



Spring Lake Central Business District Development Authority

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102 West Savidge Street, Spring Lake, Michigan 49456  
Phone (616) 842-1393 • Fax (616) 847-1393

FIRST AMENDMENT  
VILLAGE OF SPRING LAKE  
DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN  
SPRING LAKE DOWNTOWN  
DEVELOPMENT AUTHORITY  
NOVEMBER 1986

10/11/87 CBD - TIFA Plan

*done*

FIRST AMENDMENT  
VILLAGE OF SPRING LAKE  
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN  
CENTRAL BUSINESS DISTRICT DEVELOPMENT PLAN  
NOVEMBER 1986

X The Tax Increment Financing and Development Plan-Village of Spring Lake Central Business District (the "Plan") approved by the Council of the Village of Spring Lake December 19, 1983, is hereby amended as follows:

1. Page 10, Section C, Paragraphs one and two are amended as follows:

"Minor demolition may be necessary as the result of the improvements included in this development plan.

X Certain public parking facilities will be improved through the construction of streetscape planters, fencing and curbed planters, the installation of permanent theme signs and landscaping of the planters. In addition, the pavement surface will be replaced and sidewalks and theme lighting installed as necessary. The existing overhead utilities will be buried. This project will be initiated in 1986 and will be completed in 1987."

2. Page 10, Section D, Paragraphs one and two are amended as follows:

X "The location, extent, character and estimated cost of the parking lot improvements are referenced in Appendix A. The estimated time of completion is 1987.

X The time frame for construction of the CBD Access Drive Project is estimated at one construction season during the summer of 1987 or 1988, depending on the progress made in project preparation. The estimated construction cost of the CBD Access Drive Project is \$180,000. For a full description of the project, see Appendix A."

3. Page 10, Section D, is further amended by addition of the following narrative description of additional projects:

X The M-104 Planter Removal and Tree Replacement Program is scheduled for fall of 1985 and will include the removal of the old brick planters located on the sidewalks, transplanting of salvageable trees, creating new tree beds, planting new trees and installing new theme tree grates. This project is expected to cost \$6,000.

X The west end water, sewer and infrastructure improvements will extend water and sewer utilities as needed to serve development areas located west of Cutler Street. This will include extending sewer from Cutler to School Street and making required downstream sewer improvements in Cutler Street, Exchange Street and Park Street. Water main will be extended from Cutler Street to the Holiday Inn site and also south from West Savidge to south of M-104. Roadway improvements are to be constructed on Exchange Street, School Street, West Savidge and Savidge Court as necessary. The estimated

X cost of the improvements is \$435,000. The improvements will be phased as required by development activity and as financing can be arranged.

X The Central Village Water Main Improvement Project provides for the construction of a water transmission main to serve CBD water customers. This water main will be constructed in the village-owned railroad right of way at an estimated cost of \$75,000. The project is proposed for 1987 or 1988 as required by development activity and as financing can be arranged.

X Additional improvements in the development area may be undertaken to support projects and development envisioned in the CBD Master Development Plan."

4. Page 11, Section E, is amended as follows:

+ "Construction will be staged over the duration of the Tax Increment Financing and Development Plan as financing can be arranged and/or as warranted to support private development occurring in the Development Area in conformance with the intent of the CBD Master Development Plan. To the extent practical, the priority of the projects will be followed."

5. Page 12, Section I, is amended as follows:

X "The total estimated cost of the specific improvements enumerated in the Development Plan is \$962,000, and is to be financed through the methods described in the Development Plan. In conjunction with the Village of Spring Lake, the Authority expects to be able to arrange financing through cooperative local banks similar to that utilized on past successful Village projects."

6. Pages 14-17, Appendix A, are amended to provide in their entirety as follows:

<u>"PRIORITY</u>	<u>PROJECT DESCRIPTION</u>	<u>COST</u>
1	CBD Parking Lot Improvement Project <u>Description:</u> Expanded scope to include burying power lines, increased site amenities, possible parking lot resurfacing, possible Jackson Street resurfacing.	\$ 250,000
2	M-104 Planter Removal and Tree Replacement Programs.	6,000
3	Central village water main improvements, Buchanan to Christman Street in the railroad right of way.	75,000
4	CBD Access Drive Design.	16,000
5	CBD Access Drive Construction.	180,000

6	West-end water and sewer utility infrastructure improvements to serve area west of Cutler Street and north and south of M-104.	435,000
7	Additional improvements in development area undertaken to support projects and development envisioned in the <u>CBD Master Development Plan.</u> "	N/A

7. Page 23, Section C, is amended in its entirety as follows:

"The total estimated cost of the specific improvements enumerated in the Development Plan is \$962,000. This estimate does not include interest expense.

