

# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY



## 2009 DEVELOPMENT AND TAX INCREMENT FINANCING PLANS

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TABLE OF CONTENTS

DEVELOPMENT PLAN

INTRODUCTION 1

DOWNTOWN’S VISION 3

DOWNTOWN DEVELOPMENT AUTHORITY ORGANIZATIONAL/ADMINISTRATIVE/  
LEGISLATIVE STRUCTURE 5

DOWNTOWN DEVELOPMENT AUTHORITY DESTINATIONS 9

DOWNTOWN DEVELOPMENT AUTHORITY INFRASTRUCTURE AND BUILDING  
IMPROVEMENTS 11

DOWNTOWN DEVELOPMENT AUTHORITY BUSINESS SUSTAINABILITY AND  
CULTIVATION 15

DOWNTOWN DEVELOPMENT AUTHORITY MARKETING 16

TAX INCREMENT FINANCING PLAN FOR THE  
CITY OF NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY 17

EXCERPTS FROM DDA LEGISLATION 20



## Introduction

The New Baltimore City Council, pursuant to the State of Michigan Public Act 197 of 1975, officially established the Downtown Development Authority (DDA) of the City of New Baltimore December 22nd, 1986. The principal objectives of the DDA were to halt property value deterioration and increase property valuation, eliminate the causes of the deterioration, and promote economic growth within the downtown district. Faced with this charge, and the provisions of the State legislation, the DDA enacted a Downtown Development Plan and Tax Increment Financing Plan in November of 1989. These two documents established an ambitious and dynamic set of development and financing objectives, which would guide the DDA over a 20-year period. The original plans sought to revive the DDA through the use of strategic infrastructure and design improvements. These physical improvements were supported by an all out effort to unify the relationship between public and private stakeholders, thus stimulating the business community and investment in the district.

Over the past 20 years, the City of New Baltimore DDA has taken great strides in implementing goals and objectives of the original Development and Tax Increment Financing Plans. The DDA Board and administrative support network has undertaken a number of economic, community, and physical development objectives that altered and enhanced the physical and economic landscape of the DDA. Present day, the City of New Baltimore DDA has reached a transitional phase in its storied and vibrant history. As the existing Development and Tax Increment Financing Plans are set to reach their sunset dates, the DDA has embarked on the process of retooling and updating their operational framework.

# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

The catalyst for this downtown transformation was the New Baltimore DDA receiving a Blueprint's for Michigan's Downtowns designation in the Fall of 2008. As part of the Michigan State Housing Development Authority (MHSDA) downtown assistance program toolbox, the New Baltimore DDA received the "New Baltimore Downtown Blueprint 2008" (Blueprint), which is to act as a Downtown's vision for economic restructuring and community vitality. Faced with this exceptional opportunity to restructure and continue to invigorate the DDA District, the New Baltimore DDA seeks to update its Downtown Development Plan and Tax Increment Financing Plan.

The following Development Plan and Tax Increment Financing Plan is the DDA's next step in re-imagining its future and implementing its vision. Following State legislated requirements, these documents will provide overarching policy objectives, which will modernize the DDA's expectations and provide a viable and efficient framework in which to enact these strategies. The purpose of this amended and restated Development Plan and Tax Increment Financing Plan is to establish a legal basis and procedures for implementing the Blueprint and capturing/expending tax increment revenues in accordance with Public Act 197 of 1975. The adoption of this Plan will allow the New Baltimore DDA to perform its duties in accordance with State legislation, and bestow 20 more years of strategic downtown revitalization upon the New Baltimore Downtown District.



## Downtown's Vision

In order to unify the strategic development efforts within the Downtown, the New Baltimore DDA has invested a considerable amount of time, through the Blueprints process, in developing a set of long-term visions/aspirations for the Downtown District. A series of discussions, focus groups, and meetings were held to define the community's preferred vision for Downtown New Baltimore. Ultimately, the community's sentiments were focused around creating a critical mass of high quality developments, businesses, and experiences within Downtown New Baltimore. Some of the thoughts and preferences expressed during the visioning session are as follows:



- Downtown New Baltimore should boast a high occupancy rate, with its storefronts all filled with successful businesses.
- Downtown New Baltimore's shops would be open later to accommodate and appeal to a greater network of users.
- Downtown New Baltimore should be a home to the arts and have an active nightlife.
- Downtown New Baltimore should have a variety of restaurants as well as specialty food places.
- Enhanced utilization of public amenities (Walter and Mary Burke Park, MacDonald Public Library and Recreation Center), within Downtown New Baltimore.
- Downtown New Baltimore should contain vibrant, high quality, aesthetically pleasing, mixed-use buildings anchored by retail on the ground floor with office and residential uses on the upper floors.

- Downtown New Baltimore should have a "consistent look" created through unifying design and streetscape elements.
- Safety should be a priority within Downtown New Baltimore, maintained by a friendly police presence and well lit streets.
- Downtown New Baltimore should have a pronounced entranceway at Green Street and Washington Street inviting people into the Downtown District and leading people to the waterfront.

## NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

- DDA and Municipal organizational and administrative functions need to be streamlined making it easier to do business and make improvements to buildings in Downtown.
- There should be great communication between the City Administration and DDA.

These community driven visions and expectations illustrate the necessity for coordination and cooperation among public and private stakeholders within the DDA District. In due course, Downtown New Baltimore could position itself as, “A historic, small town, hometown, waterfront, year-round Downtown, offering art, food, entertainment and specialty retail on Washington from Green Street to the Bay, facing the waterfront on Front Street, with housing and professional services located on the upper floors throughout the rest of Downtown.” The end goal is creating an inviting and safe physical environment that will attract new business and investment opportunities throughout the Downtown. In order to assist the DDA in creating awareness and interest in the revitalization of Downtown, the following tagline/slogan incorporates the unique location of the DDA alongside future development/investment opportunities:

### **Downtown New Baltimore... Shores, Stores, and So Much More**



## Downtown Development Authority Organizational/Administrative/Legislative Structure

Functioning as an independent revitalization arm of the City of New Baltimore, the DDA must fulfill a number of legislated and administrative mandates/expectations in order to ensure effective management and implementation. From the parliamentary procedures of its executive board to its informal interactions with the local business community, the DDA and its network of administrators and volunteers must cultivate and sustain a dynamic and receptive organizational structure. Successful Downtown enhancement efforts are founded on partnerships between the public, business, non-profit, and residential stakeholders. By embracing a shared vision, collaborative efforts between DDA leadership and constituents from all sectors will provide a strong and persistent voice needed for revitalization to occur. The following section will highlight the roles and responsibilities of the fundamental network of stakeholders and boards needed to fortify the operations of the DDA.



