



Spring Lake Central Business District Development Authority

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102 West Savidge Street, Spring Lake, Michigan 49456  
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## VILLAGE OF SPRING LAKE

### FOURTH AMENDMENT TO THE RESTATED AND AMENDED DEVELOPMENT PLAN

AND

### TAX INCREMENT FINANCING PLAN

### SPRING LAKE DOWNTOWN

### DEVELOPMENT AUTHORITY

NOVEMBER 16, 2015

**FOURTH AMENDMENT  
TO THE RESTATED AND  
AMENDED VILLAGE OF SPRING LAKE DEVELOPMENT PLAN  
AND TAX INCREMENT FINANCING PLAN**

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**SPRING LAKE DOWNTOWN DEVELOPMENT AUTHORITY**

The restated and amended Village of Spring Lake Development Plan and Tax Increment Financing Plan of the Spring Lake Downtown Development Authority (the "Plan") approved by the Council of the Village of Spring Lake on May 3, 1993, and amended by the Council on June 16, 1997 and December 17, 2002 and October 17, 2005 is hereby further amended as follows:

1. Page 1, entitled "Introduction to Restated and Amended Development Plan," shall be amended to provide the list of Completed Projects and Future Proposed Projects as follows:

A full list of Completed Projects is as follows:

- Central Village Water Improvements;
- CBD Parking Lot Improvements;
- West End Water and Sewer Utility Infrastructure Improvements;
- CBD Access Drive and Linear Park;
- M-104 Planter Removal;
- Savidge Street Corridor Project;
- Participation in the Cost of Connection to the North Ottawa Water System;
- Renovation of Village Hall;
- West Waterfront Development Project;
- Anderson Bolling (Harbor Steel/Redstone Construction) Property Development;
- Sanitary Supply (Harbor Steel/Redstone Construction) Property Development Project;
- Participation in the Cost of Debt Service for the North Ottawa Water Treatment Intake and Plant Expansion;
- Connection of School Street to Rex Street Development;
- Exchange Street Streetscape and Parking;

- Grand River Greenway;
- Lakeside Trail Improvements;

Future Proposed Projects Include:

- Redevelopment of West Savidge Street;
- Downtown Pedestrian Enhancements;
- Downtown Central Business District Upper Stories Development;
- Parking Lot Expansion and Improvements;
- Property Acquisition;
- Improve and Maintain Streetscape Within the DDA Area Specifically Including West Savidge Street Between Christman Street and Old Boy's Brew House;
- Acquisition and installation of Bike Racks;
- Preparation of a Sub-area Strategic Plan for the DDA Area to Ensure Land Uses are Appropriately Planned in Village Master Plan and Zoning Ordinance, which also may include a Trail Town Plan Providing Façade and Fire Suppression Grants to Buildings within the DDA Boundary;
- Maintain and Improve Utilities within the DDA Boundary Including Water, Sewer, Streets, Sidewalks, Lighting and Parking Lots;
- Branding;
- Beautification, Marketing within the DDA;
- Storm Sewer Improvements;
- Website Development for the DDA;
- Wetland Restoration and Invasive Species Control;
- Recreational Amenities;
- Permanent Home for Farmer's Market.

2. Pages 3-4, Section B, entitled "Location, Character and Extent of Existing Streets and Other Public and Private Land Uses," shall be amended to provide in subsection 4 as follows:

**Largest Private Land Uses:** The largest private land uses in the Development Area are listed as follows:

<u>Name or Organization</u>	<u>2015 Taxable Value</u>
<u>Top 10 S.E.V.s</u>	
Grand Haven Investment, LLC	\$1,703,000
Barrett Boat Works, Inc.	\$1,173,800
LJor Spring Lake, LLC	\$ 503,100

