

Amended and Restated
Development Plan and Tax Increment
Financing Plan

City of Sturgis

St. Joseph County, Michigan

Downtown Development Authority

April 6, 2022

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BACKGROUND AND PURPOSE

Purpose of the Downtown Development Authority Act

Act 57 of 2018 of the State of Michigan, commonly referred to as the Recodified Tax Increment Financing Act (“Act 57”) includes Part 2 which was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of downtown development authorities (“DDA”); to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

Act 57 seeks to attack problems of urban decline, strengthen existing areas, and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The manner in which DDAs choose to make use of these tools depends on the problems and opportunities facing each DDA district and the development priorities sought by the community in the revitalization of its business area.

Creation of the Sturgis Downtown Development Authority

On February 8, 1982, the City of Sturgis City Commission adopted Ordinance 31.85 that created the Sturgis Downtown Development Authority (“DDA” or “the Authority”). The DDA District created by this ordinance and later expanded in 2002 is illustrated on Map 1 and a copy of the respective Ordinance is included in Exhibit A; Organizational Documentation.

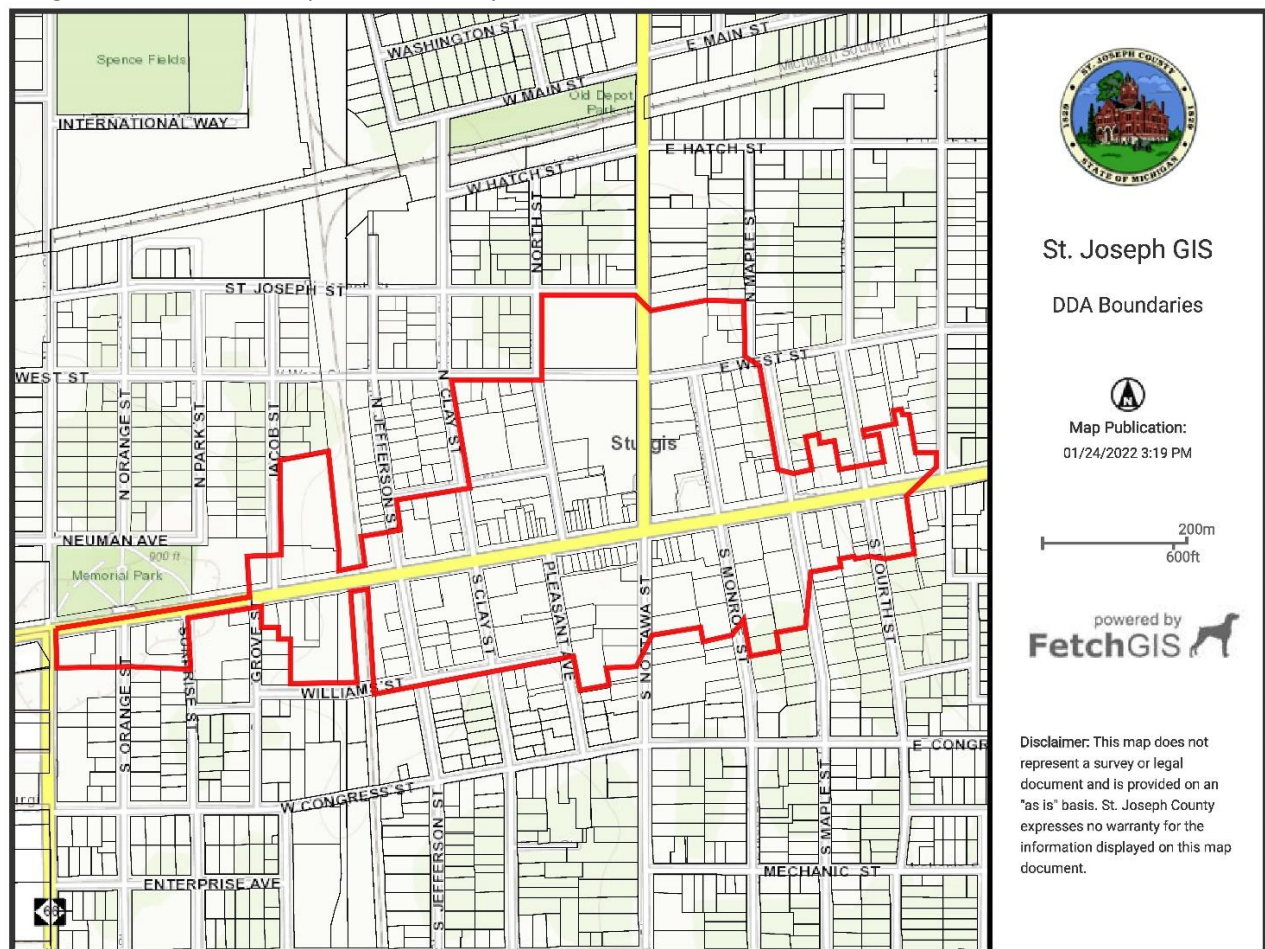
The Authority was given all the powers and duties prescribed for a DDA pursuant to Act 57. Further, the operational structure of the Sturgis DDA was approved pursuant to its By-Laws.

Table 1

DDA Milestone Dates					
Feb. 8, 1982	June 14, 1989	May 11, 1994	Sept. 25, 2002	April 22, 2010	June 30, 2035
DDA Established	Development Plan and Tax Increment Financing Plan Adopted	Development Plan and Tax Increment Financing Plan Extended to June 14, 2010	DDA District Expanded	Development Plan and Tax Increment Financing Plan Extended to June 30, 2035	Development Plan and Tax Increment Financing Plan Expire

Basis for the Tax Increment Finance Plan and Development Plan

Act 57 provides the legal mechanism for local officials to address the need for economic development in the business district. In Sturgis, the DDA District, subject of this Development Plan, can be generally described as incorporating commercial properties along the north side of Chicago Road (US-12) from North Prospect Street to Jacob Street; along the south side of Chicago Road (US-12) from South 4th Street to South Centerville Road; and properties along the south side of East West Street from North Maple Street to North Clay Street.



STURGIS DDA GENERAL DEVELOPMENT PLAN

Downtown is a key indicator of a community's economic vitality. Prior to the establishment of the Downtown Development Act (Public Act 179 of 1975 – recodified as Act 57) municipalities had very few financial tools to assist with downtown revitalization. As a result, capital projects were deferred, or municipalities used general fund monies and special assessment districts to defray the cost of the expenditures. The broader approach to downtown revitalization involving both the public and private sectors was absent and elected officials and administrators could not afford the time to focus personnel or the fiscal resources needed to address the real estate, market, and capital projects required to create a viable business district.

The need for establishing the Development District described in Section 4 (referred to as “Development Area”) is founded on the basis that the future success of Sturgis's current effort to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, the addition of new housing units, and the generation of additional tax revenues.

The City of Sturgis was founded by Judge John Sturgis in 1827 and the site of his original house can be seen at Pioneer Park. The Core of the historic commercial area is located along the former “Chicago Turnpike” between Nottawa Street (M-66) and Clay Street. Today, the commercial district extends beyond its original historical limits and can be found along both sides of Chicago Road from Franks Avenue (east) to White School Road (west). Geographically, the downtown is linear in character extending along Chicago Road (US-12) except in the core downtown area where the business district expands to incorporate properties generally between West and Williams Street.

Since 2009 the Sturgis DDA has continued utilizing “The National Main Street Four Point Approach” to refine and update goals and project within the DDA boundaries. The DDA has established a Strategic Plan in both 2010 and more recently in 2019. This DDA Development Plan integrates elements of the Strategic Plan of 2019 focusing on Economic Restructuring, Design, Promotion, and Organization. The strategies outlined in the Strategic Plan 2019 report include:

- Continue marketing, promotion efforts, and position Sturgis as an event and activity destination within a 30-mile market,
- Enhance Board and Staff training on issues such as public venues and spaces,
- Improve downtown parking lots and plan for long-term maintenance,
- Work to establish free public Wi-Fi in downtown,
- Establish and grow annual downtown events throughout the year,
- Market available buildings in downtown,
- Continue to improve public venue and space infrastructure (place-making),
- Establish a marketing plan for Downtown Sturgis,
- Establish grant resources for downtown businesses to improve properties, and
- Develop a close partnership with Sturges-Young Center of the Arts and work to identify the venue within Downtown.

