

VILLAGE OF PINCKNEY
ORDINANCE NO. 41

An ordinance creating a Downtown Development Authority for the Village of Pinckney designating boundaries of the Downtown District, and providing for other matters related thereto.

The Village of Pinckney ordains:

Section 1: TITLE. This Ordinance shall be known as the Downtown Development Authority of the Village of Pinckney.

Section 2: Determination of Necessity; Purpose. the Village Council hereby determines that it is necessary for the best interest of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax evaluation where possible in the business district of the Village and promote economic growth, pursuant to Act 197 of Public Acts of Michigan, 1975 as amended.

Section 3: Definitions. The terms used in this Ordinance shall have the same meaning as given to them in Act 197 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this Ordinance:

"Authority" means the Downtown Development Authority of the Village of Pinckney created by this Ordinance.

"Act 197" means Act 197 of the Public Acts of Michigan 1987 as Amended.

"Board" means the Board of Directors of the Authority. The governing body of the Authority.

"Chief Executive Officer" means the President or the duly appointed designee of the President of the Village of Pinckney.

"Council" means the Village Council of the Village of Pinckney.

"Downtown District" means the Downtown District designated by this Ordinance, as now existing or as hereinafter amended and which the Authority shall exercise its power.

"Village" means the Village of Pinckney, Livingston County, Michigan.

Section 4: Creation of Authority. There is hereby created pursuant to Act 197, a Downtown Development Authority for the Village. The Authority shall be a public body corporate and shall be known and exercise its powers as "Downtown Development Authority of the Village of Pinckney". The Authority may adopt a seal, may sue and be sued in any Court in this State and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this Ordinance, and Act 197. The enumeration of the power in this Ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the authority of the Authority consistent with the Statutes of the State of Michigan.

Section 5: Termination. Upon completion of its purposes, the Authority may be dissolved by the Council. The property and assets of the Authority after dissolution and satisfaction of its obligation shall revert to the Village.

Section 6: Description of Downtown District. The Downtown District shall consist of the territory of the Village described in Exhibit "1", attached hereto and made a part of this Ordinance, as if fully set forth herein. This designation shall be subject to such changes as may hereinafter be made pursuant to this Ordinance and Act 197.

Section 7: Powers of Authority. The Downtown Development Authority shall have all powers, except the power to levy a tax, that are provided by law including Act 197, that such authorities may wield.

Section 8: Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer, and EIGHT (8) members. Membership appointed by the Chief Executive Officer, subject to approval by the Council. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than one (1) of the members shall be a resident of the Downtown District, if the Downtown District has One Hundred (100) or more persons residing within it. Members shall be appointed to serve for a term of four (4) years, except that of the members first appointed, an equal number as near as is practicable shall be appointed for a term of one (1) year, two (2) years, three (3) years, and four (4) years. A member shall hold office until the member successor is appointed and qualified, as those terms are defined in the Village Charter for the Village of Pinckney. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term only. Members of the Board shall serve without compensation, but may be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board as a whole, and the Board shall adopt By-laws governing its procedures subject to the approval of the Council.

Section 9: Fiscal Year Adoption of Budget. The fiscal year of the Authority shall be set by resolution as may be adopted by Council at a later time.

The Board shall prepare annually a budget and submit it to the Council for approval in the manner and at the time as the general budget for the Village is presented. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by Revenue Bonds where required to do so by the Ordinance of authorizing the Revenue Bond.

The Authority shall submit financial reports to the Council on a monthly basis. The Authority shall be audited annually by the same independent auditors auditing the Village records, and those independent auditors shall provide a report to the Council concerning the activities of both the Village, and the Authority.

Section 10: Section Headings Severability. Section headings are provided for convenience only and are not intended as part of this Ordinance. If any portion of this Ordinance is held unlawful, the remaining portion shall remain in full force and effect notwithstanding same.

Section 11: Publication, Recording and Filing. This Ordinance shall be published once after its adoption in a newspaper of general circulation within the Village of Pinckney. The Village Clerk shall file a Certified Copy of the Ordinance with the Michigan Secretary of State promptly after its adoption.

