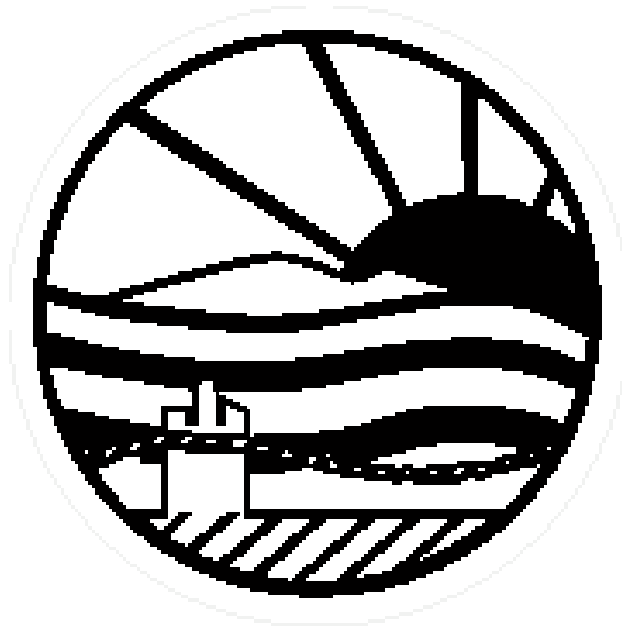


**AMENDED AND RESTATED
DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN
SECOND AMENDMENT: 2014-2043**

**Downtown Development Authority
City of St. Ignace, Mackinac County, Michigan**

Date December 16, 2013



**Downtown Development Authority
Established November 28, 1981**

**Downtown Development Plan
Tax Increment Financing Plan
Adopted April 22, 1982**

First Amendment - October 4, 1993

ACKNOWLEDGEMENTS

DOWNTOWN DEVELOPMENT AUTHORITY BOARD

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BACKGROUND

Creation of the St. Ignace Downtown Development Authority (DDA):

The City Council of the City of St. Ignace, recognizing the need to halt property value deterioration, to eliminate the causes of that deterioration and to promote economic growth, created the St. Ignace Downtown Development Authority by ordinance effective November 28, 1981. At that time the Authority was given all of the powers and duties prescribed for a Downtown Development Authority pursuant to Act 197 of Public Acts of 1975, M.C.L.A. §§ 125.1651 et seq., as amended by the State of Michigan. A nine member DDA Board was appointed by, and included, the St. Ignace Mayor, to represent the City and its downtown business interests. The City Council also designated the boundaries of the downtown development district within which the DDA may legally operate. (See Attachment # 1, City of St. Ignace, Michigan Ordinance)

Downtown Development Plan/Tax Increment Financing Plan:

To accomplish the goals set down for it, the St. Ignace Downtown Development Authority recommended adoption of a downtown development plan. To finance the plan, it was deemed necessary to adopt a tax-increment financing (TIF) plan. Both were adopted in their original form on April 12, 1982. The TIF District was set up for a term of twenty (20) years. (See Attachment # 1, City of St. Ignace, Michigan Ordinance)

In the following ten years, the St. Ignace Downtown Development Authority addressed the two major projects in the plan. The Shoreline Promenade project, which became the Huron Boardwalk, was more than fully implemented as it was then envisioned. Three parts of the Historical Theme Park Project were implemented. "The Museum of Ojibwa Culture" was developed in the Mission Church as the interior part of the project. The Father Marquette Park was landscaped, returning it to the style it had when it was created at the turn of the century. Several adjacent parcels of land necessary for the theme park were purchased.

First Amendment:

In 1993, the Downtown Development Authority joined with the City Council in addressing further needs that required amending the DDA Plan.

- The need for the burying of electrical lines in the Central Business District, for new curbing and tree plantings.
- Applying for grant funds to purchase the railroad right-of-way north of Marquette Street.
- Extending the Huron Boardwalk both north and south of the existing structure.

- Expanding the open, green spaces along the waterfront before the city loses its unique openness to the water.
- Helping to pay for the railroad property north of Marquette Street, and developing the entire railroad corridor as a utility corridor and a winter/summer recreational trail.
- Conceptually integrating museum expansion with railroad property development, to create continuity and to strengthen both projects.
- Sharing with property owners in the installation of further streetscape features including, but not limited to, aesthetic sidewalks and light fixtures.

To achieve these ends, the Downtown Development Authority, with the St. Ignace City Council, amended the DDA Ordinance, the Development Plan, and the Tax Increment Financing Plan and extended it through the year 2013.

PURPOSE

Mission Statement:

The Mission of the St. Ignace Downtown Development Authority is to undertake public improvements that will create an attractive downtown for residents, visitors and developers.

Economic Development Philosophy of the DDA:

It was the belief of the DDA at its inception in 1981, during the amendment process in 1993 and it continues to be the belief of the DDA in 2013 that there are certain actions a municipality - or agent of a municipality - can take which will stimulate economic development for an entire community and have an impact on all community institutions and residents.

In St. Ignace, where tourism is the dominant industry, measures to be taken must be aimed at the non-resident influx of dollars. The ultimate goal is further development of retail, motel, restaurant and other commercial activity, while promoting and preserving the rich history of the area. In order to attract new development, it is necessary to compete for the limited investment dollar. The DDA believes this is best done through the creation of an attractive and unique environment, which is conducive to development.

Further, the DDA believes that what tourists are looking for when they come to the area is an optimum outdoor experience in and around a beautiful, pleasant, small town. Because the DDA believes this to be so, it also believes that whatever development enhances St. Ignace as a small, friendly town where a stable populace chooses to live year-round, will also appeal to tourists. And an environment which is attractive to tourists is an environment which will be attractive to developers.

SUMMARY DEVELOPMENT PLAN FOR THE DOWNTOWN DEVELOPMENT AREA

Changes in demographics, a fluctuating economy and increased market competition not to mention the introduction of internet commerce are among the various market realities that have impacted the St. Ignace downtown since the creation of the Downtown Development Authority over 30 years ago. The St. Ignace Downtown Development Authority has successfully completed a number of projects that have helped to make downtown a special and distinctive place; however the DDA Board recognizes that in the face of the changing market economy, with limited resources, it is necessary to revisit its strategy for the downtown area. Further, cooperative commitments by the DDA, the City, the Chamber of Commerce and the Visitors Bureau are necessary to continue the momentum that has been established for the downtown district and to ensure the future success of the City. This plan contains updated goals, objectives and strategies, identifies future projects and public improvements and establishes an implementation schedule to complete improvements in the downtown area.

ACCOMPLISHMENTS:

Since its creation, the St. Ignace DDA has completed many public improvement projects - funded by captured tax increment revenues -- within the downtown district. The completed projects, some of which are described below, were based on the recommendations in previous Development and Tax Increment Financing Plans.

PROJECTS COMPLETED - 1982-2013:

- Purchased several property parcels adjacent to the Museum of Ojibwa Culture for the purpose of expansion of the museum and grounds
- Completed improvements to the Museum of Ojibwa Culture and grounds area in: 1989 with the creation of high quality museum displays inside and outside. The site was also added to the state and national historic registers. In 2007 interior and exterior improvements were made using historic preservation standards.
- Secured long-term leases on downtown lakefront properties for the purpose of boardwalk construction
- Completed over 5,000 linear feet of Huron Boardwalk construction, including lighting, seating areas, historical signage and shoreline protection, stretching from Kiwanis Beach to the Wawatam Lighthouse (this development took place over a 25 year span, with nine of ten phases completed)
- Purchased former railroad grade property that runs parallel to State Street behind the non-lakefront downtown businesses
- Downtown flower bed program at all parks and Ojibwa Museum
- Storefront Improvement Loan Program
- Former railroad property located to the south and north of Marquette Street:
 1. Conducted Phase 1 and 2 environmental assessments
 2. Purchased this property with grant
 3. Removed all unused buildings
- Constructed asphalt parking lot to cap former railroad round house property

- Developed American Legion Memorial Park Phase 1: Kiosk, lighting, memorial area with flags and landscaping and park amenities
- Completed \$1 million downtown streetscape project including brick sidewalks, trees, buried electric lines, decorative lighting, benches and trash receptacles
- Purchased 700 feet of contiguous property south of the American Legion Memorial Park to be developed as phase 2
- Developed City owned Kiwanis Beach area into a public park and beach area with retaining wall, sod and sprinklers, kiosk, lighting, landscaping and park amenities
- Developed downtown signage including way finding signs
- Created connecting brick walkways with landscaping and signage from State Street to rear public parking lot
- Developed American Legion Memorial Park Phase 2: Picnic pavilion, restrooms, playground, landscaping, walkway, park amenities, volleyball and horse shoes
- Replaced two sections (1,100 feet) of deteriorated Huron Boardwalk
- Participated in economic development project with MEDC and private developer to develop closed V & S store: Installed public walkway and stairway to rear parking, public restrooms and refurbished rear public parking area
- Developed City owned Chief Wawatam Dock property into Chief Wawatam Park: Children's splash pad, fishing and viewing platform, historical Kiosk, lighting, landscaping, brick walkway, fencing and park amenities
- Participated in economic development project with MEDC and private developers to purchase empty grocery store on downtown waterfront: Grocery store developed, employment generated and adjoining boardwalk public picnic area created
- Completed downtown streetlight retrofit project to save money on usage
- Installed fencing around St. Anthony's Rock and the Museum of Ojibwa Culture
- Created downtown map for distribution
- Created table top tent signs for area restaurants to advertise downtown events
- Supported and participated in the creation of downtown events

The majority of these accomplishments were completed with the help of grant dollars through various state and local agencies that the DDA will continue to work with including, but not limited to: Michigan Natural Resources Trust Fund (MNRTF), Michigan Department of Environmental Quality (MDEQ), Michigan Economic Development Corporation (MEDC), Mackinac County, Sault Tribe of Chippewa Indians, St. Ignace Kiwanis Club, St. Ignace Lions Club, St. Ignace Area Community Foundation.

DOWNTOWN DEVELOPMENT PLAN #2

2014 - 2043

As required by P.A. 197 of 1975, as amended, the City of St. Ignace Downtown Development Authority has prepared the following amended and restated Tax Increment Financing (TIF) and Development Plans to continue to guide development and redevelopment of the downtown district. It is the purpose of these TIF and Development Plans to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with P.A. 197 of 1975, as amended, for the purpose of stimulating and encouraging private investment in the commercial district. The duration of the plan runs through 2043.

Additionally, according Act 197 of 1975, when a board decides to finance a project in the downtown district by the use of revenue bonds or tax increment financing, it shall prepare a development plan, which shall contain all of the following:

- A. Designation of boundaries of the Development Area in relation to highways, streets, streams or otherwise.

The development area of this plan coincides with the legal boundaries of the DDA District, as established in 1981 and amended in 1993.

The general boundaries are: Lake Huron as the easterly line, north to Johnson Street on the east side and Reagon Street on the west of North State Street; the westerly boundary includes the former Wisconsin Central Railroad property; the southerly line is Fitch Street. All portions of the American Legion Park and the former Wisconsin Railroad property lie within the DDA District. (See Map #1)

- B. Location and extent of existing streets and other public facilities within the Development Area; location, character and extent of existing public and private land uses, and legal description of the development area.

Location and extent of existing streets within the DDA District (See Map #2)

Location of PUBLIC facilities within the DDA District include: (See Map #3)

- CITY OF ST. IGNACE

1. Marquette Mission Park and Museum of Ojibwa Culture. This approximate one-acre park is a historically and archeologically significant site listed on both the State of Michigan and the National Historic Registers. The grounds were the site of a Huron Village where Father Jacques Marquette landed in the 1600s. The museum building was a Catholic Church built in 1837 in downtown St. Ignace and moved to this site in the 1950s. The DDA owns and operates the museum and its gift shop. Significant improvements were completed to the building in 1989 and 2007.
2. Chamber of Commerce (560 N. State) and DDA Rental Property (576 N. State). This property was purchased by the DDA in the 1980s with the hopes of expanding the Marquette Mission Park. The change in DDA funding brought about by "Proposal A" in 1994 and the inability to obtain a key piece of property in the middle of this large

tract, changed that plan. The DDA must decide on the future use of this property.

3. Kiwanis Beach Park. This 300 foot Lake Huron Waterfront park was given to the City in the 1950s to be specifically used as a public park. The DDA made improvements to this park in 1997, making it more visually appealing and more accessible to the public.
4. Little Bear East Arena and Community and Fitness Center (LBE). This facility was built on the northern section of the former Wisconsin Central Railroad property that was purchased by the city in the mid-1990s. The zoning was changed on this property from Industrial to Recreational after the purchase and although it was added to the DDA District in the 1993 amendment of the DDA Plan, its development is overseen by the City Council, with recommendations from the St. Ignace Recreation Board. Other than the facility and parking areas, this property has not been developed.
5. The former Wisconsin Central Railroad Property. In addition to the railroad property mentioned in #4 above, the city obtained all of the property from Wisconsin Central Railroad where the tracks were located. This property travels from State Street and McCann Street, north behind the downtown businesses to LBE. This property is currently being used as an emergency access road and allows for snowmobile and ATV use. The DDA is considering future use as shared use for a bike trail.
6. St. Ignace Boat Launch. This 3 acre site was developed in 2001 and includes four launch ramps, public restrooms, fish cleaning station and parking for 110 vehicles w/boat trailers.
7. Municipal Building and Fire Hall. This brick structure was built in 1939. The City is in the process of working with USDA for funding for improvements to the building.
8. Fort de Buade Museum. Fort de Buade was purchased in 2006 with funds from the Sault Tribe of Chippewa Indians. It is owned by the City of the St. Ignace and operated by the Michilimackinac Historical Society. MHS has made immense improvements to the building, and its Museum Collection, Museum Store, Heritage Center and Gallery.
9. Connor's Park. This small 50'X133' park serves as one of the downtown entryways to the waterfront Huron Boardwalk. The site contains an enclosed display of a historic Mackinaw Boat, which were built in the St. Ignace area in the late 1800s, with interpretive signage, brick sidewalks, landscaped planter and updated downtown directional signage.
10. St. Anthony's Rock. This is one of many "sea stacks" in the area that is estimated to be 350 years old. It is located on the former Wisconsin Central Railroad Property that was purchased by the City in the 1980s and is a favorite attraction for visiting tourists.
11. Chief Wawatam Park. This piece of waterfront property was a former car ferry dock. Since it is filled bottomlands, the DEQ development restrictions are limited to public park and marina related uses. The unsightly dock was developed into a park in

2010/2011 with the addition of a brick walkway, fishing dock, decorative fencing, children's educational and play areas, landscaping, benches and picnic tables.

