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# *Amended Development Plan & Tax Increment Financing Plan*

**Downtown Development Authority  
Village of Blissfield, Michigan**

Adopted by the Downtown Development Authority on April 13, 2022

Adopted by Village Council on July 11, 2022

Effective until December 31, 2041

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for the

**Downtown Development Authority (DDA)**

Village of Blissfield, Michigan

Adopted by the Downtown Development Authority (Main Street Board) on April 13, 2022

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Effective until December 31, 2041

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## Acknowledgements

*The participation and cooperation of residents, business owners, and community leaders in preparation of the Blissfield Downtown Development Authority Amended Development Plan and Tax Increment Financing Plan (TIF) is greatly appreciated. We send a sincere ‘thank you’ to everyone who participated in its creation.*

*We acknowledge the efforts of:*

### **DOWNTOWN DEVELOPMENT AUTHORITY (DDA) MAIN STREET BOARD**

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This Development Plan and Tax Increment Financing Plan contain the information required for development plans and tax increment financing plans under PA 57 of 2018, the Recodified Tax Increment Financing Act.

## Table of Contents

|  |              |
|--|--------------|
| <b>Executive Summary .....</b>   | <b>1</b>     |
| Introduction .....   | 1            |
| A Brief History of Blissfield .....  | 2            |
| Overview of Blissfield's DDA .....   | 2            |
| Goals and Objectives .....   | 3            |
| <br><b>Development Plan .....</b>  | <br><b>6</b> |
| Designation of Boundaries of the Development Area .....  | 6            |
| Description of the Development Area Boundaries .....   | 6            |
| Location and Extent of Existing Streets and Other Public Facilities Within the Development Area; And the Location, Character and Extent of Existing Public and Private Land Uses ..... | 6            |
| Residential Uses.....  | 6            |
| Commercial Uses.....   | 8            |
| Industrial Uses .....  | 8            |
| Public / Quasi-Public Uses .....   | 8            |
| Vacant Land.....   | 8            |
| Parking.....   | 9            |
| Streets and Other Public Facilities .....  | 9            |
| Location and Extent of Proposed Public and Private Land Uses .....   | 11           |
| Existing Improvements in the Development Area to be Demolished, Repaired or Altered, and Time Required for Completion.....   | 11           |
| Location, Extent, Character, and Estimated Cost of Improvements and Stages of Construction Planned.....  | 12           |
| Project Descriptions .....   | 15           |
| Phase 1: 2022 – 2026.....  | 15           |
| Phase 2: 2027 – 2031.....  | 16           |
| Phase 3: 2032 – 2041.....  | 16           |
| Ongoing: 2022 – 2041 .....   | 17           |
| Parts of the Development Area to be Left as Open Space and Contemplated Future Use.....  | 19           |
| Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange or Lease to or From the Municipality and the Proposed Terms .....                               | 19           |
| Desired Zoning, Streets, Intersections and Utility Changes .....   | 20           |

An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing..... 20

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..... 21

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 Express 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 ..... 21

Estimate of the Number of Persons Residing in the Development Area ..... 21

Plan for Establishing Priority for the Relocation of Persons Displaced and Provision for Costs of Relocation of Displaced Persons ..... 21

Compliance with 1972 PA 227, MCL 213.321 to 213.332 ..... 22

*Tax Increment Financing (TIF) Plan..... 23*

Purpose..... 23

Explanation of the Tax Increment Procedure ..... 23

Initial Assessed Value and Applicable Millage ..... 24

Estimate of Tax Increment Revenues ..... 24

Estimated Impact on Taxing Jurisdictions ..... 25

Expenditure of Tax Increment Revenues ..... 27

Duration of the Program ..... 27

Maximum Amount of Bonded Indebtedness..... 27

*Appendix..... 29*

Appendix A: Development Area Boundary..... 30

Appendix B: List of Parcels within the Downtown Development Area ..... 32

Appendix C: Adoption Documents ..... 35

# Executive Summary

## Introduction

The purpose of this Blissfield Development Plan and Tax Increment Financing (TIF) Plan is to provide for the acquisition, construction, and financing of the necessary street, sidewalk, lighting, streetscaping, parking, leisure and recreational, and other facilities for the downtown district to carry out the objectives of the Downtown Development Authority (DDA) so as to prevent deterioration of the downtown district while encouraging physical and aesthetic enhancement of the area, pedestrian activity and promoting economic growth which will benefit the Village and all taxing jurisdictions within the downtown.

The original Downtown Development Authority Act, Public Act 197 of 1975, was one of the most successful tools to facilitate reinvestment and the boom in popularity of downtowns. While PA 57 of 2018 replaced the 1975 DDA Act, DDAs and all their powers and duties remain intact and a vital element of successful downtowns. The Preamble to PA 57 of 2018 states:

*AN ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.*

The DDA intends for this Plan to help accomplish the purposes for which it was created - to halt property value deterioration and increase property tax valuation, to eliminate the causes of deterioration, and to promote economic growth. Under this Plan the DDA's efforts will focus on making improvements to the downtown environment to make it more welcoming for the community, businesses, and visitors alike, enhancing the public infrastructure and appearance of the district, supporting the success of key stakeholders and other catalysts for new investment and economic vitality, and making other public improvements to encourage and support private investment.

As required by PA 57 of 2018, the Blissfield DDA has prepared this Development Plan and Tax Increment Financing Plan to guide the development of the Development Area. It is also the purpose of this Development Plan and TIF Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with PA 57 of 2018, for the purpose of financing public improvements that are necessary to stimulating and encouraging private investment.

## Overview of Blissfield's DDA

Created by the Blissfield Village Council in December of 1992, the DDA has continuously made significant investments to the business district for several decades. In 1994, the Development Area boundaries were amended and reflect the current configuration of the district today.

Situated along much of the length of the U.S. 223 corridor within the Village, Blissfield's DDA boundaries also include the downtown core at Lane Street, which is a well-preserved and well-defined, traditional, central business district. Continued efforts through the Development and Tax Increment Financing Plans are necessary to make funds available for public improvements that can address some of the existing deficiencies, which limits development and reinvestment into the downtown area. Major challenges facing the DDA today that can be addressed through the implementation of this Amended Development and TIF Plan include:

- Deteriorated, blighted, and vacant buildings.
- Uses that are not complimentary (or inappropriate) to a walkable, pedestrian oriented environment.
- Lack of expansion opportunities for appropriate downtown businesses.
- Parcel sizes and configuration and ownership patterns (which can make assembly parcels for desired development difficult and/or economically infeasible).
- Inadequate public facilities and transportation network to support an increased concentration of activity in the downtown.
- Lack of residential offers in the district, especially attainable housing that caters to young professionals and those aging in place.

## A BRIEF HISTORY OF BLISSFIELD

Organized in 1824 by settler Hervey Bliss, the Village of Blissfield has long been admired for its idyllic small-town nature, rich in American railroad history.

In 1832, the Michigan territorial government authorized the construction of the Eric & Kalamazoo Railroad, the first railroad west of the Allegheny Mountains, intended to connect the eastern coast of the United States to Chicago. As a link on the Michigan Southern Railroad, the Village's positioning along the rail supported economic and population growth that contributed to the development of the downtown Blissfield. At the turn of the twentieth century, Blissfield's vibrant downtown exemplified diversity of architectural styles in the forms of Italianate, Late-Victorian, Arts and Crafts, and Commercial Brick.

Today, Blissfield's downtown is recognized as a Historic District on the National Register of Historic Places. Home to lovely local shops, natural features, and plentiful community programming, the Village continues to encapsulate the blissfulness of a small American town.





## Goals & Objectives

This Development Plan and TIF Plan is intended to guide the DDA in identifying and funding public improvements needed to serve as a catalyst for new private investment in the downtown, which particular emphasis on new construction and the substantial renovation (and more productive use) of existing buildings. The overall goal is to provide for the financing, acquisition, preparation, and marketing of sites for sustained private development within the district.

Listed on the following page are six key goals and supporting objectives that were expanded upon from the DDA's 1992 Development and TIF Plans and are based on public input gathered through the planning process. Goals are general in nature and are statements of ideals, they represent the values and environment that the community views as important to protect. Objectives are more specific and are intended to provide a strategy for achieving the goals. Together, these goals and objectives provide the foundation for this Plan and the framework for implementation.



## 01

### **Goal: Improve the Design & Appearance of the District.**

#### Objectives:

- ◇ Make U.S. 223 more pedestrian-friendly, including safe and accessible sidewalks and pedestrian crossings, with defining gateways into the district.
- ◇ Continue to define an inviting, attractive, and distinct walkable streetscape with landscaping and sign control.
- ◇ Incorporate wayfinding signage to guide visitors and further define the DDA district.
- ◇ Encourage a high standard of property maintenance on both public and private property.
- ◇ Eliminate sources of blighted influences such as vacant buildings, signs in disrepair, visual sign clutter, poor property maintenance, and inappropriate land uses.
- ◇ Encourage quality architecture and design through a façade improvement program, sign grants, design guidelines, and technical support by design professionals.

## 02

### **Goal: Foster Collaboration & Promote the District.**

#### Objectives:

- ◇ Work collaboratively to maintain a positive image of downtown Blissfield, with increased recognition and influence in the region.
- ◇ Conduct marketing and outreach to promote the district and highlight existing businesses.
- ◇ Use the DDA as an interface between the Village government, residents, and the business community.