- **New Baltimore City Council:** The New Baltimore City Council is an instrumental partner in the continued success of the DDA. It is imperative that DDA and City Council work collectively to ensure that all physical, community, and economic development efforts are integrated into the daily operations and expectations of the City as a whole. All plans, policies, and projects undertaken by the DDA must be in accordance with City codes and ordinances. A harmonious relationship between the City Council and the DDA will provide greater opportunity for partnerships which will undoubtedly lead to greater successes for the DDA and the greater community.

## •Downtown Development Authority Board and Subcommittees:

**1. Organization Subcommittee (Downtown Development Authority Board):** The New Baltimore Downtown Development Authority Board, acting as the Organization Subcommittee, must be the lead entity in spearheading the future physical, community, and economic development of the DDA. As the leader of the downtown revitalization, the DDA Board must unite all vested stakeholders and get everyone working toward the same goal by assembling the appropriate human and financial resources to implement future development opportunities. A governing board and standing committees make up the fundamental organizational structure of the volunteer-driven program. This structure not only divides the workload and clearly delineates responsibilities, but also builds consensus and cooperation among the various stakeholders (National Trust for Historic Preservation-Main Street Program).

**2. Design Subcommittee:** The Design Committee enhances the overall character of the downtown through physical change. An inviting atmosphere, created through attractive window displays, parking areas, building improvements, street furniture, signs, sidewalks, street lights, and landscaping, conveys a positive visual message about the commercial district and what it has to offer. Design activities also include instilling good maintenance practices in the commercial district, enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging appropriate new construction, developing sensitive design management systems, and long-term planning (National Trust for Historic Preservation-Main Street Program).

**3. Business Development Subcommittee:** The Business Development Subcommittee strengthens a community's existing economic assets while expanding and diversifying its economic base. The focal point of this Committee should be to sharpen the competitiveness of existing business owners and recruit compatible new businesses and new economic uses to build a commercial district that responds to today's consumers' needs. Converting unused or underused commercial space into economically productive property also helps boost the profitability of the district (National Trust for Historic Preservation-Main Street Program).

**4. Marketing/Promotions Subcommittee:** There is a necessity to re-establish the downtown as the social core of the community and strengthen the downtown's image. The Marketing/Promotions Subcommittee is established to sell the positive image of the commercial district and encourages consumers and investors to live, work, shop, play and invest in the Downtown District. By marketing a district's unique characteristics to residents, investors, business owners and visitors, an effective promotional strategy forges a positive image through advertising, retail promotional activity, special events, and marketing campaigns carried out by local volunteers. These activities improve consumer and investor confidence in the district and encourage commercial activity and investment in the area (National Trust for Historic Preservation-Main Street Program).

• **Full-time DDA Director:** A full-time DDA Administrator/Director could greatly assist the DDA in the implementation of the Blueprints Plan and future development undertakings. As the operations of the DDA continue to become more expansive and impactful, the DDA and the City of New Baltimore should explore their options in bringing on a full-time DDA Administrator/Director. This individual would be instrumental in the continued physical and economic transformation of the DDA. Primarily, this individual would be brought on to facilitate the implementation of the Blueprints Plan. Beyond the Blueprint, the DDA Administrator/Director would act as an ambassador to existing and potential businesses/investors. As the direct contact person/coordinator for all DDA operations, this type of position could greatly assist the DDA in unifying all its efforts and establish a more systematic and structured approach to DDA activities.

# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

• **Development Area Citizens Council:** The State of Michigan Downtown Development Authority Act 197 of 1975 Section 21 declares that if a proposed development area has 100 or more residents living within the district that a “Development Area Citizens Council” shall be established. The Development Area Citizens Council shall be established by the governing body and shall consist of not less than 9 members. The members of the “Development Area Citizens Council” shall be residents of the development area and shall be appointed by the governing body. Population estimates conducted in the summer of 2009 concluded that there are 141 residents within the New Baltimore DDA. Before a Development Area Citizens Council is established the New Baltimore DDA and City Administration should await the results of the 2010 decennial Census to ensure that these population projections are accurate. Once the population of the Downtown Development Authority is concretely based on updated Census statistics the New Baltimore DDA should explore the opportunities and challenges with establishing a Development Area Citizens Council.

• **Site Plan Review:** The City of New Baltimore site plan review process is in need of considerable revisions and enhancements. Both public and private stakeholders throughout the community have expressed their interest in updating and enhancing the City site plan review process. Their desire is to create a building review and approval process that is timelier, easier to navigate, and more pro-business/development.

In order to ensure that the site plan review process continues to evolve into a physical and economic development generator, the City will review its building code, submittal, review, and approval systems. At a minimum, the City along with the DDA, should undertake the following actions to improve the site plan review process:

1. Streamline the building review and approval system to make it more transparent and navigable;
2. Reduce the amount of time it takes to go through the review and approval process;
3. Structure the process so that the maximum number of cases are handled administratively by staff, with the minimum amount of public scrutiny for those proposals that meet the City rules and regulations;
4. Ensure the consistent application of all rules and regulations;
5. Get the word out to the development, lending, and business community that New Baltimore is pulling out all the stops to make it easier and faster to get projects of quality going in a fast growing community.



## NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

• **DDA Zoning Districts:** Currently within the New Baltimore DDA, there are two prominent zoning districts: Central Business District and Business Transitional. The Central Business District’s zoning was proposed in the City’s Master Plan as being the core center for retail activity in the City. Development within the Central Business District should be promoted as “a retail center” creating an identity that will entice consumers to the community. Principal permitted uses within the Central Business District include retail businesses, restaurants, personal service establishments, financial institutions, entertainment facilities, professional offices, fraternal organizations, lodging establishments, public facilities, and accessory buildings. The Business Transitional District is intended to permit the use and development of residential, office, and limited commercial uses within the same district in such a manner that it respects and protects existing residential uses within the district. Principal permitted uses include; single-family dwelling units, multiple-family dwelling units, with special approval needed for retail facilities, personal service organizations, business and professional services, governmental functions, elderly and childcare facilities, religious institutions, and community service clubs. These two zoning classifications have provided the DDA and surrounding community with the ability to develop in a harmonious, safe, healthy, equitable, and opportunistic manner. As the DDA seeks to transition into a new era of physical, community and economic development revitalization, a comprehensive review and update of these ordinances could greatly assist the City and DDA in spurring future development. Currently, height and setback requirements in both districts could pose some obstacles with new building developments. Integrating more dynamic mixed-use and residential language into the ordinances could also provide a more transparent and applicable set of standards that will provide potential developers with a viable framework for new growth that is in accordance with the Master Plan and Blueprint. The DDA and Community could also explore merging the two classifications into one ordinance that integrates all aspects of residential, commercial, and public use within the DDA District. Ultimately the end goal of this analysis would be to establish a set of development and zoning standards that would allow the DDA and greater New Baltimore Community to stimulate development in the Downtown District.

