includes utilities of projects in the district.*
3. *DDA revenues can be used to contract for administrative services needed to assist with project and program implementation.*

Table 2

City of West Branch DDA Projects and Programs and Probable Costs

Priority is based on the anticipated timeframe for project implementation. **High = 1 to 5 years, Medium = 6 to 10 years, and Low = more than 10 years.** Project implementation can vary due to market conditions, development opportunities and the availability of other funding.

Project Name	Description	Estimated Cost	Priority
	Infrastructure		
Streetscape Improvements	Extend streetscape elements within the balance of the DDA District	\$750,000	Medium
Parking	Improve parking lots located on North 2 nd , North 3 rd , and North 4 th Streets. Improvements would include resurfacing, installation of ADA complaint measures, electric charging stations, and signage.	\$500,000	Medium
Sidewalks and Shared Pathways	Reconstruct or add new sidewalks and shared pathways	\$100,000	Medium
Parking Study	In conjunction with the assistance of a parking consultant prepare a district-wide parking study that evaluates existing parking lots, usage, turnover, parking time limits, and future need, including the feasibility of a parking structure.	\$45,000	Medium
Public Plaza	Develop a public plaza as a placemaking project.	\$150,000	High
Technology Upgrades	Installation of a streaming wireless audio system throughout the downtown area.	\$50,000	High
Maintenance	Provide funds to maintain the landscaping around wayfinding signs and any public improvements installed by the DDA.	\$40,000 Annual allocation	High
	Buildings / Facilities		
Building Improvement Program	Establish a cost-sharing building improvement program fund to assist with façade renovations and the conversion of upper story floor area for residential apartments.	\$250,000	Low
Market Vacant Buildings	Develop marketing information for vacant downtown buildings	\$5,000/Year	High
Farmers Market	Evaluate potential locations for a permanent Farmers Market and Events Pavilion and dedicate funds for the development of the facility.	\$15,000 Location & Design \$500,000 Pavilion	Medium

Project Name	Description	Estimated Cost	Priority
Business Incubator	Investigate business incubator opportunities in the DDA area.	\$5,000	Medium
National Register of Historic Places	Inventory and submit the appropriate application for designation on the National Register of Historic Places. A successful designation allows property owners access to the Historic Investment Tax Credit.	\$20,000	Low
Marketing & Promotions			
Wayfinding System	Implement the wayfinding system in conjunction with West Branch Township and Ogemaw Township	\$80,000	High
Special Events	Sponsor and promote special events such as sidewalk sales, downtown concerts, farmers market, fabulous Fridays, art events, etc.	\$10,000 / Year	High
Branding	Implement the DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$30,000	High
Public Art	Look at ways to incorporate public art and murals into the DDA district as a community enhancement, especially along the Riverwalk.	\$55,000	Medium
Trail Town	Coordinate with West Branch Township and Ogemaw Township to position the area as a Trail Town for northeast Michigan.	\$10,000	High
Redevelopment			
Property Acquisition	Reserve funds for property acquisition that advances the repurposing and redevelopment of property in the District.	\$450,000	Medium
Building Demolitions	Reserve funds for building demolition and site clearance.	\$150,000	Low
Pre-Development Services	Provide funds, when needed, for Phase 1 and 2 environmental assessments, and other feasibility and market studies to assist with property redevelopment.	\$75,000	Low

Notes: 1. The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the City of West Branch DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.

2. DDA revenues can be used to pay for maintenance of DDA authorized and implemented projects.
3. DDA revenues can be used to contract for administrative services needed to assist with project and program implementation.

Table 3

Ogemaw Township DDA Projects and Programs, Probable Costs and Priority

Priority is based on the anticipated timeframe for project implementation. **High = 1 to 5 years, Medium = 6 to 10 years, and Low = more than 10 years.** Project implementation can vary due to market conditions, development opportunities and the availability of other funding.

