



CITY OF NEWAYGO TAX INCREMENT FINANCE AUTHORITY “SUMMARY”

TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

October 1986

Adopted by Resolution 86-55 on November 24, 1986
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TIFA SUMMARY
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* Other exhibits, schedules and attachments are located in the original 1986 TIFA Plan and subsequent amendments which are in this book. This document is meant to be a summarization of the original plan with the amendments as they have been incorporated into the original document over the years. Please keep in mind, some of the original plan has been changed and parts deleted per the amendments that were approved. This summary document is current as of the latest 2009 TIFA Plan Amendment.

ACKNOWLEDGEMENTS

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Section A

I. Introduction

A. City of Newaygo Tax Increment Finance Authority (TIFA)

The Newaygo TIFA has been developed in accordance with Act 450 of Public Acts of 1980 of the State of Michigan as amended (Act 450). A copy of Act 450, as amended, is included as attachment 1 to this plan. Act 450 was established to provide a tool for cities to prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation to provide for the establishment of tax increment finance authorities and to prescribe their powers and duties to authorize the acquisition and disposal of interests in real and personal property to provide for the creation and implementation of development plans to provide for the creation of a board to govern an authority and to prescribe its powers and duties to permit the issuance of bonds and other evidences of indebtedness by an authority; and to permit the use of tax increment financing.

The Tax Increment Financing Act provides a vehicle for cities to organize for plan and implement the revitalization of the City. Tax Increment Financing (TIF) the mechanism around which Act 450 is written provides a fairly painless way to finance the planning and development needed to stimulate a turn around in a City. Act 450 gives communities the flexibility they need to address local problems and concerns.

This development and financing plan has been created to stimulate new development in Newaygo. The recommendations found in this plan represent the priorities of the City of Newaygo's TIFA and have been developed to meet the criteria established in Act 450.

B. History

On March 10, 1986, the City of Newaygo held a public hearing concerning the establishment of a TIFA in Newaygo. A copy of the Notice of Public Hearing is attached as Exhibit 1.

On March 10, 1986, the Council adopted Resolution No. 86-20 which created the TIFA. Exhibit 2 is a copy of Resolution No. 86-20. The Council, at the same time, designated the area of operations of the TIFA. Exhibit B2 is a map showing the area in which the TIFA can operate.

On March 19, 1986, Resolution 86-20 was filed with the Secretary of State of Michigan.

The Newaygo City Council approved the appointment of the TIFA Board of Directors on March 24, 1986.

The first meeting of the TIFA was held on April 23, 1986 at 7:30 pm in the Newaygo City Hall. At that time the members of the Board of Directors were sworn in, officers were elected and operating rules were approved. It was decided at the April 23 meeting to contract with REDCO 503 to begin developing the first TIF plan for the area.

C. Development Area

Development Area Number One

Development Area Number One was designed after giving careful consideration to the factors deemed important to the growth and development of the City. The TIFA believes that in order to successfully revitalize the area the public and private sectors must participate in the timely planning and development of the infrastructure to support new development, renovations of existing structures and other physical improvements geared toward creating new jobs, attracting new businesses, retaining existing businesses, increasing the City's tax base and increasing property values city wide.

The TIFA has identified many long term activities and improvements which will help revitalize the City. A long term commitment and the support and encouragement of all sectors of the community are needed to implement the recommendations of the Authority.

Activities the TIFA has identified as requiring improvement, support or attention may include but are not limited to:

1. Improve entrances to downtown parking facilities, expand public parking areas and improve public parking areas aesthetically.
2. Develop the primary river site adjacent to M-37 providing improvements to museum, amphitheater, parking and the farmers market.
3. Increase the visual entrances to the City through the use of landscaping, streetscaping, signage, lighting and sidewalks.
4. Establish and implement a marketing program for the industrial park and tourism.
5. The construction of an elevated water storage unit to provide adequate water pressure for the south half of the City and looping water transmission mains throughout the City.
- 6. Improve pedestrian traffic facilities throughout the development area.
7. The long term relocation of non conforming industrial uses in residential areas to the industrial park.
- 8. Develop the natural attractiveness of the Brooks Creek area and provide pedestrian bridge on Park Street to connect the communities' residential areas.
9. Traffic circulation improvements through better street alignments, the extension of existing streets and upgrading surface structures.
10. Develop the public spaces along the Muskegon River (i.e. ball fields, ice skating, historic village, viewing decks for the river).
11. Acquire vacant buildings, improve CBD facades, build and lease/sell business facilities.
12. Develop the Timber Trails Industrial Park. (1994 Amendment)

Development Area Number Two

Development Area Number Two was designed after review on the need for future commercial growth and development of the City. TIFA believes the development of this area requires the expansion of the utilities systems and infrastructure improvements.

The TIFA has identified many long term improvements which will help revitalize the City. A long term commitment and the support and encouragement of all sectors of the community are needed to implement the recommendations of the Authority.

Activities the TIFA has identified as requiring improvement support or attention may include but are not limited to:

1. Extend water and sewer services to non-serviced areas in the development area.
2. Loop water system.
3. Develop baseball playing fields.
4. Increase the visual entrance to the City through the use of landscaping, streetscaping, lighting, signage and sidewalks.
5. Improve the link between the central downtown commercial district and the north downtown commercial district.
6. Traffic circulation improvements through better street alignments, the extension of existing streets and upgrading surface structures.

In 2003, the Tax Increment Finance Authority ("TIFA") Board reviewed the Plan and recommended that the boundaries of Development Area Number One and Development Area Number Two be amended to consolidate these development areas into one development area in order to facilitate new projects that will span both Development Area Number One and Development Area Number Two. Unfinished projects from Development Area Number One and Development Area Number Two will continue to be included under the Plan to be undertaken in the consolidated Development Area. This amendment, as approved by the City Council, is referred to as the "Year 2003 Amendment." (2003 Amendment)

Additional Projects or Activities:

The additional projects ("Year 2003 Development Plan Projects") which were identified to promote economic growth and eliminate the causes of value deterioration included:

1. Storm and sanitary sewer improvements
2. Water supply system improvements
3. Sidewalk improvements
4. Library improvements
5. Park improvements
6. City Hall and Museum area improvements
7. State Road Project
8. Street paving

Financing for the portion of the Year 2003 Development Plan Projects in the Development Area will come from Tax Increment Revenues as such revenues are available each year after repayment of the current principal and interest of any existing Tax Increment Bond. Additional funding for the project may come from State, Federal and other grant programs, or the City General Fund, the Sanitary Sewer Fund, the Water Supply System Fund and Special Assessments. (2003 Amendment)

The additional activity which was identified as requiring attention included: (2005 Amendment)

1. Retaining a director, a treasurer, a secretary or other personnel considered necessary for operation of the Authority and implementation of the Plan.

The additional projects ("Year 2005 Development Plan Projects") which were identified to promote economic growth and eliminate the causes of value deterioration include:

1. Library Building Project
2. Promotion of Economic Development
3. Economic Development Building Project Funding

Financing for the portion of the Year 2005 Development Plan Projects and activities in the Development Area will come from Tax Increment Revenues as such revenues are available each year after repayment of the current principal and interest of any existing Tax Increment Bond. Additional funding for the projects may come from State, Federal and other grant programs or the City General Fund.

The additional projects ("Year 2007 Development Plan Projects") which were identified to promote economic growth and eliminate the causes of value deterioration included: (2007 Amendment)

1. Water supply system improvements, including such water, sewer and roads necessary to service newly constructed or renovated properties within the Development Area.
2. Construction of a water tower.
3. Construction and installation of a water well.
4. An iron removal system for the water supply.
5. Job training and retention.
6. The construction of a recreational facility and sports complex.

Finance for the portion of the Year 2007 Development Plan Projects and activities in the Development Area will come from Tax Increment Revenues as such revenues are available each year after repayment of the current principal and interest of any existing Tax Increment Bonds or future bonds issued to finance the projects. Additional funding for the projects may come from State, Federal and other grant programs, or the City General Fund. (2007 Amendment)

The additional projects ("Year 2009 Development Plan Projects") that were identified to promote economic growth and eliminate the causes of value deterioration included: (2009 Amendment)

1. Acquisition, Maintenance and Operation of a Community Business Center.
2. Acquisition, Maintenance, Development, Improvement and/or Operation of other properties and/or structures for public purposes.
3. Neighborhood Revitalization and improvements.
4. Provide opportunities for short-term or seasonal business ventures.

Financing for the portion of the Year 2009 Development Plan Projects and activities in the Development Area will come from Tax Increment Revenues as such revenues are available each year after repayment of the current principal and interest of any existing Tax Increment Bonds or future bonds issued to finance the projects. Additional funding for the projects may come from State, Federal and other grant programs or the City General Fund. (2009 Amendment)

D. Purpose

This document is designed to provide the legal authority for the City of Newaygo to utilize TIF for public purposes which will in turn halt the decline in property values throughout the City.

The Tax Increment Financing Plan can outline financing for, but not limited to, the following activities as applicable:

1. Public open space and streetscape improvement work
2. Demolition and clearance of selected properties and buildings
3. Street vacation and removal work
4. Street reconstruction and improvement including utility relocation and replacement
5. Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceeds (if necessary), payment for real and personal property acquisitions
6. Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate other public facilities and buildings that in the opinion of the TIFA is appropriate to the execution of the Development Plan
7. Relocation assistance payments and compensation payments to displaced businesses and individuals (if necessary);
8. Administrative costs associated with carrying out the Development and Financing Plan.

Section B

1. Development Plan

- A. Exhibit B2 shows the boundaries of the Development Area which are coterminous with the authority district. (2003 Amendment)
- B. Exhibit B1 shows all of the streets included in the development area and development district. **(This exhibit as well as exhibit B1-B is deleted from plan per 2003 Plan Amendment.)**
- C.
 - 1. Exhibits B3, B4 and B5 shows the existing streets and public facilities within the development area and the location, character and extent of the categories of public and private land uses existing in the development area.
 - 2. Exhibit B6 shows the proposed land uses for the development area.
 - 3. The boundaries of the Development Area are coterminous with the boundaries of the authority district which are the boundaries of the City of Newaygo, Newaygo County, Michigan as they existed on March 10, 1986. (2003 Amendment)

Note: Development Area One and Two were combined into one development area in 2003 but are separately described below as found in the original TIFA Plan.

Development Area One Description

Generally described as:

Beginning at the NW corner of Mundy Avenue and Brooks Street ROW
then W along the City boundary to the W City boundary
then S along the City boundary to the E City boundary
then E along the City boundary to the E ROW of Mundy
then N along the Mundy ROW to the SE corner of Mundy and Barton ROW
then E along the City boundary to the Eastern City boundary
then N along the City boundary to the N ROW of the South street
then W along the North ROW of South Street to the E ROW of Division Street
then N along the E ROW of Division to the N ROW of Quarterline Road
then W along the N ROW of Quarterline Road to the N ROW of Barton Street
then W along the N ROW of Barton Street to the W ROW of Clay
then S along the W ROW of Clay to the N ROW of East
then W along the N ROW of East to the E ROW of State
then N along the E ROW of State to the N ROW of Washington
then W along the N ROW of Washington to the W ROW of Adams
then N along the W ROW of Adams to the South ROW of Main
then W along the South ROW of Main to the W City boundary
then N to the POB

Plus the Barton Street ROW between State and Clay

Plus the Brooks Street ROW between State and Scott

Plus the Jefferson St. ROW between Pine and Quarterline

Plus the Washington St. ROW between Mill and Quarterline

Plus the Post St. ROW between Park and Ewing
Plus the Main St. ROW from State to Park
Plus the Park St. ROW from Main to East
Plus the Ewing St. POW from Post to Barton
Plus the Quarterline Road ROW from Justice to Barton
Plus the State Road ROW from Brooks N to Main Street
Plus
Beginning at the SW corner of the Main and Adams ROW
then E along the S Main Street ROW to the W ROW of Park
then S along the W ROW of Park to the S ROW of Post
then E along the S ROW of Post to the S ROW of Quarterline Road
then N along the S ROW of Quarterline Road to the E ROW of Justice St.
then N along the E ROW of Justice to the S ROW of Water St.
then E along the S ROW of Water to the W ROW of Droom
then S along the W ROW of Droom to the S ROW of Wood
then E along the S ROW of Wood to the E ROW of Hill
then N along the E ROW of Hill to the S side of the river
then W along the S side of the river to the M-37 ROW
then N along the M-37 ROW to the N bank of the river
then E along the river to the E City boundary
then N along the E City boundary to a point 1 167 feet S of the State Road ROW
then W 1984.4 feet to the State Road ROW
then W along the State ROW to the N M-37 ROW
then S along the M-37 ROW to the S bank of the river
then W along the river to the S Bridge Street ROW
then E along the S Bridge Street ROW to the W State Road ROW
then S along the State Street ROW to the POB

4. Legal Description of Development Area Number Two

Generally described as:

Section A

Beginning at the NW corner of State Road and M-82 ROW then east on Croton Road ROW to the City limits then north to the northeast corner of the City limits then west along the north boundary of the City limits to the Centerline ROW then south 600' on Centerline then west 1300' to Cooper Street ROW City boundary then north 600' to 68th Street ROW City boundary then west on 68th Street ROW to northwest corner city boundary then south to the west City limit boundary on Fremont Street/M-82 ROW then south to the Muskegon River then following the Muskegon River in a northeasterly direction to the point of beginning.