## 03

### **Goal: Enhance Public Spaces & Sustainability.**

#### Objectives:

- ◇ Increase active and passive recreational opportunities for all seasons.
- ◇ Expand access and views to the River Raisin.
- ◇ Maintain and enhance public gathering spaces.
- ◇ Plan for the impacts of climate change on all activities and development within the floodplain.
- ◇ Conduct events and festivals utilizing parking lots, parks, streets, and other public spaces.

## 04

### **Goal: Promote Business and Economic Development.**

#### Objectives:

- ◇ Foster development, redevelopment, and expansion within the Development Area, creating new employment and business opportunities, thus increasing the tax base of the Village.
- ◇ Market available opportunities as desirable places for investment and valuable businesses and residential locations.
- ◇ Assist the private sector in the development of vacant or underutilized land parcels in a manner which supports the Village's Comprehensive Land Use Plan.
- ◇ Retain existing businesses and attract new operations that complement the existing commercial, residential, and mixed-use offerings.
- ◇ Provide a balanced mix of commercial and businesses uses that are consistent with market demands.

## 05

### **Goal: Protect Existing and Expand Housing Options.**

#### Objectives:

- ◇ Encourage population growth by providing quality of life amenities, including enhancements to open space and natural features, and historic and cultural resources.
- ◇ Protect adjoining residential neighborhoods with an attractive buffer between them and commercial uses.
- ◇ Encourage a variety of context-appropriate housing types, options, densities, and designs attractive to all segments of the population to increase the local customer base.

## 06

### **Goal: Maintain and Enhance Infrastructure and Transportation.**

#### Objectives:

- ◇ Improve roads, utilities, and other public infrastructure within the Development Area to support quality of life and economic development.
- ◇ Improve transportation options along U.S. 223 and accommodate both motorized and non-motorized methods of transportation.
- ◇ Strengthen pedestrian connections by filling sidewalk gaps in the network and installing pedestrian amenities (benches, shade structures, wayfinding, bike racks, etc.).
- ◇ Repair deteriorating infrastructure as needed to support current and future uses.

# Development Plan

## Designation of Boundaries of the Development Area

*Reference to PA 57 of 2018: Section 125.4217(2)(a)*

The Blissfield Development Area designated by this Plan is located within the limits of the Village of Blissfield and the same as the Blissfield DDA boundaries. As illustrated in Map 1: Development Area Boundaries, the Development Area generally includes parcel immediately abutting West Adrian Street/U.S. 233, from west of High Street to east of E. Jefferson Street. The Development Area expands to include the broader area of the downtown commercial district between Pearl and Elm Streets, and as far south at Cherry Street.

## Description of the Development Area Boundaries

*Reference to PA 57 of 2018: Section 125.4217(2)(b)*

A legal description of the Development Area boundary is contained in Appendix A.

## Location and Extent of Existing Streets and Other Public Facilities Within the Development Area; And the Location, Character and Extent of Existing Public and Private Land Uses

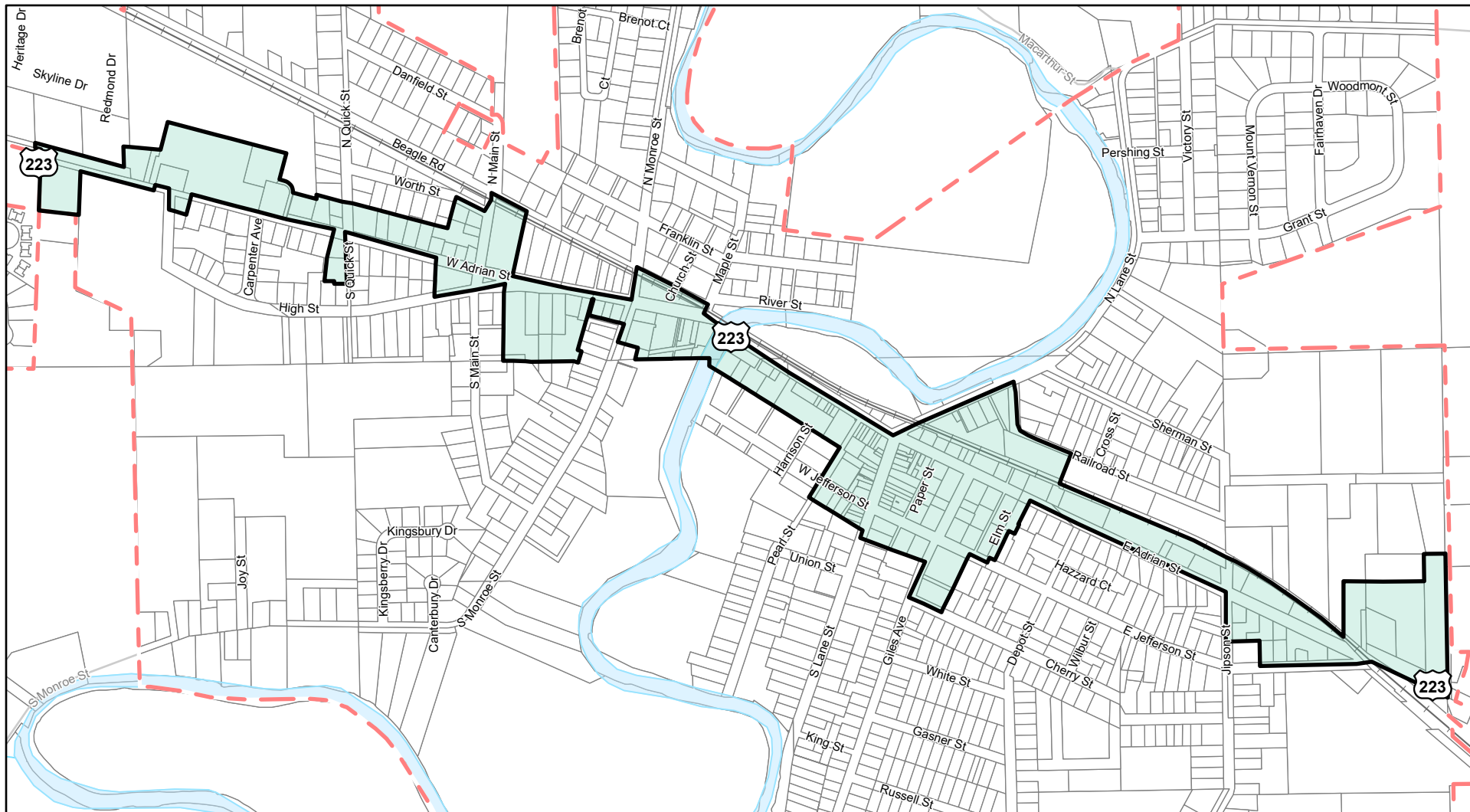
*Reference to PA 57 of 2018: Section 125.4217(2)(b)*

Existing land uses in the Development Area are shown on Map 2: Existing Land Use. The uses are classified based on a survey conducted in May of 2021, along with review of GoogleEarth and Village data. Land in the Blissfield Development Area is representative of a wide range of uses including commercial, residential, light industrial, and public. The land use categories mapped are described below:

### RESIDENTIAL USES

Residential uses are categorized into two housing typologies:

1. **Single-Family Residential.** This classification includes parcels with one-family, detached homes.
2. **Multiple-Family Residential.** This classification includes parcels with residential structures that contain more than one-family dwelling units (ex: duplex, triplex, fourplex, small apartment building, etc.).



# Development Area Downtown Development Authority

Village of Blissfield,  
 Lenawee County, Michigan

April 13, 2022

## LEGEND

- Development Area Parcels
- Blissfield Village Boundary
- Lakes and Rivers
- Roads
- Railroads
- Streams and Drains

0 500 1,000  
 Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Lenawee County/Village of Blissfield 2021. McKenna 2022.



## COMMERCIAL USES

The Development Area is also home to a variety of commercial businesses that can be subclassified local commercial, downtown storefront, downtown mixed-use, auto-oriented commercial, and mixed-use:

**Local Commercial.** This classification includes commercial spaces that are west and east of the Downtown Storefront area, with retail and service uses that provide day-to-day service needs of local residents on larger parcels. Local commercial includes small restaurants, drive-thru restaurants, offices, and smaller grocery or liquor stores.

**Downtown Storefront and Downtown Mixed-Use.** These two classifications include retail and service uses designed to provide day-to-day shopping and service needs of residents primarily within the Village's traditional downtown area. This classification includes uses such as boutiques, coffee shops, small restaurants, and professional office spaces. Downtown Storefront is the bounded by Pearl and Giles Avenue from the east to west and U.S. 223 to Cherry Street from the north and south. Most of these buildings are one- to two- story historic buildings with turn of the century features. The Downtown Mixed-Use classification includes the same land uses, however these parcels contain two-story structures that are occupied by a residential or office use on the second floor.

**Auto-Oriented Commercial.** This classification includes all uses that are entirely auto based, such as gas stations, car washes, and auto parts stores.

**Mixed-Use.** Mixed-use building includes buildings that typically have office or retail uses on the ground floor residential units located above those first-floor commercial units, these buildings are not limited to the traditional downtown area but are spread along the U.S. 223 corridor.

## INDUSTRIAL USES

This classification includes all improved or unimproved parcels used for industrial activities. This use occurs sporadically within the Development Area, primarily near the railroad (which remains functional today).

