



# Downtown Development Authority Development and Tax Increment Financing Plan



Adopted May 20, 2000

Amended October 27, 2008:  
Expansion of boundaries

Amended May 11, 2020: One-year  
extension

Amended April 26, 2021: 20-year  
extension

# Texas Charter Township

## Downtown Development Authority

### Development and Tax Increment Financing Plan

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# TABLE OF CONTENTS

## Chapters

Introduction .....	1
Development Plan .....	4
Tax Increment Financing Plan.....	17

## Tables

Table 1: Estimate of Total Project Costs .....	9
Table 2: Ring Road Development Estimates .....	10
Table 3:Applicable Millage Summary.....	18
Table 4: Estimated Tax Increment Revenue Projections.....	19

## Appendix

Map A: DDA District 2018 Aerial Imagery .....	23
Map B: DDA District Legal Description and Boundary.....	24
Map C: DDA District Land Use .....	25
Map D: DDA District Projects .....	26
List of District Properties .....	27
Summary of Base Year Taxable Value .....	30
Resolution and Ordinance of 2021 Extension.....	31
Resolution and Ordinance of 2000 Creation .....	33

## PART I: INTRODUCTION

### A. Purpose of the Downtown Development Authority Act

This Plan was adopted under the provisions of Public Act 197 of 1975, as amended, and known as the Downtown Development Authority (DDA) Act. Amendments to the Plan were adopted under the Recodified Tax Increment Financing Act (Public Act 57 of 2018), as amended. The Acts were developed to assist units of government to halt the deterioration of property values and promote economic growth within a designated district.

To encourage economic growth, the Act provides tools for the DDA, which include the following:

1. Construct, renovate, or repair a public or private building.
2. Implement an improvement to a public facility within the development area to comply with the barrier free design requirements.
3. Develop and implement long-range plans designed to promote the economic growth of the downtown district.
4. Own or lease property.
5. Improve land for development.
6. Acquire and construct public facilities, such as water and sewer infrastructure.
7. Create, operate, and fund marketing initiatives that benefit the district.
8. Contract for broadband service and wireless technology service in the district.
9. Create, operate, and fund a loan program to fund improvements for existing buildings located in the district.

10. Create, operate, and fund retail business incubators in the district.
11. Accept grants and donations of property, labor, or other things of value from a public or private source.

The way in which the DDA makes use of the tools made available by the Act depends on the needs of the district and the priorities of the community. This Development Plan was created within the bounds of the Act; the needs and priorities established by the DDA; and, as submitted and approved by the Texas Charter Township Board of Trustees.

### B. Creation of the DDA of the Texas Charter Township and the Texas Corners Downtown Development District

The DDA and its boundaries were created on April 28, 2000 under Act 197 of 1975. The DDA was given all the powers and duties prescribed for a downtown development authority pursuant to the Act, except the authority to levy or request the levy of taxes. On May 20, 2000, the Township Board approved the Development and Financing Plan that governs the DDA. The Township DDA is tasked with overseeing the growth and economic development of the Texas Corners downtown district to create a vibrant and thriving downtown atmosphere for residents and visitors to live, work, and play.

### C. Planning Activities of the Downtown Development Authority

The first meeting of the DDA was held on April 29, 2000. The Board of Directors approved the following objective statement for this Plan:

*It is the objective of the Downtown Development Authority of Texas Charter Township to prepare and implement a long range development and financing plan that will focus on the Texas Corners business area and result in the enhancement of the areas aesthetics, the improvement of community services, improved drainage, traffic and pedestrian circulation, as well as the expansion of development and business opportunities.*

The DDA developed a list of projects to undertake which was a result of a sub-area planning exercise undertaken in 1999 by the Township. This sub-area plan was adopted by the Township in March of 2000 and included recommendations for land use, public improvements, and zoning changes for the Texas Corners area. This plan was utilized as the foundation for the Development and Tax Increment Financing Plan.

Community leaders have recognized the importance and potential of the Texas Corners downtown area and through the DDA have invested in planning efforts to help reach the desired vision. The additional planning projects that have taken place since the 2000 sub-area plan include:

- Corridor Enhancement Guidelines – These guidelines were adopted in 2004 and provided guidance for pedestrian enhancements, improvements to traffic flow and calming at intersections, aesthetic enhancements, and potential funding sources.
- Downtown Master Plan – This Plan was created in 2013 and was designed to build on previous successes to create a 25-year vision for Texas Corners. It included guiding principles such as integrating diverse housing options; strengthening connections between businesses and residential area with pathways, signage, lighting, and development; creating a walkable community; and, creating a fully functional mixed use, sustainable, downtown environment.
- Downtown Market Assessment for Texas Corners – The market assessment, completed in 2018, provided insights into the type of uses which would thrive within Texas Corners. The document outlined industry trends, recruitment strategies, and specifically examined opportunities for a grocery store.
- Texas Corner Sub-Area Plan of the 2020 Master Plan – This Plan was incorporated into the 20-year Master Plan for the Township. It includes a future land use vision and key design elements to provide a guide for development within the Corners. In addition, zoning recommendations and examples of a potential conceptual build out with design elements like the ring road, open spaces, and landscape elements were included in the sub-area plan.

These plans have helped shape this Development Plan, assisting with the project priorities to be overseen by the DDA for the next 20 years.

## **D. Legal Basis or the Texas Corners Downtown Development Area**

The adoption of the 2018 Act provides the legal mechanism for local officials to address economic development needs in their central business district. Texas Corners is the area designated for implementing development activities and tax increment financing procedures allowed in the Act. For purposes of designating development areas and for establishing a tax increment financing plan, the Act refers to a “downtown district” as being a business district which is zoned and used principally for business.

The Act further defines a “development area” as meaning “an area to which a development plan is applicable.” For purposes of financing activities of an authority within a development area, tax increment plans may be established. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic investment within the boundaries of a development area of the downtown district.

The Texas Corners development area, being wholly within each of the above defined districts, clearly meets this requirement. The legal basis for this Development Plan and Tax Increment Financing Plan are identified and supported by this Act.

## **E. Basis of Authority Determination for the Texas Corners Development Area**

The development area, as recommended by the DDA, was designated after careful study and is based on the belief of the DDA that any successful efforts of Texas Charter Township to revitalize the Texas Corners business district will rely heavily on the willingness, capability, and timeliness of its governmental structure to encourage, initiate, propose, and participate in the development of new and renovated private and public uses and projects that will bring about physical improvement to businesses; create new jobs; retain businesses; attract new businesses; and,

increase the Township's tax base. The DDA has identified certain priority downtown improvement needs that require their attention, participation, support, involvement, and encouragement. It is these priorities that this Plan will address and toward which it is directed. These needs include activities to:

- Improve: Public facilities such as drainage and storm water management facilities, roads, and other municipal structures.
- Install: Sub-surface utility facilities, landscaping, street surfacing, signage, parking, pedestrian areas, street trees, curbs and gutters, and other streetscape improvements.
- Remove: Incompatible uses and facilities that detract from the priorities of this Plan.
- Redevelop: Existing commercial buildings and facilities.
- Develop: New public and private facilities that are supported by this Plan.
- Support: Local businesses through projects outlined in this Plan that offer opportunities for sustainability and growth.

## **F. Purpose of Tax Increment Financing Plan for the Texas Corners Downtown Development Area**

The purpose of the Tax Increment Financing and Development Plan for the Texas Corners district is to provide the legal authority and procedures for the public financial participation necessary to assist the DDA in accomplishing their goals and activities.

The Tax Increment Financing Plan outlines projected revenue for the DDA, which will be utilized for a number of activities, examples of which permitted by the Public Act are:

1. Costs to acquire, construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate public facilities, utilities, and buildings that, in the opinion of the DDA, aid in the

economic growth of the downtown district and/or are appropriate to the execution of the Development Plan.

2. Property appraisal, title searches, legal services, purchase negotiations, payment for real and personal property acquisitions.
3. Demolition and clearance of properties and buildings.
4. Street construction, reconstruction, and improvement, including utility relocation and replacement.
5. Public open space and streetscape improvements.
6. Marketing, promotional materials, and other projects to support local businesses.
7. Administrative costs associated with carrying out the Development and Financing Plan.

The DDA wishes to continue to improve existing and attract new investment in the Texas Corners downtown district. This Plan will focus on tax increment financing revenues and district-wide activities for the next 20 years, running through 2040.



Looking north along South 8th Street.

## PART II: DEVELOPMENT PLAN

### A. Designation of Boundaries of the Development Area.

The Texas Charter Township DDA boundary includes numerous parcels located at and near the intersection of Q Avenue and 8<sup>th</sup> Street. On the north side of West Q Avenue, DDA parcels span from the Consumers Energy right-of-way adjacent to Drake Ridge Street, east to the west side of Percheron, and north to Vail Drive. On the south side of West Q Avenue, DDA parcels are located from Keweenaw Street, east to the parcels adjacent to Vineyard Parkway, and south to the north side of those parcels located on Heights Avenue.

An aerial showing the boundaries of the DDA can be seen on Map A and a legal description of the area may be found on Map B in the Appendix. The development area consists of approximately 139.85 acres of land.

### B. Development Plan Objectives

It is the objective of the Texas Charter Township DDA to prepare and implement a long range Development and Financing Plan that will focus on the Texas Corners business district and result in the enhancement of the area's aesthetics, the improvement of community services, improved drainage, traffic and pedestrian circulation, as well as the expansion of development and business opportunities. The Development Plan will seek to improve attractiveness, utility, accessibility, and use-ability of the district by addressing certain public improvement needs and encouraging and facilitating private sector investment. The Plan outlines physical improvements that will enrich and expand community service, facilitate development, improve parking, and enhance the area's visibility and aesthetics.

To accomplish this objective, the DDA expects that it will engage in activities that may:

- Improve drainage and storm water management;
- Upgrade the area's visibility and improve aesthetics;
- Improve traffic flow and increase pedestrian access and safety;
- Open up areas for development;
- Support new and existing businesses;
- Market and promote the district.

### C. Location and Extent of Existing Streets and Other Public Facilities within the Development Area; Location, Character and Extent of Existing Public and Private Land Uses.

The district contains a variety of public and private land uses including commercial, residential, community facilities, and public streets. The location of land uses is shown on Map C. Below is a more detailed description of the character and extent of the public and private land uses within the district.

#### 1. Public Uses

- a. There are approximately 4.73 acres within the district owned by the Township, which include the following publicly owned buildings and uses:
  - i. Texas Charter Township Hall located at 7110 West Q Avenue, houses the governmental staff which oversees the day-to-day operations of the Township.
  - i. Texas Township Fire Station also located at 7110 West Q Avenue, is the one fire station for Texas Township and all apparatus, equipment, and staffing is accommodated from this facility.

- i. Texas Charter Township Pocket Park and Farmers Market are located to the east of the Township Hall and are addressed as 7060 West Q Avenue. The Farmer's Market includes a pavilion structure that houses the market and is intended to promote local businesses and create economic development around foods that are grown, raised, and processed locally. The Pocket Park includes a playscape for children and four pedestrian benches.



Township Pocket Park.

- b. Within the district there are approximately 6,600 linear feet of public street rights-of-way, all of which are under the jurisdiction of the Road Commission of Kalamazoo County (RCKC). With a required 66-foot right-of-way, this equates to approximately 10 acres. In addition, the RCKC owns 0.94 of an acre to the north of the Township Hall, which is used as a storm water drainage area.

In total, approximately 15.67 acres or 11.2 percent of the district consists of publicly owned or utilized lands.