Section 12: Effective Date. This Ordinance shall take effect immediately upon its publication.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 41 duly adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a Special meeting held on April 22, 1991, at which all Members were present except Arpi, Chubb and Towshack, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that Member Haines moved adoption of said Ordinance and that Member McGinn support said motion.

I further certify that the following Members voted for adoption of said Ordinance Clark, Haines, McGinn, Morris and that the following Members voted against adoption of said Ordinance None--Absent: Arpi, Chubb, Towshack.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village of Pinckney and that such recording has been authenticated by the signatures of the Village President and Village Clerk.

Bonnie Clark
Bonnie Clark, Village President

Barbara Santoro
Barbara Santoro, Village Clerk

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"Village" means the Village of

Pinckney, Livingston County, Michigan.

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Section 5: Termination. Upon completion of its purposes, the Authority may be dissolved by the Council. The property and assets of the Authority after dissolution and satisfaction of its obligation shall revert to the Village.

Section 6: Description of Downtown District. The Downtown District shall consist of the territory of the Village described in Exhibit "1", attached hereto and made a part of this Ordinance, as if fully set forth herein. This designation shall be subject to such changes as may hereinafter be made pursuant to this Ordinance and Act 197.

Section 7: Powers of Authority. The Downtown Development Authority shall have all powers, except the power to levy a tax, that are provided by law including Act 197, that such authorities may wield.

Section 8: Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer, and 10 (TEN) members. Members to be appointed by the Chief Executive Officer, subject to approval by the Council. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than one (1) of the members shall be a resident of the Downtown District, if the Downtown District has One Hundred (100) or more persons residing within it. Members shall be appointed to serve for a term of four (4) years, except that of the members first appointed, an equal number as near as is practicable shall be appointed for a term of one (1) year, two (2) years, three (3) years, and four (4) years. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term, subject to approval by the Council. Members of the Board shall serve without compensation, but may be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be

elected by the Board as a whole, and the Board shall adopt By-laws governing its procedures subject to the approval of the Council.

Section 9: Fiscal Year Adoption of Budget. The fiscal year of the Authority shall be set by resolution as may be adopted by Council at a later time.

The Board shall prepare annually a budget and submit it to the Council for approval in the manner and at the time as the general budget for the Village is presented. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by Revenue Bonds where required to do so by the Ordinance of authorizing the Revenue Bond.

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Section 11: Publication, Recording and Filing. This Ordinance shall be published once after its adoption in a newspaper of general circulation within the Village of Pinckney. The Village Clerk shall file a Certified Copy of the Ordinance with the Michigan Secretary of State promptly after its adoption.

Section 12: Effective Date. This Ordinance shall take effect immediately upon its publication.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 41 duly adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a Special meeting held on Monday, Jan. 25th, 1993, at which all Members were present except: Clark, Haines, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that Member ARPI moved adoption of said Ordinance and that Member MORRIS supported said motion.

I further certify that the following Members voted for adoption of said Ordinance CHUBB, MORRIS, ARPI, MCGINN and that the following Members voted against adoption of said Ordinance FISHER.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Village of Pinckney and that such recording has been authenticated by the signatures of the Village President and Village Clerk.