12. The American Legion Memorial Park. This 1,000 linear foot waterfront area was purchased by the DDA in 1991 and developed into a public park in two phases in 1992 and 2001. The improvements include a landscaped veterans memorial area, picnic gazebo, public restrooms, playground and walking path.
 13. Leased Boardwalk Rights-of-Way. Long term leases were obtained from all of the downtown waterfront property owners from Kiwanis Beach to the Chief Wawatam Park in the early 1980s. The Huron Boardwalk was then built in several phases from the 1980s to the newest section in 2006, totaling over 5,000 linear feet of Lake Huron waterfront boardwalk.
 14. St. Ignace Public Marina. This marina was upgraded by an eight million-dollar major improvement project completed in 2003. There are two new break walls, 136 boat slips with electric hookups, shower house, restrooms and gasoline pumps.
- Local and major streets.

- STATE OF MICHIGAN

15. I-75 Business Loop (State Street) and right-of-way.

- PRIVATE USES:

Location of zoning districts used for private development (See Map #4)

Central Business District (CBD). Located from Marquette Street south to Truckey Street. In this district the buildings are built mostly from lot line to lot line. "The CBD regulations are designed to promote convenient pedestrian shopping and stable retail development by encouraging a continuous retail frontage and by prohibiting outdoor automotive-related and outdoor business activities." No off-street parking is required in the CBD except as specified.

General Business District (GBD). Located north of Marquette Street to the northern boundary of the DDA District (Reagon Street) and south of Truckey Street to the southern boundary of the DDA District (Fitch Street). Any use permitted in the CBD is allowed in the GBD, subject to the general provisions of that particular zoning chapter. In this district there is generally more separation between buildings and off-street parking is required.

*Note: Building height restrictions in both CBD and GBD are 40 feet on the non-lake side and 20 feet on the lake side.

Tourist Business District (TBD). Located on the east side of North State Street with the Shepler's Ferry Dock as the southern border and Johnson Street as the northern border, this is a very small section of the DDA District with one motel and a few small houses.

Waterfront Light Industrial District (WLID). This district is largely the Union Terminal Piers property at the “Old Mill Slip” and the Shepler Mackinac Island Ferry dock areas located at the northern waterfront boundary of the DDA District.

Public Recreation District (PRD). This district is strictly the Little Bear East Arena property, which received a zoning change around 1995 as part of Michigan Natural Resources Trust Fund grant requirements used to help purchase the property.

The legal description and boundaries of the Development Area are the same as that of the DDA District, as established in 1981 and amended in 1993, as referenced in Attachment # 2.

- C. Existing improvements in the Development Area to be demolished, repaired or altered, and time required for completion.

There are no improvements in the Development Area that will be demolished. There are ongoing repairs and maintenance with all improvements that have been made to the Development Area including, but not limited to, the Huron Boardwalk, Streetscape, Museum of Ojibwa Culture, all downtown parks, all sidewalks and streets.

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

Public improvements contemplated in the Development Area over the 30-year life of this Plan, along with estimated costs and time of completion, are included in Table 1, “Estimated Project Costs and Schedule.” The cost estimates have been developed using comparable construction costs and with input from the City Engineer but are very preliminary. Specific plans and final cost estimates for Development Area improvements will be completed upon initiation of each project.

Funding for the projects will be obtained from a variety of sources as has been done with most projects completed to date in the DDA District and listed previously including, but not limited to: Michigan Natural Resources Trust Fund (MNRTF), Michigan Department of Environmental Quality (MDEQ), Michigan Economic Development Corporation (MEDC), Mackinac County, Sault Tribe of Chippewa Indians, St. Ignace Kiwanis Club, St. Ignace Lions Club, St. Ignace Area Community Foundation. DDA tax increment revenues as well as other local funding will be used to help provide matching funds for grants that are being sought.

Project Descriptions:

Short Term: 5-15 Years

1. Bike Path Creation including Connectivity to Areas Outside DDA: During the input sessions and surveys taken, the number one request for

improvements to the DDA District has been to add a bike path. Our summer tourist industry brings in hundreds of thousands of visitors per year. The layout of the city is such that the downtown area lies on the shores of Lake Huron with a business loop of Interstate-75 running through it. This loop is a 3-lane through the downtown proper (about one mile of road) and 4-lanes at each end of the downtown (about three miles to the north and a half mile to the south). We have a captive audience located to the north and south of the downtown area along those 4-lanes: north are 1,055 hotel rooms with an estimated 250,000 annual overnight visitors, south is one of Michigan's most popular state parks with 275 camp sites and over 80,000 annual overnight campers. Thousands of these visitors bring bicycles with them looking to take them to Mackinac Island, whose three ferry services are located in our downtown area. Many area residents bike through the downtown area for pleasure or necessity. It is important to offer them a safe path in which to travel. There are several options for the development of the bike path ranging from simply signing with road signs and pavement markings up to a \$3 million development project. This plan will be combined the street improvement projects since the unfinished former railroad grade that runs behind the downtown businesses will be considered as a multiuse road and need to be paved as part of this project. Also connecting side streets that lay within the DDA are in need of repair. Most likely the DDA will concentrate on development somewhere in between and will seek grants to help paying for this project through such sources as: the Michigan Natural Resources Trust Fund and the Michigan Department of Transportation, as well as local sources to help with matching funds.

2. **Downtown Parking Improvement:** The main street into the downtown district is Interstate-75 (State Street), which is owned and operated by the State of Michigan. The parking on State Street is restricted to parallel parking on one side only. Currently parking meters are used on State Street, mainly to keep those using the Mackinac Island ferry boats from parking on the street for the day. There are some who feel that parking meters are a deterrent to visitors and would like to see their use discontinued. Private waterfront parking has long been an issue as ferry boat companies have large parking lots that are viewed as unsightly and not the best use of waterfront property. A Mackinac County Transportation Authority is being looked at as a possible method of funding alternative parking options. One option that may be considered is the building of a parking structure behind the businesses to help alleviate these issues. The DDA will work closely with Mackinac County and pursue funding as it becomes available.
3. **Museum of Ojibwa Culture Expansion:** The DDA owns the Museum of Ojibwa Culture and currently supports it with an annual operational contribution of \$30,000. With its inclusion on the State and National Historic Registers, this museum has become a destination, attracting thousands of visitors per year. There is a great need for expansion of the building to include better and larger restroom facilities, a native craft demonstration and art gallery area, administrative office space and storage, including permanent storage of artifacts that are currently housed with

Michigan State University. This project must be completed within historic preservation guidelines and special attention will be placed on comprehensive accessibility. There is a need for audio listening stations both inside the museum and on the museum grounds. An authentic Huron Village longhouse will be constructed on the museum grounds area, using all original building materials. New exhibits will eventually need to be installed inside the museum as the existing exhibits are from the 1980s. The DDA owns adjacent property that it may need to sell in order to provide matching funds for grants that will be written by the Museum Manager, to such agencies as: The Sault Tribe of Chippewa Indians, the Michigan Humanities Council, various foundations and state and federal programs that provide funds for capital improvements.

4. **Promote Local History:** St. Ignace is a community steeped in history and over the years, the DDA has promoted the history of the area through the creation of signage along the Huron Boardwalk and at various other areas in the downtown district. The DDA partners with the Michilimackinac Historical Society by helping pay for a historical walking tour booklet and partners with the St. Ignace Special Events Committee by paying for some of the live historical walking tours. There will be an expansion of the historical signage program and a continuation of the partnerships. There will also be an encouraged marketing partnership with the DDA's Museum of Ojibwa Culture and the Fort de Buade Museum, which is also located in the downtown district.
5. **Attract Visitors to Downtown:** Tens of thousands of visitors cross the Mackinac Bridge annually to come into the Upper Peninsula. Getting them to come into the downtown area has been a challenge. Signage Improvement is needed between the Mackinac Bridge toll booths and the first northbound exit and once that first exit is taken to better show where the downtown area is located. Better signage within the downtown district is needed as well, to better advertise the various activities that are taking place in the area. Web site development and maintenance is necessary in order to compete. Currently the DDA has a very basic website; there is a need to upgrade.
6. **Boardwalk Completion and Waterfront Improvements:** Across the street from City Hall (south of Goudreau Street) there is a 55 foot section of Huron Boardwalk that was never completed due to property owners not wanting it. Also there is a final phase of boardwalk to be completed that would connect the Chief Wawatam Park (located near the marina lighthouse) south to the American Legion Memorial Park. This 500 foot of walkway would cross the current Starline Railroad Dock property. It could be a combination of boardwalk and concrete (to allow for snowmobile entry from Lake Huron). Some areas would simply require lines painted across the existing asphalt. The boardwalk sections would include seated viewing areas and historical signage. There will also be continued improvements to the downtown waterfront area that will increase public access and recreation.
7. **Little Bear East Pond Area Improvements:** This former railroad property was added to the DDA District with the 1993 amendment to the Development Plan and was rezoned from Industrial to Recreational. It is

the location of the Little Bear East ice arena and conference center but the surrounding grounds area is in need of development. Although the City Recreation Department will make recommendations for the planning and development of the area the DDA will help. A plan will need to be developed for outdoor recreational use.

8. **Continued Support of Year Round Events and Activities:** Currently the DDA contributes financially toward many downtown events that take place throughout the year, particularly in the summer months. These events are crucial to attracting visitors to the community and the downtown area.
9. **Continued Maintenance of Sidewalks and Crosswalks:** The downtown streetscape project was completed in 1995/96. At that time, all of the existing downtown concrete sidewalks were removed and brick sidewalks installed. It is necessary to create an annual maintenance plan for the repair and replacement of damaged and heaved areas. In addition, brick cross walks were installed on all side streets throughout the downtown area. Since those cross walks lie within the MDOT right-of-way, MDOT required that each one be bordered by a concrete band between the brick and asphalt. Most of those concrete bands are in poor condition and need of repair or replacement. The City Engineer will calculate various options for rebuilding these crosswalks. The DDA and City will continue to paint the downtown Business Loop crosswalks with “hash marks” to make them more visible and safer. There is further need of signage at the cross walks to make them more user friendly and to inform motorists that they must yield to pedestrians that are in the crosswalk.
10. **Attract New Investment:** Since the DDA was created in 1981, it has concentrated more on bricks and mortar project developments: Huron Boardwalk, three waterfront parks and the Museum of Ojibwa Culture improvements. There have been two economic development projects that involved partnering with private developers and the MEDC to fill two large anchor stores in the district. Other than that, the attraction of new business has not been actively pursued. The DDA Board feels that this is an important part of the future 20-year plan.
11. **Business Improvement and Retention:** The DDA Board feels strongly that it is not enough to attract new business to our downtown area, but we need to offer support to existing businesses in order to provide an attractive and cohesive downtown business community. The St. Ignace Chamber of Commerce is very interested in partnering with the DDA by pooling our financial resources and peer support in this endeavor.
12. **Build a Centrally Located Covered Pavilion:** St. Ignace has a very strong events committee made up of representatives from the Visitors Bureau, Chamber of Commerce, DDA and private citizens. For the past eight years this non-profit group has been making a name for St. Ignace with the sheer number of successful events it organizes. Many of the events take place at the Public Marina located on the downtown waterfront. The events committee has purchased many tents in which to hold these events, but with limited man power, it is difficult to continually set them up and take them down. There is a need for a covered pavilion built in a downtown central location for all events to be held.

13. Continued Maintenance and Improvement of Developments: The DDA compensates the City Department of Public Works for most of the maintenance of its development projects to date and will continue to do so as long as both parties are willing. Outside contractors are hired for, landscaping, electrical, building, etc., on an annual and as needed basis.

Long Term: 15-30 Years

1. Better, More “Eye Pleasing” Street Lighting: The DDA installed decorative street lighting with the 1995/96 “Streetscape Project”. Since then, a retrofit project was completed to install lower ballasts requiring lower wattage use. Some find these lights to be too bright and some feel they are too dim.
2. More Public Restrooms Open at all Times: Since the early 2000s, there have been four public restroom locations built in the DDA District: The American Legion Memorial Park, the Public Boat Launch, the Public Marina and the Pavilion Mall (private/public partnership). Unfortunately there are times when none of these facilities are open. With the growing number of events that are taking place in our downtown district, there is a need for more public restroom facilities.
3. Acquire Docks for Cruise Ship Docking: The City of St. Ignace is very fortunate to have its downtown located on the waterfront of Lake Huron. There are many privately owned ferry dock areas but no publicly owned, deep water docks that can accommodate Great Lakes cruise ships. Attracting these ships would greatly increase our tourist base and allow St. Ignace to enhance the use of its waterfront.
4. Continue to Work on Short Term goals as needed: The DDA realizes that many of the listed short term goals will carry over into the long term due to a shortage of time or money. The pursuit of these goals will continue through the duration of the Development Plan.
5. Continued Maintenance and Improvement of all Programs and Projects: Funds will continue to be allocated for maintenance and improvement of all programs and projects.
6. Professional, Technical and Administrative Assistance: Funds will be allocated for professional, technical and administrative assistance as deemed necessary by the DDA Board.

- E. A statement of the construction or stages of construction planned, and the estimated time of completion.