## 2. Private Uses

- a. Commercial. The majority of the existing land uses in the district are comprised of commercial or office uses, especially along South 8<sup>th</sup> Street and West Q Avenue. There is a total of 34 parcels and/or building sites which are dedicated to uses such as restaurants, auto service, construction service, credit unions, salons, doctors and dentist offices, and various household and personal service businesses. These uses total approximately 45 acres or 32 percent of the district.
- b. Residential. There are six parcels within the district that are currently established as single-family residential. The recent approval of the Belle Meade site condominium project has provided 48 new residential building sites to the DDA. Finally, a new apartment complex is under construction at the eastern edge of the district boundary. While not completely located within the DDA, approximately 58 of the 157 units within the apartment complex will be included in the district. The land dedicated to residential uses is approximately 35 acres or 25 percent of the development area.



Belle Meade residential condominium.

- c. Industrial. There are no industrial uses within the district.
- d. Vacant. There are eight vacant parcels within Texas Corners that total approximately 40 acres or 29 percent of the total land area. However, this does not account for all of the available property that could be developed. Of the residential lands, one 12.34-acre parcel is currently fallow and an additional parcel has significant acreage (5.80 acres), which could be developed. This is an additional 18 acres that are undeveloped. Also, at the northwest corner of the DDA boundary, an extra 4.5 acres, which is included in the Texas Corners Bible Church, is vacant and available for growth. Taking these acreage totals into account, more like 62.6 acres of land is available to develop.



Vacant property available for development within the District.

## D. Location and Extent of Proposed Public and Private Land Uses.

1. Proposed Public Land Use. Several public improvements are planned to take place on public lands or easements areas for the improvement of roads, sidewalks, and other streetscape improvements. In

addition, there is a possibility of a relocation of the Township offices outside of the district providing opportunities for other public uses like public parking and open space.

2. Proposed Private Land Use. Although the plan is not contingent upon specific private land use changes, it does anticipate further private investment as a result of the planned public improvements. Proposed land uses for the district will be consistent with the Township's Master Plan and Zoning Ordinance and will be generally commercial and residential in nature. Private development priorities include mixed-use projects that offer office, retail, commercial, and/or personal service establishments on the ground floor with opportunities for residential above, as well as attainably priced attached residential housing.

## E. Property Acquisition

The DDA may acquire, either through purchase or donation, properties within the district for a public purpose. The DDA may also aid in the purchase, renovation, and resell of properties that are vacant or deteriorated to stimulate revitalization. Redevelopment of other sites that are vacant, functionally obsolete, or underutilized for viable private uses that are compatible with the surrounding character is similarly encouraged by this Plan.

Public Act 57 of 2018 provides the legal basis for acquisition of properties as follows:

*"A municipality may take private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public."*

The DDA has determined that the taking of privately owned properties will not likely be necessary to accomplish the land use and economic de-

velopment objectives of the Plan. Therefore, all such acquisitions shall be accomplished by negotiated purchase. If eminent domain proceedings are necessary, they would be handled through the Texas Township Board.

**F. Existing Improvements in the Texas Corners Downtown area to be Demolished, Repaired or Altered, and Time Required for Completion.**

The Development Plan calls for implementation and maintenance of existing public improvements, such as infrastructure (roads and utilities), sidewalks, crosswalks, landscaping, and lighting. The full extent of demolition, repair, or alteration of existing improvements is not yet known since design plans are not completed. Repair, construction, enhancement, and/or replacement of existing infrastructure is likely as part of the various projects, including sidewalks, curbing, pavement, above and underground utilities, and others. Redevelopment of privately owned sites will be consistent with the priorities and procedures in this Plan.

**G. The Location, Extent, Character and Estimated Cost of Improvements, Including Rehabilitation Contemplated for the Development Area and an Estimate of Time Required for Completion.**

Public improvements that have been outlined within the Development Plan since its adoption in May of 2000 are detailed below noting those that have been accomplished. The location, extent, and character of projects to be undertaken as part of this 2020 update are also included. The estimated costs and time of completion are outlined in Table 1 with the public improvements generally illustrated in Map D, located in the Appendix.

Cost estimates for the projects are very preliminary; specific plans and refined estimates for improvements will be completed upon initiation of each project. However, the cost estimates have been developed in consideration of current construction costs including an estimate of potential inflation during the life of this Plan.

Funding for the projects will be obtained from a variety of sources – primarily tax increment revenues, but also may include federal and state grants, private donations (if available), and additional sources permitted by the Act, and to be determined.

**2000 Plan Projects and Accomplishment Review:**

1. Intersection Improvements. The widening and improvement of the intersection of West Q Avenue and South 8<sup>th</sup> Street to enhance traffic safety and to enable the intersection to handle greater traffic volumes, to include left-turn lanes, curb, gutter, and sequential traffic signal. **This project is complete.**



Intersection improvements on West Q Avenue.

2. Stormwater and Intersection Improvements. A community detention basin will be undertaken by the DDA, possibly with private sector participation or with Road Commission of Kalamazoo County support. Since some or all the land on which the detention basin would be constructed is owned by the Township, the cost to develop the system is expected to be modest.

The plan to add a dedicated left turn lane and curb and gutter at the intersection of South 8<sup>th</sup> Street and West Q Avenue will necessitate improvements to drainage. **This project is complete.**

3. Access Management. This recommendation may be implemented by the Township through the establishment of an overlay district within the Zoning Ordinance.

An access management ordinance was developed to encourage cross access between properties. Additional work on access management is outlined in the 2020 projects list.

4. District Treatments. This element of the 2000 Plan included such improvements as street trees, street lighting, pedestrian crossings, landscaped parkways, and pedestrian and bicycle lanes. The initial stage of the effort involved the preparation of a phased construction schedule which identified those improvements and locations that may be undertaken in the short term and others that may depend on future development or funding opportunities. Implementation of the improvements was conducted with a combination of revenues, including tax increment resources, private investment, grant programs, and other potential sources.

Most of these projects have been completed. Decorative lighting was installed down West Q Avenue and South 8<sup>th</sup> Street within the district. Sidewalks are located on both sides of West Q Avenue and on the west side of South 8<sup>th</sup> Street the full length of the district. On the east side of South 8<sup>th</sup> Street, the sidewalk stops at Texas Drive, leaving approximately 260 feet north of Texas Drive without sidewalks. Decorative crosswalks have been added at the West Q Avenue and South 8<sup>th</sup> Street intersection, as well as on South 8<sup>th</sup> Street at Texas Drive. A third decorative cross walk can be found on South 8<sup>th</sup> Street approximately 300 feet north of the West Q Avenue intersection for the Texas Drive Trail. This trail starts at the



Street lighting and trees along West Q Avenue.

Township Hall and runs north along Texas Drive, with approximately 1,330 linear feet within the district. Finally, street trees have been added within the district as properties either developed or redeveloped.

5. Non-Motorized Connections. These facilities included a combination of traditional sidewalks, pathways connections between developed areas, widened roadway shoulders, and walking areas within existing or proposed developments. Funding to support the implementation of this network of pathways was derived from a combination of revenues, including tax increment resources, private investment, MDOT resources, and other potential sources. The 2000 Plan recognized that implementation of this element will be conducted incrementally as opportunities develop.

As stated, sidewalks have been developed along the major transportation corridors within the district, as well as the Texas Drive Trail. In addition, sidewalks connecting commercial and mixed-use properties have been constructed down Shooting Star Lane and Vineyard Parkway. Some additional sidewalks connect the individual buildings within the Vineyard commercial condominium development. Finally, many properties along West Q Avenue and South 8<sup>th</sup> Street have developed sidewalks that provide direct access from the street right-of-way to the buildings on site.



Sidewalk improvement along West Q Avenue.

6. **New Roadways.** The Texas Corners Sub-Area Plan of the Township Master Plan continues to illustrate new roadways servicing portions of the district to support currently vacant lands for future development. The 2000 Plan anticipated that such new roadways would be undertaken primarily through private / public partnerships between the DDA and Township and property owners or developers. Therefore, funding to support this activity would likely come from a combination of revenues, including tax increment resources, private investment, Township support, and other potential sources.

**New public and private roadways have been constructed within the Development district including Shooting Star Lane, Vineyard Parkway, and within the Belle Meade site condominium. In addition, right-of-way easements have been secured from the cul-de-sac of Vineyard Parkway moving west to South 8<sup>th</sup> Street, where the easement continues west connecting to Shooting Star Lane. The development of these roadways and the placement of these easements is to bring the “ring road” concept within the Texas Corners Sub-Area Plan to fruition.**

#### **2020 Extension Projects:**

The DDA has developed a list of projects to be implemented over the next 20 years, in support of the Texas Corners Sub-Area Plan of the Township Master Plan, and the growth and sustainability of new and current businesses within the district. Each project or activity is outlined in Table 1. The project costs are best estimates based on the current DDA budget and reliable projections of infrastructure and consultant costs.

The priority projects to be undertaken through this 2020 extension include:

1. **Infrastructure Construction to Promote Development:**

As development continues within Texas Corners, connectivity remains a high priority. Buildout of roads, sidewalks, and walking trails

**Table 1: Estimated Total Project Costs**

Project	Annual Cost	Total Cost
Ring Road		\$3,495,000
Nonmotorized Pedestrian Connections		\$400,000
Public Parking		\$150,000
Gateway Features		\$300,000
Wayfinding Signs		\$50,000
Traffic Study		\$30,000
Zoning and General Ordinances		\$50,000
Marketing and Promotion	\$15,000	\$300,000
Business Support	\$10,000	\$200,000
Administration, Operation, and Maintenance	\$25,000	\$500,000
Property Loan Repayment (8 payments)	\$14,000	\$112,000
Sidewalk Repayment (5 payments)	\$14,640	\$73,200
Total:	\$78,640	\$5,660,200

will be emphasized with private developers as well as through the support of the DDA. The completion of the “ring road” concept outlined in the Texas Corners Sub-Area Plan of the Township Master Plan will be of high importance. This road system may include public roads, private streets, or access drives depending on the location and prospective development. Table 2 on the following page outlines the segments of road to be improved, their priority, and tentative dates for construction.

Sidewalks will be developed as each segment of new roadway is constructed. Sewer and water infrastructure may be expanded as needed within the district as roadways are developed.

The development of the ring road is shown in five potential phases in Table 2. Two assumptions were made to create this table: 1. an average price of \$400 a linear foot for the road and other required infrastructure, as well as engineering and administration, and 2. an inflation rate of 1.65 percent each year. This inflation rate is an average of the inflation rates for the last five years as indicated by the U.S. Bureau of Labor Statistics. The estimated costs are rounded to the nearest \$1,000.

The costs outlined are the estimated total project costs for the development of the ring road. The DDA will likely only be responsible for a percentage of these costs as support may be provided by developers, property owners, and the Township. However, this percentage will not be known until property develops overtime. Therefore the total cost is included in this Plan.

**Table 2: Ring Road Development Estimates**

Road Segments (prioritized by date)	Estimated Linear Feet	Estimated Total Costs	Estimated Completion
From South 8 <sup>th</sup> Street to the Redwood Apartment Development	1,400	\$579,000	2023
From West Q Ave north to Texas Drive (Access from Texas Drive through the DDA parcel may occur sooner then 2026 to provide connections to neighboring properties.)	1,200	\$530,000	2026
From Shooting Star Lane east to South 8 <sup>th</sup> Street	600	\$278,000	2029
From West Q Avenue south and east to Shooting Star Lane	1,300	\$665,000	2035
From South 8 <sup>th</sup> Street near the Texas Corners Bible Church west to the existing power line then south to connect to West Q Avenue	2,600	\$1,443,000	2040
Total:	7,100	\$3,495,000	

## 2. Additional Bricks and Mortar Projects

The following public improvements will be developed by the DDA throughout the length of this Plan as funding permits. An estimated \$900,000 is anticipated to cover these projects.

