



RESOLUTION NO.2024-04-25.0001

VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY
(Enacted April 25, 2024)

A RESOLUTION TO
APPROVE THE 2024 AMENDMENT
TO THE VILLAGE OF STOCKBRIDGE
DOWNTOWN DEVELOPMENT AUTHORITY'S TAX INCREMENT
FINANCE AND DEVELOPMENT PLAN,
PURSUANT TO THE PROVISIONS OF ACT 57 OF THE
PUBLIC ACTS OF MICHIGAN OF 2018 AS AMENDED

WHEREAS, the Village of Stockbridge (hereinafter, the "Village") created the Stockbridge Downtown Development Authority (hereinafter, the 'SDDA') by Ordinance in the mid-1980's, and charged it with its statutory responsibility for developing and implementing a Development Plan;

WHEREAS, the SDDA adopted a proposed Development Plan and Tax Increment Finance Plan (hereinafter, the "Plan") in the mid- 1980's, which was forwarded to the SDDA and subsequently approved by Ordinance pursuant to the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended (hereinafter, the "Act"); and

WHEREAS, the SDDA and the Village have used the Tax Increment Finance Plan and/or the Development Plan on several occasions since its initial adoption to include, among other things, new Development Plans and to expand the Tax Increment Finance District; and

WHEREAS, the SDDA determined in 2024 that the Tax Increment Finance Plan and Development Plan required additional Amendments to incorporate additional information into it regarding the SDDA's proposals to: 1) Purchase or Lease a minimum of One and a Maximum of Five of Bleacher Assemblies. 2) Assemble all Bleachers leased or purchased in the Veteran's Park. 3) Construct between Three and Five cement slabs for supporting bleachers. 4) Construct Three to Five (100) ft long ADA compliant sidewalks leading to each bleacher purchased and/or leased. 5) Install new signage in Veterans Park directing visitors to Pump Track observation seating. 6) Purchase (14) New Trash Cans for the Central Business District and the Veterans Park. 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. 8) Veteran's park Camera's replacement and repair, and possibly purchasing additional cameras to provide security for pump track competitions. 9) Hire a Grant writer and/or utilize the Village's grant writer for SDDA projects authorized by the SDDA Board. 10) Extend expiration date stipulated in prior 2019 plan amendment for replacement of nonfunctioning Fire hydrants in TIF District as necessary through 2039. 11) increasing funding for existing and new Professional services. 12) Provide funds for Mowing, landscaping, and stripping/sealing of pump track. 13) Installation of a new sidewalk. 14) Installation of kiosks in the park, and other projects outlined in Paragraphs 1, 3, 4, and 16 of the Plan Amendment.

IT IS THEREFORE RESOLVED that the Stockbridge Downtown Development Authority 2024 Development Plan and Tax Increment Financing Plan Amendment to Incorporate New Projects and/or Expand Existing Projects, as attached hereto as Addendum I, is approved by the SDDA and is to be submitted to the Village for approval in accordance with the Act.

Adopted at a Regular Meeting of the Village of Stockbridge held on April 25, 2024.

Moved by: Mellisa Powers-Taylor - Vice Chair


Seconded by: Nelva Jean Lampart - Director

YEAS: Jennifer Conant – Treasurer, Jason Stevens – Director, Jordan Dzurka – Director, Heather Armstrong – Director, Daryl Anderson – Chair.

NAYS: None.

ABSENT: Jon Fillmore - Secretary

ABSTAIN: None.

Village of Stockbridge

Daryl Anderson
Its: SDDA Chair

Certification of Clerk

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Village of Stockbridge Downtown Development Authority, County of Ingham, State of Michigan, at a regular meeting held on the 25 th day of April, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Village of Stockbridge

By: Heather Armstrong
Its: Village Clerk

Drafted by: John L. Gormley (P53539)
Attorney for the Village of Stockbridge
Downtown Development Authority
Gormley Law Offices, PLC
101 Grand River Ave.
Fowlerville, Michigan 48836
517.223.3758

ADDENDUM NUMBER 1

STOCKBRIDGE DOWNTOWN DEVELOPMENT AUTHORITY 2024 DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN AMENDMENT TO INCORPORATE NEW PROJECTS

Pursuant to the requirements of MCL 125.4214 (5) and MCL 125.4217 (2), the Stockbridge Downtown Development Authority (hereinafter, the "SDDA") recommends that the following Amendments be incorporated into the SDDA's Development Plan and Tax Increment Finance Plan for 2024:

1. The boundaries of the Plan's Tax Increment Finance District (Development District) are set forth in the map contained on Page IV of the July 3, 1995, Plan Amendment, and are not altered by this Amendment.
 - 1.1. The SDDA has contracted with McKenna and Associates to provide an updated TIF District map in 2023 to incorporate an updated parcel map due to the number of splits and modifications to lots over the years since 1986 and to clarify a number of potential inconsistencies with a prior TIF District Map (T.I.F.D.) dated September 12, 2002, and incorporated by reference in several prior plan amendments. The new map is referred to as the McKenna Map of 2024 and attached hereto as **Exhibit A** and incorporated herein by reference 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. The map is interactive and will be located on the SDDA webpage. When an individual touches on a particular property on the map, underlying data is revealed, including 1) tax ID number, 2) the SDDA base year assessment, 3) current taxable value, 4) TIF captured value, 5) Year added to TIF Plan, 6) PROPADDRNU, 7) PROPAEDRDI, 9) PROPSTREET, and 10) Acres.
2. The location and extent of existing streets and other public facilities within the development area are set forth in the Maps contained on Pages (12) – (14) of the original Plan. The SDDA's District Zoning Map is contained on Page (13). It is updated by the current zoning map attached hereto as **Exhibit B**. The Map sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The legal description of the development area (TIF District) was described as being located in the Village of Stockbridge, County of Ingham, to wit:

See Legal Description of the District contained in pages 24-26 of the July 3, 1995, Plan Amendment; The T.I.F.D Legal Description is also provided as exhibit – H.

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.

3. A description of the existing improvements in the area to be demolished, repaired, or altered, a description of any repairs or alterations, and an estimate of the time required for completion.

- 3.1 The SDDA proposes to repair and alter the following existing improvements:

- 3.1.1 The 2019 Plan Amendment authorized the SDDA to replace various Fire Hydrant within the TIF District in cooperation with the Village through 2020. That Plan Amendment included a map of the location of all the fire hydrants in the TIF District in need of service at the time. The SDDA was unable to complete all the fire hydrant replacements originally authorized within the timeframe provided for in the 2019 Plan Amendment. This 2024 Plan Amendment extends the replacement period for said fire hydrants through 2030 by the SDDA in cooperation with the Village and adds additional fire hydrants that need servicing/replacement. Attached hereto as **Exhibit C** is a map of all current fire hydrants in the TIF District listing the current service or replacement required to each hydrant. The cost to replace the remaining fire hydrants under this Amendment is estimated to not exceed Fifty Thousand (\$50,000.00) Dollars per year or Three Hundred Thousand (\$300,000.00) Dollars over the life of the Plan.

- 3.1.2 The SDDA originally authorized the installation of cameras in Veteran's Memorial Park in Plan Amendment 2016. The Cameras and the technology supporting them are now in need of significant updating, repair, and/or replacement. This Plan Amendment authorizes the SDDA to expend up to an additional Ten Thousand (\$10,000.00) Dollars to update, replace and/or repair cameras in Veteran's Memorial Park and add, as necessary, additional cameras to cover such things as the new Pump Track feature in the Park. These funds will be allocated between 2024 and 2030.

4. The description of the location, extent, character, and estimated cost of the improvements, including rehabilitation, contemplated for the development area and an estimate of the time required for completion, signage, or signalization.