Section B

The area of the City located south of the Muskegon River and not included in the TIF Development Area Number One.

D,E. Exhibit B7 contains a description of proposed improvements in the development area, a description of alterations and a time table for completion of the proposed work.

- F. Exhibit B8 contains a statement of the stages of construction planned and the estimated time of completion of each stage.
- G. Exhibit B6 contains a description of the development area's proposed open spaces and proposed future uses of the open spaces.
- H. The TIFA owns no property in Development Area Number One and does not intend to acquire any property with the exception of certain property in and adjacent to the Timber Trails Industrial Park. The TIFA does not intend to sell, donate, exchange or lease any property to or from the municipality. Any property, acquired by the TIFA will be accomplished in accordance with specific terms and conditions to be established by the TIFA and in accordance with Act 450. (1994 Amendment)
- I. Exhibit B9 sets forth the existing zoning for the City. Exhibit B10 outlines the changes in streets and utilities desired by the TIFA and Exhibit B10-a outlines changes in streets and utilities desired by the TIFA in the industrial park. (1994 Amendment)
- J. The current total estimated cost of the development proposed in the development district is \$26,764,000, which includes projects already completed and projects to be completed (1994 Amendment). The TIFA expects to finance the improvements in whole or in part by a sale of one or more series of TIF bonds through tax increments collected as the project develops or through one or more of the following sources (directly or indirectly):
 - federal / state grants
 - bond proceeds
 - donations
 - investment income
 - money obtained through agreements with private parties
 - money obtained from other sources approved by the Newaygo City Council, i.e. local governments, special assessments, etc.

The proceeds of the above named sources will be adequate to cover the cost of any of the improvements implemented in conjunction with this plan.

The costs of the Year 2003 Development Plan Projects are set forth in the amended Exhibit B7. (2003 Amendment)

Financing for the Year 2003 Development Plan Projects to be undertaken on public owned lands and rights-of-way will come from the following potential sources: (2003 Amendment)

- Bond proceeds
- Future tax increment revenues
- Interest on investments
- Rates and charges paid by users of the sanitary sewer system and water supply system
- Grant funds and low interest loans obtained from State and Federal agencies
- Proceeds from a special assessment district created as provided by law
- Moneys obtained from other sources approved by the Newaygo City Council

The TIFA intends to undertake the Storm and Sanitary Sewer Improvements and the Water Supply System Improvements in partnership with the City. These improvements may be financed by revenue bonds issued by the City over a period of up to 40 years with the agreement of the TIFA to contribute to the payment of a portion of the interest and principal payments due on the bonds. (2003 Amendment)

- K. The property in the development area is owned by entities other than the TIFA. The property owned by the City, with the exception of certain properties in the industrial park to be conveyed to the TIFA, and containing improvements described in the plan will remain under public ownership with the City. The industrial park project ("Timber Trails Project") is being undertaken for the benefit of a private corporation. The property related to the Timber Trails Project will be developed as a manufacturing facility and subsequently leased with an option to purchase to the Donnelly Corporation ("Donnelly") for whose benefit the Timber Trails Project is being undertaken. It is anticipated that once the TIFA bonds issued for the Timber Trails Project are paid Donnelly will exercise its option to purchase for \$1. (1994 Amendment)
- L. In the event the TIFA desires to lease, sell or otherwise convey part or all of the development to another entity, the procedures for leasing, selling or otherwise conveying the development will be determined by the TIFA upon approval by the Newaygo City Council and/or subject to the Charter Regulations of the City of Newaygo.

The TIFA and the Newaygo City Council will reserve the right to select the development proposal and/or the developer whose proposal for purchase best meets the intent of this plan and the interest of the City.

- M. The estimated number of persons living in the development area is 1,670 (2003 Amendment). No individuals will be displaced as a result of the projects proposed in this plan. No occupied residences are designated for acquisition and clearance by the authority.
- N. Since no individuals will be displaced as a result of this plan, a plan for establishing priority in relocating displaced person is not necessary. In the event a person is displaced as a result of this plan, a plan for establishing priority in relocations will be developed.
- O. Since no relocation of persons is anticipated as a result of this plan, no provision for relocation costs is necessary.
- P. The plan is in compliance with Act No. 237 of the Public Acts of 1972.

Section C

I. Tax Increment Financing Plan

- A. The TIF plan is established to make possible the financing of public improvements and activities in whole or in part, necessary and desirable for the development of the development district in accordance with the development plan for the district.

New development in the development area and increases in the assessed value of existing property is severely hampered by a lack of utilities, most notably water, a lack of adequate traffic circulations patterns, a need for improved public parks and several other reasons listed in the development plan. The potential use of TIF has stimulated interest in new development where there are presently no utilities available for development and no financing available to install the utilities. The added resource of TIF will allow the City to begin to address its problems, thereby leading to increased assessments in the development area.

- B. Exhibit C3 contains a revised estimate of the captured assessed value for each year of the plan. All of the captured assessed value will be used by the TIFA. (1994 Amendment)
- C. Exhibit C3 details the revised estimated tax increment revenues for each year of the plan. (1994 Amendment)
- D. The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Resolution, of a development plan and a tax increment financing plan. Following the adoption of that Resolution, the municipal and county treasurers are required by law to transmit to the TIFA that portion of the tax levy of all taxing bodies paid each year of the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue". The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which a commercial facilities exemption certificate has been issued pursuant to the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, as amended, being sections 207.651 to 207.668 of the Michigan Compiled Laws, the assessed value of property for which an industrial facilities exemption certificate has been issued pursuant to Act No. 198 of the Public Acts of 1974, as amended, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the assessed value of property for which a technology park facilities exemption certificate has been issued pursuant to Act No. 385 of the Public Acts of 1984, as amended, being sections 207.701 to 207.718 of the Michigan Compiled Laws and the assessed value of tax-exempt property within the meaning of Act No. 189 of the Public Acts of 1953, as amended, being sections 211.181 to 211.182 of the Michigan Compiled Laws, exceeds the initial assessed value. (1994 Amendment)

The "Initial Assessed Value" is defined by the Act as "the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the Resolution 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 purposes of determining initial assessed value, property for which a commercial facilities exemption certificate, or an industrial facilities exemption certificate or

a technology park facilities exemption certificate is still in effect, or tax exempt property within the meaning of Act No. 189 described above, shall not be considered property which is exempt from taxation. (1994 Amendment)

When the authority determines that it is necessary for the purposes of this plan, 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 16.2 of the act, a detailed explanation of the tax increment procedure the maximum amount of bonded indebtedness to be incurred, the duration of the TIF plan and shall be in compliance with section 14 of the act. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

Approval of the tax increment financing plan shall be pursuant to the notice, hearing and disclosure provisions of section 17 of the act. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

- E. The maximum amount of bonded indebtedness to be incurred under this Tax Increment Financing Plan shall be \$15,000,000. (2003 Amendment)

The amount of bonded indebtedness to be incurred by the TIFA shall be determined by the City of Newaygo upon the recommendation of the TIFA Board. The bonds issued by the Authority may be general or limited obligations of the Authority. Bonds issued by the City may be limited full faith and credit bonds of the City to the extent such bonds are approved by the City Council. (2003 Amendment)

- F. With respect to projects in the Plan yet to be completed, it is anticipated the City will advance certain costs related to these projects including, but not limited to, design, engineering and legal costs which will be reimbursed to the City by the TIFA with tax increment revenues or the proceeds of TIFA bonds. (1994 Amendment)
- G. Exhibit C3 details the expected tax increment revenues for each year of the Plan. All of the tax increment revenues received by the TIFA will be used for the projects identified in the Plan. (1994 Amendment)
- H. The Plan will have a duration of 40 years after the year this amendment is adopted to December 31, 2044. (2003 Amendment)
- I. The overall impact of the development plan is expected to generate increased economic activity in the Development Area, the City of Newaygo and Newaygo County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property within the Development Area, the City of Newaygo, other neighboring communities and throughout Newaygo County. The projections set forth on Exhibit C3 include The Timber Trails Project and a new \$1,750,000 strip shopping center both of which are expected to commence in 1994-95. The projections also assume a normal inflationary growth in property values. (1994 Amendment)

The impact of the Plan on the taxing jurisdictions in the TIFA district is set forth on Exhibit C3 since the TIFA expects to capture and use all tax increment revenues realized in each year of the Plan. Because of recently enacted amendments to Act 450, the Newaygo Public School District and the Newaygo County Intermediate School District will have any lost tax revenues made up by the State of Michigan. It is estimated that Newaygo County will lose annually approximately 7 /10 of 1% of it's property tax revenues and that City will lose annually approximately 29% of its property tax revenues because of the capture of tax increment revenues pursuant to the Plan. Such loss of county and City property tax revenues is balanced by the impact of the Plan projects, including specifically the Timber Trails Project, will have on the economy of the County and City. It is estimated that the Timber Trails Project will initially create 200 new jobs and generate an additional estimated \$3,400,000 of additional annual spending in the area. In addition, the construction of the Timber Trails Project will create approximately 75 construction jobs which will cause an estimated additional spending in the area of \$1,275,000 for a three year period. (1994 Amendment)

The TIFA will not capture property taxes of any taxing jurisdiction which represents special voted debt service millage. (1994 Amendment)

- J. This TIF plan and the development plan may be amended by the TIFA subject to the approval, public hearing notice and other conditions imposed by the TIF Act.

EXHIBIT B7
Description of Planned Improvements
TIF Development Area

Introduction

The TIFA has become aware of a large number of long term improvements the City of Newaygo should begin to address. A broad list of projects has been developed by the TIFA to assist in deciding what projects are of a high enough priority to the TIFA to be formally included in the TIF plan. The following list of projects has been included in this document to suggest to the overall community areas which may need study and planning in the future. The list has been developed by geographic zone or area.

- A. Projects listed in Downtown District Plan, City of Newaygo, prepared by WBDC, November 1985, attached as Attachment 2 and hereby adopted by reference. This shall be known as Zone A Improvements.
- B. South M-37 Commercial Zone. This shall be known as Zone B Improvements.
1. Provide improved landscaping, streetscape, signage and sidewalks from south city limits to Washington Street on M-37 and buffer areas to adjacent residential uses.
 2. Extend Barton to Mundy including 8" water main to loop system and provide 28' width with curb and gutter, sidewalk. Barton to be major street west of M-37 to facilitate traffic from multi-family area.
 3. Extend Mundy north to Washington and Washington west to City limits including 8" water main, 28' width with curb and gutter, sidewalk.
 4. Install stop and go traffic light at Barton and M-37 intersection. This will regulate heavy traffic flow north and south and east and west at major intersection, reduce speed through City and allow for safe entry in and out of local businesses.
- C. Industrial Park / Barton Zone. This shall be known as Zone C Improvements.
1. Widen and improve Barton Street including resurfacing, construction of curbs and gutters, storm sewers and sidewalks from M-37 to Quarterline Road. Phase I of this project has been completed at a cost of \$834,000. Phase II is expected to cost an estimated \$900,000 and is expected to be purchased with TIFA bonds and/or, if available, state and federal grants. (1994 Amendment)
 2. Construct an elevated water storage tank, booster pumps and /or booster chlorinator system to increase water pressure and chlorine residual in south half of City. Will provide benefit to Zone B as well. Needed to meet water demand for moderate volume water customers in industrial park. Make improvements in infrastructure in industrial park as needed.
 3. Establish and implement marketing strategy for industrial park. Assist in relocating industrial operations in residential areas to industrial zones. Assist in providing industrial facilities to meet employment needs within the community.
 4. Construct secondary wastewater treatment facilities (located in Zone A) to provide adequate treatment to meet DNR/EPA requirements for industrial customers with non domestic discharges.
 5. Construct and install the Timber Trails Project which will consist of (a) the construction of a manufacturing facility including necessary machinery and equipment and (b) the relocation and construction of various infrastructure improvements at the Timber Trails Industrial Park. The manufacturing facility will consist of a 150,000 to 175,000 square foot building and

equipment for injection molding, assembly and painting of automotive parts and components. Once constructed and installed, the facility will be leased to Donnelly which will have an option to purchase the facility for \$1 at the time any TIFA bonds used to finance the Project are paid in full. Total estimated cost of the facility is \$21,934,000 of which an estimated \$7,300,000 will be financed with TIFA bonds, \$2,588,250 will be financed with a community development block grant and \$12,045,750 will be privately financed by Donnelly. The infrastructure of the Timber Trails Project consists of the removal of the City Airport runway, the relocation and construction of a portion of South Park Avenue, the relocation and construction of public sanitary sewer and water mains, the construction of storm sewers, site improvements and the installation of a fire water pump at or adjacent to the Timber Trails Industrial Park. All of these improvements will be publicly owned. The total estimated cost of the infrastructure improvements is \$1,917,000. It is estimated that \$950,000 of these costs will be financed with TIFA bonds, \$365,000 of these costs will be financed by a community development block grant and the balance by other state and federal grants. (1994 Amendment)

