



Date: February 12, 2016

To: To the Legislative Bodies of the Taxing Jurisdictions of the City of Bronson:

Branch Area Transit Authority Board of Directors
Branch Intermediate School District, Board of Education
Bronson Community Schools, Board of Education
Branch District Library, Board of Trustees
Branch County Board of Commissioners
Branch County Commission on Aging

From: Brandon Mersman, City Manager

Subject: Public Hearing on the Adoption of a Downtown Development and Tax Increment Financing Plan

The City of Bronson City Council, County of Branch, State of Michigan will hold a public hearing on March 14, 2016 at 5:00 p.m. in City Council Chambers at 141 S. Matteson Street, Bronson, Michigan, to consider the adoption of a resolution adopting a Downtown Development and Tax Increment Financing Plan for the City for Bronson Downtown Development Authority. The plan has been prepared pursuant to Act 197 of 1975. Notice of the hearing has been published in accordance with the law.

Subject to required findings of public purpose at the hearing, the City Council of the City of Bronson intends to approve a resolution adopting the Downtown Development and Tax Increment Plan to provide for the capture and use of tax increment revenues to pay the costs of eligible activities for the eligible properties located in the district. The tax capture schedule in the plan has an initial term of 30 years. Upon request, a copy of the proposed Plan is available; it can assist in your review of the fiscal and economic implications of the project. The existing taxable base value is \$1,216,100.00. The captured taxes are projected to average \$19,435 per year over the 30 year collection period, beginning in the year 2017.

The tax increment revenues or "captured assessed value" means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax Increment Revenue to be transmitted to the Authority by the City Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the District on the captured assessed value.

Under Act 197, the Authority will be authorized to capture ad valorem property taxes attributable to the application of the levy of local taxing jurisdictions upon the captured taxable value of the parcel and personal property located on that property. The Authority is not authorized to capture



tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six-mill education tax pursuant to Public Act 331 of 1993 (MCL 211.903 et seq), as amended, or taxes levied by any local or intermediate school district. Refer to Exhibit C (attached) for estimated captured assessed values and estimated tax increment revenues based upon a 3% annual taxable value growth rate in the DDA district.

If you have any questions regarding the fiscal and economic implications of the activities of the proposed Downtown Development Authority Development and Tax Increment Financing Plan, please feel free to attend the public hearing described above or contact me via phone or email.

Sincerely,

A handwritten signature in blue ink that reads "Brandon Mersman". The signature is fluid and cursive, written in a professional style.

Brandon M. Mersman
City Manager
b.mersman@bronson-mi.com
517-369-7334

**CITY OF BRONSON
NOTICE OF PUBLIC HEARING**

REGARDING ADOPTION OF A PROPOSED DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN
& TAX INCREMENT FINANCING PLAN

Posted February 12, 2016

Notice is hereby given that the City Council has scheduled a public hearing on a proposed Downtown
Development Authority Development Plan & Tax Increment Financing Plan to be held on:

**Monday, March 14, 2016
5:00 p.m. (Local Time)
Bronson City Hall
141 S. Matteson Street
Bronson, MI 49028**

At this public hearing, all aspects of the proposed Downtown Development Authority Development Plan & Tax Increment Financing Plan will be open for discussion. The City Council during the public hearing will provide an opportunity for interested persons to be heard and it will further receive and consider communications in writing received before and during the meeting with reference to the proposed Development Plan/TIF Plan. If you are unable to attend the public hearing and want to submit any type of communication regarding the proposed Development/TIF Plan for consideration by the City Council, please address your communications to:

**City Clerk
Bronson City Hall
141 S. Matteson Street
Bronson, MI 49028**

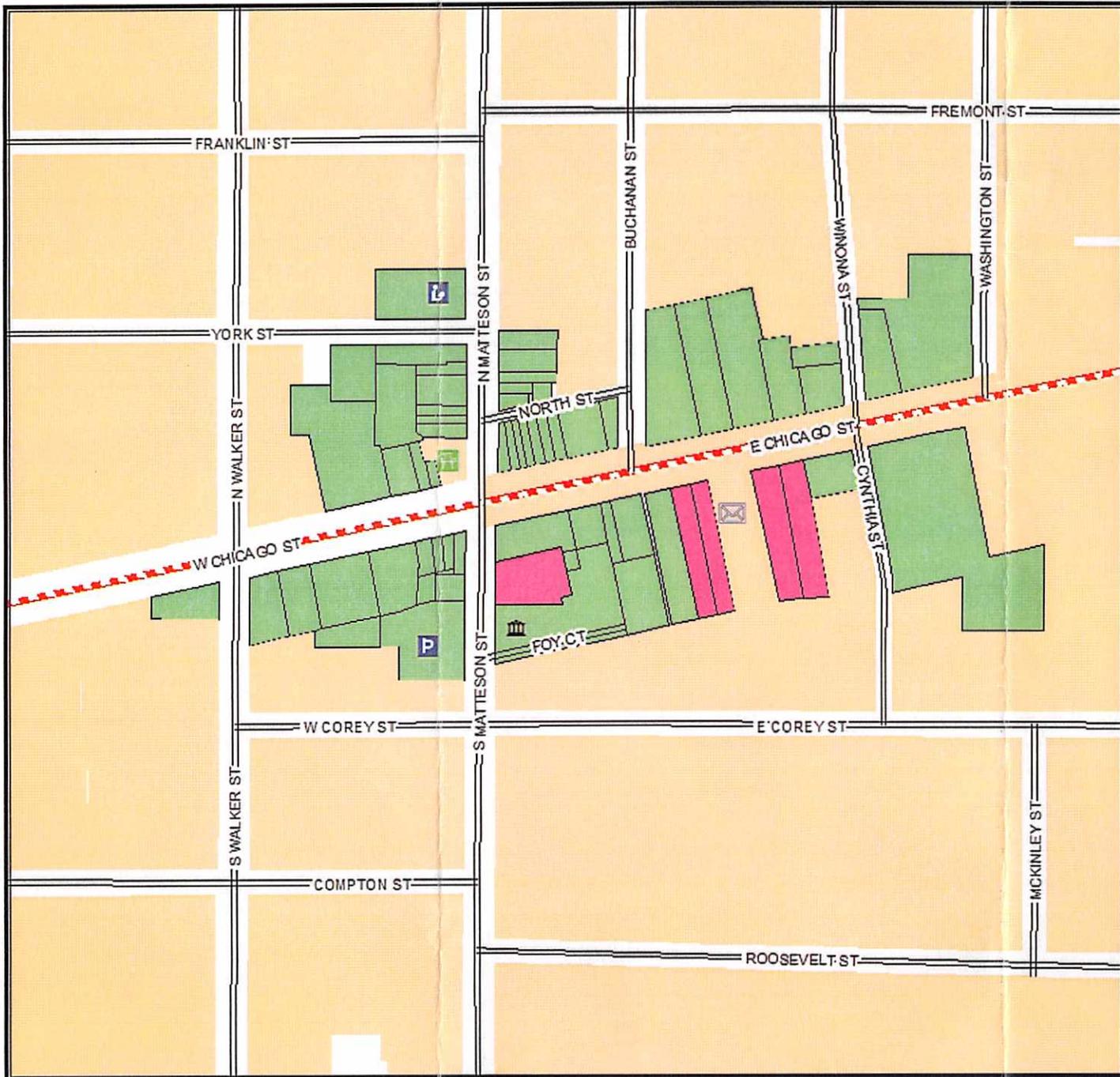
The public hearing will allow for the fullest opportunity for expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the proposed Development/TIF Plan.

