

**SUTTONS BAY  
DOWNTOWN DEVELOPMENT  
AUTHORITY**

**DEVELOPMENT PLAN  
&  
TAX INCREMENT FINANCING PLAN**

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# **PURPOSE OF THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

## **Act 197 of Public Acts of 1975 (the “Act”)**

Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act (the “Act”), 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 an authority; and 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.

The Act seeks to address problems of urban decline, strengthen existing areas, and encourage new private developments in downtown districts. 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 private development projects. The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each downtown district and the development of the community.

## **Purpose**

It is the objective of the DDA Board through this plan to stabilize conditions for those residing here, assist business in locating or expanding here and improve the quality of life. The plan outlines a comprehensive approach to solving problems of the Village relative to the DDA area. Projects have been specified that support local legislative goals, protect and assist businesses and ensure a quality of growth that will enhance the area in general.

In order to accomplish these objectives in the manner set forth herein, and to provide the legal basis for the capture and expenditure of tax increment revenues, a Development Plan and Tax Increment Financing Plan are both required by the Act. They are presented here as a single document as permitted under the Act. Information shared between each plan, such as maps, is contained in the appendices and referenced in the plans. Both plans were prepared with extensive involvement by the Village of Suttons Bay Downtown Development Authority, the Suttons Bay Village Council, Village staff, and the public.

## **Location**

The Village of Suttons Bay is an incorporated Village in Suttons Bay Township, Leelanau County, Michigan. The DDA District is concentrated along St. Joseph Avenue (M-22), St. Mary’s Avenue and Suttons Bay water front. The area possesses key ingredients for new development and an improved environment for existing development. The district also contains the major commercial area, public facilities, industrial components and institutions. When referred to in this plan, development area means the entire DDA District, or District.

## **History**

Downtown Suttons Bay was developed in the late 19th Century. The Downtown evolved along what is now St. Joseph Street (M-22). That highway presents significant challenges to the connectivity between the east and west side of the District and opportunities to improve connectivity are a high priority.

The Village experiences a large influx of visitors in the summer months that place significant pressure on public services and local businesses. Moreover, many local business owners have difficulty finding seasonal workers given local housing availability. Addressing the issue of housing supply and availability will be paramount in fostering a strong, vibrant business climate. Suttons Bay also desires to transition to more of a year-round hub of economic activity.

On July 21, 2014, the Suttons Bay Village Council adopted an ordinance establishing the Suttons Bay Downtown Development Authority (the “DDA”). A copy of that ordinance is attached as Appendix D.

## THE DEVELOPMENT PLAN

### Mission

The Suttons Bay DDA will provide visionary leadership to preserve the development area's coastal character and ensure long-term economic vitality of the area for residents, businesses, and visitors.

### Downtown Development Goals

The intent of the proposed development projects within the development area is two-fold. First, to foster the revitalization of the commercial component in the development area and second, is to provide the atmosphere for supporting development and an improved character to the entire district. The success of the DDA is dependent upon functional and recognizable land use arrangements, development control, public service enhancement and public facility improvements. Many individual and cooperative efforts will lead to its success in the coming years. It is hoped that the DDA will ultimately have a positive influence upon the future of the Village. The "plan" as used herein refers, jointly to the Development Plan and the Tax increment Financing Plan, required under the Act. Except where expressly noted, references as the "plan" used herein shall have the meaning consistent with its context (e.g., "plan" referred to within pages 6-15 refer to the Development Plan. The projects and activities outlined in the plan have been conceived and defined to serve the needs of the community. The DDA Board is pleased to present this plan to the Village Council and citizens of the community, and to express their optimism about the future.

There is little doubt that the public interest would clearly benefit from a coordinated program of revitalization in the Suttons Bay area. The aim of the DDA is to finance certain public facilities within its boundaries and effectively enhance the overall image and character of the area.

The primary goal of the DDA is to improve the quality of life in the district through proper planning and desirable public improvements. The general policy goals of the DDA are broad, all-encompassing "ideals" and include:

- Improve the overall business climate of the district to deter economic decline and improve the tax base;
- Encourage the retention and expansion of employment opportunities;
- Maintain and improve public facilities;
- Provide guidance for compatible land use development within the district; and
- Improve the general appearance and visual amenities and preserve sites with unique design features or character.

Note: The section numbers in the following bolded text refer to section numbers of the Act.

### Public Process

In order to foster an open and transparent process, diverse members of the Suttons Bay community were engaged via a district-wide survey and monthly meetings of the DDA Board.

The DDA Board served as a steering committee for the planning process and met monthly to develop a mission statement and goals, identify and prioritize projects, and refine the Development and TIFA Plans for adoption by the Village Council.

A district-wide survey was distributed to business owners, residents, employees, and patrons. In August 2017, a post card, requesting survey participation, was sent to approximately 60 businesses and residents within the DDA district. A total of 45 surveys were completed which is a response rate of 75%.

## Boundary Designations

**Section 17(2)(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.**

**Section 17(2)(b) 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 areas, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.**

**General Vicinity:** The geographic boundary extends generally from the southern Village limits north just beyond Race Street, from the waterfront west to St. Mary's Street. The DDA District Boundary, Appendix A. Map 1, shows the geographic limits of the DDA District effective with the publication of Ordinance No. 1 of 2014. Please refer to the DDA District Boundary Map for exact boundaries. The Development Area boundary is the same as the DDA District boundary and is illustrated on Appendix A, Map 2.

**Legal Description:** There is one development area within the DDA District and the boundaries are designated as follows.

Beginning at the SEly corner of Lot 187, Blk 39, Plat of the Village of Suttons Bay, Section 28, T30N, R11W; Thence NWly along the North line of Grove Street to a point 20 feet SE of the Sly corner of Lot 297, Blk 11, Plat of the Village of Suttons Bay; Thence NEly along the Ely line of the platted alley in Blk 11 to the NWly corner of Lot 234, Blk. 11; Thence NEly to a point on the SWly line of Lot 233, 46 FT SEly of the SWly corner of Lot 233, Blk 12, Plat of the Village of Suttons Bay; 6) Thence NEly to the NEly line of lot 231, Blk 12, to a point 46 feet Ely of the NWly corner of Lot 231, Blk 12; Thence SEly along the NEly lines of Lots 231, Blk 12 and Lot 201, Blk 38, to the waters edge; Thence NEly along water's edge to the NEly corner of Lot 217; Thence NWly along the NEly line of Lots 217, Blk 38 and Lot 218, Blk 13 to the Wly line of the Leelanau Transit Company Railroad; Thence NWly along the Wly line of the Leelanau Transit Co. RR R.O.W. to a point intersection with the Ely M-22 R.O.W. line; Thence Wly cross the M-22 R.O.W. to a point at the NE corner of Parcel 043-201-007-00 (Unit 7, Bay View Condo) and the Wly Line of the M-22 R.O.W; Thence SWly along the Wly line of M-22 R.O.W to a point on the Sly R.O.W. line of Sommerset Court intersecting the Nly line of parcel 043-821-018-00, 205.15 feet NEly of the SEly corner of Lot 351, Blk 14, Plat of the Village of Suttons Bay; Thence NWly, along the Nly line of parcel 043-821-018-00 to the NWly corner of parcel 043-821-018-00; Thence S 26 deg 42' W 286.35 FT to a point on the NEly line of Lot 519, 52 FT SEly of the NWly corner of Lot 519, Blk 25, Plat of the Village of

Suttons Bay; Thence NWly to the 52FT to the NWly corner of lot 519, Blk 25, Plat of the Village of Suttons Bay; Thence SWly to the NWly corner of lot 515, Blk 24, Plat of the Village of Suttons Bay; Thence SEly to the NWly corner of lot 356, Blk 15, Plat of the Village of Suttons Bay; Thence SWly along the NWly lines of Lot 356, Lot 357 and Lot 358,, Blk 15 to the NWly corner of Lot 359, Blk 15, Plat of the Village of Suttons Bay; Thence SEly along the NEly line of Lot 359, Blk 15 to the NEly corner of Lot 359, Blk 15; Thence SWly along the NWly line of the platted alley in Blk's 15, 16, 17 and 18 to the NEly corner of Lot 399, Blk 18; Thence NWly along the NEly line of Lot 399, Blk 18,. to the NEly corner of Lot 412, Blk 21; Thence SWly along the NWly line of St. Mary's Street R.O.W., , to the SEly corner of Lot 255, Blk 20; Thence S to the NE corner of Lot 72, Blk 4, Plat of the Village of Suttons Bay; Thence E to the NE corner of Lot 96, Blk 6, Plat of the Village of Suttons Bay; Thence S to the SE corner of Lot 85, Blk 6, Plat of the Village of Suttons Bay; Thence W. to the SE corner of Lot 61, Blk 4, Plat of the Village of Suttons Bay; The S along the W line of St. Mary's Street R.O.W., to a point 100 feet S of the S line of Broadway R.O.W.; Thence E, to the E line of St. Mary's Street R.O.W.; Thence E 41 feet; thence S 15 feet; thence E 98 feet; Thence S along the W line of Lot 2, Dailey's Addition to Suttons Bay, 182 FT to the SW corner of Lot 2, Dailey's Addition to Suttons Bay.; Thence Sly. to the NW corner of Lot 3, Dailey's Addition to Suttons Bay; Thence S along the W line of Lot 3, Dailey's Addition to Suttons Bay; to the SW corner of Lot 3, Dailey's Addition to Suttons Bay; Thence E to the SE corner of Lot 3, Dailey's Addition to Suttons Bay; Thence Sly along the W line of Cedar Street to a point 9 feet S of the SE corner of Lot 27 (centerline of vacated EW platted alley) between Lots 27 and 50 of Dailey's Addition to Suttons Bay; Thence W along the centerline of vacated EW platted alley, to a point 9 feet S of the SW corner of Lot 30, Dailey's Addition to Suttons Bay; Thence SWly, crossing St. Mary's Street to the NE corner of Lot 46, Dailey's Addition to Suttons Bay; Thence S to the SE corner of Lot 70, Dailey's Addition to Suttons Bay; Thence continuing S crossing Fourth Street R.O.W. to the NW corner of parcel 043-828-004-10; Thence S along W line of parcel 043-828-004-10 and parcel 043-828-004-00, 566.84 feet;Thence E along the S line of parcel 043-828-004-00, 333.95 feet to the Wly line of Leelanau Trail Association corridor;

Thence S along the W line of the Leelanau Trail Association corridor, to the N line of Section 33, T30N, R11W; Thence E along the N line of Section 33 to the E side of the Leelanau Trail Association corridor line intersecting with the N line of Section 33, T30N, R11W; Thence E along the N line of Section 33, 872.11 FT to the SW corner of parcel 043-828-018-00;45) Thence N 283.43 feet to the SW corner of parcel 043-828-022-00; Thence SEly 172.5 FT along the SWly lines of parcels 043-828-022-00 and 043-828-020-00 to the Wly line of Richter Road R.O.W.; Thence N along the W line of Richter Road, 111.25 feet to the SWly line of M-22 R.O.W.; Thence N, crossing M-22 (S. West Bay Shore Road) to a point where the NEly line of M-22 and the W line of Richter Road R.O.W intersect.; Thence NWly following the NEly line of M-22 R.O.W. to the SEly line of Beach Street R.O.W.; Thence NEly along the SEly line of Beach Street R.O.W. and the SEly line of parcel 043-828-013-10 to the water's edge; Thence NWly along the waters edge 300 feet to the SEly corner of parcel 043-220-004-00; Thence SWly 479.5 FT along the Sly line of parcel 043-220-004-00, crossing M-22: Thence N along the W line of parcel 043-220-004-00 to a point 208.5 FT S of the NW corner of Gov Lot 4, Section 28, T30, R11W; Thence Nly along the Wly line of M-22 R.O.W. to the S line of Fourth Street; Thence NEly crossing M-22 R.O.W. to the NW corner of parcel 043-220-003-80; Thence NEly to the NW corner of parcel 043-220-003-60; Thence NEly along the Nly line of parcel 043-220-003-60 to the water's edge; Thence NWly following the water's edge, 289.9 feet to the NE corner of parcel 043-220-003-40; Thence SWly along the Nly line of parcel 043-220-003-40 to the NEly line of M-22 R.O.W.; Thence Nly along the Ely line of the M-22 R.O.W. to NW corner of parcel 043-220-003-70; Thence NEly along the Nly line of Parcel 043-220-003-70 to the water's edge; Thence Nly along the

water's edge to the SEly corner of parcel 043-220-003-30; Thence SWly along the SEly line of parcel 043-220-003-30 to the Ely line of M-22 R.O.W.; Thence NWly along the Ely line of M-22 R.O.W. to the NWly corner of parcel 043-828-067-20; Thence Ely along the Nly line of parcel 043-828-067-20, to the water's edge; Thence continuing along the water's edge to the Point of Beginning.

**Existing Land Use:** Land uses within the Development Area conform to the current development patterns outlined in the adopted Village Master Plan and Zoning Ordinance. The Village Master Plan is a long-range vision for the development of the Village and is available at the Village offices. The Village Master Plan and Zoning Ordinance delineate several land use classifications for the Development Area which are, general commercial, business, mixed use, residential, recreation, and public/quasi-public uses. The existing land use of the district is displayed in Appendix A, Map 3.

Commercial/Business activities represent major land use concentrations in Development Area. There are 72 commercial properties, representing 52% of the total real properties in the district.

There are 20 public and institutional properties in the district, representing 14% of the total parcels in the district.

Residential properties are scattered throughout the district. There are 46 residential properties, representing 34% of the total parcels in the area.

- **Schools:** The Suttons Bay School is located outside of the development area. This facility is recognized as an important element in the life of the community. Besides being a center for the education of the young, it offers meeting facilities and a recreation area.
- **Public Properties:** Many publicly-owned facilities exist within the development district. These properties include the library, fire & rescue station, Township Hall, Village Hall and six Village parks.

Appendix C provides a listing of each parcel included within the development district. The information pertaining to each parcel is from the 2018 tax roll (that value determined on December 31, 2017), the base year for the use of tax increment financing. There are 138 real property records. These 138 properties contain approximately 1,000 acres.

**Existing Zoning:** The zoning map is similar to the existing land use map and is incorporated into the Village's adopted Zoning Ordinance. The Zoning Ordinance is available at the Village Offices. Land uses within the Development Area conform to the current zoning designations. See Appendix A, Map 3.

