

**KEELER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN**

**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

**DECEMBER 2009**

**KEELER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN**

**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

*Prepared for:*

**Sister Lakes  
Corridor Improvement Authority**  
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*Prepared by:*

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October 28, 2009

Mary Kinney, Chair  
Sister Lakes Corridor Improvement Authority  
Keeler Township Hall  
64418 Territorial Road W.  
Hartford, MI 49057

Dear Ms. Kinney:

We are pleased to present the report titled, **KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY, DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**. It contains a summary of the organizational history of the Corridor Improvement Authority and contains an initial program of work and tax increment financial analysis.

The document has been prepared to conform to Sections 18 and 21 of P.A. 280 of 2005, as amended. These sections set forth legislative requirements for the Corridor Improvement Authority Development Plan and Tax Increment Financing Plan.

The reports is issued with certain qualifications and limitations cited on page 5. All use of this report is conditioned upon these qualifications and limitations.

You may reproduce this report for general circulation with appropriate reference to the firms, conditions and date of the report. We will be available to answer any questions you may have.

Sincerely,

Wightman & Associates, Inc.  
Thomas Deneau  
President

Charles Eckenstahler  
Senior Consultant

**KEELER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN**

**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY**

**TOWNSHIP BOARD**

William J. Kayes, Supervisor

Carl F. Davis, Clerk

Robert Millhouse, Treasurer

Patrick Daly, Trustee

Donald Blackmond, Trustee

**CIA MEMBERS**

Mary Kinney, Chair

Vickie Pitcher, Vice Chair

Barb Fisher, Secretary

Ron Freier, Member

Cara Knippel, Member

Tom Neary, Member

Rocky Gulliver, Member

William J. Kays, Member

Prepared with assistance provided by:

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## SECTION ONE

### INTRODUCTION

#### GENERAL OVERVIEW

The Michigan legislature in 2005 enacted Public Act 280 titled the *Corridor Improvement Authority Act*. This legislation allows townships to form an authority to:

*“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; ..... to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing ....”*

Since adoption of this act, many local units of government in Michigan including Keeler Township have sought the use of a Corridor Improvement Authority (CIA) as a means to stimulate economic revitalization of the business district within their community.

A CIA can establish a special district for which a plan is prepared identifying specific public and private improvements necessary to prevent, or correct deterioration in the business district and encourage new business investment. Funding for improvements identified in the plan may be provided by tax increment financing through taxes paid on the increased value created within the district by new private investment.

For example, if the CIA district has a current taxable value of \$1,000,000 and new investment, because of implementation of the Plan, increases the taxable valuation to \$2,000,000, the CIA would capture taxes paid on the new investment of \$1,000,000. While the CIA would capture one-half of the new taxes paid, the taxes paid on the original \$1,000,000 tax valuation would be distributed to applicable taxing entities; the Township, College and the County, unless certain



millages are exempted from collection.

In application, investments made by the CIA are funded by the increase in taxes paid by private investment in the district. The taxes paid on the original value of the district continue to be distributed to the applicable taxing entities. Thus in theory, no taxes are lost by any taxing entity because it is assumed that a specific business would not make the investment resulting in the increased tax base of the district if not for the implementation of the CIA Development and Tax Increment Financing Plan.

## **POWERS OF THE AUTHORITY**

Section 11 of the act provides a detailed explanation of the powers of the Board of the CIA, as follows:

- (a) Prepare an analysis of economic changes taking place in the development area.*
- (b) Study and analyze the impact of metropolitan growth upon the development area.*
- (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 revitalization and growth of the development area.*
- (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 Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.153.*
- (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 development area and to promote the economic growth of the development area, and take such steps as may be necessary to persuade property owners to implement the plan to the fullest extent possible.*
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act, in accordance with the powers of the authority*

*granted in the act.*

- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.*
- (h) Acquire by purchase or otherwise, on terms and conditions 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 interest therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.*
- (i) Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any multi-family dwellings or desirable appurtenances to those buildings, within the development area for use, in whole or in part, of any public or private person or corporation, or combination thereof.*
- (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building or property under its control or any part of a facility, building or property and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.*
- (k) Lease in whole or in part, any facility, building or property under its control.*
- (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) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.*
- (o) Contract for broadband services and wireless technology services in a development area.*

## **BACKGROUND AND NEED FOR THE PLAN**

Ordinance Number 09-01-2009 adopted by the Keeler Township Board after a formal public hearing held on September 1, 2009 formed the Keeler Township, Van Buren County, Michigan, Sister Lakes Corridor Improvement Authority.

The Township Board adopted a Resolution of Intent acknowledging the intent to form a joint Corridor Improvement Authority on April 7, 2009. This resolution determined the CIA was necessary to:

1. “...redevelop its commercial corridors, to try to prevent further property value deterioration and increase property tax valuation where possible in its business district, and
2. ....correct and prevent deterioration, to encourage historic preservation and to promote economic growth.....”

Based on conversations with Township officials the specific goals of the CIA are designed to:

1. Improve the overall business climate of the district to deter economic decline and improve tax base.
2. Encourage the retention and expansion of employment opportunities.
3. Maintain and improve public facilities.
4. Provide guidance for compatible land use development within the district.
5. Improve the general appearance and visual amenities in the district while preserving sites with unique features or character.

## **SCOPE OF THE ASSIGNMENT**

**Wightman & Associates, Inc.** was chosen to prepare this **Development Plan and Tax Increment Financing Plan**. Certain cost estimates referenced in this report will be further documented in an accompanying streetscape engineering study to be completed in the spring of 2010 and will include preliminary plans and more detailed project cost estimates.

The objectives of the Scope of Services for this report are to:

1. Review the formation of the CIA.
2. Work with CIA members and other officials to identify specific programs and projects to be undertaken by the CIA.
3. Project tax increment revenue for a 10 to 20-year period and identify other sources of potential project funding,
4. Present the draft document to taxing entities and secure their participation in allowing applicable taxes to be captured and used by the CIA, and
5. To prepare a Development Plan and a Tax Increment Financing Plan and assist in the public presentation of the document before adoption is considered by the Township Board.

#### **REPORT QUALIFICATIONS AND LIMITATIONS**

**Wightman & Associates, Inc.** does not warrantee estimated tax increment financing revenue or project cost estimates. While cost estimates have been prepared using best available information and experience obtained from similar projects completed by the consulting team, program and project budgets, in some cases have been prepared without the aid of planning, architectural, engineering, environmental and other professional studies typically used in the preparation of specific project engineering cost estimates for contractor bidding purposes. While every effort has been made to use the best information available for preparing revenue and cost estimates for the accompanying financial analysis and project budgets, the final budget and projected project costs may vary from the stated estimate and the variation may be material. However, revenue and budget recommendations presented herein, represent the best judgment of the consulting team based on information gathered within the scope of this assignment.

## **SECTION TWO**

### **DEVELOPMENT PLAN AND TAX INCREMENT PLAN**

#### **MISSION STATEMENT OF THE CIA**

The Board of the CIA has ratified the goals set forth in the resolution which, in part, created the CIA. They read as follows:

1. *redevelop the commercial corridor, to try to prevent further property value deterioration and increase property tax valuation, and*
2. *correct and prevent deterioration, encourage historic preservation and promote economic growth.*

#### **LEGAL BASIS OF THE PLAN**

This Development Plan and Tax Increment Plan is prepared pursuant to requirements of Sections 18 and 21 of the Corridor Improvement Act, P.A. 280 of 2005, as amended. It addresses the geographic area of the Corridor Improvement District as established by the Township Board. A descriptive map, formation resolution and Ordinance including the legal description describing the CIA district is contained in the appendix.

#### **DEVELOPMENT PLAN REQUIREMENTS**

This section of the Development Plan provides specific information required in Section 21 of the Corridor Improvement Authority Act. It consists of responses to specific information requested in subsections 2(a) through 2(r).

**Section 21. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.**

The CIA is the same as the boundary established by Township Board Ordinance Number 09-01-2009 adopted on September 1, 2009. A copy of the district legal description and a boundary map is contained in the appendix.

A copy of the current Future Land Use map prepared by the Township Planning Commission is contained (or referenced) in the appendix showing the relationship of the CIA boundary to other relevant land uses and transportation routes.

**Section 21. 2(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.**

The CIA boundary is the same as the boundary established by Township Board Ordinance Number 09-01-2009 adopted on September 1, 2009. A copy of the district legal description and a boundary map is contained in the appendix.

**Section 21. 2(c) A description of improvements to be made 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.**

A description of specific improvement projects that are contemplated within the development district is contained in the project schedule and budget at the end of this section.

**Section 21. 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.**

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the district is contained in the project schedule and budget at the end of this section.

**Section 21. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.**

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the district is contained in the project schedule and budget at the end of this section.

**Section 21. 2(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.**

A copy of the current Future Land Use map, prepared by the Planning Commission, is contained (or referenced) in the appendix showing the relationship of land uses, including open spaces proposed within the CIA boundary.