- Nonmotorized Pedestrian Connections.* Pedestrian connectivity is a high priority for the DDA to ensure access to all the businesses within the District. It is also highlighted as a significant component of the Texas Corners Sub-Area Plan. In addition to the sidewalks included in the ring road, other nonmotorized connections may be needed. Sidewalks and/or trails may be developed to provide connectivity between properties and to the established sidewalk and trail systems. The DDA expects the development of the nonmotorized system to be a public/private partnership with property owners and developers.

In addition to sidewalks and trails, the DDA has a goal to connect Texas Corners to the wider Kalamazoo area through the Metro bus system. Currently, there are no bus stops within Texas Corners. The DDA is interested in working with the Township and

Metro to accomplish a bus route to the Corners. This may require assistance with infrastructure and/or a contract with Kalamazoo Metro Transit.



**Pedestrian improvements at the South 8th Street and West Q Avenue intersection.**

- b. *Public Parking.* As development continues within Texas Corners, the need for parking will intensify. However, the vision for Texas Corners is to grow into a compact downtown, maximizing developable space. To help ensure this vision, public parking may be needed. As property currently owned by the Township becomes available, tax increment funds may be spent to create public parking spaces. In addition, the DDA may take advantage of opportunities to purchase property to ensure each quadrant of the District has access to public parking, if needed. The funds allocated to this project include dollars for property acquisition.
- c. *Gateway Features.* To emphasize the entrance to Texas Corners, gateway treatments at the outer edges of the district are planned. At these gateway locations into the heart of the Texas Corners, a visitor forms their first opinion of the area and identifies a change of environment. A strong sense of identity is needed and will include enhanced signage welcoming pedestrian and vehicular traffic to the Corners, landscaping to provide year-

round color, and pedestrian features like benches. It is expected these gateway features will be located within the road rights-of-way. However, approvals will be required from the Road Commission of Kalamazoo County, which may require the DDA to purchase property for this development. The funds allocated to this project include dollars for potential property acquisition.

- d. *Wayfinding Signs.* Wayfinding within downtowns is often seen as a way to direct visitors to important public destinations like government buildings, parks, and universities. But, for a small business district like Texas Corners, wayfinding can be used as a tool to promote economic development and highlight existing merchants and businesses. It can connect both pedestrians and vehicles through directional signage that helps to quickly find their way to shops and restaurants, as well as any public parking. This type of signage will be important at the gateways to the Corners and at strategic locations within the district. Wayfinding signs are also a way to promote branding and placemaking within the district, providing a cohesive look and feel to the Corners.

### 3. Plans, Studies, and Standards

- a. *Traffic Study.* The roadways within Texas Corners should not only move people and goods but should contribute to the high quality of life of the area. The roads need to work equally as well for pedestrians, as they do for vehicles, especially as more mixed use and higher density residential development occurs in the Corners. Guiding road development offers tremendous opportunity for creating desirable new real estate opportunities as well as walkable streets in all parts of Texas Corners.

A traffic study would examine existing and proposed land uses, study intersections, review existing traffic patterns and turning movements, complete traffic counts (both vehicles and pedestrians), traffic influencers outside the Corners, and the overall circulation in the District. This research provides the data for recom-

mendations on improvements to access and circulation, transportation levels of service, safety of all users, and alternatives to address congestion.

The traffic study will be conducted by 2022 - 2023 to provide recommendations for improvements as development continues within the Corners. It is expected that \$30,000 will be needed for this project.

- b. *Zoning and General Ordinance Updates.* Additional Zoning Ordinance text amendments will be considered during the length of this plan. Access management continues to be a concern, particularly ensuring pedestrian cross access. Incentives should be considered within the Corner Business District zoning regulations to encourage more robust cross access for both vehicles and pedestrians. This will help to reduce the need for additional curb cuts on the two main corridors of Texas Corners: West Q Avenue and South 8<sup>th</sup> Street.

The current Corners Business District ordinance provides some regulatory guidelines for the built environment. Enhancing those requirements is a priority to ensure the vision of the Texas Corners Sub-Area Plan is achieved. This could take the form of more detailed design requirements or the use of alternative zoning regulations like a form-based code. The DDA will work with the Township Planning Commission to determine the best approach for code development.

Finally, the visual aesthetics of Texas Corners is an important component to ensure ongoing economic development. The creation of a general ordinance to manage property maintenance and upkeep will not only help maintain public health, safety, and welfare but will encourage new businesses to the Corners as a certain level of aesthetic is maintained.

This project is critical to the continued success of Texas Corners, and therefore is a priority of the DDA. It is expected that updates to the Zoning and General Ordinances will occur over the next three to five years to be completed by the end of 2026. The DDA will utilize assistance from the Township Planner and/or a planning consultant to complete this work. The expected project costs could range between \$20,000 and \$50,000 depending on the scope of the ordinance updates requested and if a consultant contract is required.

#### 4. Marketing and Business Support

Promotion of Texas Corners is a major responsibility of the DDA to support and fund. Developing promotional marketing, supporting special events, and ensuring consistent branding of the Corners will continue to draw patrons to the area. The DDA typically spends around \$10,000 a year for marketing and promotions.

Public Act 57 of 2018 requires specific web-site content that is designed to not only ensure public awareness on how tax increment revenues are being spent but to promote the DDA district. Improvements to the DDA website will be reviewed as part of this Plan. Updates may include interactive mapping to assist with locating businesses within the district, lists of businesses organized by type so potential visitors are made aware of district offerings, and ensuring all of the requirements of Public Act 57 are met. Costs associated with developing and maintaining the website are anticipated to be approximately \$5,000 a year.



**Corners Coins accepted at local businesses and the Farmer's Market.**

To encourage new businesses within Texas Corners, the DDA intends to investigate and potentially fund a start-up assistance program. This may take the form of a low interest rate revolving loan fund, or a small start-up grant, or other incentives to encourage new businesses to the district. In addition, the DDA may consider a loan or grant program to assist existing businesses with property improvements. These potential projects are expected to begin small and may increase overtime. Initial funding will be limited to approximately \$10,000 a year. This could increase to \$20,000 a year if interest in the programs grow.

#### 5. Administration, Operation, and Maintenance

Expenses for the operation of the Authority, include such things as an annual audit, State required reports, budget management, membership dues, etc. In addition, ongoing maintenance of public improvements will be funded like upkeep of flags, banners, snow removal, lawn care, etc. The DDA is not anticipated to be responsible for the full cost of public improvement maintenance but will have some responsibilities within the District. DDA operations and maintenance costs average \$22,000 a year.

#### 6. Loan Repayment

The DDA borrowed funds from Texas Township to purchase property within the district. The location of this property is critical to access management for properties northeast of West Q Avenue and South 8<sup>th</sup> Street. The property provides an approach to redesigned Texas Drive, which is needed to disperse traffic from West Q Avenue. It is the intent of the DDA to sell this property to a developer with the assurance access management will be accomplished. Annual repayment costs total approximately \$14,000 a year. There are approximately eight years left on the loan unless the parcel is sold prior to full repayment.

#### 7. Sidewalk Construction Loan

Nonmotorized connectivity is a critical component of a vibrant downtown. To support pedestrian movement in the district, the DDA paid for a third of the costs to install sidewalks along West Q Avenue and South 8<sup>th</sup> Street. The remaining two-thirds was covered by the Township and property owners within the district. A special assessment district was established in 2016 with construction of the sidewalks completed in 2017. The DDA planned for 10 installments to cover their portion of this project; five of these installments will occur during the period of this amended Plan.

While not anticipated, opportunities may arise during the 20 year period of this Plan that the DDA may wish to take advantage of for the betterment of the district and which are permitted by Public Act 57 of 2018. These may include:

1. Construct, renovate, or repair a public or private building.
2. Implement an improvement to a public facility within the district to comply with the barrier free design requirements.
3. Develop and implement long-range plans designed to promote the economic growth of the downtown district.
4. Own or lease property.
5. Improve land for development.
6. Contract for broadband service and wireless technology service in the district.

### **H. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.**

The objectives of this Plan are to encourage new private sector development. However, no private sector development is immediately contemplated as a component of this Plan. It is expected that as the proposed

public sector projects outlined in the Plan are developed, additional private sector interest in the area will be generated, resulting in new private investment.

The buildout schedule for Texas Corners will be determined by the demand for private development. Infrastructure will be built on an as-needed basis, consistent with the vision of the Texas Corners Sub-Area Plan of the Township Master Plan, to support this development.

#### **I. Parts of the Development Area to be Left as Open Space and Contemplated Use.**

The projects proposed by the DDA are not anticipated to create or expand any open space in Texas Corners. However, the Texas Corners Sub-Area Plan of the Township Master Plan does envision new areas for open public spaces. As new developments are constructed by the private sector, the DDA will work with the Planning Commission and Township Board to encourage the incorporation of attractive landscaped areas and walking paths that will connect uses and provide green areas within the district.

#### **J. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, Or Lease to or from the Municipality and the Proposed Terms.**

The DDA may purchase property to facilitate redevelopment or use for public purposes, while encouraging compliance with an overall Plan. Under the guidance and direction of the Township Board, the DDA will assist in the disposal of surplus public property within the district. Disposition will occur through either a negotiated sale or a sealed bid process, as determined at the time by the DDA and the Township Board to be in the best interests of the Township.

#### **K. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.**

As this Plan progresses, the DDA, as a component of its development and redevelopment strategy, can recommend to the Planning Commission certain changes to the Master Plan and the Zoning Ordinance that affect properties within the district. It is not anticipated that zoning changes will occur to properties within the District as the current Corners Business District allows the mix of uses desired within Texas Corners.

However, amendments to the Corners Business District may occur to include additional design requirements or the use of alternative zoning regulations like a form-based code. Any amendments will be coordinated between the DDA, Township staff, the Planning Commission, and the Township Board according to State enabling acts and the adopted procedures of the Township. Additionally, any changes will occur in a manner that ensures appropriate future land uses within the district for the attainment of the goals as stated in this Plan.

New roads and walking paths are proposed as part of this Plan and will be built-out as necessary to support private development.

Roadway improvements to the district, gateway improvements, repaving, and other activities within the public right-of-way may require pavement removal, traffic modifications, and relocating, expanding, or burying existing utilities. Detailed design plans to be prepared as part of the implementation of this Plan may specify further utility or street changes. These design plans will be developed with the DDA and Township Board and will be approved by the Road Commission of Kalamazoo County when appropriate.

#### **L. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.**

The estimated cost to construct the public improvement projects described in this Plan is \$4,326,000. The DDA's share of those costs is un-

known at this time so the total amount is included. It is anticipated that the DDA share of these projects will be paid for with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the district, supplemented with grant funds as available.

It is anticipated that most projects will be financed on a “pay-as-you-go” basis using funds on-hand or accumulated from prior years’ captures. However, the DDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other available sources to facilitate completion of one or more of the improvement projects. Sources may include:

- Tax increment revenues
- Bond proceeds
- Interest on investments
- Donations received by the DDA
- Grants won
- Proceeds from any property, building or facility owned, leased, or sold by the DDA
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
- Moneys obtained from other sources approved by the Texas Charter Township Board of Trustees

The cost estimates for projects are rough estimates because construction or design drawings have not yet been prepared, and therefore have been based on preliminary concepts. A percentage has been factored into the estimates to cover contingencies and design costs. The costs are estimated in current dollars with 1.65 percent annual interest.