The anticipated schedule of construction and completion of public improvement projects for the Development Area is outlined generally in Table 1, “Estimated Project Costs and Schedule.” The timeframe for completion will vary based on fund availability, opportunities that arise to achieve the goals of the Development Plan and DDA priorities over the course of the Plan.

- F. Parts of the Development Area to be left as open space and contemplated use. Open space within the Downtown Development Authority district will be confined to rights-of-way and various public parks within the District. Existing park

property in the Downtown Development Authority district will remain as open space in perpetuity.

- G. 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 Downtown Development Authority plans to sell, donate, exchange or lease to the City of St. Ignace as part of this Development Plan.

- H. Desired zoning changes and changes in streets, street levels, intersections and utilities.

The Development Plan proposes no zoning changes, changes in streets or street levels within the Downtown Development Authority district. However, if in the future the DDA Board in working with the Planning Commission and the City Council feel zoning changed need to be addressed; they will do so in the legally required manner consistent with the Michigan Zoning Enabling Act. Utility line burial will be considered as part of the former railroad property that lies behind the downtown businesses with non-motorized path development.

- I. An estimate of the cost of the development, proposed method of financing and ability of the Authority to arrange the financing.

The estimated cost of development is listed in Table 1, "Estimated Project Costs and Schedule". Financing for these public improvement projects would be provided for with funds generated through the Tax Increment Financing Plan with continuous annual increases brought on by growth in property values within the Development Area. The amount of funding will be directly related to the stability of the taxable valuation base of the downtown district and the extent of new future redevelopment projects.

It is anticipated that most projects will be financed using funds on-hand annually or accumulated from prior years' capture. However, the DDA may determine that it is necessary to sell bonds or seek grants or contributions from any of the sources permitted under P.A. 197 of 1975, as amended, to complete any of the improvement projects.

- J. 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.

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The DDA may consider the sale of property adjacent to the Museum of Ojibwa Culture for the purposes of expansion to and improvement of the Museum of Ojibwa Culture. The DDA is not contemplating the sale of any other property at this time. However, the DDA may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

- K. 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.

Once the DDA purchases, receives a donation, acquires or otherwise comes to own property in the Development Area, it will adopt appropriate procedures for the management and disposition of the property at a regularly scheduled public meeting of the Authority. All DDA conveyance and disposition procedures shall be developed in compliance with Federal, State, and local regulations.

Acquisition and disposition procedures will include the ability of the Authority to dispose of acquired parcels or lots with the value of such parcels or lots based upon an independent appraisal of the real estate by a qualified real estate appraiser licensed to perform such work in the State of Michigan. In the event the Authority decides to dispose of a parcel or parcels of real property, the sale may be for more than appraised value, at appraised value, or below the appraised value at the discretion of the Authority Board.

- L. Estimated number of persons residing in the Development Area.

There are less than 100 persons (currently 95) that currently reside within the Development Area boundaries, eliminating the need for the creation of a Development Area Citizens Council, in accordance with PA 197 of 1975, as amended. All downtown residents have been accounted for. The total number of residents was derived through the following methods:

1. Written survey forms with self-addressed, stamped envelopes attached, hand-delivered or mailed to all downtown property owners.
2. Personal face-to-face follow up visits or telephone calls to any property owners who did not respond to the written surveys.
3. Personal visits to downtown realtors if properties sold recently.
4. Inquiries into City of St. Ignace water usage at residences when all other methods failed.

No individuals are proposed to be displaced under the Plan, and no occupied residences are designated for acquisition and clearance by the DDA.

- M. Plan for establishing priority for the relocation of persons displaced by the development in any new housing in the Development Area.

This section is not applicable. The DDA does not intend to condemn property in conjunction with this plan. However, in the future, if the condemnation of property is necessary to meet the objectives of this plan, the Downtown Development Authority will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

- N. Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

The DDA does not intend to condemn property in conjunction with this plan. As a result, this section is not applicable. However, in the future, if the condemnation of property is necessary to meet the objectives of this plan the Downtown Development Authority will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

- O. A Plan for Compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

The DDA does not intend to condemn property in conjunction with this plan. As a result, this section is not applicable. However, in the future, if the condemnation of property is necessary to meet the objectives of this plan the Downtown Development Authority will submit to the City Council an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

TAX INCREMENT FINANCING PLAN

A. Purpose of the Tax Increment Financing Plan.

The purpose of this Tax Increment Financing Plan is to produce revenues sufficient to carry out the public improvement and investment detailed in the Development Plan included in this document. The DDA is authorized to prepare and submit said plan to the governing body. The TIF Plan includes the preceding Development Plan, and a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the plan, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

B. Explanation of the Tax Increment Procedure.

As provided in P.A. 197 of 1975, as amended, tax increment financing is a financing tool for the redevelopment of designated development areas within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are “captured” and utilized by the DDA to finance public improvements within that development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the City Council. The Council must adopt the plans by ordinance (see Attachments. As described above, the plans specify the initial assessed value; estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA. All amendments must follow the procedures of the Act.

Captured assessed value is defined in the Act as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. Initial assessed value is defined 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.

Such funds transmitted to a DDA are termed “tax increment revenues.” Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax and local or intermediate school districts upon the captured assessed value of real and personal property in the development area.

The initial assessed value for this Plan was \$2,975,076, the total State Equalized Value (SEV) for all real property in the development area as of 1981. A list of the original properties in the Development Area along with their State Equalized Value is included in Attachment 3, "Downtown Development Authority Information 1981 S.E.V."

The applicable tax levy for tax increment purposes in the DDA Development Area will be the total millage levied by the eligible taxing jurisdictions. The St. Ignace Area Schools, Michigan State Education Tax, and Eastern Upper Peninsula Intermediate School District taxes are no longer captured as of 2014 since the final eligible debt obligations were paid in 2013. As of the beginning of this plan, all applicable taxing jurisdictions listed in Table 2, "Taxing Jurisdictions and Applicable Millage Rate" pay a total of 23.8082 mills. The total projected tax increment capture for real property in 2014 is \$252,564.16.

C. Maximum Amount of Bonded Indebtedness to be Incurred.

Most improvements will be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year, and held in reserve to allocate for projects. The DDA will also utilize grants to assist with implementation where opportunities for grant funding are applicable and available. Under this TIF plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA. The tax increment revenues will be expended in the manner as set forth in this Plan. Estimates of the projected growth in taxable value are listed in Table 3, "Anticipated Captured Taxable Valuation", the revenue captured by taxing jurisdictions and the tax increment revenues to be received by the DDA are listed in Table 4, "Anticipated Captured Revenue". Currently the DDA has no bonded indebtedness in place. All School Tax capture for bonded indebtedness ended in 2013. The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects and programs identified in the Development Plan and will be limited by the annual revenues available to Downtown Development Authority for bond interest and principal payments. This amount may vary depending on the size of the Development Area District, the type and intensity of development and redevelopment,

D. Duration of the Plan.

The length of time for this tax increment financing plan is 30 years (2014 through 2043). The DDA Board has the authority to amend this plan at any time during that 30 year period to accommodate developmental needs that they see as needed within the district.

E. Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in Which the Development Area is Located.

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is that the taxable value upon which taxes are now levied will remain constant over the life of this Plan.

If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the

Plan are estimated in Table 4. Over the life of this Development Plan as improvements are made in the DDA District, adjacent properties will be positively affected. As a result, all taxing units will see a benefit. Of course, at the expiration of this TIF Plan, all taxing jurisdictions will benefit substantially from new private development and from a tax base that has been stabilized and enhanced as a result of the public improvement program.

F. Use of Tax Increments.

The tax increment revenues generated by the development area pursuant to the Development Plan, as it now exists or is later amended, shall, in accordance with state statute, be used in this priority order:

1. To pay into the debt retirement fund, for all outstanding debts including bonds issued pursuant to this plan, an amount equal to the principal and interest due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
2. To establish a reserve account for payment of principal and interest on bonds issued pursuant to this plan, an amount equal to one-fifth of the largest combined annual principal and interest payment due on the bonds issued, until the reserve account is equal to the largest combined annual interest and principal requirement during the life of the plan.
3. To pay an operating subsidy, including administrative and operating costs for the authority, including planning, promotion and marketing, to the extent provided in the annual DDA budget.
4. To pay, to the extent provided in the annual DDA budget and approved by the City, the cost of completing the remaining public improvements as set forth in the plan; to the extent those costs are not financed from bond proceeds or other revenues. As a result, the DDA may reserve funds annually to create an encumbered project fund balance to pay for these projects.
5. To pay the cost of additional improvements to the development that are deemed necessary by the DDA and approved by the City.
6. To retain funds necessary for the continued maintenance of all DDA developments.
7. To return any unused taxes to the taxing units.

G. Plan for the Expenditure of Captured Assessed Value by the Authority

1. Estimate of Tax Increment Revenues. Table 3 shows projected value increase over the next 30 years. Based on input from the City Assessor, the projected annual growth in taxable value is estimated at a conservative annual rate of 2.00% for 2014-2043. Due to the uncertainty and annual fluxuation of personal property assessments this amount is not included in the tax increment forecast, only real property tax values are included in the taxable value projections. As a result of using only real property tax values for future projections, only real property tax values will be used for the Base Year Assessment as well. The DDA intends to capture personal property tax increment revenues. Table 4 also provides estimates of the tax increment revenues to be accrued by the DDA.

2. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, expansion, rehabilitation, or further appreciation of property values, including reuse and redevelopment. These increases are beyond those projected in this plan, but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.
3. Expenditure of Tax Increment Revenues. The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the DDA Development Area is outlined in Table 1. Cost estimates shown are current estimates only. These estimates are based solely upon concepts and have not been developed from construction drawings. The cost estimates consider fees for design, preparation of construction drawings, and other contingencies.
4. Any additional tax increment revenues beyond those projected in this plan will 1) be used to further the implementation of the public improvement program, 2) be used to expedite any debt service, 3) be used for the maintenance and improvement of current developments, or 4) be returned, pro-rata, to the taxing units.
5. Should the tax increment revenues be less than projected, the DDA may choose to 1) collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements, 2) implement public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources, or 3) amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.
6. The Downtown Development Authority shall annually review proposed increment expenditures and revenues to prioritize the use of additional funds. Other public improvements that would further the completion of the Development Plan may be funded by the DDA.

H. Relationship of the Tax Increment Financing Plan with Other Funding Programs.

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

I. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's master plan.

If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development Plan, then the Development Plan shall be adopted as a

component of the Master Plan pursuant to Section 39 of Act 33 of 2008; the Michigan Planning Enabling Act.

J. Submission of Annual Reports.

Annually the Authority shall submit to the City of St. Ignace and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items listed in Act 197 of 1975 as amended.

ATTACHMENTS

ATTACHMENT # 1: CITY OF ST. IGNACE, DDA ORDINANCE

COMMUNITY DEVELOPMENT

§ 10-53

ARTICLE I. IN GENERAL

Secs. 10-1-10-30. Reserved.

ARTICLE II. DOWNTOWN DEVELOPMENT*

DIVISION 1. GENERALLY

Secs. 10-31-10-50. Reserved.

DIVISION 2. DOWNTOWN DEVELOPMENT AUTHORITY

Sec. 10-51. Definitions.

The terms used in this division shall have the same meaning as given to them in Act 197 or as hereinafter provided.

Act 197 means Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

Authority means the St. Ignace Downtown Development Authority created by this division.

Board and *board of trustees* mean the board of trustees of the authority, which is the governing body of the authority.

Downtown district means the downtown district designated by this division as now existing or hereafter amended.
(Comp. Ords. 1987, § 12.302)

Sec. 10-52. Creation of authority.

There is hereby created, pursuant to Act 197, a downtown development authority for the city. The downtown development authority shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this division and Act 197.
(Comp. Ords. 1987, § 12.303)

*State law reference-Downtown development authority, MCL 125.1651 et seq.

State law reference - Authority to establish, MCL 125.1652.

Sec. 10-53. Description of downtown district.

The downtown district in which the authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the city, subject to such changes as may hereafter be made pursuant to this division and Act "197:

An area in the City of St. Ignace, Michigan, within the boundaries described as follows:

"Development area" means the property described as:

All that portion of the City of St. Ignace lying within the following described boundary: Commencing at the intersection of the easterly line of South State Street and the northerly line of the South ½ of Private Claim No. 9, thence northwesterly along the easterly line of South State Street to the intersection of the westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning.

(Comp. Ords. 1987, § 12.304)

Sec. 10-54. Board of trustees.

The authority shall be under the supervision and control of a board of trustees consisting of the mayor and eight members as provided by Act 197. The members shall be appointed by the mayor subject to approval by the council and shall hold terms of office as provided by Act 197. All members shall hold office until the member's successor is appointed.

(Comp. Ords. 1987, § 12.305)

Sec. 10-55. Powers of the authority.

Except as otherwise provided in this division, the authority shall have all powers provided by law subject to the limitations imposed by law and herein.

(Comp. Ords. 1987, § 12.306)

Sec. 10-56. Fiscal year; adoption of budget.

(a) The fiscal year of the authority shall correspond to the fiscal year of the city.

(b) The board shall annually prepare a budget and shall submit it to the council for approval.

(c) The authority shall submit financial reports to the council upon request of the council.

(Comp. Ords. 1987, § 12.307)

Secs. 10-57-10-80. Reserved.

**DIVISION 3. DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN***

Sec. 10-81. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Base year assessment roll means the base year assessment roll prepared by the city assessor in accordance with section 10-84.

*State law references-Tax increment financing plan, MCL 125.1664; development plan, MCL 125.1667.

Captured assessed value means the amount in any one year by which the current assessed value, as finally equalized, of all taxable property in the downtown development district exceeds the initial assessed value.

Development area means the property described as: All that portion of the City of St. Ignace lying within the following described boundary: Commencing at the intersection of the easterly line of South State Street and the northerly line of the South ½ of Private Claim No. 9, thence northwesterly along the easterly line of South State Street to the intersection of the westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning.