**Section 21. 2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.**

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known property or real estate necessary to complete the streetscape improvements currently contemplated, however, acquisition of property necessary

for project rights-of-ways may be required for certain projects. Other than right-of-way needs, the CIA has no intention to acquire any property or real estate.

**Section 21. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.**

All contemplated alterations to streets and utilities are shown within the context of the current Future Land Use map prepared by the Township Planning Commission. No zoning changes are contemplated.

**Section 21. 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 financing.**

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section.

**Section 21. 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.**

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have not been prepared. Therefore, such information is unavailable.

**Section 21. 2(k) The procedure for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed to these persons.**

The CIA Board has no publicly announced commitments for the acquisition or sale of property



as it has no property under supervisory responsibility of the CIA, nor is there intention to acquire property to be under the supervisory responsibility of the CIA pursuant to the scope of projects listed in this section. Therefore, such information is unavailable. The CIA in conjunction with the Township Board may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the Township through tax reversion procedures.

**Section 21. 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.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan.

**Section 21. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Plan. Therefore, relocation plans are not required.

**Section 21. 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 incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC sections 4601 et seq.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 21. 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.**

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

**Section 21. 2(p) The requirement that amendments to an approved development plan and tax increment plan must be submitted by the authority to the governing body for approval or rejection.**

**Section 21. 2(q) A schedule to periodically evaluate the effectiveness of the development plan.**

The approval and adoption ordinance proposed by the CIA for use by the Township Board specifically states that an annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this development plan will be addressed and changed by action of the Township Board as part of this annual review of CIA activities.

Amendments to the Development Plan and Tax Increment Financing Plan would be completed in

compliance with notification and public hearing procedures of Section 22 prior to action of the Township Board.

**Section 21. 2(r) Other material which the authority, local public agency, or governing board considers pertinent.**

This Development Plan contemplates the use of tax increment financing and other sources of funds including grants and donations. There are no other identified matters which are considered pertinent for disclosure at this time.

**DEVELOPMENT & TAX INCREMENT FINANCING PLAN - SCHEDULE & BUDGET**

**Duration – A 20 Year Period**

On the following pages is the Development Plan and Tax Increment Financing Plan. It describes specific programs and projects addressing CIA goals. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and source of funding. The schedule begins in the Year 2010 and ends in the Year 2030. Projects have been scheduled based on priority of need and the anticipated ability of the CIA to finance individual projects.

**Intent to Update and Extend Duration or Terminate Plan**

On or before the Year 2030, the CIA will consider action to update and extend the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of Township Ordinance Number 09-01-2009 creating the CIA. Rescission of this Ordinance (pursuant to Section 27 of the Act) would terminate the existence of the CIA and terminate the tax increment financing district.

**Reimbursement of Excess Tax Capture**

The schedule and budget assumes the CIA will complete all projects listed in the first several

***Keeler Township Sister Lakes Corridor Improvement Authority  
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years plus additional longer-term projects with the approval of the Township Board, however, should projects require continuation beyond the terminal date chosen by the Township Board, the CIA will assign completion responsibilities to Township departments/agencies and obligate funds for completion. If CIA revenues exceed the anticipated needs of all projects contained in the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the CIA District, as required by the Act (Section 19(2)).



## **PROJECT DESCRIPTIONS**

All of the following projects are assumed to be funded by the CIA with some Township, state grant, private and possibly debt financing.

**Organizational Matters.** This work task contemplates repayment of borrowed funds for preparation of the organizational documents, the preparation of the Development and Tax Increment Financing Plan plus the initial Streetscape Improvement Plan and Cost Estimate plus completion of a final engineering and cost report for the Streetscape Project.

**Marketing.** This project addresses the CIA efforts to joint fund with existing businesses located within the CIA district a marketing campaign including advertising, marketing and preparation of promotional brochures. While the CIA intends that these will be self funded through sale of advertising, it is recognized that the CIA may be required to provide supportive funding.

**Pathways / Trails.** This work task contemplates application for a first phase MDOT Transportation Enhancement Grant and possibly a Michigan Department of Natural Resources and a Michigan Economic Development Authority grant in spring of 2010 to undertake a portion of the estimated 17,000 lineal feet of pathways / trail improvements.

**Drainage Improvements.** This work task contemplates installation of storm drainage along CR 690 and M-152 to enable the installation of streetscape improvements.

**Streetscape Improvements.** This work task contemplates application for a first phase MDOT Transportation Enhancement Grant for installation of streetlights, sidewalks, street landscaping and furniture, banners and underground location of utilities for the 5,750 lineal feet of desired streetscape improvements.

**95<sup>th</sup> Street Bridge.** This work task contemplates the construction of a two lane bridge with walkway over the channel connection between Big and Little Crooked Lakes.

**Facade Improvements.** This project contemplates funding of paint and supplies to private property owners for approximately 12 buildings in the district. This element also contemplates providing design and implementation funds for facade and building renovation grants and loans designed to obtain a unified architectural appearance in the CIA district. It is anticipated that the CIA would provide a portion of the funding for this program with additional funding provided by the Michigan Economic Development Authority and the individual benefiting private property owner.

**CR 690 Bridge.** This work task contemplates the construction of a two lane bridge with walkway over a proposed new channel connection between Big Crooked Lake and Round Lake.

## **SECTION THREE**

### **DEVELOPMENT FINANCING PLAN**

#### **DESCRIPTION OF CURRENT FINANCIAL POSITION**

##### **Current Assets and Revenue**

The CIA fund balance at the time of preparation this analysis is \$0.00. The Sister Lakes Improvement Association in cooperation with the Township Board has agreed to fund the organizational costs for the CIA as well as preparation of the Development Plan and Tax Increment Financing Plan as well as the Streetscape Improvement Plan and Cost Estimate, leaving the CIA with a debt obligation of approximately \$25,000 to be paid from the proceeds off the initial tax increment financing capture.

Based on the CIA district containing 90 individual properties, the 2009 taxable value for all properties is \$5,335,176.00. In 2010, the CIA budget recognizes tax increment revenue in the amount of \$2,119.00 for the fiscal year, based on no new development constructed and a 3.30 percent inflationary increase in taxable values in the district. The only other source of revenue is from private contributions or Township budget allocations, sale of advertising space in various marketing materials, for which no estimates have been provided for future years.

##### **Expenses**

According to members, the CIA will be responsible for all expenses for each project listed in the Development Plan.

#### **DURATION OF THE CIA AND TAX INCREMENT FINANCING DISTRICT**

The ordinance for the formation of the CIA is silent concerning the duration of the CIA. It is assumed the Township Board intends the CIA to prepare a Development Plan containing a work



program of specific projects. It is assumed this work program will be substantially completed in seven to ten years, with a projected renewal of the development plan project list at mid term. This Tax Increment Financing Plan establishes a budget for a 20-year period.

## **TAX INCREMENT FINANCING PLAN**

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 18. (1) of the Act and states that *“if 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 21...”*.

Specifically the Tax Increment Financing Plan must include, pursuant to Section 18. (1) of the Act:

1. **A detailed explanation of the tax increment procedure,**
2. **The maximum amount of bonded indebtedness to be incurred, and**
3. **The duration of the program.**

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation.

A complete analysis of revenue, expenses, and tax capture impact for the duration of the TIF is contained in Tables 1 through 6 on Pages 21 through 26

## **CONTEMPLATED USE OF DEBT**

The CIA Board has established a “pay-as-you-go” funding philosophy and presently does not contemplate use of debt. It is understood there is no current long-term debt obligations of the CIA.

In the future, this Plan could be amended to contemplate the use of debt financing. If such financing is used, most likely it would be Township general fund backed bond debt for major long-term projects with CIA tax increment funds pledged for debt retirement.

The CIA has determined that tax increment financing is necessary for a period anticipated not to exceed a 20-year period to complete all of the projects contained in the Project List and Budget. Based on current CIA resources, and other future funding commitments, the CIA Board realizes that limited budgetary resources and the lack of other economic development funding sources prohibit the Township from achieving the goals of the CIA without use of tax increment financing. There is no extra Township or other sources of funds currently available for these programs that can replace the use of tax increment financing.

## **TAX INCREMENT AND CIA REVENUE PROJECTION**

Section 18. (1) further requires the tax increment financing analysis to address “**a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located**”. In the following tables, Table 2, contains CIA revenue projections for the period between the years 2010 and 2030.

This tax increment financing strategy is based on the theory that location of one or more major new business, or other development, in the CIA District would increase the district tax value and provide CIA tax increment revenue income.

**TAX UNIT IMPACT ANALYSIS**

Table - 4 on page 24 illustrates the probable impact upon various taxing jurisdictions.