**M. Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken if that Information is Available to the Authority.**

All public improvement projects undertaken as part of this Plan will remain in public ownership for the public benefit. However, the DDA may consider property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

**N. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon its Completion, if There is no Expressed or Implied Agreement between the Authority and Persons, Natural or Corporate, that all or a Portion of the Development will be Leased, Sold, or Conveyed to Those Persons.**

The Authority may purchase and then sell or otherwise directly convey any DDA-owned sites, or alternately may retain the sites for public purposes. Once the DDA purchases, receives a donation, acquires or otherwise comes to own property in the district, it will adopt appropriate procedures for the management and disposition of the property at a regularly scheduled public meeting of the Authority. All DDA conveyance and disposition procedures shall be developed in compliance with Public Act 57 of 2018 and all other Federal, State, and local regulations.

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

**O. Estimates of the Number of Persons Residing in the Development Area.**

As of December 2020, there were 15 housing units within the district. The average household size in Texas Township is 2.81 persons, for an estimate of 42 persons currently living in Texas Corners.

In addition to the developed units noted above, there are also 38 existing vacant lots that are available for construction. Also, a new multi-family project is currently under construction within and adjacent to the district. Approximately 58 units of this development are within the district. Based only on these pending units, an additional 270 persons may eventually live in Texas Corners. However, as new residential and mixed-use projects occur, this number will increase.

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

As there are currently fewer than 100 persons living in the district, no Development Area Citizen’s Council is required, in accordance with Public Act 57 of 2018.

**P. Condemnation of Property.**

This section is not applicable. The Authority does not intend to condemn property in conjunction with this Plan. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan, the Authority will submit to the Township Board an acquisition and relocation plan consistent with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

**Q. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, in accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.**

As stated, the DDA does not intend to condemn property in conjunction with this Plan. However, if the condemnation of property is necessary to meet the objectives of this Plan the Authority will submit to the Township Board acquisition and relocation plan consistent with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

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

If the condemnation of property is necessary to meet the objectives of this plan the Authority will submit to the Township Board an acquisition and relocation plan consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.



Examples of new construction within the DDA District.

## PART III: TAX INCREMENT FINANCING PLAN

### A. Purpose of the Tax Increment Financing Plan.

Texas Charter Township DDA, created April 28, 2000, was established to promote and enhance economic development initiatives in the Township's downtown area, commonly known as Texas Corners. To accomplish a number of goals, such as to increase property tax valuation and facilitate the overall economic growth of its business district, the DDA and the Township Board deemed it beneficial and necessary to create and provide for the operation of a tax increment financing (TIF) program under the provisions of Public Act 197 of 1975 and more recently Public Act 57 of 2018.

The DDA has determined that a Tax Increment Financing Plan ("TIF Plan") is necessary to achieve the purposes of the Act and is authorized to prepare and submit said Plan to the Township Board of Trustees. The TIF Plan includes the preceding Development Plan, and a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

### B. Explanation of the Tax Increment Procedure.

As provided in Public Act 57 of 2018, tax increment financing is a tool for the support of designated development areas within a DDA boundary. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are "captured" and utilized by the DDA to finance public improvements and other economic development activities within

the designated district. This process supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the Township Board who must adopt the plans by ordinance. As described above, the plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These Plans may be amended in the future to reflect changes desired by the DDA. All amendments must follow the procedures of the Act.

Captured assessed value is defined in the Act as the amount, in any one year, by which the current assessed value of the district exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the district at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the Township.

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

For this Plan, the initial assessed value is the total State Equalized Value (SEV) for all real and personal property in the district as of the initial creation of the DDA in 2000. A list of the properties in district is included in Appendix of this Plan. Only a portion of the district is within the taxing jurisdiction of the Portage Library. For all other taxing entities, the entire district is within their jurisdiction.

The applicable tax levy for tax increment purposes in the DDA district will be the available millage levied by the eligible taxing jurisdictions. The tax levy of all applicable jurisdictions listed in Table 3 for 2020 is 10.5024

mills for most of the district, with an additional 1.4959 mills for those properties located within the Portage Library District.

Under this TIF plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA. The tax increment revenues will be expended in the manner as set forth in this Plan. Estimates of the projected growth in taxable value, the revenue captured by taxing jurisdictions and the tax increment revenues to be received by the DDA are included in Table 4.

**Table 3: Applicable Millage Summary**

Taxing Jurisdiction	Projected Captured Millage Rate (2020)
Kalamazoo County Operating	4.6608
County Public Safety	1.4409
County Seniors	0.3484
County Housing	0.0993
Central County Transportation Authority (CCTA)	0.3131
Kalamazoo Valley Community College (KVCC)	2.7970
Portage Library	1.4959
Texas Township	0.8429

**Note:** Rates are per \$1,000.00 of taxable value.

## C. Estimate of Tax Increment Revenues

Table 4 is a schedule of estimated dollar amounts of captured taxable values and tax increment revenues to be realized from increases in real and personal property values in the development area for the next 20 years. The estimates were derived from historical trends of captured tax revenue within the district shown in equal amounts over each of the 20 years. Understandably, that is not how the buildout will take place, but it is impossible to know exactly when private development will occur. Table 4 also provides estimates of the tax increment revenues to be accrued by the TIF. All figures in Table 4, shown on the following page, are rounded to the nearest dollar.

Additional increases in the assessed valuation for the district and consequent tax increment revenues may result from new construction, expansion, rehabilitation, or further appreciation of property values not anticipated by this Plan. If such increases occur, the tax increment revenues will be spent according to this Plan.

## D. Expenditure of Tax Increment Revenues

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements and services for the district are outlined in Table 1 of the Development Plan. Cost estimates shown are estimates only based solely upon current expected costs for the projects, with calculated inflation for public improvements. The cost estimates for public improvements consider fees for design, preparation of construction drawings, and other contingencies.

As can be seen, the anticipated project costs of approximately \$5.6 million exceeds the expected tax increment revenues. The DDA will evaluate district needs and prioritize projects throughout the life of this Plan. If there are additional tax increment revenues beyond those projected, they will be used to continue to fund the projects outlined in the Development Plan and may include additional projects per the requirements of Public Act 57 of 2018 as follows on page 20:

**Table 4: Estimated Tax Increment Revenue Projection**

Entire DDA District							Properties within Portage Library District**		Total Captured Revenue for DDA
	New Taxable Value	Kzoo County	KVCC	CCTA	Texas Twp	Captured Revenue	New Taxable Value	Portage Library	
Millage Rate		0.0065494	0.002797	0.0003131	0.0008429			0.0014959	
Base Year 1999	\$1,883,992								
2020 Captured Taxable Value*	\$11,866,643	\$77,719	\$33,191	\$3,715	\$10,002	\$124,628	\$1,552,541	\$2,322	\$126,951
2021	\$12,342,007	\$80,833	\$34,521	\$3,864	\$10,403	\$129,621	\$1,623,846	\$2,429	\$132,050
2022	\$12,817,371	\$83,946	\$35,850	\$4,013	\$10,804	\$134,613	\$1,695,151	\$2,536	\$137,149
2023	\$13,292,735	\$87,059	\$37,180	\$4,162	\$11,204	\$139,606	\$1,766,456	\$2,642	\$142,248
2024	\$13,768,099	\$90,173	\$38,509	\$4,311	\$11,605	\$144,598	\$1,837,761	\$2,749	\$147,347
2025	\$14,243,463	\$93,286	\$39,839	\$4,460	\$12,006	\$149,591	\$1,909,066	\$2,856	\$152,446
2026	\$14,718,827	\$96,399	\$41,169	\$4,608	\$12,406	\$154,583	\$1,980,371	\$2,962	\$157,545
2027	\$15,194,191	\$99,513	\$42,498	\$4,757	\$12,807	\$159,575	\$2,051,676	\$3,069	\$162,645
2028	\$15,669,555	\$102,626	\$43,828	\$4,906	\$13,208	\$164,568	\$2,122,981	\$3,176	\$167,744
2029	\$16,144,919	\$105,740	\$45,157	\$5,055	\$13,609	\$169,560	\$2,194,286	\$3,282	\$172,843
2030	\$16,620,283	\$108,853	\$46,487	\$5,204	\$14,009	\$174,553	\$2,265,591	\$3,389	\$177,942
2031	\$17,095,647	\$111,966	\$47,817	\$5,353	\$14,410	\$179,545	\$2,336,896	\$3,496	\$183,041
2032	\$17,571,011	\$115,080	\$49,146	\$5,501	\$14,811	\$184,538	\$2,408,201	\$3,602	\$188,140
2033	\$18,046,375	\$118,193	\$50,476	\$5,650	\$15,211	\$189,530	\$2,479,506	\$3,709	\$193,239
2034	\$18,521,739	\$121,306	\$51,805	\$5,799	\$15,612	\$194,523	\$2,550,811	\$3,816	\$198,338
2035	\$18,997,103	\$124,420	\$53,135	\$5,948	\$16,013	\$199,515	\$2,622,116	\$3,922	\$203,438
2036	\$19,472,467	\$127,533	\$54,464	\$6,097	\$16,413	\$204,508	\$2,693,421	\$4,029	\$208,537
2037	\$19,947,831	\$130,646	\$55,794	\$6,246	\$16,814	\$209,500	\$2,764,726	\$4,136	\$213,636
2038	\$20,423,195	\$133,760	\$57,124	\$6,395	\$17,215	\$214,493	\$2,836,031	\$4,242	\$218,735
2039	\$20,898,559	\$136,873	\$58,453	\$6,543	\$17,615	\$219,485	\$2,907,336	\$4,349	\$223,834
2040	\$21,373,923	\$139,986	\$59,783	\$6,692	\$18,016	\$224,477	\$2,978,641	\$4,456	\$228,933
		\$2,285,911	\$976,226	\$109,280	\$294,194	\$3,665,610		\$71,171	\$3,736,781

\* Taxable value increase of \$11,053,852 between 1990 and 2020, calculates to an annual increase of \$526,374.

\*\*Properties in PLD comprise approximately 15% of the DDA, which is an annual increase of \$78,956.

- The principal, interest and reserve payments required for any bonded indebtedness to be incurred in its behalf of for purposes provided in the Development Plan.
- Cash payments for initiating and completing any improvements or activity called for in the Development Plan.
- Any annual operating deficits that the DDA may incur from acquired and/or leased property in the district.
- Interest payments on any sums that the DDA should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan, after approval by the Township Board.
- Payments required to establish and maintain a capital replacement reserve.
- Payments required to establish and maintain a capital expenditure reserve.
- Payments required to establish and maintain any required sinking fund.
- Payment to support the costs of any additional improvements to the district that are determined necessary by the DDA and approved by the Township Board.
- Any administrative expenditures required to meet the cost of operation of the DDA and to repay any cash advances that were provided by Texas Charter Township. The estimated administrative budget of the DDA is set forth in the Development Plan.

Should the tax increment revenues be less than projected, the DDA may choose to:

- Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.

- Implement public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources.
- Amend the Development Plan and/or Tax Increment Financing Plan to allow for alternative projects and funding.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modifications are necessary to facility the Development Plan and is permitted under the terms of any outstanding indebtedness.