## PUBLIC / QUASI-PUBLIC USES

Public and quasi-public land uses include facilities such as Village Hall, the Blissfield Township Offices, and the Blissfield Township Fire Department. Village Hall also houses the Blissfield Police Department, Department of Public Works, and the Clerk's Office. Quasi-public uses include facilities that are privately owned or operated but used by the public or a limited number of persons, such as churches, private clubs, and parochial schools.

This classification includes parcels that are either improved or unimproved and used for public or private recreational activities, including parks and natural areas. This includes a portion of Ellis Park (specifically the plaza in front of Ellis Park) and the River Raisin.

## VACANT LAND

Vacant land includes parcels which are undeveloped at the time the survey was conducted. Existing vacant land tends to be grassed and well-maintained. Development of vacant land and structures should be consistent with the Village's Comprehensive Land Use Master Plan and Zoning Ordinance (which are both under review at this time of this Plan update).

## PARKING LOT

This classification includes parcels that are used exclusively for parking, either as a stand-alone use or in association with an abutting parcel. Most of the lots used for parking appear to serve a nearby public/quasi-public use or are surface lots for nearby commercial uses. Several lots closer to the Downtown Storefront parcels are Village-owned public parking lots.

## Streets and Other Public Facilities

*Reference to PA 57 of 2018: Section 125.4217(2)(b)*

There are a few parcels dedicated to the railroad rights-of-way within the Development Area, in addition to street rights-of-way, alleys or easements. Public streets within the Development Area include portions of the following:

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• E. Adrian Street / U.S. 223</li><li>• Railroad Street</li><li>• W. and E. Jefferson Street</li><li>• Cherry Street</li><li>• Worth Street</li><li>• Beagle Road</li><li>• High Street</li><li>• Elm Street</li><li>• Giles Avenue</li></ul> | <ul style="list-style-type: none"><li>• Newspaper Street</li><li>• S. and N. Lane Street</li><li>• Pearl Street</li><li>• Harrison Street</li><li>• Maple Street</li><li>• Church Street</li><li>• S. and N. Monroe Street</li><li>• S. and N. Main Street</li><li>• S. and N. Quick Street</li><li>• Liberty Drive</li></ul> |
|---|---|

In addition, public water and sanitary sewer are available throughout the Development Area.





# Existing Land Use Map

Development Area  
Village of Blissfield,  
Lenawee County, Michigan

November 10, 2021

## LEGEND

- |                          |                    |                             |
|--------------------------|--------------------|-----------------------------|
| DDA Boundary             | Downtown Mixed-Use | Public                      |
| Village Boundary         | Industrial         | Multiple-Family Residential |
| Auto-Oriented Commercial | Local Commercial   | Single-Family Reesidential  |
| Downtown Storefront      | Mixed-Use          | Semi-Public                 |
|                          | Parking Lot        | Vacant                      |

0 500 1,000  
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Lenawee County/Village of Blissfield 2021. McKenna 2021.



**MCKENNA**

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

*Reference to PA 57 of 2018: Section 125.4217(2)(b)*

Any redevelopment of public or private land must be considered within the context of the Village's Comprehensive Land Use Plan (at the time this Plan was crafted, an update to the Master Plan was underway) and zoning regulations, to further the DDA's adopted goals.

## Existing Improvements in the Development Area to be Demolished, Repaired or Altered, and Time Required for Completion

*Reference to PA 57 of 2018: Section 125.4217(2)(c)*

The implementation projects detailed in Table 1 are anticipated to be accomplished over the next 20 years and represent a variety of possible improvements to the district. The DDA may assist with the renovation, alteration, and repair of existing public improvements such as public roads and utility facilities within the Development Area boundaries; assistance with construction and maintenance of public infrastructure, utilities, and drainage improvements, landscaping, lighting, sidewalks and bike paths, open space, and streetscape enhancements, public art; and public transportation facilities. Improvements will be located throughout the Development Area, at the focal intersections and gateways, or on publicly owned or controlled sites.

The full extent of demolition, repair, or alternation of existing improvements is not yet known since design plans have not been completed for the various projects. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure is likely as part of the various projects, including sidewalks, curbing, pavement, above and below-ground utilities, decorative walls, fencing, and others. Replacement of landscaping, public signs, lighting, and other projects may require demolition, removal, repair or alteration to the existing conditions. Building demolition on sites yet to be determined may be required in connection with the blight removal program, or on one or more of the redevelopment sites. Further, redevelopment of privately owned sites may be assisted, on a case-by-case basis, consistent with the priorities and procedures in this Plan, and only as permitted under PA 57 of 2018. The anticipated timing for demolition, repair or alterations is included in the project phasing presented in Table 1.

## Location, Extent, Character, and Estimated Cost of Improvements and Stages of Construction Planned

*Reference to PA 57 of 2018: Section 125.4217(2)(d) AND (e)*

The DDA plans a variety of projects over the next 20 years that will help make downtown Blissfield into a more special and distinctive place, such as improving public infrastructure (both above and underground), enhancing streetscapes, and beautifying the Development Area, as well as implementing projects that more directly lead to new private business investment. Facilitation of development and redevelopment to increase the Development Area's tax base is a high priority.

The location, extent, character, and estimated cost of the improvements contemplated for the Development Area and an estimate of the time required for completion are listed in Table 1: Planned Projects within the Development Area. The projects described in Table 1 are proposed to remain flexible to permit the DDA to respond to private interest, and as funding and land opportunities become available. The sequence of timing for implementing the recommendations of this Plan are also flexible to allow the DDA to take advantage of funding and other opportunities which may arise. The DDA shall review the list of Planned Projects annually.

As anticipated, the implementation projects in Table 1 are grouped into the following phases:

- Phase I: 2022 – 2026
- Phase 2: 2027 – 2031
- Phase 3: 2032 – 2041

While each project is assigned a phase and estimated timing for budget and planning purposes, the projects in Phase 1 may be expedited in Phase 1, may continue into Phases 2 or 3, may not begin until Phase 2 or 3, and those in Phase 2 or 3 may begin sooner. Overall, the projects within each phase are not mutually exclusive to one phase or another.

Cost estimates for projects in Table 1 are preliminary as the extent of these projects is not yet known, construction/engineering drawings have not been completed, and therefore costs are presented as general budget estimates or with costs to be determined and in current 2021 dollars. Actual costs may increase or decrease based on changes, opportunities to maximize return, or factors that are unknown today. Specific plans and refined cost estimated will be completed and approved prior to the initiation of each project.

Funding will be obtained from a variety of sources, including the amount of tax increment revenues generated as property values increase due to development and reinvestment. Important outside funding sources may include federal and state grants; private donations; Village general funds; and additional sources consistent with PA 57 of 2018, and to be determined. The DDA intends to leverage its TIF dollars with other funding sources to the maximum extent practicable to achieve its goals.

**Table 1: Planned Projects within the Development Area**

| Project   | Brief Project Description  | Estimated Cost |
|---|--|----------------|
| <b>Phase 1: 2022 – 2026</b>                                       |  |                |
| District Beautification (\$2,000/yr)                              | Financing for aesthetic enhancements and curb appeal.  | \$10,000       |
| Community Business Outreach Forums (\$1,000/yr)                   | Host business forums to collaborate with property owners and understand their long-term interests.                                       | \$5,000        |
| Blight Reduction Initiative (\$5,000/yr)                          | Initiatives to reduce/discourage blight influences.  | \$25,000       |
| Establish Sub-Area Design Plans                                   | Prepare focused, design-based plans for small areas or sites in the district.  | \$50,000       |
| Façade Improvement Program (\$5,000/yr)                           | Program for building façade improvements.  | \$25,000       |
| Total Phase 1 Project Costs:                                      |  | \$90,000       |
| <b>Phase 2: 2027 – 2031</b>                                       |  |                |
| Wayfinding, Focal Areas and Gateways                              | Implement streetscape and wayfinding improvements to focal areas and at gateway entrances.   | \$300,000      |
| Sub-Area Plan Implementation                                      | Implement phases or segments of the various adopted sub-area plans.  | \$500,000      |
| Development and Redevelopment Assistance                          | Stimulate new private investment in the form of public improvements and technical expertise to priority redevelopment opportunity sites. | \$500,000      |
| Façade Improvement Program (\$10,000/yr)                          | Continue to offer a program for building façade improvements.  | \$50,000       |
| Blight Reduction Initiative (\$15,000/yr)                         | Continue to offer the blight reduction initiative program.   | \$75,000       |
| Total Phase 2 Project Costs:                                      |  | \$1,425,000    |
| <b>Phase 3: 2032 – 2041</b>                                       |  |                |
| Non-Motorized Improvements  | Improve access, mobility, and safety to create a pedestrian friendly environment.  | \$500,000      |
| Sub-Area Plan Implementation                                      | Continue to implement phases or segments of the various adopted sub-area plans.  | \$700,000      |
| Public Parks, Waterfront Access, and Gathering Space Improvements | Enhance public waterfront access, open and gathering spaces with the Development Area.   | \$500,000      |
| Development and Redevelopment Assistance<br><i>Continued</i>      | As needed, continue assistance to stimulate new private investment in the form of public improvements and technical expertise.           | \$1,000,000    |
| Façade Improvement Program (\$10,000/year)                        | Continue to offer a program for building façade  | \$100,000      |

|  |   |                         |
|--|---|-------------------------|
|  | improvements.   |                         |
| Blight Reduction Initiative (\$25,000/year)                          | Continue to offer the blight reduction initiative program, as needed.   | \$250,000               |
| Total Phase 3 Project Costs:   |   | \$3,050,000             |
| <b>Ongoing: 2022 – 2041</b>  |   |                         |
| Business Retention / Attraction                                      | Community business outreach initiatives, including recruitment and retention activities.  | \$300,000               |
| Marketing Programs   | Promote and advertise downtown Blissfield to encourage revitalization and attract businesses, customers and residents.                                      | \$300,000               |
| Public Road / Infrastructure Improvements                            | As needed, provide assistance for improvements to public roads, utilities and other infrastructure to further the goals of this Development Plan.           | \$1,000,000             |
| Professional, Technical, Administrative and Management Assistance    | Ongoing professional assistance costs incurred in accomplishing the projects listed in this Development Plan, as well as annual support for DDA operations. | \$600,000               |
| <b>Total Estimated Cost of Improvements / Projects, 2022 – 2041:</b> |   | <b>\$6,765,000 mil.</b> |

