



VILLAGE OF STOCKBRIDGE MICHIGAN DOWNTOWN DEVELOPMENT AUTHORITY STATE OF MICHIGAN STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY (SDDA) REQUIRED INFORMATIONAL MEETINGS

The first of Two required Informational meetings will be held Monday January 06, 2025, the Second informational meeting will hold on February 03, 2025. Both Meetings will be held in Village of Stockbridge Hall, Located at 118 N. Center Street, Village of Stockbridge, Mi, 49285.

The Village of Stockbridge Downtown Development Authority (SDDA)

Tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development, eliminate property value deterioration. Halting property value deterioration.

Tax increment financing permits the Stockbridge Downtown Development Authority (SDDA) to capture Tax Increment Financing Revenues (as defined below) attributable to increases in value of real and personal property in the development area. The tax increment finance procedure was governed by act 197 of the Public acts of 1975 which has been replaced by act 57 of Public act of 2018 re-codified as amended (the "DDA Act") The procedures outlined below are the procedures provided by the DDA Act effective as the date of this plan (January 01, 2019) is adopted but are subject to any changes imposed by future amendments to the DDA Act.

The Tax Increment Revenues are generated when the Current Assessed Value of all properties within the Development area (TIFD) exceed the initial assessed Value of the properties. (See attachment of TIFD area Village of Stockbridge Mi.)

How is Captured Assessed Value determined.

The amount in any one year by which the Current assessed value exceeds the initial Assessed Value is the Captured Assessed Value.

HISTORY

When the Village Council enacted the Original Tax Increment Financing Plan by Ordinance in 1986, the Initial assessed Value of Development area was established as the assessed value as equalized, of all the taxable property within the boundaries of the Development area at the time that ordinance was approved as shown by the then most recent assessment roll of the village for which equalization had been completed prior to the adoption of the 1986 Original Plan by ordinance. Property exempt from taxation at the time of the determination of the initial assessed value was included as zero however in determining the Initial assessed value property which a specific local tax was paid was in lieu of a property tax was not considered to be property that was exempt from taxation A specific local tax is defined in the DDA act and industrial plan Industrial facilities taxes levied under 1974 PA 198, taxes levied under the Technology Park Development act 1984 PA 385, and taxes levied on lessees and users of tax-exempt under 1953 PA 189 . The initial assessed

value or current assessed value of property subject to a specific local tax paid was determined by calculating the quotient of the specific local tax paid, divided by the ad valorem millage rate or by other method as prescribed by the state tax commission

Each year current assessed value of TIFD will be determined. The current assessed value of the Development area is the taxable value of real and personal property located in the development area

In 1986 The Village of Stockbridge Mi. started capturing that portion of taxes solely attributable to increases in value ad valorem tax levy of all taxing jurisdictions on the captured assessed value of taxable real and personal property located in the development area (TIFD). (see attached Map)

The Stockbridge Downtown Development Authority (SDDA) receives approximately \$180,000 dollars annually. The Stockbridge SDDA is staffed by nine unpaid volunteers therefore all revenue collected are dedicated to ongoing or future projects which are described in a detailed plan. Members of the SDDA are local business owners, employees, Village President and or Council member appointed to the SDDA Board, Resident of the TIFD and one or more Residents of the village.

Sustainability of Increment Financing Revenues.

For the duration the Village of Stockbridge maintains an amended Tax Increment Financing plan and complies with act 57 of 2018 reporting requirements. The Village of Stockbridge a taxing jurisdiction will continue to receive tax revenues based upon the initial assessed value of the real and personal property levied by all taxing jurisdictions on the captured assessed value of taxable real and personal property located in the development area (TIFD).

In the 2024 Calendar year the Village of Stockbridge received the following benefits for Supporting a TIFD

What benefit has the establishment of the Stockbridge Tax Increment Financing plan to the Village while complying with legislative mandated requirements for having a Tax Increment Financing jurisdiction.