- 4.1. The SDDA proposes the following new improvements within the development district:
- 4.1.1. Purchase or leasing a minimum of One to a maximum of Five bleacher assemblies to be located near the new Pump Track project in Veteran's Park. Each assembly is constructed from aluminum and shall be approximately (10) rows tall, (15') wide, (18') deep, and shall seat (82) people. The bleacher assemblies are currently estimated to cost approximately Seven Thousand (\$7,000.00) Dollars each, with a total cost between Seven Thousand (\$7,000.00) and Thirty-Five Thousand (\$35,000.00) Dollars. Completion dates for this project will be ongoing and can take many years to complete before estimated completion dates in 2030. A photograph of a type of bleacher assembly is attached hereto as **Exhibit D** and incorporated herein by reference.
 - 4.1.2. This Plan Amendment shall authorize the SDDA to pay up to Three Thousand (\$3,000.00) Dollars per bleacher assembly for assembling each aluminum bleacher assembly, which are shipped as unassembled kits. The maximum amount authorized to be expended on this project is Fifteen Thousand (\$15,000.00) Dollars between 2024 and 2030.
 - 4.1.3. This Plan Amendment authorizes the installation of a minimum of Three and a maximum of Five cement slabs around the Pump Track in Veteran's Park approximately (24) wide x (24) deep x (4)" thick for supporting each bleacher assembly. Total cost of each slab is estimated to be Nine Thousand Five Hundred Fifty (\$9,550.00) Dollars. Total cost estimate for all is Forty-Nine Thousand Nine Hundred Seventy-Five (\$49,975.00) Dollars. Completion dates for this project will be ongoing and can take many years to complete therefore estimated completion dates in 2030.
 - 4.1.4. This Plan Amendment authorizes the installation of a minimum of Three and up to a maximum of Five (100) ft long by (5) ft wide and (4) inches thick sidewalks to reach the bleacher assemblies at an estimated cost of Fourteen Thousand Four Hundred Eighty (\$14,480) Dollars each or a total cost of Seventy-Two Thousand Four Hundred (\$72,400.00) Dollars. Completion dates this project will be ongoing and take many years to complete before estimated completion dates in 2030.
 - 4.1.5. This Plan Amendment authorizes the purchase and installation of signage to direct guests to seating around the Pump Track in Veteran's Park. The SDDA will purchase and install these signs in locations approved by the Village. The SDDA estimated cost of installation and purchase per sign to be One Thousand (\$1,000.00) Dollars or a total cost up to Ten Thousand (\$10,000.00) Dollars. Completion dates for this project will be ongoing

and can take many years to complete before estimated completion dates in 2030.

- 4.1.6. This Plan Amendment Authorizes the SDDA to purchase up to Fourteen New Trash Cans to replace dilapidated trash cans in the Central Business District (CBD) and to provide new trash cans in the Veteran's Park. The trash cans are locked in nature, so that only Village authorized personnel can remove the lid to empty the trash cans. Each new trash can is estimated to cost Eight Hundred (\$800.00) Dollars or a total purchase price of Eleven Thousand Five Hundred (\$11,500.00). The SDDA's intent is to purchase a few trash cans each year until all Fourteen are purchased. Completion dates for this project will be ongoing and can take many years to complete before estimated completion dates in 2031 (minimum of two per year). Attached hereto as **Exhibit E** and incorporated herein by reference is a general photo and specifications for said trash cans.
- 4.1.7. This Plan Amendment authorizes the SDDA to install electric car charging stations on any public property within the TIF District where the infrastructure might support same. The SDDA estimates the cost of a charger is Twenty Thousand (\$20,000.00) per charger and an additional Twenty Thousand (\$20,000.00) to install the charger. The Plan authorizes the installation of up to Four charging stations. The estimated cost for all Four charging stations is One Hundred Sixty Thousand (\$160,000.00) Dollars. Completion dates for this project will be ongoing and can take many years to complete therefore estimated completion dates in 2034. A general photograph of charging station being authorized is attached here as **Exhibit F** and incorporated herein by reference.
- 4.1.8. The SDDA created the Pump Track project in Veteran's Memorial Park, pursuant to a Plan Amendment 2022. The Pump Track feature consists of paving and grassy areas. The SDDA is authorized to spend up to Eight Thousand (\$8,000.00) Dollars per year on mowing and landscaping care for the Pump Track feature. This may be through an independent contractor and/or by reimbursing the Village for DPW services for same. This project shall begin in 2024 and continue in perpetuity until the Pump Track no longer exists.
- 4.1.9. Funding for Civic activities such as additional farmers markets, parades, fairs or other public events is Ten Thousand (\$10,000.00) per year.
- 4.1.10 In the 2017 Plan Amendment, the SDDA authorized purchase of Banners to hang on the light pole on an annual basis. This Plan Amendment shall increase the annual funding for this project from Five Thousand (\$5,000.00) Dollars per year to Ten Thousand (\$10,000.00) Dollars per year.

- 4.1.11 The Pump Track was installed under Plan amendment 2022. At the time it was professionally installed, the installer recommended the asphalt be professionally sealed after one year of service, which would be 2024. The 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. The SDDA estimates the cost of same to be a maximum of Twenty Thousand (\$20,000.00) Dollars in 2024, and every Five years thereafter perpetually until such time as the Pump Track no longer exists in Veteran's Memorial Park. The only sealant employed shall be cool tar-free sealant with low patio.
- 4.1.12. TextMyGov: The Village has entered into a contract with TextMyGov for a cost of Two Thousand Five Hundred (\$2,500.00) Dollars per year. The SDDA has agreed to reimburse the Village for one-half the annual cost or One Thousand Two Hundred Fifty (\$1,250.00) Dollars per year and the Village has agreed to host all SDDA projects on the TextMy Gov site. This project will commence in 2024 and continue perpetually until the end of the service by the State of Michigan.
- 4.1.13 The Plan Amendment 2022 authorized the employment of professional services necessary to provide additional information to SDDA Directors such as adding to GIS capture information, date each parcel was incorporated into the TIFD, amount of tax levies at that time, and rewriting legal description that the Authority and SDDA Attorney considers pertinent to how the TIFD capture is being expended by the Authority. Estimated completion date of this project was originally the end of 2024. The survey of TIFD was previously approved in the 2022 plan at Fifteen Thousand (\$15,000.00) Dollars, however bids came in at Twenty-Five Thousand (\$25,000.00) Dollars, so this Plan Amendment increases the maximum amount that is to be spent on this professional service to Thirty Thousand (\$30,000.00) Dollars for this project. Estimated completion date at the end of 2024 may extend out to 2026.
- 4.1.14 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. The cost of the sidewalk is to be a maximum of Ten Thousand (\$10,000.00) Dollars and the project is to be completed between 2024 and 2030.
- 4.1.15. Information Kiosks are to be installed in Veteran's Memorial Park to provide Park users with directions to local businesses and services in the amount of Twelve Thousand (\$12,000.00) Dollars. The project will be created between 2024 and 2030 (**Exhibit G**).

5. The following is a statement of the construction, or stages of construction, planned and the estimated time for completion of each stage.

- 5.1 TIF Map updates contemplated in Paragraphs 1.1 and 4.1.13 have been in a steady stage of completion since early 2023 and shall be completed by December 31, 2026.
- 5.2 The Fire Hydrant Project contemplated in Paragraph 3.1.1 shall continue annually over the remaining years of the Plan at the rate of Fifty Thousand (\$50,000.00) Dollars per year. The Plan is currently project to be completed in 2039, per Paragraph 18 of this Amended Plan.
- 5.3 The Camera Project contemplated in Paragraph 3.1.2 will be completed in a continuous stage of construction between 2024 and 2030, until the project is completed.
- 5.4 The bleacher purchase project contemplated in Paragraph 4.1.1 shall be completed in one continuous stage of construction between 2024 and 2030.
- 5.5 The Bleach Assembly project contemplated in Paragraph 4.1.2 shall occur after the purchase project outlined in Paragraph 4.1.1 is completed and shall be performed in one continuous stage of construction between 2024 and 2030.
- 5.6 The cement slab installation project contemplated in Paragraph 4.1.3 shall be completed in one continuous stage of construction between 2024 and 2030 alongside the Bleacher Assembly project contemplated in Paragraph 4.1.2.
- 5.7 The bleacher sidewalk project contemplated in Paragraph 4.1.4 shall be completed in one continuous stage of construction between 2024 and 2030 and shall be completed alongside the Bleacher Assembly project contemplated in Paragraph 4.1.2 and the Cement Slab project contemplated in Paragraph 4.1.3.
- 5.8 The signage project contemplated in Paragraph 4.1.5 shall be completed in one continuous stage of construction between 2024 and 2030.
- 5.9 The trash can project contemplated in Paragraph 4.1.6 shall be completed in one continuous stage of construction between 2024 and 2031.
- 5.10. The electric car charging port project contemplated in Paragraph 4.1.7 shall be completed in one continuous stage of construction between 2024 and 2034.
- 5.11 The mowing of pump track project contemplated in Paragraph 4.1.8 shall be completed in annual stages of construction beginning 2024 and continuing until the earlier of the end of the Plan and/or the end of the existence of the Pump Track in Veteran's Memorial Park.
- 5.12 The Civic Activities project contemplated in Paragraph 4.1.9 shall be completed in annual stages of construction beginning 2024 and continuing until the earlier of the end of the Plan and/or the end of the existence of the activities.