Footnotes to Table 1:

- a) Costs estimated for the projects are preliminary and are budget guides only; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. Funding is expected to come from a combination of sources to be evaluated and optimized by the DDA, including but not limited to grants, loans, TIF revenues, donations, etc. Expenditures will not exceed available funds. Estimates consider design, construction, and associated costs.
- b) Other projects that arise and are consistent with the objectives and priorities of the DDA – as outlined in this Plan – may be funded consistent with the financing methods described in the Tax Increment Financing Plan.

## Project Descriptions

*The following public improvements, activities, and projects are proposed for implementation in this Development Plan and TIF Plan through 2041:*

### PHASE 1: 2022 – 2026

The following priority projects are proposed to be implemented over the next five years:

***District Beautification.*** Allocation of funds for beautification and curb appeal enhancements along U.S. 223, Lane Street, and other streets and alleys within the Development Area. Elements include banners, litter cans with the Main Street logo, targeted plantings (trees, shrubs, seasonal flowers), planter boxes, debris removal, street clearing, hosting clean-up events, and similar projects to be determined. These are smaller, visible enhancements that the DDA can immediately focus on.

***Community Business Outreach Forums.*** Host forums, inviting the business community within the Development Area to participate and share their plans and long-term interests for their property, and to share the DDA's goals and plans. This is an opportunity for the DDA to better form partnerships with businesses and property owners in the Development Area (especially businesses outside the traditional downtown core) and raise awareness on current programs and initiatives available.

***Blight Reduction Initiative.*** Create incentives to reduce and discourage blight, recognizing that the Development Area is home to several areas of blighted influences; if these sites were improved, redeveloped, or reoccupied, they could better support existing and future developments. Blight reduction initiatives may include the physical clean-up, repair, or removal of blight, creating programs to reduce blight and to educate property owners on property maintenance and ordinance compliance. Compliance with land use, health and safety ordinances, and codes is important to keeping the DDA a welcoming, desirable place to live, invest, and do business.

***Establish Sub-Area Design Plans.*** Prepare focused, design-based plans for small areas or sites in the district will help define the DDA's vision and will ensure that beautification efforts are coordinated and effective, and that planned enhancements will simplify maintenance and create a uniform district appearance (branding). Such sub-area design plans will detail improvements in feasible segments or phases to implement, so that grant funding may more easily be applied for, and costs reduced so that results can be seen in Phase 1 of this Plan. Sub-area plans should be prioritized based on the benefit to the district, considering factors such as: increased tax base created; benefits accruing to multiple properties, significant parcels, or image locations affected; and other criteria to be determined.

***Façade Improvement Program.*** Continue to market and offer the façade improvement program to encourage owners, developers, and tenants to upgrade their properties, thus adding to the overall value of the area. The DDA may also offer small loans or forgivable grants for the architectural design of building façades and for the construction of such improvements, subject to design guidelines and criteria to be adopted by the DDA. Additional activities that could be considered under such a program include parking lot enhancements, replacement of nonconforming signs, and other exterior improvements that impact the public, consistent with the requirements of PA 57 of 2018.



## PHASE 2: 2027 – 2031

The projects anticipated for Phase 2 all focus on improving the business climate for the Village, public amenities, appearance, and tax base to spur reinvestment in Blissfield:

**Wayfinding, Focal Areas, and Gateways.** At focal areas and at gateway entrances, the DDA may plan, design, construct, and install wayfinding and welcome signage, hardscape elements (ex: decorative pavements, low walls or other buffering, gateways elements), softscape elements (ex: landscaping) and other aesthetic improvements determined by the DDA. These improvements intend to give a consistent image to the DDA's entrances, provide clear, attractive wayfinding signage for the community and visitors, and create a greater sense of place.

Installing permanent wayfinding signage along U.S. 223 is an important first step; this will direct visitors and patrons to downtown Blissfield and other destinations.

**Sub-Area Plan Implementation.** This project would continue to implement the various phases and segments of the sub-area plans.

**Development and Redevelopment Assistance.** To encourage the development and redevelopment of sites within the Development Area, the DDA may engage in the following activities to stimulate new private investment and increased tax base. When redevelopment opportunities arise that are consistent with the goals of the Village's Comprehensive Land Use Plan and this Development Plan, the DDA may provide assistance in the form of public improvements, as well as funding for technical expertise, including but not limited to:

- Purchase property as it becomes available for gathering spaces or redevelopment projects.
- Prepare a design plan for potential reuse(s) of the site to optimize its potential with nearby opportunities.
- Assist with the costs of public infrastructure, streetscape, and other public improvements.
- Prepare a Request for Development Proposals (RFP) with the input and advice of the Village administration and solicit developers.
- Commission new or updated market studies to better enable the Village to attract appropriate development and redevelopment by identifying current retail, office, commercial and housing opportunities that will enhance and bring in additional tax base.
- Any other items that are necessary to the items listed above or as the DDA determines to be desirable in connection with the development and redevelopment in the Development Area, as permitted under PA 57 of 2018.

**Façade Improvement Program.** Continue efforts from Phase 1.

**Blight Reduction Initiative.** Continue efforts from Phase 1, as needed.

## PHASE 3: 2032 – 2041

The following long-term projects are intended to continue reinvestment and create a walkability community. However, any of these projects may begin earlier based upon opportunities to partner, strategic timing, availability of

funding, or other such determination by the DDA.

***Non-Motorized Improvements.*** The DDA may engage in the repair, replacement, and construction of sidewalks, crosswalks, multi-use pathways, bicycle infrastructure, and ADA improvements for improved access, mobility, and safety throughout the district and to create a pedestrian friendly community. A feasibility study for a potential U.S. 223 road diet is one example of a non-motorized project the DDA may wish to consider. Such elements of non-motorized improvements may include, but are not limited to:

- Acquisition of property, rights-of-way, and easements.
- Removal of plant material, bituminous material, sidewalk, curb, and gutter, and filling, grading, and site preparation.
- Installation of curb, gutter, sidewalks, and other paving.
- Construction of non-motorized, multi-use pathways and bike lanes.
- Landscape improvements and site amenities including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of pedestrian amenities such as benches, trash receptacles, lighting, signage, banners, tree grates, bike racks, bike repair stations, etc.
- Acquisition of equipment and improvements for those with disabilities.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the DDA determines to be desirable in connection with this project.

***Sub-Area Plan Implementation.*** This project would continue to implement the various phases and segments of the sub-area plans.

***Public Parks, Waterfront Access, and Gathering Space Improvements.*** The DDA may assist with the design, construction, and promotion of improvements to create new areas and to enhance areas and facilities in the Development Area to be used for open space, recreation, public events, and gatherings. Such spaces have the potential to function as a public amenity that may serve as a location for events, civic activity, and district promotions, as well as enhancing the value, appearance, and quality of the environment for the public.

***Development and Redevelopment Assistance.*** The DDA may need to continue to offer the development and redevelopment assistance described in Phase 2.

***Façade Improvement Program.*** Continue efforts from Phase 2.

***Blight Reduction Initiative.*** Continue efforts from Phase 2, as needed.

## **ONGOING: 2022 – 2041**

The following projects are anticipated to continue throughout the life of this Plan, as funding permits:

***Business Retention / Attraction.*** The DDA may engage in community business outreach to stimulate new economic investment, create an expanded tax base, provide public improvement incentives to attract desirable new business and investment, and to retain existing businesses. A business recruitment and retention program may involve actions such as hiring staff or consultant(s) to assist, adopting standards for

public/private partnerships, identifying financial, infrastructure and other possible incentives, and specifying the criteria for those incentives. A focus will be to ensure that the incentives are only those necessary to make the targeted private investment happen, and to maximize the public return on investment.

One business retention activity the DDA may implement early on is to provide the Village with assistance in reviewing procedures to encourage business investment in the Development Area. This will involve a review of current policies for zoning, permitting, and regulatory needs. The intent is to provide the Village with assistance in implementing Redevelopment Ready Communities (RRC) user-friendly policies to encourage investment.

**Marketing Programs.** Promotion and advertising the Development Area is a means of promoting revitalization and attracting businesses, residents, and customers. The DDA may engage in marketing and public relations efforts to improve the public's perception of the district and reinforce that it is a good place to do business. Development of a strong online image and presence, including a marketing collateral such as professionally prepared brochure(s), targeted advertising, marketing of special events, promotion of available business sites and real estate marketing, property tours, use of site consultants, and promotion of the general assets of the Development Area are all possible elements of the marketing program.