Development plan means the St. Ignace Development and Tax Increment Financing Plan for

COMMUNITY DEVELOPMENT

the Downtown Development District, dated March, 1982, amended October 4, 1993, and amended December 30, 2013 and transmitted to the city council by the downtown development authority, as confirmed by this division, copies of which are on file in the office of the city clerk.

Downtown development authority means the city downtown development authority.

Initial assessed value means the 1981 assessed value, as finally equalized, of all the taxable property within the boundaries of the development area.

Project fund means the downtown development authority project fund as established pursuant to section 10-86.

Taxing jurisdiction means each unit of government levying an ad valorem property tax on property in the development area.
(Comp. Ords. 1987, § 12.351)

Sec. 10-82. Approval and adoption of development plan.

The development plan is hereby approved and adopted. A copy of the plan and all amendments thereto shall be maintained on file in the city clerk's office.
(Comp. Ords. 1987, § 12.352)

Sec. 10-83. Boundaries of development area.

The boundaries of the development area as set forth in section 10-81 are hereby approved and adopted.
(Comp. Ords. 1987, § 12.353)

Sec. 10-84. Preparation of base year assessment roll.

(a) Within 30 days of the effective date of the ordinance from which this division is derived, the city assessor shall prepare the initial base year assessment roll. The initial base year assessment roll shall list each taxing jurisdiction in which the development area is located, and the initial assessed value of each property in the development area.

(b) The assessor shall transmit copies of the initial base year assessment roll to the City treasurer, county treasurer, downtown development authority and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this division.
(Comp. Ords. 1987, § 12.354)

Sec. 10-85. Preparation of annual base year assessment roll.

Each year within 15 days following the final equalization of property in the development area the assessor shall prepare an updated base year assessment roll. The updated base year assessment roll shall show the information required in section 10-84 and, in addition, the captured assessed value for that year.
(Comp. Ords. 1987, § 12.355)

Sec. 10-86. Project fund.

The treasurer of the downtown development authority shall establish a separate fund as approved by the city manager. All moneys in that fund shall be used in accordance with the development plan.
(Comp. Ords. 1987, § 12.356)

Sec. 10-87. Payment of tax increments.

The city and county treasurer shall pay, as collected, that proportion of the taxes, except for penalties and collection fees, that the captured assessed value bears to the treasurer of the downtown development authority.
(Comp. Ords. 1987, § 12.357)

Sec. 10-88. Use of tax increments.

(a) The tax increment revenues generated by the development area pursuant to the development plan, as it now exists or is hereafter amended, shall be used:

- (1) To pay into the debt retirement fund, for all outstanding debts including bonds issued pursuant to this plan, an amount equal to the principal and interest due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

- (2) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this plan, an amount equal to one-fifth of the largest combined annual principal and interest payment due on the bonds issued, until the reserve account is equal to the largest combined annual interest and principal requirement during the life of the plan.
 - (3) To pay an operating subsidy, including administrative and operating costs for the authority, including planning, promotion and marketing, to the extent provided in the annual downtown development authority budget.
 - (4) To pay, to the extent provided in the annual downtown development authority budget and approved by the city, the cost of completing the remaining public improvements as set forth in the plan; to the extent those costs are not financed from bond proceeds or other revenues. As a result, the downtown development authority may reserve funds annually to create an encumbered project fund balance to pay for these projects.
 - (5) To pay the cost of additional improvements to the development that are deemed necessary by the downtown development authority and approved by the city.
 - (6) To retain funds necessary for the continued maintenance of all downtown development authority developments.
- (b) Any tax increment receipts in excess of those needed under the preceding subsections of this section would revert back to the taxing units. (Comp. Ords. 1987, § 12.358).

ATTACHMENT # 2:

LEGAL DESCRIPTION OF DDA DISTRICT

City of St. Ignace

All that portion of the City of St. Ignace lying within the following described boundary: Commencing at the intersection of the easterly line of South State Street and the northerly line of the South ½ of Private Claim No. 9, thence northwesterly along the easterly line of South State Street to the intersection of the westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning.

ATTACHMENT # 3: INITIAL PROPERTY ASSESSMENT OF DDA DISTRICT FROM 1981

DOWNTOWN DEVELOPMENT AUTHORITY INFORMATION
1981 S.E.V.PROPERTY OWNER & AREA
AFFECTED1981
S.E.V.FIFTH STREET TO SPRING STREET
(NON - WATER FRONT)UNION TERMINAL PIER
THERRIAN, ROBERT

46000

785000

UNION TERMINAL PIER

1649000

UNION TERMINAL PIER

43000

HASTETTER, N. J.

6738000

LAMBERTSON, MERLE

5200000

RUEGG, JOAN

1327000

BOYNTON, ROBERT

1610100

STATE TAKEN

300000

STATE TAKEN

2339000

STATE TAKEN

195000

STATE TAKEN

188000

STATE TAKEN

165000

STATE TAKEN

127000

NELSON, MARY

1078000

Mc GREGOR, JUNIOR

1774000

Mc GREGOR, JUNIOR

360000

STATE TAKEN

45000

STATE TAKEN

45000

NORDSTROM, EVERETT

1363000

MULCRONE, ESTATE

2507000

MULCRONE, ESTATE

202000

LEGREVE, WAYNE

1894000

MULCRONE, ESTATE

50000

MULCRONE, ESTATE

1877000

TOTAL - FIFTH ST. TO SPRING ST.

31907100

SPRING STREET TO TENNEY STREET
(NON - WATER FRONT)

MULCRONE, ESTATE

1653000

FRANTE, DONALD

236000

LASLEY, MICHAEL

2765000

FRANTE, DONALD

1692000

WALKER, DAVID

4862000

SOBLASKY, CARL

17938000

TOTAL SPRING ST. - TENNEY ST.

29146000

DOWNTOWN DEVELOPMENT AUTHORITY - CONTINUED

PROPERTY OWNER : AREA
AFFECTED

CENTRAL - CONGRESSION - CONTINUED

BACKIE, ROBERT	3913000
OGLE, GEORGE	796000
FRANKOWICH, DONALD	920000
BENSON, DONALD	4470000
POPE, ARNOLD	1900000
KRANSE, LYLE	3512000

TOTAL CENTRAL - CONGRESSION	19275000
<u>CONGRESSION ST. TO MARQUETTE ST.</u>	
<u>(NON - WATERFRONT)</u>	

FREEMAN, NELSON	1194000
LUDWINGTON ST. INVEST. Co.	897000
EARLY, JOHN	1215000
GORDON, RUSSELL	1503000
NOVENSKIS, BOO	2173000
THOMPSON, GEORGE	2425000
STRAITS, AREA (RENT Union)	932000
GEORGE'S BAY SHED	3582000
HOLLINGSWORTH Co.	3860000
TRAVERSE BAY WOODEN Co.	691000
TRAVERSE BAY WOODEN Co.	291000
TRAVERSE BAY WOODEN Co.	651000
LYNN AUTO PARTS	5329000
TRAVERSE BAY WOODEN Co.	614000
LAJOIE, FRANCIS	865000
BOSLEY, JOHN	874000

TOTAL CONGRESSION - MARQUETTE	27036000
<u>MARQUETTE STREET TO RAYMOND ST.</u>	
<u>(NON - WATERFRONT)</u>	

COLUMBIA KNIGHTS INC.	281000
COLUMBIA KNIGHTS INC.	1447000
LAVAKE, CHARLES	594000
COLUMBIA KNIGHTS INC.	33000
GYFTAKIS, MARY	58000
GYFTAKIS, GREGORY	240000
RICE, LORA	1014000
DEKAYSEE, GAOELS	718000
YALLAN, LOUIS	1865000
GYFTAKIS, MARY	2849000
YALLAN, LOUIS	1808000
FIRST NATIONAL BANK	3204000

COLUMN - WRITE

DOWN TOWN DEVELOPMENT AUTHORITY- CONTINUED

PROPERTY OWNER & AREA
AFFECTED

MARQUETTE - REAGON - CONTINUED

HANDS KENNETH	244000	
MAKINAC ISLAND PASS. SERVICE	146000	
FENWICK, ROBERT	863000	
POPE, ARNOLD	440000	
POWERS, CLINTON	348000	
SCOTT, JANET	676000	
LARSON PAUL	370000	
DRIFTWOOD	12973000	
MCGARGOR OIL	695000	
MC FARLANE OWEN	2980000	
BARRETT, KAREN	15000	
MOSKIE, STELLA	382000	
TANKY, NORMAN	1331000	
TANKY, NORMAN	300000	
CORVEN ROY	635000	
DRIFTWOOD	457500	
ARNOLD TRAMST CO.	618000	
FEMALE BLAIR	1970000	
TOTAL MARQUETTE - REAGON		39232500

FIFTH STREET TO SPRING STREET (WATER FRONT)

ALL TAX EXEMPT
SPRING STREET TO TRUCKEY STREET
(WATER FRONT)

RUEGG, JOHN	4596000	
TOTAL SPRING - TRUCKEY		4596000
TRUCKEY ST. TO CENTRAL HILL (WATER FRONT)		

MC GARGOR, JUNIOR	1005000	
MC GARGOR, JUNIOR	345000	
MC GARGOR, JUNIOR	4209000	
UNION TERMINAL PIER	1110000	
UNION TERMINAL PIER	1305000	
GIBLASYNSKI FRANKS	1035000	
GIBLASYNSKI FRANKS	2264000	
KONKE ROBERT	3265000	
TOTAL TRUCKEY - CENTRAL		14538000

DOWNTOWN DEVELOPMENT AUTHORITY - CONTINUED

PROPERTY OWNER & AREA
AFFECTED

CENTRAL HILL TO GOMAREAN ST.
(WATERFRONT)

KONKE ROBERT	250000
UNION TERMINAL PIER	1275000
UNION TERMINAL PIER	120200
UNION TERMINAL PIER	700000
UNION TERMINAL PIER	2786000
CHAMBERLAIN ROBERT	1665000
CALCATERA MARIO	7368000

TOTAL CENTRAL - GOMAREAN

15296000

GOMAREAN ST. TO PEARSON ST.
(WATERFRONT)

CALCATERA MARIO	1429000
MCINTIRE, SAM	1854000
MCINTIRE, SAM	795000
HAL DEER CARL	4091000
UNION TERMINAL PIER	1210000
UNION TERMINAL PIER	4089000
DELLA-MARETTA PETER	2757000
DELLA-MARETTA PETER	270000
TAMLYN, COLLEEN	5219000
BARNHILL, JACK	4850000
WACKINAH ISLAND PASS. SERVICE	2644000

TOTAL GOMAREAN - PEARSON

29208000

PEARSON STREET EXTENDED
(WATERFRONT)