Listed below are the achievements of the SDDA 2024

SDDA FISCAL YEAR 2024 PLAN AMENDMENT ACCOMPLISHMENTS AND PROGRESS MADE ON PLAN GOALS AND OBJECTIVES. THE 2024 PLAN WAS IMPLEMENTED ON AUGUST 05, 2024

- 1) Purchase or Lease a minimum of One and a Maximum of Five of Bleacher Assemblies.
 - a. Status No Progress made intend purchase one bleacher in Calendar year 2025.
- 2) Assemble all Bleachers leased or purchased in the Veteran's Park.
 - a. Status No Progress made intend assemble or lease one bleacher of three in Calendar year 2025.
- 3) Construct between Three and Five cement slabs for supporting bleachers.
 - a. Status No Progress made intend to implement in Calendar year 2025.
- 4) Construct Three to Five (100) ft long ADA compliant sidewalks leading to each bleacher purchased and/or leased.
 - a. Status No Progress made intend to implement in Calendar year 2025.
- 5) Install new signage in Veterans Park directing visitors to Pump Track observation seating.
 - a. Status No Progress made intend to implement in Calendar year 2026 - 2027.
- 6) Purchase (14) New Trash Cans for the Central Business District and the Veterans Park.
 - a. Status No Progress made intend to implement in Calendar year 2025.

- 7) Purchase and install Three Electric car charging stations in a place to be determined in the TIF District that is owned by the Village and/or the SDDA.
 - a. Status No Progress made intend to implement in Calendar year 2025.
- 8) Veteran's park Camera's replacement and repair, and possibly purchasing additional cameras to provide security for pump track competitions.
 - a. Status: Completed. SDDA Assisted the Village by providing \$10,000 to upgrade and provide additional cameras and equipment in the Veterans park because of the extreme damage and destruction from Vandalism of Veterans park Facilities and furnishings.
- 9) Hire a Grant writer and/or utilize the Village's grant writer for SDDA projects authorized by the SDDA Board.
 - a. Status No Progress made intend to implement in Calendar year 2025.
- 10) Extended the expiration date stipulated in prior 2019 plan amendment for replacement of nonfunctioning Fire hydrants in TIF District as necessary through 2039.
 - a. Status: Expiration date extended. Intend to replace as many fire hydrants as the Village can manage and our funding allows in FY 2025.
- 11) Increased funding is to support various types of existing and new Professional services.
 - a. Status: Completed.
- 12) Provide funds for Mowing, landscaping, and stripping/sealing of pump track.
 - a. Status: Completed.
- 13) Installation of a new sidewalk.
 - a. Status No Progress made intend to install one new sidewalk of three in Calendar year 2025.
- 14) Installation of kiosks in the park.
 - a. Status No Progress made intend to install one Kiosks in Calendar year 2026.
- 15) Increase funding for Civic activities such as additional farmers markets, parades, fairs or other public events Increased.
 - a. Status: Completed.
- 16) Funding for purchase of Banners to hang on the light pole on an annual basis increased.
 - a. Status: Completed.
- 17) Funding for Pump Track has stenciling on it that will be covered by the sealer and needs to be re-stalled/taped off before the sealer is applied.
 - a. Status No Progress made intend to complete in Calendar year 2025.
- 18) Sidewalk to be installed from Eaton Community Bank Parking Lot to the Sidewalk that runs east-west along West Main Street to accommodate traffic from Veteran's Memorial Park.
 - a. Status No Progress made intend to complete in Calendar year 2028.
- 19) Funding for an internet program tilted TextMyGov: The SDDA has agreed to reimburse the Village for one-half the annual cost of program. This project will commence in 2024 and continue perpetually until the end of the service by the State of Michigan.
 - a. Status: Completed.
- 20) The SDDA contracted with McKenna and Associates to provide an updated TIFD map. The new map is referred to as the McKenna and is intended to completely replace the prior map in the Plan, as Amended to outline the Boundaries of the TIF District. Note: The new map does not modify the TIF District, instead it just better clarifies the properties contained therein, based upon the prior amendments, splits, mergers, and modern technologies.
 - a. Status: Completed.
- 21) The new TIFD Map by McKenna and Associates is interactive and is located on the SDDA webpage.
 - A. When an individual touches on a particular property on the map, underlying data is revealed, including:
 - 1) The tax ID number.
 - 2) The SDDA base year assessment.
 - 3) The current taxable value.
 - 4) The TIFD captured value.
 - 5) Year parcel was added to TIF Plan.
 - 6) Property address.