**Public Road / Infrastructure Improvements.** The DDA may partner with and assist the Village and other jurisdictions with authority on the planning, design, construction, repair, or replacement of roads, alleys, other public rights-of-way, and other public infrastructure. This may include the realignment, modification, or improvement of utilities and other improvements that the DDA may determine as necessary to maintain the values of properties in the Development Area. Such improvements may include, but are not limited to:

- Acquisition of land, rights-of-way, and easements.
- Studying existing infrastructure.
- Grading, erosion control, drainage, and site preparation.
- Installation of the roadbed and paving.
- Installation of new utility mains and lines and associated infrastructures.
- Related energy management and efficiency improvements.
- Improvements for advanced traffic management and autonomous driving.
- Installation of road lighting, signage and traffic signals and control devices.
- Vacating and closing streets, alleys, and rights-of-way, removal of the street, and remediation and landscaping, the construction of access roads and the elimination of curb cuts.
- Engineering, architectural, legal, and other professional fees.
- Any other items that are necessary or incidental to the items listed above or that the DDA determines to be desirable in connection with this project.

**Professional, Technical, Administrative and Management Assistance.** The DDA may fund the ongoing professional, technical, administrative and management costs incurred in accomplishing the purposes and undertaking the projects listed in this Plan. Costs may include professional fees for consultants, planning, legal, engineering and architect fees, administrative and staff support, supplies, materials, postage, dues, newspaper publications, and similar as permitted under PA 57 of 2018.

There are also various management activities necessary to support ongoing DDA operations, including preparation of annual reports, twice-a-year public informational meetings, website postings and similar as required by PA 57 of 2018. This may also include the facilitation of an annual project prioritization system to guide the DDA's implementation efforts. Such a prioritization system would be based on factors such as the increased tax base created, funding and partnerships available, benefits accruing to multiple properties, significant parcels or image locations affected, ability to maintain the improvement, blight reduction, timing of elements, and other factors.

## Parts of the Development Area to be Left as Open Space and Contemplated Future Use

*Reference to PA 57 of 2018: Section 125.4217(2)(f)*

Various parks and open space improvements will be undertaken pursuant to the list of Planned Projects (Table 1). These improvements are designed to enhance the walkability and livability of downtown Blissfield, thereby supporting property values within the community. They also support the business environment by strengthening the downtown market.

Public parks and plazas located in the Development Area will remain as open space and will continue to be used for recreational activity and events as they function as important community gathering spaces and are natural assets. Public access, either physical access or views, to River Raisin will be enhanced.

## Portions of the Development Area Which the Authority Desires to Sell, Donate, Exchange or Lease to or From the Municipality and the Proposed Terms

*Reference to PA 57 of 2018: Section 125.4217(2)(g)*

Specific instances of sale, donation, exchange, or lease to or from the municipality have not been identified at this time. It is the intent of the DDA that, if opportunities arise consistent with the goals and purposes of this Plan, land and/or building purchases (in cooperation with the Village) may be considered and terms would be determined at that time. This may include cooperative land agreements between the Village and the DDA for parking facilities; acquisition and transfer of properties for public open space along the river; additional right-of-way and/or easements to accomplish the planned streetscape, connections, utilities, and other public improvements; and the assembling of parcels to encourage new private investment.

When identifying potential properties for acquisition, the DDA should prioritize the following opportunities:

- Surplus public properties which could be returned to the tax rolls (including outlot developments).
- Buildings with high adaptive re-use potential.
- Properties for which code enforcement improvements are economically feasible.
- Vacant properties that are too small for economic development and parcels that immediately adjoin them (for assembly).

- Properties on which existing uses do not generate pedestrian activity or add to the economic vitality of the Development Area.
- Properties located at major entrances to, or at key intersections within, the Development Area.
- Blighted properties.
- Riverfront properties with the potential for public open space / access.
- Structures or lot that are nonconforming as defined by the Village's Zoning Ordinance.
- Private properties offered for sale.

## Desired Zoning, Streets, Intersections and Utility Changes

*Reference to PA 57 of 2018: Section 125.4217(2)(h)*

Several zoning changes are proposed as part of this Plan to be further considered in the on-going Comprehensive Land Use Plan update. This includes the potential for the consolidation and relocation of governmental administrative and service uses (excluding Village Hall Offices) outside of the Development Area to allow for an increase in taxable property value with new cultural, commercial, and mixed-use developments. Any future zoning changes on parcels in the Development Area will be coordinated between the DDA, the Planning Commission, and the Village Council according to State enabling acts and the adopted procedures of the Village. Any change will occur in a manner that ensures appropriate future land uses within the district.

Proposed changes in utilities, intersections, and streets may include right-of-way acquisition or vacation, expanding or burying existing utilities, traffic modifications, or access to parcels and related elements. Detailed design plans that may be prepared as part of the implementation of this Plan may specify further utility, intersection, or street changes.

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

*Reference to PA 57 of 2018: Section 125.4217(2)(i)*

During the 20-year term of this Development Plan and TIF Plan, the estimated cost of the public improvements to be undertaken by the DDA is approximately \$6,765,000 million. These costs include an estimate of associated administration, engineering, planning, and design costs.

It is anticipated that the proposed projects will be paid for, in part with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, in accordance with this Development and TIF Plan. It is expected that projects (as available) will be supplemented with developer contributions, grant dollars, donations, and other funds. Projects will not be initiated until such time as sufficient funds have been identified and secured to pay for the project or debt service for project financing. Matching funds, contributions from other funding entities, grants, donations, bonding, special assessments, and other sources available to the DDA pursuant to PA 57 of 2018 may be utilized, consistent with the goals and objectives of this Plan.

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 sources permitted under PA 57 of 2018, to facilitate completion

of one or more of the improvement projects. Per PA 57 of 2018, Village Council approval is required for bonding and other financings.

## 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

*Reference to PA 57 of 2018: Section 125.4217(2)(j)*

All public improvement projects undertaken as part of this Plan will remain in public ownership for the public benefit. If an appropriate opportunity arises, the DDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with the Village's Comprehensive Land Use Plan and the goals of this Development Plan. The DDA may convey any such property to another entity, yet unknown. Further, the DAA may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

## 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 Express 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

*Reference to PA 57 of 2018: Section 125.4217(2)(k)*

In the event the DDA purchases, receives a donation of, or otherwise comes to own property in the Development Area, unless otherwise provided for by prior approval from the Village Council, all such DDA property will conform with the Village's adopted Purchasing, Contracting, and Selling Procedures.

## Estimate of the Number of Persons Residing in the Development Area

*Reference to PA 57 of 2018: Section 125.4217(2)(l)*

It is estimated that fewer than 52 residential units exist within the Development Area. A number of these residences are vacant and/or blighted. No families or individuals are planned to be displaced and no occupied residences are designated for acquisition and clearance by the DDA. If occupied residences are designated for acquisition and clearance by the DDA, the DDA will follow the requirements of the Act for surveying and planning for housing.

## Plan for Establishing Priority for the Relocation of Persons Displaced and



## Provision for Costs of Relocation of Displaced Persons

*Reference to PA 57 of 2018: Section 125.4217(2)(m) and (n)*

Not applicable: the DDA does not intend to acquire any residential property in conjunction with this Plan. Any residential properties that are redeveloped under this Plan are intended to be acquired by the private sector for private development and ownership. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the DDA will submit to the Village Council an acquisition and relocation plan, consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Act, as amended. As dictated by that Act, provision for the costs of relocation of displaced persons, including financial assistance and reimbursement of expenses will be made.

## Compliance with 1972 PA 227, MCL 213.321 to 213.332

*Reference to PA 57 of 2018: Section 125.4217(2)(n)*

The DDA does not intend to condemn property in conjunction with this Plan. However, in the future if the condemnation of property is necessary to meet the objectives of this Plan, the DDA will submit to the Village Council a plan and will comply with all state and federal laws.

# Tax Increment Financing (TIF) Plan

## Purpose

*The DDA has determined that this Plan for downtown Blissfield is necessary to achieve the purposes of PA 57 of 2018. Further the DDA is authorized to prepare and submit the TIF Plan to the Village Council. This TIF Plan includes the preceding Development Plan, along with 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 TIF on the assessed values of all taxing jurisdictions, and a statement of the portion of the captured assessed value to be used by the DDA.*

## Explanation of the Tax Increment Procedure

*Reference to PA 57 of 2018: Section 125.4214(l)*

Tax increment financing is a tool that can be used to assist redevelopment within a Development Area. TIF 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 or existing private property developments within a designated Development Area are “captured” and utilized by the DDA to finance public improvements within that Development Area, which supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare and adopt a Development Plan and a TIF Plan. Both plans are subject to public hearing and require that Village Council approve the plans by ordinance. 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, subject to approval by Council. All amendments must follow the procedures of PA 57 of 2018.

Captured assessed value is defined in PA 57 of 2018 as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the TIF plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. Tax increment revenue is generated

when the current assessed value of all properties within a Development Area in each year subsequent to the adoption of the TIF Plan, exceeds the initial assessed value of those properties.