The estimated cost will be financed by the Authority paying on a current basis, from its 1984 and 1985 tax increment revenue, the cost of the M-104 planter removal and design and partial construction costs of the CBD parking lot improvements. The balance of the specific improvements will be acquired either on a current basis or through financing arrangements which may include the sale of bonds by the Authority, installment purchase contracts by the Authority or the Village of Spring Lake, or similar financing arrangements."

8. Page 23, Section D, Paragraphs two through five are amended in their entirety as follows:

"First, to pay the cost for engineering and construction relating to the improvement of the three existing public parking lots as referenced in the development plan and included in the Village of Spring Lake CBD Master Development Plan. Specific improvements will include planter replacement, signs, fencing, curb installation, landscaping, sidewalk installation, irrigation, theme lighting, asphalt replacement, drainage, burial of overhead power and site amenities.

Second, to pay for the cost of planter removal on M-104, transplanting trees, planting new trees and installing new theme tree grates."

Third, to pay the cost of constructing the central village water system improvements according to the development plan either on a current basis or by paying in full all principal and interest payments due in connection with the financing arrangements utilized to defray the cost of constructing and completing the project.

Fourth, to pay the cost of engineering, landscape design and other consulting work required to complete construction and financial plans for the development of the proposed CBD access drive to be constructed between Buchanan Street and Cutler Street north of M-104 (Savidge Street) in the Village-owned railroad right of way.

Fifth, to finance the construction of the CBD access drive either on a current basis or by paying in full all principal and interest payments

due in connection with the financing arrangements utilized to defray the cost of constructing and completing the CBD access drive and related improvements on Buchanan and Cutler Streets.

X Sixth, to pay the cost of constructing required west-end water, sewer and infrastructure improvements as detailed in the development plan either on a current basis or by paying in full all principal and interest payments due in connection with the financing arrangements utilized to defray the cost of constructing and completing the project.

now deleted 4  
Seventh, to pay the cost of any additional public improvements in the development area undertaken to support private projects and developments envisioned in the Village of Spring Lake CBD Master Development Plan.

X These project priorities may be adjusted by the Spring Lake Downtown Development Authority and Village Council to respond to development needs as private investment occurs. Portions of projects may be phased and addressed at separate times depending on conditions and requirements.

X Any tax increment receipts in excess of those needed under the preceding paragraphs shall be considered surplus and shall be expended only in accordance with Act 197."

12/10/86

ORDINANCE NO. 170

FIRST AMENDMENT TO TAX INCREMENT FINANCING  
AND DEVELOPMENT PLAN ORDINANCE FOR  
SPRING LAKE CENTRAL BUSINESS DISTRICT DEVELOPMENT AREA

AN ORDINANCE to adopt and approve the First Amendment to the Tax Increment Financing and Development Plan--Village of Spring Lake Central Business District Development Area pursuant to the provisions of Michigan 197 of 1975, as amended.

THE VILLAGE OF SPRING LAKE, COUNTY OF OTTAWA AND STATE OF MICHIGAN  
ORDAINS:

Section 1. Definitions. The following words and phrases, in addition to those words and phrases defined in Sec. 1-2 of the Code of Ordinances of the Village of Spring Lake, are defined as follows:

- (a) "Authority"--The Spring Lake Downtown Development Authority.
- (b) "Central Business District Development Area"--The area in the Village of Spring Lake, County of Ottawa, and State of Michigan, described on Exhibit A to Ordinance No. 153 adopted by the Village on December 19, 1983.
- (c) "Development Plan"--The "Tax Increment Financing and Development Plan - Village of Spring Lake Central Business District Development Area" dated November, 1983, as approved by Village Council resolution adopted December 19, 1983, and by Ordinance No. 153, also adopted December 19, 1983.
- (d) "First Amendment to Development Plan"--The First Amendment to Tax Increment Financing and Development Plan dated November 12, 1986, for the Central Business District Development Area, as approved by Village Council resolution adopted December 15, 1986, and by this Ordinance, copies of such First Amendment being on file in the office of the Village Clerk.

Section 2. Approval and Adoption of First Amendment to Development Plan. It is hereby determined that the First Amendment to Development Plan and the Development Plan itself, as modified by such First Amendment, constitute a public purpose. The First Amendment to the Development Plan is hereby approved and adopted. A copy of this First Amendment to Develop-

ment Plan shall be maintained on file in the Village Clerk's office and cross-indexed to this Ordinance.

Section 3. Considerations. This Ordinance and the approval of the Development Plan, as modified by the First Amendment to Development Plan, and the determination of public purpose, are based on the following considerations:

(a) That the Development Plan, as modified by the First Amendment to Development Plan, meets the requirements set forth in Section 17(2) of Michigan Act 197 of 1975, as amended.