## Project Improvements and Phasing

**Section 17(2)(c) 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.**

**Section 17(2)(d) 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.**

**Section 17(2)(e) A statement of the construction, or stages of construction planned, and the estimated time of completion of each stage.**

**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 the development area is outlined below based on a prioritization of projects and programs by the DDA. The completion timeframe will vary depending on the form of capital funding. If the DDA elects a pay-as-you-go approach then the timeframe to complete the projects identified will be spread out over many fiscal years. On the other hand, if bonds are utilized then the time frame for several projects could be accelerated.

**Table A: Provides an estimate of project cost.**

**Table B: Summarizes the project priority and phasing.**

**Table A: Projects**

(This list is not a prioritization of projects or cost and is only provided as a guideline)

| Project # | Cost        |  | Project# | Cost         |
|-----------|-------------|--|----------|--------------|
| 1         | \$668,328   |  | 2        | \$555,562    |
| 3         | \$513,889   |  | 4        | \$501,716    |
| 5         | \$654,103   |  | 6        | \$50,000     |
| 7         | \$1,430,779 |  | 8        | \$448,151    |
| 9         | \$720,839   |  | 10       | \$531,500    |
| 11        | \$211,400   |  | 12       | 1,362,471    |
| 13        | \$1,362,471 |  | 14       | 1,122,761    |
| 15        | \$1,925,921 |  | 16       | 3,646,166    |
| 17        | 13,164,686  |  | 18 A.    | \$25,000     |
| 18 B.     | \$40,000    |  | 19 A.    | \$75,000     |
| 19 B.     | \$250,000   |  | 19 C.    | Unknown      |
| 20        | Unknown     |  | 21       | Unknown      |
| 22        | \$20,000    |  | 23       | \$250,000    |
| 24 A.     | \$5,000     |  | 24 B.    | \$500,000    |
| 24 C.     | \$20,000    |  | 25       | \$10,000     |
| 26        | Unknown     |  | 27       | \$20,000     |
| 28        | \$350,000   |  |          |              |
|           |             |  |          |              |
|           |             |  |          |              |
|           |             |  |          |              |
|           |             |  | Total    | \$30,435,743 |

**Table B: Proposed Phasing and Priority**

| <b>Project</b> | <b>HIGH PRIORITIES (1 – 5 YEARS)</b>  |
|----------------|---|
| 6              | <b>Jefferson Street Plaza</b> - East Jefferson Street closure to create a public plaza on one block of the street between Front Street and M-22.                  |
| 16             | <b>Front Street Project</b> - from 160' north of Race Street to St. Joseph/M-22 on the south,   |
| 18A            | <b>Parking Improvements</b> - Purchase and Installation of municipal parking lots and wayfinding signs in the development area.                                   |
| 19A            | <b>Construction / Rehabilitation of Parks</b> - Construction or redevelopment of pedestrian link Southside Park and Coal Dock.                                    |
| 19B            | <b>Construction / Rehabilitation of Parks</b> - Pavilion Marina Park  |
| 22             | <b>Community Marketing/Branding</b> - Collaborate with the Chamber on a community- driven marketing and branding process.   |
| 24A            | <b>Walking/Bicycling/Non-Motorized Infrastructure</b> - Add benches, bicycle racks, bicycle parking areas and other amenities                                     |
| 24B            | <b>Walking/Bicycling/Non-Motorized Infrastructure</b> - Pathway - 4 <sup>th</sup> to Richter  |
| 24C            | <b>Walking/Bicycling/Non-Motorized Infrastructure</b> - Cross walk M-22, @ 4 <sup>th</sup> St. area   |
| 26             | <b>Redevelopment Workforce Housing</b> - Explore redevelopment properties conducive to workforce housing, should properties become available.                     |
| 28             | <b>All Season Restroom</b> - Installation of all-season public restroom.  |
| <b>Project</b> | <b>MEDIUM PRIORITIES (6-10 YEARS)</b>   |
| 18B            | <b>Parking Improvements</b> - The construction of municipal parking lots and areas in the Business District.  |
| 19C            | <b>Construction / Rehabilitation of Parks</b> - The construction or redevelopment of parks to serve the development area.   |
| 23             | <b>Bicycling Connectivity North (through Village)</b> - Improve bicycle connectivity between the Leelanau Trail Head at Fourth Street, north through the Village. |
| 25             | <b>Public Wi-Fi</b> : Provide District Wide Wi-Fi   |
| 27             | <b>Energy Efficiencies</b> - Support for energy efficiency improvements   |
| <b>Project</b> | <b>LOW PRIORITIES (10-20 YEARS)</b>   |
| 1              | <b>Race Street</b> - Reconstruction including all infrastructure  |
| 2              | <b>Concord Street</b> - Reconstruction including all infrastructure   |
| 3              | <b>Grove Street Project</b> - Reconstruction including all infrastructure   |
| 4              | <b>Adams Street Project</b> - Reconstruction including all infrastructure   |
| 5              | <b>Jefferson Street Project</b> - Reconstruction including all infrastructure   |
| 7              | <b>Madison Avenue Project</b> - Reconstruction including all infrastructure   |
| 8              | <b>Dame Street Project</b> - Reconstruction including all infrastructure  |
| 9              | <b>Broadway Avenue Project</b> - Reconstruction including all infrastructure  |
| 10             | <b>Cedar Street Project</b> - Reconstruction including all infrastructure   |
| 11             | <b>First Street Project</b> - Reconstruction including all infrastructure   |
| 12             | <b>Fourth Street Project</b> - Reconstruction including all infrastructure  |
| 13             | <b>Beach Street Project</b> - Reconstruction including all infrastructure   |
| 14             | <b>Beach Street Extension Project</b> - Reconstruction including all infrastructure   |
| 15             | <b>St. Mary's Avenue</b> - Reconstruction including all infrastructure  |
| 16             | <b>Front Street Project</b> - Reconstruction including all infrastructure   |
| 17             | <b>St. Joseph/M-22 Project</b> - Reconstruction including all infrastructure  |
| 20             | <b>Purchase and Redevelopment of Commercial Property</b> - The redevelopment of commercial property within the development area.                                  |
| 21             | <b>Commercial Business and Building Development and Redevelopment</b> - Front and Rear building façade program and improvements                                   |

See Appendix B, DDA Development Plan Project Summaries, for greater detail.

## Open Space

### **Section 17(2)(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.**

In reference to the public facilities open space within the DDA District and Development Area will be confined to the street rights-of-ways, plazas and parks within the DDA District. Existing park property in the Development Area will remain as open space.

## Zoning, Street and Utility Changes

### **Section 17(2)(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities**

**Zoning:** The Village may amend the zoning ordinance in the future, the intent of any such changes would be to facilitate development in harmony with this plan and any proposed design plans.

The zoning map is the same as the existing land use map (see page 9). Land uses within the Development Area conform to the current zoning designations. Below is a list of zoning districts that are within the DDA boundary. Please refer to Appendix A, Map 3 for the location and extent of each zoning district and land uses within the DDA boundary and Development Area.

- North Gateway - Mixed use residential and commercial
- Public Lands – Recreation, cultural, preservation
- Single Family Waterfront – Single family residential.
- Waterfront Condo – Multi-family residential
- Central Business – Mixed use, retail, office, entertainment, civic space, residential
- South Gateway – Mixed use residential and commercial
- South Business – Office, retail, service

**Streets:** The public streets within the Development Area include the entire rights-of-way and, as such, are included within the jurisdiction of the Development Plan. Major transportation corridors included the right-of-ways of St. Joseph Avenue (M-22), Race Street (M-204) and St. Mary's Avenue. St. Joseph Avenue (M-22) is by far the most heavily traveled street in the district. Appendix A, Map 1 displays the street pattern in the district. An inventory of widths, surfaces and related improvements for all of the existing streets is listed in Table C.

Changes in local streets, street levels, or intersections may be made in accordance with the development projects noted previously.

| Table C: Street Inventory     |  |                            |                        |
|-------------------------------|--|----------------------------|------------------------|
| Street                        | Width Surface Type                     | Curb and/or Gutter         | Sidewalks              |
| Race St.                      | 28' Bituminous                         | M-22/Race St. intersection | No                     |
| Concord St.                   | 25' Bituminous                         | M-22 intersection          | No                     |
| Grove St.<br>west<br>east     | 28' Bituminous<br>24' Bituminous       | M-22 intersections         | Both sides<br>One side |
| Adams St.<br>west<br>east     | 40' Bituminous<br>32' Bituminous       | M-22 intersection          | Both sides<br>One side |
| Jefferson St.<br>west<br>east | 32' Bituminous                         | M-22 intersection          | One side<br>One side   |
| Madison St.<br>west<br>east   | 40' Bituminous<br>30' Bituminous       | yes<br>No                  | Both sides<br>No       |
| Dame St.                      | 20' Bituminous                         | No                         | No                     |
| Broadway Ave.                 | 19' Bituminous                         | No                         | No                     |
| Cedar St.                     | 20' Bituminous                         | No                         | No                     |
| First St.                     | 22' Bituminous                         | No                         | No                     |
| Fourth St.                    | 22' Bituminous                         | M-22 Intersection          | One side               |
| Beach St.                     | 22' Bituminous                         | M-22 Intersection          | No                     |
| St. Mary's Ave.               | Varies 43' to 30' Bituminous           | Madison St. Intersection   | Both sides             |
| Front St.                     | 30' Bituminous                         | No                         | One side<br>Incomplete |
| St. Joseph/<br>M-22           | 60' to 80' Bituminous                  | Yes                        | Both sides             |
| Alley                         | West side of M-22<br>Grove to Broadway | No                         | No                     |

**Utilities:** Utility changes may be made in accordance with the development projects noted previously.

- **Sanitary Sewer:** A portion of the municipal wastewater collection system is located within the Suttons Bay DDA. The system consists of gravity collector sewer mains, lift station and forcemain to the treatment facility. Most of the properties in the development area are serviced by the sanitary sewer system. Maps showing location of the system are maintained by the Village Department of Public Works (DPW).

- **Water:** A portion of the municipal water distribution system is located within the Suttons Bay DDA. The system provides potable water for domestic use and fire suppression. Properties not connected to the water system are not within a reasonable hook-up distance. Maps showing location of the system are maintained by the DPW.
- **Storm Sewer:** The Village storm drainage system is mostly located within the DDA District. The system consists of both enclosed pipe with catch basins and rain gardens. Maps showing location of the system are maintained by the DPW.

## Development Costs and Financing Capabilities

### **Section 17(2)(i) 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.**

The estimated cost for all planned development projects are contained in Appendix B. No private sector investment commitments have been made nor have estimates of private sector costs been included or relied upon. The private sector improvements will be financed through conventional lending sources arranged by the developers.

It is presently planned that the public-sector improvements will be financed largely by captured tax increments in accordance with a Tax Increment Financing Plan established pursuant to the Act. It is contemplated that the Authority will issue tax increment bonds in accordance with Section 16 of the Act, and pledge future captured tax increments to pay the principal and interest due on such bonds. A comprehensive discussion of tax increment financing for the proposed public improvements is set forth in the Tax Increment Financing Plan. In addition, the Authority intends to explore with the Village alternative or supplementary sources of funding, including the following:

- *County, State or Federal Funding.* The Authority intends to pursue alternate financing from other governmental entities, such as the Michigan Economic Growth Alliance, Michigan Economic Development Corporation, and the Department of Natural Resources.
- *Village of Suttons Bay Financing.* It is anticipated that the Village will finance a portion of some or all of the projects, using General Fund monies and other revenue as appropriate.
- *Private Developer Financing.* To the extent permitted by law, the Village may require developers to finance public improvements that are necessary for proposed development, and that would directly benefit proposed private developments.

## Land and Developer Transaction

**Section 17(2)(g) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.**

**Section 17(2)(j) 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.**

**Section 17(2)(k) The procedures for bidding for the leasing, purchasing, or conveying of**

**all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.**

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The Suttons Bay DDA intends to convey to the Village, at no cost, any public utility and infrastructure improvements constructed in the Development Area. Any land purchased as the result of implementing this plan may be sold to the Village or private individual. It is expected that public improvements will be operated and maintained by the Village and therefore will be conveyed to the Village at no cost. All sales and purchases by the Suttons Bay DDA will follow Federal, State, and local regulations.

## **Relocation**

**Section 17(2)(l) Estimates of the number of persons residing in the development area and the number of families and individual 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 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.**

**Section 17(2)(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

**Section 17(2)(n) 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.**

**Section 17(2)(o) 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.**

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Based on the number of housing units, occupancy rates, and average household size, it is estimated there are not more than a 100 persons living in the Development Area. The Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA District and Development Area. Should relocation of individuals, families, or businesses be required in the future, the Suttons Bay DDA, with the cooperation of the Village, will prepare and adopt a formal relocation plan prior to the relocation. The relocation plan will include surveys required by Section 17(2)(l) of the Act, and it will require the provision of relocation payments and other assistance to families, individuals, businesses, and non-profit organizations as required by the Uniform Relocation Assistance and Real Property Acquisition Act and Michigan Public Act 227 of 1972, as amended.

# **SUTTONS BAY**

## **DOWNTOWN DEVELOPMENT AUTHORITY**

### **TAX INCREMENT FINANCING PLAN**

## Tax Increment Financing Plan

**Section 14(1) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 15. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part of or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.**

### Introduction

The Village of Suttons Bay Downtown Development Authority District was established in July 21, 2014, pursuant to ordinance to improve the public welfare, support new business growth, and retain existing businesses. In order to halt property tax value deterioration, increase property tax valuations, and facilitate the overall economic growth of its business district, it was deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the Village under the provisions of Act 197 Public Acts of Michigan, 1975 as amended (the "Act").

The Act authorizes the Authority to prepare a Tax Increment Financing Plan (the "Plan"), including the Development Plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the Authority. The benefit of using tax increment financing as a method to finance district improvements is that local units of government levying taxes within the Village of Suttons Bay contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The Village of Suttons Bay deems it to be in the best interest of the Village and the Downtown Development District to develop and adopt a Development Plan and Tax Increment Financing Plan for the Downtown Development District area.

After finalizing the Plan, it is anticipated that the Suttons Bay DDA Board will forward this Tax Increment Financing Plan, together with the Development Plan, to the Village Council with a recommendation for adoption.