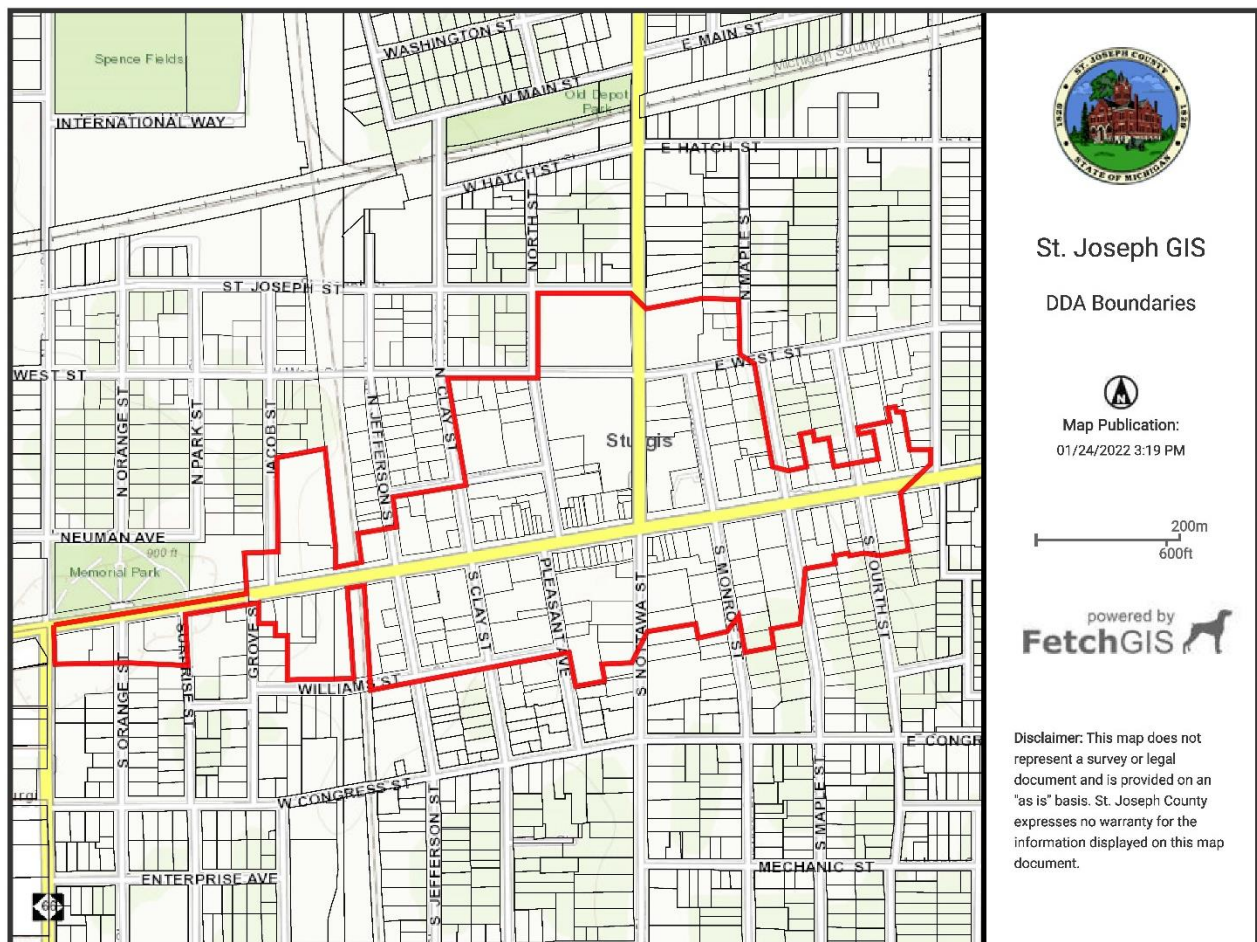
DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of Sturgis and the City of Sturgis DDA. The City of Sturgis established the DDA pursuant to Act 197 of the Public Acts of 1975 through adoption and publication of Ordinance 31.85 in February 1982, and adopted its first Development Plan in 1989, which was extended on May 11, 1994 to expire on June 14, 2010. The Development Plan was amended again in April, 22 2010 to expire on June 30, 2035. The DDA Development Area boundary is contiguous with the Authority's District as illustrated on Map 1 and can generally described as incorporating commercial properties along the north side of Chicago Road (US-12) from North Prospect Street to Jacob Street; along the south side of Chicago Road (US-12) from South 4th Street to South Centerville Road; and properties along the south side of East West Street from North Maple Street to North Clay Street.

Map 2

DDA Development Area District



2A. Location and Extent of Existing Streets and other Public Facilities

Public land uses within the Development area include rights-of-way under the jurisdiction of the City of Sturgis, County of St. Joseph, and the State of Michigan (US-12). Included within the Development Area are alleys that run parallel to the major streets mentioned above and behind the retail and office land uses fronting on these streets.

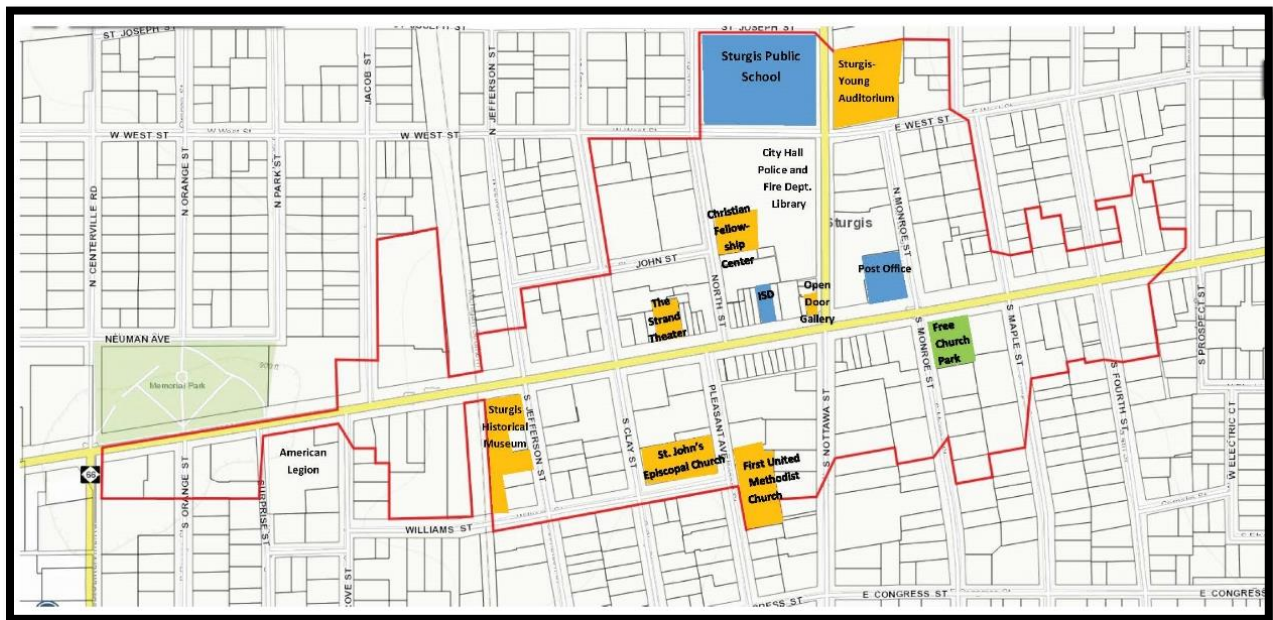
In addition to the circulation system described above, other public land uses include public parks and municipal parking areas within the Development Area. The City of Sturgis owns the Free Church Park at the southeast corner of Chicago Road and South Monroe Street. In addition to these facilities, Sturgis City Hall, The Sturgis Public Safety building, the Sturgis District Library, Sturges-Young Center for the Arts, and the local US Post Office are located within the development area.

2B. Location, Character and Extent of Existing Public and Private Land Uses within the Development Area

Existing Land uses within the Development Area are composed of public and private land uses comprising approximately 51 acres. The locations of some notable land uses are illustrated on Map 3; DDA Land Use Map.

Map 3

Community and Cultural Facilities



Public Land Uses

Public uses within the Development Area boundary include the Sturgis City Hall, Sturgis Public Safety building, Sturgis District Library, St. Joseph County Intermediate School District, United States Post Office, and the Sturgis-Young Auditorium and Civic Center.

Private Land Uses

- A. Residential – there are 96 dwelling units within the development area as of April 2022. These include residential dwelling units in mixed-use developments, principally residential above downtown businesses, as well as properties whose sole use is residential. The majority of residential in the downtown is rental units, with some single-family owner occupied-properties.
- B. Commercial – The majority of property within the Development Area consists of commercial property. Commercial properties along Chicago Road (US-12) between Maple and Clay streets tend to be attached multi-story buildings or larger community structures, such as the US Post Office. Many of these buildings and businesses rely on public parking to meet their patron needs. Commercial businesses east of Maple Street and west of Clay Street tend to be detached with separate private parking areas.
- C. Transportation – Pioneer Rail, a short line rail which connects to the CSX Rail network, runs north-south through the DDA district just west of Jefferson Street.

Recreational and Civic Use

Recreational Civic uses within the Development Area include Free Church Park, Wieslochweg (passive recreation area with outdoor seating and fireplace), Sturges-Young Center for the Arts, and the Sturgis Historical Museum – At the Depot.

Educational Uses

The Sturgis District Library, Sturgis Public Schools Central Commons building, and the St. Joseph County Intermediate School District are the only educational land uses within the Development Area.

3. Location and Extent of Proposed Public and Private Land Uses

Existing land uses within the Development Area conform to current zoning designations and development patters outlined in the Community Master Plan.

