

# **2003 PLAN AMENDMENTS**

**TAX INCREMENT FINANCING AND DEVELOPMENT PLAN  
VILLAGE OF MILFORD  
DOWNTOWN DEVELOPMENT AUTHORITY  
MILFORD, MICHIGAN**

**DOWNTOWN DEVELOPMENT AUTHORITY**

**Adopted 7/17/03**

**VILLAGE COUNCIL**

**Adopted 9/15/03**

## **Village Council**

Ron Fowkes, President  
Thomas Nader, President Pro-Tem  
Jerry Aubry  
Elizabeth Heer  
Richard Kostin  
James Kovach  
Teri Vieracker

## **Downtown Development Authority**

Denise Tyler, Chair  
Karen Dierkes, Co-Chair  
Marc Weinbaum, Treasurer  
Dale Feigley, Secretary  
Dave Armstrong  
Thomas Callan  
Ron Fowkes  
Jeff Heyn  
Barbara Lamb  
Thomas Motley  
Eric Nichols  
Thomas Neibauer  
Kim Rivera

Arthur Shufflebarger, Village Manager  
Ann Barnette, DDA Executive Director

# **DOWNTOWN DEVELOPMENT AUTHORITY**

## **2003 PLAN AMENDMENTS**

### **Introduction**

In order to prevent further deterioration and to encourage historic preservation of the downtown district, the Village Council of Milford established the Downtown Development Authority (DDA) District pursuant to Act 197 of 1975 (“Act 197”) in August of 1982 (Ordinance No. 192). On May 9, 1988, the Council approved a two-mill ad valorem tax to fund DDA Projects. In early 1994, the Village expanded the District to include other properties in the commercial district. Finally, on May 4, 1998, the Village Council implemented the first Tax Increment Financing and Development Plan.

### **Purpose of the Plan Amendments**

The substance of the amendments is;

- To amend the elements of work associated with the 1998 Plan; to add new projects and improvements in order to further enhance and solidify the beauty and economic viability of the Development Area.
- To increase the estimated cost for facilities, improvements, programs, activities and administration identified in the 1998 Plan.
- To extend the duration of the Tax Increment Financing and Development Plan from 2018 to 2028 (ten years).

This amendment does **not** expand the boundaries of the DDA District.

### **Amendments**

1. The Development Plan (Section 17 (2)(c) of the Act) is amended as follows:

A description of existing improvements in the Development Area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion is amended to include that which is listed in Exhibit A.

2. The Development Plan (Section 17 (2)(d) of the Act) is amended as follows:

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 is amended to include that which is listed in Exhibit A.

3. The Development Plan (Section 17 (2)(e) of the Act) is amended as follows:

Statement of the construction or stages of construction planned, and the estimated time of completion of each stage is amended to include that which is listed in Exhibit A.

4. Pursuant to Section 17 (2)(i) of the Act, the Development Plan is amended to reflect the following:

The total cost for undertaking the capital projects identified in Exhibit A, capital projects completed to date (July, 2003), administrative costs, program development for business recruitment and retention, maintenance and beautification for the Development Area is approximately \$30,900,000.

5. Pursuant to Section 14(1) of the Act, the Tax Increment Financing Plan shall be amended as follows:

A. Add: “and Table 1a, *Amended Estimated Revenue, July 2003*”

B. The Plan shall be in effect until 2028.

Maximum Amount of Bonded Indebtedness = \$23,000,000

C. An estimate of the captured assessed value for each year of the 2003 Amended Plan is shown in Table 2a, 2003 Amended Estimated Revenue, Taxing Jurisdictions.

The amended revenue reallocation amounts were based on applying a total millage rate of 13.2477, the sum of the following millages:

<b>Taxing Jurisdiction</b>	<b>Millage Rate</b>
Village of Milford (operating)	3.7195
Village Refuse	2.1328
Township Operating	1.1524
Oakland County	4.6478
O.C.C.	1.5952
<b>Total</b>	<b>13.2477</b>

**EXHIBIT A**

**TAX INCREMENT FINANCING  
AND  
DEVELOPMENT PLAN  
2003 AMENDMENTS**

Amend:  
“Development Plan”  
Section D, to **amend**

(1) *Village of Milford Major Road Improvement Program*

g. Phase IV Plan

Reconstruction or replacement or heavy maintenance mill / resurface all major roads in the Development Area, including, but not limited to: Milford Road throughout the Development Area, Main Street, Summit Street and Huron Street. Installation or amendments to intersections which facilitate improvements to traffic circulation.

Estimated cost: \$4,040,000  
Estimated time of completion Long Term (years 2018-2028)

(5) *Parking Lot Development in the Downtown Area*

Estimated expenditure: \$1,750,000  
Estimated time of completion: Long Term

(11) *Administration and contingencies.*

This will include downtown beautification and maintenance programs, annual flower and landscape purchases, landscape and garden services and other related consultant fees and expenses.