BARRETT, FERN	11228000
NORTHWESTERN OIL TERMINAL	4043000
NORTHWESTERN OIL TERMINAL	15393000

TOTAL PEARSON EXTENDED

30664000

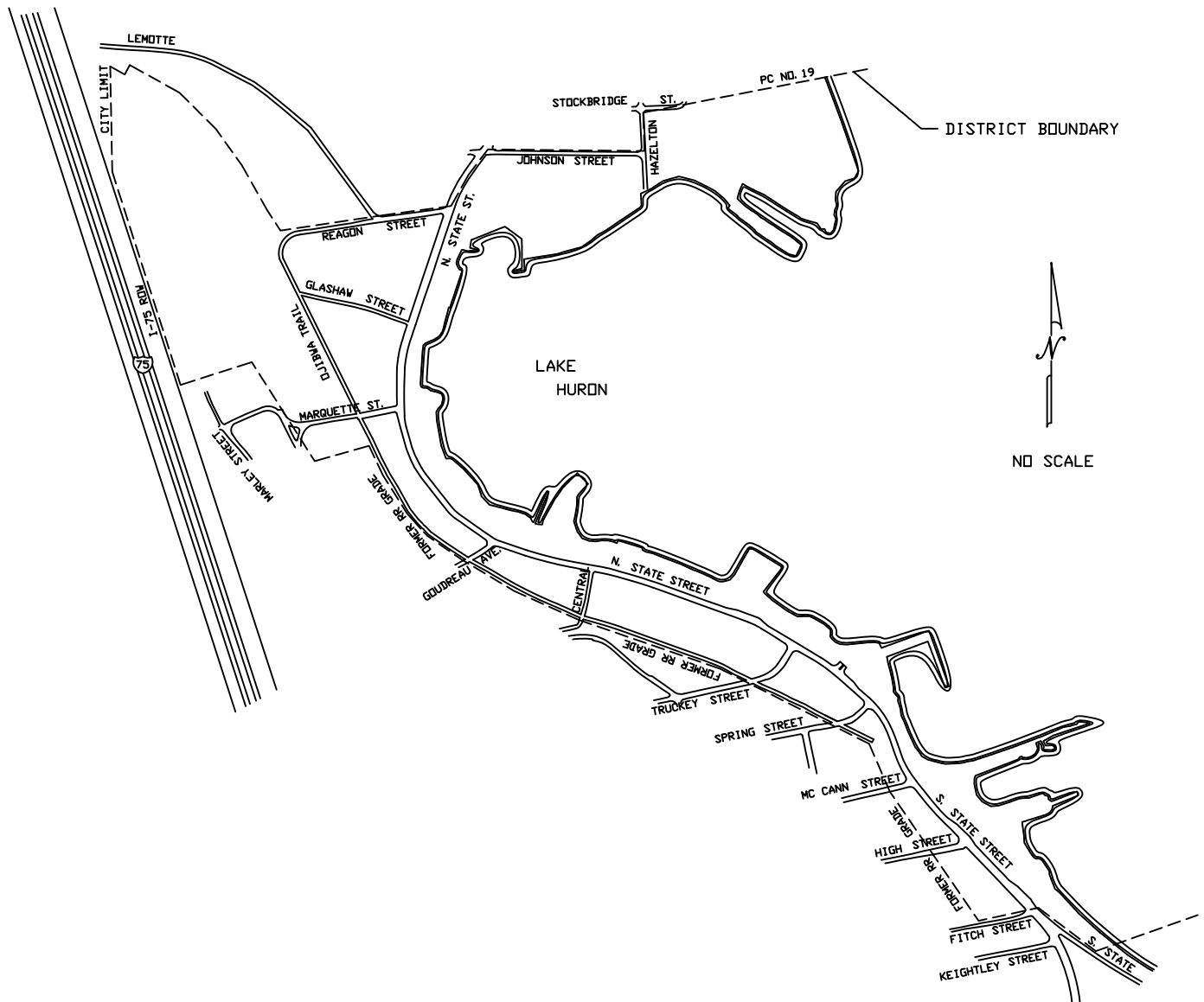
GRAND TOTAL NON-WATERFRONT
GRAND TOTAL WATERFRONT
GRAND TOTAL - ALL AREAS

203255600
94252000
297507600

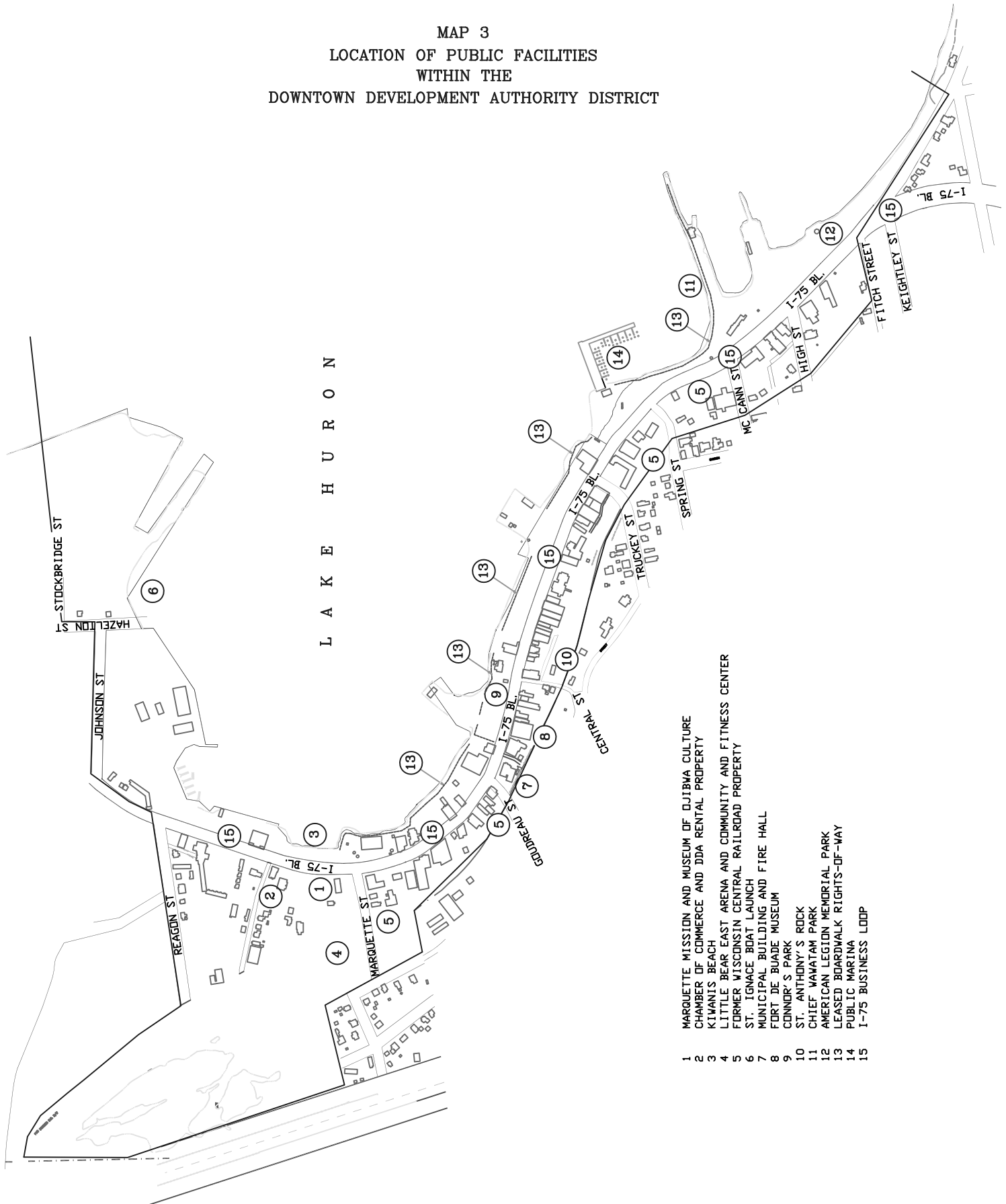
MAPS

A detailed map of Lake Huron and its surrounding streets. The lake is centrally located. To the west, the city limit is marked by a dashed line, with Lemotte and Highway 1-75 (Interstate 75) to the northwest. Streets shown include Marley Street, Reagon Street, Glashaw Street, Disha Trail, Marquette St., Johnson Street, Stockbridge St., and Hazelton. To the east, the district boundary is marked by a dashed line, with PC No. 19 noted. To the south, streets include N. State St., Goldreau Ave., Central, N. State Street, Former RR Grade, Truckey Street, Spring Street, Mc Cann Street, S. State Street, High Street, Fitch Street, Keightley Street, and S. Line PC No. 9. A north arrow and 'NO SCALE' are located to the right of the lake. The district boundary is also labeled at the bottom right.

MAP 2
LOCATION AND EXTENT OF EXISTING STREETS
WITHIN THE
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

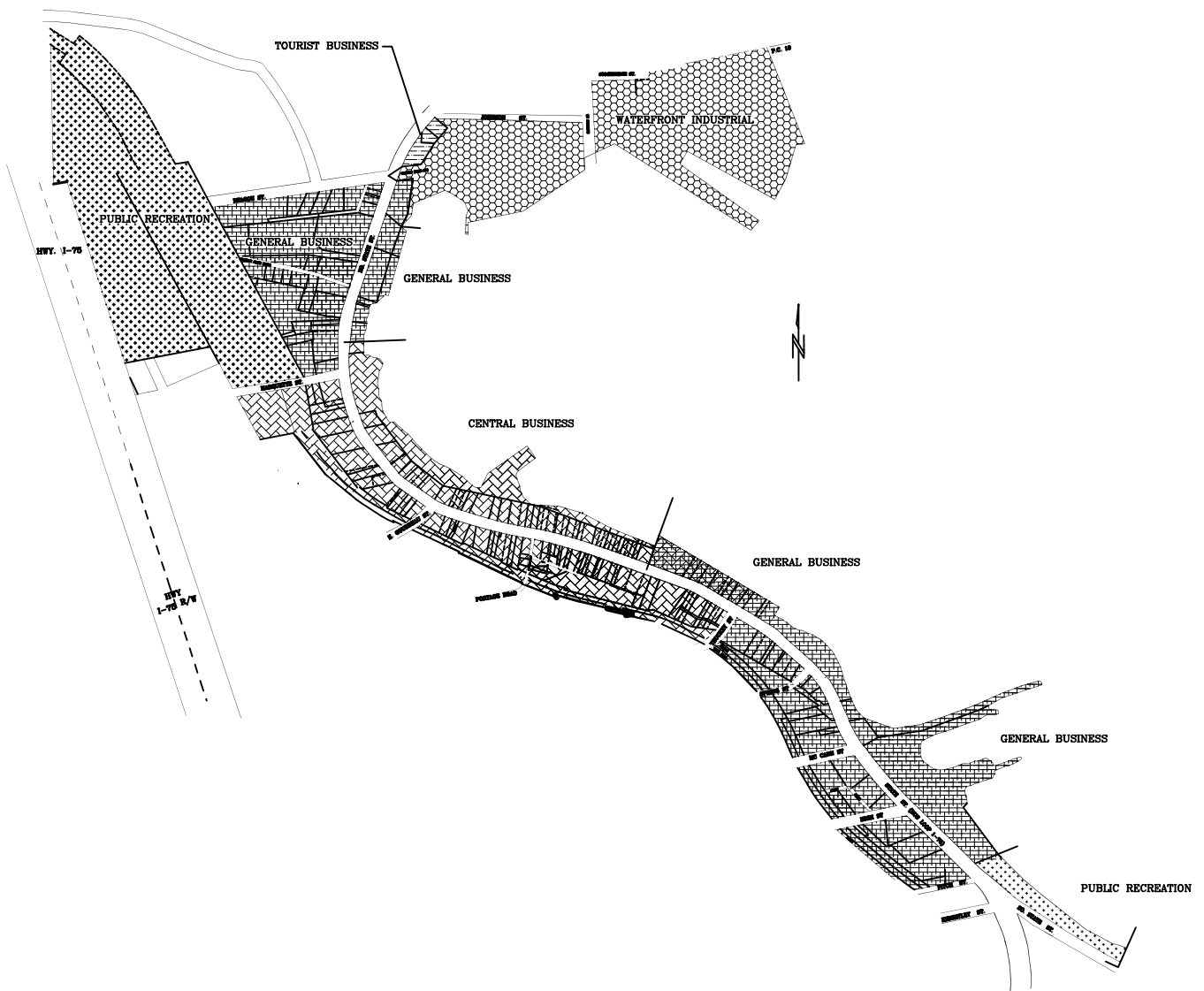


MAP 3
LOCATION OF PUBLIC FACILITIES
WITHIN THE
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT



- 1 MARQUETTE MISSION AND MUSEUM OF DJIBWA CULTURE
- 2 CHAMBER OF COMMERCE AND DDA RENTAL PROPERTY
- 3 KIWANIS BEACH
- 4 LITTLE BEAR EAST ARENA AND COMMUNITY AND FITNESS CENTER
- 5 FORMER WISCONSIN CENTRAL RAILROAD PROPERTY
- 6 ST. IGNACE BOAT LAUNCH
- 7 MUNICIPAL BUILDING AND FIRE HALL
- 8 FORT DE BUADE MUSEUM
- 9 CONNOR'S PARK
- 10 ST. ANTHONY'S ROCK
- 11 CHIEF WAWATAM PARK
- 12 AMERICAN LEGION MEMORIAL PARK
- 13 LEASED BOARDWALK RIGHTS-OF-WAY
- 14 PUBLIC MARINA
- 15 I-75 BUSINESS LOOP

MAP 4
PRIVATE USES: ZONING DISTRICTS
WITHIN THE DOWNTOWN DEVELOPMENT DISTRICT



TABLES

Table 1

St. Ignace Downtown Development Authority
Estimated Project Costs and Schedule

Short-Term: 5-15 Years		Est. Cost
Bike Path including Signage and Connectivity to outlying areas: Street Paving	\$	500,000
Improve Downtown Parking: possible parking garage Parking Study/Transportation Authority	\$	1,000,000
Museum of Ojibwa Culture Expansion	\$	900,000
Promotion of Local History: Signage and Museums Support	\$	40,000
Attract Visitors to Downtown through:		
Signage Improvement	\$	100,000
Professional, Technical and Administrative Assistance	\$	100,000
Web Site Development and Maintenance	\$	20,000
Boardwalk Completion and Waterfront Improvements for Public Access and Recreation	\$	500,000
Little Bear East Pond Area Improvements	\$	100,000
Continue to Support Year Round Events and Activities	\$	250,000
Keep up sidewalks and crosswalks	\$	300,000
Attract new investment	\$	200,000
Brownfield Redevelopment; Blight elimination		
Business Improvement and Retention Program - Partner w/Chamber Building and Business Improvement Fund Business Support Group	\$	50,000
Build a centrally located covered pavillion for downtown events	\$	200,000
Continue maintenance and improvement of all projects developed	\$	300,000
Total Short Term:	\$	4,560,000
Long-Term: 15-30 Years		Est. Cost
Better, more "eye pleasing" street lighting	\$	400,000
More public restrooms that are open at all times	\$	300,000
Acquire docks for cruise ship docking	\$	3,000,000
Continue work on Short-Term goals as needed	\$	2,000,000
Continue maintenance and improvement of all programs & projects	\$	500,000
Professional, Technical and Administrative Assistance	\$	300,000
Total Long Term:	\$	6,500,000
Grand Total Short and Long Term:	\$	11,060,000

Table 2
 St. Ignace Downtown Development Authority
 TAXING JURISDICTIONS and APPLICABLE MILLAGE RATES

City of St. Ignace	16.1082
Mackinac County	4.5000
Hospital	1.2000
St. Ignace Recreation	1.0000
St. Ignace Library	1.0000
Total Millage	23.8082

Note: Millage rates noted are for 2013. These may vary from year-to-year based on budgets and other factors instituted by the respective governing body.