A list of parcel numbers that comprise the City of Bronson Downtown Development Authority development area is located at the end of this Notice. For reference, there is also a map that shows the designated boundaries of the development area. The proposed Development Plan/TIF Plan does not contemplate relocating families and individuals from the area. A copy of the proposed Development Plan/Tax Increment Financing Plan, including all maps, plats, and a description of projects is available for public inspection at www.bronson-mi.com and during normal business hours at the address above.

Property Tax Code

12-200-002-000-015-00	12-200-001-000-006-00	12-200-003-000-004-00
12-200-002-000-016-00	12-200-001-000-007-00	12-200-003-000-003-00
12-200-002-000-017-00	12-200-001-000-008-00	12-200-003-000-002-00
12-200-002-000-018-00	12-200-001-000-013-00	12-200-003-000-001-00
12-200-002-000-002-00	12-200-001-000-035-00	12-200-003-000-018-00
12-200-002-000-003-00	12-200-001-000-036-00	12-200-003-000-017-00
12-200-002-000-005-00	12-200-001-000-037-00	12-200-004-000-001-00
12-200-002-000-006-00	12-200-001-000-038-00	12-200-004-000-002-00
12-200-002-000-007-00	12-200-001-000-039-00	12-200-004-000-004-00
12-200-002-000-008-00	12-200-001-000-040-00	12-200-004-000-030-00
12-200-002-000-009-00	12-200-001-000-053-00	12-200-004-000-029-00
12-200-002-000-019-99	12-200-001-000-054-00	
12-200-002-000-085-00	12-200-003-000-019-00	
12-200-001-000-027-00	12-200-003-000-008-00	
12-200-001-000-028-00	12-200-003-000-009-00	
12-200-001-000-030-00	12-200-003-000-010-00	
12-200-001-000-031-00	12-200-003-000-007-00	
12-200-001-000-032-00	12-200-003-000-005-00	
12-200-001-000-001-00	12-200-003-000-006-00	
12-200-001-000-002-00	12-200-004-000-028-00	
12-200-001-000-003-00	12-200-004-000-027-00	
12-200-001-000-033-00	12-200-004-000-026-00	
12-200-001-000-004-00	12-200-004-000-021-00	
12-200-001-000-005-00	12-200-004-000-051-99	

City of Bronson
Downtown Development Authority
District Map



Legend

- City Streets
- CHICAGO ST
- parcels**
- COMPLETED**
- Non DDA Parcels
- City of Bronson
- DDA District
- City Streets
- CHICAGO ST
- Bronson Public Library
- Bronson City Park
- City of Bronson Police/Fire Department
- City of Bronson Offices
- Bronson Post Office

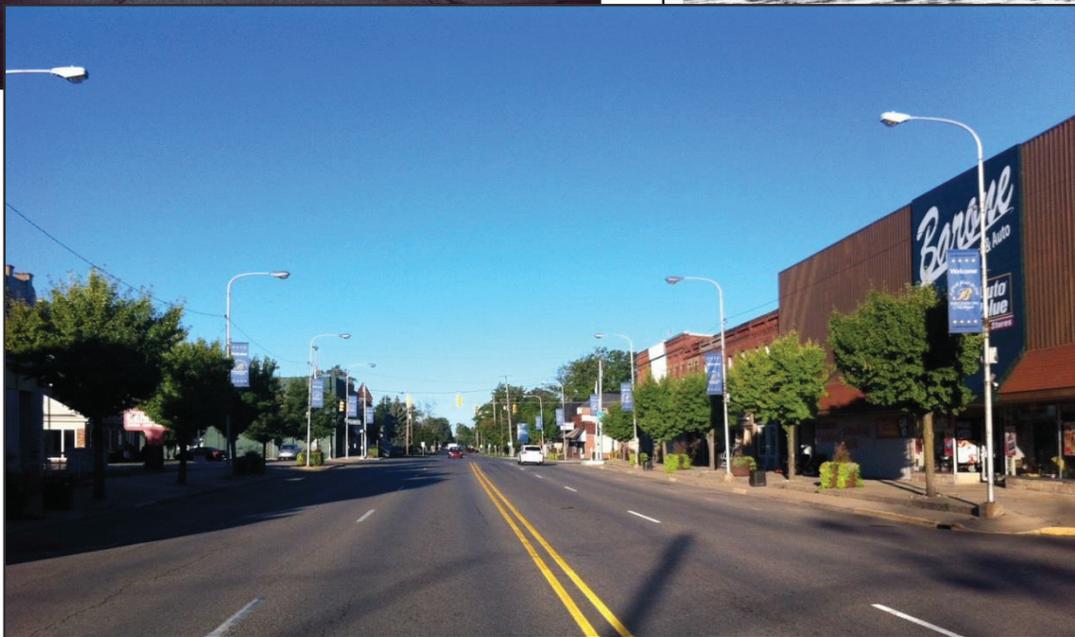
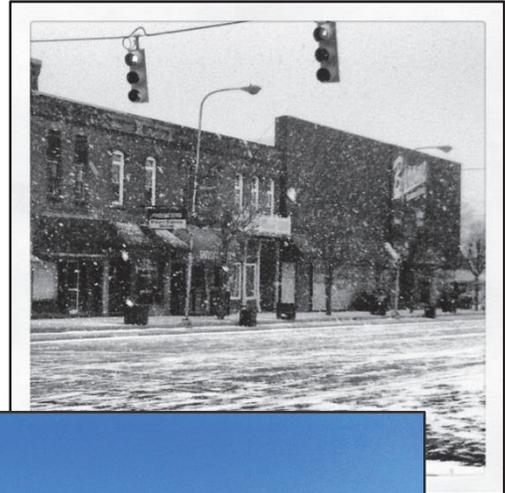
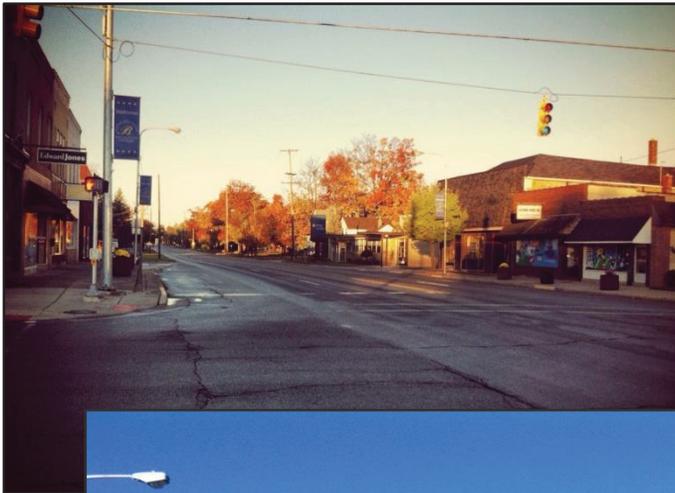


City of Bronson

Downtown Development Authority

Development Plan & Tax Increment Financing Plan

2016



City of Bronson
Branch County, Michigan
Downtown Development Authority

City Council

Mayor Alicia Cole
Vice-Mayor Larry McConn
Council Member Janet Cox
Council Member Bill Earl
Council Member Jim Kenny