Estimated expenditure: \$6,145,000 (or \$225,000 annually)  
Estimated time of completion: Ongoing

**Add** the following:

(12) *Overnight Lodging Facility Recruitment.*

Encourage the development of a hotel within the Development Area to promote the economic growth of the Development Area, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible including, but not limited to; land acquisition by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper to achieve

the purposes of the development, which are dedicated for public use; development improvements including water, sewer, roadways, lighting, storm water systems, municipal parking lots and other infrastructure improvements thereto; excavation and site clean up of environmentally-sensitive soils; design, planning, engineering and consulting services; implementation of public improvements related to any proposed public park related to the site, such as landscape architectural services, site excavation, installation of plantings and necessary irrigation systems; and designing, planning and constructing a pedestrian link from the hotel site to the Downtown Overlay District, which may include tunneling under the CSX railroad property.

Estimated Expenditure: \$1,500,000  
Estimated time of completion: Short Term

(13) *Liberty Street Underpass Project.*

Implement physical improvements identified in the December 19, 2002 Conceptual Master Plan of Central Park adopted by the Milford Downtown Development Authority in December 2002, including, but not limited to: excavation of the Right of Way; tunneling under the existing railroad tracks; designing, planning and constructing a municipal parking lot immediately west of the railroad crossing; installation of decorative hardscaped material; installation of plant materials and irrigation systems; and any other infrastructure improvements related thereto.

Estimated Expenditure: \$750,000  
Estimated time of completion: Long Term

(14) *Parks Development.*

Develop and implement an improvement plan for Central Park that is based on the "Conceptual Master Plan of Central Park" adopted by the Milford Downtown Development Authority (and authored by Grissim | Metz | Andriese) in January 22, 2002. The Central Park Project may include: soil excavation and land balancing; installation of plant materials and irrigation systems; band shell; bridges; water spray plaza; installation of hardscape materials; sidewalks; nature trail development; municipal parking; decorative water features; improvements to the sand volleyball court/ice skating rink; installation of a waterfront boardwalk and dock; pedestrian ornamental lighting; an ornamental Guard Rail at the Huron River; municipal rest rooms; relocation of the municipal dumpster; site amenities including tunnel linkage improvements to the proposed Liberty Street Underpass as expressed in this Plan. Implement infrastructure improvements as described in the Milford Parks and Recreation Master Plan.

Estimated Expenditure: \$750,000  
Estimated time of completion: Long Term

(15) *Alternative north/south traffic route.*

Participate with the Village of Milford and other jurisdictions to restore an alternative north/south route west of Main Street, as identified and discussed in the West Oakland Corridor Study, accepted by the Milford Village Council on July 15 of 2002, including, but not limited to: land acquisition by purchase or otherwise, on terms and conditions and in a manner the Authority deems proper to achieve the purposes of the development, which are dedicated for public use; site excavation and land balancing; pavement construction; storm water system, sidewalk, and pedestrian ornamental lighting installation; bridge construction; and other infrastructure improvements related thereto.

Estimated Expenditure: \$750,000  
Estimated time of completion: Long Term

(16) *Pettibone Creek Hydroelectric Station Restoration Project.*

Participate in the Village of Milford's restoration project for the "Ford Powerhouse" located in Central Park, including the reconstruction and remodeling of the Powerhouse building and grounds, which are dedicated to public use. Repair and replace damaged and weakened concrete at the spillway to protect the structure from further deterioration.

Estimated Expenditure: \$250,000  
Estimated time of completion: Short Term

(17) *Business Retention and Recruitment, Phase II.*

a. Install a Wayfinding System in the Development Area, which identifies the Central Business District from points north and south, articulates the location and character of specific parking areas, and provides directive signs to local cultural institutions; design, plan and analyze a Wayfinding Plan; provide an analysis of existing signage; and create and install such signage as needed.

b. Design, fabricate and produce a Business Recruitment and Retention Brochure to assist the DDA and property owners with tenant selection; design, research and implement promotions that would enhance the vitality of the downtown area, including, but not limited to a seasonal Farmers' Market; aid in the marketing of existing promotional events sponsored by the local merchant's association; assist in the ongoing planning, design and creation of promotional events; analyze such promotions to determine their effectiveness in terms of enhancing the economic and cultural vitality of the Development Area; and participate in cooperative marketing, promotions and advertising of the Development Area.