Project Name	Description	Estimated Cost	Priority
Infrastructure			
M-55/76 Sanitary Sewer Extension	Extend existing sanitary sewer from Consumers Energy property to Ski Park Road approximately 2,000 feet.	\$375,000	Medium
Ripley Road Sanitary Sewer	Extend existing sanitary sewer from Ripley Road area south on M-30 1,800 feet	\$200,000	Low
M-30 Sanitary Sewer	Extend sanitary sewer from the south side of assisted living properties south to the westerly side of DDA District on M-30 for approximately 1,500 feet	\$166,000	Low
Upgrade Pump Station	Upgrade Pump Station to accommodate future growth and users	\$200,000	High
Ripley Road Water Main	Extend 12" PVC-DR18 water main for approximately 4,000 feet from Ripley Road area south to southerly boundary of DDA District	\$240,000	Medium
Water System Upgrades	Install upgrades as needed to the water system to provide for greater capacity and pressure based on future development needs.	\$450,000	Medium
Storm Water Measures	Work with the developer(s) to design onsite storm water retention and handling systems.	\$100,000	Low
Streetscape Enhancement	Continue the streetlighting and streetscape west from the Courthouse to Ski Park Road.	\$1,580,000	High
Curb and Gutter Program	Provide funds on a cost-sharing basis to assist property owners with the installation of curbs and gutters along BR M-55 and M-30.	\$130,000	High
Trail Development	Implement Ogemaw Township portion of the trail system between Exit 212 and Exit 215	\$1,070,000	Low

Project Name	Description	Estimated Cost	Priority
Maintenance	Provide funds to maintain the landscaping around wayfinding signs and any public improvements installed by the DDA.	\$75,000	High
Marketing & Promotions			
Marketing and Promotions	DDA operations include signage, marketing, promotion, etc.	\$50,000	High
Wayfinding System	Implement the Ogemaw Township portion of the Wayfinding Plan (2014)	\$50,000	High
Trail Town	Coordinate with West Branch Township DDA and the City of West Branch DDA to position the area as a Trail Town for northeast Michigan.	\$10,000	Medium
Branding	Implement the Ogemaw Township DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$25,000	High
Redevelopment			
Property Acquisition	Reserve funds, if needed, for the acquisition of buildings and/or vacant property.	\$250,000	Medium
Pre-Development Services	Provide funds, when needed, for Phase 1 and 2 environmental assessments, and other feasibility and market studies to assist with property redevelopment.	\$75,000	Medium

- Notes:*
1. *The scope and cost of the project may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Ogemaw Township DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design, cost, and prioritization of the projects consistent with overall concepts embodied in this Development Plan and Tax Increment Financing Plan.*
 2. *DDA revenues can be used to pay for maintenance of DDA authorized and implemented projects.*
 3. *DDA revenues can be used to contract for administrative services needed to assist with project and program implementation.*

2E. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

West Branch Township DDA

On April 22, 2019, the West Branch Township DDA Board met to review the results of the board prioritization survey and discuss the extent, probable cost, and timing of projects and programs. The table below outlines the project name, description and priority, and timing assigned for those projects by the DDA Board.

Table 4
West Branch Township DDA Projects and Programs by Priority

Project Name	Description	Estimated Cost
<i>HIGH PRIORITY (1 – 5 Years)</i>		
Corridor Lighting	Inspect and troubleshoot lighting issues affecting the corridor light system.	\$200,000
M-55 Sewers	Installation of water mains looping Sunside Station to Fox Estates Subdivision and construction of a shared pathway.	\$900,000
Trail Head Development	Installation of a trailhead and off-street parking to serve bikes, ORV, and snowmobiles.	\$50,000
Property Acquisition	Reserve funds, if needed, for the acquisition of buildings and/or vacant property.	\$500,000
Park Enhancements	Development of recreation facilities that may include a playscape, pavilion and ancillary support infrastructure.	\$500,000
Wayfinding	Continued support for the implementation of the West Branch Wayfinding System	\$95,000
Branding	Implement the West Branch Township DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$25,000
Marketing	Funds to support marketing efforts associated with the DDA district and the “Loop.”	\$50,000
Trail Town	Coordinate with the City of West Branch and Ogemaw Township to position the area as a Trail Town for northeast Michigan.	\$10,000
<i>High Priority - Estimated Costs</i>		<i>\$2,380,000</i>
<i>MEDIUM PRIORITY (6 to 9 years)</i>		
Water and Sewer Infrastructure	Installation of water, sanitary sewer and shared pathway from the Walmart site to First Street.	\$950,000