Proposed public facilities and buildings will include those properties acquired, renovated, and sold by the DDA as part of this plan and properties under their ownership, such as the Open Door Gallery building at the corner of Nottawa and Chicago Road. The DDA is also prepared to work with the City of Sturgis and the St. Joseph County Brownfield Redevelopment Authorities (“BRA”) on the redevelopment of properties within the Development Area. For example, the DDA may enter into tax sharing agreements with the City or County BRA on the redevelopment of privately held properties within the Development Area.

Lastly, the Authority is considering public restrooms and a farmers market pavilion within the downtown which are considered public facilities.

4. Legal Description of the Development Area

The boundaries of the DDA shall be set forth on the map attached hereto and made a part hereof by reference, and as described as follows:

An area in the South one-half of Section 1, Town 8 South, Range 10 West, City of Sturgis, St. Joseph County, Michigan, described as follows:

Point of Beginning (POB) - Southeast corner of the intersection of North Clay Street and West West Street.

Beginning at the northwest corner of Block 26 of the Replat of the Village of Sturgis (the Replat) in the City of Sturgis, St. Joseph County, Michigan, according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan, in Volume 33 of Deeds, Pages 164 and 165;

Thence Easterly along the South side of West West Street to the Northwest corner of Block 25 of the Replat; Thence Northwesterly to the Southwest corner of Block 16 of the Replat;

Thence Northerly along the East side of North Street to the Northwest corner of Block 16 of the Replat;

Thence Easterly along the South side of Saint Joseph Street to the Northeast corner of Block 16 of the Replat;

Southwest corner of the intersection of Saint Joseph Street and N. Nottawa Street

Thence Southeasterly to the Northwest corner of Lot 3 Block 17 of the Replat;

Thence Northeasterly along North line of Lot 3 to Northeast corner of Lot 3 of Block 17 of the Replat;

Thence Southerly along East line of Lot 3 to the Northwest corner of tax parcel# 75-052-040-147- 00;

Thence Easterly along North line of said tax parcel to the West side of North Maple Street; Thence Southerly along West side of North Maple Street and North Maple Street extended to the South side of East West Street;

Thence Easterly along the South side of East West Street to the Northeast corner of Block 23 of the Replat;

Southwest corner of the intersection of North Maple Street and West West Street,

Thence Southerly along the West side of North Maple Street to a point which is 16.5 feet Northerly of the Southeast corner of Lot 9 (181.5 feet northerly of the northwest corner of the intersection of West Chicago Road and North Maple Street);

Thence Southeasterly to a point on the East side of North Maple Street which point is 81 feet Northerly of the Southwest corner of Lot 11 of Block 22 of the Replat (81 feet northerly of the northeast corner of the intersection of East Chicago Road and North Maple Street);

Thence Easterly parallel with the South line of Lot 11 (north side of East Chicago Road), 78 feet;

Thence Northerly parallel with the East side of North Maple Street to a point which is 16 feet South of the North line of Lot 6 of Block 22 of the Replat;

Thence Easterly parallel with the North line of Lot 6 to a point on the East line of Lot 6 which point is 16 feet Southerly of the Northeast corner of Lot 6;

Thence Southerly 42 feet along the East line of Lot 6, which is also the West line of Lot 7 of Block 22 of the Replat, to a point which is 58 feet Southerly of the Northwest corner of Lot 7;

Thence Easterly parallel with the North line of Lot 7, 66 feet;

Thence Southerly parallel with the West side of North Fourth Street to a point on the West line of Lot 8 of Block 22 of the Replat which point is 60 feet North of the North side of East Chicago Road;

Thence Easterly parallel with the North side of East Chicago Road to a point on the West side of North Fourth Street which point is 60 feet Northerly of the Southeast corner of Block 22 of the Replat (northwest corner of the intersection of East Chicago Road and North Fourth Street);

North Fourth Street.

Thence Easterly to a point on the East side of North Fourth Street which point is 61 feet Northerly of the Southwest corner of Block 21 of the Replat (northeast corner of the intersection of East Chicago Road and North Fourth Street);

Thence Easterly parallel with the North side of East Chicago Road to a point on the East Line of Lot 9 of Block 21 of the Replat;

Thence Northerly along the East Line of Lot 9 and parallel to the East line of North Fourth Street to a point which is 22 feet Northerly of the South line of Lot 8 of Block 21 of the Replat;

Thence Westerly parallel with the South line of Lot 8 to a point on the East side of North Fourth Street which point is 22 feet Northerly of the South line of Lot 8;

Thence Northerly along the East side of North Fourth Street, 30 feet;

Thence Easterly parallel with the South line of Lot 8 to a point on the East line of Lot 8 which line is also the West side of the alley;

Alley between North Fourth Street and North Prospect Street.

Thence Easterly to a point on the East side of the alley which point is 53 feet Northerly of the Southwest corner of Lot 7 of Block 21 of the Replat;

Thence Northerly along the East side of the alley to the Northwest corner of Lot 6 of Block 21 of the Replat; Thence Easterly along the North line of Lot 6, 33 feet;

Thence Southerly parallel with the East side of the alley, 26 feet; Thence Easterly parallel with North line of Lot 6, 33 feet;

Thence Southerly parallel with the East side of the alley to the Northeast corner of Lot 11 of Block 21 of the Replat;

Thence Southerly along the East line of Lot 11 to a point which is 88 feet North of the North side of East Chicago Road;

Thence Easterly to a point on the West side of North Prospect Street which point is 74.6 feet Northerly of the Southeast corner of Block 21 of the Replat;

North Prospect Street.

Thence Southerly 74.6 feet to the Southeast corner of Block 21 of the Replat;

Northwest corner of the intersection of East Chicago Road and North Prospect Street.

Thence Southwesterly to the intersection of the South side of East Chicago Road and the centerline of a vacated alley between Lot 2 and Lot 3 of Block 43 of the Replat;

Thence Southerly along the centerline of said vacated alley between Lot 2 and Lot 3 to a point on said centerline which point is 9 feet Southerly of the extension of the South line of Lot 5 of Block 43 of the Replat to said centerline;

Thence Westerly parallel to the South line of Lot 5 to a point on the East side of South Fourth Street which point is 9 feet Southerly of the Southwest corner of Lot 5;

South Fourth Street,

Thence Westerly to a point on the West side of South Fourth Street which point is 9.5 feet Northerly of Southeast corner of Lot 6 of Block 42 of the Replat;

Thence Westerly parallel to the South line of Lot 6, 66 feet;

Thence Northerly parallel to the West side of South Fourth Street, 10 feet;

Thence Westerly to a point on the West line of Lot 6 which point is 19.5 feet Northerly of the Southwest corner of Lot 6;

Thence Southerly along the East line of Lot 5 and Lot 8 of Block 42 of the Replat to a point which is 10 feet South of the Northeast corner of Lot 8;

Thence Westerly parallel with the North line of Lot 8 to a point on the East side of South Maple Street which point is 10 feet Southerly of the Northwest corner of Lot 8;

South Maple Street.

Thence Southerly along the East side of South Maple Street to the Southwest corner of Lot 9 of Block 42 of the Replat;

Thence Westerly to a point on the West side of South Maple Street which point is the Southeast corner of Lot 10 of Block 41 of the Replat;

Thence Southerly along the West side of South Maple Street to a point which is 82.5 feet North of the Southeast corner of Lot 11 of Block 41 of the Replat;

Thence Westerly parallel with the South line of Lot 11 of Block 41 of the Replat to a point which is 82.5 feet North of the Southwest corner of Lot 11;

Thence Southerly along the West line of Lot 11 of Block 41 of the Replat to the Southwest corner of Lot 11;

Thence Westerly along the South line of Lot 12 of Block 41 of the Replat to the Southwest corner of Lot 12 on the East side of South Monroe Street;

South Monroe Street.

Thence Northerly along the East side of South Monroe Street to the Northwest corner of Lot 12 of Block 41 of the Replat;

Thence Westerly to a point on the West side of South Monroe Street which point is the Southeast corner of Lot 10 of Block 40 of the Replat;

Thence Westerly along the South line of Lot 10 of Block 40 of the Replat to the Southeast corner of Lot 9 of Block 40 of the Replat;

Thence Southerly along East line of Lot 12 of Block 40 of the Replat, 2.64 feet;

Thence Westerly parallel with North line of Lot 12 of Block 40 of the Replat to a point which is 2.64 feet South of the Northwest corner of Lot 12 on the East side of South Nottawa Street;

South Nottawa Street.

Thence Southwesterly to a point on the West side of South Nottawa Street which point is 38 feet Northerly of the Southeast corner of Lot 10 of Block 39 of the Replat;

Thence Westerly to a point on the West line of Lot 10 of Block 39 of the Replat which point is 52 feet Northerly of the Southwest corner of Lot 10 of block 39 of the Replat;

Thence Southerly along the East line of Lots 10 and 11 (also the West line of Lots 9 and 12) of Block 39 of the Replat to a point which is 12 feet Southly of the Southeast corner of Lot 9 of Block 39 of the Replat;

Thence Westerly parallel to the South line of Lot 9 of Block 39 of the Replat to a point on the East side of Pleasant Street which point is 12 feet Southerly of the Southwest corner of Lot 9 of Block 39 of the Replat;

Pleasant Street.