In accordance with the Act, the Village will notify all applicable taxing jurisdictions of the Village's intent to adopt the plan. As necessary, the Village will meet with said jurisdictions concerning the Plan and afford these jurisdictions an opportunity to comment on the Plan. The Village Council will then hold a public hearing as required by the Act. Following the public hearing, it is anticipated that the Village Council will take action on the Tax Increment Financing Plan and Development Plan. Action to approve the joint Plan will be by ordinance.

## Determination of Initial Assessed Value

Simply stated, tax increment financing will be used to finance public improvements in the Development Area by capturing, for a specified period, *increased* tax revenues generated largely as a result of the development program which is designed to stimulate private, taxable investment in the Development Area. As private investments add to the tax base within the Development Area, the *increased* tax revenues will be captured by the Suttons Bay DDA to be used for the purposes outlined in this Plan and in the Development Plan.

**Terms Defined.** The following important terms are defined as part of this Plan.

- *Initial assessed value.* The most recently assessed value as finally 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. This is also referred to as the base value.
- *Captured assessed value.* The amount by which the current assessed value exceeds the base value.
- *Captured taxable value.* When the Act was passed and terms were defined, the assessed value of property for the purposes of calculating property tax was the State Equalized Valuation (SEV). This value was applied to the local millage in order to establish property taxes. Because of 'Proposal A' (Public Act 415 of 1994), a new formula was developed in establishing the property value to use when calculating property taxes and is referred to as the 'taxable value'. For the purposes of this step in the Tax Increment Financing Plan process, establishment of the 'captured assessed value' is actually establishment of the 'captured taxable value' and shall be referred to as such throughout the remainder of this Plan.
- *Tax increment revenue.* The property tax revenue which is generated as a result of the difference in value between the base year and the current year. This tax increment can be used by the Village DDA to carry out the Development Plan.

## Establishing the Base Value

Establishing the base year, which will serve as the point of reference for determining future tax increments, is the first step in the tax increment financing procedure. The base year is 2018 when the initial plan was adopted by the following means:

There are 144 real properties within the development area with a total value of \$16,553,569. In addition, there are 15 personal properties totaling (SEV) of \$631,702. Personal property is identified slightly differently, and for the purposes of determining initial assessed value (base year SEV), falls into three categories. First are those personal properties located entirely at one real property location. These can easily be cross-referenced to a real property location and are always 100% within the district. Second are those that are identified by one tax number but are located at multiple locations. Sometimes these locations are 100% within the district and sometimes they are only partially within the district. For those that cannot be positively linked to real property locations within the district, a methodology must be used to determine the amount of that personal property that is within the district. This methodology must be consistently applied each year. The third class of personal property is that which is evenly distributed throughout the community. Typically, they are transmission lines owned by public utilities (gas, electric and telephone) and cable television companies. As in the second situation above, a method must be established to determine the estimated amount of that property attributable to the DDA district.

Personal properties having a single location and a single tax number are accounted for annually by simply determining changes in value, ownership, etc., just as with any real property. The multiple location single tax number personal property located entirely within the district is also accounted for annually in the same manner. Multiple-locational property is determined by the number of locations within the district, relative to the total number of locations. Linear-locational personal property is allocated to the district based on a proportional multiplier determined by the mean of these three factors:

- The number of parcels in the DDA district relative to the number of parcels in the Village;
- The SEV of the DDA district relative to the total SEV of the Village; and
- The number of acres in the district compared to the area of the Village.

The result of this analysis is that the DDA represents approximately 23% of the total Village. Therefore, the amount of SEV to be used in the case of the linear personal property designations is 23%.

**The total base taxable value for the DDA Development/TIFA Plan, established in 2018 is \$16,553,569. This value was based upon 2017 taxable values as recorded in Appendix C Table 1.**

### **Estimated Future Captured Taxable Value**

As we look to the future, tax increment revenue needs to be projected because that establishes the budget for the DDA. The first step in estimating tax increment revenue is to understand the growth rate in taxable values in the district since the DDA was established in 2014.

The taxable values for the Suttons Bay DDA for the past five years have been:

- 2014 (as established Dec. 31, 2013): \$ 16,030,735
- 2015 (as established Dec. 31, 2014): \$ 15,563,638
- 2016 (as established Dec. 31, 2015): \$ 15,815,563
- 2017 (as established Dec. 31, 2016): \$ 16,333,078
- 2018 (as established Dec. 31, 2017): \$ 16,553,569

Changes in values over the past 8 years were examined and revealed an average per year reduction of taxable values of -1.01%. The change in taxable value over the past five years increased 3%. The average yearly growth rate was 0.6% and was used to determine growth trends for the next seventeen years of the plan.

In preparing the plan, a 0.60 percent increase annually was used. The rationale for using an increase of 0.60 percent includes the following factors: property values fluctuated significantly in terms of gains and losses over the period from 2014 through 2018; and the actual net gain in property values from 2014 through 2018 was 3 percent. This projection is provided in Appendix C, Table 2. By 2035, it is estimated that property in the DDA district will be valued at \$18,325,563.

The value captured by the Suttons Bay DDA is the difference between the new values each year subtracted from the base value established in Appendix C Table 2. These estimates are provided in column six of Appendix C, Table 2 which indicates the estimated captured tax increment over the sixteen year period, ending in 2035. By 2035, the Suttons Bay DDA is anticipated to capture a tax increment of \$1,771,994. Possible increases in the value of taxable personal or real property resulting from new construction in the Development Area have not been included in the estimates in Appendix C Table 2.

Estimated future Tax Increment Revenue. After estimating future captured taxable value, the tax increment is determined for each year by applying the total current millage rate for participating taxing jurisdictions in the Development Area against the captured taxable value.

As of December of 2017, the total millage rate used for the Suttons Bay DDA capture is 12.0349 mills. As regulated by law, this includes the following taxing jurisdictions and noted millage rates. The Village Treasurer collects the tax increment revenues in accordance with normal property tax collection processes and schedules, and in turn distributes the revenues to the Suttons Bay DDA.

| <b>Suttons Bay DDA Millage Capture</b>             |                      |
|--|----------------------|
| <b>Taxing Jurisdiction</b>                         | <b>FY 2017 Rates</b> |
| Village of Suttons Bay Allocated                   | 9.3052               |
| Suttons Bay Bingham Fire and Rescue Authority      | 2.2797               |
| Suttons Bay Bingham Fire and Rescue Authority Debt | 0.4500               |
| <b>Total</b>                                       | <b>12.0349</b>       |

Pursuant to this Plan, the Suttons Bay DDA will capture participating millages of taxing units levying property taxes within the Village to the full extent permitted by law. In addition, the capture by the Suttons Bay DDA will include any and all additional or renewed millages of taxing units that are approved by voters Appendix C, Table 3

Appendix C, Table 3 provides a 16-year projection of tax increment revenue based on the projected increases in captured taxable values. (Appendix C, Table 2 provides the anticipated future annual captured valuation of the Development Area over the same 16 year period.)

In total, the Suttons Bay DDA is projected to generate \$188,871 in tax increment revenue over the 16-year term of this plan, inclusive of the 2018 capture which will occur in 2019.

### **Taxing Jurisdiction Agreements**

Tax increment revenues for the Suttons Bay DDA result from the application of the total current millage rates for all taxing jurisdictions, which levy taxes in the development area to the captured taxable value. 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. Because the DDA had no obligated expenditures prior to the change in Michigan property tax law, capture of school district millage by the DDA is not allowed.

## **Maximum Amount of Bonded Indebtedness**

The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects and programs identified in the Development Plan and will be limited by the revenues available to Downtown Development Authority for bond interest and principal payments. This amount may vary depending on the size of the Development Area District, the type and intensity of development and redevelopment, and the balance of indebtedness owed by the DDA on previous bond issues or loans. Revenues captured will be used to accomplish projects in the Development Area outlined in Appendix B.

The DDA may issue tax increment bonds to finance proposed public improvements in the development area. The maximum amount of bonded indebtedness to be incurred will be equal to \$1,000,00 based on:

- The total costs of the projects described in the Development Plan, as adjusted for inflation, and contingencies;
- Expenses related to issuance of the bonds, legal and financial counsel, bond printing, printing of the prospectus, notice of sale, and miscellaneous expenses.

The DDA will seek competent financial counsel to determine the most cost effective and efficient manner of securing the required financing.

A portion of the tax increment revenue available after payment of debt service requirements will be used to pay administrative, operating, maintenance, planning, legal, and promotion expenditures that have been or are expected to be incurred by the DDA and Village for the purposes of preparation and implementation of the Development Plan and Tax Increment Financing Plan. These costs include advances extended by the Village for payment of legal, municipal finance, and planning advisors and consultants, plus the past allocation of Village staff on work related to the DDA. No other advances have been extended by others that will be repaid from tax increment revenues.

## **Duration of the Development Program**

This Plan shall continue upon its approval by the Village Council until collection of the capture from all levies through and including the December 2035 levy of property taxes, unless this Plan is amended to extend or shorten its duration.

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

## **Current Revenues for Taxing Jurisdictions**

Currently, the applicable taxing jurisdictions generate a small portion of their total revenue from property taxes generated within the Development Area. Appendix C Table 3 reveals the tax increment revenue generated by taxing jurisdiction.

## **Property Tax Revenue History and Projections**

Economic growth within the Development Area has been minimal. This is due to a variety of local, regional, and national market factors combined with a lack of infrastructure and other amenities necessary to encourage economic growth. Over the past five years, many parcels within the Development Area have experienced only modest or no growth in State Equalized Value.

Data examined by the Village indicates that property values in the Development Area have generated extremely small increases in tax revenues for the applicable taxing jurisdictions. Since the Tax Increment Financing Plan affects only the *increase* in property values, it follows logically that the Tax Increment Financing Plan will have a small impact on any property tax revenues that would have been anticipated by and available to the taxing jurisdictions had a Tax Increment Financing Plan not been adopted.

The projected captured revenue from each taxing jurisdiction is set forth in Appendix C Table 3. As noted earlier, the projections in Appendix C are based on an increase in taxable value at a rate of 0.60 percent annually in the 2018 Development Plan and Tax Increment Financing Plan. Upon eventual termination of the DDA, the taxing jurisdictions will reap the benefits of the anticipated development. In the interim, financial benefits will accrue to the other taxing jurisdictions as the result of new employment opportunities, housing construction, and other ancillary development outside the limits of the Development Area, greater stability to the area's future, and related factors.

### **Plan Impact on Local Taxing Jurisdiction**

The Authority recognizes that future development and continued enhancements in the DDA business area 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 affected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in 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.

### **Revenue Gains upon Completion of Plan**

Completion of the Development Plan and Tax Increment Financing Plan will produce increases in property tax revenues for all taxing jurisdictions in the Development Area. By the year 2035, it is estimated that the total taxable value of the Development Area will be \$18,325,563

As indicated, the growth of the Downtown is expected to expand tax revenue for all taxing jurisdictions. Although the taxable value for the Downtown is expected to increase markedly due to new project activity attracted through completion of the projects proposed by this Plan, there are no firm commitments to date regarding new development projects. However, it should be noted that the Village proposes to aggressively pursue new development opportunities coincident with the completion of the projects detailed in the Plan.

### **Plan for Expenditure of Tax Increment Funds**

The tax increment funds received by the Suttons Bay DDA will be used for the purposes outlined in this Plan and the Development Plan. Any additional tax increment revenues generated beyond those projected in this Plan will be used as follows:

1. To further the implementation of the public improvement program, or
2. Redistributed to the applicable taxing jurisdictions, in proportion to the amount of revenue generated within the district and the millage rate of each taxing jurisdiction in that year.

In the event that tax increment revenues generated are less than projected, the DDA may:

1. Collect the captured tax increment revenues until sufficient funds are available to implement specific public improvements on a pay-as-you-go basis.
2. Seek supplemental funding sources to help finance the Development Plan.
3. Amend the Development Plan to match the available 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. 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. The forecasted “uses” of the tax increment revenue and the amount available for capital projects is in Appendix C Table 3.

Revenues Available for Capital Projects



## **Relationship to Community Master Plan**

The Development Plan indicates the need to revitalize the business areas of the community and support economic development, which is an integral component of the community's redevelopment program and Master Plan.

## **Submission of an Annual Report to Governing Body and State Tax Commission**

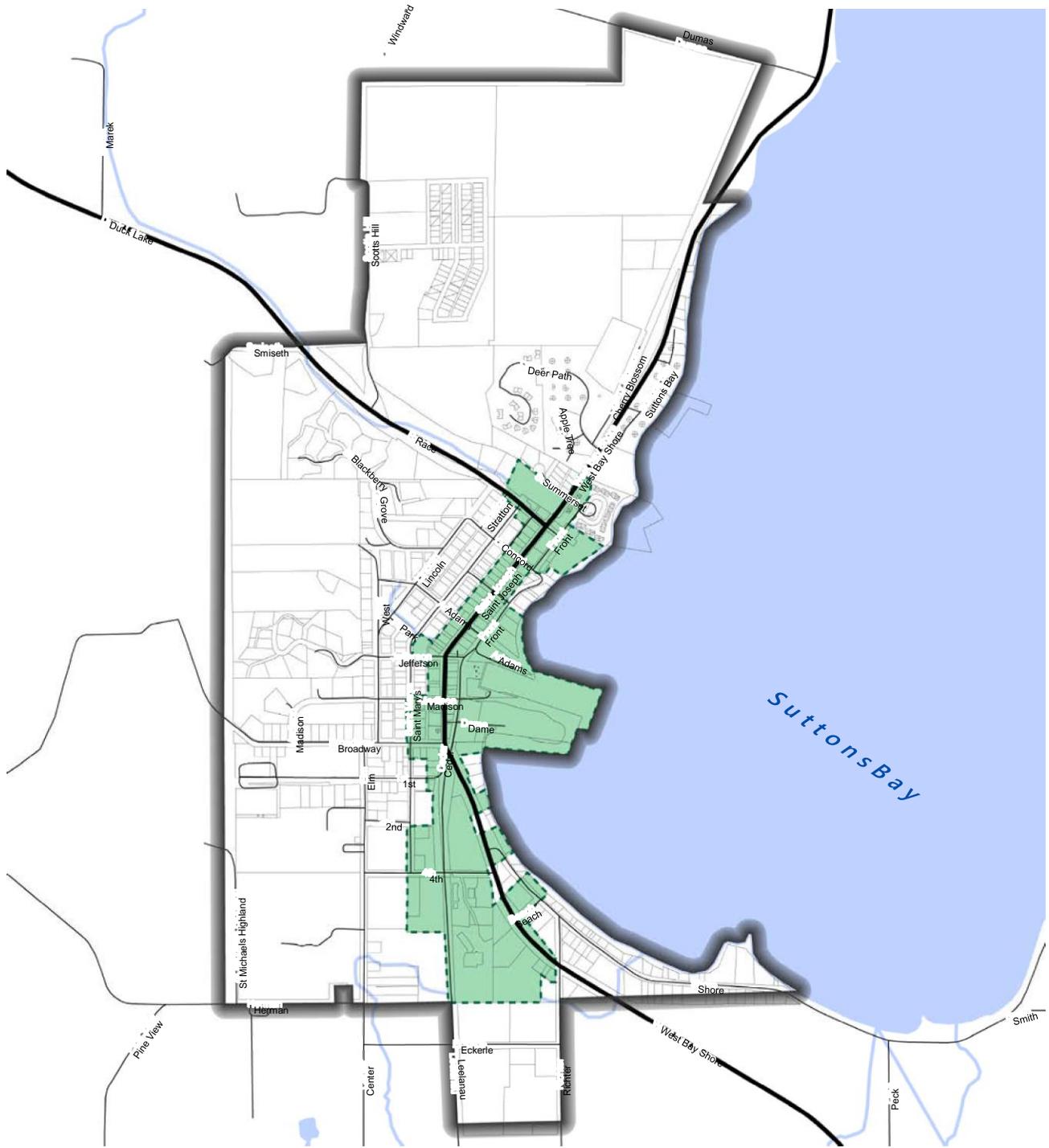
Annually the DDA shall submit to the Village and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of the Act. Further, the report shall be published in a newspaper of general circulation.