- 7) Number of Acres.
- B. The Project is Completed.
- 22) The SDDA has contracted with McKenna and Associates to provide an updated legal description of the outline of the TIF District, as part of developing the 2024 Map referenced above as Exhibit A. The new legal description for the boundaries of the TIF District is not complete at this point and will be provided in a new Plan Amendment.
Note: The new legal description will not modify the boundaries of the TIF District, as previously amended, instead it merely clarifies and defines those boundaries more particularly.
 - a) The Project is Completed.
- 23) Successfully negotiated a six-year Revenue Sharing Agreement with Village to maintain infrastructure improvements install by the SDDA.
- 24) Submitted and was subsequently approved amended budget for 2024/2025.
- 25) Continued to implement Façade Improvement program.
- 26) Completed State required 2023 financial report.
- 27) Created an interactive brochure to be placed in various business and hopeful in state highway rest areas and visitor center.
- 28) Joined the Michigan Downtown Association.
- 29) Continued the contract with Delight Decorations to decorate trees for X-mass.
- 30) Continued relationships with Crafting Lovely LLC to provide services for putting up and taking down seasonal banners repairing of brackets and poles, sorting and storage of banners.
- 31) Made modifications to design of SDDA internet site to make it more user friendly.

Community Promotions:

- o The SDDA continues to sponsor Holiday Decorations for Easter, Christmas, Halloween, Thanksgiving, and various events etc.
- o Sponsored a second open air market
- o A day in the Village
- o Harvest Festival September 28, 2024
- o Downtown Beatification, flowers, planters etc.
- o Festival of Lights
- o Open air Market
- o 5 K Run
- o Display of seasonal and event Banners
- o Gaga ball game was financed and installed
- o Sponsored Small Business Saturday/Shop Downtown.
- o Sponsorship of an All-Clubs' Rides.

BELOW IS THE APPROVED SDDA 2024-2025 BUDGET

ESTIMATED REVENUES Dept 000 - GENERAL		2024/2025 budget
248-000-4002.00	TAX REV FROM TOWNSHIP	\$93,000
0	TAX REV FROM VILLAGE	\$104,000
248-000-402.001	CARRY FORWARD	\$0.00
248-000-402.000	DELINQUENT TAX REVENUE	\$ 10,000
248-000-411.000	INTEREST ON BANK ACCOUNT	\$1,000
248-000-663.000		
248-000-504.000	PROJECTED REVENUE FROM GRANTS	
		\$208,000
Dept 000 - GENERAL		
248-000-701.000	Salary – Grant Writer	\$5,000
248-000-801.000	Legal Fees	\$12,000
248-000-818.00	Contracted services	\$10,000
248-000-818.001	Professional Services web site etc.	\$15,000
248-000-818.003	Prof. Services – A. Knowles	\$0
248-000-818.014	Engineering	\$1,000
248-000-899.000	Community promotion Add in second open air market. And Purchase / leasing of Bleachers \$20,000	\$24,000
248-000-899.001	A day in the Village June 14-15, 2024	\$10,000
248-000-899.003	All Clubs Day	\$1,900
248-000-899.004	All clubs ride	\$700
248-000-899.005	Harvest Festival September 28, 2024	\$7,500
248-000-899.006	Downtown Beatification, flowers, planters etc.	\$7,300
248-000-899.007	Festival of Lights / Small business Saturday November 23, 2024	\$2,500
248-000-899.008	Open air Market	\$1,000
248-000-899.009	Seasonal Decorations new decorations \$5,400 Delights	\$6,500
248-000-899.010	5 K Run June 15th, 2024	\$800
248-000-899.011	Teen Center	0
248-000-899.016	Pump Track Mowing and sealing	\$17,800
248-000-900.000	Printing and publishing	\$1,000
248-000-900.000	Miscellaneous expenses	\$500
248-000-970.002	Capital Outlay- facade IMP.	\$16,000
248-000-970.003	Capital Outlay – Banner / brackets	\$6,000
248-000-970.004	Capital Outlay – Veterans park Camera maintenance	10,000
248-000-821.000	Revenue sharing	\$55,000
????????????????	Gaga ball pit	\$0
	Total	\$214,200

Listed below are the past achievements of the DDA. since 1986.