Bonnie Clark, Village President

Barbara Santoro

Barbara Santoro, Village Clerk

VILLAGE OF PINCKNEY AMENDMENT OF ORDINANCE #41

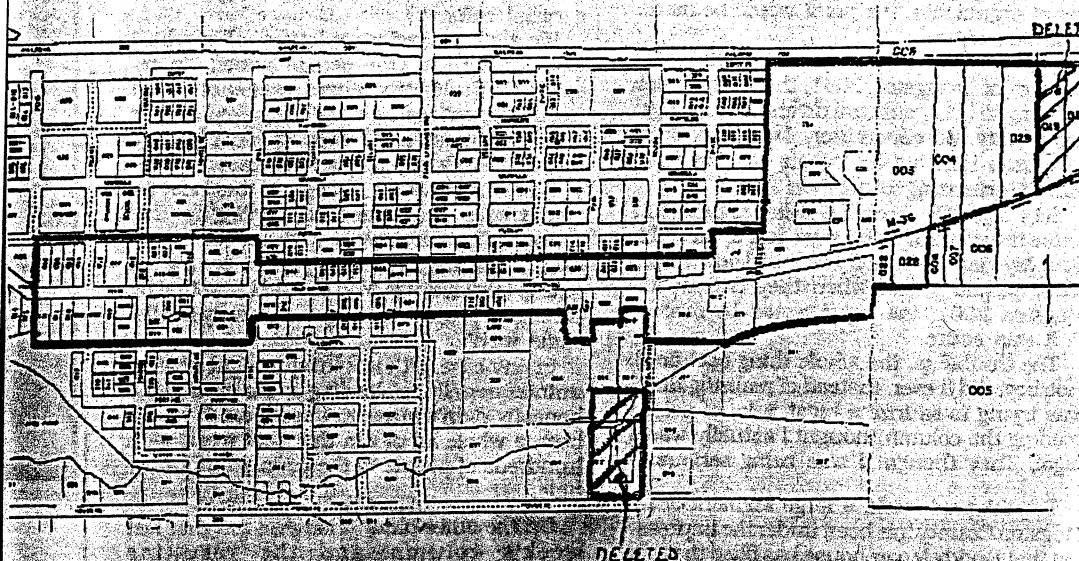
At a special meeting of the Village Council on January 25, 1993, after a public hearing, Section 8 of Ordinance #41 has been amended to read as follows: Board of Directors. The authority shall be under the supervision and control of the board. The board shall consist of the chief executive officer, and 10 (ten) members. Members to be appointed by the chief executive officer, subject to approval by the council. Not less than a majority of the members shall be persons having an interest in property located in the downtown district. Not less than one (1) of the members shall be a resident of the downtown district, if the downtown district has one hundred (100) or more persons residing within it. Members shall be appointed to serve for a term of four (4) years, except that of the members first appointed, an equal number as near as is practicable shall be appointed for a term of one (1) year, two (2) years, three (3) years, and four (4) years. An appointment to fill a vacancy shall be made by the chief executive officer for the unexpired term, subject to approval by the council. Members of the board shall serve without compensation, but may be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board as a whole, and the board shall adopt by-laws governing its procedures subject to the approval of the council.

The Downtown Development District has been enlarged as shown on map.

Copies of the ordinance and map are available for public review and/or purchase at the Pinckney Village Hall, 220 S. Howell St., Pinckney, MI 48169, (313) 878-6206, during regular business hours.

(2-10-93 LCP)

BARBARA SANTORO,
VILLAGE CLERK



Ordinance No. 58**APPROVING TAX INCREMENT FINANCING PLAN
FOR THE PINCKNEY DOWNTOWN DEVELOPMENT AUTHORITY**

An Ordinance to approve the Village of Pinckney Tax Increment Financing Plan.

WHEREAS, the Village of Pinckney Downtown Development Authority (the "Authority") has prepared and recommended for approval the Village of Pinckney Tax Increment Financing Plan (the "Plan") for the Development Area in the Downtown District within the Village of Pinckney (the "Village"); and

WHEREAS, on February 26, 2001, the Village Council held a public hearing on the Plan in the Downtown District pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and,

WHEREAS the Village Council has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the Village Council and / or the Authority to express their views and recommendations regarding the Plan, as required by the Act.

NOW, THEREFORE, THE VILLAGE OF PINCKNEY ORDAINS:

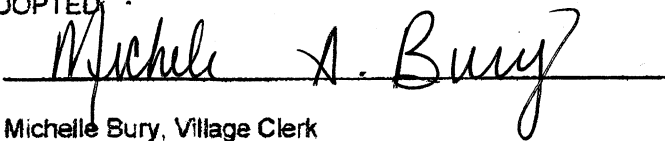
1. Findings.

- (a) The Plan meets the requirements set forth in section 14 of the Act.
- (b) The proposed method of financing the development is feasible, and the Authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of the Act.
- (d) The amount of captured assessed value estimated to result from adoption of the Plan is reasonable.
- (e) Any land to be acquired within the development area is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act.
- (e) The Plan is in reasonable accord with the master plan of the Village.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the development area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the Village.