# **Appendix A:**

# **Plan Maps**

Village and DDA Boundary

Map 1



SUTTONS BAY DOWNTOWN DEVELOPMENT AUTHORITY

Map 1: DDA Boundary

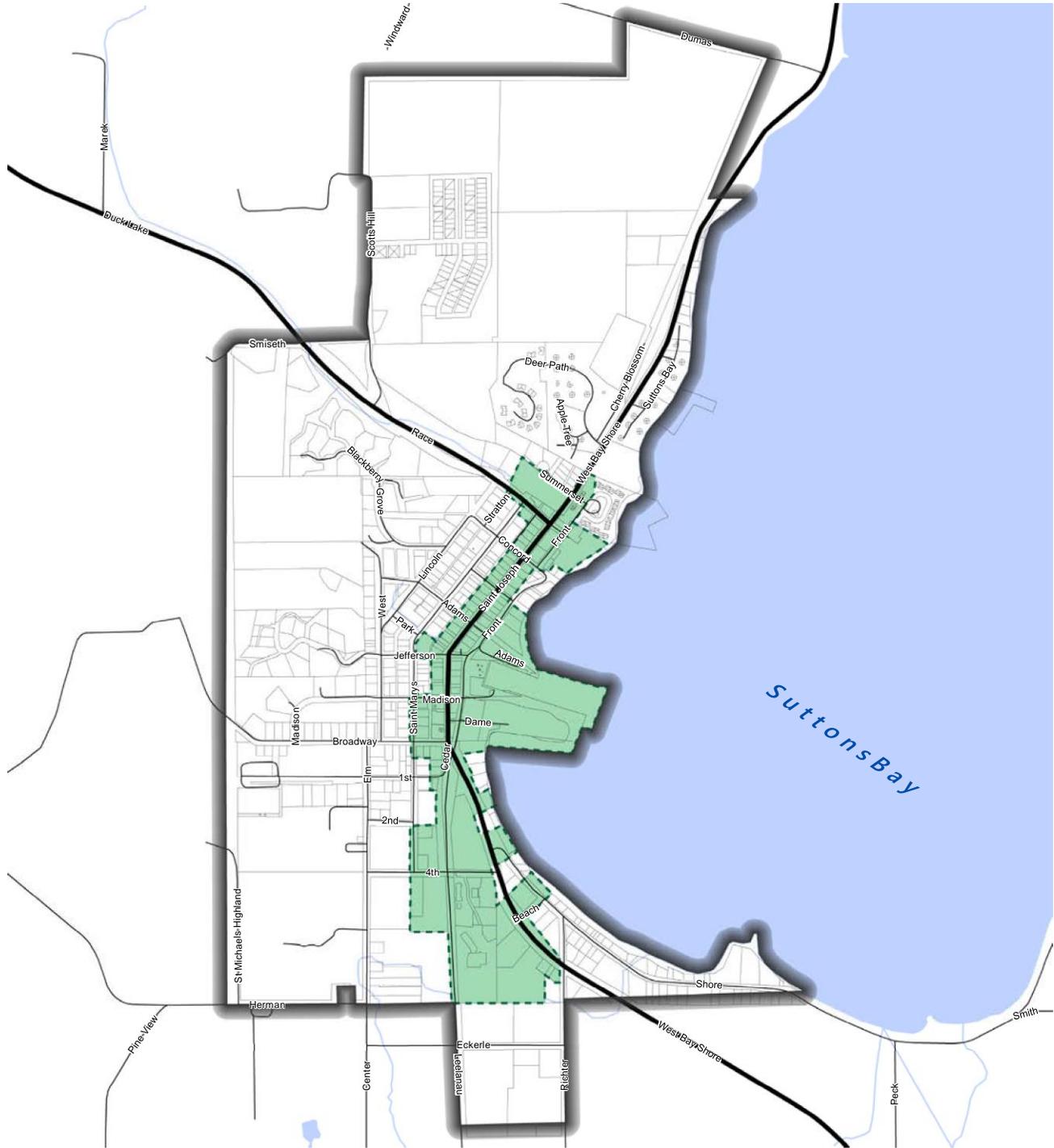
Data Sources: State of Michigan Geographic Data Library, Leelanau County GIS, Village of Suttons Bay

-  Village Boundary
-  Downtown Development Authority (DDA) Boundary
-  State Roads
-  All Roads
-  Rivers / Streams
-  Lakes / Ponds
-  Parcels



# DDA/TIFA Development Area

# Map 2



SUTTONS BAY DOWNTOWN DEVELOPMENT AUTHORITY  
**Map 2: Development Area Boundary**

Data Sources: State of Michigan Geographic Data Library, Leelanau County GIS, Village of Suttons Bay

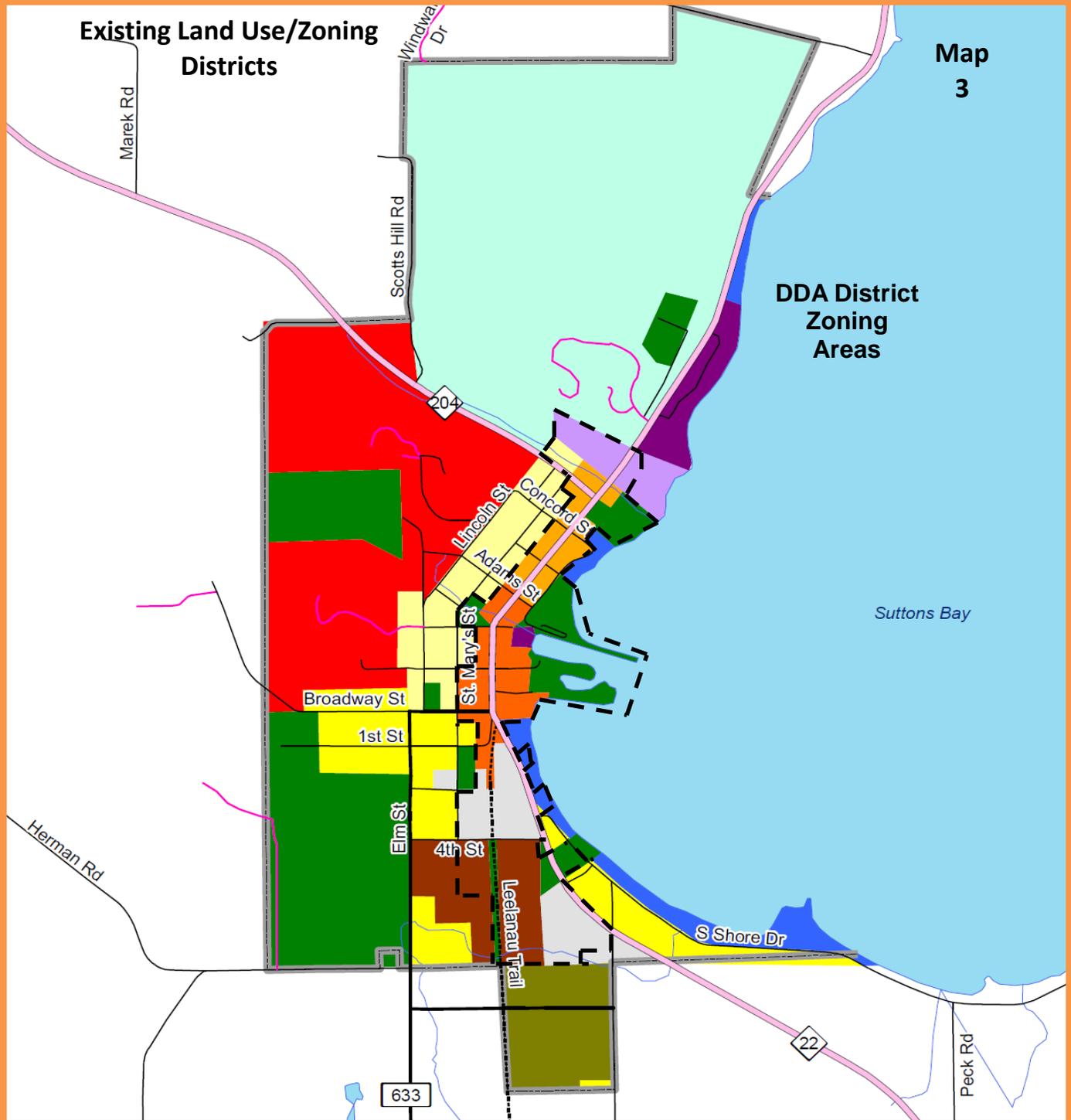
- Village Boundary
- State Roads
- All Roads
- Rivers / Streams
- Lakes / Ponds
- Parcels
- Development Area Boundary



**Existing Land Use/Zoning Districts**

**Map  
3**

**DDA District Zoning Areas**



**Current Zoning - Village**

- Bay View Area (54)
- Central Business (47)
- Central Residential (40)
- Hillside Residential (43)
- Newer Village Residential (41)
- North Gateway (48)
- North Village Area (55)
- Public Lands (53)
- Single Family Waterfront (42)
- South Business (51)
- South Gateway (49)
- Warehouse/Industrial (52)
- Waterfront Condominium (44)

- Jurisdictions
- Heritage Route (M-22 & M-204)
- Primary Route
- Private Roads
- Other Roads
- Leelanau Trail
- Lakes
- Streams

**Partnerships  
for CHANGE**  
*Sustainable Communities*

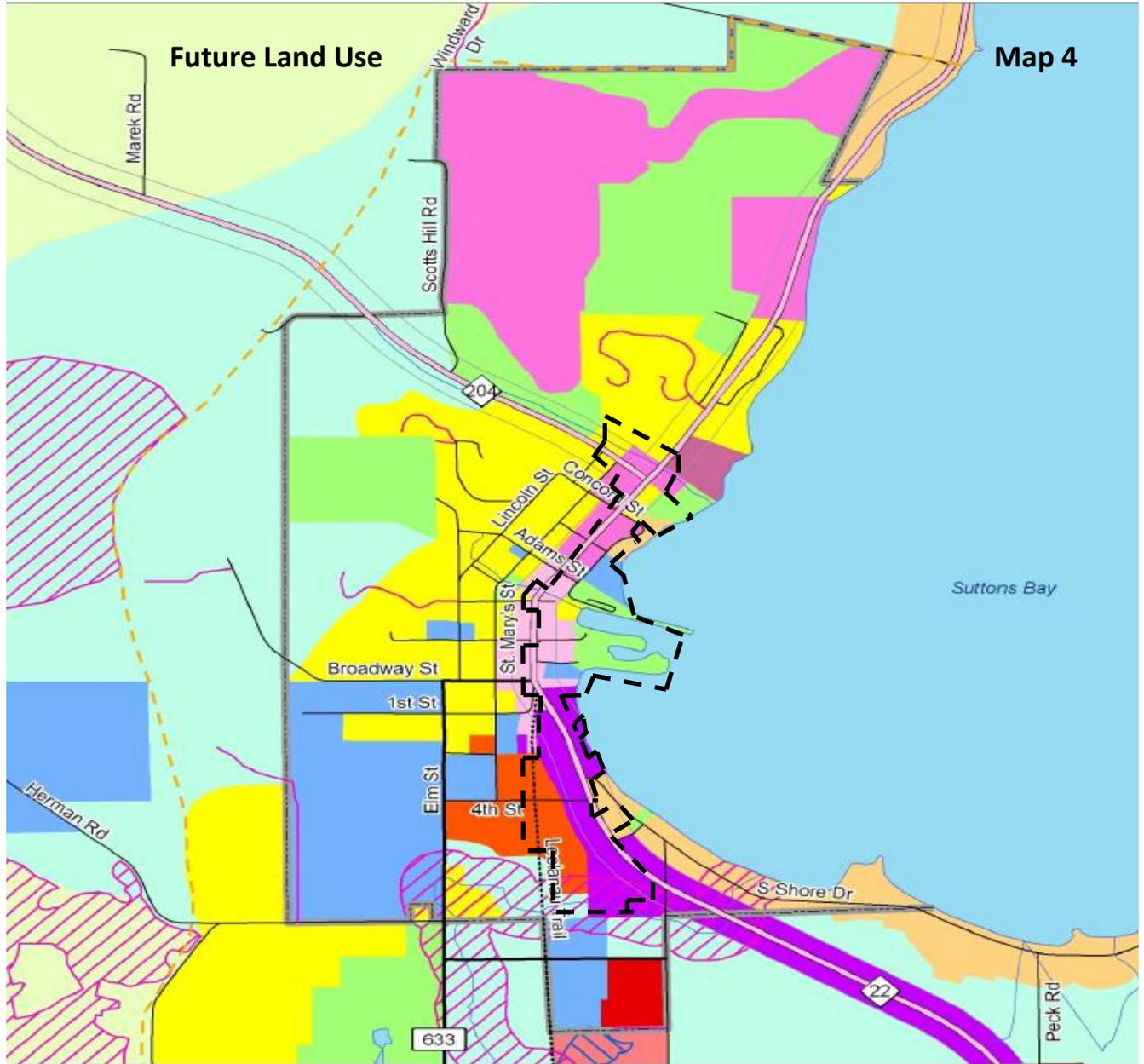
**LIAA**

0  0.25 Miles

*Sources:*  
Leelanau County;  
Michigan Center for Geographic Information,  
Department of Information Technology;  
Village of Suttons Bay