Approved by the City Council on xxx xx, 2016

Downtown Development Authority

Board of Directors

Derek Shaw, Chair
Dave Barone, Vice-Chair
Kathy Dutcher Barone
Brandon Mersman
Kristie Hopkins
Homer Mandoka
Michelle McClish
Cynthia Smith
Samantha Saltsman

Approved by the DDA Board on January 6, 2016

This plan was prepared by City of Bronson staff
with special assistance provided by:

Brandon M. Mersman, City Manager
Mark L. Heydlauff, City Manager
Karen A. Smith, Clerk/Treasurer/Assessor
Charles Lillis, City Attorney



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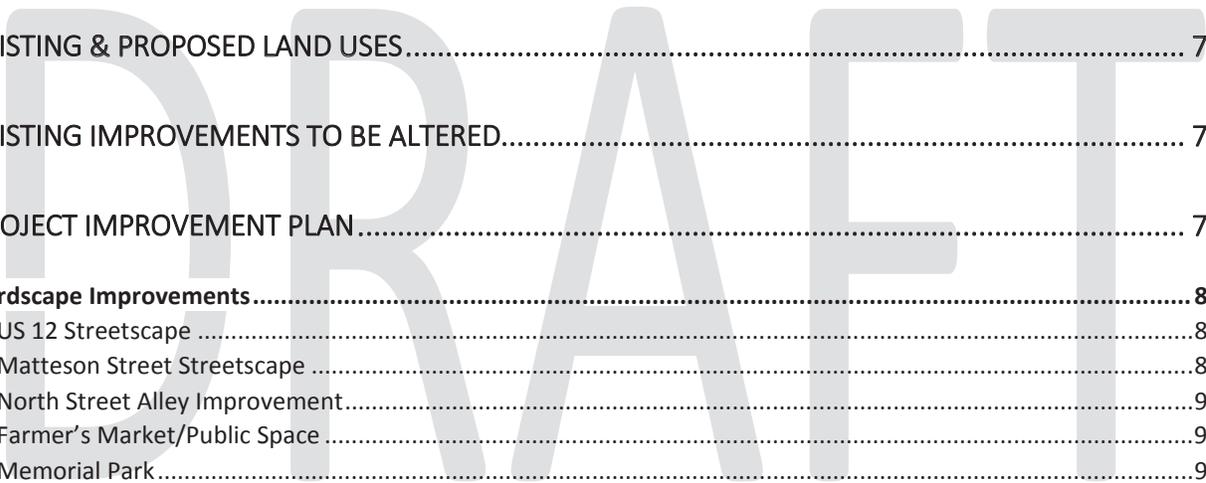
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DRAFT



Introduction

Historical Background

Michigan law permits the creation of a Downtown Development Authority (DDA) by the governing board of a municipality pursuant to PA 197 of 1975 (MCL 125.1651 et seq). The DDA shall cover a defined territory known as the DDA District. Under the law, the governing board of the municipality must appoint a board for the DDA. The board is responsible for the affairs of the DDA and the employment of any staff, the creation of programming, and the management of public resources belonging to the Authority.

The Authority may be funded through taxes, revenue from the sale or lease of Authority assets, proceeds from bonds, funds granted to it from the municipality, the state, or the federal government, revenue from special assessments, and revenue raised from a tax increment financing plan.

The DDA Act sought to help bolster the economic strength of central business districts by giving the DDA certain economic, monetary, legal, and organizational tools to eliminate property value deterioration and to promote economic growth through public and private projects.

The Bronson Downtown Development Authority

On July 9, 2012, the City Council of the City of Bronson formed the Bronson Downtown Development Authority (Ordinance 193 or §30.05 of the Bronson City Code). The Council found the DDA to be in the best public interest to halt property value deterioration and increase property tax valuation in the business district by eliminating the causes of deterioration. In accordance with statute, the board shall consist of between eight and twelve members- at least 50% of whom shall have an interest in properties contained within the district. The legal description for the district is attached as Appendix A. A map of the district is attached as appendix B.

Purpose of this Document

This document sets forth the plan of the Bronson Downtown Development Authority in improving the value of the business district. The DDA will accomplish programming, advertising, and public projects to encourage business retention and attraction and draw new customers to downtown Bronson. By creating a stronger atmosphere for business, property value deterioration will decrease and the entire City of Bronson will benefit. This document is constructed in conjunction with the DDA Act. The DDA intends this plan be the basis for all future development and redevelopment within the boundaries of the DDA.

This document also includes the Tax Increment Financing Plan to govern how funds will be collected and used under the tax increment financing provisions of the Act (MCL 125.664 et seq).