• **DDA Expansion:** Currently, as it is situated, the New Baltimore DDA does not encompass two vital community destinations: Walter and Mary Burke Park (36280 Front St, New Baltimore, MI 48047) and New Baltimore City Hall (36535 Green St, New Baltimore, MI 48047). Throughout the visioning sessions for the Blueprint, Downtown stakeholders expressed interest in expanding the DDA District to incorporate these two facilities. Even though these two sites still service the DDA as currently situated, formal recognition and incorporation into the DDA District can only strengthen the community and DDA. It is important to note that the DDA legislation states that modifications to the original DDA boundaries would trigger a formal renewal process for the DDA. Under the statute of the legislation the DDA would have to provide notice to all taxable entities and redo the legislative approval process. However, because these two sites are non-taxable properties, both owned and operated by the municipality, they may not have an impact on the tax increment collection process under the TIF procedures. Therefore, the DDA may be able to expand without triggering a TIF renewal process. Should the DDA seek to expand its boundaries it should extensively research the state DDA procedures with representatives from the Michigan State Housing Development Authority, the Michigan Economic Development Corporation, and the Macomb County Department of Planning and Economic Development.

## Downtown Development Authority Destinations

Downtown New Baltimore should be the location of significant community destinations, to draw more attention and patrons to this valuable center of community commerce and life. Currently, there are a number of regional destinations situated within the New Baltimore DDA. As the DDA begins to restructure its organizational and developmental framework, specific actions should be taken to further strengthen existing destinations and introduce new, exciting attractions.



• **Walter and Mary Burke Park/Waterfront:** Walter and Mary Burke Park is one of New Baltimore's most endearing assets. Nestled on the shores of Anchor Bay this community facility is the staging ground for a number of community events and recreational activities. While both the Park and waterfront have been areas of considerable investment and interest from the greater community, both assets could greatly benefit from a reconfiguration. Currently both the Park and waterfront are not visible in a pronounced way due to the vista being blocked by the current placement of signage, playground equipment, and landscaping/trees. Downtown must maximize the exposure to the waterfront and the Park both in terms of physical improvements and view corridors. The key to reinforcing that Downtown New Baltimore is a waterfront downtown, which is an extremely desirable image for any community to possess, is to work toward the implementation of the following improvements:

1. Maintain a clear vista of the Park and waterfront along Washington Street, beginning at Green Street;
2. Remove the existing large trees, which block the view of the waterfront, and replace them with low-growing plant material that does not obstruct the view of the Bay;
3. Relocate the park entrance sign to one side of the intersection of Washington and Front Street to open-up the view corridor.

It is strongly suggested that a qualified landscape architect be retained to assist with enhancement of the view corridor at Washington and Front Streets in order to ensure that all improvements are of the highest quality possible.

## NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

• **Transient Harbor:** The development of a transient harbor, on the shores of Anchor Bay adjoining Walter and Mary Burke Park, is one undertaking the community and DDA have been exploring for a number of years. This is a major destination initiative that should be pursued by the DDA, in conjunction with City Administrators. The proposed harbor could evolve into to a tremendous new attraction for the Downtown however, it is important to note that this project alone will not act as a “silver bullet” curing all the economic woes of the Downtown. The transient harbor must be incorporated with other initiatives highlighted in this Development Plan and the Downtown Blueprint. This development would be a major community enterprise and it is imperative that the DDA continue to move forward with the analysis and implementation of a transient harbor. Project coordinators of the transient harbor must ensure that the general public is continually informed regarding the developments’ environmental impact to ensure that any adverse occurrences are mitigated and that water quality remains a foundation of the community.

• **MacDonald Public Library Improvements:** MacDonald Public Library is an extremely valuable Downtown asset that should always remain in the Downtown District. Currently, the Library is near the start of a planned expansion and it is imperative that the DDA fully support this project. The Library improvements will further complement the existing architecture and unique site location while providing access for all Downtown users. It is essential that the MacDonald Library remain a destination for residents and visitors. This community asset can, and should be, the staging ground for community events and educational opportunities.



• **Arts and Culture:** The enhancement and integration of arts and culture facilities within the Downtown District would position the New Baltimore DDA as a significant cultural draw. The DDA and City Administration should work alongside one another to support local arts and cultural entities to ensure that they can utilize the Downtown District as a place to house operations and events. Fortifying existing facilities should be a priority for the Community, with initial emphasis placed on expanding the operation and events associated with the Grand Pacific House Museum and the Anchor Bay Artists Association. By transforming the Museum into more of an activity center that includes education, entertainment, family activities, and historical experiences, the Grand Pacific House could evolve into a dynamic Cultural Center for all users. Expanding on the Arts the DDA could leverage the efforts of the Anchor Bay Artists Association to locate an art facility in Downtown New Baltimore. Ranging from an art co-op, to art classes, to art demonstrations the DDA could greatly benefit from bringing in more art-related functions and facilities Downtown. The end goal is to cultivate and attract a number of community-based cultural and art entities that will enhance the cultural draw of the DDA and greater community.

## Downtown Development Authority Infrastructure and Building Improvements

Public improvements should be undertaken in order to establish a more attractive, safe, pedestrian-friendly, and convenient Downtown District for all users. Within the DDA, public improvements should focus on providing the District with a solid foundation of adequate infrastructure and vibrant public amenities. Alongside these public amenities and services, the Development Plan should also guide and assist building owners, developers, investors, and the City in their efforts to further enhance Downtown's valuable historic buildings and construct new buildings which underscore Downtown's rich history and unique character. Through the enhancement of existing conditions within the Downtown District, the DDA can illustrate to existing and potential businesses and investors that it is committed to investing in public improvements thus providing greater opportunity for all vested stakeholders. By creating a critical mass of attractive, exciting, and significant developments that are anchored by dependable public infrastructure and amenities, the DDA can cultivate a physical environment that is conducive to stable investment and business/community vitality. The following public and building improvements will be the anchor for future investment within the Downtown. These initiatives will provide the DDA with an opportunity to enhance its curb appeal and expand its tax base. The end goal is to provide all Downtown users with a more enjoyable, welcoming, and opportunistic experience within the New Baltimore DDA.



## NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

• **Placemaking:** Placemaking is a planning and urban design school of thought that focuses on creating unique and functional public places that promote the health, happiness, and well being of the community. Capitalizing on a community's assets, placemaking advocates seek to design places that cater to people through lively neighborhoods and inviting public spaces. The process of placemaking is founded on a bottom-up approach in which City Leaders and Administrators work alongside the general public and business community to create a physical environment that is supported and promoted by the community as a whole. The City of New Baltimore has already taken great strides establishing aspects of placemaking into the administration of the DDA. The Blueprints process has established an amazing foundation for the DDA to expand placemaking. From investment and improvements in the DDA's destinations to expansion of public amenities, the City as a whole has illustrated that it is interested and engaged in sound physical development within the DDA district. As the DDA seeks to grow both physically and economically, proper investment in public amenities and infrastructure could enhance the sense of place within New Baltimore. Some community-level projects the DDA should undertake over the course of this Development Plan include:

1. Streetscape enhancements focused on the safe and efficient movement of users within the Downtown District;
2. Pedestrian/sidewalk improvements and expansions;
3. Beautification efforts through the upkeep and expansion of benches, trash receptacles, street lights, and plantings;
4. Wayfinding and Signage anchored by attractive and interactive signage and maps providing for more efficient and enjoyable navigation and exploration of the Downtown District



• **Entranceway:** Green Street and Washington Street: A more attractive and announced entrance at Green Street and Washington Street could greatly impact the physical and economic environment of the New Baltimore DDA. A qualified landscape architect should be commissioned to design an entrance that would entice people to take notice of the Downtown District and emphasize the fact that the DDA is a historic and waterfront Downtown. The entranceway improvements should be incorporated with a more comprehensive wayfinding and streetscape plan.

- **Parking:** All downtown streets should be re-examined to determine if more on-street angled parking can be added. Particular consideration should be given to adding the maximum amount of angled parking on Washington Street. When demand dictates the need for more Downtown parking spaces, other than on-street spaces, consideration should be given to the development of off-street parking lots. The lots should not be located on Washington Street since it is important to maintain Washington's zero lot line development requirement. Off-street lots should be convenient for all Downtown users, with proper signage and connectivity to core shopping, dining, entertainment, and recreational uses within the DDA.



- **Municipal Owned Property/Facilities:** The City of New Baltimore currently owns several valuable properties in the Downtown block bound by Washington, Front, Bedford, and Main Streets. This conglomerate of municipal property is home to the City's Police Station, Library, and Recreation Center. Because these parcels are located adjacent to Anchor Bay, their value and size could be leveraged to create investment, jobs, and generate taxes for the DDA. If these parcels are marketed for private development, supported by sound zoning and site development standards, the DDA could ensure that these sites are used for their highest and best purpose. Therefore, if another appropriate Downtown location can be found for the Police Station and Recreation center, every effort should be made to market the property (except property occupied by the Library which is to remain in its current location) to a private developer. The City, in cooperation with a private developer, should seek to construct a mixed-use, multi-story complex containing specialty retail and dining on the first floor, with housing and office on the upper floors. Any construction on this site should be zero lot line development compatible with Downtown's historic architecture and character, with unobstructed views of the waterfront along Washington Street.

## NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

• **Downtown Construction Rehabilitation, Infill, and New:** As Downtown's existing buildings are further enhanced and filled with businesses, residents, and services; it is most likely that the demand will surface for enhanced development within the Downtown. As potential investors and developers target vacant lots and building expansions/improvements it is imperative that the community properly support these endeavors with efficient and transparent zoning and site development standards. Site rehabilitation and new construction should be mixed-use, multi-story, high quality, aesthetically pleasing developments that are oriented to the street. By promoting the development of dynamic mixed-use buildings within the Downtown, the DDA can provide potential developers and investors with a great opportunity to fill facilities with multiple tenants that will enhance the economic and community vitality of the Downtown District.



• **Design and Façade Guidelines/Standards:** Newly crafted design and façade standards/guidelines could greatly assist future downtown construction and rehabilitation. Currently the City and DDA utilize The Secretary of the Interior's Standards for Rehabilitation as a guide for reviewing proposed improvements and developments. While these standards are helpful, they are not specific enough to give detailed guidance to developers or City Administrators. Therefore, a qualified architect, planner, urban design practitioner, or preservation architect should be commissioned to prepare detailed design/facade guidelines for both rehabilitation and new construction within Downtown New Baltimore. These guidelines will act as a common foundation upon which new developers, supported by community leaders, can create a built environment which stays true to the historic roots of the community while illustrating the potential for future economic growth. Once crafted, these guidelines should provide an administrative and development framework for community administrators and private developers to establish synergistic partnerships which will lead to high-quality construction projects and aesthetically pleasing streetscape enhancements.

## Downtown Development Authority Business Sustainability and Cultivation

The overall goals of Downtown New Baltimore's business development efforts should be to further strengthen Downtown's existing businesses and attract a broad range of appropriate new businesses to complement existing businesses and better serve the identified needs of the marketplace.

• **Business Retention, Expansion, and Attraction:** Additional businesses for Downtown New Baltimore should be sought internally and externally. The DDA, along with the City, should undertake a wide-ranging business retention, expansion, and attraction campaign. Retention is a fundamental component of local business vitality. Retention activities should be focused on maintaining the existing business base by providing assistance in several areas; training, education, networking and directing businesses to other potential resources. With retention efforts underway, the DDA can then focus on expansion opportunities. Expansion assistance addresses the needs of those business and service entities that are poised to grow, or have recently expanded business operations. The final aspect of this business growth strategy is attracting new businesses. Through sound retention and expansion efforts, the DDA will become even more attractive to other potential businesses providing the opportunity to expand upon its existing business base. Attraction efforts should target new business investments that will complement and enhance the current business environment. The following is a list of additional businesses that the DDA should seek to cultivate/attract to strengthen the local business community:

1. Restaurants with fine and casual dining, a range of ethnic offerings, outdoor seating, views of the waterfront, and entertainment
2. Art of all types and shops/studios offering classes
3. Home furnishing, accessory, and antique shops
4. Day spa
5. Green grocer or organic market
6. Custom and costume jewelry
7. Casual and outdoor apparel

• **Business Assistance, Education, Partnerships, and Involvement:** Supporting and nurturing local businesses is vital to the future success of Downtown New Baltimore. The City, along with the DDA's administrative and volunteer network, should continually interact with the local business community to engage them in the overall Downtown enhancement effort, and provide special assistance when needed. Utilizing partnerships and resources provided by the local Chamber, the Macomb County Department of Planning and Economic Development, the Michigan State Housing Development Authority, the Michigan Economic Development Corporation, and the Small Business Technology Development Center, the DDA can provide business assistance and educational services to the local business community. From business basic training to financial assistance services, a network of business support practitioners could ensure that existing businesses remain profitable and new business ventures are established upon a solid foundation. The economic vitality of the DDA can be fortified by investing in the entrepreneurial spirit of the local business community.

- **One-Stop Shop:** The City should consider creating a one-stop shop to assist potential investors and business owners interested in developing property and opening businesses in New Baltimore. Assisting in the permitting and application process, this One-Stop Shop, administered by the City and supported by the DDA volunteer network, should assist potential businesses and investors with navigating the community's bureaucratic processes. The goal of this concentrated review and approval system should be to cut processing time to a minimum and grant the maximum number of approvals administratively.
- **Business Clustering:** Clustering of businesses in Downtown New Baltimore is important because, if done strategically, it can increase both the overall number of customers and the amount of money spent by current customers. Clustering creates a critical mass of businesses and consumers which has the potential to stimulate the local economy. By clustering businesses, Downtown creates a dynamic and connected business community that offers variety, convenience, and an attractive business mix in a single location.