Thence Northerly along West line of Lots 12 & 9 of Block 39 of the Replat to a point on the East side of Pleasant Street which intersects with the South line of William Street extended;

Thence Westerly along South line of William Street extended to the Northeast corner of Block 38 of the Replat;

Southwest corner of the intersection of Pleasant Street and William Street.

Thence Westerly along the South side of William Street to the Northwest corner of Block 36 of the Replat;

Thence Northerly to a point on the North side of William Street which point is the Southwest corner of Block 35 of the Replat;

Thence Westerly along the North side of William Street to the Southwest corner of Lot 10 of Block 5 of Jacob's Addition (Jacob's Add.) to the Village (now City) of Sturgis, St. Joseph County, Michigan, according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan, in Liber 47 of Deeds, Page 186 (129 feet east of the northeast corner of the intersection William Street and Grove Street).

Thence Northerly along the West line of Lot 10 to the Northwest corner of Lot 10 which is also the Northeast corner of Lot 7 of Jacob's Add.;

Thence Westerly along the North line of Lot 7 to the Northwest corner of Lot 7 on the East side of Grove Street;

Grove Street.

Thence Southwesterly to a point on the West side of Grove Street which point is located 195 feet Northerly from the Northwest corner of the intersection of William Street and Grove Street;

Thence Westerly approximately 120.10 feet to a point on a line which is 120 feet Westerly from and parallel to the West side of Grove Street; said point is 190 feet Northerly from the North side of William Street; Thence Southerly parallel to the West side of Grove Street, 85 feet;

Thence Westerly 135 feet to the Southwest corner of Lot 3 of Block B of Jacob's 1st Addition (Jacob's 1st) to the Village (now City) of Sturgis, St. Joseph County, Michigan. according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan on the East side of Surprise Street;

Surprise Street.

Thence Westerly to a point on the West side of Surprise Street which point is the Northeast corner of Lot 4 of Block A of Jacob's 1st;

Thence Southerly along the West side of Surprise Street to the Southeast Corner of Lot 4; Thence Westerly along the South line of Lot 4 to the Southwest corner of Lot 4;

Thence Northerly to the Northeast corner of Lot 4 of Block 1 of Park Addition (Park Add.) to the Village (now City) of Sturgis, St. Joseph County, Michigan. according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan in Liber 1 of Plats, Page 9;

Thence Westerly along the North side of Lot 4 to the Northwest corner of Lot 4 on the East side of South Orange Street;

South Orange Street.

Thence Westerly to a point on the West side of South Orange Street which point is 5 feet Southerly from the Southeast Corner of Lot 1 of Block 2 of Park Add.;

Thence Westerly parallel to the South side of Lot 1 to a point which is 5 feet Southerly of the Southwest corner of Lot 1;

Thence Northerly to the Southwest corner of Lot 1;

Thence Westerly along the South lines of Lots 2 through 4 of Block 2 of Park Add. to the Southwest corner of Lot 4 on the East side of South Centerville Road;

South Centerville Road.

Thence Northerly along the East side of South Centerville Road to the Northwest corner of Lot 4 on the South side of West Chicago Road;

Southwest corner of the intersection of South Centerville Road and West Chicago Road.

Thence Northerly to the Northeast corner of the intersection of North Centerville Road and West Chicago Road.

Northeast corner of the intersection of North Centerville Road and West Chicago Road.

Thence Easterly along the North side of West Chicago Road to a point on the North side of West Chicago Road which point is on the intersection of the said North side and a line which is parallel to and 47 feet Easterly of the West line of Lot 2 of Block 4 of Jacob's Add.;

Thence northerly parallel to the West line of Lot 2 to the intersection with a line which is parallel to and 50 feet Southerly of the North line of Lot 2;

Thence Easterly parallel with the North line of Lots 1 and 2 of Block 4 of Jacob's Add. To a point on the West side of Jacob Street which point is 50 Southerly from the Northeast corner of Lot 1;

Jacob Street.

Thence Northeasterly to a point on the East side of Jacob Street which point is the Northwest corner of Lot 13 of Block 1 of Jacob's Add.;

Thence Northerly along the East side of Jacob Street to the Northwest corner of Lot 7 of Block 1 of Jacob's Add.;

Thence Easterly along the North line of Lot 7 and the South line of Lot 6 of Block 1 of Jacob's Add. To the Southeast corner of Lot 6 of Block 1 of Jacob's Add. On the West side of the railroad right-of-way;

Railroad right-of-way

Thence Southerly along the West side of the railroad right-of-way to a point on the West line of the railroad right-of-way which point is 90 feet Northerly from the North side of West Chicago Road;

Thence Northeasterly to a point which is the Northwest corner of Lot 15 of Block 28 of the Replat;

Thence Easterly along the North line of Lots 15 and 16 to the Northeast corner of Lot 16 on the West side of North Jefferson Street;

North Jefferson Street.

Thence Easterly to a point on the East side of North Jefferson Street which point is the Southwest corner of Lot 3 of Block 31 of the Replat;

Thence Northerly along the East side of North Jefferson Street to a point on the North line of John Street which point is the Southwest Corner of Block 27 of the Replat;

Northeast corner of the intersection of North Jefferson Street and John Street.

Thence Easterly along the North side of John Street to the Southeast corner of Block 27;

Northwest corner of the intersection of John Street and North Clay Street.

Thence Northerly along the west side of North Clay Street to the Northeast corner of Block 27;

Southwest corner of the intersection of North Clay Street and West West Street.

Thence Easterly to the Point of Beginning at the northwest corner of Block 26 of the Replat.

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

The proposed development program for the Development Area proposes the integration of public and private improvements. The overall project descriptions and schedule of phasing for projects in the Development Plan have been delineated in the next section by their respective location within the Development Area.

6. The Location, Extent, Character, and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.

The Sturgis DDA board has identified the following projects and programs for implementation:

- (1) Data Gathering - Conduct or contract for data on the downtown, its businesses, patrons, etc. Data to include but not be limited to demographics, stakeholder attitudes, business metrics, and the like. Methods may include surveys, subscriptions to third-party databases/resources, etc. Information to be used for marketing, business recruitment/retention, and planning purposes.
- (2) Marketing Plan - Contract with professionals to develop and/or implement a marketing plan for Downtown Sturgis, with the goal of effectively promoting the downtown to customers inside and outside of the Sturgis area. To be conducted every 5-10 years.
- (3) Downtown Marketing Materials - Fund creation of marketing materials to promote the downtown area as a whole, including but not limited to brochures, maps, posters, billboards, and advertisements.
- (4) Website and Online Presence - Development, maintenance, and enhancement of the Sturgis DDA website and other online avenues.
- (5) Downtown Events - Maintain, grow, and market annual downtown events throughout the year. This includes the cost of staffing a Downtown Events Coordinator or similar position, as well as costs to operate and market events.
- (6) Downtown Façade Program - Re-establish and fund a grant/rebate program for private property owners who undertake and complete façade restoration in the DDA district.
- (7) Development Assistance - Provide financial assistance for the construction and expansion of or improvements to, public and private buildings.
- (8) Development of Public Amenities - Develop or support the development of public amenities in the DDA district such as:
 - a. - Public Restrooms
 - b. - Pavilions/Farmer's Market Infrastructure
 - c. - Power Pedestals, Water Hookups, and other Food Truck Infrastructure
 - d. - Art Installations
 - e. - Electric Vehicle Charging Stations
 - f. - Entertainment Facilities/Infrastructure

- g. - Trail Heads and Associated Equipment
 - h. - Other Place-Making Amenities
- (9) Streetscapes - Support installation of streetscape elements throughout the downtown. This will include sidewalks, lighting, street trees, plantings, furniture, wayfinding signage, and roadway improvements.
- (10) Downtown Maintenance - Support City of Sturgis departments in efforts to maintain, repair, or replace assets and landscaping in the DDA District. Includes but is not limited to sprinkler systems, electrical outlets, light poles, street signs, etc.
- (11) Downtown Parking - Provide funding assistance for the maintenance, reconstruction, repair, improvement, and expansion of public parking lots throughout the DDA District. This includes both ongoing maintenance such as snowplowing and crack sealing as well as major projects. Installation of sidewalks behind commercial buildings would be eligible to be included in projects.
- (12) Downtown Infrastructure - Provide for utility improvements in the DDA District including
- a. - Wireless and Fiber Optic Networks
 - b. - Enhancement and Placement of Electric Utilities Underground
 - c. - Enhancement of Water, Sewer, and Stormwater Utilities
- (13) 101 W. Chicago Rd. Building - Provide for necessary assistance to maintain and improve 101 W. Chicago Rd. (Open Door Gallery Building). Includes but is not limited to installation of an elevator, fire suppression system, and building improvements to the 2nd and 3rd floors.
- (14) Business Development and Redevelopment Funding - Establish or support grant resources and other funding to assist downtown businesses and building owners looking to locate, expand, or rehabilitate business/building. This can include pre-development funding, creation, or funding of a business retail incubator, or other assistance as allowed by Act 57 and identified in this Plan.
- (15) Targeted Business Development - Utilize funds to develop campaigns to attract, recruit, or redevelop targeted business segments and/or buildings. Targets for assistance could be attracting a desired business type such as a brewery or redeveloping a particular vacant property such as the Arkwright's property. Funds could include advertisements, marketing pieces, or professional services.
- (16) Strategic Acquisition - Utilize funds for strategic acquisition and/or renovation of vacant or underutilized buildings in the downtown area.