701 East Savidge Street, LLC	\$ 489,200
Five Ten Properties, LLC	\$ 480,200
3-Dean Properties, LLC	\$ 454,600
Spring Lake Brewery Real Est.	\$ 417,800
PB 601 W. Savidge, LLC	\$ 402,700
CBL Showroom, LLC	\$ 383,300
Eight-Fifteen Ventures, LLC	\$ 382,400
<u>Top 10 Taxable Values</u>	
Grand Haven Investment, LLC	\$1,417,521
Barrett Boat Works, LLC	\$1,173,800
LJor Spring Lake, LLC	\$ 498,043
3-Dean Properties, LLC	\$ 454,600
701 East Savidge Street, LLC	\$ 419,181
Spring Lake Brewery Real Est.	\$ 417,800
CBL Showroom, LLC	\$ 383,300
Eight-Fifteen Ventures, LLC	\$ 382,400
Five Ten Properties, LLC	\$ 370,424
NBD Bank NA	\$ 367,080

3. Page 4, Section (6) entitled "Location, Extent, Character, and Estimated Cost of Improvements," shall be amended to provide in subsection 6(a) as follows:

A. Public Land Uses: The public uses already constructed include improvements in the Spencer, Casemier and North Jackson parking lots and the CBD access drive. In addition, the Savidge Street Corridor Project has been completed including the replacement of sidewalk, curb and gutter, additional pedestrian improvements, landscaping and irrigation, utility replacement on M-104 as well as on adjoining streets

within the development area, lighting, installation of theme signage, and a Village clock, and traffic and signal improvements in conjunction with MDOT in the Project area. In addition, the Liberty Street Reconstruction and Utility Improvement Project has been completed, including the removal of existing asphalt surface and soil based, installation of Geotech-style fabric and gravel base, and the application of new asphalt service, along with an upgrade in the sanitary sewer life station, and the replacement of water/sanitary sewer and storm sewer as necessary. Finally, public improvements consisting of renovation of the Spring Lake Village Hall and the expansion of the Police Department facility have been concluded. The Plan further provides for development of public access ways along the West and Northwest coast of the Village along the waters of Spring Lake as part of the West Waterfront Development Project. All existing public uses will be retained. The proposed public improvements are depicted on Exhibits 3 and 4.

4. Page 5, Section D, entitled "Location, Extent, Character, and Estimated Cost of Improvements," shall be amended to add new paragraph 27 through 39 which shall state in their entirety as follows:

27. Land acquisition and redevelopment: Acquire property that, through its improvement or redevelopment, enhances the DDA District and overall commercial core of the Village. DDA's have the ability to acquire properties for various purposes including redevelopment and to lease. Specific projects may include:
  1. Land acquisition for additional downtown parking and a farmers market. This project would likely commence in 2016 and cost will likely be \$500,000 for acquisition, demolition and redevelopment.
28. Infrastructure & Streetscape Improvements and Maintenance: Improve and maintain the streetscape within the DDA area. This may include street and sidewalk improvements, street furniture, lighting, banners, dumpster enclosures and plantings. Specific projects may include:
  1. W. Savidge Street between Christman Street and Old Boy's Brew House. \$700,000
  2. Acquisition & installation of bike racks. \$5,000
29. Sub-Area Planning: Prepare a sub-area strategic plan for the DDA area to ensure land uses are appropriately planned in Village Master Plan and Zoning Ordinance as well as to enhance the overall business environment in the Village. The effort is estimated to cost \$15,000 and would be scheduled for 2018. This may also include a Trail Town Plan to better connect businesses with the bike paths in the Village.
30. Grants – Façade & Fire Suppression: Continue to provide a Façade and Fire Suppression grants to buildings with the DDA boundary to enhance

the overall aesthetics of the district and assist with fire suppression in older buildings that are expensive to retrofit with new fire suppression infrastructure. It is anticipated that the DDA will offer two grants of \$5,000 each every year and one grant of \$15,000.

31. Utilities and Transportation: Maintain and improve utilities within the DDA boundary including water, sewer, streets, and parking lots. \$200,000
32. Branding – P/T DDA Director. \$30,000/year
33. Beautification, Marketing, Art, Banners. \$10,000/year
34. Storm Sewers Improvements. \$7,000/year
35. Website Development. \$5,000 over 10 years
36. Wetland Restoration \$30,000 and Invasive Species Control \$500/year.
37. Recreational Amenities. \$10,000/year
38. Tree Management \$20,000/year
39. Legal, Engineering & Consulting Fees (\$100,000)

5. Page 8, Section G, entitled "Description of Any Portion of the Development Area the DDA Desires to Lease or Sell to or from the Village" shall be amended to state in its entirety as follows:

The DDA does not intend to sell, donate, exchange, or lease to or from the Village of Spring Lake any portion of the Development Area. However, as acquisition and financing arrangements are completed for projects, the Village may be involved in the sale, lease, or exchange arrangements.