(b) That the proposed method of financing described in the Development Plan, as amended by the First Amendment to Development Plan, is feasible and the Authority has the ability to arrange the financing.

(c) That the Development Plan, as modified by the First Amendment to Development Plan, is reasonable and necessary to carry out the purposes of Michigan Act 197 of 1975, as amended.

(d) That no land needs to be acquired within the Central Business District Development Area to carry out the purposes of the Development Plan, as modified by the First Amendment to Development Plan, or the purposes of Michigan Act 197 of 1975, as amended.

(e) That the Development Plan, as modified by the First Amendment to Development Plan, is in reasonable accord with the master planning of the Village.

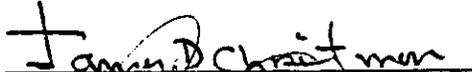
(f) That public services, such as fire, police and utilities, are adequate to service the Central Business District Development Area included in the Development Plan, as modified by the First Amendment to Development Plan.

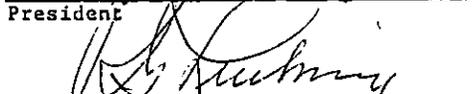
(g) That no changes in zoning are required by the Development Plan, as modified by the First Amendment to Development Plan.

(h) That the changes in streets, street levels, intersections and utilities required by the Development Plan, as modified by the First Amendment to Development Plan, are reasonably necessary for the projects proposed by the Development Plan, as modified by the First Amendment to Development Plan, and for the Village.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are expressly repealed.

Section 5. Effective Date. This Ordinance is hereby declared to be effective on Dec. 16, 1986

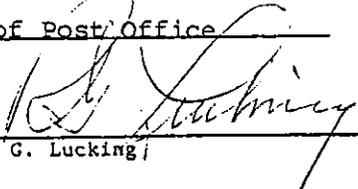
  
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President

  
\_\_\_\_\_  
Clerk

CERTIFICATE

I, R. G. LUCKING, the Clerk for the Village of Spring Lake, Ottawa County, Michigan, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the Spring Lake Village Council held on December 15, 1986. The following members of the Village Council were present at that meeting: Peterson, Verplank, Erhardt, Draeger, Bolthouse, Arndt, Christman and the following members of the Village Council were absent: None. The Ordinance was adopted by the Village Council with Councilmembers Peterson, Verolank, Erhardt, Draeger, Arndt, Christman voting in favor of the Ordinance and Councilmembers none voting in opposition to the Ordinance. The Ordinance was posted in the Village of Spring Lake, Ottawa County, Michigan, on Dec. 16, 1986, by attaching the same at the following places:

- (1) Bulletin Board - Lobby of Village Hall
- (2) Utility Pole - Front of Casemier's
- (3) Utility Pole - Front of Post Office

  
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R. G. Lucking

EXCERPTS OF MINUTES

At a regular meeting of the Village Council of the Village of Spring Lake, Ottawa County, Michigan, held on the 15th day of December, 1986, at 7:30 p.m., local time.

Present: Peterson, Verplank, Erhardt, Draeger,  
Bolthouse, Arndt, Christman

Absent: None

The President called the meeting to order. After certain matters of business were concluded, the President stated the next order of business of the meeting was a public hearing to consider the approval, rejection or approval with modification of the First Amendment to Tax Increment Financing and Development Plan dated November 12, 1986, for the Central Business District Development Area as defined in the Tax Increment Financing and Development Plan--Village of Spring Lake Central Business District approved December 19, 1983.

The President stated that public notice of the hearing had been given as required by Michigan Act 197 of 1975, as amended ("Act 197"). Specifically, the President stated that proper publication had taken place in the Grand Haven Tribune as evidenced by Affidavits of Publication on file with the Village Clerk. The President further noted that proper notice had been given by mailing and posting as evidenced by the Affidavits of Mailing and Posting on file with the Village Clerk. The President also noted that a reasonable opportunity had been given to the members of the Ottawa County Board of Commissioners, the members of the Spring Lake School District School Board, the members of the Ottawa Area Intermediate School District School Board and the members of the Spring Lake Township Board to meet with the Village Council concerning the First Amendment to the Tax Increment Financing and Development Plan as required by Section 14, subsection (4) of Act 197 as is evidenced by the correspondence to each of the above-referenced bodies which is on file with the Village Clerk. In addition, as is evidenced by this same correspondence, the members of all such Boards have been fully informed of the fiscal and economic implications of such First Amendment and its Development Area.

The President then opened the public hearing. Comments were received from persons present. The Council then closed the hearing.