2. Public Purpose. The Village Council hereby determines that the Plan constitutes a public purpose.
3. Best Interest of the Public. The Village Council hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, to promote growth in the Downtown District, and to proceed with the Plan.
4. Approval and Adoption of Plan. The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the Village Clerk's Office.
5. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed, and each section is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.
6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience or reference only and shall not be considered to be a part of the Ordinance.
7. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the Livingston Cty. Press, a newspaper of general circulation in the Village, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the Village, which recording shall be authenticated by the signature of the Village Clerk.
8. Effective Date. The ordinance is hereby determined by the Village Council to be immediately necessary for the interests of the Village and shall be in full force and effect from and after its passage and publication as required by law.

Passed and adopted by the Village Council of the Village of Pinckney, County of Livingston, State of Michigan, on February 26, 2001.

ORDINANCE DECLARED ADOPTED


Michelle Bury, Village Clerk

VILLAGE OF PINCKNEY
PINCKNEY DDA TAX INCREMENT FINANCING PLAN

ORDINANCE NO. 58

An ordinance to adopt the Pinckney DDA Tax Increment Financing Plan.

The Village of Pinckney hereby ordains that the Pinckney DDA Tax Increment Financing Plan Ordinance is adopted to read in its entirety as follows:

Member Norman moved for adoption of said ordinance and member Shay supported said motion.

**Village of Pinckney
Downtown Development Authority**

Pinckney DDA Tax Increment Financing Plan

April 2004

Village Council

President

Patrick Dewey

Village Council

Hal Forgie

Rebecca Foster

Carol Norman

James Shay

Bob Stone

Jeff Teachout

Village Officials

Amy Felty, Clerk

Judith Paul, Treasurer

Jane Brock, Secretary

Gaylord Curtis, Zoning

**Downtown Development
Authority Board**

Mary Jo Cartwright, Chairperson

Carol Norman, Vice Chairperson

Tom Benedetti, Treasurer

Renee MacRitchie, Secretary

John Calvert

Kevin MacRitchie

Dave Massey

Lee Stokes

Marlena Stokes

Fred Zello

**Downtown Development Authority
Citizens Council**

John Brooks

Linda Hawkes

Charlene Hurtubise

Sarah Hurtubise

Kelly Massey

Kurt Mohrmann

Nancy Powell

Lynne Shay

Kerry White

**VILLAGE OF PINCKNEY
DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN**

The Village of Pinckney DDA was established on April 22, 1991 through the duly adopted Village Ordinance #41 and pursuant to Act 197, Downtown Development Authority Act.

DDA Tax Increment Financing Plan Approved by the Downtown Development Authority of the Village of Pinckney on March 2, 2004 for submittal to the Village Council of the Village of Pinckney.

Approved by the Downtown Development Authority Citizens Council of the Village of Pinckney on _____, 2004 subsequent to a public hearing held on _____, 2004.

Approved by the Village Council of the Village of Pinckney on April 26, 2004 subsequent to the April 26, 2004 public hearing.

**VILLAGE OF PINCKNEY
DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN**

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**VILLAGE OF PINCKNEY
DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN**

1. Definitions as Used in This Plan.

- a. "Captured Taxable Value" (the "CTV") means the amount in any one (1) year by which the current taxable value, including the taxable value of property for which specific local taxes are paid in lieu of property taxes as determines, exceeds the initial taxable value.
- b. "Initial Taxable Value" (the "ITV") means the taxable value, as equalized, of all the taxable property within the boundaries of the development area the time the ordinance establishing the tax increment-financing plan is approved as shown by the most recent assessment roll of the municipality for which the equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial taxable value shall be included as zero. For the purpose of determining initial taxable value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial taxable value of property for which a specific local tax was paid in lieu of a property tax shall be determines as provided in the subdivision (c.) below.
- c. "Specific Local Taxes" mean a tax levied under Act 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the commercial redevelopment act, Act No. 225 of the Public Acts of 1978, being section 207.651 to 207.668 of the Michigan Compiled Laws, the technology park development act, Act No. 385 of the Public Acts of 1984, being sections 207.701 to 207.718 of the Michigan Compiled Laws and Act No. 189 of the Public Acts of 1953, being sections 211.181 and 211.182 of the Michigan Compiled Laws. The initial taxable value or current taxable value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.
- d. "Tax Increment Revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the capture of taxable value of real and personal property in the development area subject to require specified in Act No. 179 of the Public Acts of 1975, as amended.