6. Page 9, Section I, entitled "Total Cost and Financing" shall be amended to state in its entirety as follows:

The total estimated cost of the specific improvements enumerated in the Development Plan is \$2,580,000 and is to be financed through the methods described in the Development Plan and the Restated and Amended Tax Increment Financing Plan. In conjunction with the Village of Spring Lake, the DDA expects to be able to arrange financing with local banks similar to that utilized in past successful Village projects and perhaps also through the sale of bonds and public offering. Method of financing may include installment purchase contracts, tax increment bonds, revenue bonds, lease revenues, proceeds from sale of fixed assets, proceeds from build-to-suit contracts, and such other financing methods that may be available to the DDA.

7. Pages 10, 11, Appendix A, are amended to provide in their entirety as follows:

## **APPENDIX A DEVELOPMENT AREA PROJECTS**

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<u>Priority</u>	<u>Project Description</u>	<u>Cost</u>
1.	<p>Land acquisition and redevelopment: Acquire property that, through its improvement or redevelopment, enhances the DDA District and overall commercial core of the Village. DDA's have the ability to acquire properties for various purposes including redevelopment and to lease. Specific projects may include:</p> <p style="padding-left: 20px;">1. Land acquisition for additional downtown parking and a farmers market. This project would likely commence in 2016 and cost will likely be \$500,000 for acquisition, demolition and redevelopment.</p>	500,000
2.	<p>Infrastructure &amp; Streetscape Improvements and Maintenance: Improve and maintain the streetscape within the DDA area. This may include street and sidewalk improvements, street furniture, lighting, banners, dumpster enclosures and plantings. Specific projects may include:</p> <p style="padding-left: 20px;">1. W. Savidge Street between Christman Street and Old Boy's Brew House.</p> <p style="padding-left: 20px;">2. Acquisition of bike racks.</p>	
3.	<p>Sub-Area Planning: Prepare a sub-area strategic plan for the DDA area to ensure land uses</p>	

- are appropriately planned in Village Master Plan and Zoning Ordinance as well as to enhance the overall business environment in the Village. The effort is estimated to cost \$15,000 and would be scheduled for 2018. This may also include a Trail Town Plan to better connect businesses with the bike paths in the Village. 15,000
4. Grants – Façade & Fire Suppression: Continue to provide a Façade and Fire Suppression grants to buildings with the DDA boundary to enhance the overall aesthetics of the district and assist with fire suppression in older buildings that are expensive to retrofit with new fire suppression infrastructure. It is anticipated that the DDA will offer two grants of \$5,000 each every year and one grant of \$15,000. 25,000
5. Utilities and Transportation: Maintain and improve utilities within the DDA boundary including water, sewer, streets, and parking lots.
6. Branding- P/T DDA Director
7. Beautification/Marketing/Art/Banners
8. Storm Sewers Improvements
9. Website Development
10. Wetland Restoration and Invasive Species Control
11. Recreational Amenities

- 12. Tree Management
- 13. Legal, Engineering & Consulting Fees

8. Page 15, section (c): The first paragraph is amended in its entirety as follows:

Financing arrangements: The total estimated cost of the specific projects enumerated in the Development Plan is \$2,580,000. The estimated costs does not include interest.

9. Page 17, section (D) is amended to state in its entirety as follows:

Duration of Tax Increment Financing Plan. The Tax Increment Financing Plan commenced as of December 19, 1983, the date of adoption of Ordinance No 153 adopting and approving Tax Increment Financing Plan-Village of Spring Lake Central Business District Development Area. The Plan was amended by Ordinance No. 170 in 1986, restated in 1992, and amended in 1997, 2002, 2005, and is being amended in 2015. The Plan will continue until all financing obtained for improvements referenced in the Development Plan, as amended, has been paid in full and any/all improvements referenced in the Development Plan have been acquired and paid for, or until December 31, 2025, whichever is earlier. The final DDA collection of tax increments derived from captured assessed value will be for the captured assessed value determined for the year 2025.