It is understood by the TIFA that the projects listed above are beyond the scope of the TIFA to complete with its own resources. The Board does recognize that with the assistance of other governmental entities, private developers and favorable economic growth during the next four decades, completion of the planning and implementation of the projects is possible. (1994 Amendment)

The tax increment revenues captured in the TIFA district will be used to repay the debt service on the TIFA bonds identified in this Plan. (1994 Amendment)

D. Connecting routes between Zone A, B and C and property owned by local governments known as Zone D Improvements

1. Henning Park/Shaw Park: expand camping sites, consolidate camping operations to provide for one entity managing facilities, improve aesthetics, landscaping and facilities at Shaw Park.
2. Connect 6" water main at Henning Park to 12" water main on Croton Road. Will serve as loop and secondary source to City south of river.
3. Construct pedestrian bridge at Park Street over Brooks Creek. Will provide pedestrian traffic route between schools and join City. Consideration will need to be given to possible merits to vehicle/pedestrian bridge.
4. Development of recreational facilities at the High School, Middle School and Elementary School so that these facilities provide a community recreation/park setting, while meeting the institutional athletic needs of the school.
5. Pursue the joint development of a public works facility to meet city/school/county maintenance needs. Zone C location should have priority.
6. Facilitate the construction of a public building to serve federal post office, county agency and school district needs. Zone A location should have priority.
7. Connect the 12" water main on Quarterline to a new elevated water tank and the 12" main on Clay Street south of Barton
8. Evaluate, recommend and implement the future improvements to the airport property, considering the need for an airport facility and other uses for this land.

It is understood by the TIFA that the projects listed above are beyond the scope of the TIFA to complete with its own resources. The Board does recognize that with the assistance of other governmental entities, private developers and favorable economic growth during the next two decades, completion of the planning and implementation of the projects is possible.

Planned Improvements

Zone A: Improve entrances to parking lots, repave parking lots, standardize street signage and plant trees. Estimated cost \$45,000.

Zone B: Complete installation of sidewalks along both sides of M-37 from the S City limits to Washington Street, plant trees approximately every 75 feet in ROW. Estimated cost \$45,000.

Zone C:

- A. Administrative costs to promote the industrial park, including design work, consulting fees and marketing fees. Estimated cost \$50,000.
- B. Complete sidewalk along south side of Barton from M-37 to Quarterline Road. Estimated cost \$45,000
- C. The Barton Street Improvements described above under "Introduction, C. Industrial Park/Barton Zone – Item #1" and the Timber Trails Project described above under "Introduction, C. Industrial Park/Barton Zone – Item #5." (1994 Amendment)

Zone D:

- A. Install landscaping improvements at Shaw Park and develop ten camping sites in Henning Park. Estimated cost \$50,000.
- B. Connect 6" water main at Henning Park to 12" water main on Croton Road. Estimated cost \$60,000.
- C. Complete design and engineering of pedestrian bridge at Park Street over Brooks Creek including an analysis of the feasibility of reconstructing the dam and/or developing a vehicular bridge. Estimated cost \$15,000.

Major Projects

Development of the River Front Park along the Muskegon River within the TIFA district including the construction of river walkways, fishing piers, launching sites, docks, amphitheater, picnic and recreation areas, parking areas, lighting and signage. Phase I of the project has been completed at a cost of \$525,000. Phase II is expected to cost an estimated \$700,000 and is expected to be financed with TIFA bonds and/or, if available, state and federal grants. (1994 Amendment)

Develop an industrial facility in the industrial park to be used to attract new business and create employment in the industrial park. See description of Timber Trails Project above under "Introduction, C. Industrial Park/Barton Zone – Item #5. (1994 Amendment)

Construction of the Timber Trails Project will begin in 1994 and will continue in the following years. A major portion of the Project will be complete in 1995 including all the infrastructure improvements. Additional capital improvements are expected to be made by Donnelly each year the manufacturing facility is in operation. The Phase II Barton Street Improvements and the Phase II Riverfront Park Improvements will be commenced and completed during 1994-95. (1994 Amendment)

Year 2003 Development Plan Projects (2003 Amendment)

1. Storm and Sanitary Sewer Improvements - \$4,104,000

This component involves improvements to the Sanitary Sewer System in the Development Area, improvements to the Storm Water Drainage System in the Development Area and the separation of this system from the Sanitary Sewer System, construction and reconstruction of streets, and restoration of rights of way affected by these improvements. It is anticipated that this project will begin in the spring of 2003. It is anticipated that a major construction and reconstruction of the systems will be completed by the end of 2004, but ongoing projects may be undertaken throughout the life of the plan.

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

- Removal of plant material, bituminous material, sidewalk, curb and gutter, sewer lines and storm sewer lines.
- Filling, grading and other site preparation.
- Installation and replacement of sewer main.
- Installation and replacement of sanitary sewer service laterals.
- Improvement of storm sewers and installation of new storm sewers, separation of storm sewer from sanitary sewer and conversion of existing sanitary sewer mains to storm sewer.
- Reconstruction and restoration of streets, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and rights-of-way damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

2. Water Supply System Improvements - \$1,500,000

This component involves improvements to the Water Supply System in the City, construction and reconstruction of streets, and restoration of rights-of-way affected by these improvements. It is anticipated that this project will begin in the spring of 2003. It is anticipated that a major construction and reconstruction of the system will be completed by the end of 2004, but ongoing projects may be undertaken throughout the life of the Plan.

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

- Removal of plant material, bituminous material, sidewalk, curb and gutter, and water lines.
- Filling, grading and other site preparation
- Installation and replacement of water main.
- Installation and replacement of water laterals.
- Reconstruction and restoration of streets, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.

- Remediation of landscaping, driveways and rights-of-way damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

3. Sidewalk Improvements - \$54,000

This project includes the construction of new sidewalk throughout the Development Area and the repair and replacement of existing sidewalks throughout the Development Area. It is anticipated that this project will begin in the spring of 2003. This project will consist of annual installments of improvements to the sidewalk, and the estimate of costs given is an estimate of the annual installment needed to complete this project.

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

- Removal of concrete, old sod, plantings, debris, soil and other material.
- Filling, grading and other site preparation.
- Construction of sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

4. Library Improvements - \$11,000

This project includes capital improvements to the Newaygo Carnegie Library Building located in the Development Area. It is anticipated that this project will begin in 2003. This project will consist of annual installments of improvements to the facility, and the estimate of cost given is an estimate of the annual installment.

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

- Structural and capital improvements to the interior and exterior of the building, including repair of existing facilities and construction of new improvements.
- Painting, repair of flooring and replacement of carpeting.
- Construction or installation of new public amenities.
- Improvements to the landscaping, façade, sidewalk, parking facilities and other improvements to the grounds of the facility.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

5. Park Improvements - \$24,000

This component consists of the construction of parks to serve the development area. It is anticipated that this project will begin in the spring of 2004. Ongoing projects may be undertaken throughout the life of the Plan.

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

- Acquisition of property.
- Removal of old grass, plantings, debris, soil and other material.
- Installation of irrigation.
- Landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Installation of benches, picnic tables, playground equipment, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, etc.
- Construction of picnic enclosures, shelters or other structures.
- Construction of sidewalks and parking facilities.
- Repairs and improvements necessary to bring facilities into compliance with handicap access requirements.
- Engineering and other professional fees.
- Any other items which are necessary or incidental to the items listed above, or which the TIFA Board determines to be desirable to include in the park.

6. City Hall and Museum Area Improvements: \$16,000

This project includes capital improvements to the Newaygo City Hall and the Museum, both located in the Development Area. It is anticipated that this project will begin in the spring of 2003. Ongoing projects may be undertaken throughout the life of the Plan.

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

- Structural and capital improvements to the interior and exterior of the buildings and grounds of the City Hall and Museum, including repair of existing facilities and construction of new improvements.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

7. State Road Project - \$501,000

This project includes the construction of sidewalks and the replacement of sidewalks and the installation of light poles along State Road from the bridge to River Street. It is anticipated that this project will begin in the spring of 2003 and be completed by the end of 2004.

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

- Removal of concrete, old sod, plantings, debris, soil and other material
- Filling, grading and other site preparation.
- Construction of sidewalks.

- Installation of light poles.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA [TIFA] Board deem to be necessary or incidental to the items set forth above.

8. Street Paving Project - \$100,000

The Street Paving Project will include the paving of unpaved streets in the Development Area. It is anticipated that this project will begin in the spring of 2003. This project will consist of annual installments of improvements to the streets, and the estimate of costs given is an estimate of the annual installment.

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

- Removal of existing material.
- Installation of storm water drainage system.
- Street paving, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and parking lots damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the ~~DDA~~^{TIFA} Board deem to be necessary or incidental to the items set forth above.

The improvements included in this amendment include all factors necessary and incidental to the principal development elements. The TIFA will assist in financing the portion of the project which is located in the TIFA's Development Area. The Year 2002 Development Plan Project will be undertaken during 2003 and 2004 with possible future phases in the following years.

Year 2005 Development Plan Projects (2005 Amendment)

1. Library Building Project - \$900,000

This project includes assisting the Newaygo District Library (the "Library") to construct a library building. It is possible that the TIFA will assist with this project by providing funds for construction and/or providing annual contributions to the debt service for any debt issued to finance the project. The estimate of cost assumes a contribution of \$400,000 to the initial construction fund for the project and annual contributions of \$50,000 towards debt service. These amounts may increase or decrease depending on actual costs, the availability of other funding sources, and future structuring of the project. The project will also include the development of public park space on the Library property. It is anticipated that this project will begin in 2005 and will be completed in 2009.

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

- Acquisition of new property.
- Site work, architecture, construction and engineering expenses and fees and legal and other professional fees.
- Construction of a new building.
- Creation of a park adjacent to the new building.
- Removal of old grass, plantings, debris, soil and other material, installation of irrigation, landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Installation of benches, picnic tables, playground equipment, trash receptacles, lighting, signage, banners, dumpster enclosures, tree grates, etc., construction of picnic enclosures, shelters or other structures.
- Construction of sidewalks and parking facilities.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

2. Promotion of Economic Development - \$200,000 annually

This project authorizes the Tax Increment Finance Authority to develop a long-range plan in cooperation with the Planning Commission designed to halt the decline of property values and promote growth of the development area and to take such steps as may be necessary to implement the plan to the fullest extent possible. The TIFA will act in conjunction with the Chamber of Commerce and other organizations to identify businesses that might relocate to the City, to promote the City to businesses and to engage in various activities identified in the long-range plan as necessary to halt decline and promote growth and development in the TIFA. It is anticipated that this project will begin in 2005 and will be ongoing during the term of the Plan. The annual expenditure may increase with inflation or additional activities.

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

- Marketing initiatives that benefit the businesses in the Development Area and encourage economic growth and general marketing of the TIFA district. The marketing may be done by the TIFA acting alone or through collaboration with other entities.
- Purchase of advertising, including, but not limited to, print advertising, radio advertising, television advertising, billboard advertising and direct mail advertising.
- Marketing blitzes and promotions.
- Production and distribution of an informational map of the downtown.
- Collaboration with the City, the Chamber of Commerce and other groups on specific marketing efforts.
- Engage professional and consultants, as necessary.
- Travel.
- Attendance at trade shows.

- Funding of marketing efforts by the TIFA Director in implementing this project and the activities needed to implement the long-range plan.
- Such other activities as the TIFA Board deem to be necessary or incidental to the items set forth above.