Table 3

St. Ignace Downtown Development Authority
 ANTICIPATED CAPTURED TAXABLE VALUATION

<i>Real Property</i>				
		Initial	Taxable	Captured
		Base Valuation	Valuation	Valuation
Year	1981	\$2,975,076		
	2013	\$2,975,076	\$ 13,317,020	\$ 10,341,944
1	2014	\$2,975,076	\$ 13,583,360	\$ 10,608,284
2	2015	\$2,975,076	\$ 13,855,028	\$ 10,879,952
3	2016	\$2,975,076	\$ 14,132,128	\$ 11,157,052
4	2017	\$2,975,076	\$ 14,414,771	\$ 11,439,695
5	2018	\$2,975,076	\$ 14,703,066	\$ 11,727,990
6	2019	\$2,975,076	\$ 14,997,127	\$ 12,022,051
7	2020	\$2,975,076	\$ 15,297,070	\$ 12,321,994
8	2021	\$2,975,076	\$ 15,603,011	\$ 12,627,935
9	2022	\$2,975,076	\$ 15,915,072	\$ 12,939,996
10	2023	\$2,975,076	\$ 16,233,373	\$ 13,258,297
11	2024	\$2,975,076	\$ 16,558,041	\$ 13,582,965
12	2025	\$2,975,076	\$ 16,889,201	\$ 13,914,125
13	2026	\$2,975,076	\$ 17,226,985	\$ 14,251,909
14	2027	\$2,975,076	\$ 17,571,525	\$ 14,596,449
15	2028	\$2,975,076	\$ 17,922,956	\$ 14,947,880
16	2029	\$2,975,076	\$ 18,281,415	\$ 15,306,339
17	2030	\$2,975,076	\$ 18,647,043	\$ 15,671,967
18	2031	\$2,975,076	\$ 19,019,984	\$ 16,044,908
19	2032	\$2,975,076	\$ 19,400,384	\$ 16,425,308
20	2033	\$2,975,076	\$ 19,788,391	\$ 16,813,315
21	2034	\$2,975,076	\$ 20,184,159	\$ 17,209,083
22	2035	\$2,975,076	\$ 20,587,842	\$ 17,612,766
23	2036	\$2,975,076	\$ 20,999,599	\$ 18,024,523
24	2037	\$2,975,076	\$ 21,419,591	\$ 18,444,515
25	2038	\$2,975,076	\$ 21,847,983	\$ 18,872,907
26	2039	\$2,975,076	\$ 22,284,942	\$ 19,309,866
27	2040	\$2,975,076	\$ 22,730,641	\$ 19,755,565
28	2041	\$2,975,076	\$ 23,185,254	\$ 20,210,178
29	2042	\$2,975,076	\$ 23,648,959	\$ 20,673,883
30	2043	\$2,975,076	\$ 24,121,938	\$ 21,146,862

Note: The Captured Valuation forecast is based on an annual growth rate of 2% not accounting for new projects which may be developed in the DDA District. In addition, the forecast is only using Real Property Valuation in order to determine a reasonable outlook for financial planning. Personal Property will also be captured by the DDA even though it is not factored into the forecast.

Table 4
ST. IGNACE DOWNTOWN DEVELOPMENT AUTHORITY
Anticipated Captured Revenues

	City of St. Ignace <i>16.1082</i>	Mackinac County <i>4.5000</i>	Hospital <i>1.2000</i>	St. Ignace Recreation <i>1.0000</i>	St. Ignace Library <i>1.0000</i>	Total Millage <i>23.8082</i>
Year						
	\$ 166,590.10	\$ 46,538.75	\$ 12,410.33	\$ 10,341.94	\$ 10,341.94	\$ 246,223.07
1	\$ 170,880.37	\$ 47,737.28	\$ 12,729.94	\$ 10,608.28	\$ 10,608.28	\$ 252,564.16
2	\$ 175,256.44	\$ 48,959.78	\$ 13,055.94	\$ 10,879.95	\$ 10,879.95	\$ 259,032.06
3	\$ 179,720.03	\$ 50,206.73	\$ 13,388.46	\$ 11,157.05	\$ 11,157.05	\$ 265,629.33
4	\$ 184,272.89	\$ 51,478.63	\$ 13,727.63	\$ 11,439.69	\$ 11,439.69	\$ 272,358.54
5	\$ 188,916.81	\$ 52,775.96	\$ 14,073.59	\$ 11,727.99	\$ 11,727.99	\$ 279,222.33
6	\$ 193,653.61	\$ 54,099.23	\$ 14,426.46	\$ 12,022.05	\$ 12,022.05	\$ 286,223.41
7	\$ 198,485.14	\$ 55,448.97	\$ 14,786.39	\$ 12,321.99	\$ 12,321.99	\$ 293,364.50
8	\$ 203,413.31	\$ 56,825.71	\$ 15,153.52	\$ 12,627.94	\$ 12,627.94	\$ 300,648.41
9	\$ 208,440.04	\$ 58,229.98	\$ 15,527.99	\$ 12,940.00	\$ 12,940.00	\$ 308,078.00
10	\$ 213,567.30	\$ 59,662.34	\$ 15,909.96	\$ 13,258.30	\$ 13,258.30	\$ 315,656.19
11	\$ 218,797.11	\$ 61,123.34	\$ 16,299.56	\$ 13,582.96	\$ 13,582.96	\$ 323,385.94
12	\$ 224,131.51	\$ 62,613.56	\$ 16,696.95	\$ 13,914.13	\$ 13,914.13	\$ 331,270.28
13	\$ 229,572.61	\$ 64,133.59	\$ 17,102.29	\$ 14,251.91	\$ 14,251.91	\$ 339,312.31
14	\$ 235,122.52	\$ 65,684.02	\$ 17,515.74	\$ 14,596.45	\$ 14,596.45	\$ 347,515.18
15	\$ 240,783.43	\$ 67,265.46	\$ 17,937.46	\$ 14,947.88	\$ 14,947.88	\$ 355,882.11
16	\$ 246,557.56	\$ 68,878.52	\$ 18,367.61	\$ 15,306.34	\$ 15,306.34	\$ 364,416.37
17	\$ 252,447.18	\$ 70,523.85	\$ 18,806.36	\$ 15,671.97	\$ 15,671.97	\$ 373,121.32
18	\$ 258,454.58	\$ 72,202.09	\$ 19,253.89	\$ 16,044.91	\$ 16,044.91	\$ 382,000.37
19	\$ 264,582.14	\$ 73,913.88	\$ 19,710.37	\$ 16,425.31	\$ 16,425.31	\$ 391,057.01
20	\$ 270,832.24	\$ 75,659.92	\$ 20,175.98	\$ 16,813.32	\$ 16,813.32	\$ 400,294.77
21	\$ 277,207.35	\$ 77,440.87	\$ 20,650.90	\$ 17,209.08	\$ 17,209.08	\$ 409,717.29
22	\$ 283,709.96	\$ 79,257.45	\$ 21,135.32	\$ 17,612.77	\$ 17,612.77	\$ 419,328.26
23	\$ 290,342.62	\$ 81,110.35	\$ 21,629.43	\$ 18,024.52	\$ 18,024.52	\$ 429,131.45
24	\$ 297,107.94	\$ 83,000.32	\$ 22,133.42	\$ 18,444.52	\$ 18,444.52	\$ 439,130.70
25	\$ 304,008.56	\$ 84,928.08	\$ 22,647.49	\$ 18,872.91	\$ 18,872.91	\$ 449,329.94
26	\$ 311,047.19	\$ 86,894.40	\$ 23,171.84	\$ 19,309.87	\$ 19,309.87	\$ 459,733.16
27	\$ 318,226.60	\$ 88,900.04	\$ 23,706.68	\$ 19,755.57	\$ 19,755.57	\$ 470,344.45
28	\$ 325,549.59	\$ 90,945.80	\$ 24,252.21	\$ 20,210.18	\$ 20,210.18	\$ 481,167.96
29	\$ 333,019.05	\$ 93,032.47	\$ 24,808.66	\$ 20,673.88	\$ 20,673.88	\$ 492,207.95
30	\$ 340,637.89	\$ 95,160.88	\$ 25,376.23	\$ 21,146.86	\$ 21,146.86	\$ 503,468.73
	\$ 7,438,743.57 68%	\$ 2,078,093.52 19%	\$ 554,158.27 5%	\$ 461,798.56 4%	\$ 461,798.56 4%	\$ 10,994,592.49 100%

EXHIBITS

EXHIBITS:

- Resolution of the DDA Board Approving the Development Plan and Tax Increment Financing Plan
- Copy of Public Hearing Notice published on November 21, 2013 and November 28, 2013
- Affidavit from The St. Ignace News attesting to publication of the Public Hearing Notice
- Location of the Public Hearing Posters with certification from the City Clerk
- List of Taxing Authorities receiving a notification of the Public Hearing and copy of Plan
- Copies of Certified Mail Receipts to Taxing Authorities
- List of Property Owners receiving notice with certification from the City Clerk
- Copy of Ordinance approving the Amended and Restated Development Plan and Tax Increment Financing Plan (original ordinances No. 465 and 469)
- Affidavit from The St. Ignace News attesting to publication of Ordinance approving the Amended and Restated Development Plan and Tax Increment Financing Plan

RESOLUTION OF THE BOARD OF THE
ST. IGNACE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

Minutes of a special meeting of the Board of the St. Ignace Downtown Development Authority, City of St. Ignace, County of Mackinac, Michigan, held on the 30th day of October, 2013, at 8:00 a.m.

PRESENT: Members: Chairman Mayor Paul Grondin, Vice Chairman Jim North, Secretary Barbara Yshinski, John Ruegg, Linda Bell, Don Schairer, Heather Aukeman, Cathie Sposito, Pat Ramsay.

The following resolution was offered by Member North and supported by Member Ruegg:

WHEREAS, the City of St. Ignace, County of Mackinac, Michigan (the "City") is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), to create a downtown development authority and a downtown development district; and

WHEREAS, the City Council of the City duly established the St. Ignace Downtown Development Authority (the "DDA") which exercises its powers within the Downtown District designated by the City Council (the "District"); and

WHEREAS, the DDA proposes to implement certain projects outlined in the St. Ignace DDA Amended and Restated Development Plan and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the DDA proposes to finance certain projects specified in the Plan by issuance by the DDA or by the City of bonds or other evidences of indebtedness (the "Bonds"); and

WHEREAS, in order to proceed with these projects and to permit issuance of bonds or other evidences of indebtedness, it is necessary to submit the Plan in the form attached hereto as Exhibit A to the City Council for approval following a public hearing; and

NOW, THEREFORE, BE IT RESOLVED BY THE ST. IGNACE DOWNTOWN DEVELOPMENT AUTHORITY BOARD THAT:

1. It is hereby determined that it is in the best interest of the public to approve the Plan as proposed, to enable the DDA to carry out its purposes more effectively.
2. The Chairman of the DDA is hereby directed to transmit a copy of the Plan together with a certified copy of this resolution to the City Council for further action as contemplated by Act 197 and to request the City Council to call a public hearing on the Plan.
3. Prior to the public hearing to be held by the City Council with respect to the Plan, the DDA shall fully inform members of the County Board of Commissioners of the County of Mackinac and any other taxing authority in which any portion of the Development Area described in the Plan is located, of the fiscal and economic implications of the Plan.
4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution shall be, and the same hereby are, rescinded, but only to the extent of such conflict.


RESOLUTION OF THE BOARD OF THE ST. IGNACE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

ROLL CALL VOTE:

AYES: Members: Don Schairer, Pat Ramsay, Heather Aukeman, Chairman Mayor Paul Grondin, Vice Chairman Jim North, Cathie Sposito, John Ruegg, Linda Bell, Secretary Barbara Yshinski.

NAYS: None

RESOLUTION DECLARED ADOPTED.



Paul C. Grondin, DDA Chairman

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Downtown Development Authority of the City of St. Ignace, County of Mackinac, State of Michigan at a Special DDA Board Meeting held on October 30, 2013, at 8:00 a.m., and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Michigan Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be made available as required by said Act.



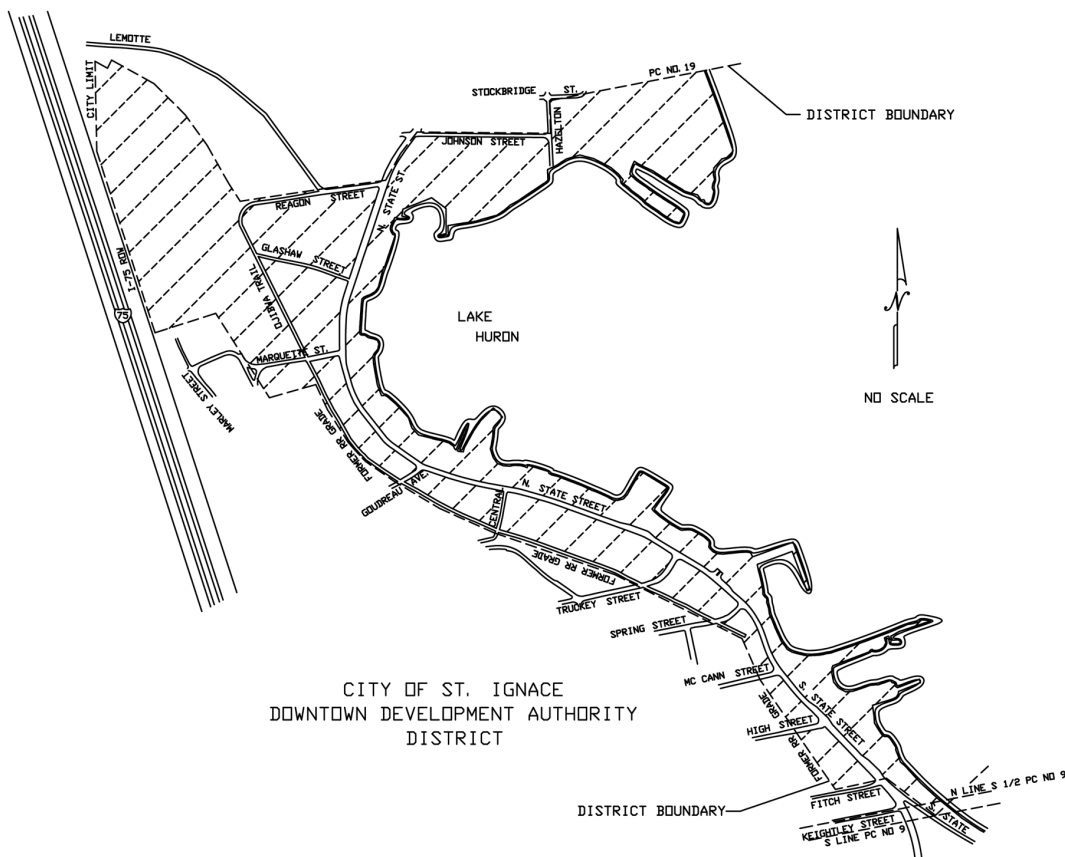
Barbara Yshinski, DDA Secretary

NOTICE OF PUBLIC HEARING

AMENDED and RESTATED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE ST. IGNACE DOWNTOWN DEVELOPMENT AUTHORITY

The City Council of the City of St. Ignace, County of Mackinac, Michigan, will hold a public hearing on Monday, December 16, 2013, at 7:00 p.m., Eastern Daylight Time, in the City Council Chambers located on the second floor of City Hall, 396 N. State Street, St. Ignace, Michigan, 49781, to consider the adoption of an ordinance amending and restating the Development Plan and Tax Increment Financing Plan for the City of St. Ignace Downtown Development Authority pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

The boundaries of the development area to which the amendments to the Plan apply are generally described as incorporating Lake Huron as the easterly line, north to Johnson Street on the east side and Reagon Street on the west of North State Street; the westerly boundary includes the former Wisconsin Central Railroad property; the southerly line is Fitch Street; and includes all portions of the American Legion Park and the former Wisconsin Railroad property, all public rights-of-way and alleys as illustrated below.