Discussion followed with respect to comments made at the public hearing. After completion of this discussion, the following resolution was offered by Draeger and supported by Arndt :

RESOLUTION

WHEREAS, the Village of Spring Lake has created the Spring Lake Downtown Development Authority (the "Authority") pursuant to the provisions of Act 197; and

WHEREAS, in accordance with the provisions of Act 197, the Village Council did, on December 19, 1983, approve and adopt, by resolution and ordinance, the Tax Increment Financing and Development Plan--Village of Spring Lake Central Business District Development Area (the "Plan"); and

WHEREAS, in accordance with the provisions of Act 197, the Authority Board has determined that it is necessary for the accomplishment of the purposes for which the Authority was created and for the achievement of the purposes of Act 197 to amend the Plan with a First Amendment to Tax Increment Financing and Development Plan dated November 12, 1986, for the Central Business Development Area (the "Plan Amendment"), and has, by resolution, approved the Plan Amendment and submitted the Plan Amendment to the Village Council for approval, rejection or approval with modification; and

WHEREAS, the Village Council did, upon receipt of the Plan Amendment and a copy of the above-referenced resolution of the Authority Board, schedule December 15, 1986, at 7:30 p.m., for the conduct of a public hearing to consider the approval, rejection or approval with modification of the Plan Amendment; and

WHEREAS, notice of such public hearing was given as required by Act 197 by publication twice in the Grand Haven Tribune, the first publication being not less than 20 days before December 15, 1986, as evidenced by the Affidavits of Publication on file with the Village Clerk; and

WHEREAS, notice of such public hearing was also mailed as required by Act 197 to the property taxpayers of record in the Downtown District,

as that term is defined in Act 197, not less than 20 days before December 15, 1986, as evidenced by the Affidavit of Mailing on file in the office of the Village Clerk; and

WHEREAS, notice of such public hearing was also posted in at least 20 conspicuous and public places in the Downtown District, as that term is defined in Act 197, not less than 20 days before the hearing; and

WHEREAS, the Village Council has provided reasonable opportunity to the members of the Ottawa County Board of Commissioners, the members of the School Board of the Spring Lake School District, the members of the School Board of the Ottawa Area Intermediate School District, and the members of the Township Board of the Township of Spring Lake to meet with the Village Council concerning the Plan Amendment and the members of such Boards have been fully informed of the fiscal and economic implications of the Plan Amendment and its Development Area; and

WHEREAS, the Village Council held a hearing to consider the approval, rejection or approval with modification of the Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF SPRING LAKE, OTTAWA COUNTY, MICHIGAN, AS FOLLOWS:

1. The Village Council hereby approves the Plan, as it will be modified by the Plan Amendment, and determines that the Plan, as it will be modified by the Plan Amendment, constitutes a public purpose.

2. The Village Council hereby certifies that in approving the Plan, as it will be modified by the Plan Amendment, and in making its determination that the Plan, as modified by the Plan Amendment, constitutes a public purpose, it has considered and made the following determinations:

(a) That the Plan, as modified by the Plan Amendment, meets the requirements set forth in Section 17(2) of Act 197.

(b) That the proposed method of financing described in the Plan, as amended by the Plan Amendment, is feasible and the Authority has the ability to arrange the financing.

(c) That the Plan, as modified by the Plan Amendment, is reasonable and necessary to carry out the purposes of Act 197.

(d) That no land needs to be acquired within the Development Area to carry out the purposes of the Plan, as modified by the Plan Amendment, or the purposes of Act 197.

(e) That the Plan, as modified by the Plan Amendment, is in reasonable accord with the master planning of the Village.

(f) That public services, such as fire, police and utilities, are adequate to service the Development Area included in the Plan, as modified by the Plan Amendment.

(g) That no changes in zoning are required by the Plan, as modified by the Plan Amendment.

(h) That the changes in streets, street levels, intersections and utilities required by the Plan, as modified by the Plan Amendment, are reasonably necessary for the projects proposed by the Plan, as modified by the Plan Amendment, and for the Village.

3. The Plan Amendment, as approved and accepted by this resolution, shall be approved by Village ordinance.

4. The boundaries of the Village of Spring Lake Central Business District Development Area shall remain as established by resolution and ordinance of this Council on December 19, 1983.

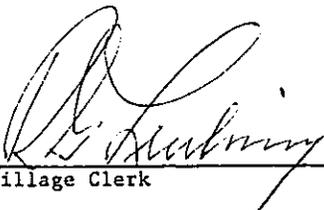
5. All resolutions or parts thereof in conflict herewith are hereby revoked to the extent of such conflict.

YES: Peterson, Verplank, Erhardt, Draeger,  
Bolthouse, Arndt, Christman

NO: None

RESOLUTION DECLARED ADOPTED.

Dated: December 15, 1986.

  
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Village Clerk

I, the undersigned, the duly qualified and acting Village Clerk of the Village of Spring Lake, Ottawa County, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Village Council at a regular meeting of the Village Council held on the 15th day of December, 1986. I do further hereby certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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Village Clerk