**VILLAGE OF SPRING LAKE**

**ORDINANCE NO. 342**

AN ORDINANCE TO ADOPT AND APPROVE THE FOURTH AMENDMENT TO THE RESTATED AND AMENDED SPRING LAKE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN PURSUANT TO THE PROVISIONS OF MICHIGAN ACT 197 OF 1975, AS AMENDED ("ACT 197"), AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

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

**Section 1. Approval and Adoption of the Fourth Amendment to the Restated and Amended Spring Lake Downtown Development Authority Development Plan and Tax Increment Financing Plan.**

It is hereby determined that the Fourth Amendment to the Restated and Amended Village of Spring Lake Development Plan and Tax Increment Financing Plan for the Spring Lake Downtown Development Area (collectively referred to as the "Plan") constitutes a public purpose. The Plan is hereby approved and adopted. A copy of the Plan shall be maintained on the file in the Village Clerk/Treasurer's Office and shall be cross indexed to this Ordinance.

**Section 2. Considerations.** This Ordinance and approval of the Plan, and determination of public purpose, are based upon the following considerations:

- A. The findings and recommendations of the Development Area Citizens Council;
- B. The Plan meets the requirements set forth in Section 17(2) of Michigan Act 197, as amended;

**VILLAGE OF SPRING LAKE  
SYNOPSIS  
ORDINANCE NO. 342**

AN ORDINANCE TO ADOPT AND APPROVE THE FOURTH AMENDMENT TO THE RESTATED AND AMENDED SPRING LAKE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN PURSUANT TO THE PROVISIONS OF MICHIGAN ACT 197 OF 1975, AS AMENDED ("ACT 197"), AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

By: Jim MacLachlan  
Its: Village President

By: Marvin Hinga  
Its: Village Clerk/Treasurer

PLEASE TAKE NOTICE that at its December 21, 2015 meeting, the Council of the Village of Spring Lake voted to amend the Village of Spring Lake Development Plan and Tax Increment Financing Plan (the "Plan") of the Spring Lake Downtown Development Authority (the "DDA"). The Plan was originally approved by the Council on May 3, 1993. It has been amended a number of times: first on June 16, 1997, then December 17, 2002, and October 17, 2005. This Fourth Amendment is summarized below,

1. Page 1, entitled the "Introduction to the Restated and Amended Development Plan," was amended to provide a list of completed and future-proposed projects.
2. Pages 3-4, Section B, entitled "Location, Character and Extent of Existing Streets and Other Public and Private Land Uses," was amended a list of the largest private land uses in the Development Area.
3. Page 4, Section (6), entitled "Location, Extent, Character, and Estimated Cost of Improvements," was amended to include a new subsection (6a) detailing public land uses.
4. Page 5, Section D, entitled "Location, Extent, Character, and Estimated Cost of Improvements," was amended to add new paragraphs 27-39, including information regarding the following.
  27. Land acquisition and redevelopment to enhance the DDA district and overall commercial core of the Village.

bonds, lease revenues, proceeds from sale of fixed assets, proceeds from build-to-suit contracts, and such other financing methods that may be available to the DDA.

7. Pages 10, 11, Appendix A, were amended to detail priority projects, including their descriptions and costs.

8. Page 15, section (c) was amended as to the financing arrangements.

9. Page 17, section (D) was amended regarding the duration of the Plan.

#### **CERTIFICATE**

I, Marvin Hinga, the Clerk/Treasurer for the Village of Spring Lake, Ottawa County, Michigan, do hereby certify that the foregoing Village of Spring Lake Ordinance was adopted at a regular meeting of the Village Council held on December 21, 2015. The following members of the Village Council were present at that meeting: Doss, MacLachlan, Miller, Nauta, Powers, TePastte and VanStrate with no members of the Village Council absent. The Ordinance was adopted by the Village Council with members of the Council Doss, MacLachlan, Miller, Nauta, Powers, TePastte and Van Strate voting in favor and with no members of the Council voting in opposition. The Ordinance was published in the Grand Haven Tribune on Monday, December 28, 2015.