Table 2
Estimated Cost and Phasing of Improvements

Projects And Programs	Budget Estimate	Frequency	Near-Term 1-5 Yrs	Mid-Term 6-10 Yrs	Long-Term 10+ Yrs
1. Data Gathering	\$5,000	Every 2-3 Years	X	X	X
2. Market Plan	\$10,000	Every 10 Years	X	X	x
3. Downtown Marketing Materials	\$5,000	Annual	X	X	X
4. Website And Online Presence	\$1,500	Annual	X	X	X
5. Downtown Events	\$35,000	Annual	X	X	X
6. Downtown Façade Program	\$15,500	Opportunity Driven	X	X	X
7. Development Of Public Amenities	\$205,000	Opportunity Driven	X	X	X
8. Streetscapes	\$100,000	Opportunity Driven	X	X	X
9. Downtown Maintenance	\$30,000	Annual	X	X	X
10. Downtown Parking	\$2,500,000	Once	X		
11. Downtown Infrastructure	\$500,000	Opportunity Driven	X	X	X
12. 101 W. Chicago Rd Building	\$250,000	Opportunity Driven	X	X	X
13. Business Development and Redevelopment Funding	\$1,000,000	Opportunity Driven	X	X	X
14. Targeted Business Development	\$15,000	Opportunity Driven	X	X	X
15. Strategic Acquisition	\$500,000	Opportunity Driven	X	X	X

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion

The time schedule for construction of the public improvement program for projects enumerated in the Development Plan are outlined in the preceding section.

8. Parts of the Development Area to be Left as Open Space and Contemplated Use.

Concerning the public improvements outlined, open space within that portion of the Development Area covered by the Development Plan will be confined to rights-of-way, pedestrian walks, streetscapes and public parks.

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

Currently, there are no properties that the DDA owns that it desires to sell, donate, exchange or lease to or from the City of Sturgis.

10. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.

The Development Plan proposes no zoning changes within the Development Area. The current zoning of commercial, office and residential accommodates existing and future land uses in the subject area. The DDA will continue to work with the City to refine zoning regulations over the course of the plan to support best practices and business development as deemed appropriate. However no zoning changes are contemplated at this time.

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

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the development area. Further, the DDA may request the City to sponsor bonds, provide loans from other City funds, or provide subordinate loan collateral using the proceeds of the tax increment revenues as debt service payments to finance the improvements. In addition, funds may be sought from special assessment districts ("SAD's"), grants through the Michigan Natural Resources Trust Fund, Michigan Economic Development Corporation ("MEDC"), Michigan State Housing Development Authority ("MSHDA"), Michigan Department of Transportation or other state or federal agencies as opportunities arise.

12. 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.

The public improvements undertaken in the Development Plan will remain in public ownership for the public benefit. The DDA intends to convey DDA owned property located at 108 W. Chicago St. to GT Housing, LLC to facilitate the development of a new mixed-use development that will encompass 108, 112 & 114 W. Chicago St.

13. The Procedures for Bidding the Leasing, Purchasing or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

All land acquisitions by the DDA, if any, would be done by mutual agreement between the seller and the DDA as property becomes available.

The DDA intends to convey DDA owned property located at 108 W. Chicago St. to GT Housing, LLC to facilitate the development of a new mixed-use development that will encompass 108, 112 & 114 W. Chicago St. The conveyance of 108 W. Chicago St and any sale, lease or exchange of future properties by the DDA will be conducted pursuant to requirements specified in Act 57 of 2018, as amended, with the consent of the City Commission. If needed, more detailed procedures will be developed before the transactions are executed, according to applicable City policy and Michigan state law.

14. Estimate of the Number of Persons residing in the development area and the Number of Families and Individuals to be Displaced.

There are a total of 96 dwelling units in the DDA boundary. It is estimated that there is an average of 1.5 individuals per dwelling unit, therefore, the estimated population living within the DDA district is 144 individuals. This plan amendment does not contemplate acquisition of any parcels that would cause the relocation of residents.

15. A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.

There is no plan to condemn property in conjunction with the Amended and Restated Development Plan. As a result, this section is not applicable.

16. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation expenses and expenses incidental 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.

There is no plan to condemn property in conjunction with the Amended and Restated Development Plan. As a result, this section is not applicable.

17. A plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

There is no plan to condemn property in conjunction with the Amended and Restated Development Plan. As a result, this section is not applicable.

STURGIS DDA TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This plan.

- a. "Captured assessed value" means the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (aa), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.
- b. "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 of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (aa). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.
- c. "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.
- d. "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area, subject to the following requirements:

- (i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this part.
- (ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.
- (iii) Tax increment revenues do not include any of the following:
 - A. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.
 - B. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.
 - C. Ad valorem property taxes exempted from capture under section 203(3) or specific local taxes attributable to such ad valorem property taxes.
 - D. Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem property taxes:
 - (i) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.
 - (ii) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.
 - (iii) Except as otherwise provided in section 203(3), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.
 - (iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 214(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real

and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):

- A. The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.
 - B. The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v).
- (v) Tax increment revenues include ad valorem property taxes and specific local taxes, in an annual amount and for each year approved by the state treasurer, attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and by local or intermediate school districts, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, not more than \$8,000,000.00 for the demolition of buildings or structures on public or privately owned property within a development area that commences in 2005, or to pay the annual principal of or interest on an obligation, the terms of which are approved by the state treasurer, issued by an authority, or by a city on behalf of an authority, to pay not more than \$8,000,000.00 of the costs to demolish buildings or structures on public or privately owned property within a development area that commences in 2005.
- (vi) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.201 to 211.906, and by local or intermediate school districts which were levied on or after July 1, 2010, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, costs associated with the land acquisition, preliminary site work, and construction of a catalyst development project.

2. Purpose of the Tax Increment Financing Plan

The City of Sturgis Downtown Development District was established because the downtown area experienced notable property value deterioration. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is

deemed to be beneficial and necessary to create and provide for the operation of a DDA in the City under the provisions of Act 57.

The Authority has determined that the extension or amended and restated tax increment financing plan is necessary for the achievement of the purposes of the Act, and it is authorized to prepare and submit said plan to the governing body. The Tax Increment Financing Plan (the "Plan"), set forth herein includes the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located and a statement of the portion of the captured assessed value to be used by the Authority.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a DDA with the means of financing development proposals, Act 57 affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions, or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the ITV is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Taxable Value."
- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of the tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions which levy taxes in the development area to the CTV. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the

District. Should the Authority find it necessary to use all of the captured revenue, it shall be clearly stated in this plan.

The Authority intends to utilize all captured revenue as referenced in Table 4, from the District until the project addressed in the Development Plan are completed and until and bonded indebtedness is paid. The Authority may enter into agreements with the Sturgis Brownfield Redevelopment Authority to help facilitate redevelopment of Brownfield Eligible Property in the DDA District.

5. Property Valuations

The property valuation on which tax increment revenues will be captured is the difference between the Initial Taxable Valuation and the Current Taxable Valuation. The purpose of this section is to set forth the Initial Taxable Valuation, the projected Captured Taxable Valuation and the anticipated incremental revenues to be received by the Authority from the local taxing jurisdictions including the City of Sturgis, St. Joseph County, the Sturgis Public Library and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the DDA, herein collectively referred to as the "Local Taxing Jurisdictions."

- a) The Initial Taxable Valuation is established based on the 1989 state equalized valuations on real and personal property and on all non-exempt parcels within that portion of the Development Area as on December 31, 1988, finalized in May 1989 and December 31, 2001 finalized in May 2002. The Initial Taxable Valuation of the Authority for the original 1989 District and the expanded 2002 district are outlined below:

Base Taxable Real and Personal Property Valuations

City of Sturgis "DDA TIF"	1989 Taxable (12-31-1988)	2002 Taxable (12-31-2001)
Base Taxable Valuation	\$4,669,600	\$1,762,888

- b) The anticipated Captured Assessed Value is equivalent to the annual total assessed value within the Development Area boundaries less the Initial Assessed Value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CAV. The CAV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the DDA. An annual inflationary growth rate of 2.5% is assumed within the projections contained within this plan.

A more detailed depiction of the Captured Taxable Valuations can be found in Table 3.

- c) The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Assessed Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

The Treasurer will collect the general property taxes from property owners in the DDA. After taxes are collected, the Treasurer will deduct that portion of the total tax revenues that is derived from captured

assessed value of the DDA and distribute them to the DDA to use for purposes outlined in the development plan. A review of the 2021 millage rates for all Local Taxing Jurisdictions in the DDA is set forth in Section 8 below (referenced in Table 3).