## Downtown Development Authority Marketing

A multi-faceted marketing campaign must be created with the goal of attracting additional users to Downtown New Baltimore. Greater outreach and communication must be utilized to attract more Downtown users. By raising awareness that a focused and energetic enhancement effort is underway in Downtown, the DDA can attract more members of the buying public and establish a new image of Downtown as a positive investment opportunity. Through effective communication and marketing, the DDA can pique the interest of the investment community and encourage confidence in investing in Downtown New Baltimore.

- **Media Relations:** Positive stories about the Downtown and its enhancement efforts must appear in the media on a regular basis. This is essential to raise awareness about the DDA and to attract the attention of the investment community. Relationships should be established with all major print and media sources throughout the Downtown's trade area. By working closely with local media; print, internet, and television, and then branching out to more regional entities, the DDA can begin to tell its good news stories and provide tangible examples of how the enhancement efforts are positively impacting the Downtown and greater New Baltimore Community.
- **DDA Website:** To attract area residents and visitors, the DDA must be easily found on the internet. The DDA should invest adequate financial and human resources in developing and maintaining a high quality and functional website. The website should act as a clearinghouse for updated information on DDA events and development.

## Tax Increment Financing Plan For The City of New Baltimore Downtown Development Authority

### I. Explanation of the Tax Increment Procedure

As provided in P.A. 197 of 1975, as amended, tax increment financing is an effective financing tool for the redevelopment of designated development areas within a Downtown Development Authority District. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the source of the taxes. Tax dollars generated from new private property developments and from improvements and to existing private property within a designated development area are “captured” and utilized by the DDA to finance public improvements within the development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the City Council. The Council must approve the plans. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended to reflect changes desired by the DDA or the City. All amendments must follow the procedures of the Act.

“Captured Assessed Value” is defined in the Act as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. “Initial Assessed Value” is defined as the most recently assessed value, as finally equalized by the State Board of Equalization, 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. In the case of a change in the boundaries or a development area, the initial assessed value of those properties added is based upon the SEV in effect at the time of change. Unaffected properties maintain the same initial assessed valuation as originally determined. Properties deleted from a development area have the appropriate initial assessed valuation removed from the DDA base.

Beginning with the next tax collection following the approval of the plans and for each collection in years covered by the plans, municipal and county treasurers must transmit directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real and personal property in the development area.

Such funds transmitted to a DDA are termed “Tax Increment Revenues”. The tax increment revenue is computed as the levy on the captured assessed value, include that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to P.A. 198 of 1974 attributable to the captured assessed value.

Under this tax increment financing plan, the tax levy on the entire captured assessed valuation is to be collected by the DDA. The initial assessed value for this plan was the assessed value of all real and personal property in the development area as determined in FY 1989 was \$2,453,825.00.

# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

**Table 1**, which follows, indicates the sources of income available to the City of New Baltimore DDA to pay the costs of the development plan and the estimated amounts of each source for the next 20 years, based on taxable value and captured assessed value of real and personal property within the Development Area, assuming annual growth in the Development Area of 2 % on real and personal property.

<b>Table 1:</b>				
<b>New Baltimore Downtown Development Authority</b>				
<b>Tax Increment Revenue Projections</b>				
<b>Year</b>	<b>Current Taxable Value</b>	<b>Captured Taxable Value</b>	<b>Aggregate Millage Levied</b>	<b>Tax Increment Revenue</b>
2009	\$5,181,310	\$2,727,485	17.63	\$48,246
2010	\$5,284,936	\$2,831,111	17.63	\$66,516
2011	\$5,390,635	\$2,936,810	17.63	\$85,150
2012	\$5,498,448	\$3,044,623	17.63	\$104,158
2013	\$5,608,417	\$3,154,592	17.63	\$123,545
2014	\$5,720,585	\$3,266,760	17.63	\$143,320
2015	\$5,834,997	\$3,381,172	17.63	\$163,491
2016	\$5,951,697	\$3,497,872	17.63	\$184,065
2017	\$6,070,730	\$3,616,905	17.63	\$205,051
2018	\$6,192,145	\$3,738,320	17.63	\$226,456
2019	\$6,315,988	\$3,862,163	17.63	\$248,290
2020	\$6,442,308	\$3,988,483	17.63	\$270,560
2021	\$6,571,154	\$4,117,329	17.63	\$293,276
2022	\$6,702,577	\$4,248,752	17.63	\$316,446
2023	\$6,836,629	\$4,382,804	17.63	\$340,079
2024	\$6,973,361	\$4,519,536	17.63	\$364,185
2025	\$7,112,828	\$4,659,003	17.63	\$388,773
2026	\$7,255,085	\$4,801,260	17.63	\$413,853
2027	\$7,400,187	\$4,946,362	17.63	\$439,434
2028	\$7,548,190	\$5,094,365	17.63	\$465,527

## II. Maximum Amount of Bonded Indebtedness to be Incurred

The DDA has the ability to bond against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness will not exceed the ability to service the debt from tax increments. Only 80% of projected DDA revenues are available as debt service funds as required by P.A. 197 of 1975.

**III. Duration of the Development Program**

The duration of this tax increment financing plan is twenty (20) years, commencing upon approval by the City Council of this plan document. Tax collection will cease with tax collections due in December 2029, unless this plan is amended to extend or shorten its duration.

**IV. Statement of the Estimated Impact of Tax Increment Financing of Taxing Jurisdictions in Which the Development Area is Located**

The actual dollars collected by the taxing jurisdictions vary significantly from year to year. The funds will be based upon an annual levy approved by the governing body of each unit. The estimates of taxes to be captured in this report are based upon the difference between the 1989 SEV Base and the 2008/2009 SEV and the tax rates levied by the taxing units. The applicable millage rates are summarized below. The district SEV for 2008/2009 is \$5,181,310. Since the millage rate will vary each year according to the annual approved rates, these rates should be considered illustrative only and not considered firm rates.

<b>Captured Revenues</b>	<b>Millage Rate</b>
<b>City-General Operating</b>	<b>9.8299</b>
<b>Library-Operating</b>	<b>1.3446</b>
<b>Macomb Community College Operating</b>	<b>1.4212</b>
<b>Macomb County</b>	<b>5.0346</b>
<b>Total Levy:</b>	<b>17.63</b>

**V. Plan for the Expenditure of Captured Assessed Value by the Authority**

The DDA anticipates completing projects on a “pay-as-you-go” basis, committing funds only as dollars become available through the development of an annual work program and budget which advances projects and programs outlined in the Development Plan.