Estimated Expenditure: \$750,000  
Estimated time of completion: Ongoing

(18) *Bike Path Development.*

Participate with the Village of Milford and other taxing jurisdictions to design, plan, engineer and install a bike path within the Development Area that will link to an identified West Oakland County Bike Path, which links downtown Milford to existing bike paths in western Oakland County, particularly with the Kensington State Metro Park's existing and planned bike path system. Implement physical improvements related to the bike path, including: installation of hardscaped material; installation of plant materials and irrigations systems; and any other infrastructure improvements related thereto.

Estimated Expenditure:	\$250,000
Estimated time of completion:	Long Term



Table 1a  
Amended Estimated Revenue, July 2003

Year	Taxable Value 1	Projected Increase 2	Total Value 3	Captured Value 4	TIF Revenues 5	Two Mills Ad valorem Tax 7	Total Est. Revenue 8	Disbrsmnt Year
1998-99	21,963,845	4,022,600	25,986,445	4,022,600	\$40,685	\$43,500	\$84,185	May 1, 1999
1999-00	25,986,445	3,853,860	29,840,305	3,853,860	\$58,047	\$43,500	\$101,547	May 1, 2000
2000-01	25,817,705	3,841,660	29,659,365	3,841,660	\$115,761	\$43,500	\$159,261	May 1, 2001
2001-02	29,658,865	6,298,640	35,957,505	13,993,660	\$210,774	\$43,500	\$254,274	May 1, 2002
2002-03	35,957,505	-1,755,840	34,201,665	12,237,820	\$184,890	\$43,500	\$228,390	May 1, 2003
2003-04	34,201,665	3,257,205	37,458,870	15,495,025	\$234,164	\$42,500	\$276,664	May 1, 2004
2004-05	37,458,870	7,500,000	44,958,870	22,995,025	\$347,505	\$42,500	\$390,005	May 1, 2005
2005-06	44,958,870	7,500,000	52,458,870	30,495,025	\$460,847	\$42,500	\$503,347	May 1, 2006
2006-07	52,458,870	7,500,000	59,958,870	37,995,025	\$574,188	\$42,500	\$616,688	May 1, 2007
2007-08	59,958,870	7,500,000	67,458,870	45,495,025	\$687,530	\$42,500	\$730,030	May 1, 2008
2008-09	67,458,870	1,416,636	68,875,506	46,911,661	\$708,938	\$42,500	\$751,438	May 1, 2009
2009-10	68,875,506	1,446,386	70,321,892	48,358,047	\$730,796	\$42,500	\$773,296	May 1, 2010
2010-11	70,321,892	1,476,760	71,798,652	49,834,807	\$753,114	\$42,500	\$795,614	May 1, 2011
2011-12	71,798,652	1,507,772	73,306,423	51,342,578	\$775,899	\$42,500	\$818,399	May 1, 2012
2012-13	73,306,423	1,539,435	74,845,858	52,882,013	\$799,164	\$42,500	\$841,664	May 1, 2013
2013-14	74,845,858	1,571,763	76,417,621	54,453,776	\$822,916	\$42,500	\$865,416	May 1, 2014
2014-15	76,417,621	1,604,770	78,022,391	56,058,546	\$847,168	\$42,500	\$889,668	May 1, 2015
2015-16	78,022,391	1,638,470	79,660,861	57,697,016	\$871,929	\$42,500	\$914,429	May 1, 2016
2016-17	79,660,861	1,672,878	81,333,740	59,369,895	\$897,210	\$42,500	\$939,710	May 1, 2017
2017-18	81,333,740	1,708,009	83,041,748	61,077,903	\$923,021	\$42,500	\$965,521	May 1, 2018
2018-19	83,041,748	1,743,877	84,785,625	62,821,780	\$949,375	\$42,500	\$991,875	May 1, 2019
2019-20	84,785,625	1,780,498	86,566,123	64,602,278	\$976,283	\$42,500	\$1,018,783	May 1, 2020
2020-21	86,566,123	1,817,889	88,384,012	66,420,167	\$1,003,755	\$42,500	\$1,046,255	May 1, 2021
2021-22	88,384,012	1,856,064	90,240,076	68,276,231	\$1,031,804	\$42,500	\$1,074,304	May 1, 2022
2022-23	90,240,076	1,895,042	92,135,117	70,171,272	\$1,060,442	\$42,500	\$1,102,942	May 1, 2023
2023-24	92,135,117	1,934,837	94,069,955	72,106,110	\$1,089,682	\$42,500	\$1,132,182	May 1, 2024
2024-25	94,069,955	1,975,469	96,045,424	74,081,579	\$1,119,536	\$42,500	\$1,162,036	May 1, 2025
2025-26	96,045,424	2,016,954	98,062,378	76,098,533	\$1,150,016	\$42,500	\$1,192,516	May 1, 2026
2026-27	98,062,378	2,059,310	100,121,688	78,157,843	\$1,181,137	\$42,500	\$1,223,637	May 1, 2027
2027-28	100,121,688	2,102,555	102,224,243	80,260,398	\$1,212,911	\$42,500	\$1,255,411	May 1, 2028
					<b>\$21,209,331</b>	<b>\$1,062,500</b>	<b>\$22,271,831</b>	