6. Maximum Indebtedness

A description of the various projects and the actual amounts expected to be financed are as set forth in Section 6 of the Development Plan. Revenues captured will be used to accomplish projects in the Development Area. It is not anticipated that the DDA will incur bonded indebtedness related to this plan.

7. Use of Captured Revenues

Revenues captured through the Tax Increment Plan will be used to finance those improvements and projects outlined in Table 1 and Table 2 of the Development Plan in accordance with procedures specified in the Plan. Further, captured revenues can be used for the following

- Finance current financial obligations of the DDA;
- Maintenance of streetscape, public parking lots, parks, and pedestrian plazas;
- Costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan;
- DDA administrative staff and associated office expenses;
- Reimbursement to the City of Sturgis Brownfield Redevelopment Authority for eligible activities associated with the redevelopment of eligible property within the DDA Development Area;
- Marketing, promotions and events costs;
- Special purpose grant and loan programs;
- Costs associated with the administration and operation of the Development and Tax Increment Plan and its associated projects and programs;
- Payments to reimburse private parties for eligible expenses incurred to install public facilities related to the construction of a building or redevelopment project.

In addition, the Development Plan encourages the use of Tax Increment Financing Plan revenues to support public improvements associated with private redevelopment and new development projects. Table 7 enumerates the forecasted “uses” of the tax increment revenues and the amount available for capital projects.

8. Duration of the Program

The Development Plan and Tax Increment Financing Plan shall extend through June 30, 2047 or the completion of the projects described in the Development Plan, whichever is earlier.

Table 4
Anticipated Millage To Be Captured

Local Unit of Government		
City of Sturgis		10.4623
Sturgis Library		1.0950
St. Joseph County		4.5630
St. Joseph County – Other Millages		3.3212
<i>911</i>	<i>.9974</i>	
<i>Commission on Aging</i>	<i>.7480</i>	
<i>Road Maintenance</i>	<i>.9974</i>	
<i>Transportation Authority</i>	<i>.3291</i>	
<i>Parks</i>	<i>.2493</i>	
Glen Oaks Community College		2.7186
Total Millage Capture		25.1496

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development in the City's business district will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will not experience a gain in property tax revenues from the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Further, tax increment revenues captured from this plan will not be used to offset normal City operations.

10. Release of Captured Revenues

When the Development and Financing Plans have been accomplished, the excess captured revenue is released, and the local taxing jurisdictions receive all the taxes levied on it from that point on.

11. Assumptions of the Tax Increment Financing Plan

The following assumptions were considered in the formulation of the Tax Increment Financing Plan for the Sturgis Downtown Development Authority

- A. Property valuations are assumed to increase at a rate of 2.5% per year.
- B. Costs provided for the various DDA projects and programs enumerated in Table 2 are estimated costs in 2022 dollars. Final costs are determined after final design and the acceptance of bids at the time of construction. The effects of inflation may also have an undetermined amount of influence on these cost figures.

12. Operating Agreement Between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues

The Downtown Development Authority will not spend any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchases without sufficient evidence of an adequate revenue source to support the proposal.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs

As discussed in the Development Plan, the revitalization of the downtown business district will include tax increment financing and other forms of intergovernmental financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

14. Relationship to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan. If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development Plan, then the Development Plan shall be adopted as a component of the Master Plan pursuant to Section 39 of Act 33 of 2008; the Michigan Planning Enabling Act.

15. Submission of an Annual Report to Governing Body and State Tax Commission

Annually, the Authority shall submit to the City of Sturgis, the governing body of each taxing unit levying taxes subject to capture by the Authority, and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 911 of Act 57 of 2018 (MCL 125.4911). Further, the report shall be published in a newspaper of general circulation.

EXHIBITS and ADOPTION DOCUMENTATION

- Ordinance Establishing the Downtown Development Authority
- DDA Resolution Adopting Plan and Requesting City Commission to Hold a Public Hearing
- Notice of Public Hearing
- Locations of Public Hearing Posters
- List of Tax Jurisdictions Receiving Copy of the Plan
- City Commission Regular Meeting Minutes xx-xx-2022
- City of Sturgis Ordinance No. XX Approving the Amended and Restated Development Plan and Tax Increment Financing Plan
- Property Owner Listing

APPROVAL OF DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

THE CITY OF STURGIS ORDAINS:

Sec. 1: Findings of Fact with Respect to Downtown
Development Authority Development Plan and Tax Increment
Financing Plan:

A. By Ordinance passed February 8, 1982, and pursuant to Act 197 of the Public Acts of Michigan of 1975 (hereafter referred to as the "Act"), a Downtown Development Authority has been created in the City of Sturgis, and a downtown district has been established, and that such Downtown Development Authority is now functioning pursuant to the Act.

B. Pursuant to Sections 14, 15 and 17 of the Act, the said Downtown Development Authority has submitted to the City Commission for the City of Sturgis, for approval pursuant to Section 19 of the Act, a development plan and a tax increment financing plan, each dated April 26, 1989, and there has been compliance with the provisions of the Act regarding notices and public hearings.

C. The City Commission of the City of Sturgis finds and determines that the said development plan and the said tax increment financing plan constitute a public purpose.

D. The City Commission of the City of Sturgis further finds and determines that:

1. Fewer than 100 persons reside in the proposed development area, and therefore, the formation of a development area citizens council is not required.
2. The said development plan meets the requirements set forth in Section 17(2) of the Act with respect to the information required to be contained therein.
3. The proposed method of financing the development is feasible and the said Downtown Development Authority has the ability to arrange the financing.
4. The development is necessary to carry out the purposes of the Act.
5. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of the Act in an efficient and economically satisfactory manner.
6. The development plan is in reasonable accord with the master plan of the City of Sturgis.
7. Public services, including fire and police protection and utilities, are or will be adequate to service the project area.
8. Any required changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the City of Sturgis.

Sec. 2: Approval of Downtown Development Authority
Development Plan: The said development plan submitted by the said Downtown Development Authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 14, 1995.

Sec. 3: Approval of Downtown Development Authority Tax
Increment Financing Plan: The said tax increment financing plan submitted by the said Downtown Development Authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 14, 1995, and the said tax increment financing plan shall be administered as provided

Mayor Easterday extended congratulations to the citizens and police officers on the staff and to Deputy Koehl and Trooper Martin and welcomed the three new officers and the animal control officer to the City staff.

- 21 Moved by Comm. McCarthy and supported by Comm. Clarren that this be considered the final reading to rezone the property on W. Hatch Street between the Hop-In Store and the MESC office from R-4 (Apartment) to B-H (Business Highway).
DESCRIPTION: Com N Ln W Hatch St & W Ln N Nottawa
St Th S 77D 53M 19S W 496.41 Ft Th N
OD 46M 36S E 98.3 Ft Th N 77D 37M 28S
E 495.92 Ft Th S 100.25 Ft to POB.
excluding the Easterly 150 Ft. Unplatted.
City of Sturgis.
Effective: July 11, 1989
Voting yea: Seven Voting nay: None
Absent: Kitson Motion carried

- 9 Request for property condemnation was tabled.

- 16 Moved by Comm. Holsinger and supported by Comm. McCarthy that this be considered the final reading of the DDA Tax Increment Financing Ordinance as amended in Sections 2 and 3.

ORDINANCE NO. 94

APPROVAL OF DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

THE CITY OF STURGIS ORDAINS:

Sec. 1: Findings of Fact with Respect to Downtown
Development Authority Development Plan and Tax Increment
Financing Plan:

- A. By Ordinance passed February 8, 1982, and pursuant to Act 197 of the Public Acts of Michigan of 1975 (hereafter referred to as the "Act"), a Downtown Development Authority has been created in the City of Sturgis, and a downtown district has been established, and that such Downtown Development Authority is now functioning pursuant to the Act.
- B. Pursuant to Sections 14, 15 and 17 of the Act, the said Downtown Development Authority has submitted to the City Commission for the City of Sturgis, for approval pursuant to Section 19 of the Act, a development plan and a tax increment financing plan, each dated April 26, 1989, and there has been compliance with the provisions of the Act regarding notices and public hearings.
- C. The City Commission of the City of Sturgis finds and determines that the said development plan and the said tax increment financing plan constitute a public purpose.
- D. The City Commission of the City of Sturgis further finds and determines that:

1. Fewer than 100 persons reside in the proposed development area, and therefore, the formation of a development area citizens council is not required.
2. The said development plan meets the requirements set forth in Section 17(2) of the Act with respect to the information required to be contained therein.
3. The proposed method of financing the development is feasible and the said Downtown Development Authority has the ability to arrange the financing.
4. The development is necessary to carry out the purposes of the Act.
5. The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of the Act in an efficient and economically satisfactory manner.
6. The development plan is in reasonable accord with the master plan of the City of Sturgis.
7. Public services, including fire and police protection and utilities, are or will be adequate to service the project area.
8. Any required changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the City of Sturgis.