2. Purpose of the Tax Increment Financing Plan

The Village of Pinckney Downtown Development Authority District was established pursuant to Ordinance 41, as adopted 4/22/91 and amended 1/25/93, because the Village experienced notable property value deterioration in various locations

throughout the community. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 179 Public Acts of Michigan, 1975 as amended (the "Act")

The "Downtown Development Authority Act" authorizes the Authority to prepare a Tax Increment Financing Plan (the "Plan"), which includes the Development Plan, a detailed explanation of the tax increment procedures, the maximum amount of bonded indebtedness to be incurred or reimbursed, duration of the program, the impact of tax increment financing on the taxable values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured taxable value to be used by the Authority. The benefits of using tax increment financing as a method to finance district improvements is that all local units of government levying taxes within the Village of Pinckney contribute to the revitalization of the business district. Prior to legislative authorization of tax increment financing, only the municipality provided tax revenues for revitalization activities while the other taxing authorities shared in the benefits of the revitalization efforts. The Village of Pinckney deems it to be in the best interest of the Village and the Downtown Development District to adopt the 2001 Tax Increment Financing Plan for the Downtown Development District.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment-financing plan, which has been approved by the governing body of municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors that cause growth in value.
- b. At the time the resolution or ordinance establishing a tax increment-financing plan is adopted, the sum of the most recently taxable values, as equalized, of those taxable properties located within the development area is established as the "Initial Taxable Value" (the "ITV"). Property exempt from taxation at the time of determination of the initial Taxable value is included as zero. In each subsequent year, the total real and personal

property within the district, including abated property on separate rolls, is established as the "Current Taxable Value."

- c. The amount by which the total taxable value exceeds the ITV is the Captured Taxable Value (the "CTV"). During the period in which a tax increment-financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the ITV. Property taxes paid on a predetermined portion of the CTV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements

Tax increment revenues for the Downtown Development Authority ("DDA") result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured taxable value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District.

The Authority intends to utilize all captured revenue, as referenced in Table 4, from the District until the projects addressed in the Development Plan are completed and until any bonded indebtedness is paid, whichever is the later occurrence.

5. Property Valuations and Captured Revenue

The property valuation on which tax increment revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions, including the Village of Pinckney, Putnam Township, Livingston County, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- a. The Initial Assessed Valuation is established based on the 2000 taxable valuations on real and personal property and on all non-exempt parcels within that portion of the Development Area as December 31, 2000. The Initial Assessed Valuation of the Authority is set forth below. Both real and personal property are subject to capture in this plan.

Table 1
Initial Assessed Valuation

INITIAL ASSESSED VALUE	Base Year 2000
Total Real Property	\$5,739,080
Total Personal Property	\$295,600
Total Property Value	\$6,034,680

- b. The anticipated Captured Taxable value is equivalent to the annual total taxable value, within the Development Area boundaries, less the Initial taxable value as described above. The tax increment revenues are then the product of all millages levied by all taxing units in the Development Area on the CTV. The CTV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown Development Authority. For projection purposes, the annual growth rate for the remainder of the forecast (2003 – 2041) is factored at 2.75% for real property and 0.25% for personal property. A more detailed depiction of the Captured Taxable Valuations can be found in Table 3.
- c. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Taxable Value of the eligible property include in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

The Treasurer will collect the general property taxes from property owners in the development area district. After taxes are collected, the Treasurer will deduct that portion of the total tax revenues that is derived from captured taxable value within the development area and distribute them to the DDA to use for purposes outlined in the development plan and in Section 7, Use of Captured Revenues, below. A review of the 2000 millage rates for all Local Taxing Jurisdictions in the development area is as set forth in Table 2.