(15.1081 MILL)

Table 2b  
Amended Estimated Revenues  
Taxing Jurisdictions, July 2003

Year	Village Operating	Village Refuse	Total Village	OCC	Oakland County	TWP Operation	Total Est. Other Juris.	DDA 2 mil	TOTAL DDA REVENUE
	3.7195	2.1328		1.5952	4.6478	1.1028		1.9800	15.1781
1998-99	4,022,600	\$8,579	\$12,648	6,417	18,696	4,436	\$11,763	\$7,694	\$24,420
1999-00	3,853,860	\$8,220	\$22,554	6,148	17,912	4,250	\$21,706	\$7,372	\$44,269
2000-01	7,685,560	\$16,392	\$44,978	12,260	35,721	8,476	\$43,287	\$14,701	\$88,275
2001-02	13,993,660	\$29,846	\$81,895	22,323	65,040	15,432	\$78,816	\$26,767	\$160,721
2002-03	12,237,820	\$26,101	\$71,619	19,522	56,879	13,496	\$89,897	\$23,409	\$161,525
2003-04	15,495,025	\$33,048	\$90,682	24,718	72,018	17,088	\$113,823	\$29,639	\$234,144
2004-05	22,995,025	\$49,044	\$134,574	36,682	106,876	25,359	\$168,917	\$43,985	\$347,476
2005-06	30,495,025	\$65,040	\$178,466	48,646	141,735	33,630	\$224,010	\$58,331	\$460,807
2006-07	37,995,025	\$81,036	\$222,358	60,610	176,593	41,901	\$279,104	\$72,677	\$574,139
2007-08	45,495,025	\$97,032	\$266,251	72,574	211,452	50,172	\$334,197	\$87,023	\$687,471
2008-09	46,911,661	\$100,053	\$274,541	74,833	218,036	51,734	\$344,604	\$89,733	\$708,877
2009-10	48,358,047	\$103,138	\$283,006	77,141	224,759	53,329	\$355,229	\$92,499	\$730,734
2010-11	49,834,807	\$106,288	\$291,648	79,496	231,622	54,958	\$366,077	\$95,324	\$753,049
2011-12	51,342,578	\$109,503	\$300,472	81,902	238,630	56,621	\$377,152	\$98,208	\$775,833
2012-13	52,882,013	\$112,787	\$309,481	84,357	245,785	58,318	\$388,461	\$101,153	\$799,095
2013-14	54,453,776	\$116,139	\$318,680	86,865	253,090	60,052	\$400,007	\$104,159	\$822,846
2014-15	56,058,546	\$119,562	\$328,071	89,425	260,549	61,821	\$411,795	\$107,229	\$847,095
2015-16	57,697,016	\$123,056	\$337,660	92,038	268,164	63,628	\$423,831	\$110,363	\$871,854
2016-17	59,369,895	\$126,624	\$347,450	94,707	275,939	65,473	\$436,119	\$113,563	\$897,133
2017-18	61,077,903	\$130,267	\$357,446	97,431	283,878	67,357	\$448,666	\$116,830	\$922,942
2018-19	62,821,780	\$133,986	\$367,652	100,213	291,983	69,280	\$461,476	\$120,166	\$949,294
2019-20	64,602,278	\$137,784	\$378,072	103,054	300,258	71,243	\$474,555	\$123,571	\$976,199
2020-21	66,420,167	\$141,661	\$388,711	105,953	308,708	73,248	\$487,909	\$127,048	\$1,003,668
2021-22	68,276,231	\$145,620	\$399,573	108,914	317,334	75,295	\$501,544	\$130,599	\$1,031,715
2022-23	70,171,272	\$149,661	\$410,663	111,937	326,142	77,385	\$515,464	\$134,224	\$1,060,351
2023-24	72,106,110	\$153,788	\$421,987	115,024	335,135	79,519	\$529,677	\$137,925	\$1,089,588
2024-25	74,081,579	\$158,001	\$433,548	118,175	344,316	81,697	\$544,188	\$141,703	\$1,119,439
2025-26	76,098,533	\$162,303	\$445,351	121,392	353,691	83,921	\$559,005	\$145,561	\$1,149,917
2026-27	78,157,843	\$166,695	\$457,403	124,677	363,262	86,192	\$574,132	\$149,500	\$1,181,035
2027-28	80,260,398	\$171,179	\$469,708	128,031	373,034	88,511	\$589,577	\$153,522	\$1,212,807
			<b>\$8,447,149</b>				<b>\$10,554,988</b>		