Sec. 2: Approval of Downtown Development Authority Development Plan: The said development plan submitted by the said Downtown Development Authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 14, 1995.

Sec. 3: Approval of Downtown Development Authority Tax Increment Financing Plan: The said tax increment financing plan submitted by the said Downtown Development Authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 14, 1995, and the said tax increment financing plan shall be administered as provided in the Act.

Sec. 4: Effective Date: This Ordinance shall take effect on July 15, 1989.

Voting yea: Seven

Voting nay: None

Absent: Kitson

Motion carried

Moved by Comm. McCarthy and supported by Comm. Sutter that the Inter-Service Club Council be permitted to hold a fireworks display at the Sturgis High School Athletic Field, July 3, 1989 (raindate July 7, 1989) subject to proof of appropriate insurance.

23

Voting yea: Seven

Voting nay: None

Absent: Kitson

Motion carried

First reading to amend City Code on Building Board of Appeals members was tabled.

21

Moved by Comm. Clarren and supported by Comm. Weideman to amend the personnel rules on mileage reimbursement rate from \$0.20 per mile to \$0.24 per mile.

10

Voting yea: Seven

Voting nay: None

AMENDMENT TO PART II – CHAPTER 22 – ARTICLE II – DOWNTOWN DEVELOPMENT
OF THE ORDINANCES
OF THE CITY OF STURGIS

An ordinance to amend Part II – Chapter 22 – Article II – Downtown Development of the Ordinances of the City of Sturgis pertaining to approval of an amendment to the Downtown Development Authority development plan and tax increment financing plan and to provide for an effective date of this Ordinance.

WHEREAS, the City of Sturgis has determined that it is in the best interest of the residents of the City to extend the effective periods of the Downtown Development Authority development plan and tax increment financing plan until June 30, 2035 and to provide for an effective date of this Ordinance:

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan, ordains:
Part II – Chapter 22 – Article II – Downtown Development is hereby amended to read as follows effective upon approval:

Sec. 22-34. Approval of development plan and tax increment financing plan.

(a) Pursuant to sections 14, 15 and 17 of Public Act No. 197 of 1975 (MCL 125.1664, 125.1665, 125.1667), the downtown development authority has submitted to the city commission for approval pursuant to section 19 of Public Act No. 197 of 1975 (MCL 125.1669), a development plan and a tax increment financing plan, each dated April 26, 1989, and amended May 11, 1994 and April 22, 2010, and there has been compliance with the provisions of such act regarding notices and public hearings.

(b) The city commission finds and determines that the development plan, as amended, and the tax increment financing plan as amended, constitute a public purpose.

(c) The city commission further finds and determines that:

(1) Fewer than 100 persons reside in the proposed development area, and therefore, the formation of a development area citizens council is not required.

(2) The development plan meets the requirements set forth in section 17(2) of Public Act No. 197 of 1975 (MCL 5.3010(17)) with respect to the information required to be contained therein.

(3) The proposed method of financing the development is feasible and the downtown development authority has the ability to arrange the financing.

(4) The development is necessary to carry out the purposes of Public Act No. 197 of 1975 (MCL 125.1651 et seq.).

(5) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of Public Act No. 197 of 1975 (MCL 125.1651 et seq.) in an efficient and economically satisfactory manner.

(6) The development plan is in reasonable accord with the master plan of the city.

(7) Public services, including fire and police protection and utilities, are or will be adequate to service and project area.

(8) Any required changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the city.

(d) The development plan as amended, submitted by the downtown development authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 30, 2035.

(e) The tax increment financing plan as amended, submitted by the downtown development authority, dated April 26, 1989, is hereby approved for a period of time to continue until June 30, 2035, and the tax increment financing plan shall be administered as provided in Public Act No. 197 of 1975 (MCL 125.1651 et seq.).
(Code 1969, § 31.96--31.98)

PIN	Name	Property Street Address
052 330 009 00	DELGADO ALEJANDRO	211 JACOB ST
052 330 010 00	AUTOZONE INC	485 W CHICAGO RD
052 330 054 00	ADMIRAL REAL ESTATE I LLC	501 W CHICAGO RD
052 330 058 00	NORFALK PROPERTIES LLC	410 W CHICAGO RD
052 330 058 10	NORFALK PROPERTIES	407 WILLIAM ST
052 330 059 00	NORFALK PROPERTIES LLC	412 W CHICAGO RD
052 330 060 00	NORFALK PROPERTIES LLC	414 W CHICAGO RD
052 330 061 00	NORFALK PROPERTIES LLC	416 W CHICAGO RD
052 330 062 00	JOURDAN PHILIP N JR	418 W CHICAGO RD
052 365 001 00	REALTY INCOME CORPORATION	602 W CHICAGO RD
052 510 002 00	STURGIS HOUSING DEV CORP	606 W CHICAGO RD
052 510 013 00	700 WEST CHICAGO LLC	700 W CHICAGO RD
052 510 014 00	MARUTI NAMAH INC	704 W CHICAGO RD
052 670 003 01	SALVATION ARMY (THE)	406 E CHICAGO RD
052 040 132 00	STURGIS PUBLIC SCHOOLS	107 W WEST ST
052 040 139 00	CITY OF STURGIS	201 N NOTTAWA ST
052 040 147 00	CITY OF STURGIS	208 N MAPLE AVE
052 040 148 00	CITY OF STURGIS	206 N MAPLE AVE
052 040 149 00	CITY OF STURGIS	204 N MAPLE AVE
052 040 150 00	CITY OF STURGIS-CTR	202 E WEST ST
052 040 179 00	BROWN JAMES R & TERESA L	400 E CHICAGO RD
052 040 180 00	RANGLER SUE A & CLINTON C	402 E CHICAGO RD
052 040 181 00	WIDDEL ROBERT O & BETTY J-TRUST	404 E CHICAGO RD
052 040 182 00	KNISLEY STEPHEN R & FRED A	408 E CHICAGO RD
052 040 200 00	BOGEN KELLY A	308 E CHICAGO RD
052 040 201 00	SCHEETZ THOMAS R & KAREN L	306 E CHICAGO RD
052 040 202 00	SCHEETZ THOMAS R & KAREN L	102.5 N FOURTH ST
052 040 205 00	ARIAS JOSE R & RAQUEL Y &	300 E CHICAGO RD
052 040 206 00	CRITES LARRY E	207 E WEST ST
052 040 207 00	CRITES LARRY E	205 E WEST ST
052 040 208 00	GRAHAM RAY E & NORA	203 E WEST ST
052 040 209 00	BALLINES MAURILIO & CELIA	119 N MONROE ST
052 040 210 00	MORRIS-POLEY GAIL ANNE III	115 N MONROE ST
052 040 211 00	BROCHEY SHANNON	112 N MAPLE AVE
052 040 212 00	CAC1 LLC	110 N MAPLE AVE
052 040 213 00	CLAYMORE REAL ESTATE LLC	113 N MONROE ST
052 040 214 00	LEHMAN DANIEL N	111 N MONROE ST
052 040 215 00	CAC1 LLC	106 N MAPLE AVE
052 040 216 00	REED THOMAS G & AMANDA S	104 N MAPLE AVE
052 040 216 10	FOSTER MATTHEW & DAWN	
052 040 218 00	STURGIS HOUSING DEV CORP	200 E CHICAGO RD
052 040 219 00	FOSTER DAWN AUSTIN	204 E CHICAGO RD
052 040 220 00	LSM 3 LLC	208 E CHICAGO RD