3. Building Improvements - \$200,000

This project authorizes the Tax Increment Finance Authority to rehabilitate, restore, preserve, equip, improve, maintain, and repair properties in the Development Area. This project is being undertaken to improve commercial and industrial buildings in the Development Area and to assist businesses to locate or remain in the Development Area. The project may be undertaken by the TIFA directly contracting for improvements, by contracting with property owners to make the improvements, or by participating in programs, either alone or in conjunction with other organizations which provide incentives to property owners to make such improvements. This component may include establishing or contributing to a fund which makes grants or loans to property owners for these improvements, in exchange for such security and interests in the property as may be necessary or desirable. It is anticipated that this project will begin in 2005 and will be ongoing during the term of this Plan.

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

- Making capital improvements to commercial and industrial buildings or causing such improvements to be made.
- Providing funds to local businesses possibly in conjunction with federal, state, county, and other entities in exchange for agreements requiring such businesses to make façade and other improvements to the properties in conjunction with leases, licenses, easements, notes, security agreements or other interests.
- _____
- Such other actions and improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

Year 2007 Development Plan Projects (2007 Amendment)

1. Water Supply System Improvements - \$500,000

This component involves improvements to the Water Supply System in the Development Area. It is anticipated that this project will begin in 2007. It is anticipated that a major construction and reconstruction of the systems will be completed by July of 2009, but ongoing projects may be undertaken throughout the life of the Plan.

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

- Site work, construction and engineering expenses and fees and legal and other professional fees.
- Improvements to the water supply system.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

2. Construction and Installation of Well - \$750,000

This component consists of the construction of and installation of a well located in the Development Area. It is anticipated that this project will begin in 2007. It is anticipated that a major construction and reconstruction of the system will be completed by July of 2009, but ongoing projects may be undertaken throughout the life of the Plan.

- Site work, construction and engineering expenses and fees and legal and other professional fees.
- Installation of well.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

3. Construction of Water Tower - \$750,000

This component involves improvements to the construction of a water tower in the Development Area. It is anticipated that this project will begin in 2007. It is anticipated that a major construction and reconstruction of the system will be completed by July of 2009, but ongoing projects may be undertaken throughout the life of the Plan.

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

- Construction of a water tower.
- Engineering, legal and other professional fees.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

4. Water Treatment including iron removal - \$650,000

This project includes water treatment including iron removal throughout the Development Area. It is anticipated that this project will begin in 2007. It is anticipated that a major construction and reconstruction of the system will be completed by July of 2009, but ongoing projects may be undertaken throughout the life of the Plan.

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

- Construction of a water treatment system.
- Engineering, legal and other professional fees.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

5. Job Training & Retention Program & Contracts - \$15,000

This project includes a proposed program of grants or contracts for up to \$15,000 annually per employer in the Development Area to enable employers to offer job training programs in order to retain jobs or increase availability of jobs and to spur economic development. It is anticipated

that this project will begin in 2007. It is anticipated that this project will be on-going throughout the life of the Plan.

- Studies, reviews, and analysis of job training and retention programs.
- Engineering expenses and fees and legal and other professional fees.

6. Recreational Facility and Sports Complex - \$150,000

This project includes the construction of a recreational facility possibly including a sports complex and concession stand within the Development Area. It is possible that the TIFA will assist with this project by providing funds for construction and/or providing annual contributions to the debt services for any debt issued to finance the project. It is anticipated that this project will begin in 2007 and will be completed in July of 2009.

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

- Acquisition of new property.
- Site work, architecture, construction and engineering expenses and fees and legal and other professional fees.
- Construction of a new building or buildings.
- Removal of old grass, plantings, debris, soil and other material, installation of irrigation, landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Construction of sidewalks and parking facilities.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

7. Prevention of Urban Deterioration & Encouragement of Neighborhood Revitalization - \$30,000

This project includes the prevention of urban deterioration and the encouragement of neighborhood revitalization. It is possible that TIFA will assist with this project by providing funds for public safety programs and equipment. It is anticipated that this project will begin in 2007 and will be on-going throughout the life of the Plan.

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

- Acquisition of new property.
- Acquisition of new public safety equipment.
- Development of public safety programs.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

Year 2009 Development Plan Projects (2009 Amendment)

1. Acquisition, Maintenance and Operation - \$1,800,000
of a Community Business Center

This component involves acquisition, maintenance and operation of a Community Business Center ("CBC") in the Development Area located at 1 State Rd. or another location in the downtown area. It is possible that TIFA will assist with this project by providing funds for the acquisition, operation and maintenance of the CBC and/or providing annual contributions to the debt service for any debt issued to finance the project. The estimate of cost assumes a contribution of \$300,000 to the initial cost of the project and annual contributions of \$150,000 toward debt service. If TIFA does not purchase the CBC, it is anticipated that TIFA will support the operation of the CBC ^{with} approximately \$90,000 per year up to an anticipated \$700,000 maximum. It is anticipated that the development of the CBC will begin in 2009 and that the TIFA will acquire the developed or substantially developed CBC by 2009, but ongoing projects related to the operation and maintenance of the CBC may be undertaken throughout the life of the Plan.

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

- Acquisition of property and/or structures.
- Site work, construction and engineering expenses and fees and legal and other professional fees.
- Construction of a new building or buildings.
- Removal of old grass, plantings, debris, soil and other material, installation of irrigation, landscaping, including but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Construction of sidewalks and parking facilities.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

2. Acquisition, Maintenance, Development, Improvement - \$1,000,000
and/or Operation of Other Properties and/or Structures
for Public Purposes

This component authorizes the TIFA to acquire, maintain, develop, construct, improve and/or operate properties and/or structures in the Development Area for public purposes including but not limited to providing opportunities for business development, arts, and culture. These properties and/or structures may include but are not limited to office buildings, a museum, and a cultural center. It is anticipated that the TIFA will begin to acquire these properties or develop a long-range plan to acquire these properties by 2009, and that ongoing projects related to the operation and maintenance of these properties and/or structures will be undertaken throughout the life of the Plan.

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

- Acquisition of property and/or structures.
- Site work, construction and engineering expenses and fees and legal and other professional fees.

- Construction of a new building or buildings.
- Removal of old grass, plantings, debris, soil and other material, installation of irrigation, landscaping, including, but not limited to, the installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Construction of sidewalks and parking facilities.
- Operating and maintenance expenses.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

3. Neighborhood Revitalization and Improvements - \$150,000

This component involves revitalization and improvement of neighborhoods within the Development Area by encouraging and accomplishing clean-up and capital improvements on properties in the Development Area. The purpose of the project is to improve buildings and properties in the Development Area. The project may be undertaken by the TIFA directly contracting for improvements, by contracting with property owners to make the improvements, or by participating in programs, either alone or in conjunction with other organizations that provide incentives to property owners to make such improvements. It is anticipated that the revitalization and improvement projects will begin in 2009, and that the projects will be ongoing throughout the life of the Plan.

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

- Removal and disposal of junk, debris, or abandoned personal property.
- Trimming of trees, vegetation and removal of brush.
- Landscaping, including but not limited to installation of grass, bushes, trees, other plantings, wood chips, ground coverings and other decorative items.
- Acquisition of equipment necessary to perform the revitalization and clean-up projects.
- Installation of streetscape improvements.
- Purchase and installation of benches and other park-like amenities.
- Labor, site work, construction and engineering expenses and fees and legal and other professional fees.
- Entering into contracts with homeowners, landowners, and business owners to encourage neighborhood revitalization, economic development and activity, and historic preservation through capital improvements to property and structures in the Development Area.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

4. Provide opportunities for short-term and/or seasonal business ventures - \$200,000

This component involves providing opportunities for and accommodating short-term and/or seasonal business ventures in the Development Area. It is anticipated that the TIFA will begin to provide such opportunities in 2009, and that the projects will be ongoing throughout the life of the Plan.

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

- Marketing and promotion of short-term and/or seasonal business ventures.
- Purchase of advertising, including but not limited to, print advertising, radio advertising, television advertising, billboard advertising, and direct mail advertising.
- Collaboration with the City, the Chamber of Commerce and other groups on specific marketing efforts.
- Lease or sale of property for use by short-term and/or seasonal businesses.
- Such other improvements as the TIFA Board deem to be necessary or incidental to the items set forth above.

EXHIBIT B7-b
DESCRIPTION OF PLANNED IMPROVEMENTS
TIF DEVELOPMENT AREA NUMBER TWO

Introduction

The TIFA has become aware of need to develop and revitalize a large area of property in the north section of the City of Newaygo. Such area lacks the facilities and services that are essential in the improvements in Development Area Number Two.

- A. North M-37 Commercial Zone. This shall be known as Zone E improvements.
 - 1. Provide sewer system extension to service Zone E.
 - 2. Provide water system extension to service Zone E.
 - 3. Extend the central M-37 Downtown Streetscape Design from the M-37/Muskegon River Bridge to the North M-37 City limits.
 - 4. Improve and extend street system and its alignments and surfaces.

- B. West M-82 and Centerline Area. This shall be known as Zone F improvements.
 - 1. Provide sewer system extension to service Zone F.
 - 2. Extend and loop water system to provide improved water quality and pressure in Development Area Number Two
 - 3. Develop baseball fields on City owned property.
 - 4. Improve and extend street system and its alignments and surfaces.

- C. City Northwest Section and Croton Road Area. This shall be known as Zone G improvements.
 - 1. Provide sewer system extension to service Zone G.
 - 2. Extend and loop water system to provide improved water quality and pressure in Development Area Number Two.
 - 3. Improve and extend street system and its alignments and surfaces.

- D. Remaining areas of the City. This shall be known as Zone H improvements.
 - 1. Provide sewer system extension to service Zone H.
Extend and loop water system to provide improved water quality and pressure in Development Area Number Two.
Improve and extend street system and its alignments and surfaces.

The TIFA has developed the following procedures to ensure that the maximum number of improvements can be planned and implemented by the TIFA.

- A. Establish improvements for each zone which will be implemented within twenty years.

- B. Each budget year the TIF will detail projects or parts thereof to be completed in the next budget year.

Planned Improvements

Zone E:

- A. Extend water and sewer service from the north M-37/M-82 intersection. Cost \$700,000.
- B. Extend the central downtown streetscape design and connect the zone with the proposed riverfront park development. Cost \$500,000.
- C. Improve street alignment and street surfaces. Cost \$200,000.

Zone F:

- A. Provide sewer system extension from north M-37/M-82 intersection. Cost \$400,000.
- B. Loop existing water system and extend water system from Fremont Street to Centerline and 68th Street. Cost \$350,000.
- C. Develop baseball fields on City owned property. Cost \$15,000.
- D. Improve street alignment and street surfaces. Cost \$200,000.

Zone G:

- A. Provide sewer system extension from north M-37/M-82 intersection. Cost \$400,000.
- B. Extend and loop existing water system. Cost \$300,000.
- C. Improve street alignment and street surfaces. Cost \$200,000.

Zone H:

- A. Provide sewer system extension from north in various sections of Zone H. Cost \$400,000.
- B. Extend and loop existing water system. Cost \$350,000.
- C. Improve street alignment and street surfaces. Cost \$1,200,000.

EXHIBIT B8

Construction Schedule

The proposed improvements outlined in the development plan are scheduled to be completed within forty years from the date of approval of this Development and Finance Plan.

The Year 2003 Development Plan Projects are scheduled to be constructed in the time frames outlined in Section 7 of the Year 2003 Amendment. (2003 Amendment)

The Year 2005 Development Plan Projects are scheduled to be constructed in the time frames outlined in Section 1 of the Year 2005 Amendment. (2005 Amendment)

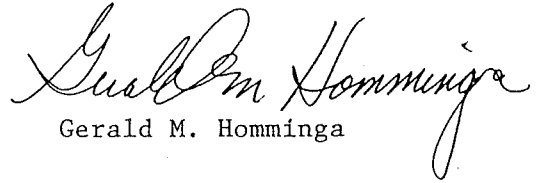
The Year 2007 Development Plan Projects are scheduled to be constructed in the time frames outlined in Section 2 of the Year 2007 Amendment. (2007 Amendment)

The Year 2009 Development Plan Projects are scheduled to be constructed in the time frames outlined in Section 2 of the Year 2009 Amendment. (2009 Amendment)

NOTE: This publication is meant to be a complete summarization of the Tax Increment Finance and Development Plan with all the amendments added to make into one complete document. Should there be any errors or omissions found in this document please refer to the original plan amendments as they supersede this document.

Exhibit 1

Legal Notice Published in the Fremont Times-Indicator February 12, 1986.


Gerald M. Homminga

**NOTICE OF
PUBLIC HEARING
CITY OF NEWAYGO**

Please be advised that the City Council of the City of Newaygo has adopted a resolution of intent to create and provide for the operation of a Tax Increment Finance Authority and establish the authority district boundaries as the boundaries of the City of Newaygo.