Table 2
Anticipated Millage to be Captured

Year	Pinckney Village	Livingston County	Putnam Township	Library	Total Millage
2001*	11.2246	4.2368	2.6992	1.3198	19.4804
2002*	11.1072	4.2215	2.6577	0.9280	18.9144
2003*	9.6309	4.1454	2.6088	0.9817	17.3668
2004	9.4143	4.0625	0.4673	0.0000**	13.9441
2005	9.4143	3.9812	0.4580	0.0000**	13.8535
2006	9.4143	3.9016	0.4488	0.0000**	13.7647
2007	9.4143	3.8236	0.4398	0.0000**	13.6777
2008	9.4143	3.7471	0.4310	0.0000**	13.5924
2009	9.4143	4.2215	0.4673	0.0000**	14.1031
2010	9.4143	4.1371	0.4580	0.0000**	14.0093
2011	9.4143	4.0543	0.4488	0.0000**	13.9174
2012	9.4143	3.9732	0.4398	0.0000**	13.8274

* Based on actual data from the Village of Pinckney and Putnam Township

**Pinckney Library: small fixed tax revenue contribution

Table 3
Anticipated Captured Taxable Valuation

Base Year	Year	Real Property Taxable	Personal Property Taxable	Total Property Taxable	Captured Real Taxable	Captured Personal Taxable	Captured Total Taxable
0	2000						
1*	2001	6,535,740	566,410	7,102,150	\$796,660	\$270,810	1,067,470
2*	2002	6,939,470	703,650	7,643,120	1,200,390	408,050	1,608,440
3*	2003	9,519,280	1,612,120	11,131,400	3,780,200	1,316,520	5,096,720
4	2004	9,603,601	2,132,019	11,735,620	3,864,521	1,836,419	5,700,940
5	2005	9,867,700	2,137,349	12,005,049	4,128,620	1,841,749	5,970,369
6	2006	10,139,062	2,142,692	12,281,754	4,399,982	1,847,092	6,247,074
7	2007	10,417,886	2,148,049	12,565,935	4,678,806	1,852,449	6,531,255
8	2008	10,704,378	2,153,419	12,857,797	4,965,298	1,857,819	6,823,117
9	2009	10,998,748	2,158,803	13,157,551	5,259,668	1,863,203	7,122,871
10	2010	11,301,214	2,164,200	13,465,414	5,562,134	1,868,600	7,430,734
11	2011	11,611,997	2,169,610	13,781,608	5,872,917	1,874,010	7,746,928
12	2012	11,931,327	2,175,034	14,106,361	6,192,247	1,879,434	8,071,681
13	2013	12,259,439	2,180,472	14,439,911	6,520,359	1,884,872	8,405,231
14	2014	12,596,573	2,185,923	14,782,496	6,857,493	1,890,323	8,747,816