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**Table 1 - Historic Taxable Value Analysis**

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<u>Year</u>	<u>Taxable Value</u>
2009	\$5,335,176

Average Annual Compound Rate  
of Growth 2000 - 2008                      3.30%

Future Increase Estimator                      3.30%

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**Table 2 - Taxable Valuation and Tif Revenue Analysis**

Year	Taxable Valuation			TIF Revenue
	Inflation & New Addition	Total	Increment Total	
2030	337,030	10,550,074	5,214,898	62,767
2029	326,264	10,213,043	4,877,867	58,711
2028	315,841	9,886,780	4,551,604	54,784
2027	305,751	9,570,939	4,235,763	50,982
2026	295,984	9,265,188	3,930,012	47,302
2025	286,528	8,969,204	3,634,028	43,740
2024	277,375	8,682,676	3,347,500	40,291
2023	268,514	8,405,301	3,070,125	36,952
2022	259,936	8,136,787	2,801,611	33,720
2021	251,632	7,876,851	2,541,675	30,592
2020	243,594	7,625,218	2,290,042	27,563
2019	235,812	7,381,625	2,046,449	24,631
2018	228,279	7,145,813	1,810,637	21,793
2017	220,986	6,917,534	1,582,358	19,045
2016	213,927	6,696,548	1,361,372	16,386
2015	207,092	6,482,622	1,147,446	13,811
2014	200,477	6,275,529	940,353	11,318
2013	194,072	6,075,053	739,877	8,905
2012	187,873	5,880,980	545,804	6,569
2011	181,871	5,693,108	357,932	4,308
2010	176,061	5,511,237	176,061	2,119
2009	5,335,176	Base	5,335,176	
				<u><u>\$616,289</u></u>
			Annualized Inflationary Growth	3.30%

Note: Inflation and new addition represents total annualized increased taxable value from all sources.

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<b>SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY</b>
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**Table 3 - Capturable Millages**

<b>Tax Captured</b>	<b>Millage</b>	<b>Total</b>
<b>Van Buren County</b>		
General	4.4719	
Public Transit	0.2480	
Ambulance	0.3567	
Roads	0.9769	
Public Safety	0.5351	
Ambulance	0.5835	7.1721
<b>SMC</b>	2.4280	2.4280
<b>Township</b>		
General	0.7137	
Roads	0.9842	
Police	0.7381	2.4360
<b>Total</b>	12.0361	12.0361

Source: Township Assessor and 2009 County Equalization Report

**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY**

Table 4 - Tax Capture Impact Analysis

Year	Van Buren County						SMC	Keeler Township			Total
	General	Public Transit	Ambulance	Roads	Public Safety	Ambulance		General	Roads	Police	
2030	23,321	1,293	1,860	5,094	2,790	3,043	12,662	3,722	5,133	3,849	62,767
2029	21,813	1,210	1,740	4,765	2,610	2,846	11,843	3,481	4,801	3,600	58,711
2028	20,354	1,129	1,624	4,446	2,436	2,656	11,051	3,248	4,480	3,360	54,784
2027	18,942	1,050	1,511	4,138	2,267	2,472	10,284	3,023	4,169	3,126	50,982
2026	17,575	975	1,402	3,839	2,103	2,293	9,542	2,805	3,868	2,901	47,302
2025	16,251	901	1,296	3,550	1,945	2,120	8,823	2,594	3,577	2,682	43,740
2024	14,970	830	1,194	3,270	1,791	1,953	8,128	2,389	3,295	2,471	40,291
2023	13,729	761	1,095	2,999	1,643	1,791	7,454	2,191	3,022	2,266	36,952
2022	12,529	695	999	2,737	1,499	1,635	6,802	2,000	2,757	2,068	33,720
2021	11,366	630	907	2,483	1,360	1,483	6,171	1,814	2,502	1,876	30,592
2020	10,241	568	817	2,237	1,225	1,336	5,560	1,634	2,254	1,690	27,563
2019	9,152	508	730	1,999	1,095	1,194	4,969	1,461	2,014	1,510	24,631
2018	8,097	449	646	1,769	969	1,057	4,396	1,292	1,782	1,336	21,793
2017	7,076	392	564	1,546	847	923	3,842	1,129	1,557	1,168	19,045
2016	6,088	338	486	1,330	728	794	3,305	972	1,340	1,005	16,386
2015	5,131	285	409	1,121	614	670	2,786	819	1,129	847	13,811
2014	4,205	233	335	919	503	549	2,283	671	925	694	11,318
2013	3,309	183	264	723	396	432	1,796	528	728	546	8,905
2012	2,441	135	195	533	292	318	1,325	390	537	403	6,569
2011	1,601	89	128	350	192	209	869	255	352	264	4,308
2010	787	44	63	172	94	103	427	126	173	130	2,119
<b>Total</b>	<b>\$228,977</b>	<b>\$12,698</b>	<b>\$18,264</b>	<b>\$50,021</b>	<b>\$27,399</b>	<b>\$29,877</b>	<b>\$124,322</b>	<b>\$36,544</b>	<b>\$50,394</b>	<b>\$37,793</b>	<b>\$616,289</b>

**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY**

**Table 5 - PROJECT COST AND EXPENDITURE SCHEDULE**

PROJECT	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Organization Matters	25,000	10,000																				35,000
Marketing & Promotion	2,000	2,000	2,000	2,000	2,000	2,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	87,000
Pathways / Trails			460,000																			460,000
Drainage Improvements							110,000		110,000			120,000			120,000				130,000			590,000
Streetscape							740,000	740,000				550,000			550,000							2,580,000
95th Street Bridge				1,300,000																		1,300,000
Façade Improvements		310,000			310,000			310,000														930,000
CR 690 Bridge					2,270,000																	2,270,000
																						0
																						0
<b>Total</b>	<b>\$27,000</b>	<b>\$322,000</b>	<b>\$462,000</b>	<b>\$1,302,000</b>	<b>\$2,582,000</b>	<b>\$2,000</b>	<b>\$855,000</b>	<b>\$1,055,000</b>	<b>\$115,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$675,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$675,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$135,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$8,252,000</b>

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**SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY**

**Table 6 - 20-Year Cash Flow Projection**

YEAR	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
<b>INCOME</b>																						
TIF Revenue	2,119	4,308	6,569	8,905	11,318	13,811	16,386	19,045	21,793	24,631	27,563	30,592	33,720	36,952	40,291	43,740	47,302	50,982	54,784	58,711	62,767	616,289
Grants		250,000				350,000	325,000	325,000				225,000			225,000							1,700,000
Special Assessment				173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	173,988	3,131,789
Donations	5,000	5,000	5,000			5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	475,000
<b>Total</b>	<b>7,119</b>	<b>259,308</b>	<b>11,569</b>	<b>557,893</b>	<b>190,306</b>	<b>542,799</b>	<b>520,374</b>	<b>523,034</b>	<b>200,781</b>	<b>203,620</b>	<b>206,551</b>	<b>434,580</b>	<b>212,709</b>	<b>215,941</b>	<b>444,279</b>	<b>222,728</b>	<b>226,290</b>	<b>229,970</b>	<b>233,772</b>	<b>237,699</b>	<b>241,755</b>	<b>5,923,078</b>
<b>EXPENSES</b>																						
Organization Matters	25,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Marketing & Promotion	2,000	2,000	2,000	2,000	2,000	2,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	87,000
Pathways / Trails	0	0	460,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	460,000
Drainage Improvements	0	0	0	0	0	0	110,000	0	110,000	0	0	120,000	0	0	120,000	0	0	130,000	0	0	0	580,000
Streetscape	0	0	0	0	0	0	740,000	740,000	0	0	0	550,000	0	0	550,000	0	0	0	0	0	0	2,580,000
95th Street Bridge	0	0	0	1,300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,300,000
Facade Improvements	0	310,000	0	0	310,000	0	0	310,000	0	0	0	0	0	0	0	0	0	0	0	0	0	930,000
CR 690 Bridge	0	0	0	0	2,270,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,270,000
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>\$27,000</b>	<b>\$322,000</b>	<b>\$462,000</b>	<b>\$1,302,000</b>	<b>\$2,582,000</b>	<b>\$2,000</b>	<b>\$855,000</b>	<b>\$1,055,000</b>	<b>\$115,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$675,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$675,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$135,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$8,252,000</b>
<b>REVENUE OVER EXPENSES</b>	<b>-\$19,881</b>	<b>-\$62,692</b>	<b>-\$450,431</b>	<b>-\$744,107</b>	<b>-\$2,391,694</b>	<b>\$540,799</b>	<b>-\$334,626</b>	<b>-\$531,966</b>	<b>\$85,781</b>	<b>\$198,620</b>	<b>\$201,551</b>	<b>-\$240,420</b>	<b>\$207,709</b>	<b>\$210,941</b>	<b>-\$230,721</b>	<b>\$217,728</b>	<b>\$221,290</b>	<b>\$94,970</b>	<b>\$228,772</b>	<b>\$232,699</b>	<b>\$236,755</b>	<b>-\$2,328,922</b>
<b>CASH FLOW</b>																						
Beginning Balance	\$0																					
Operating Cash Flow	-\$19,881	-\$62,692	-\$450,431	-\$744,107	-\$2,391,694	\$540,799	-\$334,626	-\$531,966	\$85,781	\$198,620	\$201,551	-\$240,420	\$207,709	\$210,941	-\$230,721	\$217,728	\$221,290	\$94,970	\$228,772	\$232,699	\$236,755	-\$2,328,922
Loans				\$3,200,000																		
Loan Repayment				\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$173,988	\$3,131,789
Ending Balance	-\$19,881	-\$62,692	-\$450,431	\$2,281,905	-\$2,565,682	\$366,811	-\$508,614	-\$705,955	-\$88,207	\$24,631	\$27,563	-\$414,408	\$33,720	\$36,952	-\$404,709	\$43,740	\$47,302	-\$79,018	\$54,784	\$58,711	\$62,767	-\$5,460,711
Cumulative Balance	-\$19,881	-\$82,573	-\$533,003	\$1,748,902	-\$816,780	-\$449,969	-\$958,584	-\$1,664,538	-\$1,752,745	-\$1,728,114	-\$1,700,551	-\$2,114,959	-\$2,081,238	-\$2,044,286	-\$2,448,995	-\$2,405,256	-\$2,357,954	-\$2,436,972	-\$2,382,188	-\$2,323,478	-\$2,260,711	