- o Sponsored Façade improvement of Old Gas station that was remodeled into and office building.
- o Sponsored Façade improvement of Façade of Old Village Office Located on E. Elizabeth, currently called Simply You.
- o Sponsored Façade improvement of Old Village Office Corner of E. Main and N. Center, Now called Family Chiropractic.
- o Current Plan amendment includes funding for additional Façade improvements.
- o Installed multiple cameras in veterans' park.
- o Replaced Sidewalk West of Dentist to Bank, Mug and Bob's and in front Cravings.
- o Installed, maintain and pay for electric power to Street lighting in Central Business District and Street lighting located in the rest of the TIFD. Including multiple parking lots.
- o Created the Industrial park.
- o Install infrastructure in the industrial park.
- o Installed water and sewer to Green road to develop property located at corner Green rd., and M-52.
- o Installed Tennis court in Veterans park. With Pickle pall court In Veterans park.
- o Installed Basketball court in Veterans park.
- o Installed Walking path In Veterans park.
- o Purchased and maintain all children play structures In Veterans park.
- o Created skate park In Veterans park.
- o Worked on veteran's park pavilion.
- o Installed and Maintain restrooms veterans park.
- o Installed and Maintain all security camera Veterans park.
- o The SDDA installed sidewalk from downtown over the creek, built bridge and continued sidewalk on to Ransoms.
- o Future phases of sidewalk call for extending sidewalk from Ransoms onto McDonalds.
- o Future phases call from extending sidewalk west from Central business district to Ace Hardware.
- o Financed the repair of the Façade on a minimum of seven business sponsored by the Façade the rental assistance program.
- o Sponsored the new business incubator program.
- o Installed parking lot behind Backstreet restaurant.
- o Removed Minex building.
- o Purchased and resurfaced Bank parking lot.
- o Installed Parking lot and lighting in front of Library.
- o Purchased easement over alley.
- o Rebuilt parking lot in front library including lighting and sanitary sewer system and storm sewer system.
- o Installed infrastructure (Sewer, Storm sewer, Water, Electric, Lighting in industrial park to encourage new Light Industry business.
- o For example, sold the land to McDonalds.
- o Installed new skate ramps
- o Entered into a contract to provide a pump track for physical activity

- o Sold several pieces of property to facilitate bring new businesses to Stockbridge located in industrial park and corner of M-52 and Green Road thus bring additional employees and increasing tax revenue for the village.
- o Sponsor many Civic functions, and events Al Club's Day, Day in the Village, Festival of Lights, Open air Market, Harvest Moon Festival, Movies in the Square each year.
- o Funded New Planters and Benches downtown.
- o Repaired ally adjacent to Fillmore and Abbott insurance agency replaced hundreds of bricks and then sealed brick to prevent further corrosion.
- o Installed shared driveway Resummons.
- o Payed for the remodel of old Village office.
- o Constructed industrial park.
- o Installed water, sanitary sewer to corner of M-52 and Green road to bring a new business to town. Thus, increasing tax revenue and bring additional employees to village.
- o for plan allows for and has sponsored Façade, Incubator, Loan programs.
- o The SDDA partnered with seven different business to help them improve the appearance of their façade sponsored.
- o Updated 2019 plan amendment
- o Completed Bridge to future Campaign.
- o Completed Retail Market Analysis
- o Hired Professional Consultant
- o Purchased new park benches.
- o Completed Three-year revenue Sharing Agreement with Village
- o Updated Purchasing Policy
- o Updated 2019 Plan amendment
- o Updated Rules and Procedure Policy
- o Created SDDA Credit Card Policy
- o Created new plan amendment for 2022.
- o Purchased and installed new skate park equipment.
- o Purchased and installed new Competing grade Red bull certifiable Pump track.
- o Sponsored a second open air market.
- o Provide Flowers and container for summer and fall season in downtown areas.