- 5.13 The banner project contemplated in Paragraph 4.1.10. shall be completed in annual stages of construction beginning 2024 and continuing until the earlier of the end of the Plan and/or the end of the existence of the light poles upon which the Banners are displayed.
 - 5.14 The TextMyGov project contemplated in Paragraph 4.1.12 shall be completed in annual states of construction beginning 2024 and ending the earlier of the end of the Plan and/or the end of the service provided/contracted for between the Village and the State of Michigan.
 - 5.15 The Eaton Bank Sidewalk project contemplated in Paragraph 4.1.14 shall be completed in one continuous stage of construction between 2024 and 2030.
 - 5.16 The Kiosks project contemplated in Paragraph 4.1.15 shall be completed in one continuous stage of construction between 2024 and 2030.
 - 5.17 The project contemplated in Paragraphs 16.1-16.9 are professional services type contracts and shall be completed in annual stages of construction beginning 2024 and continuing until the earlier of the Plan's termination and/or the end of the service by the SDDA.
6. The description of any part of the development area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment.
This provision is not amended in the 2024 Plan Amendment
 7. The following is a description of any portion of the development area that the Authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.
This provision is not amended in the 2024 Plan Amendment
 - 8, The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.
This provision is not amended in this 2024 Plan Amendment.
 - 9, The following is an estimate of the costs of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.
 - 9.1 The SDDA proposes to finance the projects set forth in Paragraphs 3, 4, and 16 through the capture of tax increments to pay the costs on a pay-as-you-go basis. The SDDA may also utilize any of the following financing mechanisms:
 - 9.1.1 Any Tax increment revenue bonds issued by the Village, pursuant to Section 216(1) of the DDA Act.

- 9.1.2. Any Tax increment revenue bonds issued by the SDDA, pursuant to Section 216(2) of the DDA Act.
- 9.1.3. Other advances from the Village repayable from tax increment revenues of the SDDA, which advances may be financed through obligations incurred by the Village under the Local Building Authority Act, or other authorizing statutes.
- 9.1.4. Tax increment revenues on a pay-as-you-go basis: and
- 9.1.5. Other Federal or State grants or contributions, not specified above.

9.2 The costs of the specific projects listed in Paragraphs 3 and 4 above are as follows:

- 9.2.1 The projects anticipated in paragraphs 1.1 and 4.1.13 are anticipated to be Thirty Thousand (\$30,000.00) Dollars.
- 9.2.2 The project anticipated in paragraph 3.1.1 is anticipated to be Three Hundred Thousand (\$300,000.00) Dollars.
- 9.2.3 The project anticipated in paragraph 3.1.2 is anticipated to be Ten Thousand (\$10,000.00) Dollars.
- 9.2.4 The projects anticipated in paragraphs 4.1.1, 4.1.2, 4.1.3, 4.1.4 and 4.1.5 are anticipated to be a total of One Hundred Eighty-Two Thousand Three Hundred Seventy-Five (\$182,375.00) Dollars.
- 9.2.5 The project anticipated in paragraphs 4.1.6 is anticipated to cost up to Eleven Thousand Five Hundred (\$11,500.00) Dollars.
- 9.2.6 The project anticipated in paragraph 4.1.5 is anticipated to cost up to Three Thousand (\$3,000.00) Dollars.
- 9.2.7 The project anticipated in paragraph 4.1.6 is anticipated to cost up to Eleven Thousand Five Hundred (\$11,500.00) Dollars.
- 9.2.8 The project anticipated in paragraph 4.1.7 is anticipated to cost up to One Hundred Sixty Thousand (\$160,000.00) Dollars.
- 9.2.9 The project anticipated in paragraph 4.1.8 is anticipated to cost up to Eight Thousand (\$8,000.00) Dollars annually or One Hundred Twenty-Eight Thousand (\$128,000.00) Dollars between 2024 and 2039 (the current projected plan end date).
- 9.2.10 The project anticipated in paragraph 4.1.9 is anticipated to cost up to Ten Thousand (\$10,000.00) Dollars annually or One Hundred Sixty Thousand (\$160,000.00) Dollars between 2024 and 2039 (the current projected plan end date).
- 9.2.11 The project anticipated in paragraph 4.1.10 is anticipated to cost up to Ten Thousand (\$10,000.00) annually or One Hundred Sixty Thousand (\$160,000.00) Dollars between 2024 and 2039 (the current projected plan end date).
- 9.2.12 The project anticipated in paragraph 4.1.11 is anticipated to cost up to Twenty Thousand (\$20,000.00) Dollars in 2024 and an additional Twenty Thousand (\$20,000.00) Dollars in 2029, 2034, and 2039 for a total cost of Eighty Thousand (\$80,000.00) Dollars over the life of the Plan.

- 9.2.13 The project anticipated in paragraph 4.1.12 is anticipated to cost up to Eleven Thousand Two Hundred Fifty (\$11,250.00) Dollars annually or a total of Eighteen Thousand (\$18,000.00) Dollars between 2024 and 2039 (the current projected plan end date).
 - 9.2.14 The project anticipated in paragraph 4.1.14 is anticipated to cost up to Ten Thousand (\$10,000.00) Dollars.
 - 9.2.15 The project anticipated in paragraph 4.1.15 is anticipated to cost up to Twelve Thousand (\$12,000.00) Dollars.
 - 9.2.16 The projects anticipated in paragraphs 16.1 – 16.9 are anticipated to cost up to Forty-One Thousand One Hundred (\$41,100.00) Dollars annually or Eight-One Thousand Seven Hundred Sixty (\$81,760.00) Dollars between 2024 and 2039 (the current projected plan end date).
 - 9.3 The SDDA has the ability to arrange financing, as it is anticipated that each project will be fully funded from tax increment revenues saved up by the SDDA on a pay-as-you-go basis before the project is started.
10. The following is a designation of the 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 the information is available to the authority.
- 10.1. The primary beneficiary of the project outlined in Paragraphs 1.1 and 4.1.12 is the SDDA.
 - 10.2. The primary beneficiary of the fire hydrant project outlined in paragraph 3.1.1 is the Village of Stockbridge.
 - 10.3. The primary beneficiary of the project outlined in Paragraph 3.1.2 is the Village Police Department, the secondary beneficiary is the SDDA who installed most of the project in Veteran's Memorial Park and needs to protect its interest.
 - 10.4. The primary beneficiary of the projects outlined in Paragraph 4.1.1, 4.1.2, 4.1.3, 4.1.4, and 4.1.5 is the Public who will have a safe and clean location to sit and observe users of the Pump Track.
 - 10.5. The primary beneficiary of project outlined in Paragraph 4.1.6 is the public at large. The Village of Stockbridge and the SDDA are also beneficiaries as the project beautifies and keeps clean the downtown area and the Park.
 - 10.6. The primary beneficiary of the project outlined in Paragraph 4.1.7 is the public at large as there is currently no public charging stations in the Village or between Chelsea and I-96.
 - 10.7. The primary beneficiary of the project outlined in paragraph 4.1.8 is the Village of Stockbridge, who will receive fair compensation for the mowing and landscaping services provided. The SDDA is also a beneficiary, as it sees its projects are properly cared for and presentable to the public. The final beneficiary is the public at large.
 - 10.8. The primary beneficiary of the project outlined in Paragraph 4.1.9 is the public who attends these civic activities.
 - 10.9. The primary beneficiary of the project outlined in Paragraph 4.1.10 is the public who views these civic banners.

- 10.10 The primary beneficiary of the project outlined in Paragraph 4.1.11 is the SDDA who employed significant public funds to construct the Pump Track and desires to maintain it and prevent premature deterioration. The public who attends these civic activities and private funds at the Pump Trackt also benefits.
 - 10.11 The primary beneficiary of the project outlined in Paragraph 4.1.12 is the public who will receive these text messages about events in the Village and by the SDDA. The Village and the SDDA are also beneficiaries, as they get the privilege of providing notice to taxpayers of activities each is involved in within the Village through this service.
 - 10.12. The primary beneficiary of the project outlined in Paragraph 4.1.14 is the public who will utilize this sidewalk.
 - 10.13. The primary beneficiary of the project outlined in Paragraph 4.1.14 is the public who will utilize the Kiosks in the park to locate other public and/or private services in the Village.
 - 10.14 The primary beneficiary of the projects outlined in Paragraphs 16.1 – 16.9 is the SDDA who needs these professional services to complete its mission.
11. The procedures for bidding for the leasing, purchasing, or conveying, in any manner, of all, or a portion of, the development upon its completion, if there are no express or implied agreements between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed, in any manner, to those persons.
- 11.1. The SDDA has hired a professional of its choice after an extensive review of available professionals to provide the services contemplated in Paragraph 1.1 and 4.1.13. This project will not be transferred to anyone.
 - 11.2. The SDDA intends to competitively bid on the projects contemplated in Paragraphs 4.1.1 – 4.1.6. There is no set procedure for bidding on the project. The transfer of project upon completion is to the Village as it is for the public good and in a public park owned by the Village that draws patrons to the downtown businesses but was installed by SDDA funding.
 - 11.3. The SDDA intends to competitively bid on the purchase and installation of sidewalk project contemplated under paragraph 4.1.14. There is no set procedure for bidding on the project. The project is built on land owned in part or wholly by the Village under easement or fee simple title. The project will belong to the Village when completed.
 - 11.4. The SDDA intends to competitively bid on the purchase of (10) locking Trash Cans for CBD under Paragraph 4.1.6. There is no set procedure for bidding for project. The trash can title will transfer to the Village upon completion to the project, as it is for the public good.