The DDA is empowered, with permission of the City Council, to issue bonds against proposed revenues. The State Act allows for no more than 80% of the anticipated tax increment revenues to be used for debt service. In practice, a Limited Tax General Obligation (LTGO) Bond Issue would be required. The City would pledge anticipated tax increment revenues to repay the bonds. The General Fund of the City must be pledged to pay any shortfall of funds required to meet the debt service of the bond issue. For this reason, a conservative approach is taken in estimating available funds.

The cost effectiveness of bonding is limited by the amount of debt service that would be available. A portion of the debt service can be capitalized over the first three years of an issue. Bonds could be issued with the proceeds used to fund major projects identified in the Development Plan.

Other financing arrangements are available to the DDA such as loans from other City funds, or loans against assets or future revenues from financial institutions. In addition, if funding is needed to purchase land there are conventional mortgages and land contracts.

## Excerpts From DDA Legislation

125.1667 Development plan; preparation; contents; improvements related to qualified facility.  
Sec. 17.

(2) The development plan shall contain all of the following:

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

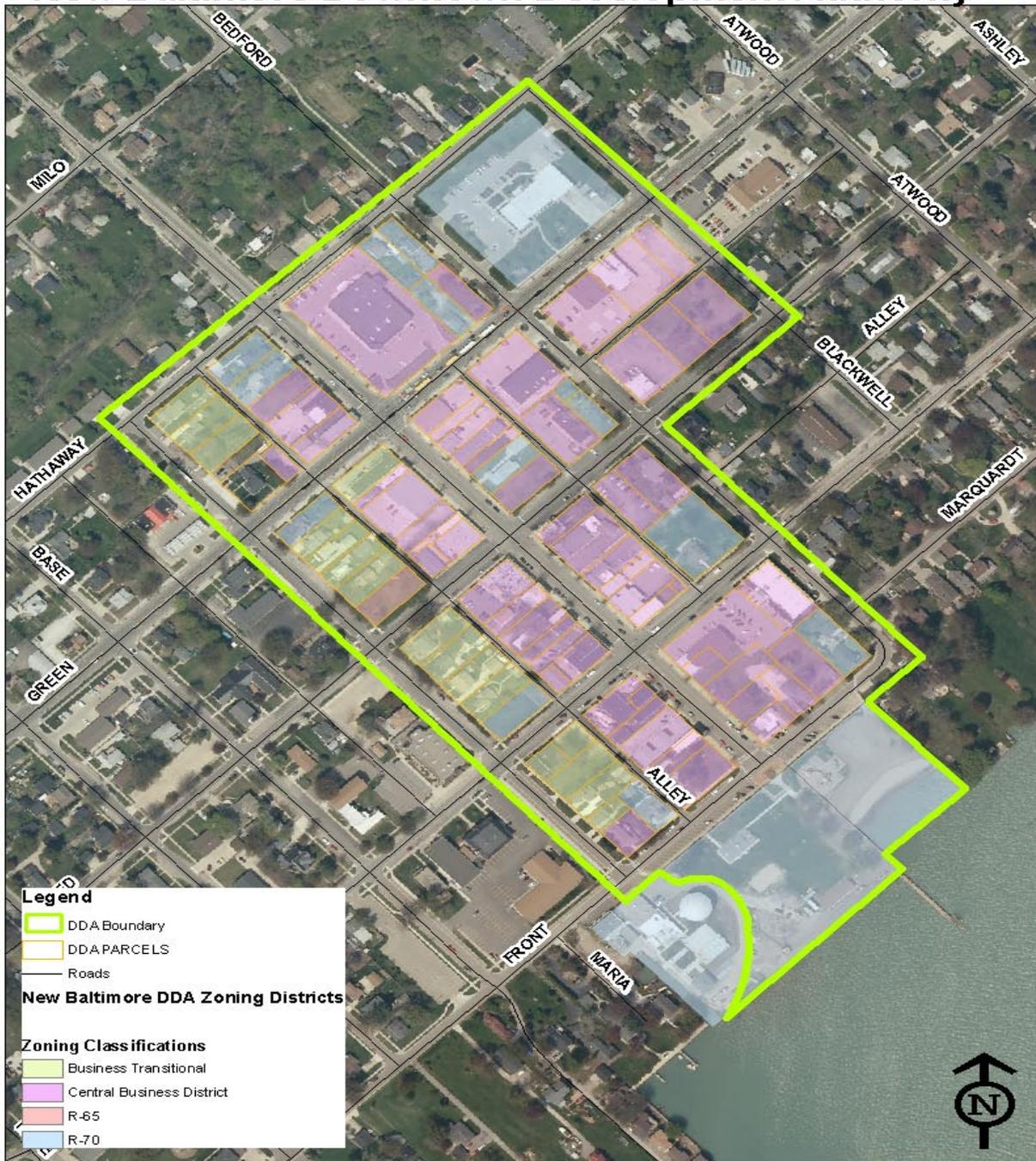
### New Baltimore Downtown Development Authority



# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

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

## New Baltimore Downtown Development Authority



## **DDA Boundary**

The existing boundary of the New Baltimore Downtown Development Authority encompasses 87 parcels. There are four zoning districts within the DDA district: Central Business District (CBD), Business Transitional (BT), R-70, and R-65.

## **CBD (Central Business District)**

The largest land use classification within the DDA is the CBD designation, which is comprised of 56 parcels encompassing 11.46 acres or 68.00% of total acreage within the DDA. The CBD is proposed in the City's Master Plan as being the core center for retail purchases in the city. The development of the downtown area should be promoted as a retail center, which will establish an identity for the city and that can attract people to the community. The downtown area, with its renovation of older buildings, can provide for typical retail services in addition to gifts, craft shops, restaurants, cafes, and similar businesses which will encourage residents, as well as tourists, to use the downtown area. Downtown should be developed for the pedestrian or the shopper who is seeking unusual gifts or who wishes to browse. Off-street parking lots, landscaping and street furniture can assist in creating this shopper's mode.

## **Principal Uses Permitted Within the CBD (Central Business District)**

The following principal uses are permitted in the CBD, provided that they do not include outdoor storage: generally recognized retail businesses which supply commodities on the premises, such as but not limited to the following: clothing, drugs, notions, hardware, books, bakery, flowers, antiques, baked goods, groceries, meats, dairy products; and eating and drinking establishments, including outside eating areas, and specifically prohibiting drive-in/thru establishments, including those deemed as accessory uses; personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, television, shoe, jewelry and the like), tailor shops, beauty parlors, barbershops, self-service laundries; banks, credit unions and similar financial institutions, provided there are no drive-in/thru facilities (walkups are permitted); theaters; museums and art galleries; professional; business and medical offices when they are not located on the street-level floor; fraternal organizations such as lodges and clubs; hotels and motels; public facilities and uses; other similar uses as determined by the Planning Commission, provided that all establishments shall be business or service establishments dealing with consumers, and all uses shall be conducted within completely enclosed buildings; accessory buildings; uses and signs; off-street parking and loading.