Copies of the Development Plan and Tax Increment Financing Plan are on file for inspection at the office of the City Clerk located at 396 N. State Street, St. Ignace, Michigan, 49781. The Development Plan and Tax Increment Financing Plan can also be viewed on the City's web site at www.cityofstignace.com.

At the public hearing, all interested persons desiring to address the City Council will be afforded an opportunity to be heard in regard to the approval of the Development Plan and Tax Increment Financing Plan.

PERSONS REQUIRING REASONABLE ACCOMMODATION TO DISABILITIES IN ORDER THAT THE HEARING BE ACCESSIBLE TO THEM ARE REQUESTED TO NOTIFY THE CITY CLERK (906-643-8545) NO LATER THAN 5 BUSINESS DAYS PRIOR TO THE DATE OF THE HEARING OF SUCH DISABILITY.

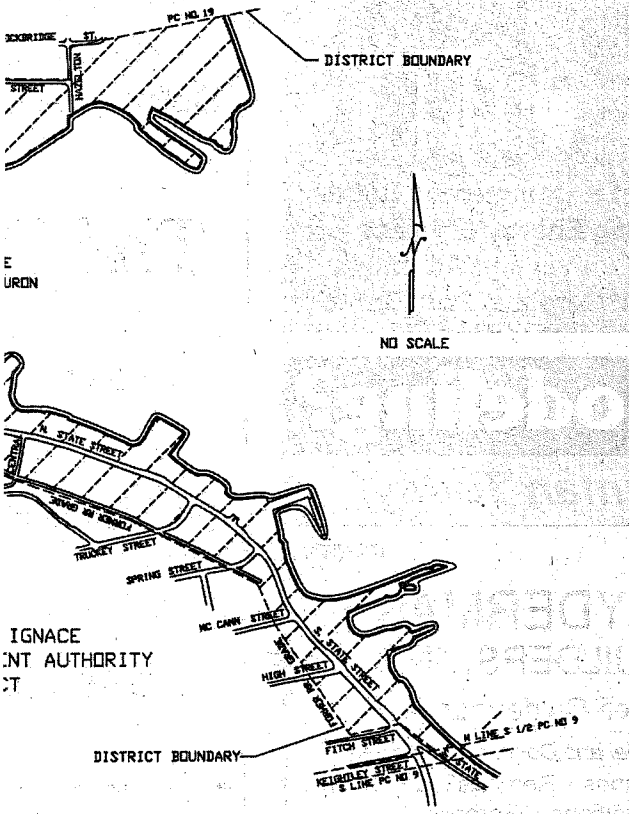
FURTHER INFORMATION may be obtained from the City Clerk OR DDA Director (906-643-8252).

This notice is given by order of the City Council of the City of St. Ignace, County of Mackinac, Michigan.

Renee' Vonderwerth, City Clerk

**PUBLIC HEARING
ED DEVELOPMENT PLAN AND
INANCING PLAN OF THE
N DEVELOPMENT AUTHORITY**

of Mackinac, Michigan, will hold a public hearing on Monday,
at Time, in the City Council Chambers located on the second
Michigan, 49781, to consider the adoption of an ordinance
and Tax Increment Financing Plan for the City of St. Ignace
ct 197 of the Public Acts of Michigan of 1975, as amended.
the amendments to the Plan apply are generally described
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ient Financing Plan are on file for inspection at the office of
Ignace, Michigan, 49781. The Development Plan and Tax
the City's web site at www.cityofstignace.com.
iring to address the City Council will be afforded an oppor-
e Development Plan and Tax Increment Financing Plan.
MODATION TO DISABILITIES IN ORDER THAT THE
QUESTED TO NOTIFY THE CITY CLERK (906-643-8545)
O THE DATE OF THE HEARING OF SUCH DISABILITY.
n the City Clerk OR DDA Director (906-643-8252).
of the City of St. Ignace, County of Mackinac, Michigan.
Renee' Vonderwerth, City Clerk

State of Michigan

In the City of St. Ignace for the County of Mackinac
In the Matter of Notice of Public Hearing Amended and Restated
Development Plan and Tax Increment Financing Plan
of the St. Ignace DDA

COUNTY OF MACKINAC, ss

Wesley H. Maurer, Jr. of St. Ignace, Mackinac County, Michigan, being
duly sworn says: I am the publisher and editor of The St. Ignace News, a news-
paper published and circulated in said county. The annexed is a printed copy
of a notice which was published in said paper on the following dates, to wit:

November 21, 2013
November 28, 2013

Wesley H. Maurer, Jr.

Subscribed and sworn to at St. Ignace, in said county,
this 20th day of December, 2013

Before me Wendy Colegrove, Notary
Wendy Colegrove
Public of Mackinac County, Acting in Mackinac County.

My Commission expires: December 26, 2018

WENDY COLEGROVE, Notary Public
Mackinac County, State of Michigan
My Commission Expires: 12-26-2018

CITY OF ST. IGNACE, MICHIGAN, MACKINAC COUNTY

Posting places for the Downtown Development Authority Public Hearing Notice

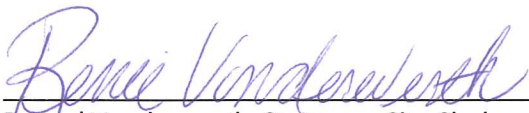
Posted November 22, 2013

1. Ace Hardware, 7 S. State Street
2. B. C. Pizza, 277 N. State Street
3. Bay Pharmacy, 112 S. State Street
4. Book World, 52 N. State Street
5. Central Savings Bank, 430 N. State Street
6. Chee Peng Restaurant, 416 N. State Street
7. City of St. Ignace Municipal Building, 396 N. State Street
8. Coldwell Banker Realtors, 436 N. State Street
9. Edward Jones Investments, 354 N. State Street
10. First National Bank, 132 N. State Street
11. Little Bear East Arena, 275 Marquette Street
12. Mackinac Grille, 251 N. State Street
13. St. Ignace Auto, 460 N. State Street
14. St. Ignace Chamber of Commerce, 560 N. State Street
15. St. Ignace IGA, 399 N. State Street
16. St. Ignace Laundromat, 132 S. State Street
17. The Pavillion Mall, 180 N. State Street
18. True Value Hardware, 300 S. State Street
19. U.S. Post Office, 310 S. State Street
20. Village Inn Restaurant, 250 S. State Street

I hereby certify the above is a true and complete copy of the locations public hearing notices for the Amended and Restated Development Plan and Tax Increment Financing Plan of the St. Ignace Downtown Development Authority posted November 22, 2013.



Debra S. Evashevski,
St. Ignace DDA Director



Renee Vonderwerth, St. Ignace City Clerk
Witness

LIST OF TAXING AUTHORITIES

City of St. Ignace
396 N. State Street
St. Ignace, MI 49781

City of St. Ignace Recreation
275 Marquette Street
St. Ignace, MI 49781

Mackinac County
100 N. Marley Street
St. Ignace, MI 49781

Mackinac Straits Health System
1140 N. State Street
St. Ignace, MI 49781

St. Ignace Public Library
110 W. Spruce Street
St. Ignace, MI 49781



396 N. State Street
(906) 643-9671

I, Andrea Insley, Deputy Clerk for the City of St. Ignace, Michigan received the Notice of Public Hearing for the Amended and Restated Development Plan and Tax Increment Financing Plan of the St. Ignace Downtown Development Authority along with a copy of that plan.

Andrea Insley

Andrea Insley, Assistant City Clerk
City of St. Ignace

11/21/13

Date

Kelly H. Simmons

Kelly Simmons, Deputy Clerk (witness)
City of St. Ignace

7264 2982 1000 0251 1102

U.S. Postal Service™
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(Domestic Mail Only; No Insurance Coverage Provided)

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SAINT IGNACE MI 49781

Postage	\$	\$1.72
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.37

0176
NOV 21 2013
Postmark Here

SAINT IGNACE, MI

Sent To: *St Ignace Public Library*
Street, Apt. No.; or PO Box No. *110 W. Spruce St*
City, State, ZIP+4 *St. Ignace, MI 49781*

PS Form 3800, August 2006 See Reverse for Instructions

6142 2982 1000 0251 1102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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SAINT IGNACE MI 49781

Postage	\$	\$1.72
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.37

0176
NOV 21 2013
Postmark Here

SAINT IGNACE, MI

Sent To: *Mackinac County*
Street, Apt. No.; or PO Box No. *100 N. Marley St.*
City, State, ZIP+4 *St. Ignace, MI 49781*

PS Form 3800, August 2006 See Reverse for Instructions

2062 2982 1000 0251 1102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SAINT IGNACE MI 49781

Postage	\$	\$1.72
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.37

0176
NOV 21 2013
Postmark Here

SAINT IGNACE, MI

Sent To: *City of St. Ignace Recreation*
Street, Apt. No.; or PO Box No. *275 Marquette St*
City, State, ZIP+4 *St. Ignace MI 49781*

PS Form 3800, August 2006 See Reverse for Instructions

6362 2982 1000 0251 1102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

SAINT IGNACE MI 49781

Postage	\$	\$1.72
Certified Fee		\$3.10
Return Receipt Fee (Endorsement Required)		\$2.55
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$7.37

0176
NOV 21 2013
Postmark Here

SAINT IGNACE, MI

Sent To: *Mackinac Starb Health System*
Street, Apt. No.; or PO Box No. *1140 N State St.*
City, State, ZIP+4 *St Ignace, MI 49781*

PS Form 3800, August 2006 See Reverse for Instructions

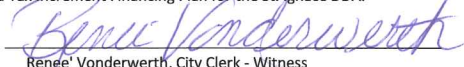
Complete List of City of St. Ignace DDA Property Owners

First Class Mailing Notice of Public Hearing Date Completed 11/21/2013

NAME	STREET	CITY, STATE, ZIP
1 260 State Street LLC	1 Craemer Ct.	Frankenmuth, MI 48734
2 Barbara J. Bentgen	W1333 Pte La Barbe Rd.	St. Ignace, MI 49781
3 Beverly J Swope, Trust	605 W. Lant Rd.	St. Ignace, MI 49781
4 Blarney Castle Oil Co	P.O. Box 246	Bear Lake, MI 49614
5 Carl Soblaskey	W. 1047 US 2	St. Ignace, MI 49781
6 Central Savings Bank	511 Bingham Ave.	Sault Ste Marie, MI 49783
7 Charles Lillquist	P.O. Box 304	St. Ignace, MI 49781
8 Cheeseman & Cheeseman LLC	470 N. State St.	St. Ignace, MI 49781
9 Cher Thai & Lor Yia Thao	1510 N. High St.	Lansing, MI 48906
10 Cheryl Schlehuber, Etal	P.O. Box 861	St. Ignace, MI 49781
11 Christine Green	90 N. State St.	St. Ignace, MI 49781
12 City of St. Ignace	396 N. State St.	St. Ignace, MI 49781
13 Clyde & Theresa Lamoreaux	5352 S. M-129	Sault Ste Marie, MI 49783
14 Cynthia Hendricks	P.O. Box 825	St. Ignace, MI 49781
15 Damian Management LLC	149 Fitch St.	St. Ignace, MI 49781
16 David Black	931 Graham Ave.	St. Ignace, MI 49781
17 David R. Walker, Living Trust	1299 Hombach St.	St. Ignace, MI 49781
18 Dennis Coyne	1633 6th N.W.	Grand Rapids, MI 49504
19 Donald & Sheryl Schairer	460 N. State St.	St. Ignace, MI 49781
20 Donna Robach & Paul Amacher	P.O. Box 830	St. Ignace, MI 49781
21 Doud & Sposito Inc.	399 N. State St.	St. Ignace, MI 49781
22 Douglas & Dorene Ingalls	40 N. State St.	St. Ignace, MI 49781
23 Douglas & Paula Goudreau	106 Mc Cann St.	St. Ignace, MI 49781
24 Duane & Susan Bentley	49 S. Marley St.	St. Ignace, MI 49781
25 Elizabeth Brown	180 N. State St.	St. Ignace, MI 49781
26 Eunice Therrian	121 Fitch St.	St. Ignace, MI 49781
27 First National Bank	P.O. Box 187	St. Ignace, MI 49781
28 George & Barbara Yshinski	111 Keightley St.	St. Ignace, MI 49781
29 George Gyftakis	556 N. State St.	St. Ignace, MI 49781
30 Gerald & Linda Bell	401 E. Spruce St.	Sault Ste Marie, MI 49783
31 Gladys Pope	7 Glashaw St.	St. Ignace, MI 49781
32 Howard Lee	55 Central Hill	St. Ignace, MI 49781
33 James & Cheryl Schlehuber	P.O. Box 857	St. Ignace, MI 49781
34 James & Kayla Krug	316 N. State St.	St. Ignace, MI 49781
35 James Azzar	201 Cottage Grove SE	Grand Rapids, MI 49507
36 John & Frances Kling	354 N. State St.	St. Ignace, MI 49781
37 John & Maureen Lipnitz	150 White Pine Dr.	St. Ignace, MI 49781
38 Kenneth & Kathleen Junglas	330 N. State St.	St. Ignace, MI 49781
39 Larry & Peggy Morse	1214 Amber Ln.	Sevierville, TN 37862
40 Linda Fenwick	P.O. Box 5	St. Ignace, MI 49781
41 LP Properties	P.O. Box 1841	Mackinac Island, MI 49757
42 Lynn Auto Parts, Inc.	128 E. Portage Ave.	Sault Ste Marie, MI 49783
43 Mackinac Masonic Assoc.	P.O. Box 44	St. Ignace, MI 49781
44 Mackinac Straits Vet Clinic	P.O. Box 525	St. Ignace, MI 49781
45 Marion A. Mc Dermott	7136 Winter Way	Indianapolis, IN 46250
46 Matthew & Heather Sweeney	200 Marquette St.	St. Ignace, MI 49781
47 Mc Gregor Oil Company	P.O. Box 220	Mackinac Island, MI 49757
48 Michigan State Hwy Dept		Lansing, MI 48930
49 Mulcrone Family Trust	370 Chas Mulcrone Blvd.	St. Ignace, MI 49781
50 N J Hastetter c/o Brenner Auerette CO PC	P.O. Box 1049	Sidney, MT 59270
51 Patrick & Deanna DeKeyser	585 Goudreau St.	St. Ignace, MI 49781
52 Paula Goudreau	112 South State St.	St. Ignace, MI 49781
53 Peninsula Fiber Network, LLC	108 W. Superior St.	Munising, MI 49862
54 Philip & Mary Kaye Ruegg	1234 South State St.	St. Ignace, MI 49781
55 Robert & Denise Maxsom	9 Glashaw St.	St. Ignace, MI 49781
56 Robert Benser	P.O. Box 475	Gaylord, MI 49735
57 Scott & Mary Clement	314 N. State St.	St. Ignace, MI 49781
58 St. Louis Family Trust	150 Fountain St.	St. Ignace, MI 49781
59 Stanley Gierlaszynski	241 N. State St.	St. Ignace, MI 49781
60 Starline Ferry	587 N. State St.	St. Ignace, MI 49781
61 State Street Bar & Grill	P.O. Box 495	Mackinac Island, MI 49757
62 Straits Building Center	452 N. State St.	St. Ignace, MI 49781
63 Stuart MacDougall	3 Glashaw St.	St. Ignace, MI 49781
64 Thomas & Yvonne DellaMoretta	P.O. Box 156	St. Ignace, MI 49781
65 Thomas Briggs	P.O. Box 836	St. Ignace, MI 49781
66 Thomas Harrington	238 N. State St.	St. Ignace, MI 49781
67 Tom & Debra Evashevski	267 Hillcrest Blvd.	St. Ignace, MI 49781
68 Union Terminal Piers Inc.	P.O. Box L	Petoskey, MI 49770
69 Varsity Catering Company Inc	P.O. Box 1	St. Ignace, MI 49781
70 Wayne & Michele Pemble	325 Murray St.	St. Ignace, MI 49781
71 William & LuAnn Streur	1000 S. Lynndale Dr.	Appleton, WI 54914