- 11.6. The SDDA intends to competitively bid on the purchase and installation of the electric car chargers under Paragraph 4.1.7. There is no set procedure for bidding on this project. The SDDA does not contemplate transferring ownership of the project to anyone at this time.
 - 11.7. Replacement, repair and/or additional cameras in Veterans Memorial park. Project is being undertaken for the public good, but is in the Veterans Memorial Park, which is owned by the Village. The project, upon its completion shall be donated to the Village for no consideration to the SDDA.
 - 11.8. Fire hydrants repair or replacement project contemplated in Paragraph 3.1 will be donated to the Village upon completion.
 - 11.9. Any project in this Plan not specifically addressed herein shall be retained by the SDDA, subject to further plan amendments.
12. It is estimated that there are less than (100) people and families residing in the development area. It is estimated that Zero persons or families residing in the development area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or individuals to be displaced (including their income and racial composition); a statistical description of the housing supply in the community (including the number of private and public units in existence or under construction); the condition of those units in existence; the number of owner-occupied and renter-occupied units; the annual rate of turnover of the various types of housing and the range of rents and sale prices; an estimate of the total demand for housing in the community; and the estimated capacity of private and public housing available to displaced families and individuals.

13. The following constitutes the plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Because of the answer to Section (12), no plan for establishing priority for relocation is required.

14. The following shall constitute the provisions 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, being Public Law 91-646, 42 U.S.C. Sections 4601, et seq.:

Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

15. No persons are being relocated in the development area, but any future relocation will be done in compliance with Act No. 227 of the Public Acts of 1972, Sections 213.321 to 213.332 of the Michigan Compiled Laws.
16. This Plan Amendment also provides for the following other material that the Authority, local public agency, or governing body, considers pertinent:
 - 16.1. Amend plan to allow hiring professional services necessary to provide grant writing services for the SDDA, including but not limited to utilizing the Village grant writer. The SDDA is authorized to spend up to Ten Thousand (\$10,000.00) Dollars annually on this service.
 - 16.2. In Plan Amendment 2021, the SDDA authorized professional services in the amount of Two Hundred Ninety-Five (\$295.00) Dollars annually for MainStreet Project. This Plan Amendment increases that professional service to a maximum of Five Hundred (\$500.00) Dollars annually.
 - 16.3. In Plan Amendment 2021, the SDDA authorized professional services in the amount of Three Hundred Twenty-Four (\$324.00) Dollars annually for Webservices site name Stockbridge.org. This Plan Amendment increases that professional service to a maximum of Five Hundred (\$500.00) Dollars annually.
 - 16.4. Total Local was authorized in Plan Amendment 2021, but this Plan Amendment increases the Total Local maximum budget amount to a total of Ten Thousand (\$10,000.00) Dollars per year, from a prior maximum of Five Thousand (\$5,000.00) Dollars per year. Total Local manages the SDDA internet site, Mainstreet services, web services, internet advertisings of projects, and they are the SDDA liaison with other internet and social media services.
 - 16.5. The SDDA originally authorized funding for “A day in the Village,” which is always on Father’s Day Weekended in Plan Amendment 2014 in the amount of Five Thousand (\$5,000.00) Dollars annually. This Plan Amendment increases that annual funding to a maximum of Eight Thousand (\$8,000.00) Dollars per year.
 - 16.6. In Plan Amendment 2021, the SDDA authorized professional services in the amount of Twenty-Five and 93/100 (\$25.93) Dollars annually for Domain services. This Plan Amendment increases that professional service to a maximum of One Hundred (\$100.00) Dollars annually.
 - 16.7. In Plan Amendment 2021, the SDDA authorized professional services in the amount of Seven Hundred Eighty (\$780.00) Dollars annually for My Site Platform. This Plan Amendment increases that professional service to a maximum of One Thousand Five Hundred (\$1,500.00) Dollars annually.
 - 16.8. In Plan Amendment 2021, the SDDA authorized professional services in the amount of Two Hundred (\$200.00) Dollars annually for Michigan Downtown Association Membership. This Plan Amendment increases that professional service to a maximum of Five Hundred (\$500.00) Dollars annually.
 - 16.9. The Plan Amendment 2022 authorized the SDDA to spend up to Six Thousand (\$6,000.00) Dollars annually on any other professional service. This Plan Amendment increases that maximum contribution to Ten Thousand (\$10,000.00) Dollars annually.

17. This Development Plan does not provide for improvements related to a qualified facility, as defined in the Federal Facilities Development Act, Act No. 275 of the Public Acts of 1992.
18. The original 1986 Plan states that its duration will "terminate upon the completion of those projects specified in the development schedule" (Table 1). The 1992 Plan Amendment does not appear to have addressed the duration of the Plan. The 1995 Plan Amendment states that the "duration of the Plan is limited to the implementation of the goal [sic] and objectives." Pursuant to the 2004 Amendment, the capturing of tax increment revenues shall continue through taxes levied in 2014, or such later years when all obligations of the SDDA payable from tax increment revenues have been retired or satisfied. The Development Plan shall be effective until the purposes of the Development Plan are completed. The First 2009 Amendment extended the Plan until 2020. The 2014 Plan Amendment extended the duration of the Tax Increment Finance and Development Plan until 2039 to complete the implementation of the goals and objectives contained herein in the Plan, as amended. This current Plan Amendment does not extend the duration beyond 2039.
19. The estimated impact of Tax Increment Financing on all taxing jurisdictions in which the SDDA's Development Area was originally addressed by the SDDA in previous Amendments and updated in the 2016 Plan Amendment as Exhibit E thereto. This Amendment does not provide any updated information in regard to this matter. Exhibit E to the 2016 Plan Amendment is incorporated herein by reference. Additionally, the SDDA states:

Tax Increment Financing permits the SDDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. The Tax Increment Finance procedure is governed by Act 57 of the Public Acts of 2018, as amended (the "Recodified Tax Increment Finance Act, Part 2 Downtown Development Authorities" or commonly known as the "DDA Act"). The procedures outlined below are the procedures provided by the DDA Act effective as of the date this Plan 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 exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed exceeds the Initial Assessed Value is the Captured Assessed Value.

Initial Assessed Value: When the Village Council enacted the Original Plan by Ordinance in 1986, the Initial Assessed Value of the 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 for which a "specific local tax" was paid 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 includes "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 property under 1953 PA 189. The Initial Assessed Value or Current Assessed Value of property subject to a specific local tax 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.

Current Assessed Value: Each year the "Current Assessed Value" of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

Captured Assessed Value: The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the "Captured Assessed Value. "

Tax Increment Revenues: For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The SDDA will receive that portion of the ad valorem tax levy of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than the State, local school district, intermediate school district tax levies, and specific local taxes attributable to such ad valorem property taxes (the "Tax Increment Revenues"), subject to limitations and exemptions which may be contained in the DDA Act, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.

Increases in the Current Assessed Values which generate Tax Increment Revenues can result from any of the following:

i. Construction of new developments; ii. New rehabilitation, remodeling, alterations, or additions; and iii. Increases in property values which occur for any other reason.

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in the Plan, or can be pledged for payment of bonds or notes issued by the SDDA or the Village under the DDA Act. Further, the SDDA may not borrow money or issue revenue notes without the prior approval of the Village. The SDDA may expend tax increment revenues only in accordance with this Plan; surplus revenues revert proportionally to the respective taxing jurisdictions.

20. Adoption of these Amendments. The Village of Stockbridge, before adopting an Ordinance approving these 2024 Amendments, shall hold a public hearing on this development plan and seek input and approval from the Citizens Advisory Committee if one forms. At the time of the hearing, the Village Council shall provide all interested persons with an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the Development Plan. The Village Council shall make and preserve a record of the public hearing, including all data presented at that time. All provisions of the Original 1986 Plan, 1992 Plan Amendment, 1995 Plan Amendment, 2004 Plan Amendment, 2006 Plan Amendment, 2008 Plan Amendment, the First 2009 Plan Amendment, the Second 2009 Plan Amendment, the 2011 Plan Amendment, the 2013 Plan

Amendment, the 2014 Plan Amendment, the 2016 Plan Amendment, the 2017 Plan Amendment, the 2019 Plan Amendment, the 2021 Plan Amendment and the 2022 Plan Amendment not modified by these Amendments to the Plan shall remain in full force and effect.