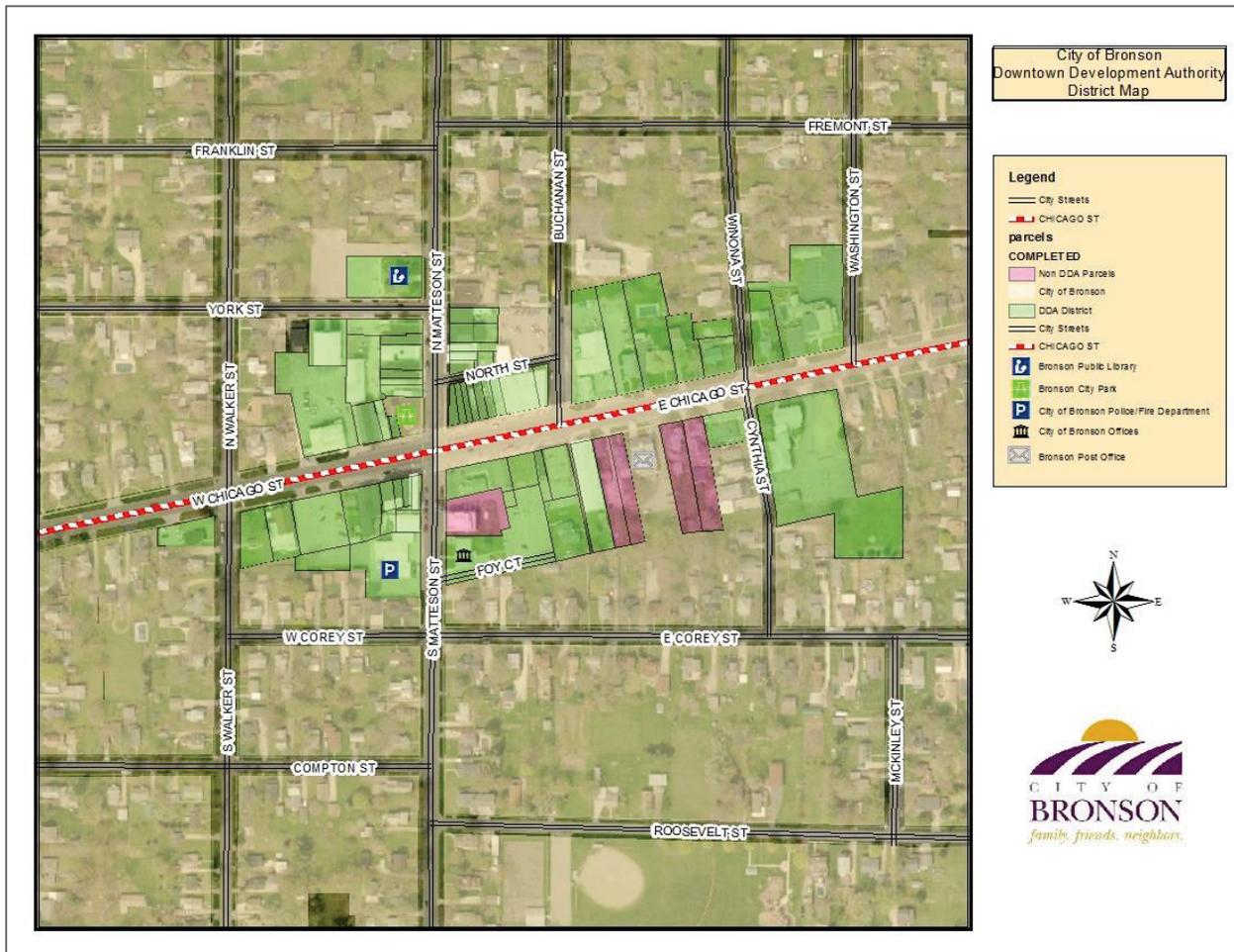
District Boundaries

The designation of boundaries of the development area in relation to the highways, streets, streams, or otherwise.

The Bronson DDA District generally lies in the area of US Highway 12 between the intersections of the highway with Washington Street to the east and Walker Street to the West. The district extends as far north as the Branch District Library at the intersection of York and Matteson Streets and as far south as the Bronson City Hall at the intersection of Foy Court and Matteson Street.

The boundaries of the district, this development plan, and the TIF plan are the same.

Figure A: Enhanced Aerial View of the District



Existing & Proposed Land Uses

The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

The map on the previous page shows the streets and highway within the district. All parcels within the district are served by public water, sewer, and storm sewer services as well as electricity from Consumers Energy and natural gas from Michigan Gas.

The district includes several public facilities including: the Branch District Library; the Bronson City Hall; the Bronson Police/Fire Station; Memorial Park; the United State Post Office; and, several public parking lots (either owned by the City of Bronson or leased by the City for public use).

Depending on the specific parcel, the district is zoned either B-1 (Business Residential), B-2 (Central Business District), or B-3 (Community Commercial). Land uses within the district include but are not limited to: financial services and banking; retail; professional office; government service; food service; residential (both first floor and second-story); public space; and, childcare. Land uses are governed by the Bronson Zoning Ordinance found as Chapter 154 of the Bronson City Code.

The future land uses intended in the Bronson Master Plan (reauthorized by the Planning Commission in 2012) include land uses of central business district, highway commercial, and office. Some aspects of these uses might also include outdoor public space for use as a Farmer's Market and to encourage other outdoor public gatherings and recreation.

As contemplated in both the Zoning Ordinance and the Master Plan, first floor retail, office, and food service establishments are desirable to encourage pedestrian-friendly activity. Public space and fixtures will complement this use.

A legal description of the district is found as Appendix A.

Existing Improvements to be Altered

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

The Authority may undertake, in part or in full, repairs or replacements of any public facility within the district. The Authority may also acquire buildings and/or property and cause the improvement, demolition, or other changes deemed to be in the public interest.

Project Improvement Plan

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

The Authority may undertake a variety of projects alone or in conjunction with the City of Bronson, the Michigan Department of Transportation, or other partners. The projects listed below are not in any ranked order and are intended to be broad representations of the kinds of projects the DDA may



undertake or seek to be accomplished in the district. All improvements discussed below may be accomplished with the assistance of engineers, consultants, or other professionals deemed necessary and beneficial.

Costs for all aspects of the Project Improvement Plan are merely estimated and may be found in Table A.

Hardscape Improvements

Hardscape improvements throughout the District will be coordinated to the extent it is reasonably possible. LED or other efficient lighting sources may be employed for street, parking lot, and accent lighting. Consistently-styled benches, trash receptacles, planter boxes, and other public hardware may be located throughout the district. Seasonal decorations, enhancements, activities, and lighting may also be built into the environment of the district or added at seasonally appropriate times. The Authority may build and/or maintain enclosures for refuse receptacles and may encourage joint use of refuse collection among several different businesses.

The Authority may also undertake projects to bring Wi-Fi or other communications services throughout the district. Service may be for the use of businesses within the district, the customers, or the public which may utilize such services in public spaces.

US 12 Streetscape

The Authority may seek to enhance the crosswalks on US 12 to create a more pedestrian-friendly environment. In addition to the audible crosswalks already installed, other enhancements may include bump-outs, brick pavers, or other similar hard surface improvement to guide and reassure pedestrian traffic. The Authority will encourage and support businesses to enhance the handicap accessibility of their businesses and seek to coordinate public space to accommodate accessibility.

Street trees and bushes contained within the right-of-way may be replaced as necessary including the landscaping surrounding them. Underground utilities may be included when sidewalks are repaired or replaced. Electrical outlets and water faucets will aid with events and landscaping.

To the extent possible, the Authority will encourage outdoor seating and engagement by businesses.

Charging stations for electric cars may be included at designated parking spaces.

Matteson Street Streetscape

The Authority may seek to enhance the crosswalks on Matteson Street to create a more pedestrian-friendly environment by adding bump-outs, brick pavers, and other hard surface improvements. The Authority will also consider ways to improve the accessibility of the sidewalks- especially on the east side of the street- by attempting to remove, level, or otherwise improve the stepped and ramped sections. The Authority will also work with businesses to ensure easy access from the street and sidewalk levels to their businesses. The Authority will work with businesses to encourage outdoor seating and engagement with customers.

Street trees or shrubbery may be added and coordinated with improvements at Memorial Park. Street, sidewalk, and accent lights might also be added to improve the evening feel of the district. Electric vehicle charging stations may also be added.

North Street Alley Improvement

The Authority will look for ways to enhance the North Street alley area. Efforts may include upgraded overhead utilities, placing existing overhead utilities underground, increasing lighting, encouraging rear façade improvement, and other efforts to enhance the rear image of properties. The Authority may consider changes to traffic flow and parking patterns.

Farmer's Market/Public Space

The Authority may build, operate, and/or maintain a Farmer's Market either independently or in conjunction with other organizations. The space used by the Farmer's Market should be accessible and available for passive public use and for programmed events- either by the DDA, by businesses and organizations, or community groups. To the extent possible, this public space should be available for use in a variety of seasonal settings.

Ice rinks, sledding hills, and other winter activities might be included in public spaces, parking lots, or other areas of the district to provide year-round attraction to the district.

Memorial Park

The Authority may, in coordination with the City of Bronson, make improvements to Memorial Park deemed beneficial to the Authority's activities and interests.

Landscape Improvements

The Authority may make landscape improvements throughout the district and coordinate with private property owners on the types and style of landscaping to provide a consistent atmosphere. The Authority may provide ongoing maintenance for landscaping including but not limited to planter boxes, street trees, shrubbery, and other accoutrements.

The Authority may also purchase, lease, or otherwise acquire either permanently or temporarily public art displays in any manner the Authority may deem appropriate subject to restrictions the City of Bronson or the Michigan Department of Transportation may impose.

Parking

The Authority may lease, purchase, or otherwise seek control over public parking lots within the district. It may encourage the sharing of parking spaces between one or more businesses and may make improvements to parking areas. The Authority may also construct, partner, or otherwise engage new parking structures or lots as it sees fit.