*Village of Suttons Bay official Zoning Map  
as amended January 2013*

Map 4



**Future Land Use - Village**

- Village Growth Management Area
- General Commercial
- M-22 & M-204 Heritage Corridors (overlay)
- Shoreline Residential
- Neighborhood Residential
- Conservation (overlay)
- Lake Leelanau Mixed Use
- Mixed Use Center
- Mixed Use North
- Mixed Use South
- Mixed Use Waterfront
- Rural Residential

- Public/Quasipublic
- Wetlands
- Recreation
- Commercial Forest
- G. T. Band Trust Properties
- G. T. Band Non Trust Properties
- Jurisdictions
- Heritage Route (M-22 & M-204)
- Primary Route
- Private Roads
- Other Roads
- Leelanau Trail

**PARTNERSHIPS  
for CHANGE**  
*Sustainable Communities*

**LIAA**

*Sources:*  
 Leelanau County and Leelanau Conservancy  
 Natural Resources and Conservation Service  
 Michigan Center for Geographic Information  
 Department of Information Technology  
 Grand Traverse Band of Ottawa and  
 Chippewa Indians  
 MSU RS&GIS and TART Trails

# **Appendix B:**

# **Project Summaries**

## Development Area Project Summaries

The following summarizes planned projects in the DDA District Development Area:

**Projects Description:** This component involves infrastructure improvements throughout the district area. The DDA recognizes the need to continually replace, update, expand and build new infrastructure to meet current and future demands of the Development area. Various projects and project costs have been developed by the DDA to upgrade infrastructure, such as streets, water mains, sewer mains, storm water control, sidewalk, trails, parking areas, and restrooms within the district.

1. **Race Street Project.** The Race Street project will include the reconstruction of Race Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$688,328  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of sewer main as part of larger infrastructure projects.
- Installation of water main, including but not limited to 400 LF of 8" water main from St. Joseph to St. Mary's.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Race Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

2. **Concord Street Project.** The Concord Street project, from the alley west of St. Joseph to the trail east of St. Joseph, will include the reconstruction of Concord Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$555,562  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of water main, including but not limited to 400 LF of 8" water main from St. Joseph to Front Street north.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Concord Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter trails and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

3. **Grove Street Project.** The Grove Street project, from the alley west of St. Joseph to Front Street, will include the reconstruction of Grove Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$513,889

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 600 LF of 8" water main from Front Street to St. Mary's.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Grove Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

4. **Adams Street Project.** The Adams Street project, from the alley west of St. Joseph to Front Street, will include the reconstruction of Adams Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$501,716

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of water main, including but not limited to 400 LF of 8" water main from Alley west of St. Joseph to Front Street.
- Installation and replacement of water lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Adams Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

5. **Jefferson Avenue Project.** The Jefferson Avenue project, from St. Mary's to Front Street, will include the reconstruction of Jefferson Avenue, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$654,103

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 200 LF of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 800 LF of 8" water main from Front Street to St. Mary's.
- Installation and replacement of water lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Jefferson Avenue, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

6. **Jefferson Street Plaza.** East Jefferson Street closure to create a public plaza on one block of the street between Front Street and M-22. The project would include design, engineering, and construction.

Estimated DDA Allocation: \$50,000

Estimated Completion time: Short-Term (1-5 yrs)

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Jefferson Street Plaza Project, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

7. **Madison Avenue Project.** The Madison Avenue project, from St. Mary's to Marina, will include the reconstruction of Madison Avenue, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$1,430,779

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 400 LF of 8" sewer main from Front Street to Marina.
- Installation of water main, including but not limited to 800 LF of 8" water main from Marina to Front St. and from St. Joseph to St. Mary's.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Madison Avenue, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

8. **Dame Street Project.** The Dame Street project, from St. Mary's to Marina, will include the reconstruction of Dame Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$448,151

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the construction of 8" sewer main Front Street to Coal Dock.
- Installation of water main, including but not limited to 600 LF of 8" water main from St. Joseph to Coal Dock Park.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Dame Street Project, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

9. **Broadway Avenue Project.** The Broadway Avenue project, from St. Mary's to St. Joseph, will include the reconstruction of Broadway Avenue, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$720,839

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 400 LF of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 400 LF of 8" water main from St. Joseph to St. Mary's.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Broadway Avenue, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

10. **Cedar Street Project.** The Cedar Street project, from St. Joseph to First Street, will include the reconstruction of Cedar Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$531,500  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to the replacement of 400 LF of 6" water main with 8" water main from Broadway to First Street.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Cedar Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

11. **First Street Project.** The First Street project, from 125 west of Cedar Street to Cedar Street, will include the reconstruction of First Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$211,400  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8" sewer main with upgraded material and structures..
- Installation of water main, including but not limited to replacement of 200 LF of 8" water main from Cedar Street north.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of First Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

12. **Fourth Street Project.** The Fourth Street project, from St. Mary's to St. Joseph, will include the reconstruction of Fourth Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$1,362,471

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk/trail, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 650 LF of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 650 LF of 8" water main from St. Joseph/M22 to St. Mary's.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Fourth Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks/trail.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

13. **Beach Street Project.** The Beach Street project, from South Shore Drive to St. Joseph, will include the reconstruction of Beach Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$1,362,471

Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 400 LF of 8" sewer main.
- Installation of water main, including but not limited to 400 LF of 8" water main from St. Joseph to South Shore Drive.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Beach Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.

- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

14. **Beach Street Extension Project.** The Beach Street Extension project, from St. Joseph west to Hansen Plaza property, will include the construction of Beach Street, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$1,122,761  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8" sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 400 LF of 8" water main from St. Joseph westerly to private property.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Construction of Beach Street Extension, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

15. **St. Mary's Avenue.** The St. Mary's Avenue project, from 150' NE of Park St. to Fourth St, will include the reconstruction of that portion of St. Mary's Avenue, installation of sidewalk, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$1,925,921  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk/trail, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 1,200 LF of sewer main with upgraded material and structures.
- Installation of water main, including but not limited to 1,350 LF of 8" water main from Park Street to Fourth Street.

- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of St. Mary's Avenue, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks/trail.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

16. **Front Street Project.** The Front Street project, from 160' north of Race Street to St. Joseph/M-22 on the south, will include the reconstruction of Front Street, installation of sidewalk, stream crossings, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$3,646,166  
Estimated Completion time: Short Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of the 8" sewer main with updated material and structures.
- Installation of water main, including but not limited to replacement of 2,000 LF of 8" water main from Race Street south to St. Joseph/M-22
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of Front Street, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

17. **St. Joseph Avenue/M-22 Project.** The St. Joseph/M-22 project, from 270' north of Summerset Court to Richter Road on the south, will include the reconstruction of St. Joseph Avenue, installation of sidewalk, street lighting, landscaping, site amenities, parking areas, improvements to water and sewer utilities and storm water drainage systems.

Estimated DDA Allocation: \$13,164,686  
Estimated Completion time: Long Term

Items of this component may include, but are not limited to:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Removal and replacement of all trees as required to accommodate construction of the project.
- Installation of sewer main, including, but not limited to the replacement of 8", 15" and force mains with upgraded material and structures.
- Installation of water main, including but not limited to replacement of the 8" water main from M-204 south to Richter Road.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Replacement and rehabilitation of the storm water drainage system.
- Reconstruction of St. Joseph/M-22 Avenue, including, but not limited to filling, grading and other site preparation, installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.
- Reconstruction and installation of parking areas along the project route.
- Reconstruction and installation of creek/drainage crossings.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

18. **Parking Improvements.** This component includes the construction of municipal parking lots and areas in the Business District. The plan encompasses the construction and improvement of areas along Grove, Adams, Madison, Dame Streets and the Cedar Street Right of Way. (construction of a parking lot)

A. Estimated DDA Allocation: \$25,000 (parking wayfinding)  
Estimated Completion time: Short-Term (1-5 yrs)

B. Estimated DDA Allocation: \$40,000 (Improvements)  
Estimated Completion time: Mid-Term (6-10 yrs)

Items of this component may include, but are not limited to:

- Acquisition of land for each parking lot, including the purchase of alley property and easements to improve access to and visibility of parking lots.
- Demolition of existing structures and clearing the sites of other obstacles.
- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines, sewer lines and storm sewer.
- Field grading and other site preparation.
- Installation or replacement of water main, with larger more efficient and larger mains.
- Installation and replacement of water and sewer service lines from the water main to the property line to include but not limited to the corporation stop, curb box and riser.
- Installation of sewer main, including, but not limited to the replacement of gravity of force mains.
- Installation and replacement of sanitary sewer service laterals to 6" plastic.
- Installation of black top (HMA).
- Striping lots.
- Improvement of existing storm drains and installation of new storm drains.
- Installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Replacement and installation of street line painting and traffic control devices and street signs.

- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, bike racks, trash and recycle receptacles, lighting, and other amenities.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

19. **Construction / Rehabilitation of Parks:** This component consists of the construction or redevelopment of parks to serve the development area.

Pedestrian link Southside Park and Coal Dock.

A. Estimated DDA Allocation: \$ 75,000

Estimated Completion time: Short -Term (1-5 yrs)

Pavilion Marina Park \$250,000

B. Estimated DDA Allocation: \$ 250,000

Estimated Completion time: Short -Term (1-5 yrs)

General Parks: Unknown

C. Estimated DDA Allocation: \$ Unknown

Estimated Completion time: Unknown /ongoing

Items of this component may include but are not limited to:

- Purchase of various properties within the development area may be required to complete these projects.
- Removal of old grass, plantings, debris, soil and other material.
- Installation of irrigation.
- Landscaping, including but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, mulch, ground coverings and other decorative items.
- Installation of small pavilions, benches, picnic tables, bike racks, trash/recycle receptacles, lighting, signage, banners, dumpster enclosures, tree grates and other site amenities.
- Installation of all season restroom facilities.
- Engineering and other professional fees.
- Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be desirable.

20. **Purchase and Redevelopment of Commercial Property:** This component includes the redevelopment of commercial property within the development area. This component may include demolition of structures on acquired properties and any site work the DDA deems desirable to make the properties marketable or useful. This component also includes infrastructure improvements, water, sewer, and streets. The component includes all necessary or incidental expense, including legal, construction and engineering expense.

Estimated DDA Allocation: \$ unknown

Estimated Completion time: unknown

21. **Commercial Business and Building Development and Redevelopment:** This component consists of a program to enhance the appearance of the DDA district by encouraging building restoration that revitalizes front and rear facades, and establishes rear entrances, where practical, to building in the district. The program will encourage coordination of colors, and façade design and will encourage recognition and application of traditional and historical building characteristics. The program will include funding participation and façade and rear entrance improvements and requirements for regular maintenance. To secure control over

façade improvements and maintenance, and in exchange for such funding and other benefits, the DDA will enter into lease agreements with participating property owners. In the case of facades the DDA will lease the first twelve (12) inches of depth of the front or rear of the building, as applicable, pursuant to written lease agreement, as is necessary to give the DDA the necessary control over the rear entrance. Professional consultants may be utilized to study building needs, accessibility to parking facility and traffic flows.

Estimated DDA Allocation: \$ unknown  
Estimated Completion time: unknown

Items of this component may include, but are not limited to:

- Removal and/or renovation of exterior of building features.
- Exterior insulation facing features.
- Trim work.
- Restoration of brickwork.
- Installation of rear entrances.
- Walkways from rear entrances to parking facilities and sidewalks.
- Professional studies of building needs accessibility to parking, and traffic flows.
- Engineering, architectural, legal and other professional fees.
- Other improvements which may enhance the coordination of colors and façade designs, or enhance the historical buildings, or enhance accessibility to the buildings.

22. **Community Marketing/Branding.** Collaborate with the Chamber on a community- driven marketing and branding process to inform new signage and projects. The results from this process will help define Downtown Sutton's Bay identity and ensure a coordinated approach to new public investments.

Estimated DDA Allocation: \$20,000  
Estimated Completion time: Short-Term (1-5 yrs)

23. **Bicycling Connectivity North (through Village).** Improve bicycle connectivity between the Leelanau Trail Head at Fourth Street, north through the Village by filling in gaps in bicycling infrastructure and adding directional signage.

Estimated DDA Allocation: \$250,000  
Estimated Completion time: Mid-Term (6-10yrs)

24. **Walking/Bicycling/Non-Motorized Infrastructure.** Add benches, bicycle racks, bicycle parking areas and other amenities near business, parks, public/quasi-public spaces. Promote and develop non-motorized transportation infrastructure throughout the Development Area including extension of sidewalk and pathways.

A. Estimated DDA Allocation: \$5,000 (amenities)  
Estimated Completion time: Short-Term (1-5yrs)

B. Estimated DDA Allocation: \$500,000 (Pathway - 4<sup>th</sup> to Richter)  
Estimated Completion time: Short-Term (1-5yrs)

C. Estimated DDA Allocation: \$20,000 (cross walk M-22, @ 4<sup>th</sup> St. area)  
Estimated Completion time: Short-Term (1-5yrs)

25. **Public Wi-Fi: Provide District Wide Wi-Fi.**

Estimated DDA Allocation: \$10,000  
Estimated Completion time: Mid-Term (6-10yrs)

26. **Redevelopment Workforce Housing.** Explore redevelopment properties conducive to workforce housing, should properties become available.

Estimated DDA Allocation: \$ TBD  
Estimated Completion time: short-Term (1-5yrs)

27. **Energy Efficiencies.** Support for energy efficiency improvements such as solar panels, electric vehicle charging stations. Install electrical vehicle charging station.

Estimated DDA Allocation: \$20,000  
Estimated Completion time: Mid – Term (6-10yrs)

28. **All Season Restrooms.** Installation of all-season public restroom.