RD Loan - 2013  
 Amount \$3,200,000  
 Interest Rate 3.5%  
 Term - years 30  
 Annual Payment \$173,988

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## **APPENDICES**

1. District Boundary Map
2. Future Land Use Plan Map
3. Formation Resolution and Ordinance
4. Notification Materials
5. Adoption Ordinance
6. Preliminary Project Cost Estimates

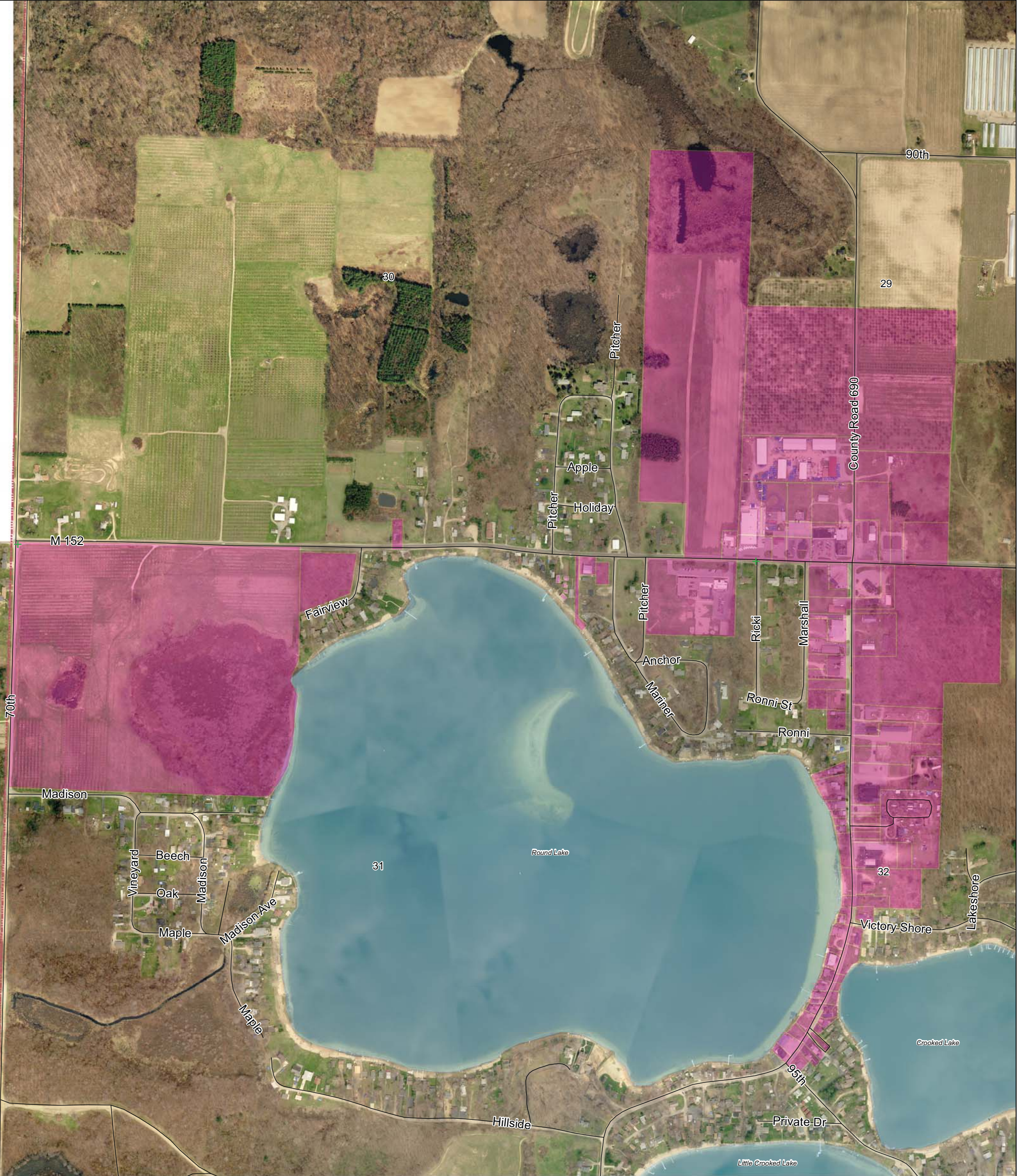
# **APPENDIX 1**

## **DISTRICT BOUNDARY MAP**

**1**



# Sister Lakes Corridor Improvement Authority District Map, 2009



 Sister\_Lakes\_Corridor\_Improvement\_Authority

0 500 1,000 2,000 3,000 4,000 Feet





## **APPENDIX 2**

# **FUTURE LAND USE PLAN MAP**

**2**

The Future Land Use Master Plan Map is Available  
For View at the Van Buren County Website, [vbco.org](http://vbco.org).

**APPENDIX 3**

**FORMATION RESOLUTION  
AND ORDINANCE**

**3**

**RESOLUTION NO.  
04-07-09**

**A RESOLUTION OF INTENT  
CONSIDERING THE ESTABLISHMENT  
OF THE  
SISTER LAKES  
CORRIDOR IMPROVEMENT AUTHORITY**

**by  
KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN**

**WHEREAS,** The State of Michigan Corridor Improvement Authority Act, P.A. 280 of 2005, as amended, authorizes a Township to establish a Corridor Improvement Authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within commercial areas within a township, and

**WHEREAS,** The Keeler Township Board has discussed the need for such an authority to encourage the economic growth of the commercial area residing in Township, and

**WHEREAS,** Section 6 of the act requires that a resolution be adopted by the Township Board indicating the jurisdictional area meets certain legislative requirements and to set a date and time for a public hearing concerning establishment of the Corridor Improvement Authority.

**THEREFORE BE IT RESOLVED:** by the Township Board of Keeler Township that:

1. The Township Board find there is a public need to establish a Corridor Improvement Authority which can encourage historic preservation, acquire and dispose of interests in real property and authorize the creation and implementation of development plans designed to promote economic growth within the commercial area of Township.
2. That proposed jurisdictional area of the authority:
  - (a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".
  - (b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.





- (c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
  - (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
  - (e) Is presently served by municipal water or sewer.
  - (f) Is zoned to allow for mixed use that includes high-density residential use.
3. The Township Board of Keeler Township agrees:
- (a) To expedite the local permitting and inspection process in the development area.
  - (b) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.
4. That the Township Board will hold a public hearing on this matter at the Keeler Township Hall at 8:00 P.M. on June 2<sup>nd</sup> 2009.

**Moved by:**  
**Second by:**  
**In favor:**  
**Opposed:**  
**Absent: Blackmond**

**APPROVED AND ADOPTED THIS 7TH DAY OF APRIL 2009**

**BY THE TOWNSHIP BOARD OF KEELER TOWNSHIP, VAN BUREN COUNTY,  
MICHIGAN**

  
William J. Kays, Supervisor

  
Carl F. Davis, Clerk

**TOWNSHIP OF KEELER  
COUNTY OF VAN BUREN  
STATE OF MICHIGAN**

**Ordinance Number 09-01-2009**

**FORMING**

**A CORRIDOR IMPROVEMENT AUTHORITY**

**PURSUANT TO**

**ACT 280, PUBLIC ACTS OF 2005, AS AMENDED**

AN ORDINANCE TO ESTABLISH THE SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY OF KEELER TOWNSHIP AND TO SET FORTH THE BOUNDARIES OF THE CORRIDOR IMPROVEMENT DISTRICT AS CONTEMPLATED BY ACT 280, PUBLIC ACTS OF 2005 AS AMENDED.

**THE TOWNSHIP OF KEELER, VAN BUREN COUNTY, MICHIGAN ORDAINS:**

**Section 1 - Establishment of Authority**

Keeler Township hereby establishes "The Sister Lakes Corridor Improvement Authority" of the of Keeler Township pursuant to the provisions of Act 280, Public Acts of 2005, as amended, (the "Act").