I hereby certify that the above is a true and complete list of property owners mailed first class notices of the 12/16/2013 Public Hearing for the Amended and Restated Development Plan and Tax Increment Financing Plan for the St. Ignace DDA.


Debra S. Evashevski, DDA Director


Renee Vonderwerth, City Clerk - Witness

ARTICLE I. IN GENERAL

Secs. 10-1-10-30. Reserved.

ARTICLE II. DOWNTOWN DEVELOPMENT*

DIVISION 1. GENERALLY

Secs. 10-31-10-50. Reserved.

DIVISION 2. DOWNTOWN DEVELOPMENT AUTHORITY

Sec. 10-51. Definitions.

The terms used in this division shall have the same meaning as given to them in Act 197 or as hereinafter provided.

Act 197 means Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

Authority means the St. Ignace Downtown Development Authority created by this division.

Board and *board of trustees* mean the board of trustees of the authority, which is the governing body of the authority.

Downtown district means the downtown district designated by this division as now existing or hereafter amended.
(Comp. Ords. 1987, § 12.302)

Sec. 10-52. Creation of authority.

There is hereby created, pursuant to Act 197, a downtown development authority for the city. The downtown development authority shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this division and Act 197.
(Comp. Ords. 1987, § 12.303)

*State law reference-Downtown development authority, MCL 125.1651 et seq.

State law reference - Authority to establish, MCL 125.1652.

Sec. 10-53. Description of downtown district.

The downtown district in which the authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the city, subject to such changes as may hereafter be made pursuant to this division and Act "197:

An area in the City of St. Ignace, Michigan, within the boundaries described as follows:

"Development area" means the property described as:

All that portion of the City of St. Ignace lying within the following described boundary: Commencing at the intersection of the easterly line of South State Street and the northerly line of the South ½ of Private Claim No. 9, thence northwesterly along the easterly line of South State Street to the intersection of the westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning.

(Comp. Ords. 1987, § 12.304)

Sec. 10-54. Board of trustees.

The authority shall be under the supervision and control of a board of trustees consisting of the mayor and eight members as provided by Act 197. The members shall be appointed by the mayor subject to approval by the council and shall hold terms of office as provided by Act 197. All members shall hold office until the member's successor is appointed.

(Comp. Ords. 1987, § 12.305)

Sec. 10-55. Powers of the authority.

Except as otherwise provided in this division, the authority shall have all powers provided by law subject to the limitations imposed by law and herein.

(Comp. Ords. 1987, § 12.306)

Sec. 10-56. Fiscal year; adoption of budget.

(a) The fiscal year of the authority shall correspond to the fiscal year of the city.

(b) The board shall annually prepare a budget and shall submit it to the council for approval.

(c) The authority shall submit financial reports to the council upon request of the council.

(Comp. Ords. 1987, § 12.307)

Secs. 10-57-10-80. Reserved.

**DIVISION 3. DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN***

Sec. 10-81. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Base year assessment roll means the base year assessment roll prepared by the city assessor in accordance with section 10-84.

*State law references-Tax increment financing plan, MCL 25.1664; development plan, MCL 25.1667.

Captured assessed value means the amount in any one year by which the current assessed value, as finally equalized, of all taxable property in the downtown development district exceeds the initial assessed value.

Development area means the property described as: All that portion of the City of St. Ignace lying within the following described boundary: Commencing at the intersection of the easterly line of South State Street and the northerly line of the South ½ of Private Claim No. 9, thence northwesterly along the easterly line of South State Street to the intersection of the westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning.

Development plan means the St. Ignace Development and Tax Increment Financing Plan for

COMMUNITY DEVELOPMENT

the Downtown Development District, dated March, 1982, amended October 4, 1993, and amended December 30, 2013 and transmitted to the city council by the downtown development authority, as confirmed by this division, copies of which are on file in the office of the city clerk.

Downtown development authority means the city downtown development authority.

Initial assessed value means the 1981 assessed value, as finally equalized, of all the taxable property within the boundaries of the development area.

Project fund means the downtown development authority project fund as established pursuant to section 10-86.

Taxing jurisdiction means each unit of government levying an ad valorem property tax on property in the development area.
(Comp. Ords. 1987, § 12.351)

Sec. 10-82. Approval and adoption of development plan.

The development plan is hereby approved and adopted. A copy of the plan and all amendments thereto shall be maintained on file in the city clerk's office.
(Comp. Ords. 1987, § 12.352)

Sec. 10-83. Boundaries of development area.

The boundaries of the development area as set forth in section 10-81 are hereby approved and adopted.
(Comp. Ords. 1987, § 12.353)

Sec. 10-84. Preparation of base year assessment roll.

(a) Within 30 days of the effective date of the ordinance from which this division is derived, the city assessor shall prepare the initial base year assessment roll. The initial base year assessment roll shall list each taxing jurisdiction in which the development area is located, and the initial assessed value of each property in the development area.

(b) The assessor shall transmit copies of the initial base year assessment roll to the City treasurer, county treasurer, downtown development authority and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this division.
(Comp. Ords. 1987, § 12.354)

Sec. 10-85. Preparation of annual base year assessment roll.

Each year within 15 days following the final equalization of property in the development area the assessor shall prepare an updated base year assessment roll. The updated base year assessment roll shall show the information required in section 10-84 and, in addition, the captured assessed value for that year.
(Comp. Ords. 1987, § 12.355)

Sec. 10-86. Project fund.

The treasurer of the downtown development authority shall establish a separate fund as approved by the city manager. All moneys in that fund shall be used in accordance with the development plan.
(Comp. Ords. 1987, § 12.356)

Sec. 10-87. Payment of tax increments.

The city and county treasurer shall pay, as collected, that proportion of the taxes, except for penalties and collection fees, that the captured assessed value bears to the treasurer of the downtown development authority.
(Comp. Ords. 1987, § 12.357)

Sec. 10-88. Use of tax increments.

(a) The tax increment revenues generated by the development area pursuant to the development plan, as it now exists or is hereafter amended, shall be used:

- (1) To pay into the debt retirement fund, for all outstanding debts including bonds issued pursuant to this plan, an amount equal to the principal and interest due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

- (2) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this plan, an amount equal to one-fifth of the largest combined annual principal and interest payment due on the bonds issued, until the reserve account is equal to the largest combined annual interest and principal requirement during the life of the plan.
 - (3) To pay an operating subsidy, including administrative and operating costs for the authority, including planning, promotion and marketing, to the extent provided in the annual downtown development authority budget.
 - (4) To pay, to the extent provided in the annual downtown development authority budget and approved by the city, the cost of completing the remaining public improvements as set forth in the plan; to the extent those costs are not financed from bond proceeds or other revenues. As a result, the downtown development authority may reserve funds annually to create an encumbered project fund balance to pay for these projects.
 - (5) To pay the cost of additional improvements to the development that are deemed necessary by the downtown development authority and approved by the city.
 - (6) To retain funds necessary for the continued maintenance of all downtown development authority developments.
- (b) Any tax increment receipts in excess of those needed under the preceding subsections of this section would revert back to the taxing units. (Comp. Ords. 1987, § 12.358).

State of Michigan

In the City of St. Ignace for the County of Mackinac

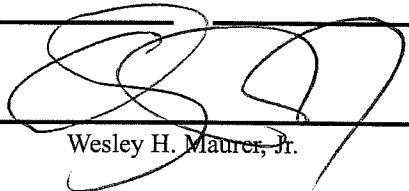
In the Matter of Ordinance to amend and restate the Development Plan
and Tax Increment Financing Plan for the City of

St. Ignace Downtown Development Authority

COUNTY OF MACKINAC, ss

Wesley H. Maurer, Jr. of St. Ignace, Mackinac County, Michigan, being duly sworn says: I am the publisher and editor of The St. Ignace News, a newspaper published and circulated in said county. The annexed is a printed copy of a notice which was published in said paper on the following dates, to wit:

December 19, 2013



Wesley H. Maurer, Jr.

Subscribed and sworn to at St. Ignace, in said county,

this 19th day of December, 2013

Before me , Notary
Wendy Colegrove

Public of Mackinac County, Acting in Mackinac County.

My Commission expires: December 26, 2018

WENDY COLEGROVE, Notary Public
Mackinac County, State of Michigan
My Commission Expires: 12-26-2018

westerly line of South State Street and the northerly line of Fitch Street, thence westerly along the northerly line of Fitch Street to the westerly line of the former Wisconsin Central Railroad right-of-way, thence northwesterly along the westerly line of the right-of-way to the intersection of the westerly line of the former Wisconsin Central Railroad right-of-way and the northerly line of Spring Street, thence continuing northwesterly along the westerly line of the right-of-way to the South line of Private Claim No. 19, thence westerly along the South line of P.C. 19 to the intersection of the south line of P.C. 19 and the east line of the David Murray plat, thence northwesterly along the east line of the David Murray plat to the northeast corner of the David Murray plat, thence westerly along the north line of the David Murray plat to the easterly line of the Interstate 75 right-of-way line, thence northerly along the easterly right-of-way line of Interstate 75 to the intersection of the North line of P.C. 19 and the City Limits line, thence easterly and northerly along the City Limits line to the easterly right-of-way line of the former Wisconsin Central Railroad right-of-way, thence southerly and easterly along the easterly right-of-way line to the northerly line of Reagon Street, thence easterly along the northerly line of Reagon Street to North State Street, thence northerly along the easterly line of North State Street to the northerly line of Johnson Street, thence easterly along the northerly line of Johnson Street to the easterly line of Hazelton Street, thence northerly along the easterly line of Hazelton Street to the North line of P.C. No. 19, thence easterly along the North line of P.C. 19 to Lake Huron, thence southerly along the shoreline of Lake Huron to a point lying at a right angle from the intersection of the easterly line of South State Street and the northerly line of the South ½ of P.C. 9, thence westerly to the point of beginning. Development plan means the St. Ignace Development and Tax Increment Financing Plan for the Downtown Development District, dated March, 1982, amended October 4, 1993, and amended December 30, 2013 and transmitted to the city council by the downtown development authority, as confirmed by this division, copies of which are on file in the office of the city clerk.

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Taxing jurisdiction means each unit of government levying an ad valorem property tax on property in the development area.

(Comp. Ords. 1987, § 12.351)

Sec. 10-82. Approval and adoption of development plan.

The development plan is hereby approved and adopted. A copy of the plan and all amendments thereto shall be maintained on file in the city clerk's office.

(Comp. Ords. 1987, § 12.352)

Sec. 10-83. Boundaries of development area.

The boundaries of the development area as set forth in section 10-81 are hereby approved and adopted.

(Comp. Ords. 1987, § 12.353)

Sec. 10-84. Preparation of base year assessment roll.

(a) Within 30 days of the effective date of the ordinance from which this division is derived, the city assessor shall prepare the initial base year assessment roll. The initial base year assessment roll shall list each taxing jurisdiction in which the development area is located, and the initial assessed value of each