Project Name	Description	Estimated Cost
Airport Road Infrastructure	Installation of water, sanitary sewer, and shared pathway from Airport Road around Flowage Lake Road.	\$1,800,000
Redevelopment Site Assistance	Provide assistance to redevelop properties in the district that are either functionally obsolete, vacant, or in need of remediation.	\$750,000
<i>Medium Priority - Estimated Costs</i>		\$4,000,000
<i>LOW PRIORITY (More than 10 years)</i>		
Day Care	Reserve funds to assist with the support for a day care facility.	\$25,000
<i>Low Priority - Estimated Costs</i>		\$25,000

Overall summary of the proposed development plan projects and programs is:

Project Category	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
Infrastructure	\$1,150,000	\$2,750,000	\$0	\$3,900,000
Buildings	\$680,000	\$0	\$25,000	\$705,000
Marketing & Promotions	\$180,000	\$0	\$0	\$180,000
Redevelopment	\$550,000	\$1,250,000	\$0	\$1,800,000
Totals	\$2,380,000	\$4,000,000	\$25,000	\$6,405,000

City of West Branch DDA

On March 26, 2019 the City of West Branch DDA Board met to review the results of the board prioritization survey and discuss the extent, probable cost, and timing of projects and programs. The table below outlines the project name, description and priority, and timing assigned for those projects by the DDA Board.

Table 5
West Branch City DDA Projects and Programs by Priority

Project Name	Description	Priority
<i>HIGH PRIORITY (1 – 5 Years)</i>		
Public Plaza	Develop a public plaza as a placemaking project.	\$150,000
Technology Upgrades	Installation of a streaming wireless audio system throughout the downtown area.	\$50,000
Maintenance	Provide funds to maintain the landscaping around wayfinding signs and any public improvements installed by the DDA.	\$40,000 Annual allocation
Market Vacant Buildings	Develop marketing information for vacant downtown buildings	\$5,000/Year
Wayfinding System	Implement the wayfinding system in conjunction with West Branch Township and Ogemaw Township	\$80,000
Special Events	Sponsor and promote special events such as sidewalk sales, downtown concerts, farmers market, fabulous Fridays, art events, etc.	\$10,000/Year
Branding	Implement the DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$30,000
Trail Town	Coordinate with West Branch Township and Ogemaw Township to position the area as a Trail Town for northeast Michigan.	\$10,000
<i>High Priority - Estimated Costs</i>		<i>\$375,000</i>
<i>MEDIUM PRIORITY (6 to 9 years)</i>		
Streetscape Improvements	Extend streetscape elements within the balance of the DDA District	\$750,000
Parking	Improve parking lots located on North 2 nd , North 3 rd , and North 4 th Streets. Improvements would include resurfacing, installation of ADA complaint measures, electric charging stations, and signage.	\$500,000
Sidewalks and Shared Pathways	Reconstruct or add new sidewalks and shared pathways	\$100,000
Parking Study	In conjunction with the assistance of a parking consultant prepare a district-wide parking study that evaluates existing parking lots, usage, turnover, parking time limits, and future need, including the feasibility of a	\$45,000

Farmers Market	parking structure. Evaluate potential locations for a permanent Farmers Market and Events Pavilion and dedicate funds for the development of the facility.	\$515,000
Business Incubator	Investigate business incubator opportunities in the DDA area.	\$5,000
Public Art	Look at ways to incorporate public art and murals into the DDA district as a community enhancement, especially along the Riverwalk.	\$55,000
Property Acquisition	Reserve funds for property acquisition that advances the repurposing and redevelopment of property in the District.	\$450,000
<i>Medium Priority – Estimated Costs</i>		\$2,420,000
LOW PRIORITY (More than 10 years)		
Building Improvement Program	Establish a cost-sharing building improvement program fund to assist with façade renovations and the conversion of upper story floor area for residential apartments.	\$250,000
National Register of Historic Places	Inventory and submit the appropriate application for designation on the National Register of Historic Places. A successful designation allows property owners access to the Historic Investment Tax Credit.	\$20,000
Building Demolitions	Reserve funds for building demolition and site clearance.	\$150,000
Pre-Development Services	Provide funds, when needed, for Phase 1 and 2 environmental assessments, and other feasibility and market studies to assist with property redevelopment.	\$75,000
<i>Low Priority – Estimated Costs</i>		\$495,000
All Projects – Estimated Costs		\$3,290,000

Overall summary of the proposed development plan projects and programs is:

Project Category	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
Infrastructure	\$240,000	\$1,395,000	\$0	\$1,635,000
Buildings	\$5,000	\$520,000	\$270,000	\$795,000
Marketing & Promotions	\$130,000	\$55,000	\$0	\$185,000
Redevelopment Services	\$0	\$450,000	\$225,000	\$675,000
Totals	\$375,000	\$2,420,000	\$495,000	\$3,290,000

Ogemaw Township DDA

On March 6, 2019, the Ogemaw Branch DDA Board met to review the results of the board prioritization survey and discuss the extent, probable cost, and timing of projects and programs. The table below outlines the project name, description and priority, and timing assigned for those projects by the DDA Board.