**Section 2 - Designation of Boundaries of the Corridor Improvement District**

The "The Sister Lakes Corridor Improvement Authority, being the area within which the Corridor Improvement Authority shall exercise its powers, is hereby established as legally described in Exhibit "A" attached hereto.

**Section 3 - Definitions**

(a) "**Advance**" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "**Assessed value**" means the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

- (c) "**Authority**" means a corridor improvement authority created under said act.
- (d) "**Board**" means the Board of the Authority members of which include the chief executive officer of the governing body and members appointed by the governing body.
- e) "**Business district**" means an area of a municipality zoned and used principally for business.
- f) "**Captured assessed value**" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in by the state's fiscal year of October 1, exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.
- (g) "**Chief Executive Officer**" means the Supervisor of Keeler Township.
- (h) "**Development area**" means the area described in Section 2 above and to which a development plan is applicable.
- (i) "**Development plan**" means that information and those requirements for a development area set forth in said act.
- j) "**Development program**" means the implementation of the development plan.
- k) "**Fiscal year**" means the fiscal year of the authority.
- (l) "**Governing body**" or "**governing body of a municipality**" means the Township Board of Keeler Township.
- (m) "**Initial assessed value**" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as commencing October 1 of each year.
- n) "**Land Use Plan**" means a plan prepared under Section 7a of Act 285 of P.A. 1931, as amended, MCL 125.37a, being the Municipal Planning Act or Act 110 of P.A.2006, MCL 125.3101 to 125.3702, being the Michigan Zoning Enabling Act.
- (o) "**Municipality**" means Keeler Township.

(p) **“Operations”** means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(q) **“Parcel”** means an identifiable unit of land that is treated as separate for valuation or zoning purposes.

(r) **“Public facility”** means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, sidewalk, trail, lighting, traffic flow modification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, or building, including access routes designed and dedicated to use by the public generally, or used by a public agency. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, if the improvement complies 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.

(s) **“Specific local tax”** means a tax levied under PA 198 of 1974, MCL 207.551 to 207.572, as amended, the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.651 to 207.668, as amended, the Technology Park Development Act, PA 385 of 1984, MCL 207.701 to 207.718, as amended, or PA 189 of 1953, MCL 211.181 to 211.182, as amended. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. The State Tax Commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(t) **“State fiscal year”** means the annual period commencing October 1 of each year.

(u) **“Tax increment revenues”** means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area. Tax increment revenues do not include any of the following:

(i) Taxes under the State Education Tax Act, 1993 PA 331, MCL 211.901 to 211.906.

(ii) Taxes levied by local or intermediate school districts.

(iii) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.

(iv) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.

(v) Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.

(vi) Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

#### **Section 4 - Board Members, Number, Appointment and Terms**

The Authority shall be under the supervision and control of a 9 Member Board. Pursuant to the provision of Section 8 of the "Act", MCL 125.2878, the "Authority shall be under the jurisdiction of a nine member (9) Members consisting of, the "Supervisor of Keeler Township , and eight (8) other members nominated by the "Keeler Township" Supervisor and affirmed by the "Keeler Township Board". Seven (7) members shall be persons having ownership or business interest in property located in the "Development Area" district and one (1) member shall be a resident of the "Development Area" district or a resident residing no further than one-half (½) mile from any part of the "Development Area".

Two (2) appointees shall serve a term of one (1) year, three (3) additional appointees a term of two (2) years, and remaining three (3) appointees a term of three (3) years. The chief executive officer shall serve a term as a director consistent with the term of office of the chief executive officer.

Prior to assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office administered by the Keeler Township Clerk .

#### **Section 5 - Removal from Office**

Any Member of the Board may be removed by action of the Keeler Township Board for cause. Cause shall be conviction of a felony, failure to meet member qualifications and missing three consecutive board meeting without written approval. The decision of the Township Board shall be final. The Member may appeal the decision to the appropriate Court for Van Buren County.

#### **Section 6 - Compensation**

The Members pursuant to Section 8 of the Act shall serve without compensation but may be reimbursed for actual and necessary expenses, if so provided in the operating budget contained in the Development and/or Tax Increment Financing Plan required by the provisions of Section 18 and 22 of the Act as approved and adopted by the Keeler Township Board.

**Section 7 - Open Meetings Act, Rules and Special Meetings and FOIA**

The proceedings of the Board are subject to the Open Meetings Act, P.A. 267 of 1976, MCL 15.261 to 15.275, as amended. The Board may adopt rules governing its procedure and the holding of regular meetings. Special meetings may be held if called by the Chair or upon request of any two Directors.. All records of the Authority are subject to the Freedom of Information Act, P.A. 442 of 1976, MCL 15.231 to 15.246, as amended.

**Section 8 - Office of Director**

The Board may employ and fix the compensation of an Executive Director, subject to the approval of the Keeler Township Board. The Executive Director shall serve until terminated by the Board. A member of the Board is not eligible to hold the position of Executive Director. Before beginning his or her duties, the Executive Director shall take and subscribe a constitutional oath administered by the Keeler Township Clerk, and shall be included in Township employee bond, cost of which shall be reimbursed by the Authority. The Executive Director shall be the Chief Administrative Officer of the Authority. Subject to the approval of the Board, the Executive Director shall supervise and be responsible for the preparation of plans and the performance of the functions of the Authority in the manner authorized by Act 280 of P.A. 2005, as amended. The Executive Director shall attend the meetings of the Board and shall provide to the Board and to the Township Board, a report covering the activities and financial condition of the Authority. If the Executive Director is absent or disabled, the Board may designate a qualified person as Acting Director to perform the duties of the office. Before beginning his or her duties, the Acting Director shall take and subscribe to the constitutional oath of office.

**Section 9 - Office of Treasurer**

The Keeler Township Treasurer, shall act as Treasurer for the Authority and shall keep the financial records of the Authority and who, together with the Executive Director or in absence of an Executive Director the Chairperson, shall submit to the Board for approval all vouchers for the expenditure of funds of the Authority.

**Section 10 - Office of Secretary**

The Board shall elect a Secretary to the Board, who shall maintain custody of all records of the Authority. The Secretary shall attend meetings of the Board and keep a record of its proceedings and shall perform other duties delegated by the Board.

**Section 11 – For Future Use.****Section 12 - Other Personnel**

The Board may employ other personnel considered necessary by the Board of Directors only upon approval of the Keeler Township Board.

**Section 13 – Tax Capture Limitation**

The Authority established by the terms of this Ordinance as provided by the provisions of Section 18 of the “ACT being MCL 125.2888, shall not be entitled to capture any millage solely

dedicated for the purposes of funding public safety, specifically ambulance, fire and/or police services administered by the Township

**Section 14 - Filing**

The Keeler Township Clerk is hereby directed to file a certified copy of this Ordinance with the Office of the Secretary of State of Michigan promptly after its adoption as set forth below in conformity with Act 280 of P.A. 2005, as amended.

**Section 15 - Publication**

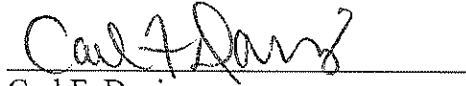
This Ordinance shall become effective after publication.

**KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN**

**THIS ORDINANCE DECLARED ADOPTED THIS 1ST DAY OF SEPTEMBER, 2009.**

Members voting	YES	4
Members voting	NO	0
Members absent		0
Members abstained		1

I, the undersigned Clerk, hereby certify and attest that the above and forgoing is a true and correct copy of an ordinance adopted by the Township Board of Keeler Township, Van Buren County, Michigan at a regular meeting held pursuant to public notice on the 1<sup>st</sup> day of September, 2009.



Carl F. Davis  
Township Clerk





**WIGHTMAN & ASSOCIATES, INC.**  
ENGINEERING ♦ SURVEYING ♦ ARCHITECTURE

Thomas A. Deneau, P.E.  
John G. Kamer, P.S.

Mickey E. Bitner, P.E.  
Steve C. Carlisle, P.E.  
Matt A. Davis, P.E.

Michael E. Kiewel, P.E.  
Daryl J. Veldman, P.E.  
Oscar Lovelless, P.E.

Christopher J. Brayak, A.I.A.  
Seth P. Morrison, A.I.A.  
Steven J. Vandenbung, A.I.A.

Jeffrey V. Bradford, P.S.  
Michael A. Freehling, P.S.  
Brian P. Lieberg, P.S.

V.J. Strubs, P.S.