Incorporated by reference Exhibits A-H

Drafted by: John L. Gormley (P53539)
Attorney for the Village of Stockbridge
Downtown Development Authority
101 Grand River Ave.
Fowlerville, Michigan 48836
517.223.3758

EXHIBIT A

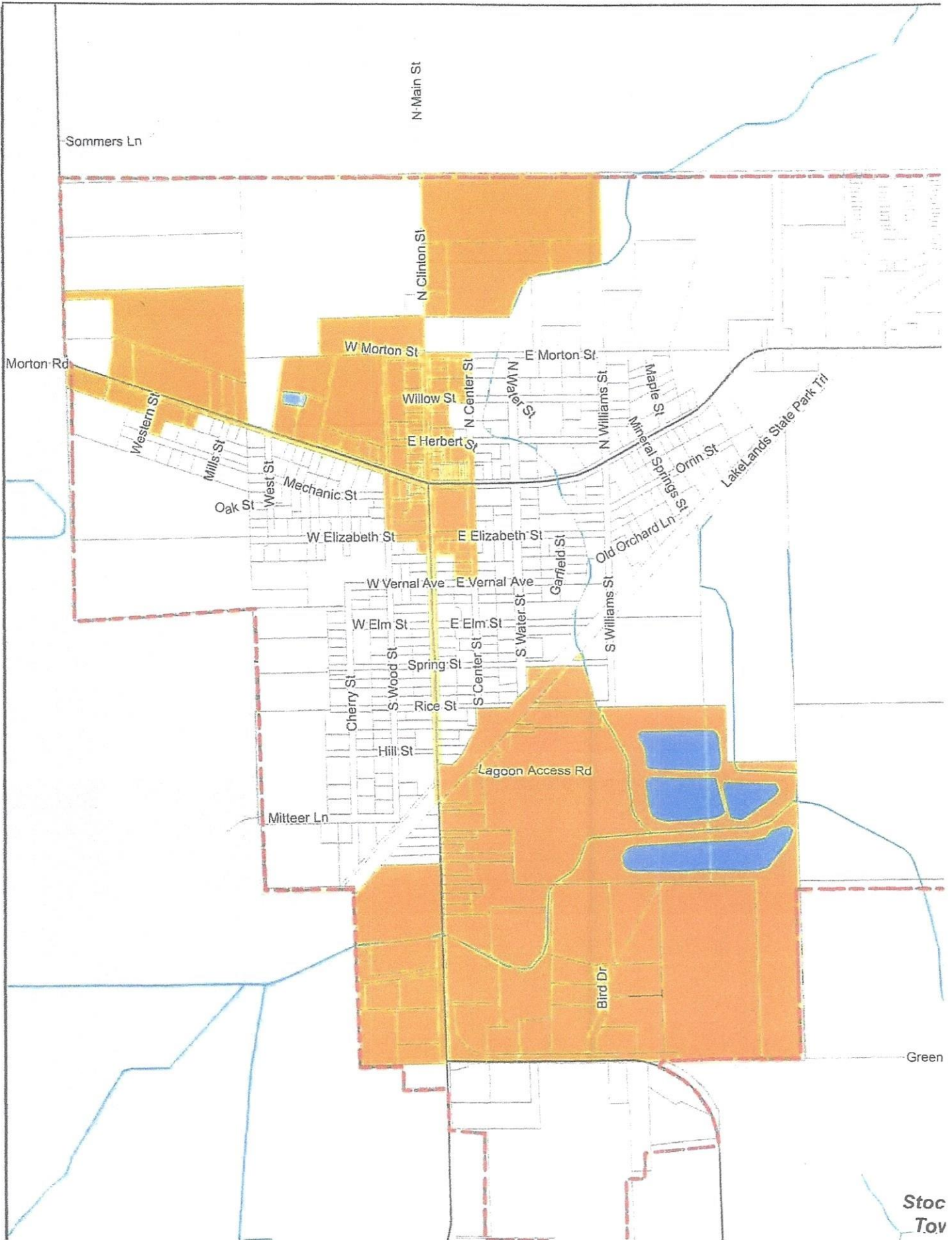
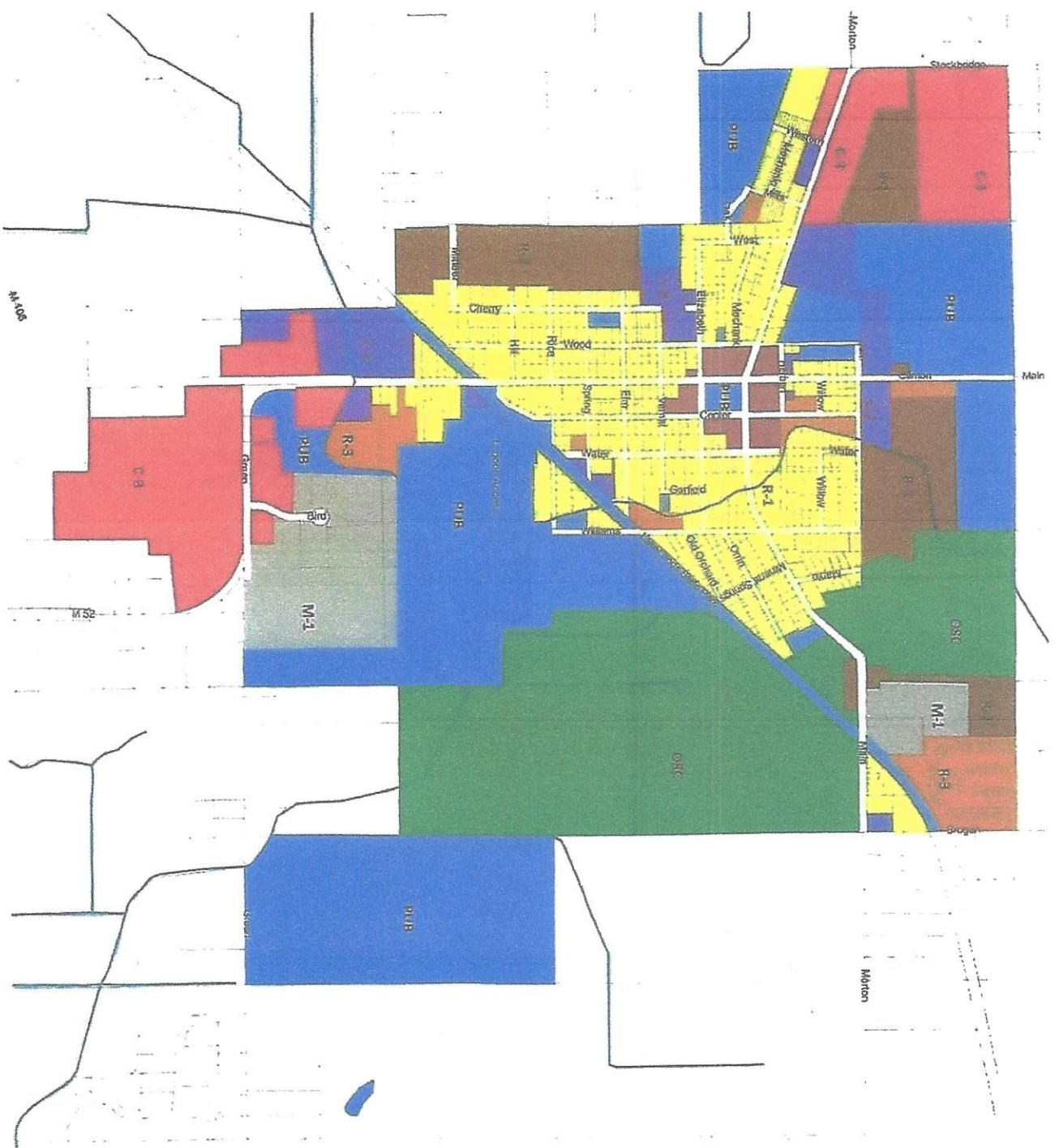


EXHIBIT B



Legend

- R-1 Single-Family Villi
- R-2 Single-Family Sub
- R-3 Multi-Family Resi
- C-2 General Commer
- C-3 Highway Commer
- CBD Central Business
- M-1 Light Industrial a
- PUB Public
- PUD Planned Unit De
- OSC Open Space Conti

Zoning Dist

Village of:
Ingt



Adopted:
Carlisle/Worrcman Assot
Ann Arbc

EXHIBIT C

From: David Dillard (ddillard117@gmail.com)
To: David Dillard
Subject: HYDRANTS

Date: Thu, 12 Oct 2023 07:28:49 -0400

HYDRANTS



- 1 (bad left side) (no drain)
- 2 (no drain)
- 3 (drain)
- 4 (drain)
- 5 (bad left side) (drain)
- 6 (drain)
- 7 (no drain)
- 8 (bad left side) (drain)
- 9 (bad right side) (no drain)
- 10 (drain)
- 11 (drain)
- 12 (drain)
- 13 (drain)
- 14 (drain)
- 15 (drain)
- 16 (drain)
- 17 (drain)
- 18 (won't open)
- 19 (won't open)
- 20 (won't open)
- 21 (drain)
- 22 (no drain)
- 23 (broke) hit by car
- 24 (no drain)
- 25 (drain)
- 26 (
- 27 (
- 28 (no drain)
- 29 (front won't open) won't turn on
- 30 (no drain)
- 31 (no drain)
- 32 (front won't open) (no drain)
- 33 (front won't open) (no drain)
- 34 (drain)
- 35 (drain)
- 36 (drain)
- 37 (drain)
- 38 (front won't open) (no drain)
- 39 (won't open)
- 40 (no drain)
- 41 (no drain)
- 42 (bad right side) (no drain)
- 43 (drain)