The City Council will hold a public hearing on the above on March 10, 1986, at 7 p.m. in the City Council Chambers, Newaygo Community Building, 29 N. State Road, Newaygo, Michigan, and after said public hearing the City Council may adopt a resolution establishing the authority and designate the boundaries of the authority district within which the authority shall exercise its powers, as established in Act 450 of Public Acts 1980.

Gerald M. Homminga
City Clerk

CITY OF NEWAYGO RESOLUTION 86-20

Exhibit 2

WHEREAS, the State of Michigan has passed legislation known as the TAX INCREMENT FINANCE ACT being PA No. 450 of 1980 as amended through July, 1984; and

WHEREAS, the City is hereby creating and establishing for the City of Newaygo a Tax Increment Finance Authority, pursuant to Act 450 of 1980, as amended through July, 1984; and

WHEREAS, the City Council hereby determines that it is necessary for the best interest of the City to increase or maintain property tax valuation where possible in the City of Newaygo, promote economic growth and/or eliminate the causes of deterioration by establishing a Tax Increment Finance Authority, pursuant to Act 450 as amended through July, 1984; and

NOW THEREFORE, BE IT RESOLVED: That the City Council hereby creates, pursuant to Act 450 as amended through July, 1984, a Tax Increment Finance Authority for the City of Newaygo, Michigan. As provided in Section 4 paragraph (e) of Act 450, the Authority shall consist of a Board of Directors; said board to be 13 persons appointed by the Mayor, subject to approval of the City Council. The members appointed shall be appointed as follows: three members for 1 year, three members for 2 years, three members for 3 years, and four members for 4 years; thereafter, each member shall serve a term of 4 years. To the extent possible the Mayor shall appoint members representing other local governmental units serving the TIFA district, commercial business in the downtown district and highway business district, industrial manufacturing and service industries in the industrial districts, and one representative representing the residential districts who is not a business owner or representative of a business in the City of Newaygo. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this resolution and all of the powers expressed or implied granted to it by Act 450 as amended through July, 1984; and

That the Tax Increment Finance District in which the Authority shall exercise its powers as provided by Act 450, as amended through July, 1984, shall consist of the entire incorporated City of Newaygo, as presently exists, Newaygo County, Michigan; and

That the Authority shall be under the control of a Board of Directors consisting of thirteen members. The members shall be appointed by the Mayor of the City of Newaygo, Michigan, subject to approval by the Council and shall hold office for the terms provided in Act 450 as amended through July, 1984; and

That except as specifically otherwise provided in the resolution, the Authority shall have all the powers provided by law subject to the limitations imposed by law, and may adopt its by-laws and rules of procedure; and

That this resolution shall be effective on March 10, 1986 and after publication; and

That the City Council of the City of Newaygo, Michigan, does hereby create and establish a Tax Increment Finance Authority and District, pursuant to Public Act 450 of 1980 as amended through July, 1984.

This resolution being moved by Postma, supported by Burandt, and adopted by the City Council at its regular meeting on March 10, 1986.

Mayor, C. Douglas Day
Clerk, Gerald M. Homminga
3-19-86

Exhibit B2
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan
 TIFA Boundaries

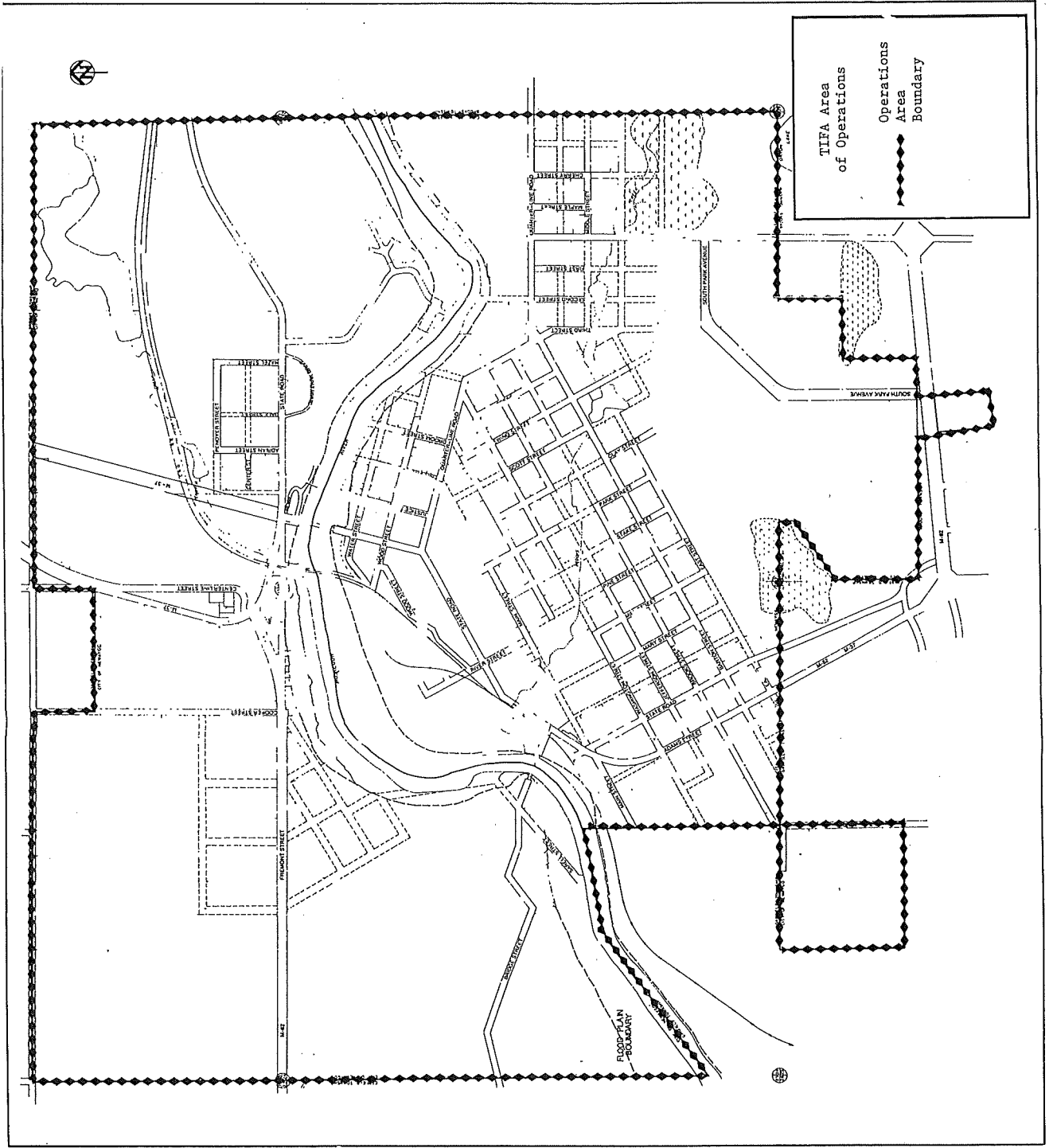


Exhibit B3
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan
 Sewage Collection System