BELOW ARE THE COMPLETED 2022- 2023-2024 FISCAL YEAR GOALS AND OBJECTIVES

- 1) TIF Map Request for Proposals : Completed
- 2) Downtown Beautification : On going
- 3) Southwest Parking lot lease of spaces to a small business: Completed
- 4) Vacant Lot Transfer to Village: Completed
- 5) Pump Track Project: Completed
- 6) Play Scape Project: Completed
- 7) Gaga Ball Pit : Completed
- 8) 5K Run: Completed and ongoing successful
- 9) Miscellaneous community promotion: Completed and ongoing

- 10) Construction of Pump Track: Completed
 - 11) Construction of Skate ramp in Veterans Park: Completed
 - 12) New sand installed in Veterans park, Volleyball Court: Completed
 - 13) Capital Outlay – Purchase and install Banners / Repair and Replace Brackets as necessary: Completed and ongoing
 - 14) The SDDA in an effort to reduce vandalism in the Veterans Park helped the Village financially at allow purchase and installation of additional cameras in the Veterans Park
 - 15) Re-survey of TIFD. : Completed and ongoing
- The new TIFD Map by McKenna and Associates is interactive and is located on the SDDA webpage.
- A. When an individual touches on a particular property on the map, underlying data is revealed, including:
 - 1) The tax ID number.
 - 2) The SDDA base year assessment.
 - 3) The current taxable value.
 - 4) The TIFD captured value.
 - 5) Year parcel was added to TIF Plan.
 - 6) Property address.
 - 7) Number of Acres.
- 16) Verification of parcels located within TIFD. : Completed
 - 17) GAGA ball court was constructed and installed.

CONSEQUENCES IF THE VILLAGE OF STOCKBRIDGE TAX INSTRUMENT FINANCING AUTHORITY WAS DISCONTINUED

In addition to the accomplished Legislative mandated benefits to the Village. The loss of this revenue would also result in the probable reversal of those accomplishments but would also probably result if not eliminate maintenance in the TIFD district to so Sidewalk maintenance, maintenance to the Five (5) Parking lots which includes Snow plowing, Resealing, Striping, Asphalt repair, provide and install American Flags and Banners, maintenance of Light Poles painting and Bulb replacement, Maintenance of Veterans park Restrooms, Gazebo, Play equipment repair / replacement, Basketball Court, Volleyball Court, Tennis Court, Walking Path. Skateboard Ramps maintenance, Mowing and Gazebo Light fixture maintenance, Maintenance of Security Cameras that help prevent crime in the park. The DDA also pays the electric bill for all lighting in the TIFD. Which includes the Decorative sidewalk light poles and all parking lot lighting.

If the SDDA was disbanded the Village would have a net loss of revenue of approximate \$90,000 dollars in a fiscal year. The reduction in of \$90,000 in revenue to the village would result likely discontinuing the support and sometimes the only money many community social events rely on. SDDA currently supports the following social functions: A Day in the Village, All Clubs Ride, All clubs Day, Harvest Festival, Festival of Lights, Open Air Market, Seasonal Decorations, Banners. 5K run.

The Village would only net back approximately \$40,000 dollars. The reason is that the SDDA. Contracts with the Village to perform the services listed above for \$50,000 a year. And the approximate \$90,000 captured from that portion of taxes solely attributable to increases in value ad valorem tax levy of all taxing jurisdictions on the captured assessed value of taxable real and personal property located in the development area (TIFD). (See attached Map)

The revenue generated from capturing these revenue taxes from tax levied ad valorem tax levy of all taxing jurisdictions on the captured assessed value of taxable real and personal property located in the development area (TIFD). would not otherwise flow into the Village allowing the ability to attract new business and maintain infrastructure installed by the SDDA and would return to taxing jurisdictions from which taxes are capture for.

If the SDDA was to be dismantled it more than likely could not be reinstated and would be gone forever. If the Village of Stockbridge could reinstate / start a new SDDA program it could only capture taxes in the TIFD district from the restarted date forwarded all new increases in taxes in the TIF District.

ATTACHMENTS:

- . Copy of Revised TIFD Map

For any additional information please contact the Village of Stockbridge Office