Programming/Events

The Authority desires to be a strong player in events which bring people to Bronson and desires downtown Bronson be a venue for a variety of activities throughout the year which support local businesses.

DDA Events

The Authority may sponsor annual or special events which draw attendees to the district or feature businesses, services, or other amenities of the district. The Authority may pay any and all necessary and reasonable expenses related to events it sponsors.

Business-sponsored Events

Businesses or organizations located within the district may sponsor or host various events individually or collaboratively. The Authority may assist those events to an extent agreed to by the Authority's board including but not limited to staff support, financial support, and other tangible or intangible means.

Community Events

The Authority encourages activities which welcome and encourage visitors to the district. Community groups may desire to stage events within the district and the Authority may assist with such activities in any way the Authority's board deems appropriate including but not limited to staff support, financial support, and other tangible or intangible means.

Marketing/Branding

The Authority may create a marketing plan and create a "brand image" for downtown Bronson. The sense of branding will help visitors recognize downtown Bronson as a distinct and unique attraction point for shopping, business service, public events, and other gatherings. To accomplish any of these activities, the Authority's board or staff may employ consultants or other professionals as deemed necessary.

Internal Communication

In order to encourage collaboration among businesses and organizations within the district, the Authority may undertake any means of internal communication to encourage dialogue between the Authority board, any committees it may establish, businesses within the district, and any other stakeholders.

External Marketing/Business Promotion

The Authority may undertake any kind of marketing of the district as a whole, segments of the district, and/or individual or groups of businesses within the district as the Board may see fit. All such marketing will be focused on attracting visitors to the district. External marketing may also be used for any activities held within the district which may be sponsored by the Authority, business(es) within the district, or community activities in the district.

Promotion of Vacant Building/Space

The Authority may undertake marketing, promotion, or other attraction activities to fill under-utilized or vacant properties or spaces as the Authority's board may deem appropriate. Full buildings and a vibrant network of businesses and organizations located within the district benefit the entire district.

Signage

The Authority may place way-finding signs and other signage within the district to help guide visitors to key points of interest. In collaboration with the City of Bronson and/or other organizations, the Authority may locate signage beyond the district which specifically (in whole or in part) points visitors to the District and/or otherwise advertises the activities, businesses, and amenities within the district.

Create Downtown Bronson Brand

The Authority may create a logo, brand, trademark, or other recognizable symbol for the district. It shall use such image to market the district and provide visitors a sense of place and distinction for the district.



Financing

The Authority Board is empowered (as contemplated in the DDA Act) to provide a variety of financing incentives to cause improvements within the district either directly or by providing grants, loans, and other monetary incentives to property owners within the district.

Façade Improvement

The Authority may create a Façade Improvement Program for buildings located within the district. Details of the program shall be determined by the Authority's board but shall generally encourage the exterior improvement of a building- front, rear, and side(s).

Second-Story Apartment Rehabilitation

The Authority may create a Second-Story Apartment Rehabilitation Program for buildings located within the district. Details of the program shall be determined by the Authority's board. The Authority or business owners may use this program and/or use funding, technical expertise, or other resources offered by the State of Michigan and/or federal programs.

Revolving Loan Fund

The Authority may create a Revolving Loan Fund individually or in collaboration with one or more financial institution and/or the City of Bronson and/or another organization of competent operation. Such funds shall be used pursuant to policies the Authority's board may deem appropriate and necessary. Revolving Loan Funds may be used in conjunction with other financing measures discussed within this plan or that may be developed in the future.

Professional & Consulting Services

The Authority may employ, contract, or otherwise engage the services of an executive director (as contemplated in the DDA Act) or any other staff deemed necessary by the Authority's board. The Authority may also retain the services of consultants, engineers, attorneys or any other professional deemed necessary for the operation of the Authority.

Professional services contracted by the Authority may also be used to assist businesses or property owners within the district. Business development consulting, historic preservation services, and other services which might be beneficial for the district as a whole or segments of the district may be coordinated and/or contracted and/or funded by the Authority. Details of such programs shall be determined by the Authority's board.

The Authority may create a Business Incubator or related service as it deems appropriate and may contract or partner with any relevant organization in the creation thereof.

Construction Stages

A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

Construction and improvements within the district will be conducted based on funding availability and strategic opportunities for the Authority. At present, the following phases represent when improvements may be made but various factors may cause different projects to occur more quickly or be delayed:

- Phase 1- 2015-2020
- Phase 2- 2021-2025
- Phase 3- 2025-2035

Tangible projects from the Project Improvement Plan are listed below along with the phase in which they are anticipated to be completed:

Table A: Anticipated Construction Timeline

Project	Estimated Cost	Phase
US 12 Streetscape	\$500,000	2,3
Matteson Street Streetscape	\$300,000	2,3
North Street Alley Improvement	\$250,000	2,3
Farmer's Market/Public Space	\$175,000	1, 2,3
Memorial Park	\$5,000	2,3
Other hardscape improvements	\$25,000	1,2,3
Landscape Improvements	\$25,000	1,2,3
Marketing/Branding Activities (one-time expenses)	\$20,000	1,2,3
Marketing/Branding Activities (annual expenses)	\$3,000	1,2,3
Financing Programs (initial funding)	\$50,000	2,3
Professional/Consulting Services (annual expenses)	\$50,000	2,3

Total construction costs are estimated at \$1.3 million with annual expenses estimated to be \$53,000 and full implementation of the Project Improvement Plan will likely take 20 years or more.

Open Space

A description of any parts of the development area to be left as open space and the use contemplated for the space.

Memorial Park will remain an open space within the district and the City of Bronson is in the process of planning improvements to the Park. To the extent the park may also improve the quality of the district, the Authority may assist in the planning and financing of park improvements and/or maintenance in the long-term.

The Authority also desires the long-term availability of other open spaces- especially for use as a Farmer's Market and for other public gatherings. Currently an informal Farmer's Market is organized at the vacant property of 118 E. Chicago Street. This parcel is privately owned.

Property Ownership/Leases

A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There are no anticipated transfers of property between the City of Bronson and the Authority.

Desired Zoning Changes

A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.



There are no anticipated changes in the streets, street levels, or intersections. Desired Improvements to utilities include: water availability to sprinkle downtown plantings, more decorative and aesthetically-pleasing street and accent lighting; and, underground or more aesthetically-pleasing wiring for electricity and communications.

Development Costs/Financing

An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

As discussed in the Project Improvement Plan and the Construction Stages section, the total costs of proposed improvements and projects is approximately \$1,350,000. Annual operation costs are anticipated to be an extra \$53,000.

Pursuant to the Downtown Development Authority Act (PA 197 of 1975), the Authority is permitted a variety of means to raise revenue for developments improvements contemplated in this plan. The following are potential revenue sources for certain or any improvement project the Bronson DDA may wish to undertake:

- Private donations
- Grants from any source
- Transfers from and in-kind work by the City of Bronson
- Proceeds of an ad valorem tax imposed pursuant to MCL 125.1662
- Revenue bonds pursuant to MCL 125.1663
- Revenues from any property, building, or facility owned, operated, or leased , or otherwise controlled by the Authority including the sale of such assets
- Revenue from any other asset which the Authority may own or control
- Proceeds from a tax increment financing plan established pursuant to MCL 125.664 et seq
- Assessments due to the Authority pursuant to a special assessment which may be levied pursuant to statute
- Any other revenue the Authority may acquire or lawfully raise

Amount of Bond Indebtedness to be incurred

The DDA does not intend to issue bonds in conjunction with the City to finance the projects listed in this plan. If bonds are issued in the future, the maximum amount of bonded indebtedness which could be incurred by the DDA and/or the City of Bronson for all bond issues or loans, including payments of capitalized interest, principal and required reserve shall be \$121,610.00.