## **Special Approval Land Uses CBD (Central Business District)**

The following buildings, structures and uses may be permitted by the City Council in the CBD after a recommendation by the planning commission: professional or business offices; medical offices or clinics; funeral homes; apartment units; and multifamily dwelling units, provided they are not located on the first-floor level, subject to the requirements of the RM-2 district for minimum floor area and maximum density; public utility and service buildings; caretaker quarters; churches; indoor recreation facilities; adult bookstores; entertainment establishments; nursery schools; child care; and adult care.

## **BT (Business Transitional)**

The second largest land use category within the DDA is BT (Business Transitional), which is comprised of 17 parcels, encompassing 2.72 or 16.10% of total acreage within the DDA. The BT is intended to permit the use and development of residential (single-family and multifamily), office and limited commercial uses

within the same district in such a manner that it respects and protects existing residential uses within the district. Such multifamily, office or commercial development would be permitted only where no substantial adverse impacts upon existing residential uses would be incurred and when sufficient buffering, screening and parking are provided.

### **Principal Uses Permitted Within the BT (Business Transitional District)**

Principal uses permitted in the BT are the following: one-family dwellings; accessory uses which existed as of the effective date of the ordinance; and two-family dwellings within an existing residential dwelling.

### **Special Approval Land Uses BT (Business Transitional)**

The following buildings, structures and uses may be permitted by the City Council in the BT, after a recommendation by the Planning Commission: retail facilities, such as antiques, eating and drinking places, jewelry, book and stationery, gifts and novelties, music stores, camera and photography, art galleries, and florists; selected services, such as beauty shop or barbershop, shoe repair shop, laundry, tourist or boarding facilities, business and professional offices; governmental functions, such as museums and libraries, apartments and multifamily developments; boarding, convalescent or rest homes, child care and adult care; churches and other facilities normally incidental thereto; community service clubs and lodges.

### **R-70 and R-65**

The DDA also boasts two residential land-use districts R-70, 13 parcels, 2.50 acres or 14.80% of total land within the DDA, and R-65, 1 parcel, 0.19 acres or 1.10% of total land within the DDA. The purpose of the R-70 single-family district is to provide a stable and sound environment with suitable open space at a somewhat higher density than permitted in the other single-family residential districts. This district permits the construction and occupancy of single-family dwellings on relatively small size lots where public water and sewer exist. These districts will generally be located adjacent to existing concentrations of urban development. The R-65 single-family district is designed to provide for higher density home living on individual lots within platted subdivisions or as part of a condominium development.

### **Principal Uses Permitted R-70 and R-65**

In any single-family residential district (R-70 and R-65), no building or land shall be used and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this chapter: one-family dwellings; home gardening and greenhouses for personal use; essential services; swimming pools; home occupations that are conducted wholly by family members and are entirely within the dwelling unit; temporary housing; accessory buildings, structures, and uses.

### **Special Approval Land Uses R-70 and R-65**

The following buildings, structures and uses may be permitted by the City Council, after a recommendation by the Planning Commission: boarding, convalescent, or rest homes; churches, cemeteries, and other facilities normally incidental thereto; community service clubs and lodges; large-scale recreation uses; landfills, gravel pits and soil removal; nursery schools; day nurseries, child, and adult care centers; public or municipal facilities and uses; public utilities; oil and gas lines; two-family residential dwellings or accessory apartments; any home occupation; residential open space option; one-family cluster option; one-family site condominiums; planned unit developments; and bed and breakfasts.

These four districts provide a flexible land use foundation for Downtown New Baltimore. The zoning requirements allow the DDA and City Administration to establish a diverse and dynamic Downtown anchored by an eclectic mix of businesses, residential dwellings, and community uses. In the summer of 2009 the population of the New Baltimore DDA was 148 residents. These 148 residents reside in 100 housing units that are scattered throughout the Downtown District. The majority of residential uses are situated along Maria and Bedford Streets, with detached single-family housing, as the dominating housing style. Along Washington there are a number of mixed-use buildings with a smattering of apartments and lofts. Washington Street is also the epicenter for commercial uses within the DDA.

In the summer of 2009 the DDA was home to 56 businesses that employ 386 individuals. These establishments ranged from retail/service stores, financial institutions, dining/entertainment establishments, and professional offices. Retail businesses occupied 64,433 sq ft of floor space within the DDA, while office and professional service facilities occupied 60,482 sq ft of floor space. The majority of these commercial uses are situated in the traditional downtown developments along Washington, with adjacent commercial strip centers located along Green Street. The DDA is also home to a number of community and recreational uses.

Along Washington and Main the New Baltimore Police Department, the New Baltimore Recreation Center, and the McDonald Public Library are situated on a conglomerate of parcels owned by the City. Also adjacent to the existing eastern boundary of the DDA along Front Street is Walter and Mary Burke Park. This recreational park and facility is a major community asset that the DDA seeks to integrate into its long-term framework. The New Baltimore Downtown Development Authority currently situated has done an admirable job in integrating this vibrant mixture of land uses however, the DDA is faced with a number of challenges that stem from high vacancy.

At the time this Plan was being drafted the DDA had a total of 9 vacant retail/office spaces totaling over 17,000 sq ft of vacant space. Alongside these vacant storefronts the DDA had 13 vacant lots scattered throughout the Downtown. These vacancies do provide opportunity for new business ventures, investments, and development/redevelopment, however they also have a negative impact on the economic and community development of the DDA.

# NEW BALTIMORE DOWNTOWN DEVELOPMENT AUTHORITY

New Baltimore DDA Vacant Parcels				
TAX_ID	ADDRESS	OWNER	ACREAGE	ZONING
09-13-479-019	MAIN ST	BAARS CHRISTINA M	0.192	R-70
09-13-484-004	WASHINGTON ST	CITY OF NEW BALTIMORE	0.209	CBD
09-13-484-005	WASHINGTON ST	CITY OF NEW BALTIMORE	0.140	CBD
09-13-433-010	WASHINGTON ST	COSTANDI KEEM	0	CBD
09-13-434-007	51110 WASHINGTON ST	FAILTE LLC	0.192	CBD
09-13-435-005	37280 GREEN ST	POWER INVESTMENT LLC	0.160	CBD
09-13-435-007	ALFRED ST	POWER INVESTMENT LLC	0.208	CBD
09-13-435-008	36561 ALFRED ST	POWER INVESTMENTS LLP	0.321	CBD
09-13-479-010	51221 WASHINGTON ST	WASHINGTON STREET PROP LLC	0.102	CBD
09-13-483-026	36310 MAIN ST	CHRISTIE-ROSS FUNERAL HOME	0.192	BT
09-13-483-028	36355 FRONT ST	LORDAN LLC	0.269	CBD
09-13-484-003	MAIN ST	CITY OF NEW BALTIMORE	0.103	CBD
09-13-433-005	MARIA ST	MACK ROBERT & G	0.192	R-65
			2.288	

**(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.**

The New Baltimore DDA and the City Administration have discussed their many opportunities and challenges associated with municipal owned property located within the Downtown District. Home to the City's Police Department and Recreation Center these sites could be a prime spot for private development. Redevelopment of these sites would be under the watchful eye of the City and DDA, and the demolition of municipal facilities would lead to the relocation of those operations. The 2009 New Baltimore Downtown Development Authority Development Plan has established a number of physical, economic, community, and administrative benchmarks for the DDA and City to implement over the life of this document. The Plan proposes a number of initiatives ranging from major destination projects, infrastructure improvements, building enhancements, business support and cultivation, and administrative and operational updates. Detailed plans for each of these overarching benchmarks are not currently developed, however as the DDA establishes the financial and human resources needed to implement these improvements detailed plans, schedules, and finances will be tailor-made to ensure effective implementation and timely completion.