- 44 (bad right side) (no drain)
- 45 (no drain)
- 46 (drain)
- 47 (drain)
- 48 (drain)
- 49 (drain)
- 50 (drain)
- 51 (drain)
- 52 (drain)
- EAST-BRIDGE 53 (bad left side) (no drain)
- EAST-BRIDGE 54 (drain)
- EAST-BRIDGE 55 (no drain)
- EAST-BRIDGE 56 (drain)
- 57 (no drain)
- 58 (bad front) (bad right) (no drain)
- 59 (no drain)
- 60 (drain)
- 61 (drain)
- 62 (no drain)
- 63 (drain)
- 64 (all valves open) (top won't turn on)
- 65 (drain)
- 66 (drain)
- 67 (no drain)
- 68 (drain)
- 69 (bad right side) (won't drain)
- 70 (no drain)
- 71 (top won't turn on)
- 72 (top won't turn on)
- 73 (bad right side) (drain)
- 74 (front won't open) (no drain)
- 75 (front won't open) (bad right side) (no drain)
- 76 (front won't open) (bad right side) (no drain)
- 77 (no drain)
- 78 (drain)
- 79 (no drain)
- 80 (front won't open) (no drain)
- 81 (drain)
- 82 (drain)
- 83 (drain)
- 84 (drain)
- 85 (drain)

David Dillard

EXHIBIT D

BELSON *Your Outdoor Superstore* **1-800-323-5664**
 OUTDOORS M-F 8:00am - 4:30pm CT



Features

- 4, 5, 8, 10 & 15 Row Units.
- 17" Front Row Seat Height.
- 2" x 10" Nominal Seat Planks.
- 15', 21', 27' & 33' Lengths.
- Access Via Stairs.
- Aluminum Angle Frame Understructure.
- Double Footboards.
- Chain-Link or Picket Guardrails.

Matching Products



Elevated Aluminum Bleachers



Transportable Deluxe Series Aluminum Bleachers

Guardrail system protects all three sides of the bleacher and is available in your choice of chain-link or vertical picket construction. The chain-link

Deluxe Aluminum Bleacher Seating for Any Venue

These commercial quality bleachers feature a 4' wide center aisle with mid-aisle handrails. 6061-T6 Aluminum alloy angle frame understructure is ideal for level sites. Attach to a concrete foundation or install with in-ground, earth anchors.

Seat planks are constructed of 2" x 10" nominal, extruded 6063-T6 aluminum alloy with a clear anodized finish. Tread planks are constructed of two 2" x 10" nominal, extruded 6063-T6 aluminum alloy with a mill finish. End caps attached with tek screws. Riser planks are made of 1" x 6" extruded aluminum alloy with a clear anodized finish for under each row.

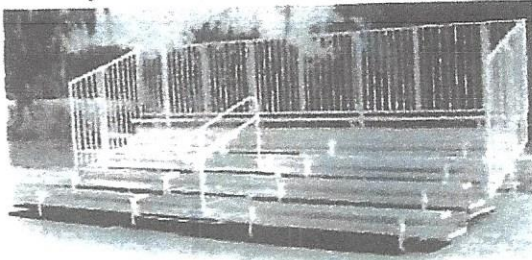
Specifications

- All seat and foot planks accommodate 200 plf across a 6' span with a maximum deflection of 9/16".
- Designed to support, in addition to their own weight, a uniformly distributed live load of not less than 100 psf of gross horizontal projection of the bleachers.
- Designed to resist, with or without a live load, a horizontal wind load of 30 psf of

railing is made of 1-5/8" anodized aluminum tubing with end caps at ends of straight runs and elbows at corners. All railing is secured to angle rail posts with galvanized fasteners. Tie-down assemblies consist of a 4-way adjustable aluminum clip, with galvanized nut and bolt and washer for each connection point at each support. The 2", 9 gauge galvanized chain-link fencing is fastened in place with galvanized fittings and aluminum ties. Top of railing is 42" above the center of any adjacent seat. The guardrail system has no opening larger than 4" at any location more than 30" above grade including the triangular region underneath the seat formed by the tread and rise.

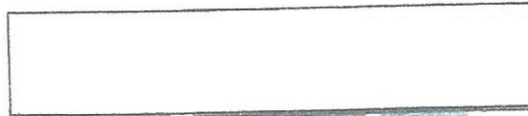
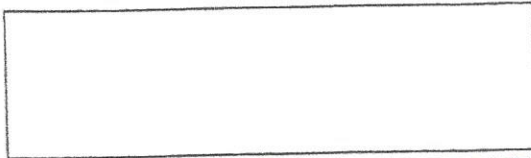
gross vertical projection.

- In addition to the live load, designed to resist sway forces of 24 plf of seat plank in a direction parallel to the length of the seat, and 10 plf of seat plank in a direction perpendicular to the length of the seat.
- Under tested loads, stresses in aluminum members and connections do not exceed those specified for Building Type Structures by the Aluminum Association.



Specification Sheet

Aluminum Bleachers FAQs



Semi-Closed Deck



Aisle Grab Rail



8" Rise | 24" Tread

▼ Item Specific Details Available on Linked Model Numbers Below



| Chain-Link Guardrail

BD-0415C	15' Length	7'-0" Depth	34 Seats	(660 lbs)	\$5,258.00
			Aisle Orientation Options		
			On Left Side	On Right Side	
BD-0421C	21' Length	7'-0" Depth	47 Seats	(892 lbs)	\$6,160.00
BD-0424C	24' Length	7'-0" Depth	58 Seats	(1,250 lbs)	\$7,191.00
BD-0427C	27' Length	7'-0" Depth	60 Seats	(1,096 lbs)	\$7,799.00
BD-0430C	30' Length	7'-0" Depth	68 Seats	(1,375 lbs)	\$9,159.00
BD-0433C	33' Length	7'-0" Depth	76 Seats	(1,318 lbs)	\$9,134.00

| Picket Guardrail

BD-0415V	15' Length	7'-0" Depth	34 Seats	(660 lbs)	\$7,567.00
			Aisle Orientation Options		
			On Left Side	On Right Side	
BD-0421V	21' Length	7'-0" Depth	47 Seats	(892 lbs)	\$10,026.00
BD-0424V	24' Length	7'-0" Depth	58 Seats	(1,250 lbs)	\$10,667.00
BD-0427V	27' Length	7'-0" Depth	60 Seats	(1,096 lbs)	\$11,617.00
BD-0430V	30' Length	7'-0" Depth	68 Seats	(1,375 lbs)	\$12,756.00
BD-0433V	33' Length	7'-0" Depth	76 Seats	(1,318 lbs)	\$14,380.00

Chain-Link Guardrail					
BD-0515C	15' Length	9'-5" Depth	42 Seats	(842 lbs)	\$6,208.00
Aisle Orientation Options			<input type="checkbox"/> On Left Side	<input type="checkbox"/> Center	<input type="checkbox"/> On Right Side
BD-0521C	21' Length	9'-5" Depth	58 Seats	(1,098 lbs)	\$7,368.00
BD-0524C	24' Length	9'-5" Depth	68 Seats	(1,383 lbs)	\$8,950.00
BD-0527C	27' Length	9'-5" Depth	74 Seats	(1,365 lbs)	\$9,398.00
BD-0530C	30' Length	9'-5" Depth	84 Seats	(1,653 lbs)	\$10,715.00
BD-0533C	33' Length	9'-5" Depth	94 Seats	(1,677 lbs)	\$11,051.00
Picket Guardrail					
BD-0515V	15' Length	9'-5" Depth	42 Seats	(842 lbs)	\$10,668.00
Aisle Orientation Options			<input type="checkbox"/> On Left Side	<input type="checkbox"/> Center	<input type="checkbox"/> On Right Side
BD-0521V	21' Length	9'-5" Depth	58 Seats	(1,098 lbs)	\$11,529.00
BD-0524V	24' Length	9'-5" Depth	68 Seats	(1,383 lbs)	\$12,973.00
BD-0527V	27' Length	9'-5" Depth	74 Seats	(1,365 lbs)	\$14,282.00
BD-0530V	30' Length	9'-5" Depth	84 Seats	(1,653 lbs)	\$15,794.00
BD-0533V	33' Length	9'-5" Depth	94 Seats	(1,677 lbs)	\$16,566.00
Chain-Link Guardrail					
BD-0815C	15' Length	15'-5" Depth	66 Seats	(1,500 lbs)	\$10,752.00
Aisle Orientation Options			<input type="checkbox"/> On Left Side	<input type="checkbox"/> Center	<input type="checkbox"/> On Right Side
BD-0821C	21' Length	15'-5" Depth	91 Seats	(1,859 lbs)	\$12,797.00
BD-0824C	24' Length	15'-5" Depth	107 Seats	(2,755 lbs)	\$15,314.00
BD-0827C	27' Length	15'-5" Depth	116 Seats	(2,295 lbs)	\$16,344.00
BD-0830C	30' Length	15'-5" Depth	132 Seats	(3,442 lbs)	\$19,053.00
BD-0833C	33' Length	15'-5" Depth	155 Seats	(2,674 lbs)	\$19,110.00
Picket Guardrail					
BD-0815V	15' Length	15'-5" Depth	66 Seats	(1,721 lbs)	\$17,396.00
Aisle Orientation Options			<input type="checkbox"/> On Left Side	<input type="checkbox"/> Center	<input type="checkbox"/> On Right Side
BD-0821V	21' Length	15'-5" Depth	91 Seats	(1,861 lbs)	\$18,781.00
BD-0824V	24' Length	15'-5" Depth	107 Seats	(2,755 lbs)	\$20,919.00
BD-0827V	27' Length	15'-5" Depth	116 Seats	(2,295 lbs)	\$23,050.00
BD-0830V	30' Length	15'-5" Depth	132 Seats	(3,442 lbs)	\$24,045.00
BD-0833V	33' Length	15'-5" Depth	155 Seats	(2,675 lbs)	\$26,449.00
Chain-Link Guardrail					
BD-1015C	15' Length	19'-5" Depth	82 Seats	(1,798 lbs)	\$13,088.00
Aisle Orientation Options					