Duration of the TIF Plan

The anticipated duration of the Development Plan and Tax Increment Finance Plan is 30 years as is allowed by PA 281, as amended. The plan will start on December 31, 2015.

Conveyance of Developments & Related Matters

Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there 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 in any manner to those persons.

There is no anticipated development which would be sold, leased or otherwise conveyed to another party.

Residential Displacement & Related Matters

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.

A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

There is no anticipated displacement or relocation of residents under this plan.

Other Pertinent Matters

Other material that the authority, local public agency, or governing body considers pertinent.

A ruling, decision or other action which may void, make unenforceable, or otherwise impede the action of one or more sections of this plan shall not jeopardize the remaining portions of the plan. This plan shall remain in full force and effect until such time it is amended, rescinded, or otherwise terminated. All actions contemplated by this plan shall be interpreted to be in compliance with laws, regulations, and ordinances in effect at the time an action may be considered.

Tax Increment Financing Plan

The Downtown Development Act provides for the financing of Authority activities in several ways. Tax increment financing (TIF) allows the Authority to capture the value of increased property values by channeling improved tax revenues to the Authority compared with the base assessment.

TIF Procedure

Pursuant to MCL 125.664 et seq, the City of Bronson must pass an ordinance to adopt or amend the Downtown Development Plan and/or TIF Plan. Following adoption of such an ordinance, the County and City Treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the TIF Plan. The TIF Plan may be modified by the City of Bronson if the same procedure is used to amend the plan as was required to adopt the original Plan.

When this plan is approved, the “initial assessed value” will be determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included at zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax is determined as provided below.

The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan’s percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Michigan Public Act 62 of 1933, being MCL 211.201 et seq.

“Specific local tax” means a tax levied under Public Act 198 of 1974 (MCL 207.551 et seq), the Commercial Redevelopment Act (MCL 207.651 et seq), Public Act 189 of 1953 (MCL 211.181 et seq), and the Technology Park Development Act (MCL 207.701 et seq). The initial assessed value or current assessed value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the Michigan State Tax Commission shall prescribe the method of calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax.

Estimated Captured Assessed Values and Estimated Tax Increment Revenue

The tax increment revenues or “captured assessed value” means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax Increment Revenue to be transmitted to the Authority by the City Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the District on the captured assessed value.



The Authority is not authorized to capture tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six-mill education tax pursuant to Public Act 331 of 1993 (MCL 211.903 et seq), as amended, or taxes levied by any local or intermediate school district. Refer to Exhibit C for estimated captured assessed values and estimated tax increment revenues based upon a 3% annual taxable value growth rate in the DDA district.

Although the actual tax increment revenues available to the DDA may vary from the estimates herein provided, the estimates of tax increment revenue in the exhibit are based on the following from tax year 2014:

Millage rates:

- | | |
|---|---------|
| • City of Bronson (General Operating) | 16.9482 |
| • City of Bronson (Waste Water Bonds) | 0.9901 |
| • City of Bronson (Fire Special Assessment) | 1.00 |
| • Branch County (General Operating) | 4.7562 |
| • Commission on Aging (Operations) | 0.4908 |
| • Commission on Aging (Capital Improvement) | 0.2425 |
| • E-911 | 1.00 |
| • Branch County Jail & Law Enforcement | 0.50 |
| • Branch Area Transit Authority | 0.3436 |
| • Branch County Veterans Relief | 0.10 |
- All voted millages will be renewed throughout the duration of the plan.
 - No local, intermediate school district or state education taxes will be captured.

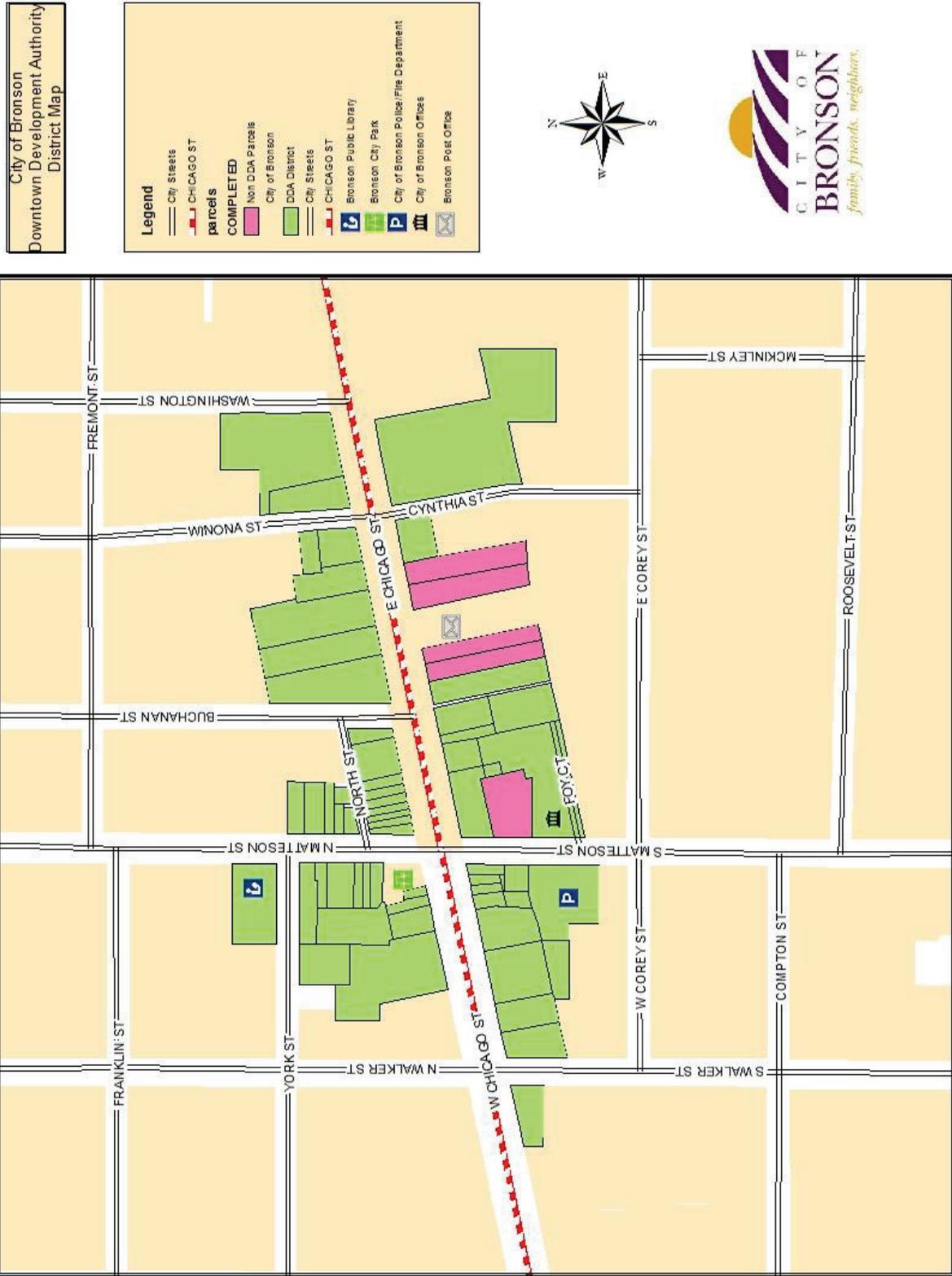
Appendix A: Legal Description of the Bronson DDA District