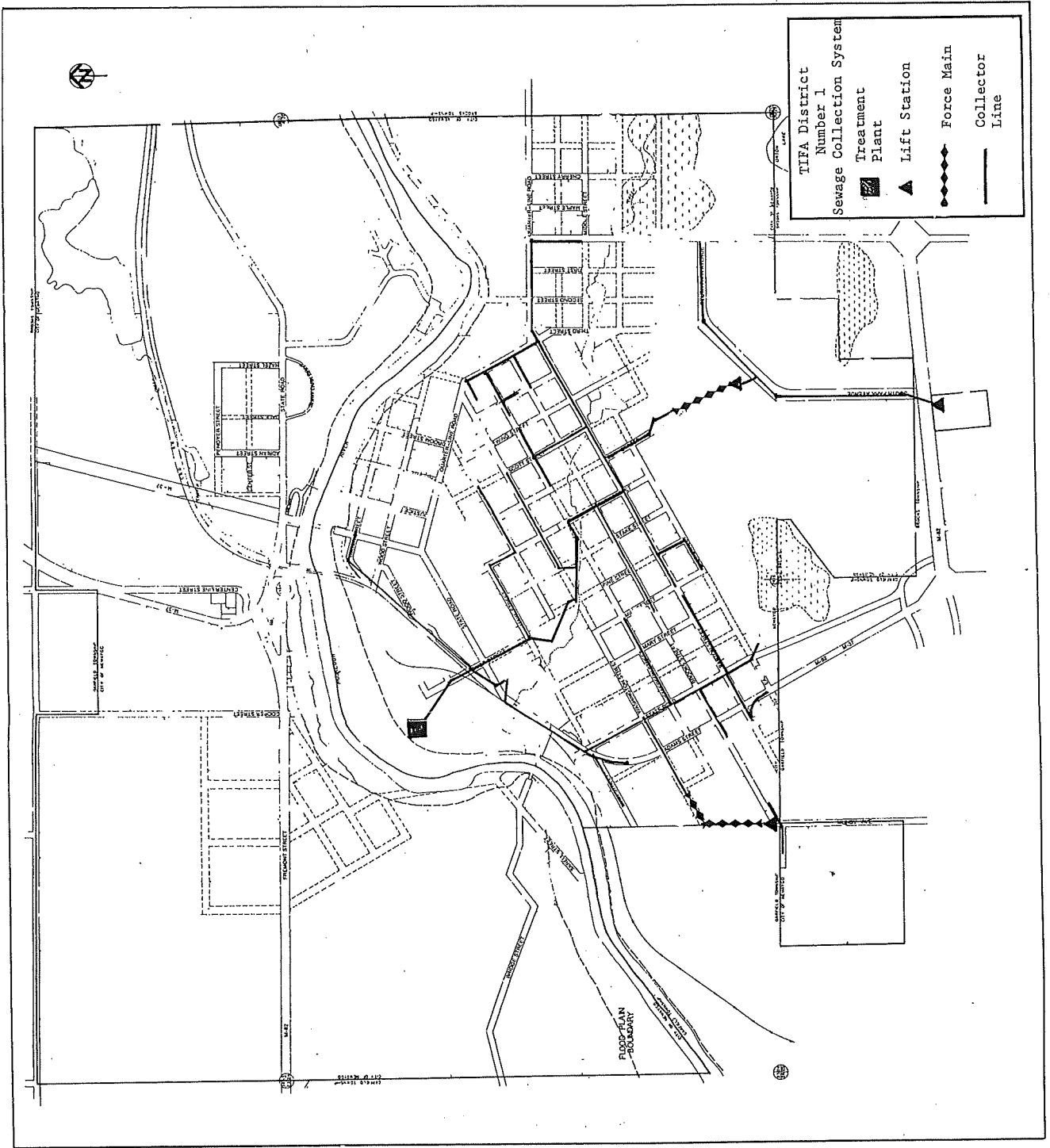


Exhibit B4
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan
 Water System

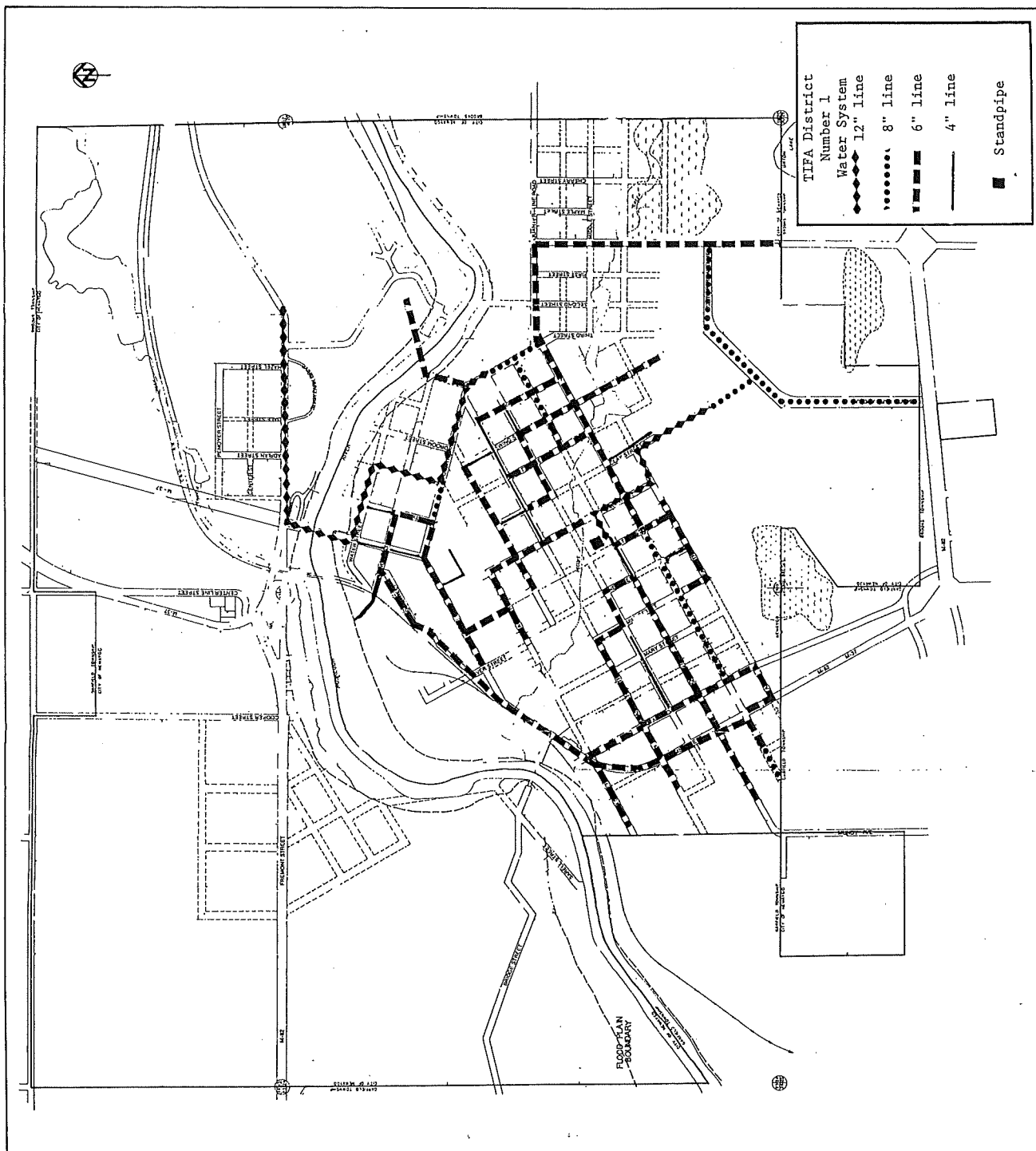


Exhibit B5
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan
 Existing Land Uses

Legend

- Residential
- Educational
- Commercial
- Industrial
- Municipal
- Open Space
- Recreational
- Other
- Streets and Areas Outside of Development Area

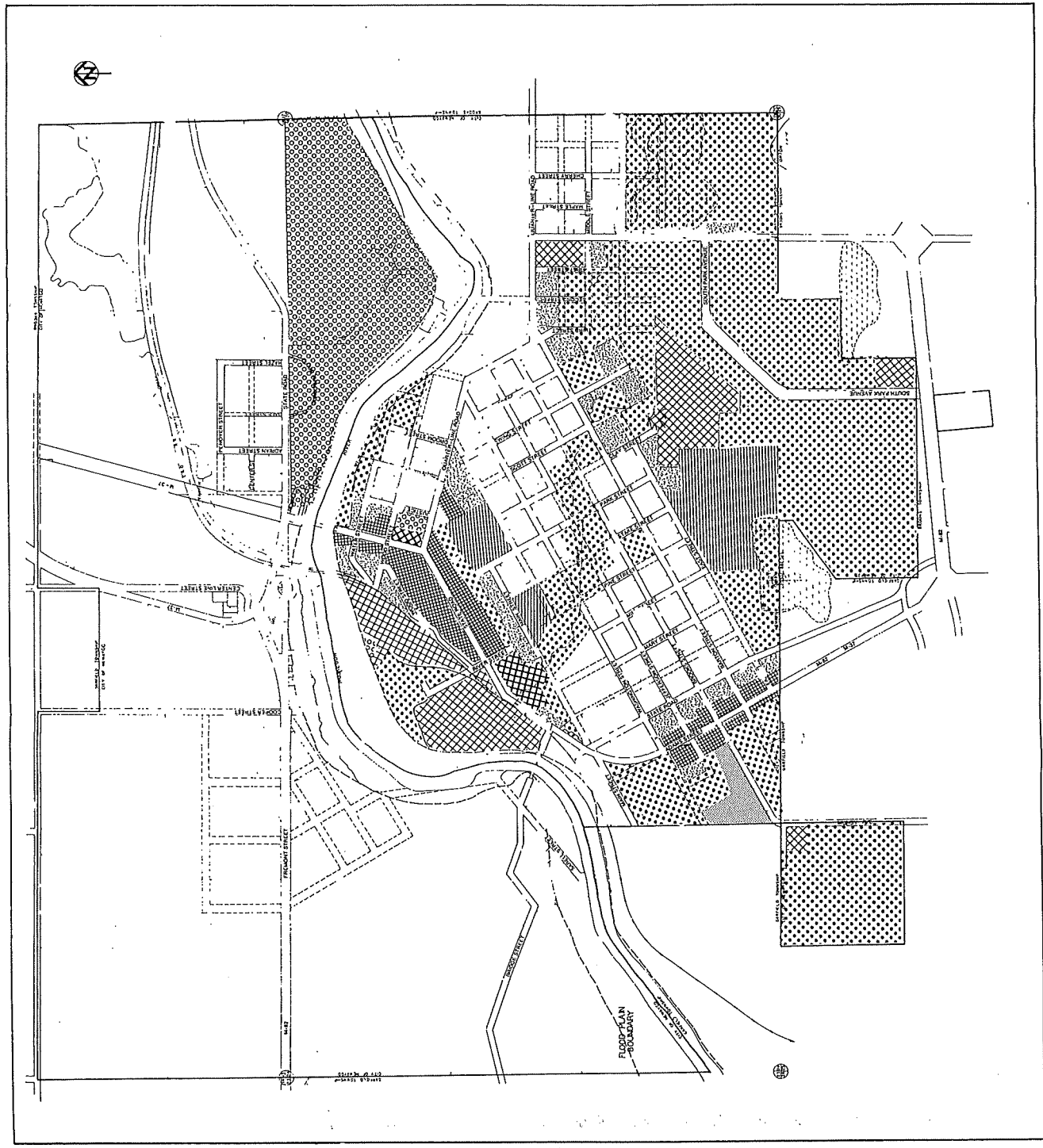









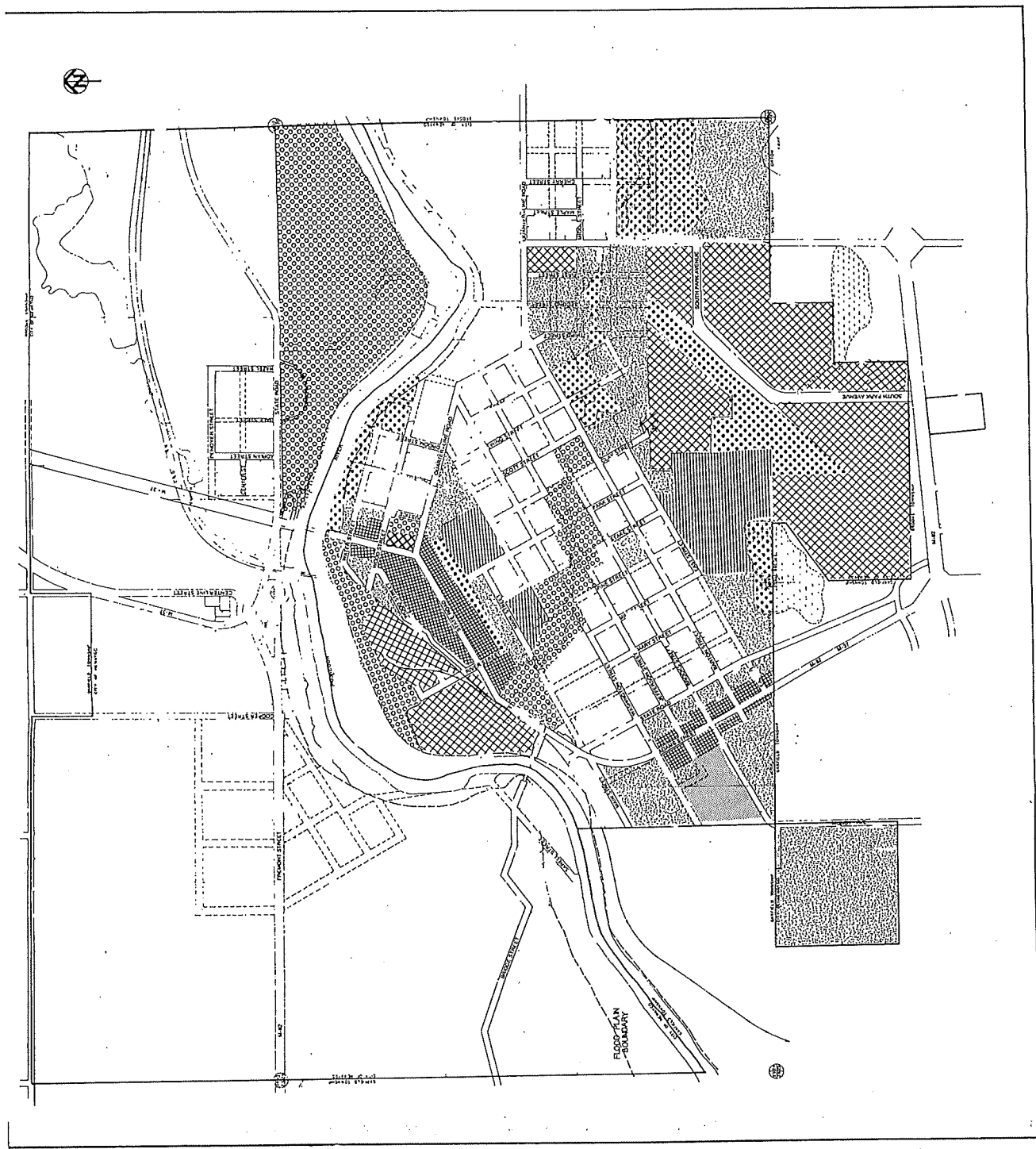


Exhibit B6
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan

Proposed Land Uses

-  Residential
-  Educational
-  Commercial
-  Industrial
-  Municipal
-  Open Space
-  Recreational
-  Other
-  Streets and Areas
Outside Development Area



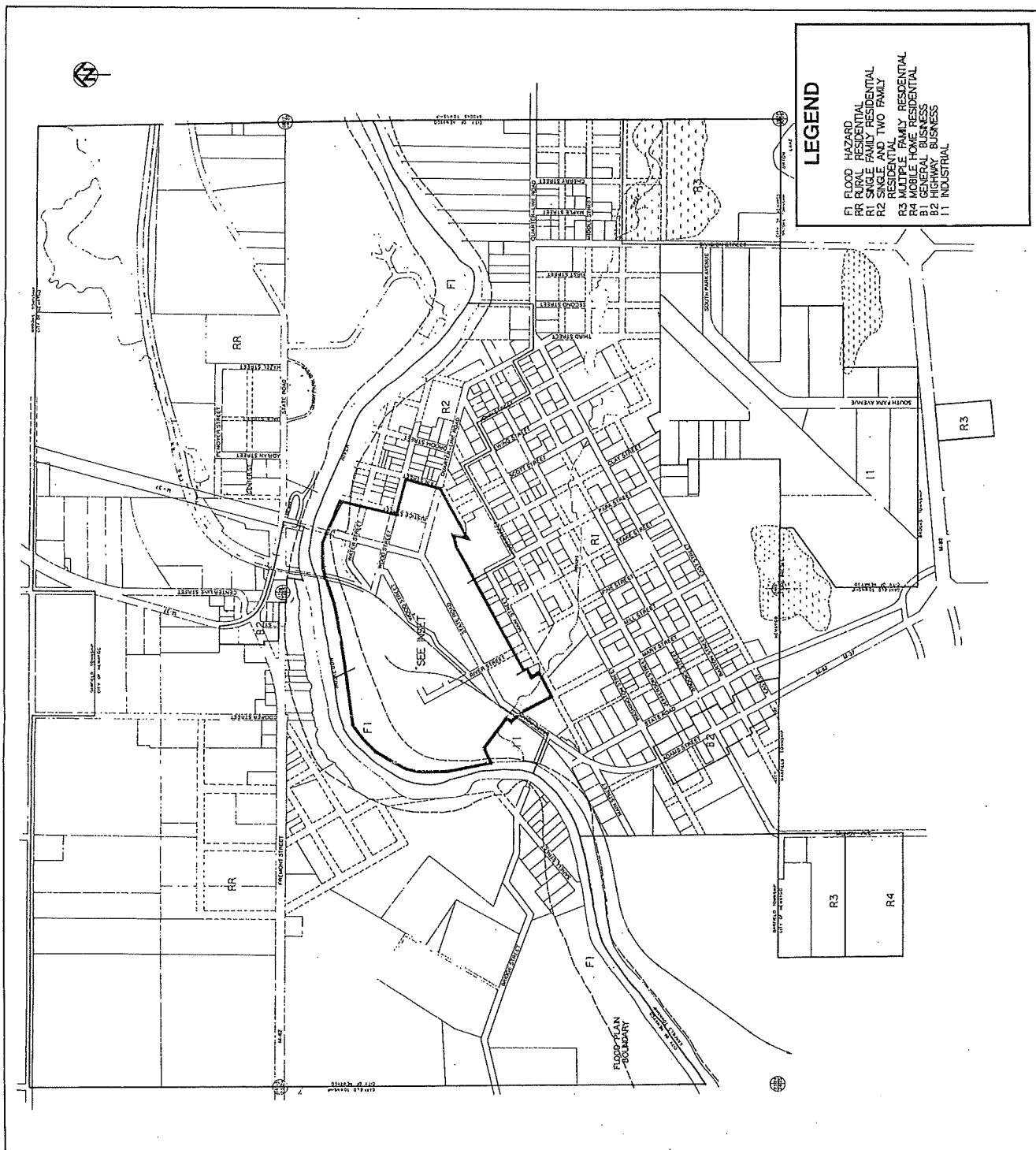


Exhibit B9
 City of Newaygo
 Tax Increment
 Finance Authority
 Finance and
 Development Plan
 Zoning Map