#### **E. Maximum Amount of Bonded Indebtedness to be Incurred.**

The DDA may incur bonded indebtedness but has not determined the amount at this time. Bonds serving costs will be taken into account before any borrowing. Most improvements will be implemented on a “pay-as-you-go” basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year and held in reserve to allocate for projects.

Revenues to support the costs of the Development Plan shall be derived from any of the following sources, or from a combination of these sources:

- Cash
- The issuance of one or more series of revenue bonds during the period of this Plan when development activities are to be initiated and completed within this time period.
- Funds borrowed from Texas Charter Township at rates and terms to be agreed upon by both the DDA and the Township Board.
- Funds borrowed from the State of Michigan at rates and terms to be agreed upon.

Whichever of the financing mechanisms used, the realized tax collections generated by the “captured assessed value” must be adequate to provide for payment of principal and interest on such revenue bonds or borrowed funds. For the purposes of this Plan, the amounts of bonded indebtedness or indebtedness to be incurred by the DDA shall be determined by the Township Board upon the recommendations of the DDA.

## **F. Duration of the Program.**

The duration of this TIF Plan shall be for 20 years, commencing upon approval by the Township Board in 2021. This Plan will expire with the collection of taxes due in December 2040, unless it is amended to extend or shorten its duration.

## **G. Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions In which the Development Area is located.**

The overall impact of the Development Plan is to generate increased economic activity in the development area, Texas Charter Township, and Kalamazoo County. This increase in activity will, in turn, generate additional tax revenue through increases in assessed valuations of real and personal property and from increases in personal income due to new employment within the district.

The maximum effect of this Plan on the taxing jurisdictions in which the district is located is that the taxable value upon which taxes were levied at the original adoption of the TIF Plan will remain constant over the life of this Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Table 4.

Of course, at the expiration of this TIF Plan, all taxing jurisdictions will benefit substantially from new private development and from a tax base that has been stabilized and enhanced as a result of the Development Plan.

## **H. Reports.**

The DDA shall submit annually to the Township Board a report on the status of the tax increment financial account. Such report shall comply with the requirements of Public Act 57 of 2018. In addition, such report shall be prepared and submitted to the Township Treasurer no later than May 31 of each year.

## **I. Budgets.**

In addition to any budget set forth in this Plan, the DDA shall prepare and submit to the Township Board for approval, an annual budget for the operation of the Authority. The budget shall be prepared in the manner and contain the information required by the Township Board. Before the budget may be adopted by the DDA, it shall be approved by the Township Board. Funds of the Township shall not be included in the budget of the DDA except those funds authorized in the Act or by the Township Board.

## **J. Published Records.**

All expense items of the Authority shall be publicized and the financial records shall always be open to the public.



Landmark Texas Corners building that is more than 100 years old.

## Appendix:

Map A: DDA District Boundary

Map B: DDA District Legal Description

Map C: DDA District Land Use

Map D: DDA Projects

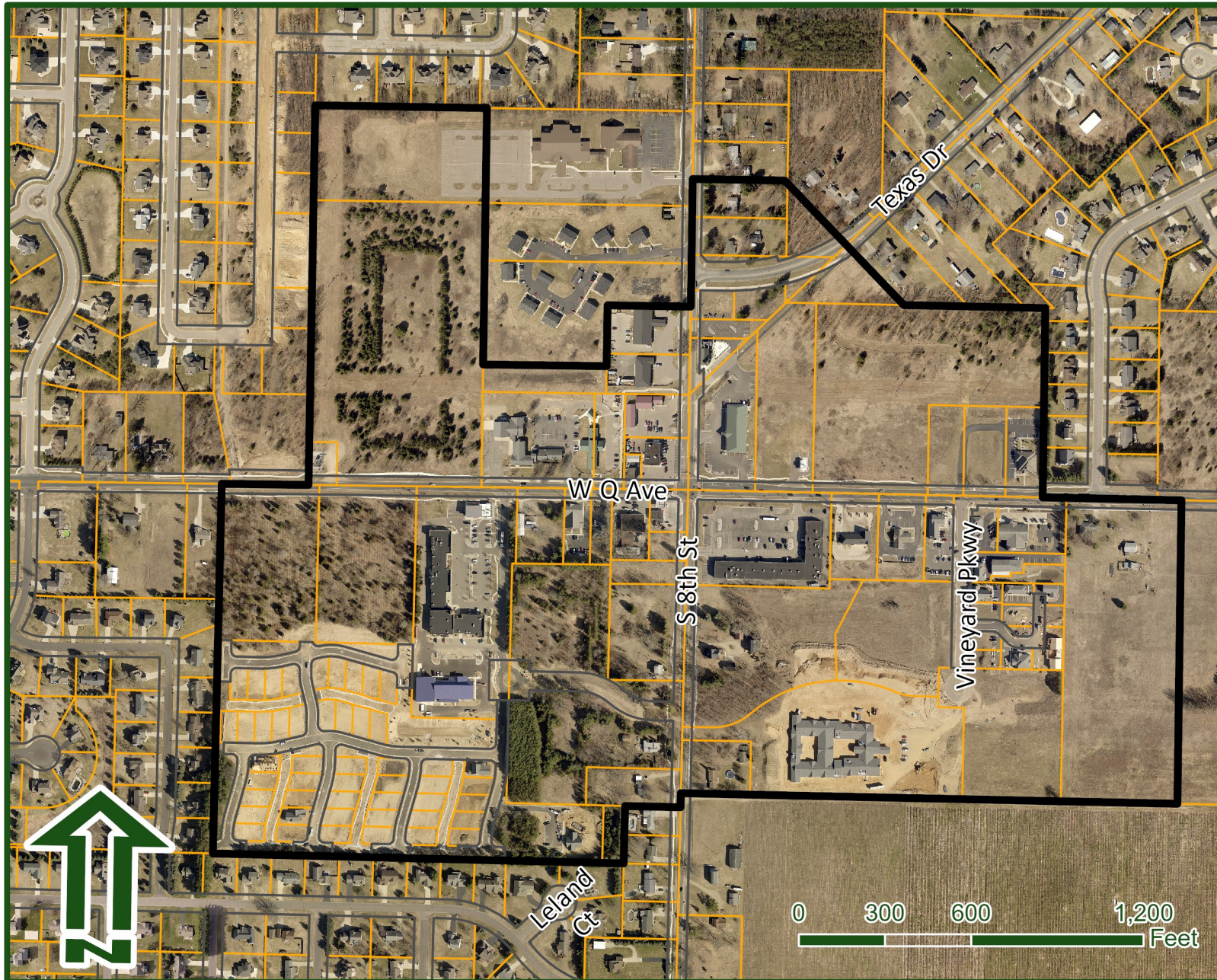
List of District Properties

Summary of Base Year Taxable Values

Resolution and Ordinance of 2021 Extension

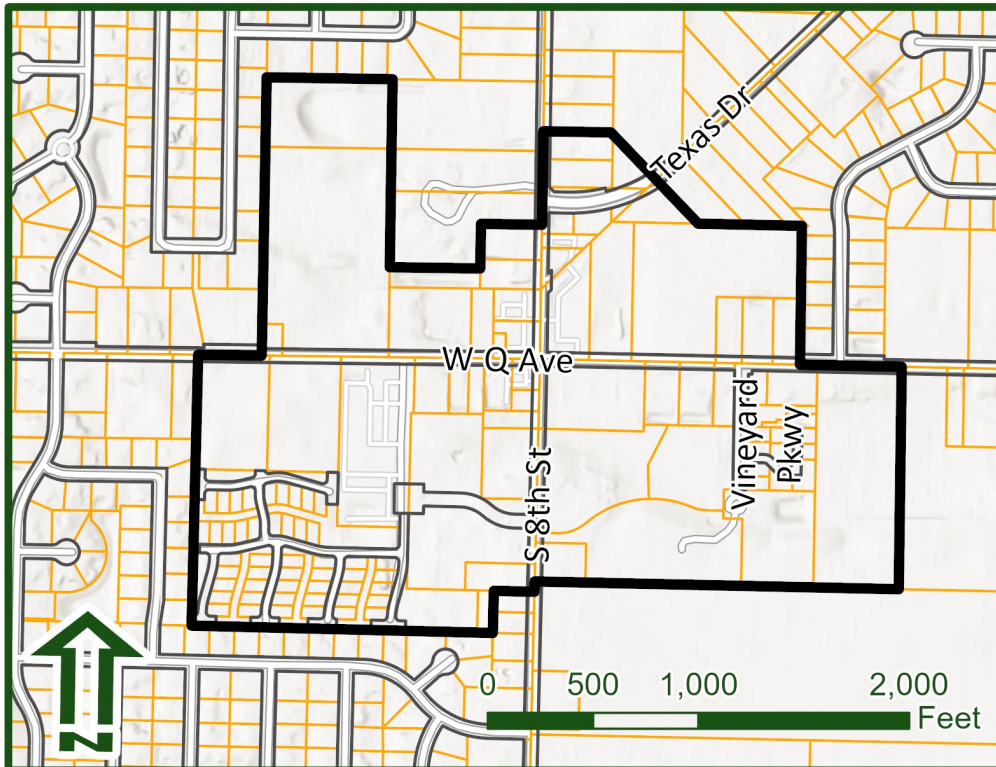
Resolution and Ordinance of 2000 Creation