Such funds transmitted to the 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, local or intermediate school districts, and several other entities specifically exempted under PA 57 of 2018, upon the captured assessed value of real and personal property in the Development Area.

## Initial Assessed Value and Applicable Millage

*Reference to PA 57 of 2018: Section 125.4214(l)*

The assessed value under this Plan is established as the total taxable value for all real and personal property in the Development Area as of 2021 which is the most recent assessment roll of the Village for which equalization has been completed at the time of adoption of this Plan. The initial assessed value of the Development Area is \$8,235,377.

The applicable tax levy for tax increment purposes in the Development Area is the total millage levied by the eligible taxing jurisdictions, excluding millages levied for debt. A list of the taxing jurisdictions and the current millage subject to capture (rates per \$1,000 of taxable value) is shown below Table 2, and totals 31.909 mills.

**Table 2: Applicable Millage Summary**

| Taxing Jurisdiction                         | Projected Captured Millage Rate |
|---|---------------------------------|
| Village of Blissfield                       | 14.167                          |
| Lenawee County                              | 6.445                           |
| Blissfield Township                         | 3.974                           |
| Lenawee Intermediate School District (LISD) | 7.323                           |
| TOTAL APPLICABLE MILLAGE                    | 31.909                          |

*Source: Village of Blissfield, 2021*

*Footnotes to Table 2: Blissfield Public Schools and the State Education Tax mills are not included as they are statutorily exempt from capture.*

## Estimate of Tax Increment Revenues

*Reference to PA 57 of 2018: Section 125.4214(l)*

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA and

such revenues will be expended in the manner set forth in this Plan. Estimates of the projected growth in taxable value and projected captured revenue for the duration of this Plan are in Table 3. Both real and personal property assessments are included in the taxable value projections.

The projected annual growth in taxable value is estimated is at a 2% increase per year. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at \$1,392,481.

The actual tax increment revenue to be transmitted to the DDA will likely vary from the estimates herein based upon the actual tax levies of the taxing jurisdictions and the actual taxable value in the Development Area over the next 20 years. Additional increases in the assessed valuation for the Development Area and resultant tax increment revenues may occur from new other construction, expansion, rehabilitation, appreciation of property values, or other factors. Such increases are beyond those projected in this Plan, but if increases occur, the tax increment revenues will be spent according to this Plan to accelerate the implementation of public improvements. It is the intention of the DDA to use the entire captured assessed value in the Development Area for the purposes defined in the Development Plan and period hereinafter set forth, and to not exclude assessed value growth in property resulting solely from inflation.

## Estimated Impact on Taxing Jurisdictions

*Reference to PA 57 of 2018: Section 125.4214(l)*

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

It is anticipated that the public improvements proposed for the Development Area, and the private improvements they induce, will provide long-term stability and growth in the Development Area and the Village as a whole. This will benefit all taxing jurisdictions. Benefits will result from increases in property values surrounding the Development Area, increased property values in the Development Area at the time the TIF Plan is completed, and from increases in property values throughout the entire community which are, to some degree dependent upon the well-being of the downtown district for stability and growth. All taxing jurisdictions will benefit substantially from a tax base that has been stabilized and enhanced.

**Table 3: Future Capture Projections**

| Tax Day  | Fiscal Year | Total TIF Millage | Total Taxable Value | Total Captured Value | Total Tax Increment Revenue |
|--|-------------|-------------------|---------------------|----------------------|-----------------------------|
| Base Year<br>12/31/2020  | 2020-21     |                   | \$8,235,377         |                      |                             |
| 12/31/2021   | 2021-22     | 31.909            | \$8,400,085         | \$164,708            | \$5,256                     |
| 12/31/2022   | 2022-23     | 31.909            | \$8,568,086         | \$332,709            | \$10,616                    |
| 12/31/2023   | 2023-24     | 31.909            | \$8,739,448         | \$504,071            | \$16,084                    |
| 12/31/2024   | 2024-25     | 31.909            | \$8,914,237         | \$678,860            | \$21,662                    |
| 12/31/2024   | 2025-26     | 31.909            | \$9,092,522         | \$857,145            | \$27,351                    |
| 12/31/2025   | 2026-27     | 31.909            | \$9,274,372         | \$1,038,995          | \$33,153                    |
| 12/31/2026   | 2027-28     | 31.909            | \$9,459,860         | \$1,224,483          | \$39,072                    |
| 12/31/2027   | 2028-29     | 31.909            | \$9,649,057         | \$1,413,680          | \$45,109                    |
| 12/31/2028   | 2029-30     | 31.909            | \$9,842,038         | \$1,606,661          | \$51,267                    |
| 12/31/2029   | 2030-31     | 31.909            | \$10,038,879        | \$1,803,502          | \$57,548                    |
| 12/31/2030   | 2031-32     | 31.909            | \$10,239,656        | \$2,004,279          | \$63,955                    |
| 12/31/2031   | 2032-33     | 31.909            | \$10,444,449        | \$2,209,072          | \$70,489                    |
| 12/31/2032   | 2033-34     | 31.909            | \$10,653,338        | \$2,417,961          | \$77,155                    |
| 12/31/2033   | 2034-35     | 31.909            | \$10,866,405        | \$2,631,028          | \$83,953                    |
| 12/31/2034   | 2035-36     | 31.909            | \$11,083,733        | \$2,848,356          | \$90,888                    |
| 12/31/2035   | 2036-37     | 31.909            | \$11,305,408        | \$3,070,031          | \$97,962                    |
| 12/31/2036   | 2037-38     | 31.909            | \$11,531,516        | \$3,296,139          | \$105,176                   |
| 12/31/2037   | 2038-39     | 31.909            | \$11,762,146        | \$3,526,769          | \$112,536                   |
| 12/31/2038   | 2039-40     | 31.909            | \$11,997,389        | \$3,762,012          | \$120,042                   |
| 12/31/2039   | 2040-41     | 31.909            | \$12,237,337        | \$4,001,960          | \$127,699                   |
| 12/31/2040   | 2041-42     | 31.909            | \$12,482,084        | \$4,246,707          | \$135,508                   |
| <b>Total TIF Revenue Projected for the 20-Year Development Plan:</b> |             |                   |                     |                      | <b>\$1,392,481</b>          |

Source: Village of Blissfield, 2021

## Expenditure of Tax Increment Revenues

*Reference to PA 57 of 2018: Section 125.4214(1)*

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is outlined in Table 1 of the Development Plan. As described elsewhere, the cost estimates in Table 1 are approximations and preliminary as they have not been developed from construction drawings. Specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project.

Leveraging of funds will be very important for success. It is intended that outside grants and other sources of funding will be pursued, as permitted under PA 57 of 2018. Other private funds, in kind contributions, public-private partnerships, and non-tax increment sources will also be considered to maximize the success of this Development and TIF Plan.

Any additional tax increment revenues beyond those projected in this Plan will be:

- Used to further the implementation of the public improvement program, projects, priorities, and objectives of this Plan,
- Used to expedite any debt service to the extent possible, or
- Returned, pro-rata, to the taxing units as provided by law.

If the tax increment revenues are 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 shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary. Other projects that arise and are consistent with the objectives and priorities of the Plan may also be funded consistent with the financing methods described in this Plan.

## Duration of the Program

*Reference to PA 57 of 2018: Section 125.4214(1)*

The TIF Plan will remain in effect until December 31, 2041. This term may be modified from time to time by the Village Council in accordance with the procedures required by PA 57 of 2018. However, this Plan will not terminate before the principal and interest owing on any bonds which are outstanding has been paid in full, or funds sufficient for such payment have been segregated. Upon completion of the Plan, any "excess" revenues captured will be proportionately distributed to the taxing jurisdictions.

## Maximum Amount of Bonded Indebtedness



*Reference to PA 57 of 2018: Section 125.4214(1)*

The maximum amount of bond indebtedness to be incurred under this Plan shall at no time exceed 80% of the annual estimated tax increment revenue to be received from the Development Area for that year. Bonds issued under this Plan may be issued in any form authorized under PA 57 of 2018.

# *Appendix*

## Appendix A: Development Area Boundary

The following is a legal description of the Development Area boundary:

All that part of the Village of Blissfield, Lenawee County, Michigan, described as commencing at the center line of Adrian Street and the East line of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 32, Town 7 South, Range 5 East, and running thence North along said East line 874.50 feet; thence Westerly 132 feet; thence Southerly 200 feet; thence Westerly 354.73 feet; thence South 01 degree 41' 11" East 219.49 feet; thence North 88 degrees 18' 49" West 138.29 feet; thence South 01 degree 41; 11" West 254.28 feet to the Northerly right of way line of the former Penn Central Railroad right of way; thence Westerly along said right of way line to the Easterly line of former Penn Central property located Southerly of Custar Street; thence Northwesterly along said line to the southerly line of Railroad Street; thence Westerly and Southwesterly along said line to a point located on the Westerly line of North Lane Street at a point located 59.43 feet North 68 degrees 02' East from the intersection of said West line of North Lane Street with the Northerly line of railroad property; thence North 5 degrees 58' 00" West 63.00 feet to the River Raisin; thence Westerly along the river Raisin to intersection of said line with the southerly line of Beagle Street; thence Northwesterly along the Southerly line of Beagle Street to the Westerly line of south Monroe Street; thence Southerly along said line to the Northerly line of Adrian Street (Highway US-223); thence Westerly along the Northerly line of Adrian Street (Highway US-223) to a point located 70 feet Westerly from the East line of Lot 8, David Carpenter's Addition to the Village of Blissfield; thence Northerly parallel with the East line of said Lot 8 to the Southerly line of the former Penn Central Railroad; thence Northwesterly along the Southerly line of said railroad to the Easterly line of Lot 53, Plat of David Carpenter's Addition; thence Easterly to the intersection of the Westerly line of Lot 57 of said plat with the Southerly line of the former Penn Central Railroad; thence Southerly along the Westerly line of Lot 57 to the southwest corner of said Lot 57; thence Westerly along the Northerly line of lots and parallel with Adrian Street to the Northwest corner of Lot 32 of said plat of David Carpenter's Addition; thence continuing Westerly parallel with Adrian Street to the Northwest corner of Lot 34 of said plat of David Carpenter's Addition; thence North 77 degrees 30' West 147 feet; thence North 75 degrees 54' West 144.41 feet; thence continuing Northwesterly along and parallel with Adrian Street 600 feet more or less; thence Northwesterly 200 feet; thence Northwesterly 600 feet; thence Southerly 450 feet to the Northerly line of Adrian Street; thence Westerly along said street 60 feet; thence North 13 degrees 30' East 195.54 feet; thence North 76 degrees 30' West 136.93 feet; thence South 2 degrees 50; East 203.76 feet to the center line Adrian Street; thence Northwesterly along said center line 500 feet; thence South 3 degrees 51; West 266.19 feet; thence Easterly to the West line of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 30; thence Northerly to the Southerly line of Adrian Street (Highway US-233); thence Easterly along the Southerly line of Adrian Street to the Northwest corner of Lot 17, Assessor's Plat J. T. Carpenter's Addition to the Village of Blissfield; thence Southerly along the West side of said 92 feet; thence Easterly 95.87 feet; then Northerly to the South line of Adrian Street (Highway US-223); thence Easterly along the Southerly line of Adrian Street to the Northwest corner of Lot 28, Assessor's Plat of J. T. Carpenter's Addition to the Village of Blissfield; thence South 13 degrees 30' East 126.50 feet; thence South 88 degrees 18' East 115.62 feet; thence North 3 degrees 07' West 107.30 feet to the South line of said Adrian Street; thence Southeasterly along said South line of Adrian Street to the West line of Lot 10, David Carpenter's Addition to the Village of Blissfield; thence Southerly along said West line to the North line of High Street; thence Easterly along the North line of High Street to the Northwest corner of Lot 6, David Carpenter's Addition to the Village of Blissfield; thence South along the Westerly line of said lot to the South line of said section; thence Easterly along said line 370 feet; thence Northerly 200 feet to a point located 126.62 feet from the North line of Lot 2 of said plat; thence Southeasterly along said line parallel to Adrian Street and along the Southerly line of Lots 4 and 5 of Union Addition to the Village of Blissfield to the East line

of South Monroe Street; thence Southerly along the East line of South Monroe Street 223.50 feet; thence Southeasterly to the River Raisin; thence South 55 degrees 43' East and 66 feet Southerly from the Southerly line of Adrian Street to the Westerly line of Pearl Street; thence southerly along said Westerly line of Pearl Street to the South line of the North ½ of lot 69, Original Plat of the village of Lyon; thence Southeasterly parallel with the South line of Jefferson Street to a point located 115 feet Westerly from the West line of South Lane Street; thence South 33 degrees 16; West 4.7 feet; thence South 56 degrees 53' East 115.2 feet to the Westerly line of South Lane Street; thence Easterly 165 feet Southerly and parallel with Jefferson Street to the Southeast corner of Lot 75, Plat of Village of Lyon; thence continuing Easterly to the East line of Giles Avenue; thence Southerly along the Easterly line of Giles Avenue to the North line of Cherry Street; thence Easterly along the North line of Cherry Street to a point located 8.25 feet Easterly from the Southeast corner of Lot 1, Plat of Giles and Whites Addition to the Village of Blissfield; thence North 25 degrees 49' 18" East along the center line of a vacated alley to the south line of Jefferson Street; thence Northeasterly and 16.5 feet Westerly of the East line of Lot 45, Plat of the Village of Lyon, to the North line of said Lot 45; thence Easterly along the Southerly line of Lot 3, Assessor's Plat No. 1 of the Village of Blissfield to the Southeast corner of said Lot; thence Northeasterly along the East line of said Lot 3 to the South line of Adrian Street (Highway US-223); thence Southeasterly along said line to the Westerly line of Jipson Street; thence Southeasterly along the Westerly line of Jipson Street to the intersection of said line with the Westerly extension of the Southerly line of Lot 3, George Feeback's Addition to the Village of Blissfield; thence Easterly along said line to the Westerly line of Lots 10 and 11 of said plat; thence Southerly to the North Line of Jefferson Street; thence Easterly along the North line of Jefferson Street to the center line of Adrian Street (Highway US-223); thence Southeasterly along said center line to the place of beginning.

## Appendix B:

### List of Parcels within the Downtown Development Area

The following real properties, are located within the Village of Blissfield DDA Development Area:

|                 |                 |                 |                 |                 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| BL2-000-0021-00 | BL2-232-2530-00 | BL2-460-0340-00 | BL2-620-0063-00 | BL2-620-0394-00 |
| BL2-000-0040-00 | BL2-232-2600-00 | BL2-460-0572-00 | BL2-620-0064-00 | BL2-620-0400-00 |
| BL2-000-0051-00 | BL2-232-2635-00 | BL2-500-0010-00 | BL2-620-0071-00 | BL2-620-0401-00 |
| BL2-000-0052-00 | BL2-232-2650-00 | BL2-500-0011-00 | BL2-620-0101-00 | BL2-620-0410-00 |
| BL2-000-0053-00 | BL2-300-0010-00 | BL2-500-0021-00 | BL2-620-0102-00 | BL2-620-0421-00 |
| BL2-000-0300-00 | BL2-300-0020-00 | BL2-500-0081-00 | BL2-620-0160-00 | BL2-620-0422-00 |
| BL2-000-0950-00 | BL2-300-0030-00 | BL2-500-0130-00 | BL2-620-0201-00 | BL2-620-0431-00 |
| BL2-000-0960-00 | BL2-310-0171-00 | BL2-510-0011-00 | BL2-620-0211-00 | BL2-620-0432-00 |
| BL2-230-3600-00 | BL2-310-0281-00 | BL2-510-0020-00 | BL2-620-0212-00 | BL2-620-0440-00 |
| BL2-230-3750-00 | BL2-460-0021-00 | BL2-510-0040-00 | BL2-620-0221-00 | BL2-620-0460-00 |
| BL2-230-3760-00 | BL2-460-0051-00 | BL2-620-0011-00 | BL2-620-0241-00 | BL2-620-0471-00 |
| BL2-230-3770-00 | BL2-460-0053-00 | BL2-620-0013-00 | BL2-620-0310-00 | BL2-620-0472-00 |
| BL2-230-3780-00 | BL2-460-0081-00 | BL2-620-0014-00 | BL2-620-0320-00 | BL2-620-0481-00 |
| BL2-230-3790-00 | BL2-460-0100-00 | BL2-620-0015-00 | BL2-620-0341-00 | BL2-620-0482-00 |
| BL2-230-3800-00 | BL2-460-0263-00 | BL2-620-0017-00 | BL2-620-0351-00 | BL2-620-0491-00 |
| BL2-230-3810-00 | BL2-460-0264-00 | BL2-620-0021-00 | BL2-620-0360-00 | BL2-620-0492-00 |
| BL2-230-3820-00 | BL2-460-0275-00 | BL2-620-0022-00 | BL2-620-0361-00 | BL2-620-0501-00 |
| BL2-230-3830-00 | BL2-460-0285-00 | BL2-620-0031-00 | BL2-620-0362-00 | BL2-620-0502-00 |
| BL2-230-4710-00 | BL2-460-0290-00 | BL2-620-0032-00 | BL2-620-0371-00 | BL2-620-0503-00 |
| BL2-230-4740-00 | BL2-460-0300-00 | BL2-620-0034-00 | BL2-620-0381-00 | BL2-620-0511-00 |
| BL2-230-4750-00 | BL2-460-0310-00 | BL2-620-0040-00 | BL2-460-0286-00 | BL2-620-0512-00 |
| BL2-230-4770-00 | BL2-460-0321-00 | BL2-620-0051-00 | BL2-620-0391-00 | BL2-620-0513-00 |
| BL2-232-2500-00 | BL2-460-0322-00 | BL2-620-0061-00 | BL2-620-0392-00 | BL2-620-0514-00 |
| BL2-232-2520-00 | BL2-460-0331-00 | BL2-620-0062-00 | BL2-620-0393-00 | BL2-620-0515-00 |