LOCATED IN THE CITY OF BRONSON, BRANCH COUNTY, MICHIGAN

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF AARON BARUM ADDITION TO THE VILLAGE OF BRONSON AT THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET AND THE NORTH RIGHT OF WAY LINE OF EAST CHICAGO STREET AND RUNNING THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3, BLOCK 7 OF THE VILLAGE OF YORK; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 7; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 10, BLOCK 1 OF ALLEN AND RUPLE'S ADDITION TO THE CITY OF BRONSON; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST, ALONG THE SOUTH LINE OF LOT 10, 163 FEET; THENCE NORTH TO A POINT 28 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 6, BLOCK 7 OF THE VILLAGE OF YORK; THENCE SOUTHWESTERLY TO A POINT ON THE EAST RIGHT OF WAY LINE OF CYNTHIA STREET AT A POINT 26 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 7 OF VILLAGE OF YORK; THENCE NORTH, ALONG SAID RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY, ALONG THE EAST RIGHT OF WAY LINE OF CYNTHIA STREET, TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF TAX PARCEL #200-004-000-021-00; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE AND IT'S EXTENSION TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF EAST CHICAGO STREET, TO THE NORTHEAST CORNER OF TAX PARCEL #200-004-000-026-00; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF TAX PARCEL #200-004-000-004-00; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH MATTESON STREET, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE BOUNDARY OF TAX PARCEL #200-004-000-003-00, TO THE NORTHWEST CORNER OF SAID PARCEL ON THE EAST RIGHT OF WAY LINE OF SOUTH MATTESON STREET; THENCE CONTINUING SOUTHWESTERLY, ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL; TO THE WEST RIGHT OF WAY LINE OF SOUTH MATTESON STREET; THENCE SOUTH, ALONG SAID RIGHT OF WAY, TO THE SOUTHEAST CORNER OF TAX PARCEL #200-003-000-017-00; THENCE WEST 132 FEET; THENCE NORTH 70 FEET; THENCE WEST TO THE SOUTHWEST CORNER OF TAX PARCEL #200-003-000-010-00; THENCE NORTH TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF TAX PARCEL #200-003-000-009-00; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH WALKER STREET, TO A POINT ON THE SOUTH LINE OF TAX PARCEL #200-003-000-019-00 EXTENDED EAST; THENCE WEST, ALONG SAID LINE AND ITS EXTENSION, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WEST CHICAGO STREET, TO THE NORTHEAST CORNER OF TAX PARCEL #200-003-000-008-00; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF TAX PARCEL #200-002-000-015-00 ON THE NORTH RIGHT OF WAY LINE OF WEST CHICAGO STREET; THENCE NORTHWESTERLY, WEST, NORTH AND EAST, ALONG THE BOUNDARY OF SAID PARCEL, TO THE WEST LINE OF TAX PARCEL #200-002-000-009-00; THENCE NORTH TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF YORK STREET, TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH TO THE SOUTHWEST CORNER OF TAX PARCEL #200-002-000-085-00 ON THE NORTH RIGHT OF WAY LINE OF YORK STREET; THENCE NORTH TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NORTH MATTESON STREET, TO THE SOUTHEAST CORNER OF SAID PARCEL ON THE NORTH RIGHT OF WAY LINE OF YORK STREET; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF TAX PARCEL #200-001-000-027-00 ON THE EAST RIGHT OF WAY LINE OF NORTH MATTESON STREET; THENCE EAST TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH TO THE NORTHWEST CORNER OF TAX PARCEL #200-001-000-034-00; THENCE EAST TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL AND ITS EXTENSION, TO THE SOUTH RIGHT OF WAY LINE OF NORTH STREET; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND ITS EXTENSION, TO THE EAST RIGHT OF WAY LINE OF BUCHANAN STREET; THENCE NORTH, ALONG SAID RIGHT OF WAY, TO THE NORTHWEST CORNER OF TAX PARCEL #200-001-000-035-00; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF TAX PARCEL #200-001-000-037-00; THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF TAX PARCEL #200-001-000-038-00; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF SAID PARCEL, TO THE NORTHWEST CORNER OF TAX PARCEL #200-001-000-040-00; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID PARCEL AND ITS EXTENSION, TO THE EAST RIGHT OF WAY LINE OF WINONA STREET; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF TAX PARCEL #200-001-000-054-00; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 4 OF AARON BURUM ADDITION TO THE VILLAGE OF BRONSON; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET, TO THE POINT OF BEGINNING.