Table 6
Ogemaw Township DDA Projects and Programs by Priority

Project Name	Description	Estimated Cost
<i>HIGH PRIORITY (1 – 5 Years)</i>		
Upgrade Pump Station	Upgrade Pump Station to accommodate future growth and users	\$200,000
Streetscape Enhancement	Continue the streetlighting and streetscape west from the Courthouse to Ski Park Road.	\$1,580,000
Curb and Gutter Program	Provide funds on a cost-sharing basis to assist property owners with the installation of curbs and gutters along BR M-55 and M-30	\$130,000
Maintenance	Provide funds to maintain the landscaping around wayfinding signs and any public improvements installed by the DDA.	\$75,000
Marketing & Promotions	DDA operations include signage, marketing, promotion, etc.	\$50,000
Wayfinding System	Implement the Ogemaw Township portion of the Wayfinding Plan (2014)	\$50,000
Branding	Implement the Ogemaw Township DDA portion of the branding program. For example, this would include printed materials, signage, and banners.	\$25,000
<i>High Priority – Estimated Costs</i>		<i>\$2,110,000</i>
<i>MEDIUM PRIORITY (6 to 9 years)</i>		
M-55/76 Sanitary Sewer Extension	Extend existing sanitary sewer from Consumers Energy property to Ski Park Road approximately 2,000 feet.	\$375,000
Ripley Road Water Main	Extend existing sanitary sewer from Ripley Road area south on M-30 1,800 feet	\$200,000
Water System Upgrades	Install upgrades as needed to the water system to provide for greater capacity and pressure based on future development needs.	\$450,000
Trail Town	Coordinate with West Branch Township DDA and the City of West Branch DDA to position the area as a Trail Town for northeast Michigan.	\$10,000
Property Acquisition	Reserve funds, if needed, for the acquisition of buildings and/or vacant property.	\$250,000

Project Name	Description	Estimated Cost
Pre-Development Services	Provide funds, when needed, for Phase 1 and 2 environmental assessments, and other feasibility and market studies to assist with property redevelopment.	\$75,000
<i>Medium Priority – Estimated Costs</i>		<i>\$1,400,000</i>
<i>LOW PRIORITY (More than 10 years)</i>		
Ripley Road Sanitary Sewer	Extend existing sanitary sewer from Ripley Road area south on M-30 1,800 feet	\$200,000
M-30 Sanitary Sewer	Extend sanitary sewer from the south side of assisted living properties south to the westerly side of DDA District on M-30 for approximately 1,500 feet	\$166,000
Storm Water Measures	Work with the developer(s) to design onsite storm water retention and handling systems.	\$100,000
Trail Development	Implement Ogemaw Township portion of the trail system between Exit 212 and Exit 215	\$1,070,000
<i>Low Priority Projects – Estimated Cost</i>		<i>\$1,536,000</i>
<i>All Projects – Estimated Cost</i>		<i>\$5,046,000</i>

Overall summary of the proposed development plan projects and programs is:

Project Category	Prioritization			Total Costs
	High (1-5 Yrs)	Medium(6-10 Yrs)	Low (10+ Yrs)	
Infrastructure	\$1,985,000	\$1,065,000	\$1,536,000	\$4,586,000
Buildings	\$0	\$0	\$0	\$0
Marketing & Promotions	\$125,000	\$10,000		\$135,000
Redevelopment Services	\$0	\$325,000	\$0	\$325,000
Totals	\$2,110,000	\$1,400,000	\$1,536,000	\$5,046,000

As a result of the prioritization of projects by each respective DDA Board, the following projects and programs have been identified as collaborative projects and programs between the authorities.