# TEXAS CHARTER TOWNSHIP DDA: 2018 AERIAL IMAGERY



-  DDA Boundary
-  Rights-of-Way
-  Parcels

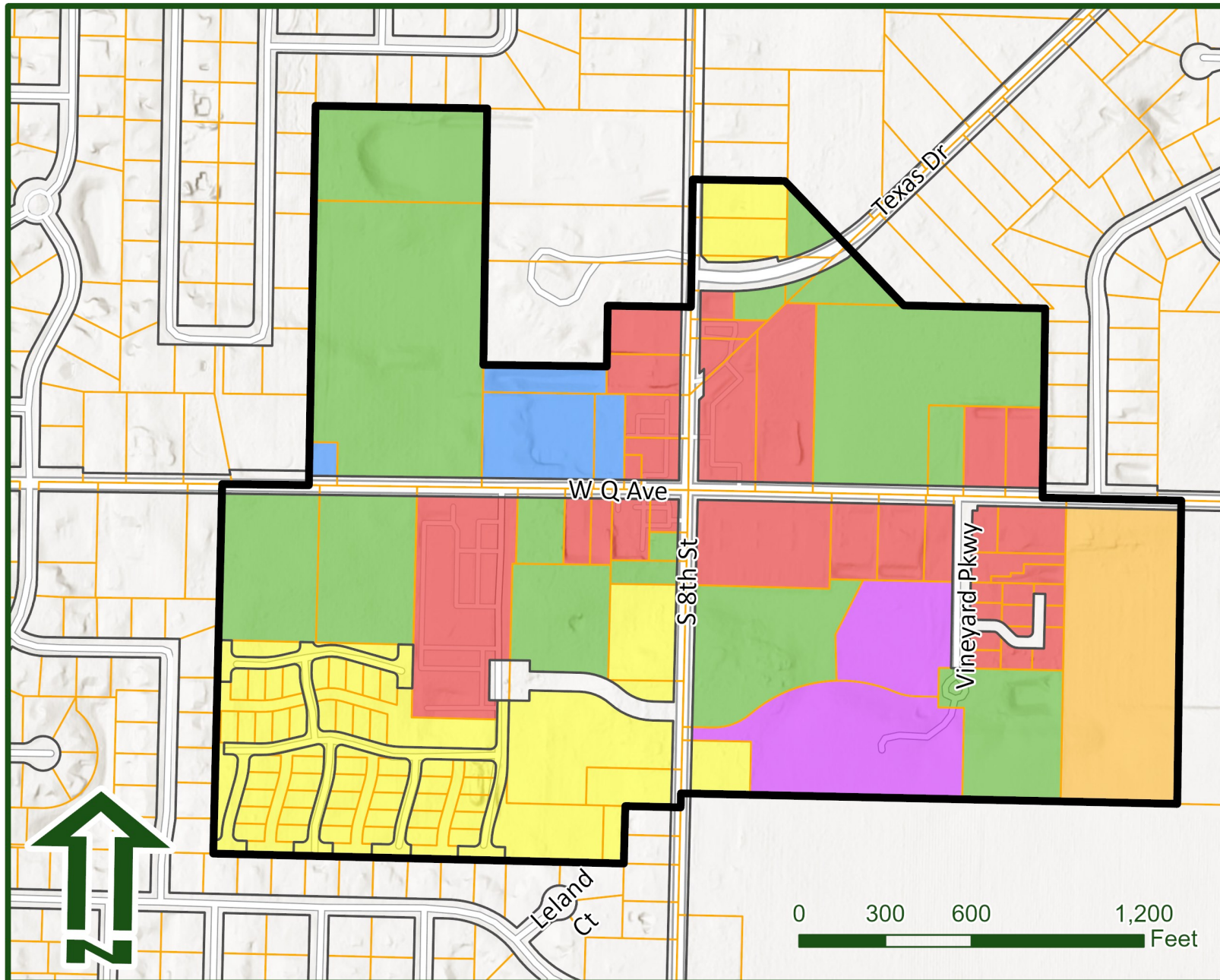
# TEXAS CHARTER TOWNSHIP DDA: LEGAL DESCRIPTION AND BOUNDARY



- DDA Boundary
- Rights-of-Way
- Parcels

Part of Section; 14, 15, 22 & 23, T. 3 S., R. 12 W., Texas Township. Kalamazoo County, Michigan described as: Commencing of the Northwest corner of said Section 23, said point also being the intersection of "Q" Avenue and 8th Street; thence East along the Section line common to Sections 14 & 23, 1,316.68 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 23 and the place of beginning of the land hereinafter described; thence South along said East line, 878.00 feet thence West parallel with the North line of said Section, 1,287.29 feet to the East right-of-way line of 8th Street thence South along said East right-of-way line to a point 793.32 feet South and 3300 feet East of the Northwest corner of Section 23 as measured at right angles to the West line of said Section 23; thence West at right angles to the Section line common to Sections 23 & 22. and entering into Section 22. 330.00 feet thence South parallel with the East line of Section 22, 132.00 feet thence East 137.00 feet; thence South parallel with the East line of Section 22, 200.00 feet to the North line of Texas Heights, as recorded in Liber 39 of Plats and Page 3, Kalamazoo County Records: thence West along the North line of said Plat 751.56 feet thence North parallel with the East line of Section 22, 1,261.47 feet to the South right-of-way line of "Q" Avenue; thence West along said South right-of-way line to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15 extended South to the Southerly right-of-way line of "Q" Avenue; thence North along said West line to a point 330.00 feet South of the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence East parallel with the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 15 to a point 720.00 feet West of the East line of said Section 15; thence South parallel with the East line of said Section 15 to a point 330.00 feet North of the South line of said Section 15; thence East parallel with said East line of said Section 15 to a point 290.00 feet West of the East line of said Section 15; thence North parallel with said East line, 307.66 feet; thence East parallel with the South line of said Section 15. 257.00 feet to the West right-of-way line of 8th Street; thence North along said West right-of-way line to a point 816.75 feet North and 33.00 feet West of the Southeast corner of said Section 15 as measured at right angles to the East line of said Section 15; thence East at right angles to the Section line common to Sections 15 & 14 and entering into Section 14, 253.00 feet; thence South parallel with the West line of Section 14, 222.75 feet thence East to the Westerly right-of-way line of Texas Drive, thence Northeasterly along said Westerly right-of-way line to the North line of the South 1/2 at the South 1/2 of the Southwest 1/4 of said Section 14; thence East along said North line to a point 1,397.26 feet Westerly, of the North and South 1/4 line of said Section 14; thence South parallel with the West line of said Section 14, 608.73 feet to a point 50.00 feet North of the South line of said Section 14, said point being on the North right-of-way line of "Q" Avenue; thence East along said North right-of-way line to the East line of the Northwest 1/4 of the Northwest 1/4 of Section 23 extended North; thence South along said East line, 50.00 feet to the place of beginning.