Estimated DDA Allocation: \$350,000  
Estimated Completion time: Short–Term (1-5 yrs)

# Appendix C:

**Table 1: List of DDA Parcel Numbers, Base Value and Taxable Value. (2018)**

**Table 2: Anticipated Future Annual Captured Valuation of Development Area**

**Table 3: Anticipated Future Revenue by Taxing Jurisdiction /  
Millage by Jurisdiction**

**Table 1: List of DDA Parcel Numbers, Base and Taxable Value**

| PARCEL ID      | PROPERTY CLASS | OWNER NAME 1                        | ASSESSED VALUE | TAXABLE VALUE |
|----------------|----------------|-------------------------------------|----------------|---------------|
| 043-140-002-00 | 201            | 923 CORPORATION INC                 | 103,500        | 37,820        |
| 043-180-001-00 | 401            | GERCHAK DAVID & LINA                | 118,470        | 118,470       |
| 043-180-002-00 | 401            | JUNTUNEN MICHAEL & BARBARA TRT      | 85,490         | 56,010        |
| 043-180-003-00 | 401            | SOMMERS PRISCILLA H TRUST           | 141,800        | 118,847       |
| 043-180-004-00 | 401            | DRUMM MEL & ELIZABETH               | 165,150        | 77,349        |
| 043-180-005-00 | 401            | WITKOWSKI THOMAS J & SHARON L TRUST | 168,880        | 168,880       |
| 043-180-006-00 | 401            | GOTTSCHALK GARY L TRUST &           | 157,370        | 91,887        |
| 043-180-007-00 | 401            | LUNDQUIST KARL F TRUST              | 160,920        | 86,284        |
| 043-180-008-00 | 401            | EVANS ANNETTE E TRUST               | 158,190        | 138,377       |
| 043-180-009-00 | 401            | ANDERSON MARY LOUISE TRUST          | 179,580        | 95,889        |
| 043-180-010-00 | 401            | VANDYKE DANIEL & BARBARA            | 187,530        | 84,817        |
| 043-180-011-00 | 401            | PENNING DAN A                       | 75,490         | 75,227        |
| 043-180-012-00 | 401            | DANIEWSKI DENNIS M & BEVERLY        | 156,480        | 156,480       |
| 043-180-013-00 | 401            | LAMMLY DIANE                        | 104,030        | 104,030       |
| 043-201-065-00 | 201            | GUSTAFSON FRANCIS & VALCHINE CRAIG  | 72,500         | 72,500        |
| 043-201-066-00 | 201            | BELLINGER WILLIAM                   | 61,630         | 40,360        |
| 043-201-067-00 | 401            | MACEY MARY                          | 67,250         | 39,729        |
| 043-201-068-00 | 401            | GRETZMACHER THOMAS & JENNIFER       | 67,250         | 67,250        |
| 043-201-069-00 | 201            | KOHLER LEO C & KAREN L              | 72,500         | 40,360        |
| 043-201-070-00 | 201            | DT MILLER HOLDINGS LLC              | 72,500         | 72,500        |
| 043-201-071-00 | 401            | MILLER ROBIN                        | 76,250         | 76,250        |
| 043-201-072-00 | 401            | DRIER NATE & CARRIE                 | 76,250         | 76,250        |
| 043-201-901-02 | 401            | SUTTONS POINTE DEVELOPMENT LLC      | 0              | 0             |
| 043-201-901-03 | 401            | SUTTONS POINTE DEVELOPMENT LLC      | 0              | 0             |
| 043-220-001-00 | 401            | WILLIAMS SHARON A                   | 68,200         | 45,898        |
| 043-220-001-60 | 201            | WILLIAMS SHARON A                   | 96,380         | 53,906        |
| 043-220-002-00 | 90             | VILLAGE OF SUTTONS BAY              | 0              | 0             |
| 043-220-002-40 | 401            | KSLPAZ LLC                          | 75,050         | 54,742        |
| 043-220-002-80 | 401            | OLSON TIMOTHY                       | 0              | 0             |
| 043-220-003-00 | 201            | SEELEY ENTERPRISES LLC              | 100,500        | 100,450       |
| 043-220-003-10 | 201            | WILLIAMS SHARON A                   | 382,890        | 240,772       |
| 043-220-003-40 | 401            | BAHLE ENTERPRISES INC               | 467,740        | 412,704       |
| 043-220-047-00 | 201            | 215 S ST MARYS LLC                  | 74,460         | 74,460        |
| 043-220-050-00 | 201            | BAHLE ENTERPRISES INC               | 153,800        | 69,867        |
| 043-220-052-00 | 201            | BUMGARDNER RICHARD A & JOAN M TRUST | 168,380        | 112,382       |
| 043-240-001-00 | 201            | MEAD INVESTMENTS LLC                | 380,120        | 380,120       |
| 043-240-002-00 | 201            | PRYOR PROPERTIES LLC                | 419,890        | 387,980       |
| 043-240-003-00 | 90             | SUTTONS BAY TOWNSHIP                | 0              | 0             |
| 043-240-900-00 | 99             | HANSEN PLAZA COND COMMON AREA       | 0              | 0             |
| 043-241-001-00 | 201            | GUSTOS OF SUTTONS BAY LLC           | 637,640        | 637,640       |
| 043-241-002-00 | 201            | SUTTONS BAY MEDICAL BUILDING LLC    | 497,060        | 497,060       |

|                |     |                                     |         |         |
|----------------|-----|-------------------------------------|---------|---------|
| 043-241-003-00 | 201 | HANSEN DEVELOPMENT OF SUTTONS BAY   | 121,830 | 121,830 |
| 043-241-900-00 | 201 | HANSEN DEVELOPMENT OF SUTTONS BAY   | 20,530  | 14,160  |
| 043-765-073-00 | 201 | EDWARDS PROPERTIES LLC              | 228,120 | 228,120 |
| 043-765-077-00 | 201 | SUTTONS BAY MARKETPLACE LLC         | 32,150  | 32,150  |
| 043-765-080-00 | 401 | WIERZBA NICHOLAS & KASEY            | 77,480  | 61,853  |
| 043-765-083-00 | 201 | A J RENTALS                         | 198,040 | 152,689 |
| 043-110-001-00 | 201 | HOUSTON HOLDINGS LLC                | 84,170  | 21,355  |
| 043-765-101-00 | 201 | MARTINSON FUNERAL HOME LTD          | 337,280 | 337,280 |
| 043-765-105-00 | 201 | WIBERG SUSAN K TRUST                | 125,970 | 117,964 |
| 043-690-003-00 | 201 | SUTTONS BAY MARKETPLACE LLC         | 72,260  | 70,780  |
| 043-766-109-00 | 201 | VILLAGE INN PROPERTIES INC          | 277,040 | 274,379 |
| 043-766-112-00 | 201 | CCC ENTERPRISES LLC                 | 132,480 | 132,480 |
| 043-766-113-00 | 201 | MURDICK DALE J & MICHELLE R         | 90,350  | 86,184  |
| 043-766-114-01 | 201 | EDWARDS PROPERTIES LLC              | 541,800 | 418,759 |
| 043-766-118-00 | 201 | INGERALD LLC                        | 202,980 | 202,980 |
| 043-766-120-00 | 201 | COOKMAN RICHARD G TRUST             | 281,780 | 281,780 |
| 043-767-001-00 | 201 | PLAMONDON FAMILY LLC                | 197,180 | 152,198 |
| 043-767-001-50 | 201 | LOBDELL ENTERPRISES LLC             | 128,660 | 121,897 |
| 043-767-002-00 | 90  | INLAND SEAS EDUCATIONAL ASSOC       | 0       | 0       |
| 043-767-002-10 | 90  | INLAND SEAS EDUCATIONAL ASSOC       | 0       | 0       |
| 043-767-002-20 | 201 | 101 DAME LLC                        | 203,490 | 202,405 |
| 043-767-003-00 | 201 | KOHLER ALBERT J & ROSE ANN          | 178,140 | 178,140 |
| 043-767-005-00 | 201 | FIFTH THIRD BANK                    | 294,830 | 231,348 |
| 043-768-133-00 | 201 | HARRISON PROPERTIES NORTH LLC &     | 292,330 | 292,330 |
| 043-768-135-00 | 201 | TWO PEAS LLC                        | 116,810 | 116,810 |
| 043-768-136-00 | 201 | BAHLE ENTERPRISES INC               | 264,760 | 240,933 |
| 043-768-137-00 | 90  | VILLAGE OF SUTTONS BAY              | 0       | 0       |
| 043-768-139-00 | 201 | BAY THEATRE INC                     | 279,380 | 237,354 |
| 043-768-143-00 | 201 | BAHLE ENTERPRISES INC               | 288,790 | 206,556 |
| 043-768-144-00 | 201 | BAHLE ENTERPRISES INC               | 228,550 | 191,421 |
| 043-769-145-00 | 90  | MICHIGAMA WESTERN TELEPHONE CO      | 0       | 0       |
| 043-769-148-00 | 201 | VIRGIN FISH LLC                     | 244,360 | 193,905 |
| 043-769-151-00 | 201 | LEATHERBUCK LLC                     | 188,700 | 117,524 |
| 043-769-153-00 | 201 | KRANTZ KJ BJ MA & TA                | 183,520 | 154,837 |
| 043-770-285-00 | 201 | CTM ENTERPRISES LLC                 | 276,400 | 276,400 |
| 043-770-288-00 | 201 | JAROH STANLEY T & NANCY J & JAMES A | 42,000  | 42,000  |
| 043-770-289-00 | 201 | SCOTT STEVEN & OSHAUGHNESSY MARY A  | 135,530 | 135,530 |
| 043-770-291-00 | 201 | ROBB DEAN A TRUST                   | 167,310 | 167,201 |
| 043-770-293-00 | 201 | SR ENTERPRISES LLC                  | 142,110 | 142,110 |
| 043-770-295-00 | 201 | BROWN JOANNE M TRUST                | 184,820 | 184,820 |
| 043-771-297-00 | 401 | KLINEFELTER THOMAS A & MARILYN      | 169,370 | 101,213 |
| 043-771-300-00 | 401 | HIGGINS GREGORY S & CAROLE L TRUST  | 183,630 | 168,100 |
| 043-771-304-00 | 401 | GUSTIN BERNICE TRUST                | 107,040 | 70,555  |
| 043-771-306-00 | 401 | LOSINSKI SHERRY LYNN &              | 96,120  | 60,354  |
| 043-772-226-00 | 90  | VILLAGE OF SUTTONS BAY              | 0       | 0       |
| 043-772-230-50 | 90  | VILLAGE OF SUTTONS BAY              | 0       | 0       |

|                |     |                                   |         |         |
|----------------|-----|-----------------------------------|---------|---------|
| 043-772-309-00 | 401 | LAFORST MARCIA A ET AL            | 175,590 | 89,369  |
| 043-772-314-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-773-218-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-773-321-00 | 401 | LAFORST JIMMIE & HATSUKO          | 70,810  | 37,227  |
| 043-774-349-00 | 401 | WALTER REBECCA R &                | 119,190 | 91,373  |
| 043-774-352-00 | 201 | FREEMAN JORDAN JACQUELYN          | 111,410 | 82,163  |
| 043-775-337-00 | 401 | SCHNEIDER KARL & KIMBERLY         | 169,800 | 137,428 |
| 043-775-339-00 | 401 | BASSEL ROBERT & PARGO LYNN        | 115,230 | 109,335 |
| 043-775-342-00 | 401 | REBECK LOUIS C & CHRISTINE J TRT  | 109,870 | 90,509  |
| 043-775-344-00 | 401 | BEGEMAN SARGENT O & NANCY S TRUST | 100,710 | 68,424  |
| 043-775-346-00 | 401 | DOYLE BRION B                     | 117,690 | 109,965 |
| 043-775-356-00 | 401 | RICHMOND MATTHEW T & DANIELLE M   | 62,890  | 41,183  |
| 043-776-325-00 | 201 | MUNRO LINDA S & JAMES R           | 172,640 | 102,030 |
| 043-776-327-00 | 401 | COOPER JAMES R & CATHERINE J      | 158,680 | 140,166 |
| 043-776-329-00 | 401 | MUENNICH JAMES J & ANN G          | 83,930  | 77,602  |
| 043-776-331-00 | 401 | NELSON CAROL R TRUST              | 69,660  | 50,491  |
| 043-776-333-00 | 401 | PERRAULT ALVIN & ESTHER           | 55,100  | 32,467  |
| 043-776-335-00 | 401 | RICE PEGGY ANN TRUST              | 82,260  | 59,787  |
| 043-777-273-00 | 201 | D&R HOLDING CO LLC                | 113,130 | 99,785  |
| 043-777-273-50 | 201 | BUHR KEVIN A & MARSHA J           | 68,200  | 60,622  |
| 043-777-276-00 | 201 | SMITH TRACY A & CROWDER ERIN K    | 116,560 | 116,560 |
| 043-777-278-00 | 201 | CARRINGTON PROPERTIES             | 154,770 | 149,522 |
| 043-777-280-00 | 201 | J & A LLC                         | 148,050 | 148,050 |
| 043-777-282-00 | 201 | GRAVES BARBARA S TRUST            | 174,720 | 72,833  |
| 043-778-261-00 | 201 | MITCHELL JOHN C                   | 107,980 | 100,629 |
| 043-778-262-00 | 201 | 9 BEAN ROWS LLC                   | 135,010 | 130,901 |
| 043-778-263-00 | 201 | CASE WILLIAM K & HAVENS LISA M    | 180,470 | 180,470 |
| 043-778-265-00 | 201 | MILLER CAROL M TRUST              | 258,750 | 253,352 |
| 043-778-267-00 | 201 | OLTERS DORF VICTORIA M &          | 86,360  | 86,360  |
| 043-778-268-00 | 201 | BUMGARDNER JOHN E TRUST &         | 309,010 | 309,010 |
| 043-778-271-00 | 201 | BUMGARDNER JOHN E TRUST &         | 237,180 | 237,180 |
| 043-778-399-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-779-900-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-813-202-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-815-167-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-815-180-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-815-184-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-816-157-00 | 201 | BAHLE ENTERPRISES INC             | 56,250  | 56,250  |
| 043-816-157-10 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-821-018-00 | 401 | BEUERLE FAMILY PROPERTIES LLC     | 74,250  | 45,833  |
| 043-828-001-00 | 201 | FORTON LOUIS JR & MERLE TRUST     | 107,790 | 69,846  |
| 043-828-001-50 | 201 | TJ & J MANAGEMENT LLC             | 172,260 | 172,260 |
| 043-828-004-00 | 201 | ONE HUNDRED FOURTH STREET LLC     | 213,000 | 209,076 |
| 043-828-004-10 | 201 | STALLMAN CRAIG J & CAROL A        | 108,190 | 102,976 |
| 043-828-013-00 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |
| 043-828-013-10 | 90  | VILLAGE OF SUTTONS BAY            | 0       | 0       |

|                |     |                                |         |         |
|----------------|-----|--------------------------------|---------|---------|
| 043-828-014-20 | 201 | MUNSON MEDICAL CENTER          | 77,770  | 77,763  |
| 043-828-020-00 | 201 | CASTINE FARMS LLC              | 173,520 | 173,520 |
| 043-828-021-00 | 401 | WILSON RAYNE ET AL             | 66,500  | 58,603  |
| 043-828-022-00 | 401 | CASTINE FARMS LLC              | 15,000  | 15,000  |
| 043-828-067-30 | 401 | HERMAN DONNA M INTER VIVOS TST | 139,590 | 86,658  |
| 043-828-014-00 | 201 | SUTTONS BAY LAND LLC           | 201,950 | 199,297 |
| 043-180-000-00 | 99  |                                | 0       | 0       |
| 043-690-002-00 | 201 | SUTTONS BAY MARKETPLACE LLC    | 26,980  | 25,522  |
| 043-690-001-00 | 201 | WINE COUNTRY MARKETPLACE LLC   | 47,760  | 45,267  |
| 043-110-005-00 | 201 | HOUSTON HOLDINGS LLC           | 161,650 | 82,375  |
| 043-110-004-00 | 201 | HOUSTON HOLDINGS LLC           | 62,350  | 30,848  |
| 043-110-003-00 | 201 | 45TH INVESTMENTS LLC           | 201,510 | 201,510 |
| 043-110-002-00 | 201 | HOUSTON HOLDINGS LLC           | 225,660 | 131,941 |