052 040 221 00	VAN ALMEN STEPHEN T	102.5 N MAPLE AVE
052 040 222 00	BORING CHARLES DANIEL	102 N MAPLE AVE
052 040 223 00	CITY OF STURGIS	133 N NOTTAWA ST
052 040 229 00	CITY OF STURGIS	116 N MONROE ST
052 040 230 00	WALKER THOMAS A TRUST	121 N NOTTAWA ST
052 040 235 00	CITIZENS BANK	100 E CHICAGO RD
052 040 236 00	UNITED STATES GOVT	124 E CHICAGO RD
052 040 242 00	CHRISTIAN FELLOWSHIP CTR OF STURGIS	201 NORTH ST
052 040 245 00	CHRISTIAN FELLOWSHIP CTR OF STURGIS	106 N NOTTAWA ST
052 040 246 00	CHRISTIAN FELLOWSHIP CTR OF STURGIS	104 N NOTTAWA ST
052 040 247 00	STURGIS DOWNTOWN DEVELOPMENT	101 W CHICAGO RD
052 040 248 00	HARRISON INVESTMENT PROPERTIES LLC	105 W CHICAGO RD
052 040 252 00	HARRISON INVESTMENT PROPERTIES LLC	111 W CHICAGO RD
052 040 253 00	HARRISON INVESTMENT PROPERTIES LLC	113 W CHICAGO RD
052 040 254 00	ST JOSEPH CO INTERMEDIATE SCH	115 W CHICAGO RD
052 040 258 00	GARCIA MAURICO & OFELIA	119 W CHICAGO RD
052 040 259 00	CARY RONALD W & CARE C	121 W CHICAGO RD
052 040 260 00	PAYTONS PADS & PROP LLC	123 W CHICAGO RD
052 040 261 00	MC DOOGLE SPROCKET LLC	125 W CHICAGO RD
052 040 261 02	G&S LIQUIDATING P. C.	127 W CHICAGO RD
052 040 261 03	UNKNOWN OWNER	
052 040 264 00	CITY OF STURGIS	113 NORTH ST
052 040 265 00	BLOCK 14 INC	210 NORTH ST
052 040 266 00	BLOCK 14 INC	202 W WEST ST
052 040 267 00	TARTAN REAL ESTATE LLC	208 NORTH ST
052 040 268 00	STEPHENS JOHN G & KAREN B	206 NORTH ST
052 040 269 00	TARTAN REAL ESTATE LLC	203 JOHN ST
052 040 274 00	TARTAN REAL ESTATE LLC	209 JOHN ST
052 040 275 00	LOPEZ MARIA LETICIA	204 W WEST ST
052 040 276 00	CRITES JAMIE D & SHARON	206 W WEST ST
052 040 277 00	CRITES JAMIE D & SHARON L	211 N CLAY ST
052 040 278 00	GARCIA JUAN-CTR	209 N CLAY ST
052 040 299 00	CITY OF STURGIS	401 W CHICAGO RD
052 040 310 00	EICHORN JOEL & BRITTNEY	306 JOHN ST
052 040 311 00	CITY OF STURGIS	107 N JEFFERSON ST
052 040 314 00	BRESSLER DOROTHEA M & HAACK WILLIAM	301 W CHICAGO RD
052 040 315 00	BRESSLER DOROTHEA M & HAACK WILLIAM	303 W CHICAGO RD
052 040 317 00	ST JOSEPH COMMUNITY CO OP INC	307 W CHICAGO RD
052 040 318 00	MOSO VILLAGE LLC	260 JOHN ST
052 040 319 01	SIGRIST FURNITURE CO INC	201 W CHICAGO RD
052 040 320 00	SAMA HOLDINGS LLC	205 W CHICAGO RD
052 040 321 00	FLORES CESAR	207 W CHICAGO RD
052 040 323 00	SCRAPHOLDER REAL ESTATE LLC	209 W CHICAGO RD
052 040 324 00	ROCKEY REAL ESTATE LLC	211 W CHICAGO RD
052 040 325 00	SAITZ ERIC L & CHRISTINE D	213 W CHICAGO RD
052 040 329 00	SAITZ ERIC L & CHRISTINE D	219 W CHICAGO RD
052 040 337 00	PAY & GO PROPERTIES LLC	223 W CHICAGO RD

052 040 338 00	227 WEST CHICAGO LLC	227 W CHICAGO RD
052 040 338 10	227 WEST CHICAGO LLC	229 W CHICAGO RD
052 040 339 00	MASONIC TEMPLE ASSOC	200 W CHICAGO RD
052 040 341 00	BACKTALK LLC	228 W CHICAGO RD
052 040 345 00	ST JOHN'S EPISCOPAL CHURCH	107 PLEASANT AVE
052 040 348 00	ST JOHN'S EPISCOPAL CHURCH	111 PLEASANT AVE
052 040 350 00	CENTURY BANK & TRUST	300 W CHICAGO RD
052 040 352 00	STURGIS CHAMBER OF COMMERCE	306 W CHICAGO RD
052 040 356 00	CISNEROS RICARDO & PADILLA MARIA	107 S CLAY ST
052 040 357 00	DELGADO LEOPOLDO H &	106 S JEFFERSON ST
052 040 358 00	JIMENEZ GABRIELA	108 S JEFFERSON ST
052 040 359 00	CRITES JAMIE D & SHARON L	112 S JEFFERSON ST
052 040 359 10	TMR ENTERPRISES INC	303 WILLIAM ST
052 040 360 00	LOPEZ-GARCIA JESUS	109 S CLAY ST
052 040 361 00	MILLER TAYLOR &	111 S CLAY ST
052 040 363 00	STURGIS HOUSING DEV CORP	101 S JEFFERSON ST
052 040 363 10	WALKER THOMAS TRUST	103 S JEFFERSON ST
052 040 365 00	GOMEZ SANCHEZ EDUARDO &	109 S JEFFERSON ST
052 040 366 00	CAC1 LLC	111 S JEFFERSON ST
052 040 407 00	GREAT LAKES CHOCOLATE CO INC	100 W CHICAGO RD
052 040 408 00	SCRAPHOLDER REAL ESTATE LLC	104 W CHICAGO RD
052 040 409 00	STURGIS DOWNTOWN DEV AUTHORITY	108 W CHICAGO RD
052 040 410 00	GT HOUSING LLC	112 W CHICAGO RD
052 040 411 00	STEWART CHAD E	114 W CHICAGO RD
052 040 412 00	MAYNARD TODD D & DIANA L. REV TRST	116 W CHICAGO RD
052 040 413 00	NELLIE'S LLC	118 W CHICAGO RD
052 040 414 00	BORING CHARLES DANIEL	120 W CHICAGO RD
052 040 415 00	BORING CHARLES DANIEL	158 W CHICAGO RD
052 040 416 00	BORING CHARLES DANIEL	164 W CHICAGO RD
052 040 419 00	HYPE HOLDINGS LLC	172 W CHICAGO RD
052 040 420 00	CITY OF STURGIS	106 PLEASANT AVE
052 040 422 00	WEISS JAMES D SR TRUST	110 PLEASANT AVE
052 040 424 00	GUSHWA FREDRIC A	107 S NOTTAWA ST
052 040 425 00	RRH & SONS LLC	119 S NOTTAWA ST
052 040 426 00	VANTASSEL VINCENT & EVELYN D	121 S NOTTAWA ST
052 040 427 00	FIRST UNITED METHODIST CHURCH	112 PLEASANT AVE
052 040 428 00	TRUSTEES OF FIRST METHODIST	200 PLEASANT AVE
052 040 429 00	WICKEY JUSTIN & REBECCA A	125 S NOTTAWA ST
052 040 438 00	STURGIS BANK & TRUST	125 E CHICAGO RD
052 040 440 00	STURGIS BANK & TRUST	115 E CHICAGO RD
052 040 444 00	STURGIS BANK & TRUST	109 E CHICAGO RD
052 040 445 00	STURGIS BANK & TRUST	107 E CHICAGO RD
052 040 446 00	STURGIS BANK AND TRUST	105 E CHICAGO RD
052 040 447 00	STURGIS BANK & TRUST	101 E CHICAGO RD
052 040 448 00	STURGIS BANK & TRUST CO	104 S NOTTAWA ST
052 040 450 00	FOGLESONG FUNERAL HOME	114 S NOTTAWA ST
052 040 452 00	STURGIS BANK & TRUST CO	111 S MONROE ST

052 040 454 00	WELLS RAYMOND O & DEBRA E	120 S NOTTAWA ST
052 040 456 00	STURGIS BANK & TRUST	117 S MONROE ST
052 040 464 00	HARRISON INVESTMENT PROPERTIES LLC	205 E CHICAGO RD
052 040 465 00	CITY OF STURGIS	203 E CHICAGO RD
052 040 466 00	GENERAL TELEPHONE CO	110 S MONROE ST
052 040 468 00	LOPEZ DANIELLE & NOHEMI	105 S MAPLE AVE
052 040 470 00	TATOOINE PROPERTIES LLC	112 S MONROE ST
052 040 471 00	TATOOINE PROPERTIES LLC	114 S MONROE ST
052 040 472 00	GOOD JON W & KAREN E	113 S MAPLE AVE
052 040 475 00	CRITES JAMIE D & SHERRY L	118 S MONROE ST
052 040 476 00	CRITES JAMIE D & SHARON L	120 S MONROE ST
052 040 483 00	ABBY NORMAL LLC	307 E CHICAGO RD
052 040 484 00	PERRA ROBERT G & ANN CAUSEY	103 S FOURTH ST
052 040 485 00	ACME PROPERTY COMPANY LLC	305 E CHICAGO RD
052 040 486 00	LUDDERS DAVID & JEANNE	303 E CHICAGO RD
052 040 487 00	PIZZA PROPERTY INVESTMENT CO	301 E CHICAGO RD
052 040 490 00	SHOLL DWIGHT & PHILLIS L	106 S MAPLE AVE
052 040 491 00	CASTRO JAIME & MARIA	105 S FOURTH ST
052 040 512 00	HAMILTON ANDREW	401 E CHICAGO RD
052 040 514 00	KOTCHER WILBUR H & EUGENIA G	106 S FOURTH ST
052 040 541 00	CITY OF STURGIS	
052 040 542 00	CITY OF STURGIS	108 S CLAY ST
052 040 543 00	CITY OF STURGIS	300 JOHN ST
052 040 544 00	CITY OF STURGIS	130 N NOTTAWA ST
052 040 545 00	CITY OF STURGIS	105 N CLAY ST
052 040 546 00	CITY OF STURGIS	110 S NOTTAWA ST