# TEXAS CHARTER TOWNSHIP DDA: EXISTING LAND USES



DDA Boundary

Rights-of-Way

Parcels

*Existing Land Uses*

Single-Family Residential

Multi-Family Residential

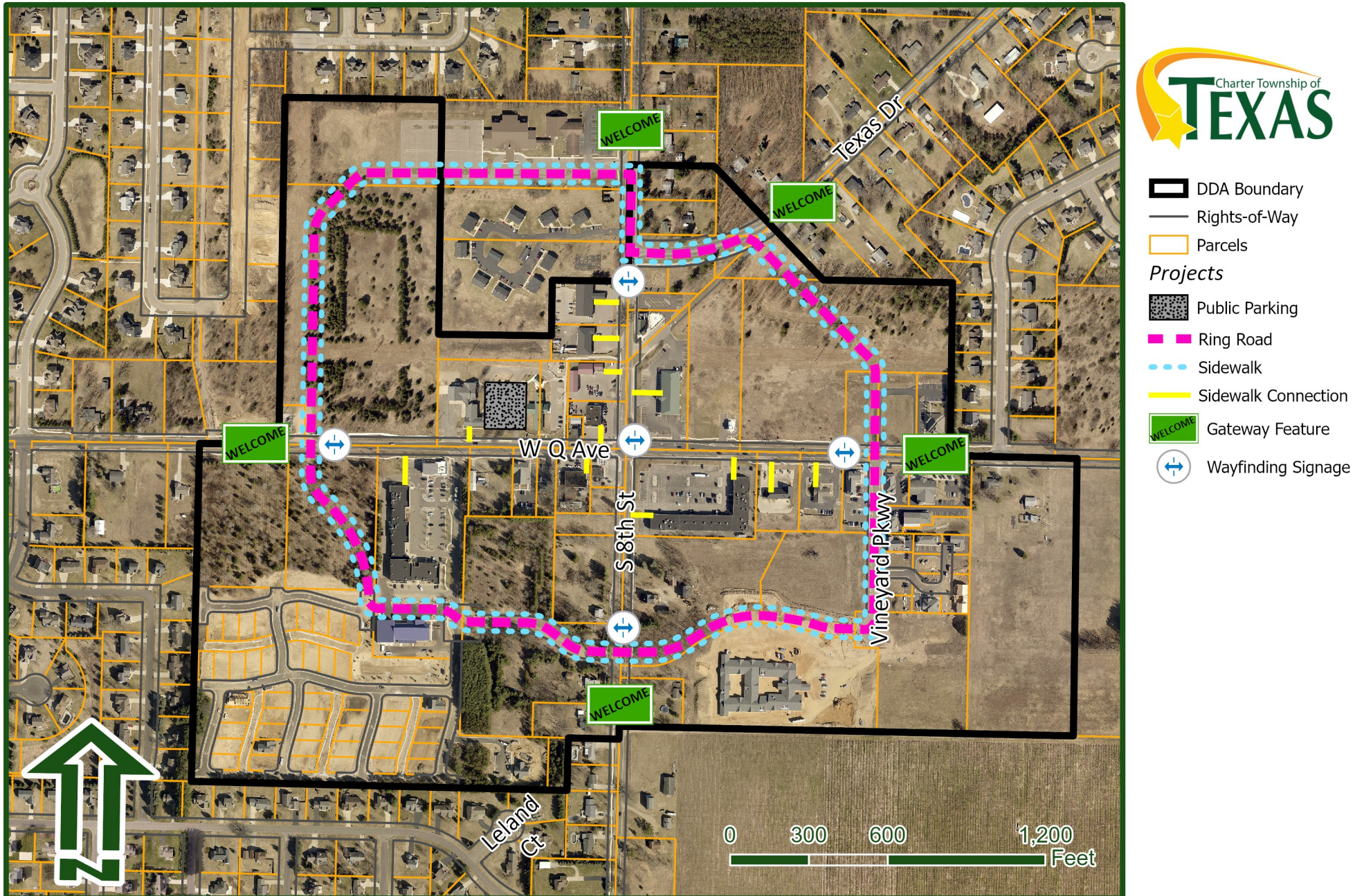
Healthcare/Medical

Commercial/Office

Government/Public

Vacant

# TEXAS CHARTER TOWNSHIP DDA: PROSPECTIVE INFRASTRUCTURE PROJECTS



09-14-351-040 MILLER THOMAS & SHARON 7787 S 8TH ST KALAMAZOO MI 49009-9796	09-14-351-050 PETERSON RICHARD TRUST 7355 S 10TH ST KALAMAZOO MI 49009	09-14-351-062 TEXAS CHARTER TOWNSHIP 7110 WEST Q AVE KALAMAZOO MI 49009	09-22-226-021 BAKER MOILES & SMITH LLC TEXAS CORNERS ANIMAL HOSP 6039 S WESTNEDGE AVE PORTAGE MI 49002	09-22-226-029 BAKER MOILES & SMITH LLC BEST LITTLE HAIR HOUSE 6039 SOUTH WESTNEDGE AVE PORTAGE MI 49002	09-22-226-031 SOLLA SOLLEW MANAGEMENT LLC 7234 S 8TH ST KALAMAZOO MI 49009
09-14-351-064 SCHULTZ WILLIAM & ANDREW 60139 CR 652 MATTAWAN MI 49071	09-14-351-070 APPLE BLOSSOM WINERY PROP LLC 60139 CR 652 MATTAWAN MI 49071	09-14-351-080 APPLE BLOSSOM WINERY PROP LLC 60139 CR 652 MATTAWAN MI 49071	09-22-226-042 KIMI & COMPANY 7019 W Q AVE KALAMAZOO MI 49009 9705	09-22-226-047 LONE STAR CORNER LLC 750 TRADE CENTRE WAY STE 100 PORTAGE MI 49002	09-22-226-060 LONE STAR CORNER LLC 750 TRADE CENTRE WAY STE 100 PORTAGE MI 49002
09-14-351-090 APPLE BLOSSOM WINERY PROP LLC 60139 CR 652 MATTAWAN MI 49071	09-14-351-100 DAVIS KIM 6820 TEXAS DR KALAMAZOO MI 49009-9795	09-14-360-011 HOOGLAND FAMILY FOUNDATION 1022 E ADAMS SPRINGFIELD IL 62703	09-22-226-081 HARTWIG HOLLY & SPEIER JOHN 8180 S 8TH ST KALAMAZOO MI 49009 9726	09-22-226-101 HARTWIG HOLLY & SPEIER JOHN 8180 S 8TH ST KALAMAZOO MI 49009-9726	09-22-230-010 SCHROEDER DARLENE & ELMER 8210 S 8TH ST KALAMAZOO MI 49009-9726
09-14-360-015 MAIN ST PROPERTY LLC 1332 W MICHIGAN AVE KALAMAZOO MI 49006	09-14-360-017 TEXAS COMMONS LLC 3027 WOODHAMS AVE PORTAGE MI 49002	09-14-360-021 DDA TEXAS TOWNSHIP 7110 WEST Q AVE KALAMAZOO MI 49009	09-22-230-021 BARNUM KIMBERLY & TOM TRUST 8230 S 8TH ST KALAMAZOO MI 49009-9726	09-22-240-001 THIRTLE ELIZABETH 8186 SHOOTING STAR LANE KALAMAZOO MI 49009	09-22-240-002 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009
09-14-360-140 TEXAS COMMONS LLC 3027 WOODHAMS AVE PORTAGE MI 49002	09-14-360-150 HELPING DREAMS LLC 5842 WHIPPOORWILL KALAMAZOO MI 49009	09-14-360-160 GRISWOLD PROPERTIES LLC 3576 CLOVERLEAF LANE PORTAGE MI 49024	09-22-240-003 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-004 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-005 SHUGARS DANIEL TRUST 8232 SHOOTING STAR LANE KALAMAZOO MI 49009
09-15-476-011 TEXAS CORNERS BIBLE CHURCH 7780 S 8TH ST KALAMAZOO MI 49009 9796	09-15-476-015 VERLEGER RONALD & DOROTHY TRUST 26789 63RD AVE LAWTON MI 49065	09-15-476-020 CONSUMERS ENERGY EP 10 - PROPERTY TAX ONE ENERGY PLAZA JACKSON MI 49201-9938	09-22-240-006 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-007 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-008 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009
09-15-476-030 TEXAS CHARTER TOWNSHIP TOWNSHIP HALL & FIRE 7110 W Q AVE KALAMAZOO MI 49009 9705	09-15-476-040 TEXAS CHARTER TOWNSHIP TOWNSHIP HALL & FIRE 7110 W Q AVE KALAMAZOO MI 49009 9705	09-15-476-050 KERWIN GRACE A REVOC TRUST 7376 W RS AVE SCHOOLCRAFT MI 49087	09-22-240-009 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-010 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-011 TRUELOVE ANTHONY & DENA 8400 BAINBRIDGE MATTAWAN MI 49071-
09-15-476-060 TEXAS OPPORTUNITIES LLC 7234 S 8TH ST KALAMAZOO MI 49009	09-15-476-070 KLH CUSTOM HOMES LLC 7569 SOUTH 8TH ST KALAMAZOO MI 49009	09-15-476-087 KAL COUNTY ROAD COMM 3801 KILGORE RD PORTAGE MI 49002	09-22-240-012 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-013 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-014 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009
09-15-476-092 ALLIE ELISE & LOPEZ ANDREA 6781 W Q AVE KALAMAZOO MI 49009	09-15-476-096 LODE REAL ESTATE LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-201-017 SIMPSON JOHN BROOKS & CAROL 6439 CYPRESS PORTAGE MI 49024	09-22-240-015 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-016 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-017 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009
09-22-226-006 SIMPSON JOHN BROOKS & CAROL 6439 CYPRESS PORTAGE MI 49024	09-22-226-007 DSG OPPORTUNITIES LLC 7234 S 8TH ST KALAMAZOO MI 49009	09-22-226-010 SPEIER JOHN & HARTWIG HOLLY 8180 SOUTH 8TH ST KALAMAZOO MI 49009	09-22-240-018 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-019 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-020 CAVANAUGH WAYNE & CHERYL TRUST 8239 SWITCH GRASS RIDGE KALAMAZOO MI 49009

09-22-240-021 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-022 DSG OPPORTUNITIES LLC 7234 S 8TH ST KALAMAZOO MI 49009	09-22-240-023 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-101-021 JEPKEMA TREVOR & MICHELE 8159 S 8TH ST KALAMAZOO MI 49009-9726	09-23-101-022 ADVIA CREDIT UNION ACCT PAYABLE DEPT 550 S RIVERVIEW DR PARCHMENT MI 49004	09-23-101-031 VINEYARD REAL ESTATE LLC 14661 HELMER RD SOUTH BATTLE CREEK MI 49015
09-22-240-024 RAEDY JULIE TRUST 8228 SWITCH GRASS RIDGE KALAMAZOO MI 49009	09-22-240-025 GROENDYK DAVID & SHARON 7234 SOUTH 8TH ST KALAMAZOO MI 49009	09-22-240-026 LOEKS LARRY & LORRIE TRUST 8193 THIMBLEWEED TRAIL KALAMAZOO MI 49009	09-23-101-052 BRONSON HEALTHCARE GROUP ACCOUNTS PAYABLE PO BOX 4001 KALAMAZOO MI 49003-4001	09-23-101-055 BRONSON HEALTHCARE GROUP ACCOUNTS PAYABLE PO BOX 4001 KALAMAZOO MI 49003-4001	09-23-101-059 HAMMING RICHARD & DEBRA TRUST 347 PEPPER DR MATTAWAN MI 49071
09-22-240-027 KLEIN MARY JANE 8207 THIMBLEWEED TRAIL KALAMAZOO MI 49009	09-22-240-028 ICKES LINDA & PAUL 8219 THIMBLEWEED TRAIL KALAMAZOO MI 49009	09-22-240-029 SCIUCA DAN & MONICA 1659 TRAIL RIDGE AVE PORTAGE MI 49024	09-23-101-060 VINEYARD PKWY PROP LLC 6781 WEST Q AVE KALAMAZOO MI 49009	09-23-115-001 SR BOSCH & ASSOCIATES LLC 8065 VINEYARD PKWY KALAMAZOO MI 49009	09-23-115-002 LOBO DEVELOPMENT 6781 WEST Q AVE KALAMAZOO MI 49009
09-22-240-030 COOK THERESA 8241 THIMBLEWEED TRAIL KALAMAZOO MI 49009	09-22-240-031 CLLH LLC 6781 WEST Q AVE KALAMAZOO MI 49009	09-22-240-032 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-115-003 GT2RS VENTURE LLC 7860 CROOKED COVE ST KALAMAZOO MI 49009	09-23-115-004 GT2RS VENTURE LLC 7860 CROOKED COVE ST KALAMAZOO MI 49009	09-23-115-005 VINEYARD PARKWAY PROPERTIES LLC 6781 WEST Q AVE KALAMAZOO MI 49009
09-22-240-033 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-034 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-035 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-115-006 LOSURE KEN & ANDREA 9089 PQ AVE MATTAWAN MI 49071	09-23-115-007 WILLIAM AUSTIN PROP LLC 8339 LEELANAU ST KALAMAZOO MI 49009	09-23-115-008 VINEYARD PARKWAY PROP LLC 6781 WEST Q AVE KALAMAZOO MI 49009
09-22-240-036 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-037 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-038 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-115-009 MOILES PROPERTIES II LLC 6039 SOUTH WESTNEDGE AVE PORTAGE MI 49002	09-23-115-012 Q AVE SOUTH DEVELOPMENT LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-115-013 K & S OPPORTUNITIES LLC 3111 SWEET WILLIAM SCHOOLCRAFT MI 49087
09-22-240-039 VISSER DANIEL & SUE TRUST 7300 INDIGO WAY KALAMAZOO MI 49009	09-22-240-040 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-041 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-115-014 K & S OPPORTUNITIES LLC 3111 SWEET WILLIAM SCHOOLCRAFT MI 49087	09-23-115-110 MOILES PROPERTIES II LLC 6039 S WESTNEDGE PORTAGE MI 49002	09-23-115-990 Q AVENUE SOUTH DEVELOPMENT LLC 6781 WEST Q AVE KALAMAZOO MI 49009
09-22-240-042 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-043 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-044 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-23-126-010 REDWOOD KALAMAZOO W Q AVE P1 LLC 7007 E PLEASANT VALLEY RD INDEPENDENCE OH 44131	09-90-000-005 BASIL INC/GUSTO 6997 W Q AVE KALAMAZOO MI 49009	09-90-000-008 SURA RESTURANT 6909 W Q AVENUE KALAMAZOO MI 49009
09-22-240-045 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-046 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-22-240-047 CLLH LLC 6781 W Q AVE KALAMAZOO MI 49009	09-90-000-058 INNOVATIVE EYE CARE ALEXANDRA COPELAND OD PLLC 7161 W Q AVE KALAMAZOO MI 49009	09-90-000-069 LAFAYETTE CREAMERY CHARLES YBEMA 7933 S 8TH ST KALAMAZOO MI 49009	09-90-000-071 DOLGENCORP LLC DBA DOLLAR GENERAL #21529 CORPORATE TAX CONSULTING INC PO BOX 503410 INDIANAPOLIS IN 46256-3410
09-22-240-048 TULLOCK LIVING TRUST 7293 COREOPSIS COVE KALAMAZOO MI 49009	09-23-101-012 VENTURE 8 LLC 6869 EAST MN AVE KALAMAZOO MI 49048	09-23-101-013 PEK INVESTMENTS LLC 18453 STONERIDGE CT NORTHVILLE MI 48168	09-90-000-260 KIWI & COMPANY 7019 W Q AVE KALAMAZOO MI 49009 9705	09-90-000-320 TEXAS CORNER MARKET INC 4514 WEST MAIN ST KALAMAZOO MI 49006	09-90-000-650 LEAF CAPITAL FUNDING LLC 2005 MARKET ST FL 14 PHILADELPHIA PA 19103