Appendix B: Parcel Map of DDA District



Appendix C: Estimated Captured Assessed Values

Appendix C "Estimated Captured Assessed Values"																	
City of Bronson Downtown Development Authority																	
Tax Increment Financing Plan																	
3% Projected Annual Growth																	
Year	Base Year Value	Total Assessed Value	Total Captured Value	City of Bronson					Branch County					Library	BATA	Veterans	Total Capture
				General Operating	Waste Water Bonds	Fire SAD	General Operating	Commission On Aging	911	Jail & Law Enforcement							
2016	\$1,216,100.00	\$1,216,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,216,100.00	\$1,252,583.00	\$36,483.00	\$610.14	\$35.64	\$36.00	\$171.22	\$26.40	\$36.00	\$36.00	\$36.00	\$39.78	\$12.37	\$3.60	\$989.15	\$3.60	\$989.15
2018	\$1,216,100.00	\$1,290,160.49	\$74,060.49	\$1,254.17	\$73.27	\$74.00	\$351.96	\$54.26	\$74.00	\$74.00	\$74.00	\$81.77	\$25.43	\$7.40	\$2,033.25	\$7.40	\$2,033.25
2019	\$1,216,100.00	\$1,328,865.30	\$112,765.30	\$1,915.15	\$111.88	\$113.00	\$537.45	\$82.86	\$113.00	\$113.00	\$113.00	\$124.87	\$38.83	\$11.30	\$3,104.83	\$11.30	\$3,104.83
2020	\$1,216,100.00	\$1,368,731.26	\$152,631.26	\$2,593.07	\$151.49	\$153.00	\$727.70	\$112.19	\$153.00	\$153.00	\$153.00	\$169.07	\$52.57	\$15.30	\$4,203.89	\$15.30	\$4,203.89
2021	\$1,216,100.00	\$1,409,793.20	\$193,693.20	\$3,287.95	\$192.08	\$194.00	\$922.70	\$142.26	\$194.00	\$194.00	\$194.00	\$214.37	\$66.66	\$19.40	\$5,330.42	\$19.40	\$5,330.42
2022	\$1,216,100.00	\$1,452,087.00	\$235,987.00	\$3,999.78	\$233.66	\$236.00	\$1,122.46	\$173.06	\$236.00	\$236.00	\$236.00	\$260.78	\$81.09	\$23.60	\$6,484.43	\$23.60	\$6,484.43
2023	\$1,216,100.00	\$1,495,649.61	\$279,549.61	\$4,745.50	\$277.23	\$280.00	\$1,331.74	\$205.32	\$280.00	\$280.00	\$280.00	\$309.40	\$96.21	\$28.00	\$7,693.39	\$28.00	\$7,693.39
2024	\$1,216,100.00	\$1,540,519.10	\$324,419.10	\$5,491.22	\$320.79	\$324.00	\$1,541.01	\$237.59	\$324.00	\$324.00	\$324.00	\$358.02	\$111.33	\$32.40	\$8,902.35	\$32.40	\$8,902.35
2025	\$1,216,100.00	\$1,586,734.67	\$370,634.67	\$6,287.78	\$367.33	\$371.00	\$1,764.55	\$272.05	\$371.00	\$371.00	\$371.00	\$409.96	\$127.48	\$37.10	\$10,193.74	\$37.10	\$10,193.74
2026	\$1,216,100.00	\$1,634,336.71	\$418,236.71	\$7,084.35	\$413.86	\$418.00	\$1,988.09	\$306.52	\$418.00	\$418.00	\$418.00	\$461.89	\$143.62	\$41.80	\$11,485.14	\$41.80	\$11,485.14
2027	\$1,216,100.00	\$1,683,366.81	\$467,266.81	\$7,914.81	\$462.38	\$467.00	\$2,221.15	\$342.45	\$467.00	\$467.00	\$467.00	\$516.04	\$160.46	\$46.70	\$12,831.48	\$46.70	\$12,831.48
2028	\$1,216,100.00	\$1,733,867.81	\$517,767.81	\$8,779.17	\$512.87	\$518.00	\$2,463.71	\$379.85	\$518.00	\$518.00	\$518.00	\$572.39	\$177.98	\$51.80	\$14,232.78	\$51.80	\$14,232.78
2029	\$1,216,100.00	\$1,785,883.85	\$569,783.85	\$9,660.47	\$564.36	\$570.00	\$2,711.03	\$417.98	\$570.00	\$570.00	\$570.00	\$629.85	\$195.85	\$57.00	\$15,661.55	\$57.00	\$15,661.55
2030	\$1,216,100.00	\$1,839,460.36	\$623,360.36	\$10,558.73	\$616.83	\$623.00	\$2,963.11	\$456.85	\$623.00	\$623.00	\$623.00	\$688.42	\$214.06	\$62.30	\$17,117.80	\$62.30	\$17,117.80
2031	\$1,216,100.00	\$1,894,644.18	\$678,544.18	\$11,507.83	\$672.28	\$679.00	\$3,229.46	\$497.91	\$679.00	\$679.00	\$679.00	\$750.30	\$233.30	\$67.90	\$18,656.48	\$67.90	\$18,656.48
2032	\$1,216,100.00	\$1,951,483.50	\$735,383.50	\$12,456.93	\$727.72	\$735.00	\$3,495.81	\$538.98	\$735.00	\$735.00	\$735.00	\$812.18	\$252.55	\$73.50	\$20,195.15	\$73.50	\$20,195.15
2033	\$1,216,100.00	\$2,010,028.01	\$793,928.01	\$13,456.87	\$786.14	\$794.00	\$3,776.42	\$582.24	\$794.00	\$794.00	\$794.00	\$877.37	\$272.82	\$79.40	\$21,816.26	\$79.40	\$21,816.26
2034	\$1,216,100.00	\$2,070,328.85	\$854,228.85	\$14,473.76	\$845.55	\$854.00	\$4,061.79	\$626.24	\$854.00	\$854.00	\$854.00	\$943.67	\$293.43	\$85.40	\$23,464.85	\$85.40	\$23,464.85
2035	\$1,216,100.00	\$2,132,438.71	\$916,338.71	\$15,524.55	\$906.93	\$916.00	\$4,356.68	\$671.70	\$916.00	\$916.00	\$916.00	\$1,012.18	\$314.74	\$91.60	\$25,168.38	\$91.60	\$25,168.38
2036	\$1,216,100.00	\$2,196,411.87	\$980,311.87	\$16,609.24	\$970.30	\$980.00	\$4,661.08	\$718.63	\$980.00	\$980.00	\$980.00	\$1,082.90	\$336.73	\$98.00	\$26,926.87	\$98.00	\$26,926.87
2037	\$1,216,100.00	\$2,262,304.23	\$1,046,204.23	\$17,727.82	\$1,035.64	\$1,046.00	\$4,974.99	\$767.03	\$1,046.00	\$1,046.00	\$1,046.00	\$1,155.83	\$359.41	\$104.60	\$28,740.31	\$104.60	\$28,740.31
2038	\$1,216,100.00	\$2,330,173.36	\$1,114,073.36	\$18,880.29	\$1,102.97	\$1,114.00	\$5,298.41	\$816.90	\$1,114.00	\$1,114.00	\$1,114.00	\$1,230.97	\$382.77	\$111.40	\$30,608.71	\$111.40	\$30,608.71
2039	\$1,216,100.00	\$2,400,078.56	\$1,183,978.56	\$20,066.67	\$1,172.28	\$1,184.00	\$5,631.34	\$868.23	\$1,184.00	\$1,184.00	\$1,184.00	\$1,308.32	\$406.82	\$118.40	\$32,532.06	\$118.40	\$32,532.06
2040	\$1,216,100.00	\$2,472,080.91	\$1,255,980.91	\$21,286.94	\$1,243.57	\$1,256.00	\$5,973.79	\$921.02	\$1,256.00	\$1,256.00	\$1,256.00	\$1,387.88	\$431.56	\$125.60	\$34,510.36	\$125.60	\$34,510.36
2041	\$1,216,100.00	\$2,546,243.34	\$1,330,143.34	\$22,541.11	\$1,316.83	\$1,330.00	\$6,325.75	\$975.29	\$1,330.00	\$1,330.00	\$1,330.00	\$1,469.65	\$456.99	\$133.00	\$36,543.61	\$133.00	\$36,543.61
2042	\$1,216,100.00	\$2,622,630.64	\$1,406,530.64	\$23,846.12	\$1,393.07	\$1,407.00	\$6,691.97	\$1,031.75	\$1,407.00	\$1,407.00	\$1,407.00	\$1,554.74	\$483.45	\$140.70	\$38,659.29	\$140.70	\$38,659.29
2043	\$1,216,100.00	\$2,701,309.56	\$1,485,209.56	\$25,168.08	\$1,470.30	\$1,485.00	\$7,062.96	\$1,088.95	\$1,485.00	\$1,485.00	\$1,485.00	\$1,640.93	\$510.25	\$148.50	\$40,802.45	\$148.50	\$40,802.45
2044	\$1,216,100.00	\$2,782,348.85	\$1,566,248.85	\$26,540.88	\$1,550.50	\$1,566.00	\$7,448.21	\$1,148.35	\$1,566.00	\$1,566.00	\$1,566.00	\$1,730.43	\$538.08	\$156.60	\$43,028.04	\$156.60	\$43,028.04
2045	\$1,216,100.00	\$2,865,819.31	\$1,649,719.31	\$27,964.53	\$1,633.67	\$1,650.00	\$7,847.73	\$1,209.95	\$1,650.00	\$1,650.00	\$1,650.00	\$1,823.25	\$566.94	\$165.00	\$45,336.06	\$165.00	\$45,336.06
Total																	\$587,253.10