KEELER TOWNSHIP CORRIDOR IMPROVEMENT AREA  
5/1/2009 JOB#080393  
REVISED 9/22/09  
REVISED 10/19/09

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 16 WEST, KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, THAT IS 350 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH ON SAID WEST LINE TO THE EAST AND WEST QUARTER LINE OF SAID SECTION 30; THENCE EAST ON SAID EAST AND WEST QUARTER LINE TO THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH ON THE SECTION LINE COMMON TO SECTIONS 29 AND 30, TOWNSHIP 4 SOUTH, RANGE 16 WEST, TO THE NORTH LINE OF THE SOUTH 50 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE EAST ON SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH ON SAID EAST LINE TO THE SECTION LINE COMMON TO SECTIONS 29 AND 32, TOWNSHIP 4 SOUTH, RANGE 16 WEST; THENCE EAST ON SAID COMMON SECTION LINE TO A POINT THAT IS 363 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 743.31 FEET; THENCE WEST 363 FEET; THENCE SOUTH ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO A POINT THAT IS 1964 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE WEST 110 FEET; THENCE SOUTH 260 FEET; THENCE WEST 415.91 FEET; THENCE SOUTH TO THE NORTH RIGHT OF WAY LINE OF VICTORY SHORE DRIVE; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 690; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF SAID VICTORY SHORE DRIVE; THENCE SOUTH 79° 36' EAST TO A POINT THAT IS 102 FEET SOUTH 70° 36' EAST OF THE CENTERLINE OF COUNTY ROAD 690; THENCE SOUTH 07° 15' WEST 132 FEET; THENCE NORTH 79° 30' WEST 4.08 FEET; THENCE SOUTH 09° 45' WEST TO THE WATERS EDGE OF CROOKED LAKE; THENCE SOUTHERLY ON SAID WATERS EDGE OF CROOKED LAKE TO THE NORTHWESTERLY LINE EXTENDED OF LOT 4 "BOWLING'S SISTER LAKES SUBDIVISION"; THENCE SOUTHERLY ON THE NORTHWESTERLY LINE OF SAID LOT 4 AND SAID LINE EXTENDED TO THE SOUTHERLY RIGHT OF WAY LINE OF MARION AVENUE; THENCE SOUTHEASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY MOST CORNER OF LOT 10 OF SAID "BOWLING'S SISTER LAKES SUBDIVISION"; THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 10 AND SAID LOT LINE EXTENDED TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ROENA AVENUE; THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF "FRED E. DECKERS SISTER LAKES SUBDIVISION"; THENCE SOUTH 35° WEST 105 FEET; THENCE NORTH 45° 54' WEST 54 FEET; THENCE SOUTH 42° 11' WEST TO THE CENTERLINE OF 95<sup>TH</sup> AVENUE; THENCE NORTHWESTERLY ON SAID CENTERLINE AND SAID CENTERLINE EXTENDED TO THE WATERS EDGE OF ROUND LAKE; THENCE NORTHEASTERLY ON THE WATERS EDGE OF ROUND LAKE TO THE SOUTHERLY LINE OF LOT 1 OF "SUPERVISOR'S PLAT OF BRITTON PARK NO.1"; THENCE NORTHEASTERLY ON SAID SOUTHERLY LINE TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 690; THENCE NORTH ON SAID WEST

RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 "BRITTON PARK"; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF RONNI DRIVE TO THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 1; THENCE NORTH ON THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE WEST ON THE SOUTH LINE OF LOT 22 OF SAID BLOCK 1 TO THE WEST LINE OF SAID BLOCK 1; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 1 AND SAID WEST LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 152; THENCE WEST ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 16 WEST, KEELER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN; THENCE SOUTH ON SAID WEST SECTION LINE TO THE NORTHEAST CORNER OF LOT 10 "MARINER'S BEACH"; THENCE WEST ON THE NORTH LINE OF LOTS 6 THROUGH 10 OF SAID "MARINER'S BEACH" TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF PITCHER AVENUE TO THE SOUTH RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 152; THENCE WEST ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE EXTENDED OF LOT 16 "ASSESSOR'S REPLAT OF PART OF PITCHERS BEACH"; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH TO A POINT 103 FEET SOUTH OF THE NORTH LINE OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 16 WEST; THENCE WEST 106 FEET; THENCE SOUTH 285.7 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SHORE OF ROUND LAKE TO THE NORTHWESTERLY LINE OF LOT 13 "ASSESSOR'S REPLAT OF PART OF PITCHER'S BEACH"; THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE AND NORTHWESTERLY LINE EXTENDED TO THE WATERS EDGE OF ROUND LAKE; THENCE NORTHWESTERLY ON SAID WATERS EDGE TO A POINT 299.64 FEET EAST OF THE 1/8 LINE IN THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH TO THE SOUTH RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 152; THENCE WEST ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF FAIRVIEW AVENUE; THENCE SOUTHWESTERLY ON SAID WEST RIGHT OF WAY LINE TO A LINE THAT IS 148.5 FEET WEST OF THE NORTH AND SOUTH QUARTER LINE OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 16 WEST; THENCE SOUTH TO THE WATERS EDGE OF ROUND LAKE; THENCE SOUTHERLY ON SAID WATERS EDGE TO THE NORTH LINE OF THE SOUTH 40 ACRES OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE WEST ON SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH ON SAID WEST SECTION LINE TO THE CENTERLINE OF MICHIGAN HIGHWAY 152; THENCE EAST ON SAID HIGHWAY CENTERLINE TO A POINT THAT IS 305 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 350 FEET; THENCE WEST 305 FEET TO THE POINT OF BEGINNING.



# **APPENDIX 4**

## **NOTIFICATION MATERIALS**

**4**

**PUBLIC HEARING NOTICE**

**KEELER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN**

**CONCERNING THE ADOPTION OF AN ORDINANCE APPROVING  
THE  
SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

NOTICE IS HEREBY GIVEN that the Township Board will hold a public hearing on December 1, 2009 at 7:30 pm at the Keeler Township Hall 64121 Territorial Road W. Hartford, MI 49057, to receive public comment concerning the approval of an Ordinance approving the **SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**, according to the provisions of Public Act 280 of 2005, as amended.

At the public hearing, all citizens, taxpayers, and officials from any taxing jurisdiction whose millage may become subject to capture, if a tax increment financing plan is subsequently adopted will be afforded an opportunity to be heard. Written comments may be submitted by mail or in person until 4:00 p.m. of the date of the public hearing at the Township Hall at the address noted above. All written comments will be read at the public hearing and entered in the official hearing minutes.

At the conclusion of the public hearing the Township Board may taken under consideration approval of an ordinance approving the Plan.

Further information may be obtained from and a copy of the ordinance and plan may be inspected at the Township Hall during normal business hours.

Carl F. Davis,  
Township Clerk

*Publish:* **two times not less than 20 days before the public hearing**

*Posting:* **20 conspicuous places**

*Mailing:* **to all taxpayers**

Property owner notification letter

November 5, 2009

Dear Property Owner:

The Keeler Township Board has created the **Sister Lakes Corridor Improvement Authority (CIA)** and will consider adoption of a **Development and Tax Increment Financing Plan** detailing the specific projects and their anticipated cost to be completed by the CIA. The Plan also sets forth a financing strategy using, in part, tax increment financing.

A public hearing on the **Development and Tax Increment Financing Plan** will be held at 7:30 pm December 1, 2009 at the Keeler Township Hall. A copy of the public notice is attached. You are invited to attend the public hearing where the CIA will present the list of projects, cost estimates, completion schedule and financing strategy.

Your property is located within the CIA district.

You are invited to attend the public hearing and present comments and questions. CIA members will be present to respond to any questions. You may also submit your comments and questions in writing before the meeting. Questions will be answered during the public hearing by CIA members.

If found acceptable to the Township Board, an ordinance approving the **Development and Tax Increment Financing Plan** may be considered by the Township Board after the public hearing.

Approval of the **Development and Tax Increment Financing Plan** by the Township Board will grant permission for the CIA to implement only the specific projects specified in the **Development and Tax Increment Financing Plan**.

The adoption of the **Development and Tax Increment Financing Plan** will not cause any change to the zoning of the property nor the current amount of your tax bill.

The **Development and Tax Increment Financing Plan** and other pertinent materials are available for review at the Township Hall during normal business hours.

Carl F. Davis,  
Township Clerk

*Attachment:*     **copy of public hearing notice**

December 5, 2009

Christopher Randall, Chair  
Van Buren County  
Board of Commissioner  
c/o Douglas Cultra, Administrator  
County Administration Building  
219 E. Paw Paw Street, Suite 303  
Paw Paw, Michigan 49079

Dr. Fred L. Mathews, Chair  
Southwest Michigan College  
Board of Trustees  
c/o Dr. David M. Mathews, President  
58900 Cherry Grove Road  
Dowagiac, Michigan 49047

Gentlemen:

The Keeler Township Board has created the **Sister Lakes Corridor Improvement Authority (CIA)** and will consider adoption of a **Development and Tax Increment Financing Plan** detailing the specific projects and their anticipated costs to be completed by the CIA. The Plan also sets forth a financing strategy using, in part, tax increment financing.

A joint public hearing on the **Development and Tax Increment Financing Plan** will be held at 7:30 pm December 1, 2009 at the Keeler Township Hall. A copy of the public notice is attached. You are invited to attend the joint public hearing where the CIA will present the list of projects, cost estimates, completion schedule and financing strategy.