09-90-000-741 TIMEPAYMENT CORP 1600 DISTRICT AVE STE 200 BURLINGTON MA 01803	09-90-000-750 VCA TEXAS CORNERS ANIMAL HOSPITAL VCA ANIMAL HOSPITALS INC 12401 W OLYMPIC BLVD LOS ANGELES CA 90064	09-90-000-755 HESKA CORP 3760 ROCKY MOUNTAIN AVE LOVELAND CO 80538	09-90-100-394 SR BOSCH & ASSOCIATES LLC 8065 VINEYARD PKWY KALAMAZOO MI 49009	09-90-100-396 MATTAWAN DENTAL PLC DBA TEXAS CORNERS DENTAL 6780 W Q AVE KALAMAZOO MI 49009	09-90-100-399 BISSELL RENTAL, LLC COMPREHENSIVE PROPERTY TAX PO BOX 531807 LIVONIA MI 48153
09-90-000-760 TEXAS HUNAN GARDENS LLC 5059 W MAIN ST KALAMAZOO MI 49009	09-90-100-085 HEALTH FOR WEALTH YOGA 7169 W Q AVE KALAMAZOO MI 49009	09-90-100-110 APPLE BLOSSOM WINERY PROP LLC 60139 CR 652 MATTAWAN MI 49071	09-90-100-399 ACE HARDWARE 7129 WEST Q AVE KALAMAZOO MI 49009	09-90-100-400 K & S OPPORTUNITIES LLC 6775 WEST Q AVE KALAMAZOO MI 49009	09-90-100-401 MCYNTRE LAW OFFICES 6967 W Q AVE KALAMAZOO MI 49009
09-90-100-111 HUNGRY HOWIES PO BOX 185 OSHTMO MI 49077-0185	09-90-100-150 DELOOF CONSTRUCTION INC 6781 WEST Q AVE KALAMAZOO MI 49009	09-90-100-160 KERWIN ELECTRIC INC 7930 S 8TH ST KALAMAZOO MI 49009 8955	09-90-100-403 SNL INC FLETCHERS PUB 6946 W Q AVE. KALAMAZOO MI 49009	09-90-100-405 BOLD HOUZ ENTERPRISES INC VII 6915 W Q AVE KALAMAZOO MI 49009	09-90-100-408 KHOORY REALTORS 6967 W Q AVE KALAMAZOO MI 49009
09-90-100-162 LEE & BIRCH 7047 W Q AVE KALAMAZOO MI 49009	09-90-100-165 PINK LEMONADE 7039 W Q AVE KALAMAZOO MI 49009	09-90-100-166 CHEESE LADY NATALIE ST LOUIS 7035 W Q AVE KALAMAZOO MI 49009	09-90-100-409 TEXAS CORNERS CLEANERS KIM SUNG HO 6975 W Q AVE KALAMAZOO MI 49009	09-90-100-410 LITTLE STEPS LLC 7890 S 8TH STREET KALAMAZOO MI 49009	09-90-100-411 NANCY LYONS BEST LITTLE HAIR HOUSE 7067 W Q AVE KALAMAZOO MI 49009
09-90-100-167 CONSUMERS CREDIT UNION PO BOX 525 OSHTMO MI 49077	09-90-100-170 DAVES GLASS SERVICE 8136 SHOOTING STAR LANE KALAMAZOO MI 49009 9705	09-90-100-225 AMERIGAS PROPANE LP PO BOX 798 VALLEY FORGE PA 19482	09-90-100-412 FIT BODY BOOT CAMP 6955 W Q AVE KALAMAZOO MI 49009	09-90-100-414 4 PAWS SPA 6947 W Q AVE KALAMAZOO MI 49009	09-90-100-416 QUEEN NAILS 6931 W Q AVE KALAMAZOO MI 49009
09-90-100-369 EDWARD JONES IRELAND MARTHA & TOM 8109 VINEYARD PARKWAY SUITE A KALAMAZOO MI 49009	09-90-100-375 VINEYARD REAL ESTATE LLC 14661 HELMER RD SOUTH BATTLE CREEK MI 49015	09-90-100-379 LOUIES RESTURANT 7177 W Q AVE KALAMAZOO MI 49009	09-90-100-417 SHANE SHELTON 6913 W Q AVE KALAMAZOO MI 49009	09-90-100-419 TEXAS CORNERS SPECIALTY MEATS 8713 S 38TH ST SCOTTS MI 49088	09-90-100-421 IMPACT MAILE WHIPPLE 6923 Q AVE KALAMAZOO MI 49009
09-90-100-381 RYKSE & CO. 7141 W Q AVE KALAMAZOO MI 49009	09-90-100-382 BISSELL RENTAL LLC COMPREHENSIVE PROP TAX LLC PO BOX 531807 LIVONIA MI 48153	09-90-100-383 FLETCHERS PUB SNL & ASSOCIATES INC 2401 W CENTRE AVE PORTAGE MI 49024	09-90-100-424 HARDINGS MKT PLACE 6930 WEST Q AVE KALAMAZOO MI 49009	09-90-100-425 MINDSET PT 6934 WEST Q AVE KALAMAZOO MI 49009	09-90-100-426 FLETCHERS PUB CHRIS HOUSLER 6946 W Q AVENUE KALAMAZOO MI 49009
09-90-100-384 HUNAN GARDEN 7157 WEST Q AVENUE KALAMAZOO MI 49009	09-90-100-385 IVY REHAB NETWORK 7119 W Q AVE KALAMAZOO MI 49009	09-90-100-386 FARM BUREAU INSURANCE JOHN DEROSE PO BOX 30400 LANSING MI 48909	09-90-100-550 JEFF DUNCAN AGENCY 6939 W Q AVE KALAMAZOO MI 49009		
09-90-100-387 NEW REFLECTIONS SALON 8028 VINEYARD PKWY KALAMAZOO MI 49009	09-90-100-388 BIGGBY COFFEE 8016 VINEYARD PKWY KALAMAZOO MI 49009	09-90-100-389 K & S OPPORTUNITIES LLC 6805 W Q AVE KALAMAZOO MI 49009			
09-90-100-391 ULTRA CLEAN DETAILING 8069 VINEYARD PKWY KALAMAZOO MI 49009	09-90-100-392 BAILEY INVESTMENT GROUP LLC 8067 VINEYARD PKWY KALAMAZOO MI 49009	09-90-100-393 HELPING DREAMS LLC PAUL CARLSON 5842 WHIPPOORWILL KALAMAZOO MI 49009			

**Summary of Base Year Taxable Value**

Parcel Number	Property Address	1999 Base Year Taxable Value
14-351-061	7875 South 8th Street	\$7,315
14-351-070	Unaddressed	\$1,705
14-351-080	6298 Texas Drive	\$30,415
14-351-090	6970 Texas Drive	\$18,770
14-360-011	7965 S. 8th Street	\$402,118
14-360-014	Unaddressed	\$23,983
15-476-015	Unaddressed	\$25,226
15-476-020	7248 West Q Avenue	\$1,178
15-476-030	7110 West Q Avenue	\$0
15-476-040	7060 West Q Avenue	\$0
15-476-050	7930 South 8th Street	\$36,427
15-476-060	7990 South 8th Street	\$163,169
15-476-070	7058 West Q Avenue	\$35,718
15-476-091	7888 South 8th Street	\$112,031
15-476-095	7910 South 8th Street	\$100,688
22-226-008	7173 West Q Avenue	\$183,100
22-226-031	7047 West Q Avenue	\$44,347
22-226-042	7019 West Q Avenue	\$30,998
22-226-047	8036 South 8th Street	\$29,525
22-226-060	8048 South 8th Street	\$27,716
22-226-081	8104 South 8th Street	\$46,383
22-226-100	8180 South 8th Street	\$40,952
23-101-012	6893 West Q Avenue	\$99,699
23-101-013	6915 West Q Avenue	\$217,000
23-101-018	8113 South 8th Street	\$54,961
23-101-022	6859 West Q Avenue	\$48,900
23-101-024	Unaddressed	\$6,908
23-101-026	6781 West Q Avenue	\$85,504
23-101-028	Unaddressed	\$9,256
Total Base Year Taxable Value:		\$1,883,992

## 2021 Resolution

## 2021 Ordinance

**CHARTER TOWNSHIP OF TEXAS  
DOWNTOWN DEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND RECOMMENDING THE ADOPTION OF THE  
TOWNSHIP'S DOWNTOWN DEVELOPMENT AND FINANCING PLAN**

Minutes of the Downtown Development Authority of the Charter Township of Texas, County of Kalamazoo, Michigan, held in the Township Offices on the 29<sup>th</sup> day of April, 2000.

Present: Larry Loeks, Dave Groendyke, Brian Pearson, Joyce Messer, Sue Catherman, Ron Commissaris

Absent: Jim Kerwin, Stacy Rinker, Robert Lohrberg

The following resolution was offered by Director Commissaris and supported by Director Groendyke.

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended (Act), the Downtown Development Authority (DDA) has prepared a development and financing plan to assist in the development and redevelopment of the Development Area; and

WHEREAS, pursuant to the Act, the DDA has prepared a tax increment financing plan to assist in the financial support for all or a part of the costs associated with the activities of the DDA as set forth in the development plan;

NOW, THEREFORE, BE IT RESOLVED, that the DDA hereby determines that:

1. The downtown development and tax increment financing plan constitutes a public purpose;
2. The downtown development and tax increment financing plan meets the requirements of section 17 (2) of the Act;
3. The proposed method of financing the development is feasible and the DDA has the ability to arrange the financing;
4. The development is reasonable and necessary to carry out the purposes of the Act;
5. The land included within the development area which may be acquired is reasonably necessary to carry out the purposes of the plan and of the Act in an efficient and economically satisfactory manner;

6. The development is in accord with the master plan of the Charter Township of Texas;
7. Public services are or will be adequate to service the project area;
8. Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the Charter Township of Texas.

BE IT FURTHER RESOLVED, that the Downtown Development Authority hereby approves said downtown development and tax increment financing plan, and hereby recommends said plan to the Township Board of the Charter Township of Texas for adoption and implementation in accordance with the Act.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

AYES: Commissaris, Pearson, Loeks, Groendyke, Catherman, Messer

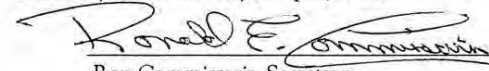
NAYS: none

ABSENT: Kerwin, Rinker, Lohrberg

**RESOLUTION DECLARED ADOPTED**

**CERTIFICATE**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Charter Township of Texas Downtown Development Authority on the 29<sup>th</sup> day of April, 2000.

  
Ron Commissaris, Secretary

**Charter Township of Texas  
Notice of Adoption of Ordinance**

**To: The Residents and Property owners of the Charter Township of Texas, the public bodies that levy property taxes within the Township, and all other interested persons:** On May 20, 2000, the Township Board of the Charter Township of Texas adopted an Ordinance, follows:

**CHARTER TOWNSHIP OF TEXAS  
ORDINANCE NO. 193  
Adopted: May 20, 2000  
Effective: Immediately upon publication after adoption**

An ordinance to adopt a downtown development and financing plan for the Charter Township of Texas pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended; to define terms; declare the public purpose of the plan; to make findings about the plan; to provide for amendment of the plan; to provide for severability and repeal of conflicting ordinances, and to provide for publication and an effective date.

**THE CHARTER TOWNSHIP OF TEXAS  
KALAMAZOO COUNTY, MICHIGAN  
ORDAINS:**

**SECTION I  
TITLE**

This ordinance shall be known and may be cited as the "Downtown Development and Financing Plan Ordinance."

**SECTION II  
DEFINITIONS**

The terms used herein shall have the same meaning as given them in Act 197 or as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this ordinance:

- (a) "Authority" means the Downtown Development Authority of the Charter Township of Texas created by ordinance No. 192.
- (b) "Act 197" means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.
- (c) "Township" means the Charter Township of Texas
- (d) "Township Board" means the Board of Trustees of the Charter Township of Texas.
- (e)

**SECTION III  
PUBLIC PURPOSE**

The Township Board hereby determines that the downtown development and tax increment financing plan as recommended by the Authority constitutes a public purpose.

**SECTION IV  
FINDINGS**

The Township Board hereby determines that:

- (a) The downtown development and tax increment financing plan as recommended by the Authority meets the requirements of section 17 (2) of Act 197.
- (b) The downtown development and tax increment financing plan as recommended by the Authority includes a proposed method of financing the development which is feasible, and the Authority has the ability to arrange the financing.
- (c) The downtown development plan and tax increment financing plan as recommended by the Authority includes development which is reasonable and necessary to carry out the purposes of Act 197.
- (d) Land included within the development area which may be acquired is reasonably necessary to carry out the purposes of the plan and of Act 197 in an efficient and economically satisfactory manner.
- (e) The downtown development and tax increment financing plan as recommended by the Authority includes development which is in accord with the master plan of the Township.
- (f) Public services are or will be adequate to serve the project area.
- (g) Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the Township.

**SECTION V  
ADOPTION**

The downtown development and tax increment financing plan as recommended by the Authority is hereby approved and adopted.

**SECTION VI  
AMENDMENT**

Amendments to the approved development plan or tax increment plan shall be submitted by the Authority to the Township Board for approval or rejection before implementation of any amended provisions.

**SECTION VII  
SEVERABILITY AND REPEAL OF CONFLICTING ORDINANCES**

If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION VIII  
PUBLICATION AND EFFECTIVE DATE**

After its adoption, this ordinance shall be published once in full in a newspaper of general circulation in the Township. This ordinance shall take effect immediately upon publication after adoption.

PLEASE TAKE FURTHER NOTICE that the Ordinance and the Plan may be reviewed, or a copy may be obtained from the Township Clerk at the address or telephone number set out below.

**CHARTER TOWNSHIP OF TEXAS**  
Linda M. Kerr, Clerk  
Texas Charter Township Hall  
7110 West "Q" Avenue  
Kalamazoo, Michigan 49009  
(616) 375-1591