Table 7
Collaborative DDA Programs by Project and Municipality

Project Name	West Branch Township DDA	City of West Branch DDA	Ogemaw Township DDA	Total
Wayfinding System	\$95,000	\$80,000	\$50,000	\$225,000
Branding	\$25,000	\$30,000	\$25,000	\$80,000
Trail Town	\$10,000	\$10,000	\$10,000	\$30,000
Total	\$130,000	\$120,000	\$85,000	\$335,000

Collectively the three DDA’s are forecasting (2019 dollars) over \$14.7 million in various projects and programs. Table 2E enumerates the expenditures by project type and municipality. The largest forecasted expenditure will be in infrastructure followed by redevelopment services.

Table 8
Summary of DDA Programs by Project and Municipality

Project Name	West Branch Township DDA	City of West Branch DDA	Ogemaw Township DDA	Total
Infrastructure	\$3,900,000	\$1,635,000	\$4,586,000	\$10,121,000
Buildings	\$705,000	\$795,000	\$0	\$1,500,000
Marketing & Promotions	\$180,000	\$185,000	\$135,000	\$500,000
Redevelopment Services	\$1,800,000	\$675,000	\$325,000	\$2,800,000
Total	\$6,405,000	\$3,290,000	\$5,046,000	\$14,741,000

2F. Parts of the Development Area to be Left as Open Space and Contemplated Use.

In reference to the public improvements outlined, open space within the DDA district and Development Area will be confined to rights-of-way, plazas, and parks within the District. Existing park property in the DDA district and Development Area will remain as open space.

2G. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.

There are no parcels that the DDA plans to acquire, sell, donate, exchange, or lease, as part of this Development Plan.

2H. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

The Development Plan proposes no zoning changes proposed within the Development Area. The current zoning of commercial and office accommodate existing and future land uses in the subject area.

2I. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.

Financing for the public improvement projects outlined in Section 2E would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations within the Development Area. The amount of the funding will be predicated on the stability of the taxable valuation base of the downtown area and the extent of new future redevelopment and rehabilitation projects. Sources of funding may include tax increment revenues on a “pay-as-you-go” basis, the issuance of bonds by the DDA or City and other sources approved by the City in accordance with the Act 57 of 2018.

2J. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.

The public improvements undertaken pursuant to this Development Plan will remain in public ownership for the public benefit.

2K. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

At present, there are no agreements for property conveyance between West Branch Township DDA, City of West Branch DDA, or Ogemaw Township DDA or any person(s), natural or corporation. The Development Plan utilizes a voluntary acquisition strategy to acquire property within the Development Area. Acquisition of such property would be on a negotiated basis between the Downtown Development Authority and the interested party.

Any such sale, lease or exchange shall be conducted by the DDA pursuant to requirements specified in Act 57 with the consent of the City Commission. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable city policy and Michigan state law.

2L. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.

Based upon a review of the properties within the DDA district and Development Area the following number of residents is estimated. If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan pursuant to MCLA 125.4221 (Sec 221; PA 57 of 2019). The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

Table 9
Estimated Number of Residents within the DDA District and Development Area

	West Branch Township DDA	City of West Branch DDA	Ogemaw Township DDA	Total
Residents	427	38	83	546

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA district and Development Area.

2M. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

2N. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incident to the Transfer of Title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed.

2O. A Plan for compliance with Act 227 of the Public Acts of 1972.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because the Development Plan does not require the acquisition of property and displacement of persons a plan for compliance with Act 227 is not addressed.

TAX INCREMENT FINANCING PLAN

Amendment to the Tax Increment Financing Plans

Each of the three municipalities; West Branch Township, City of West Branch and Ogemaw Township have in place adopted Tax Increment Financing Plans related to their respective Downtown Development Authorities. Each Downtown Development Authority desires to amend their respective plans to extend the duration of the tax increment plan. As a result, the following amendments to the tax increment financing plans are made.

West Branch Township

The tax increment financing plan adopted September 1, 2007 specifies that the tax increment capture will expire on December 31, 2031 as noted in C. Duration of the Plan. The expiration date will now be extended to December 31, 2045.

City of West Branch

The tax increment financing plan adopted November 1, 2010 specifies that the tax increment capture will expire on December 31, 2030 as noted in D. Duration of the Plan. The expiration date will now be extended to December 31, 2045.

Ogemaw Township

The tax increment financing plan adopted March 2004 specifies that the tax increment capture will expire on December 31, 2023 as noted in Table 1, 2 and 3. The expiration date will now be extended to December 31, 2045