On Left Side Center On Right Side

BD-1021C	21' Length	19'-5" Depth	113 Seats	(2,394 lbs)	\$15,692.00
BD-1024C	24' Length	19'-5" Depth	133 Seats	(2,904 lbs)	\$19,244.00
BD-1027C	27' Length	19'-5" Depth	144 Seats	(2,955 lbs)	\$20,069.00
BD-1030C	30' Length	19'-5" Depth	164 Seats	(3,480 lbs)	\$23,923.00
BD-1033C	33' Length	19'-5" Depth	184 Seats	(3,456 lbs)	\$23,539.00

| Picket Guardrail

BD-1015V	15' Length	19'-5" Depth	82 Seats	(1,798 lbs)	\$18,828.00
Aisle Orientation Options			<input type="radio"/> On Left Side <input type="radio"/> Center <input type="radio"/> On Right Side		
BD-1021V	21' Length	19'-5" Depth	113 Seats	(2,394 lbs)	\$22,276.00
BD-1024V	24' Length	19'-5" Depth	133 Seats	(2,904 lbs)	\$25,226.00
BD-1027V	27' Length	19'-5" Depth	144 Seats	(2,955 lbs)	\$27,419.00
BD-1030V	30' Length	19'-5" Depth	164 Seats	(3,480 lbs)	\$30,470.00
BD-1033V	33' Length	19'-5" Depth	184 Seats	(3,456 lbs)	\$37,841.00

| Chain-Link Guardrail

BD-1521C	21' Length	29'-5" Depth	168 Seats	(3,798 lbs)	\$26,212.00
BD-1524C	24' Length	29'-5" Depth	198 Seats	(4,256 lbs)	\$27,258.00
BD-1527C	27' Length	29'-5" Depth	214 Seats	(4,714 lbs)	\$30,666.00
BD-1530C	30' Length	29'-5" Depth	244 Seats	(5,172 lbs)	\$34,770.00
BD-1533C	33' Length	29'-5" Depth	274 Seats	(5,699 lbs)	\$38,248.00

| Picket Guardrail

BD-1521V	21' Length	29'-5" Depth	168 Seats	(3,798 lbs)	\$33,069.00
BD-1524V	24' Length	29'-5" Depth	198 Seats	(4,256 lbs)	\$33,955.00
BD-1527V	27' Length	29'-5" Depth	214 Seats	(4,714 lbs)	\$38,199.00
BD-1530V	30' Length	29'-5" Depth	244 Seats	(5,172 lbs)	\$42,443.00
BD-1533V	33' Length	29'-5" Depth	274 Seats	(5,699 lbs)	\$46,688.00

(Prices F.O.B. Origin)

Some Assembly Required

[Bulk Inquiry](#)

[Add to Cart](#)

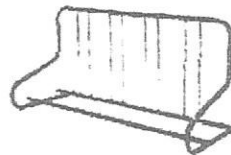
Related Products



Drinking Fountains



42 Gallon Round Waste Receptacles



Grid Style Bike Rack



Single-Sided Message Center with Sliding Doors

EXHIBIT E

Delivering to South Lyon 48178
[Update location](#)

Industrial & Scientific ▾ outdoor trash can with locking li

EN ▾ [Hello, sign in](#) [Account & Lists](#) [Returns & Orders](#)

All [Medical Care](#) ▾ [Groceries](#) ▾ [Best Sellers](#) [Amazon Basics](#) [Prime](#) ▾ [New Releases](#) [Music](#) [Customer Service](#) [Today's Deals](#) [Amazon Home](#)

[Industrial & Scientific](#) [Janitorial & Facilities](#) [Safety Supplies](#) [Medical Supplies](#) [Food Service](#) [Diagnostic Equipment](#) [Material Handling](#) [Educational Supplies](#)

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IRONWALLS Commercial Trash Can with Lid, Black Outdoor Garbage Can for Patio, Side Opening Steel Square Commercial Waste Bin, Decorative Trash Container with Removable Inner Bucket for Park, Garden

Visit the IRONWALLS Store
4.3 5 ratings | [Search this page](#)

\$273⁹⁹

FREE Returns

Pay \$22.83/month for 12 months, interest-free upon approval for Amazon Visa

Available at a lower price from other sellers that may not offer free Prime shipping.

Brand	IRONWALLS
Capacity	34.5 Liters
Color	Black
Opening Mechanism	Manual-Lift
Material	Alloy Steel
Recommended	Commercial

[See more](#)

About this item

- [Compact Size]** The IRONWALLS commercial trash can for outdoor has a compact size of 40 x 40 x 90cm/ 15" x 15" x 35.4" (L*W*H), making it suitable for various locations without taking up too much space. Its large capacity ensures efficient waste disposal in high traffic areas such as stadiums, parks, gardens, patios, malls, campuses, picnic grounds, and shopping plazas.
- [Durable Steel Construction]** Made from commercial-grade, anti-rust, thickened heavy-duty galvanized stainless steel, this garbage can with lid is designed to withstand all weather conditions and working environments, making it suitable for both indoor and outdoor use.
- [Practical Ashtray Feature]** The large dual side opening mouth and ash urn on the top lid make this outdoor trash can a versatile combination of an ashtray and a trash receptacle. This design not only provides a convenient, hands-free disposal of cigarettes and trash in one location but also separates cigarette butts from the trash, effectively preventing fires.
- [Lockable Watertight Lid]** The lockable top lid of this outdoor trash can ensures that the bin remains closed even when completely overturned, keeping your trash secure and your investment in waste disposal products protected. The fixing chain allows for easy opening and prevents the lid from falling down.
- [Excellent Craftsmanship]** The sleek, slotted surface of the black trash can enhances the appearance of any location and complements any outdoor furniture collection. The removable seamless inner barrel with built-in handles allows for easy daily cleaning of the waste.

[Report an issue with this product or seller](#)



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime

Try Prime and start saving today with fast, free delivery

\$273⁹⁹

FREE Returns

FREE delivery Tuesday, April 30

Or fastest delivery Friday, April 26. Order within 13 hrs 18 mins

Delivering to South Lyon 48178 - [Update location](#)

In Stock

Quantity: 1

[Add to Cart](#)

[Buy Now](#)

Ships from Amazon
Sold by Senjiang E-commerce
Returns Eligible for Return, Refund or Replacement within 30 days of receipt
Payment Secure transaction

Add a gift receipt for easy returns

[Add to List](#)

Other sellers on Amazon

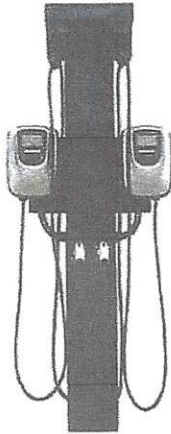
New & Used (2) from \$174⁴¹ & FREE Shipping.

Sponsored

EXHIBIT F



Electric Vehicle Charging Stations / BREEZ-EV EV Charging Station Kits: Level...



BREEZ-EV EV Charging Station Kits: Level 2, Double Pedestal, 2 Charging Ports, 200 to 240V AC

Item 808Z10
Mfr. Model
EVC-L2-48A-25-LPK2-CM1-SSB

Compare

Product Details [Catalog Page N/A](#)

Brand **BREEZ-EV**

Charger Function **Charging**

Charger Style **Mounted**

Charging Station Level **Level 2**

Weight **143 lb**

Input Current **48 A**

UNSPSC **26111704**

Country of Origin **China (subject to change)**

Product Description

Surface Bollard mounted chargers are built into the ground (with a base plate) and are used for outdoor charging applications. Meant to withstand the elements, each station charges two vehicles at once.

Web Price **\$10,472.80** / each

This item requires special shipping, additional charges may apply.