Under the Michigan Corridor Improvement Authority Act (P.A. 280 of 2005, as amended), any affected taxing unit is required to be informed of the pending action to adopt a **Development and Tax Increment Financing Plan**. A copy of the **Development and Tax Increment Financing Plan** is attached. A copy of proposed ordinance and other pertinent materials may be obtained or reviewed in person at the Township Hall during normal business hours.

You are invited to attend the public hearing and present comments and questions. CIA members will be present to respond to any questions. You may also submit your comments and questions in writing before the meeting. Questions will be answered during the public hearing by CIA members.

If found acceptable to the Township Board, an ordinance approving the **Development and Tax Increment Financing Plan** may be considered by the Township Board after the public hearing.

Approval of the **Development and Tax Increment Financing Plan** by the Township Board will grant permission for the CIA to implement only the specific projects specified in the **Development and Tax Increment Financing Plan**.

Carl F. Davis,  
Township Clerk

*Attachments:* **copy of public hearing notice**  
**copy of Development and Tax Increment Financing Plan**

**APPENDIX 5**

**ADOPTION ORDINANCE**

**5**

**TOWNSHIP OF KEELER  
COUNTY OF VAN BUREN  
STATE OF MICHIGAN**

**Ordinance Number \_\_\_\_\_**

**BEING THE ADOPTION OF THE  
KEELER TOWNSHIP  
VAN BUREN COUNTY, MICHIGAN  
SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY  
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

**WHEREAS**, Keeler Township did on September 1, 2009 adopt an Ordinance establishing the Sister Lakes Corridor Improvement Authority, to correct and prevent deterioration in the business district, and

**WHEREAS**, this Ordinance authorizes the use of tax increment financing to attract development and promote the economic well-being of the development area, and

**WHEREAS**, the Board members of the Sister Lakes Corridor Improvement Authority have deemed it necessary to prepare a Development and Tax Increment Financing Plan describing specific projects and their estimated cost as well as the income and expenditures necessary to be made to meet the objectives of the Authority, and

**WHEREAS**, Public Act 280 of 2005, as amended, requires the Township Board to give proper public notice and hold a public hearing prior to the adoption of a Development and Tax Increment Financing Plan, the public hearing which was held December 1, 2009, and

**WHEREAS**, the Supervisor and Township Board members of Keeler Township do herewith find:

1. The Development and Tax Increment Financing Plan constitutes a public purpose as defined in Section 23, Public Act 280 of 2005, as amended, and
2. That a citizens advisory council was not required for the preparation of the plan, and
3. The Development and Tax Increment Financing Plan meets the requirements of Section 20. (2) of the Act, and
4. The proposed method of financing the proposed development projects is feasible and the



authority has the ability to arrange financing, and

5. The Development and Tax Increment Financing Plan is reasonable and necessary to carry out the purposes of the Act, and
6. The land included within the development area (if any) to be acquired is reasonably necessary to carry out the purposes of the plan and of the act in an efficient and economically and satisfactory manner, and
7. The development plan is in accord with the land use plan of Keeler Township, and
8. Public services, such as fire and police protection and utilities are or will be adequate to service the project area, and
9. Changes in zoning, street levels, intersections, and utilities (if necessary) are reasonably necessary for the project and for the municipality, and
10. The amount of captured assessed value estimated to result from adoption of the Development and Tax Increment Financing Plan is reasonable.

**NOW THEREFORE BE IT ORDANED**, The Township Board of Keeler Township, Van Buren, County, Michigan, as recommended by the Board of the Sister Lakes Corridor Improvement Authority, herewith approves and adopts the **Sister Lakes Corridor Improvement Authority Development and Tax Increment Financing Plan dated December 2009** including the following provisions:

- A. The adoption of this Ordinance does herewith establish an administrative requirement that at least annually the Sister Lakes Corridor Improvement Authority shall prepare a comprehensive annual report, which shall be certified and signed by the Chair of the Corridor Improvement Authority, and the Township Supervisor and shall be subsequently provided to each taxing jurisdiction for which taxes are captured and used by the Sister Lakes Corridor Improvement Authority, containing:
  1. An analysis of programmatic and budgetary activities for the prior year,
  2. An analysis of the progress towards implementation of the work program and projects set forth in the approved Development Plan,
  3. An analysis of the need for and application of future tax increment financing funding for implementation of the work program and projects set forth in the approved Development Plan, and
  4. An analysis of programmatic and budgetary activities for the ensuing year.
- B. The adoption of this ordinance limits the activities of the Authority solely to projects listed in the Development Plan with expenditures capped in accord with the individual project cost

estimates detailed in the Development Plan, notwithstanding the ability of the Corridor Improvement Authority to modify and adjust the schedule and scope of any, or all, specific work tasks and budgets provided that no individual project cost estimate is exceeded (subject to adjustments for inflation) without amendment of the Development and Tax Increment Financing Plan.

**THIS ORDINANCE DECLARED ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER 2009.**

Members voting	YES	_____
Members voting	NO	_____
Members absent		_____
Members not voting		_____

I, the undersigned Clerk, hereby certify and attest that the above and forgoing is a true and correct copy of an ordinance adopted by the Township Board of Keeler Township, Van Buren County, Michigan at a special meeting held pursuant to public notice on the 1<sup>st</sup> day of December 2009.

\_\_\_\_\_  
Carl F. Davis,  
Township Clerk

December 2, 2009

Christopher Randall, Chair  
Van Buren County  
Board of Commissioner  
c/o Douglas Cultra, Administrator  
County Administration Building  
219 E. Paw Paw Street, Suite 303  
Paw Paw, Michigan 49079

Dr. Fred L. Mathews, Chair  
Southwest Michigan College  
Board of Trustees  
c/o Dr. David M. Mathews, President  
58900 Cherry Grove Road  
Dowagiac, Michigan 49047

Gentlemen:

This letter is to notify you of the action of the Keeler Township Board on December 8, 2009 which after holding a public hearing did adopt an ordinance approving the **Sister Lakes Corridor Improvement Authority Development and Tax Increment Financing Plan December 2009**.

Under the Michigan Corridor Improvement Authority Act (P.A. 280 of 2005, as amended), specifically section 18, the Township Board is required to notify all taxing jurisdictions levying ad valorem taxes subject to capture.

Ad valorem taxes of the County and College are subject to capture pursuant to the terms of the Development and Tax Increment Financing Plan.

Pursuant to Section 18 paragraph (5) taxing entities who have ad valorem taxes subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the Clerk of Keeler Township not more than 60 days after the public hearing.

Carl F. Davis,  
Township Clerk

Attachment: copy of ordinance

cc: Van Buren County Clerk

# **APPENDIX 6**

## **PRELIMINARY PROJECT COST ESTIMATES**

**6**

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**PATHWAYS / TRAILS**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate is a rough approximation of the estimated costs for a pathway/trail system to serve the corridor district. The route of the pathway would include M-152 from CR 690 to 95th Street, 95th Street from M-152 to CR 690, and CR 690 from 95th Street to M-152, circling Big Crooked Lake. This pathway is one of the recommended routes included in the Keeler Township Five Year Recreation Plan. The costs for the pathway are divided into costs for construction within the CIA District and costs for construction outside of the District, for budgetary purposes.

**PATHWAY/TRAIL ON CR 690 AND M-152 WITHIN CIA DISTRICT**

3,200	LFT	Pathway on CR 690	@	\$32.00	\$102,400.00
800	LFT	Pathway on M-152	@	32.00	<u>25,600.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$128,000.00</b>
Construction Contingency (10% +/-)					14,000.00
Design Engineering					9,000.00
Construction Engineering					<u>9,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$160,000.00</b>

**PATHWAY/TRAIL ON M-152 AND 95TH STREET OUTSIDE OF CIA DISTRICT**

5,200	LFT	Pathway on 95th Street	@	\$32.00	\$166,400.00
7,600	LFT	Pathway on M-152	@	32.00	<u>243,200.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$243,200.00</b>
Construction Contingency (10% +/-)					24,800.00
Design Engineering					16,000.00
Construction Engineering					<u>16,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$300,000.00</b>

**SUMMARY - TOTAL PATHWAY/TRAIL COSTS:**

<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$371,200.00</b>
Construction Contingency (10% +/-)					38,800.00
Design Engineering					25,000.00
Construction Engineering					<u>25,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$460,000.00</b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**DRAINAGE IMPROVEMENTS**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate includes the installation of catch basins and storm sewer along with reducing or eliminating ditch lines along the roads within the CIA District. This will reduce erosion, reduce sedimentation of the lakes, and provide a wider area for pathway construction. The storm sewers would discharge to the lakes after passing through an MDEQ approved treatment system. The estimated project costs are as follows:

**STORM DRAINAGE ON M-152 FROM CR 690 TO THE MDNR BOAT RAMP**

850	LFT	24" Storm Sewer	@	\$45.00	\$38,250.00
850	LFT	18" Storm Sewer	@	35.00	29,750.00
750	LFT	15" Storm Sewer	@	30.00	22,500.00
450	LFT	12" Storm Sewer by Directional Drilling	@	80.00	36,000.00
8	EA	4' Diameter Drainage Structure with Cover	@	1,500.00	12,000.00
9	EA	2' Diameter Drainage Structure with Cover	@	1,000.00	9,000.00
1	EA	Stormceptor Storm Water Treatment Unit	@	15,000.00	15,000.00
2,450	LFT	Fill Ditch Line and Restoration	@	10.00	<u>24,500.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$187,000.00</b>
Construction Contingency (10% +/-)					27,000.00
Design Engineering					13,000.00
Construction Engineering					<u>13,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$240,000.00</b>

**STORM DRAINAGE ON CR 690 FROM M-152 TO THE VICTORY SHORE DRIVE**

850	LFT	24" Storm Sewer	@	\$45.00	\$38,250.00
750	LFT	18" Storm Sewer	@	35.00	26,250.00
750	LFT	15" Storm Sewer	@	30.00	22,500.00
350	LFT	12" Storm Sewer by Directional Drilling	@	80.00	28,000.00
7	EA	4' Diameter Drainage Structure with Cover	@	1,500.00	10,500.00
7	EA	2' Diameter Drainage Structure with Cover	@	1,000.00	7,000.00
1	EA	Stormceptor Storm Water Treatment Unit	@	15,000.00	15,000.00
2,350	LFT	Fill Ditch Line and Restoration	@	10.00	<u>23,500.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$171,000.00</b>
Construction Contingency (10% +/-)					25,000.00
Design Engineering					12,000.00
Construction Engineering					<u>12,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$220,000.00</b>

**STORM DRAINAGE ON M-152 FROM DALEY PROPERTY TO THE MDNR BOAT RAMP**

800	LFT	18" Storm Sewer	@	\$35.00	\$28,000.00
800	LFT	15" Storm Sewer	@	30.00	24,000.00
250	LFT	12" Storm Sewer by Directional Drilling	@	80.00	20,000.00
5	EA	4' Diameter Drainage Structure with Cover	@	1,500.00	7,500.00
5	EA	2' Diameter Drainage Structure with Cover	@	1,000.00	5,000.00
1,600	LFT	Fill Ditch Line and Restoration	@	10.00	<u>16,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$100,500.00</b>
Construction Contingency (10% +/-)					15,500.00
Design Engineering					7,000.00
Construction Engineering					<u>7,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$130,000.00</b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**DRAINAGE IMPROVEMENTS - CONTINUED**  
**PROJECT COST ESTIMATE**  
*October, 2009*

**SUMMARY - TOTAL DRAINAGE IMPROVEMENT COSTS:**

<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>	<b>\$458,500.00</b>
Construction Contingency (10% +/-)	67,500.00
Design Engineering	32,000.00
Construction Engineering	<u>32,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>	<b>\$590,000.00</b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**STREETSCAPE**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate is a rough approximation of the estimated costs for a streetscape project within the Sister Lakes Corridor Improvement Authority Boundary. The costs are based upon recent costs per foot in other jurisdictions.

**M-152 STREETSCAPE FROM MAPLE STREET TO 600' EAST OF CR 690**

1,100	LFT	Residential (Light) Streetscape	@	\$300.00	\$330,000.00
1,400	LFT	Commercial (Heavy) Streetscape	@	400.00	<u>560,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$890,000.00</b>
Construction Contingency (10% +/-)					94,000.00
Design Engineering					58,000.00
Construction Engineering					<u>58,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$1,100,000.00</b>

**CR 690 STREETSCAPE FROM M-152 TO 95TH STREET**

1,050	LFT	Residential (Light) Streetscape	@	\$300.00	\$315,000.00
2,200	LFT	Commercial (Heavy) Streetscape	@	400.00	<u>880,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$1,195,000.00</b>
Construction Contingency (10% +/-)					129,000.00
Design Engineering					78,000.00
Construction Engineering					<u>78,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$1,480,000.00</b>

**SUMMARY - TOTAL STREETSCAPE COSTS:**

<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b>\$2,085,000.00</b>
Construction Contingency (10% +/-)					223,000.00
Design Engineering					136,000.00
Construction Engineering					<u>136,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b>\$2,580,000.00</b>



**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**95TH STREET BRIDGE OVER CROOKED LAKE CHANNEL - CORRIDOR GATEWAY FEATURE**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate includes the construction of a two lane bridge with walkways to carry 95th Street over the connecting channel between Big and Little Crooked Lakes, replacing the existing 6' diameter culvert. The bridge would be designed to allow boats to travel between the two lakes as was possible when the wooden bridge existed prior to the installation of the culvert. For the purposes of this estimate, it was assumed that sufficient right of way exists for construction of the bridge. The estimated project costs are as follows:

1	L.S.	Remove Existing Culvert	@	\$15,000.00	\$15,000.00
1,300	SYD	Remove Existing Pavement	@	5.00	6,500.00
1,800	CYD	Channel Excavation	@	10.00	18,000.00
2,800	SFT	Multi Span Concrete Bridge (70'X40')	@	220.00	616,000.00
10,000	SFT	Sheet Pile Retaining Wall Along New Channel	@	20.00	200,000.00
2,000	SFT	Concrete Retaining Walls	@	25.00	50,000.00
1,500	CYD	Embankment	@	10.00	15,000.00
500	LFT	Road Reconstruction	@	150.00	75,000.00
1	L.S.	Traffic Control	@	15,000.00	15,000.00
1	L.S.	Site Restoration	@	45,000.00	<u>45,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b><u>\$1,055,500.00</u></b>
Construction Contingency (10% +/-)					106,500.00
Design Engineering					69,000.00
Construction Engineering					<u>69,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b><u>\$1,300,000.00</u></b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**FACADE IMPROVEMENTS**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate includes improving the facades on twelve buildings throughout the Sister Lakes Corridor District. The estimate is based upon costs experienced on similar projects. The estimated façade project costs are as follows:

12	EA	Façade Improvements on Private Property	@	\$65,000.00	<u>\$780,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b><u>\$780,000.00</u></b>
Construction Contingency (10% +/-)					83,000.00
Architectural design					51,000.00
Administration					<u>6,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b><u>\$920,000.00</u></b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**CR 690 BRIDGE OVER NEW ROUND/CROOKED LAKE CHANNEL**  
**PROJECT COST ESTIMATE**  
*October, 2009*

The following project cost estimate includes the construction of a two lane bridge with walkways to carry CR 690 over a new connecting channel between Big Crooked Lake and Round Lake, replacing the existing 18" diameter culvert. The bridge would be designed to allow boats to travel between the two lakes. For the purposes of this estimate, it was assumed that three (3) parcels with buildings located along CR 690 would have to be purchased to allow for the construction of this bridge. The estimated project costs are as follows:

1	L.S.	Remove Existing Culvert	@	\$1,000.00	\$1,000.00
1	L.S.	Building Demolition	@	60,000.00	60,000.00
1,000	SYD	Remove Existing Pavement	@	5.00	5,000.00
2,500	CYD	Channel Excavation	@	10.00	25,000.00
2,400	SFT	Multi Span Concrete Bridge (60'X40')	@	220.00	528,000.00
12,000	SFT	Sheet Pile Retaining Wall Along New Channel	@	20.00	240,000.00
500	SFT	Concrete Retaining Walls	@	25.00	12,500.00
800	CYD	Embankment	@	10.00	8,000.00
300	LFT	Road Reconstruction	@	150.00	45,000.00
1	L.S.	Traffic Control	@	15,000.00	15,000.00
1	L.S.	Site Restoration	@	45,000.00	<u>45,000.00</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST =</b>					<b><u>\$984,500.00</u></b>
Construction Contingency (10% +/-)					107,500.00
Purchase Needed Right-of-Way					1,050,000.00
Design Engineering					64,000.00
Construction Engineering					<u>64,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>					<b><u>\$2,270,000.00</u></b>

**KEELER TOWNSHIP**  
**SISTER LAKES CORRIDOR IMPROVEMENT AUTHORITY**  
**DEVELOPMENT PLAN**  
**SUMMARY OF CONSTRUCTION PROJECT COST ESTIMATES**  
*October, 2009*

The following is a summary of the various project cost estimates for the proposed construction projects to be included in the Uptown Corridor Improvement Authority Development Plan. Marketing costs are not included.

PATHWAYS / TRAILS	\$460,000.00
DRAINAGE IMPROVEMENTS	590,000.00
STREETSCAPE	2,580,000.00
95TH STREET BRIDGE OVER CROOKED LAKE CHANNEL - CORRIDOR GATEWAY	1,300,000.00
FACADE IMPROVEMENTS	920,000.00
CR 690 BRIDGE OVER NEW ROUND/CROOKED LAKE CHANNEL	<u>2,270,000.00</u>
<b>TOTAL ESTIMATED PROJECT COST =</b>	<b><u>\$8,120,000.00</u></b>