Exhibit B10

City of Newaygo

Tax Increment
Finance Authority

Finance and
Development Plan

Proposed Changes in Utilities

Proposed Henning Park
Water Line

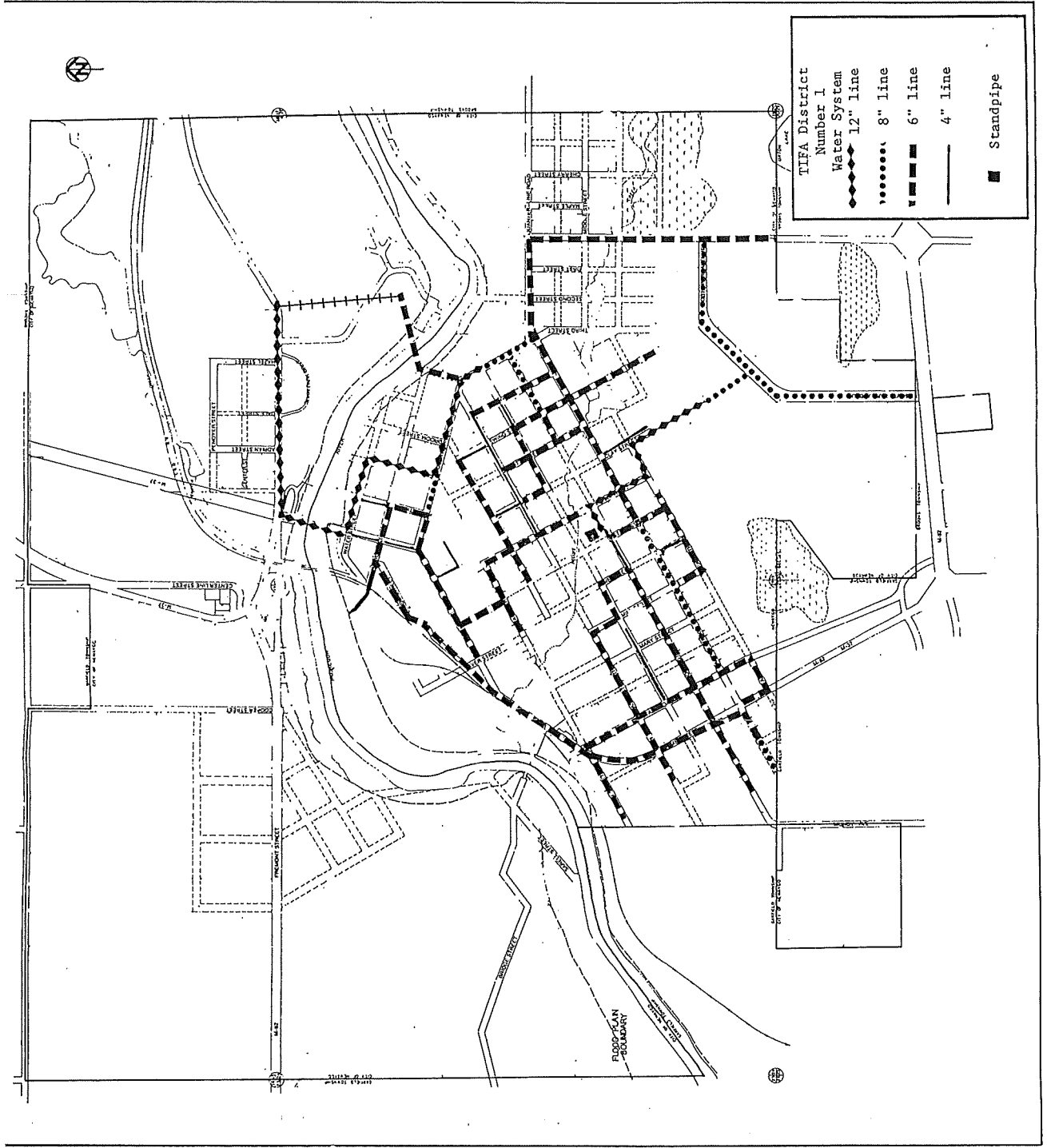
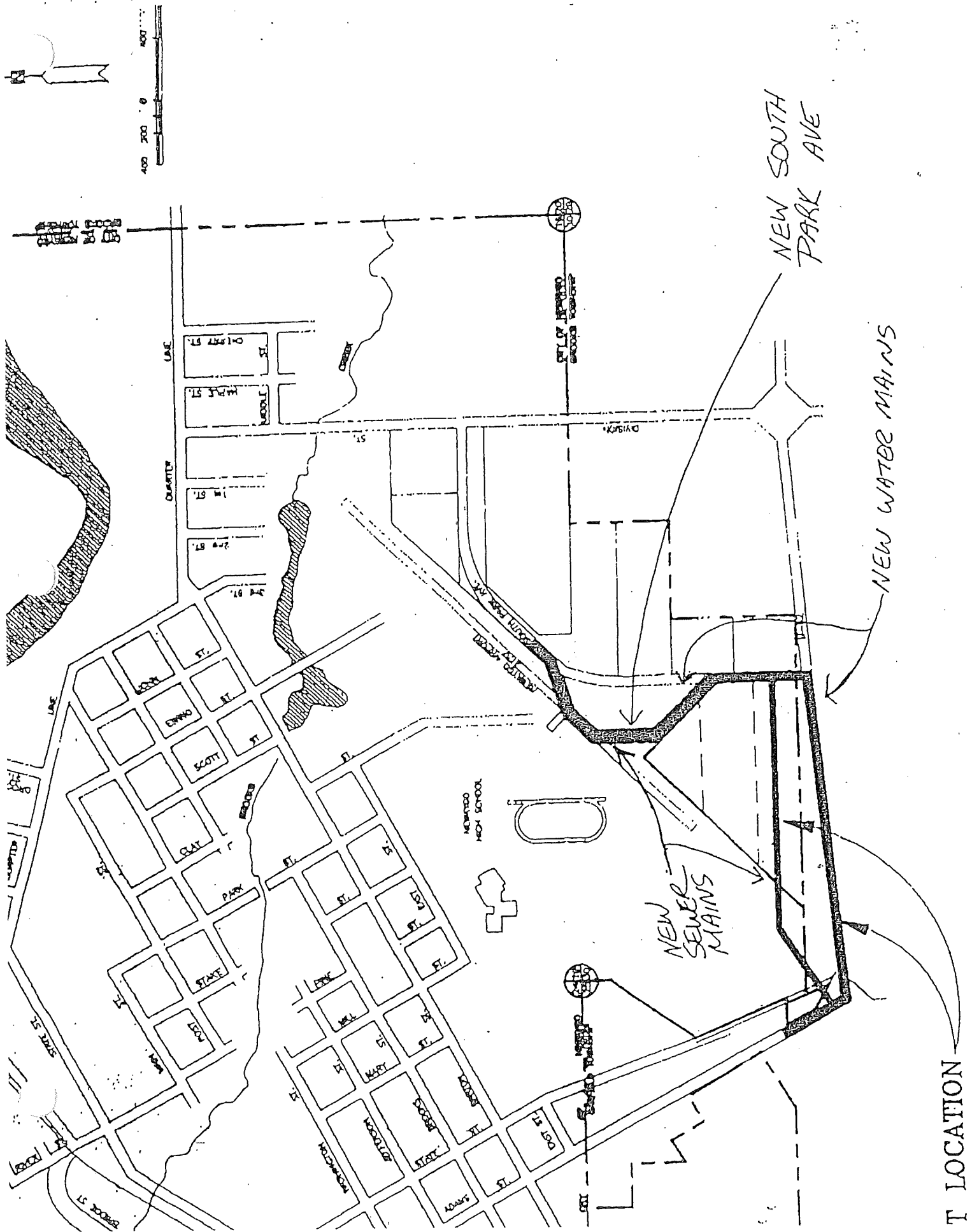


EXHIBIT B10-a



T LOCATION

NEW SOUTH
PARK AVE

NEW WATER MAINS

NEW
SEWER
MAINS

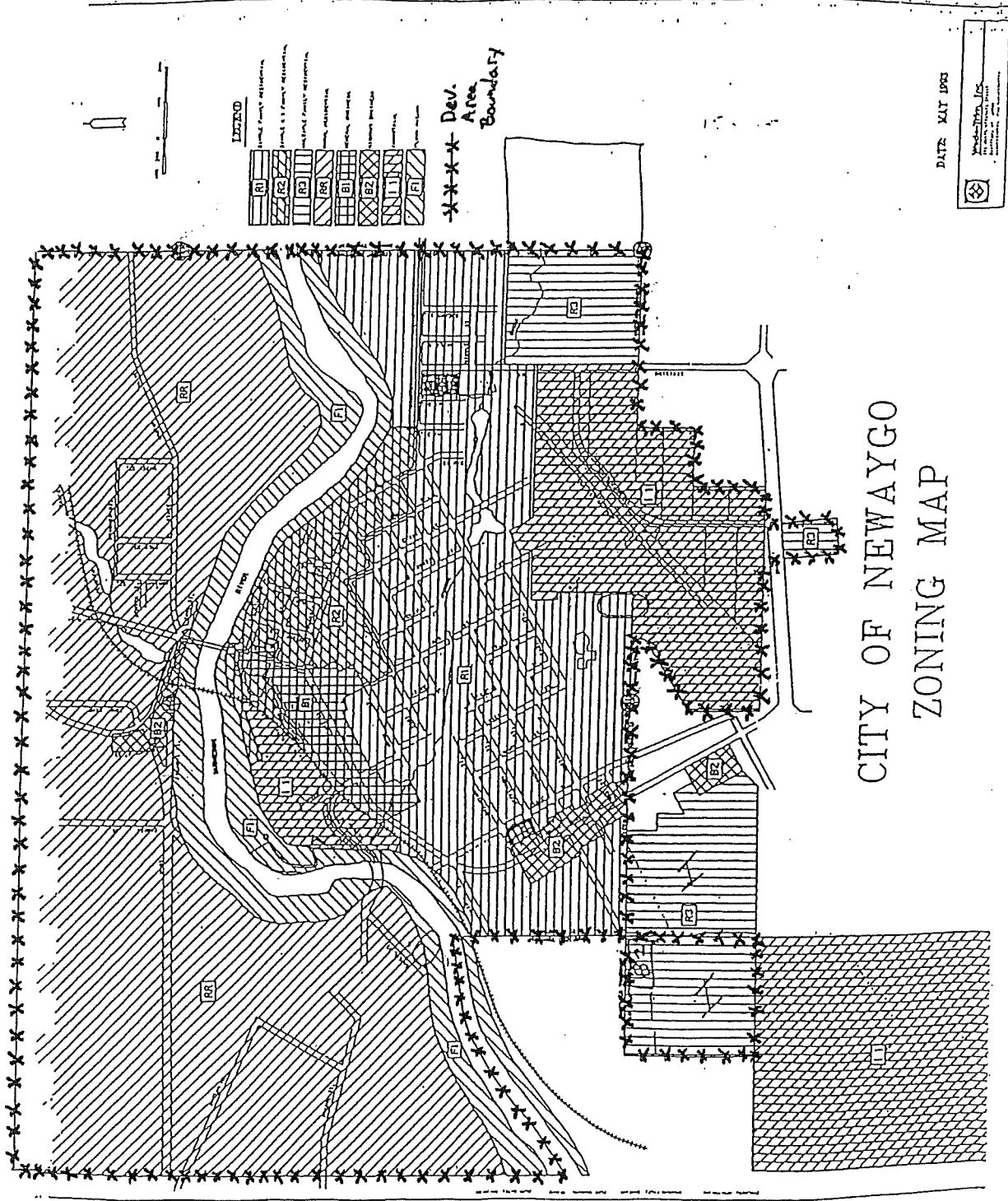
Exhibit C-3
Projected Tax Increment Revenues