Qty
1

Add to Cart

Ship

Pickup

Ships from supplier. Expected to arrive on or before **Fri. May 10.**

Ship to **48821** | [Change](#)

Shipping Weight **143 lbs**

[Ship Availability Terms](#)

[Add to List](#)

[Chat with an Agent](#)

EXHIBIT G



Reviews

(https://pollyproducts.com/src-content/uploads/2020/08/3-Sided-Kiosk-Message-Center-8-Posts_black-e1618429457779.jpg)

3 SIDED KIOSK MESSAGE CENTER – 8' POSTS

The 3-sided Kiosk Message Center is a great way to provide extra display space for lots of information at a park, school, municipal facility, or shopping cent...

[View More Details \(\)](#)

Required Options

Color



Black Green Brown Cedar

Charcoal Sand Weathered

[Clear](#)

Estimated Lead Times

Select product type

1 - +

Total Price: \$4,147.00

Description

Additional information

Specifications

Assembly Instructions

Maintenance & Cleaning

DESCRIPTION

The 3-sided Kiosk Message Center is a great way to display a lot of information at a park, school, municipal facility or shopping center. The three message boards each have double-locking doors with scratch-resistant poly-carbonate windows which is 250 times more impact resistant than acrylic.

The 4" x 4" mounting posts are 8' long and can be in-ground or surface mounted with anchor kits purchased from most lumberyards and home centers. Tack board made of recycled black rubber lasts much longer than cork, and cannot rot or mold. The body and posts are composed of solid, recycled HDPE plastic for extreme durability in all climates and never need painting or staining. Stainless steel fasteners are the icing on the cake because they outlast galvanized and provide years of rust-free use outdoors.

The Kiosk Message Center comes in 7 nature-inspired colors to match your park, municipal or corporate theme.

Window dimensions: 32 1/8"H x 20"W

Don't need quite so much display space? Try our [2 Sided Large Message Center](https://pollyproducts.com/product/large-message-center-2-sides-2-posts-w-8-posts/) (<https://pollyproducts.com/product/large-message-center-2-sides-2-posts-w-8-posts/>) or [Specialty Viewing Message Center](https://pollyproducts.com/product/specialty-viewing-message-center-6ft-post/) (<https://pollyproducts.com/product/specialty-viewing-message-center-6ft-post/>).

Features and Benefits:

- Made of maintenance-free recycled plastic
- Poly-carbonate windows are scratch and shatter resistant, stronger than acrylic
- Components are solid, color-through and UV protected against fading
- Impervious to moisture and insects
- Safe, non-leaching and not affected by most harsh chemicals
- Non-porous and naturally graffiti resistant
- 20-year commercial warranty
- Made in the USA

Reviews

Real reviews from real customers

33 reviews

[See all reviews](#)

Carl C. Verified Buyer

01/06/24

Cathy

12/01/23

Brian H. Verified Buyer

Your people were great and

Your people were great and product delivered on time in good condition. Assembly was easy and we're waiting until spring to place outside the church exits. Thanks To your company... Read more

<https://pollyproducts.com/>

Memory bench

Great product for the money! Very helpful with questions! Delivered on time in great condition! Great to honor a family member!

<https://pollyproducts.com/>

Good product ! G

Good product ! Great s



<https://pollyproducts.c>

Powered by yotpo.

EXHIBIT- H

EXHIBIT - H

Legal Description of Village of Stockbridge Tax Increment Financing District

A parcel of land in Sections 22,23, 26. and 27 of Township Due North. Range two East, Village of Stockbridge. Ingham County, Michigan described as : Beginning at the North 1/4 corner of Section 27. thence South along the North-South 1/4-line, thence to a point where the projection Northwesterly of the South line of Lots 14 thru 39 of Homeacres Addition Subdivision Intersects said North-South 1/4 line. thence Southeasterly on the South line of said Lots 14 thru 39 and its projection Northwesterly to the Southeast corner Lot 14 said Subdivision, thence Northeasterly to the Northeast corner Lot 14, thence Southeasterly along the South right of way line M-52 (Main Street), 1381.33 feet more or less to the Northeast corner Log 1 Block 1 Ellsworth's Addition, thence South along the West right of way line of Wood Street 498.3 feet to the South line of Elizabeth Street. thence East along South line of Elizabeth Street 243.5 feet. thence South 99 feet to the South line of Lot 6. Block 15. Original Town Stockbridge. thence East on South line Lots 6 and 7 of said Original Town Subdivision 70 feet to the Est right of waw line of Clinton Street (M-52). thence South along said West right of way line to a point 423 feet more or less to the Southeasterly right of way line G. T. W. Railroad, thence Southwesterly along said right of way of railroad to a point 660 feet due West of East line Section 27, thence South parallel to and 660 feet West of said East section line to the South line of Section 27. thence East along the South line of Section 27 to the Southeast corner of Section 27, thence East along the South line of Section 26 to the South 1/8 corner of the Southwest 1/4 of Section 26, thence North along the North-South 1/8 ln. of Southwest 1/4 Section 26 to the center of the Southwest 1/4

Section 26, thence East along the East-West 1/8 Line of the Southwest 1/4 Section 26 to the East line of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 26, thence North along said East line of West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 26 to the east-West line of Section 26 point being Southeast corner of Village Stockbridge cemetery, thence West along the East-West 1/4 line of Section 26 to the centerline of Williams Street, thence North along the centerline of Williams Street 330 feet to the northwest corner of Block 25 Original Town of Stockbridge. thence West along the North line of Block 25. also being the North line of Spring Street to the West right of way line of Water Street. thence South along West right of way line Water Street also being the East line of Block 24 Original Town of Stockbridge 262 15 feet to the North right of way line G. T. W, Railroad. thence Southwesterly along railroad right of way 48.35 feet to the North right of way line Rice Street. thence West along the North right of way line Rice Street "79.46 feet to the West right of way line Center Street, point also being the Southeast corner Block 23 Original Town of Stockbridge. thence Southerly and Westerly along the Westerly right of way line of G. T. W. Railroad property said line also being the Westerly line of railroad access road to the East right of way line Clinton Street (M-52). thence North along said East right of way Clinton Street to the Northwest corner of Lot 3 Block 14 Original Town of Stockbridge. thence East along North line said LOL 132 feet to the Northwest corner said Lot 3 Block 12. thence South along East line of Lots 3. and 1 of Block 14 said Subdivision

198 feet to the Southeast corner Lot I Block 14. thence East along South line of Block 14. also being the North line of Vernal Street 181.5 feet to the Southwest corner of Lot 1 Block 13 Original town of Stockbridge. thence North along the said East right of way line of Center Street. 709.5 feet to the Southwest corner of Lot I Block 7 Original Town of Stockbridge. thence West along the North line of Herbert Street 148.5 feet, point also being on the South line of Lot 8 Block 6 Original Town 99 feet West of the Southeast corner of Lot 8 Block 6 said Subdivision. thence North 79 feet, thence West 33 feet to the West line of Lot 7 Block 6 said Original Town, thence North along West line of Lots 7, 6, and 5 of said Block 6 Original Town. 185 feet to the Northeast corner Lot 5 Block 6, thence East along the South line of Willow Street 181 .5 feet' the Northwest corner of Lot 4, Block 7 Original Town of Stockbridge, thence North along the East line of Center Street 360 feet to the North line of Section 26, also being the centerline of Norton Street, thence East along North line section 26 to the intersection of the centerline of Portage Creek. thence Northerly. and Easterly along centerline Portage Creek to the North-South 1/8 line of the Southwest 1/4 of Section 23, thence North along said -North-South 1/8 line 680.18 feet more or less to the center of the Southwest 1/4 of Section 23, thence West along the East-West 1/8 line of the Southwest 1/4 of Section 23 to the West 1/8 corner of the Southwest 1/4 of Section 23 thence south along the East line of section 22 to appoint 274 feet North of the Southeast corner Section 22 thence West 795 feet. thence South 274 feet to the South line of Section 22, thence

West along the North line of Section 27 to a point North 89D51 '22" East. 366.89 feet of the North 1/8 corner of the Northeast 1/4 of Section 27. thence South 09D20'52"East 612.98 feet to the center Line of Main Street (M-52). Thence North 70D33'30 West along centerline of Main Street 175 feet. thence North parallel With the North-South 1/8 line of the Northeast 1/4 Section 27 a distance of 199 feet, thence Northwesterly parallel to the centerline of Mainstreet 99 feet to the North-South 1/8 line of Northeast 1/4 of Section 27. thence North along North-South 1/8 line of Northeast 1/4 a distance of 373.94 feet to the North-South line of Section of 27 thence North 0D2S'49" West. 537 feet along the North-South 1/8 line of the Southeast 1/4 of Section 22. thence South 89D11'58"West. 1334.39 feet to the North-South 1/4 line of Section thence South 0D26'05 "East. 393.01 feet on the North-South 1/4 line. thence South 85D32'34"East 346.17 feet thence South 09D52'47"West. 228.48 feet to the centerline of M-52, thence North 70D29'30"West 323.41 feet along centerline, thence South 0D26'05"East, 3.0 feet along North - South 1/4 line Section 22 to the South 1/4 corner Section 22 and the point of beginning.