|                 |                 |                 |                 |                 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| BL2-620-0521-00 | BL2-901-0015-00 | BL2-901-0790-00 | BL2-901-1640-00 | BL2-901-2290-00 |
| BL2-620-0522-00 | BL2-901-0080-00 | BL2-901-0800-00 | BL2-901-1650-00 | BL2-901-2300-00 |
| BL2-620-0523-00 | BL2-901-0120-00 | BL2-901-0840-00 | BL2-901-1800-00 | BL2-901-2320-00 |
| BL2-620-0525-00 | BL2-901-0130-00 | BL2-901-0870-00 | BL2-901-1825-00 | BL2-901-2330-00 |
| BL2-620-0531-00 | BL2-901-0200-00 | BL2-901-0880-00 | BL2-901-1925-00 | BL2-901-2340-00 |
| BL2-620-0541-00 | BL2-901-0280-00 | BL2-901-0910-00 | BL2-901-1950-00 | BL2-901-2350-00 |
| BL2-620-0691-00 | BL2-901-0290-00 | BL2-901-0930-00 | BL2-901-1980-00 | BL2-901-2360-00 |
| BL2-620-0701-00 | BL2-901-0300-00 | BL2-901-0960-00 | BL2-901-1990-00 | BL2-901-2500-00 |
| BL2-620-0702-00 | BL2-901-0320-00 | BL2-901-1030-00 | BL2-901-2000-00 | BL2-901-2540-00 |
| BL2-620-0703-00 | BL2-901-0325-00 | BL2-901-1060-00 | BL2-901-2010-00 | BL2-901-2580-00 |
| BL2-620-0704-00 | BL2-901-0340-00 | BL2-901-1090-00 | BL2-901-2020-00 | BL2-901-2620-00 |
| BL2-620-0705-00 | BL2-901-0360-00 | BL2-901-1100-00 | BL2-901-2050-00 | BL2-901-2700-00 |
| BL2-620-0706-00 | BL2-901-0400-00 | BL2-901-1110-00 | BL2-901-2060-00 | BL2-901-2710-00 |
| BL2-620-0721-00 | BL2-901-0410-00 | BL2-901-1190-00 | BL2-901-2065-00 | BL2-901-2830-00 |
| BL2-620-0722-00 | BL2-901-0420-00 | BL2-901-1210-00 | BL2-901-2070-00 | BL2-901-2890-00 |
| BL2-620-0740-00 | BL2-901-0430-00 | BL2-901-1260-00 | BL2-901-2075-00 | BL2-901-2940-00 |
| BL2-620-0750-00 | BL2-901-0440-00 | BL2-901-1280-00 | BL2-901-2085-00 | BL2-901-3190-00 |
| BL2-620-0760-00 | BL2-901-0470-00 | BL2-901-1330-00 | BL2-901-2105-00 | BL2-901-3260-00 |
| BL2-620-8011-00 | BL2-901-0480-00 | BL2-901-1430-00 | BL2-901-2110-00 | BL2-901-3290-00 |
| BL2-620-8012-00 | BL2-901-0510-00 | BL2-901-1440-00 | BL2-901-2120-00 | BL2-901-3310-00 |
| BL2-620-8013-00 | BL2-901-0610-00 | BL2-901-1450-00 | BL2-901-2135-00 | BL2-901-3320-00 |
| BL2-620-8014-00 | BL2-901-0640-00 | BL2-901-1490-00 | BL2-901-2145-00 | BL2-901-3330-00 |
| BL2-620-8015-00 | BL2-901-0650-00 | BL2-901-1500-00 | BL2-901-4595-00 | BL2-901-3340-00 |
| BL2-620-8016-00 | BL2-901-0670-00 | BL2-901-1540-00 | BL2-901-2150-00 | BL2-901-3350-00 |
| BL2-700-0010-00 | BL2-901-0675-00 | BL2-901-1550-00 | BL2-901-2170-00 | BL2-901-3420-00 |
| BL2-700-0040-00 | BL2-901-0700-00 | BL2-901-1555-00 | BL2-901-2240-00 | BL2-901-3440-00 |
| BL2-700-0060-00 | BL2-901-0740-00 | BL2-901-1610-00 | BL2-901-2260-00 | BL2-901-3480-00 |
| BL2-901-0010-00 | BL2-901-0780-00 | BL2-901-1620-00 | BL2-901-2283-00 | BL2-901-3490-00 |

|                 |                 |                  |                 |                 |
|-----------------|-----------------|------------------|-----------------|-----------------|
| BL2-901-3500-00 | BL2-901-3760-00 | BL2-901-3920-00  | BL2-901-4230-00 | BL2-901-4415    |
| BL2-901-3510-00 | BL2-901-3800-00 | BL2-901-4005-00  | BL2-901-4265-00 | BL2-901-4400-00 |
| BL2-901-3630-00 | BL2-901-3805-00 | BL2-901-4010-00  | BL2-901-4280-00 | BL2-901-2420-00 |
| BL2-901-3670-00 | BL2-901-3830-00 | BL2-901-4035--00 | BL2-901-4310-00 | BL2-901-4405-00 |
| BLs-901-3680-00 | BL2-901-3860-00 | BL2-901-4040-00  | BL2-901-4320-00 | BL2-901-4340-00 |
| BL2-901-3690-00 | BL2-901-3865-00 | BL2-901-4060-00  | BL2-901-4325-00 | BL2-901-4760-00 |
| BL2-901-3700-00 | BL2-901-3870-00 | BL2-901-4130-00  | BL2-992-0000-00 | BL2-901-4750-00 |
| BL2-901-3740-00 | BL2-901-3910-00 | BL2-901-4220-00  | BL2-992-0001-95 |                 |
| BL2-901-3750-00 | BL2-901-3915-00 | BL2-901-4605-00  | BL2-901-4410-00 |                 |



## Appendix C: Adoption Documents

**Motion to Adopt the 2022 Amended Development Plan & Tax Increment  
Financing Plan, Submit that Plan to Village Council, and Ask that Village  
Council Hold a Public Hearing**

At a regular meeting of the Blissfield Downtown Development Authority (DDA),  
held on April 13, 2022, at 6:00 PM.

**MOTION BY:** *Heather Marks*

**SECONDED BY:** *Brenda Butler*

**WHEREAS**, Section 214 of PA 57 of 2018, the Recodified Tax Increment Financing Act (the Act) requires that when the DDA determines necessary for the achievement of the purposes of the Act, it shall prepare and submit a tax increment financing plan, including a development plan to the governing body of the municipality; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan, dated March 3, 2022, has been prepared pursuant to the provisions of PA 57 of 2018 and meets the requirements of that Act; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan is necessary for tax increment capture and to enable captured tax increment revenues to be used to support redevelopment and reinvestment in the development area, as envisioned in the Development Plan and the Blissfield Master Plan; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan provides for implementation of public improvements and actions designed to halt property value deterioration, to eliminate the causes of such deterioration and to promote economic growth for the Village, the DDA and the Development Area.

**NOW THEREFORE**, the DDA hereby adopts the proposed 2022 Amended Development Plan and Tax Increment Financing Plan, dated March 3, 2022, as presented ~~(or with the following revisions \_\_\_\_\_)~~. Further, the DDA hereby transmits said Plan to the Blissfield Village Council and asks that Village Council proceed with the process for approval as specified in PA 57 of 2018, including setting June 13, 2022, as the date for a public hearing on the Plan, and giving notice of said hearing as required.

**AYES:** *9*

**NAYS:** *0*

Approved *April 13*, 2022

By the Blissfield Downtown Development Authority

By: \_\_\_\_\_  
*Scott Croft*, Chairman

By: *Barb McHenry*  
Barb McHenry, Secretary

**ORDINANCE NO.2022-07a**

**AN ORDINANCE TO APPROVE AND ADOPT THE DDA MAINSTREET DEVELOPMENT & TIF PLAN OF THE VILLAGE OF BLISSFIELD.**

At a regular meeting of the Blissfield Village Council held on July 11, 2022, at 7:00 p.m.

**MOTION BY: Jerry Hayes**

**SECONDED BY: James Eitzen**

**WHEREAS**, Section 214 of PA 57 of 2018, the Recodified Tax Increment Financing Act (the Act) requires that when the DDA determines necessary for the achievement of the purposes of the Act, it shall prepare and submit a tax increment financing plan, including a development plan to the governing body of the municipality; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan has been prepared pursuant to the provisions of PA 57 of 2018 and meets the requirements of that Act; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan is necessary for tax increment capture and to enable captured tax increment revenues to be used to support redevelopment and reinvestment in the development area, as envisioned in the Development Plan and the Blissfield Master Plan; and

**WHEREAS**, the proposed 2022 Amended Development Plan and Tax Increment Financing Plan provides for implementation of public improvements and actions designed to halt property value deterioration, to eliminate the causes of such deterioration and to promote economic growth for the Village, the DDA and the Development area; and

**WHEREAS**, the Village of Blissfield DDA Mainstreet Board reviewed and held a public hearing on the 2022 Amended Development and Tax Increment Financing Plan on April 13, 2022; and

**WHEREAS**, at the April 13, 2022, regular DDA Mainstreet Board meeting the board unanimously made a motion recommending a public hearing and approval by the Blissfield Village Council; and

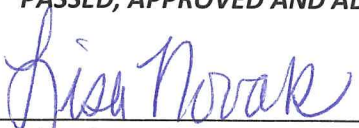
**WHEREAS**, a Public Hearing with proper notice was held at the Village Council regular meeting of July 11, 2022, at 7:00 p.m.; and

**NOW, THEREFORE**, be it ordained by the governing body of the Village of Blissfield, Michigan hereby adopts and approves the 2022 Amended Development and Tax Increment Financing Plan, dated April 13, 2022, as presented.

Yeas: 7

Nays: 0

**PASSED, APPROVED AND ADOPTED** this 11<sup>th</sup> day of July, 2022.



Lisa Novak, Village Clerk