**(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.**

The 2009 New Baltimore Downtown Development Authority Development Plan has established a number of physical, economic, community, and administrative benchmarks for the DDA and City to implement over the life of this document. The Plan proposes a number of initiatives ranging from major destination projects, infrastructure improvements, building enhancements, business support and cultivation, and administrative and operational updates. Detailed plans for each of these overarching benchmarks are not currently developed, however as the DDA establishes the financial and human resources needed to implement these improvements detailed plans, schedules, and finances will be tailor-made to ensure effective implementation and timely completion.

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

The 2009 New Baltimore Downtown Development Authority Development Plan has established a number of physical, economic, community, and administrative benchmarks for the DDA and City to implement over the life of this document. The Plan proposes a number of initiatives ranging from major destination projects, infrastructure improvements, building enhancements, business support and cultivation, and administrative and operational updates. Detailed plans for each of these overarching benchmarks are not currently developed, however as the DDA establishes the financial and human resources needed to implement these improvements detailed plans, schedules, and finances will be tailor-made to ensure effective implementation and timely completion.

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

The New Baltimore Downtown Development Authority understands and undoubtedly appreciates Walter and Mary Burke Park. Currently not situated within the DDA District, this community park and recreational facility is a major asset and draw for the Downtown, and is a prime opportunity for DDA expansion. The DDA and City both desire for the park to remain a bastion of open space for the community situated on the shores of Anchor Bay.

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

The City of New Baltimore currently owns several valuable properties in the Downtown block bound by Washington, Front, Bedford, and Main Streets. This conglomerate of municipal property is home to the City's Police Station, Library, and Recreation Center. Because these parcels are located adjacent to Anchor Bay, their value and size could be leveraged to create investment, jobs, and generate taxes for the DDA. If these parcels are marketed for private development, supported by sound zoning and site development standards, the DDA could ensure that these sites are used for their highest and best purpose. Therefore, if another appropriate Downtown location can be found for the Police Station and Recreation center, every effort should be made to market the property (except property occupied by the Library which is to remain in its current location) to a private developer. The City, in cooperation with a private developer, should seek to construct a mixed-use, multi-story complex containing specialty retail and dining on the first floor, with housing and office on the upper floors. Any construction on this site should be zero lot line development compatible with Downtown's historic architecture and character, with unobstructed views of the waterfront along Washington Street.

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

Currently within the New Baltimore DDA, there are two prominent zoning districts: Central Business District and Business Transitional. The Central Business District's zoning was proposed in the City's Master Plan as being the core center for retail activity in the City. The Business Transitional District is intended to permit the use and development of residential, office, and limited commercial uses within the same district in such a manner that it respects and protects existing residential uses within the district. These two zoning classifications have provided the DDA and surrounding community with the ability to develop in a harmonious, safe, healthy, equitable, and opportunistic manner. As the DDA seeks to transition into a new era of physical, community and economic development revitalization, a comprehensive review and update of these ordinances could greatly assist the City and DDA in spurring future development. Currently, height and setback requirements in both districts could pose some obstacles with new building developments. Integrating more dynamic mixed-use and residential language into the ordinances could also provide a more transparent and applicable set of standards that will provide potential developers with a viable framework for new growth that is in accordance with the Master Plan and Blueprint. The DDA and Community could also explore merging the two classifications into one ordinance that integrates all aspects of residential, commercial, and public use within the DDA District.

Ultimately the end goal of this analysis would be to establish a set of development and zoning standards that would allow the DDA and greater New Baltimore Community to stimulate development in the Downtown District.

**(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.**

In implementing the community, economic, and physical development initiatives set forth by the 2009 Development Plan, the New Baltimore Downtown Development Authority will formulate its yearly budget to incorporate aspects of this development plan. The detailed costs and operations of DDA projects will be established as specific plans are developed for each undertaking. Actual project costs will not be known until plans and specifications for each undertaking are prepared and bids are received. The Tax Increment Financing Plan will provide an analysis of DDA finances over the life of this plan. Under P.A. 197 of 1975, the DDA is empowered to carry out its purpose utilizing funding generated from tax increment financing, a levy up to 2 mills, and other such funding as approved by the City Council.

**(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.**

Should the City and DDA seek to lease, sell, or convey municipal owned property within the DDA District, an appropriate and transparent acquisition process will be developed. This process would result in a collaboration between the City Council, Planning Commission, and DDA.

**(k) The procedures 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 in any manner to those persons.**

Currently, the New Baltimore Downtown Development Authority does not own any property. Should, during the life of this plan, the DDA acquire any property within the Downtown District, the adoption of appropriate and transparent procedures for bidding the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, will be developed at a regularly scheduled public meeting of the DDA.

**(l) Estimates of the number of persons residing in the development area and the number of families and individuals 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 units 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.**

At this time, the New Baltimore Downtown Development Authority is not involved in any undertakings that would displace any residents within the Downtown District. During the life of this plan, should the DDA embark on an initiative that would displace any residents, the DDA alongside the City Administration and appropriate County, Regional, and State entities, would develop specific procedures, in the best interest of impacted residents, to fairly and impartially relocate impacted residents.

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

During the life of this plan, should the DDA embark on an initiative that would displace any residents, the DDA alongside the City Administration and appropriate County, Regional, and State entities, would develop specific procedures, in the best interest of impacted residents, to fairly and impartially relocate impacted residents.

**(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.**

During the life of this plan, should the DDA embark on an initiative that would displace any residents, the DDA alongside the City Administration and appropriate County, Regional, and State entities, would develop specific procedures, in the best interest of impacted residents, to fairly and impartially relocate impacted residents.

**(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.**

During the life of this plan, should the DDA embark on an initiative that would displace any residents, the DDA alongside the City Administration and appropriate County, Regional, and State entities, would develop specific procedures, in the best interest of impacted residents, to fairly and impartially relocate impacted residents. Any relocation procedures would be in full compliance with Public Act 227 of 1972.