201- Commercial Improved Real Property

401- Residential Improved Real Property

90- Exempt

**Table 2: Anticipated Future Annual Captured Valuation of Development Area**

| <b>Table 2: Real and Personal Property</b> |                 |                |                    |                |                 | <b>Since Base</b> |
|--|-----------------|----------------|--------------------|----------------|-----------------|-------------------|
| <b>Plan</b>                                | <b>Calendar</b> | <b>Base</b>    | <b>Taxable</b>     | <b>Taxable</b> | <b>Taxable</b>  | <b>Taxable</b>    |
| <b>Year</b>                                | <b>Year</b>     | <b>Taxable</b> | <b>Value</b>       | <b>Value</b>   | <b>Value</b>    | <b>Value</b>      |
|  |                 | <b>Value</b>   | <b>Growth Rate</b> | <b>Change</b>  | <b>Captured</b> | <b>Captured</b>   |
| 0  | 2018            | 16,553,569     | 0.60%              |                |                 |                   |
| 1  | 2019            |                | 0.60%              | 16,652,890     | 99,321          | 99,321            |
| 2  | 2020            |                | 0.60%              | 16,752,808     | 99,917          | 199,239           |
| 3  | 2021            |                | 0.60%              | 16,853,325     | 100,517         | 299,756           |
| 4  | 2022            |                | 0.60%              | 16,954,445     | 101,120         | 400,876           |
| 5  | 2023            |                | 0.60%              | 17,056,171     | 101,727         | 502,602           |
| 6  | 2024            |                | 0.60%              | 17,158,508     | 102,337         | 604,939           |
| 7  | 2025            |                | 0.60%              | 17,261,459     | 102,951         | 707,890           |
| 8  | 2026            |                | 0.60%              | 17,365,028     | 103,569         | 811,459           |
| 9  | 2027            |                | 0.60%              | 17,469,218     | 104,190         | 915,649           |
| 10   | 2028            |                | 0.60%              | 17,574,034     | 104,815         | 1,020,465         |
| 11   | 2029            |                | 0.60%              | 17,679,478     | 105,444         | 1,125,909         |
| 12   | 2030            |                | 0.60%              | 17,785,555     | 106,077         | 1,231,986         |
| 13   | 2031            |                | 0.60%              | 17,892,268     | 106,713         | 1,338,699         |
| 14   | 2032            |                | 0.60%              | 17,999,622     | 107,354         | 1,446,053         |
| 15   | 2033            |                | 0.60%              | 18,107,619     | 107,998         | 1,554,050         |
| 15   | 2034            |                | 0.60%              | 18,216,265     | 108,646         | 1,662,696         |
| 16   | 2035            |                | 0.60%              | 18,325,563     | 109,298         | 1,771,994         |

Table 3: Anticipated Future Revenue by Taxing Jurisdiction / Millage by Jurisdiction

| Table 3:<br>Millage<br>By<br>Jurisdiction | Anticipated Captured Revenue |                  | Capture<br>Tax<br>Increment<br>From<br>Base<br>Year | Suttons Bay<br>Village<br>General | Suttons Bay<br>Township<br>General | SB-Bingham<br>Fire-Rescue<br>Operating | SB-Bingham<br>Fire-Rescue<br>Debt | Leelanau<br>County<br>General | Leelanau<br>Road<br>Comm. | Comm.<br>on<br>Aging | Bay Area<br>Transit<br>Authority | SB-Bing<br>Library<br>Oper. | Tax<br>Incrment<br>Revenue |
|---|------------------------------|------------------|---|-----------------------------------|------------------------------------|--|-----------------------------------|-------------------------------|---------------------------|----------------------|----------------------------------|-----------------------------|----------------------------|
|   | Fiscal<br>Year               | Taxable<br>Value |   |                                   |                                    |  |                                   |                               |                           |                      |                                  |                             |                            |
| Base<br>Committed                         | 2018                         | 16,553,569       | 0   | 9.3052                            | 0.5602                             | 2.2797                                 | 0.45                              | 3.4951                        | 0.5                       | 0.2714               | 0.342                            | 0.4956                      | 0.0120349                  |
|   | 2019                         | 16,652,890       | 99,321  | \$924.21                          | \$0.00                             | \$226.42                               | \$44.69                           | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$1,195.32                 |
|   | 2020                         | 16,752,808       | 199,239   | \$1,853.96                        | \$0.00                             | \$454.20                               | \$89.66                           | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$2,397.82                 |
|   | 2021                         | 16,853,325       | 299,756   | \$2,789.29                        | \$0.00                             | \$683.35                               | \$134.89                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$3,607.53                 |
|   | 2022                         | 16,954,445       | 400,876   | \$3,730.23                        | \$0.00                             | \$913.88                               | \$180.39                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$4,824.50                 |
|   | 2023                         | 17,056,171       | 502,602   | \$4,676.81                        | \$0.00                             | \$1,145.78                             | \$226.17                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$6,048.77                 |
|   | 2024                         | 17,158,508       | 604,939   | \$5,629.08                        | \$0.00                             | \$1,379.08                             | \$272.22                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$7,280.38                 |
|   | 2025                         | 17,261,459       | 707,890   | \$6,587.06                        | \$0.00                             | \$1,613.78                             | \$318.55                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$8,519.39                 |
|   | 2026                         | 17,365,028       | 811,459   | \$7,550.79                        | \$0.00                             | \$1,849.88                             | \$365.16                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$9,765.83                 |
|   | 2027                         | 17,469,218       | 915,649   | \$8,520.30                        | \$0.00                             | \$2,087.41                             | \$412.04                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$11,019.75                |
|   | 2028                         | 17,574,034       | 1,020,465   | \$9,495.63                        | \$0.00                             | \$2,326.35                             | \$459.21                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$12,281.19                |
|   | 2029                         | 17,679,478       | 1,125,909   | \$10,476.81                       | \$0.00                             | \$2,566.73                             | \$506.66                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$13,550.20                |
|   | 2030                         | 17,785,555       | 1,231,986   | \$11,463.87                       | \$0.00                             | \$2,808.56                             | \$554.39                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$14,826.82                |
|   | 2031                         | 17,892,268       | 1,338,699   | \$12,456.86                       | \$0.00                             | \$3,051.83                             | \$602.41                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$16,111.11                |
|   | 2032                         | 17,999,622       | 1,446,053   | \$13,455.81                       | \$0.00                             | \$3,296.57                             | \$650.72                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$17,403.10                |
|   | 2033                         | 18,107,619       | 1,554,050   | \$14,460.75                       | \$0.00                             | \$3,542.77                             | \$699.32                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$18,702.84                |
|   | 2034                         | 18,216,265       | 1,662,696   | \$15,471.72                       | \$0.00                             | \$3,790.45                             | \$748.21                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$20,010.38                |
|   | 2035                         | 18,325,563       | 1,771,994   | \$16,488.75                       | \$0.00                             | \$4,039.61                             | \$797.40                          | \$0.00                        | \$0.00                    | \$0.00               | \$0.00                           | \$0.00                      | \$21,325.77                |
| <b>TOTAL CAPTURE</b>                      |                              |                  |   | <b>15,693,581</b>                 | <b>\$146,032</b>                   | <b>\$0</b>                             | <b>\$35,777</b>                   | <b>\$7,062</b>                | <b>\$0</b>                | <b>\$0</b>           | <b>\$0</b>                       | <b>\$0</b>                  | <b>\$188,871</b>           |

re Revenue by Taxing Jurisdiction / Millage by Jurisdiction

# Appendix D:

## Downtown Development Ordinance 1 of 2014

**VILLAGE COUNCIL  
VILLAGE OF SUTTONS BAY**

**Ordinance No. 1 of 2014**

AN ORDINANCE PURSUANT TO ACT 197 OF THE PUBLIC ACTS OF 1975, AS AMENDED, TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY WITHIN THE VILLAGE OF SUTTONS BAY, TO DEFINE ITS BOUNDARIES, TO PRESCRIBE ITS POWERS, TO PROVIDE FOR A GOVERNING BOARD, AND TO PROVIDE FOR OTHER MATTERS

THE VILLAGE OF SUTTONS BAY ORDAINS:

**Section 1. Creation of Downtown Development Authority.**

Pursuant to Act No. 197, Public Acts of 1975 as amended, (the "Act") the Village of Suttons Bay, Leelanau County, Michigan does hereby establish a Downtown Development Authority, which shall be established and regulated pursuant to said Act and this Ordinance.

**Section 2. Name of Authority.**

The name of the Downtown Development Authority created by this ordinance shall be the Suttons Bay Downtown Development Authority, hereinafter referred to as the Authority.

**Section 3. Powers of the Downtown Development Authority.**

The Authority shall be a public body corporate and may sue and be sued in any court in this state. The Authority shall analyze the impact of economic changes and growth in the downtown district and have all the powers, duties and responsibilities as set forth in Section 7 of the Act, as may be amended from time to time, including:

- (a). Prepare an analysis of economic changes taking place in the downtown district.
- (b). Study and analyze the impact of metropolitan growth upon the downtown district.
- (c). Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

- (d). Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e). Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f). Implement any plan of development in the downtown district necessary to achieve the purposes of this Act.
- (g). Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h). Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property.
- (i). Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.
- (j). Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (k). Lease any building or property under its control, or any part of a building or property.
- (l). Accept grants and donations of property, labor, or other things of value from a public or private source.
- (m). Acquire and construct public facilities.
- (n). Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

- (o). Contract for broadband service and wireless technology service in the downtown district.
- (p). Operate and perform all duties and exercise all responsibilities described in Section 7 of the Act, as amended, in a qualified township if the qualified township has entered into an agreement with the Village under Section 3(7) of the Act, as amended.
- (q). Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. ~~The Authority Board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the Authority Board.~~
- (r). Create, operate, and fund retail business incubators in the downtown district, subject to the requirements of Section 7(2) of the Act.
- (s). Take all other actions authorized by law.

**Section 4. Ad Valorem Tax; Borrowing in Anticipation of Collection.**

- (a). The Authority with the approval of the Suttons Bay Village Council may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 2 mills. The tax shall be collected by the Village at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the Authority and credited to the general fund of the Authority for purposes of the Authority.
- (b). The Village may at the request of the Authority borrow money and issue its notes under the Revised Municipal Finance Act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

**Section 5. Boundaries of District.**

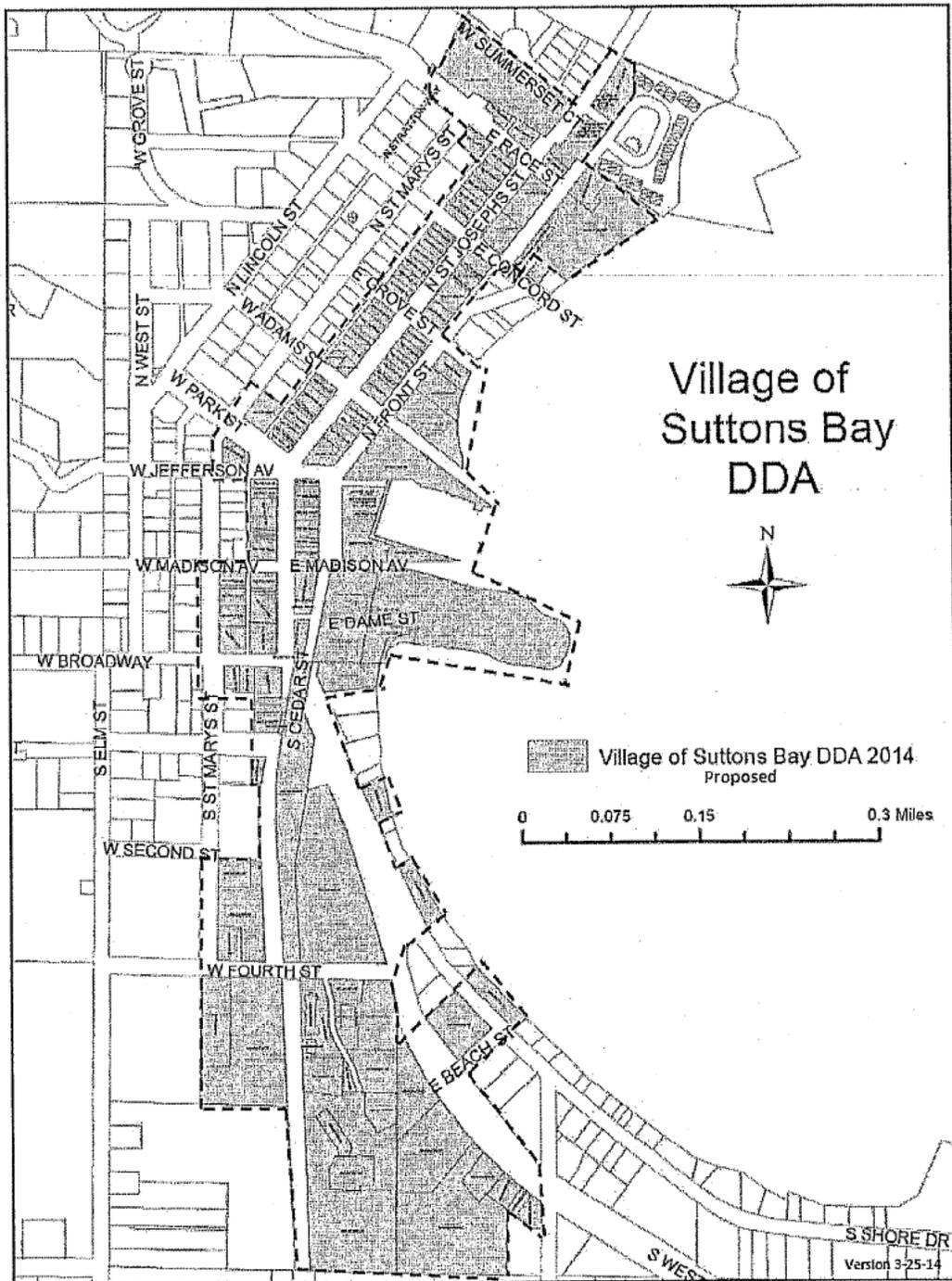
The downtown district in which the Authority shall exercise its power shall consist of the following described property situated in the Village of Suttons Bay, Leelanau County, Michigan:

DDA Boundary Description

Beginning at the SEly corner of Lot 187, Blk 39, Plat of the Village of Suttons Bay, Section 28, T30N, R11W;

Thence NWly along the North line of Grove Street to a point 20 feet SE of the Sly corner of Lot 297, Blk 11, Plat of the Village of Suttons Bay; Thence NEly along the Ely line of the platted alley in Blk 11 to the NWly corner of Lot 234, Blk. 11; Thence NEly to a point on the SWly line of Lot 233, 46 FT SEly of the SWly corner of Lot 233, Blk 12, Plat of the Village of Suttons Bay; 6) Thence NEly to the NEly line of lot 231, Blk 12, to a point 46 feet Ely of the NWly corner of Lot 231, Blk 12; Thence SEly along the NEly lines of Lots 231, Blk 12 and Lot 201, Blk 38, to the waters edge; Thence NEly along water's edge to the NEly corner of Lot 217; Thence NWly along the NEly line of Lots 217, Blk 38 and Lot 218, Blk 13 to the Wly line of the Leelanau Transit Company Railroad; Thence NWly along the Wly line of the Leelanau Transit Co. RR R.O.W. to a point intersection with the Ely M-22 R.O.W. line; Thence Wly cross the M-22 R.O.W. to a point at the NE corner of Parcel 043-201-007-00 (Unit 7, Bay View Condo) and the Wly Line of the M-22 R.O.W; Thence SWly along the Wly line of M-22 R.O.W to a point on the Sly R.O.W. line of Sommerset Court intersecting the Nly line of parcel 043-821-018-00, 205.15 feet NEly of the SEly corner of Lot 351, Blk 14, Plat of the Village of Suttons Bay; Thence NWly, along the Nly line of parcel 043-821-018-00 to the NWly corner of parcel 043-821-018-00; Thence S 26 deg 42' W 286.35 FT to a point on the NEly line of Lot 519, 52 FT SEly of the NWly corner of Lot 519, Blk 25, Plat of the Village of Suttons Bay; Thence NWly to the 52FT to the NWly corner of lot 519, Blk 25, Plat of the Village of Suttons Bay; Thence SWly to the NWly corner of lot 515, Blk 24, Plat of the Village of Suttons Bay; Thence SEly to the NWly corner of lot 356, Blk 15, Plat of the Village of Suttons Bay; Thence SWly along the NWly lines of Lot 356, Lot 357 and Lot 358,, Blk 15 to the NWly corner of Lot 359, Blk 15, Plat of the Village of Suttons Bay; Thence SEly along the NEly line of Lot 359, Blk 15 to the NEly corner of Lot 359, Blk 15; Thence SWly along the NWly line of the platted alley in Blk's 15, 16, 17 and 18 to the NEly corner of Lot 399, Blk 18; Thence NWly along the NEly line of Lot 399, Blk 18,, to the NEly corner of Lot 412, Blk 21; Thence SWly along the NWly line of St. Mary's Street R.O.W., , to the SEly corner of Lot 255, Blk 20; Thence S to the NE corner of Lot 72, Blk 4, Plat of the Village of Suttons Bay; Thence E to the NE corner of Lot 96, Blk 6, Plat of the Village of Suttons Bay; Thence S to the SE corner of Lot 85, Blk 6, Plat of the Village of Suttons Bay; Thence W. to the SE corner of Lot 61, Blk 4, Plat of the Village of Suttons Bay; The S along the W line of St. Mary's Street R.O.W., to a point 100 feet S of the S line of Broadway R.O.W.; Thence E, to the E line of St. Mary's Street R.O.W.; Thence E 41 feet; thence S 15 feet; thence E 98 feet; Thence S along the W line of Lot 2, Dailey's Addition to Suttons Bay, 182 FT to the SW corner of Lot 2, Dailey's Addition to Suttons Bay.; Thence Sly. to the NW corner of Lot 3, Dailey's Addition to Suttons Bay; Thence S along the W line of Lot 3, Dailey's Addition to Suttons Bay; to the SW corner of Lot 3, Dailey's Addition to Suttons Bay; Thence E to the SE corner of Lot 3, Dailey's Addition to Suttons Bay; Thence Sly along the W line of Cedar Street to a point 9 feet S of the SE corner of Lot 27 (centerline of vacated EW platted alley) between Lots 27 and 50 of Dailey's Addition to Suttons Bay; Thence W along the centerline of vacated EW platted alley, to a point 9 feet S of the SW corner of Lot 30, Dailey's Addition to Suttons Bay; Thence SWly, crossing St. Mary's Street to the NE corner of Lot 46, Dailey's Addition to Suttons Bay; Thence S to the SE corner of Lot 70, Dailey's Addition to Suttons Bay; Thence continuing S crossing Fourth Street R.O.W. to the NW corner of parcel 043-828-004-10; Thence S along W line of parcel 043-828-004-10 and parcel 043-828-004-00, 566.84 feet; Thence E along the S line of parcel 043-828-004-00, 333.95 feet to the Wly line of Leelanau Trail Association corridor; Thence S along the W line of the Leelanau Trail Association corridor, to the N line of Section 33, T30N, R11W; Thence E along the N line of Section 33 to the E side of the Leelanau Trail Association corridor line intersecting with the N line of Section 33, T30N, R11W; Thence E along the N line of Section 33, 872.11 FT to the SW corner of parcel 043-828-018-00; 45) Thence N 283.43 feet to the SW corner of parcel 043-828-022-00; Thence SEly 172.5 FT along the SWly lines of parcels 043-828-022-00 and 043-828-020-00 to the Wly line of Richter Road R.O.W.; Thence N along the W line of Richter Road, 111.25 feet to the SWly line of M-22 R.O.W.; Thence N, crossing M-22 (S. West Bay Shore Road) to a point where the NEly line of M-22 and the W line of Richter Road R.O.W intersect.; Thence NWly following the NEly line of M-22 R.O.W. to

the SEly line of Beach Street R.O.W.; Thence NEly along the SEly line of Beach Street R.O.W. and the SEly line of parcel 043-828-013-10 to the water's edge; Thence NWly along the water's edge 300 feet to the SEly corner of parcel 043-220-004-00; Thence SWly 479.5 FT along the Sly line of parcel 043-220-004-00, crossing M-22; Thence N along the W line of parcel 043-220-004-00 to a point 208.5 FT S of the NW corner of Gov Lot 4, Section 28, T30, R11W; Thence Nly along the Wly line of M-22 R.O.W. to the S line of Fourth Street; Thence NEly crossing M-22 R.O.W. to the NW corner of parcel 043-220-003-80; Thence NEly to the NW corner of parcel 043-220-003-60; Thence NEly along the Nly line of parcel 043-220-003-60 to the water's edge; Thence NWly following the water's edge, 289.9 feet to the NE corner of parcel 043-220-003-40; Thence SWly along the Nly line of parcel 043-220-003-40 to the NEly line of M-22 R.O.W.; Thence Nly along the Ely line of the M-22 R.O.W. to NW corner of parcel 043-220-003-70; Thence NEly along the Nly line of Parcel 043-220-003-70 to the water's edge; Thence Nly along the water's edge to the SEly corner of parcel 043-220-003-30; Thence SWly along the SEly line of parcel 043-220-003-30 to the Ely line of M-22 R.O.W.; Thence NWly along the Ely line of M-22 R.O.W. to the NWly corner of parcel 043-828-067-20; Thence Ely along the Nly line of parcel 043-828-067-20, to the water's edge; Thence continuing along the water's edge to the Point of Beginning



**Section 6. Authority Board; Appointment; Membership; Terms; Vacancy; Removal; Compensation; Chairperson; Rules; Oath; Records.**

- (a). The Authority shall be under the supervision and control of a board consisting of the Village President and eight (8) additional members (the "Authority Board").
- (b). Members of the Authority Board other than the Village President shall be appointed by the Village President, subject to approval by the Village Council. Not less than a majority of the members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district. Not less than one (1) of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Except for the Village President, whose term shall be commensurate with his or her term as Village President, the term of each appointed member shall be four (4) years or until his or her successor is appointed, except that the respective terms of two (2) of the members first appointed shall be for one (1) year, the respective terms of two (2) of the members first appointed shall be for two (2) years, the respective terms of two (2) of the members first appointed shall be for three (3) years, and the respective terms of two (2) of the members first appointed shall be for four (4) years.
- (c). A vacancy on the Authority Board occurring otherwise than through the expiration of a member's term shall be filled for the unexpired term in the same manner as the original appointment.
- (d). After written charges and a public hearing before the Village Council a member of the Authority Board other than the Village President may be removed from office for misfeasance, malfeasance, or nonfeasance in office by the Village Council.
- (e). Members of the Authority Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses.
- (f). The Authority Board shall elect the chairperson of the board and shall adopt rules of procedure for the transaction of its business, subject to the approval of the Village Council.
- (g). Before assuming the duties of office a member of the Authority Board shall qualify by taking and subscribing to the constitutional oath of office.
- (h). The Authority Board shall keep a public record of its resolutions, transactions, findings, and determinations.

**Section 7. Meetings.**

- (a) Within thirty (30) days after the appointment of the members of the Authority Board, the Village Clerk shall call a meeting of the Authority Board. The meeting shall open with a call for election of Authority Board officers which shall consist of the following: Chairperson, Vice-chairperson, Secretary, and Treasurer.
- (b) The business of the Authority shall be conducted at a public meeting of the Authority Board held in compliance with the Open Meetings Act, being Act No. 267 of the Public Acts of 1976, as amended. Public notice of the time, date, and place of the meeting shall be given in the manner required by the Open Meetings Act.
- (c) The Authority Board shall establish a schedule of regular meetings and shall give notice of these regular meetings as required by the Open Meetings Act. Special meetings may be held when called in the manner provided in the rules of the Authority Board and after giving notice of these special meetings as required by the Open Meetings Act.
- (d) The Board shall develop and adopt Bylaws for its governance.

**Section 8. Employees of the Authority Board; Legal Counsel; Other Personnel.**

- (a) The Authority Board may employ and fix the compensation of a director, subject to the approval of the Village Council. The director shall serve at the pleasure of the Authority Board and shall have the duties and responsibilities specified in Section 5 of the Act, as amended. Before entering the duties of the office the director shall take and subscribe to the constitutional oath and shall furnish and file with the Village Clerk a bond in the penal sum of \$5,000.00 payable to the Authority for the use and benefit of the Authority. The premium on the bond shall be deemed an operating expense of the Authority.
- (b) The Authority Board may employ and fix the compensation of a treasurer, who shall keep the financial records of the Authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the Authority. The treasurer shall perform such other duties as may be delegated to him or her by the Authority Board and shall furnish bond in an amount as prescribed by the Authority Board.
- (c) The Authority Board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the Authority Board and keep a record of its proceedings, and shall perform such other duties delegated by the Authority Board.

- (d). The Authority Board may retain legal counsel to advise the Board in the proper performance of its duties. The legal counsel shall represent the Authority in actions brought by or against the Authority.
- (e). The Authority Board may employ other personnel deemed necessary by the Board.

**Section 9. Sources of Revenue; Permitted Expenditures.**

The activities of the Authority shall be financed from one or more of the funding sources set forth in Section 11 of the Act, as amended.

**Section 10. Publication Requirements.**

This Ordinance shall be filed with the Michigan Secretary of State promptly after its adoption and shall be published at least once in a newspaper of general circulation in the Village.

**Section 11. Duration.**

The Authority shall continue in existence in perpetuity from the effective date of this Ordinance, unless earlier terminated or dissolved in the manner provided for by law.

**Section 12. Conflicting Ordinances.**

All ordinances, or part thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict repealed.

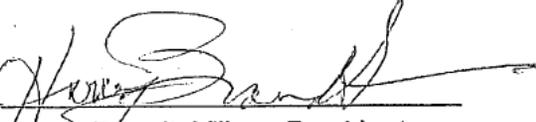
**Section 13. Severability.**

If any section, provision or clause of this Ordinance or the application thereof to any person or circumstance shall be invalid, such invalidity shall not effect any remaining portion or application of this Ordinance which can be given effect without the invalid portion or application.

**Section 14. Effective Date.**

This Ordinance shall become effective the day following its publication in a newspaper of general circulation within the Village.

VILLAGE OF SUTTONS BAY

By:   
Harry Brandt, Village President

By:   
Dorothy Petroskey, Village Clerk

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Date of Council Approval: 7-21-2014  
Date of Publication: 7-29-2014  
Effective Date: 7-29-2014