Year	Base Year SEV	Current Year SEV	TIFA SEV Growth	Total TIFA Tax Revenue	Existing Debt	Funds Available for Future Debt
1994	\$9,694,600	\$14,370,900	\$4,676,300	\$217,445	\$91,923	\$125,522
1995	\$9,694,600	\$16,861,964	\$7,167,364	\$346,519	\$88,243	\$258,276
1996	\$9,694,600	\$24,645,225	\$14,950,625	\$767,561	\$84,359	\$683,202
1997	\$9,694,600	\$24,363,112	\$14,668,512	\$743,553	\$80,531	\$663,022
1998	\$9,694,600	\$25,198,334	\$15,503,734	\$780,679	\$79,150	\$701,529
1999	\$9,694,600	\$25,402,471	\$15,707,871	\$782,778	\$77,740	\$705,038
2000	\$9,694,600	\$25,508,922	\$15,814,322	\$779,338	\$86,203	\$693,135
2001	\$9,694,600	\$25,581,683	\$15,887,083	\$773,895	\$84,460	\$689,435
2002	\$9,694,600	\$25,740,358	\$16,045,758	\$773,061	\$82,516	\$690,545
2003	\$9,694,600	\$26,024,937	\$16,330,337	\$779,043	\$85,279	\$693,764
2004	\$9,694,600	\$26,391,648	\$16,697,048	\$789,421	\$83,730	\$705,691
2005	\$9,694,600	\$26,787,620	\$17,093,020	\$801,267	\$81,998	\$719,269
2006	\$9,694,600	\$27,197,078	\$17,502,478	\$813,709	\$65,173	\$748,536
2007	\$9,694,600	\$27,608,913	\$17,914,313	\$826,129	\$63,755	\$762,374
2008	\$9,694,600	\$28,018,891	\$18,324,291	\$838,291	\$46,148	\$792,143
2009	\$9,694,600	\$28,426,191	\$18,731,591	\$850,148	\$43,969	\$806,179
2010	\$9,694,600	\$28,830,973	\$19,136,373	\$861,705	\$46,615	\$815,090
2011	\$9,694,600	\$29,235,961	\$19,541,361	\$873,112	\$44,095	\$829,017
2012	\$9,694,600	\$29,743,646	\$20,049,046	\$890,031	\$46,418	\$843,613
2013	\$9,694,600	\$30,280,298	\$20,585,698	\$908,385	\$0	\$908,385
2014	\$9,694,600	\$30,842,786	\$21,148,186	\$927,998	\$0	\$927,998
2015	\$9,694,600	\$31,420,430	\$21,725,830	\$948,277	\$0	\$948,277
2016	\$9,694,600	\$32,008,569	\$22,313,969	\$968,960	\$0	\$968,960
2017	\$9,694,600	\$32,605,431	\$22,910,831	\$989,949	\$0	\$989,949
2018	\$9,694,600	\$33,211,212	\$23,516,612	\$1,011,250	\$0	\$1,011,250
2019	\$9,694,600	\$33,826,113	\$24,131,513	\$1,032,873	\$0	\$1,032,873
2020	\$9,694,600	\$34,450,338	\$24,755,738	\$1,054,826	\$0	\$1,054,826
2021	\$9,694,600	\$35,084,099	\$25,389,499	\$1,077,118	\$0	\$1,077,118
2022	\$9,694,600	\$35,727,611	\$26,033,011	\$1,099,757	\$0	\$1,099,757
2023	\$9,694,600	\$36,381,095	\$26,686,495	\$1,122,754	\$0	\$1,122,754
2024	\$9,694,600	\$37,044,777	\$27,350,177	\$1,146,118	\$0	\$1,146,118
2025	\$9,694,600	\$37,299,813	\$27,605,213	\$1,144,982	\$0	\$1,144,982
2026	\$9,694,600	\$37,641,810	\$27,947,210	\$1,150,157	\$0	\$1,150,157

DRAFT AS APPROVED
BY TIFA BOARD
January 10, 2003

Schedule 1

Existing streets and the categories of public and private land uses existing in
the Development Area



Schedule 2

Estimate of Captured Assessed Value

CITY OF NEWAYGO
 Captured Value per Year

Assumed Growth Rate 3.50000%

Year	Taxable Value of Development Area	Initial Assessed Value	Captured Value
2001	34,361,582	10,721,321	23,640,261
2002	35,564,237	10,721,321	24,842,916
2003	36,808,986	10,721,321	26,087,665
2004	38,097,300	10,721,321	27,375,979
2005	39,430,706	10,721,321	28,709,385
2006	40,810,780	10,721,321	30,089,459
2007	42,239,158	10,721,321	31,517,837
2008	43,717,528	10,721,321	32,996,207
2009	45,247,642	10,721,321	34,526,321
2010	46,831,309	10,721,321	36,109,988
2011	48,470,405	10,721,321	37,749,084
2012	50,166,869	10,721,321	39,445,548
2013	51,922,710	10,721,321	41,201,389
2014	53,740,004	10,721,321	43,018,683
2015	55,620,905	10,721,321	44,899,584
2016	57,567,636	10,721,321	46,846,315
2017	59,582,503	10,721,321	48,861,182
2018	61,667,891	10,721,321	50,946,570
2019	63,826,267	10,721,321	53,104,946
2020	66,060,187	10,721,321	55,338,866
2021	68,372,293	10,721,321	57,650,972
2022	70,765,323	10,721,321	60,044,002
2023	73,242,110	10,721,321	62,520,789
2024	75,805,584	10,721,321	65,084,263
2025	78,458,779	10,721,321	67,737,458
2026	81,204,836	10,721,321	70,483,515
2027	84,047,006	10,721,321	73,325,685

CITY OF NEWAYGO
Captured Value per Year

Assumed Growth Rate 3.50000%

Year	Taxable Value of Development Area	Initial Assessed Value	Captured Value
2028	86,988,651	10,721,321	76,267,330
2029	90,033,254	10,721,321	79,311,933
2030	93,184,417	10,721,321	82,463,096
2031	96,445,872	10,721,321	85,724,551
2032	99,821,478	10,721,321	89,100,157
2033	103,315,229	10,721,321	92,593,908
2034	106,931,262	10,721,321	96,209,941
2035	110,673,856	10,721,321	99,952,535
2036	114,547,441	10,721,321	103,826,120
2037	118,556,602	10,721,321	107,835,281
2038	122,706,083	10,721,321	111,984,762
2039	127,000,796	10,721,321	116,279,475
2040	131,445,824	10,721,321	120,724,503
2041	136,046,428	10,721,321	125,325,107
2042	140,808,053	10,721,321	130,086,732
2043	145,736,334	10,721,321	135,015,013
2044	150,837,106	10,721,321	140,115,785

Schedule 3

Estimate of Tax Increment Revenue by Unit of Government

CITY OF NEWAYGO
Estimate of Tax Increment Revenue

Assumed Growth Rate . . . 3.50000%

Year	City of Newaygo	Library System	County of Newaygo	Total
2001	468,381	23,414	170,800	662,595
2002	484,774	24,233	176,778	685,786
2003	501,741	25,082	182,965	709,788
2004	519,302	25,960	189,369	734,631
2005	537,478	26,868	195,997	760,343
2006	556,290	27,808	202,857	786,955
2007	575,760	28,782	209,957	814,498
2008	595,911	29,789	217,305	843,006
2009	616,768	30,832	224,911	872,511
2010	638,355	31,911	232,783	903,049
2011	660,698	33,028	240,930	934,656
2012	683,822	34,184	249,363	967,369
2013	707,756	35,380	258,091	1,001,227
2014	732,527	36,618	267,124	1,036,269
2015	758,166	37,900	276,473	1,072,539
2016	784,702	39,227	286,150	1,110,078
2017	812,166	40,600	296,165	1,148,930
2018	840,592	42,021	306,531	1,189,143
2019	870,013	43,491	317,259	1,230,763
2020	900,463	45,013	328,363	1,273,840
2021	931,979	46,589	339,856	1,318,424
2022	964,599	48,220	351,751	1,364,569
2023	998,360	49,907	364,062	1,412,329
2024	1,033,302	51,654	376,804	1,461,760
2025	1,069,468	53,462	389,993	1,512,922
2026	1,106,899	55,333	403,642	1,565,874
2027	1,145,641	57,270	417,770	1,620,680

CITY OF NEWAYGO
Estimate of Tax Increment Revenue

Assumed Growth Rate 3.50000%

Year	City of Newaygo	Library System	County of Newaygo	Total
2028	1,185,738	59,274	432,392	1,677,404
2029	1,227,239	61,349	447,525	1,736,113
2030	1,270,192	63,496	463,189	1,796,877
2031	1,314,649	65,718	479,400	1,859,767
2032	1,360,662	68,018	496,179	1,924,859
2033	1,408,285	70,399	513,546	1,992,229
2034	1,457,575	72,863	531,520	2,061,957
2035	1,508,590	75,413	550,123	2,134,126
2036	1,561,390	78,053	569,377	2,208,820
2037	1,616,039	80,785	589,305	2,286,129
2038	1,672,600	83,612	609,931	2,366,144
2039	1,731,141	86,538	631,279	2,448,959
2040	1,791,731	89,567	653,373	2,534,672
2041	1,854,442	92,702	676,242	2,623,386
2042	1,919,347	95,947	699,910	2,715,204
2043	1,986,525	99,305	724,407	2,810,236
2044	2,056,053	102,780	749,761	2,908,595

CITY OF NEWAYGO

RESOLUTION 86-20

WHEREAS, the State of Michigan has passed legislation known as the TAX INCREMENT FINANCE ACT being PA #450 of 1980 as amended through July, 1984; and

WHEREAS, the City is hereby creating and establishing for the City of Newaygo a Tax Increment Finance Authority, pursuant to Act 450 of 1980, as amended through July, 1984; and

WHEREAS, the City Council hereby determines that it is necessary for the best interest of the City to increase or maintain property tax valuation where possible in the City of Newaygo, promote economic growth and/or eliminate the causes of deterioration by establishing a Tax Increment Finance Authority, pursuant to Act 450 as amended through July, 1984; and

NOW THEREFORE, BE IT RESOLVED: That the City Council hereby creates, pursuant to Act 450 as amended through July, 1984, a Tax Increment Finance Authority for the City of Newaygo, Michigan. As provided in Section 4 paragraph (e) of Act 450, the Authority shall consist of a Board of Directors; said board to be 13 persons appointed by the Mayor, subject to approval of the City Council. The members appointed shall be appointed as follows: three members for 1 year, three members for 2 years, three members for 3 years, and four members for 4 years; thereafter, each member shall serve a term of 4 years. To the extent possible the Mayor shall appoint members representing other local governmental units serving the TIFA district, commercial business in the downtown district and highway business district, industrial manufacturing and service industries in the industrial districts, and one representative representing the residential districts who is not a business owner or representative of a business in the City of Newaygo. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this resolution and all of the powers expressed or implied granted to it by Act 450 as amended through July, 1984; and

That the Tax Increment Finance District in which the Authority shall exercise its powers as provided by Act 450, as amended through July, 1984, shall consist of the entire incorporated City of Newaygo, as presently exists, Newaygo County, Michigan; and

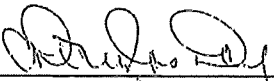
That the Authority shall be under the control of a Board of Directors consisting of thirteen members. The members shall be appointed by the Mayor of the City of Newaygo, Michigan, subject to approval by the Council and shall hold office for the terms provided in Act 450 as amended through July, 1984; and

That except as specifically otherwise provided in the resolution, the Authority shall have all the powers provided by law subject to the limitations imposed by law, and may adopt its by-laws and rules of procedure; and

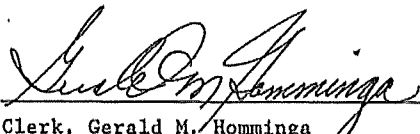
That this resolution shall become effective on March 10, 1986 and after publication; and

That the City Council of the City of Newaygo, Michigan, does hereby create and establish a Tax Increment Finance Authority and District, pursuant to Public Act 450 of 1980 as amended through July, 1984.

This resolution being moved by Postma, supported by Burandt, and adopted by the City Council at its regular meeting on March 10, 1986.



Mayor, C. Douglas Day



Clerk, Gerald M. Homminga