15	2015	12,942,979	2,191,388	15,134,367	7,203,899	1,895,788	9,099,687
16	2016	13,298,911	2,196,866	15,495,777	7,559,831	1,901,266	9,461,097
17	2017	13,664,631	2,202,359	15,866,989	7,925,551	1,906,759	9,832,309
18	2018	14,040,408	2,207,864	16,248,273	8,301,328	1,912,264	10,213,593
19	2019	14,426,519	2,213,384	16,639,904	8,687,439	1,917,784	10,605,224
20	2020	14,823,249	2,218,918	17,042,166	9,084,169	1,923,318	11,007,486
21	2021	15,230,888	2,224,465	17,455,353	9,491,808	1,928,865	11,420,673
22	2022	15,649,738	2,230,026	17,879,764	9,910,658	1,934,426	11,845,084
23	2023	16,080,105	2,235,601	18,315,706	10,341,025	1,940,001	12,281,026
24	2024	16,522,308	2,241,190	18,763,498	10,783,228	1,945,590	12,728,818
25	2025	16,976,672	2,246,793	19,223,465	11,237,592	1,951,193	13,188,785
26	2026	17,443,530	2,252,410	19,695,940	11,704,450	1,956,810	13,661,260
27	2027	17,923,227	2,258,041	20,181,268	12,184,147	1,962,441	14,146,588
28	2028	18,416,116	2,263,686	20,679,802	12,677,036	1,968,086	14,645,122
29	2029	18,922,559	2,269,345	21,191,905	13,183,479	1,973,745	15,157,225
30	2030	19,442,930	2,275,019	21,717,948	13,703,850	1,979,419	15,683,268
31	2031	19,977,610	2,280,706	22,258,316	14,238,530	1,985,106	16,223,636
32	2032	20,526,994	2,286,408	22,813,402	14,787,914	1,990,808	16,778,722
33	2033	21,091,487	2,292,124	23,383,611	15,352,407	1,996,524	17,348,931
34	2034	21,671,503	2,297,854	23,969,357	15,932,423	2,002,254	17,934,677
35	2035	22,267,469	2,303,599	24,571,068	16,528,389	2,007,999	18,536,388
36	2036	22,879,824	2,309,358	25,189,182	17,140,744	2,013,758	19,154,502
37	2037	23,509,020	2,315,131	25,824,151	17,769,940	2,019,531	19,789,471
38	2038	24,155,518	2,320,919	26,476,437	18,416,438	2,025,319	20,441,757
39	2039	24,819,794	2,326,722	27,146,516	19,080,714	2,031,122	21,111,836
40	2040	25,502,339	2,332,538	27,834,877	19,763,259	2,036,938	21,800,197
41	2041	26,203,653	2,338,370	28,542,023	20,464,573	2,042,770	22,507,343

* Based on actual data from the Village of Pinckney and Putnam Township

Table 4
Anticipated Captured Revenue

Base Year	Year	Total Captured Taxable	Total Millage Real & Personal Property	Total Captured Revenues	Total Accumulated Revenues
0	2000				
1	2001	1,067,470	19.4804	\$20,795	\$20,795
2	2002	1,608,440	18.9144	\$30,423	51,217
3	2003	5,096,720	17.3668	\$88,514	139,731
4	2004	5,700,940	13.94409	\$79,494	219,226
5	2005	5,970,369	13.8535	\$82,710	301,936
6	2006	6,247,074	13.76471	\$85,989	387,925
7	2007	6,531,255	13.6777	\$89,333	477,258
8	2008	6,823,117	13.59244	\$92,743	570,001
9	2009	7,122,871	14.1031	\$100,455	670,455
10	2010	7,430,734	14.00932	\$104,100	774,555
11	2011	7,746,928	13.91742	\$107,817	882,372
12	2012	8,071,681	13.82736	\$111,610	993,982
13	2013	8,405,231	13.82736	\$116,222	1,110,204
14	2014	8,747,816	13.82736	\$120,959	1,231,163
15	2015	9,099,687	13.82736	\$125,825	1,356,988
16	2016	9,461,097	13.82736	\$130,822	1,487,810
17	2017	9,832,309	13.82736	\$135,955	1,623,765
18	2018	10,213,593	13.82736	\$141,227	1,764,992
19	2019	10,605,224	13.82736	\$146,642	1,911,634
20	2020	11,007,486	13.82736	\$152,204	2,063,839
21	2021	11,420,673	13.82736	\$157,918	2,221,757
22	2022	11,845,084	13.82736	\$163,786	2,385,543
23	2023	12,281,026	13.82736	\$169,814	2,555,357
24	2024	12,728,818	13.82736	\$176,006	2,731,363
25	2025	13,188,785	13.82736	\$182,366	2,913,729
26	2026	13,661,260	13.82736	\$188,899	3,102,628
27	2027	14,146,588	13.82736	\$195,610	3,298,238
28	2028	14,645,122	13.82736	\$202,503	3,500,742
29	2029	15,157,225	13.82736	\$209,584	3,710,326
30	2030	15,683,268	13.82736	\$216,858	3,927,184
31	2031	16,223,636	13.82736	\$224,330	4,151,514
32	2032	16,778,722	13.82736	\$232,005	4,383,520
33	2033	17,348,931	13.82736	\$239,890	4,623,410
34	2034	17,934,677	13.82736	\$247,989	4,871,399
35	2035	18,536,388	13.82736	\$256,309	5,127,708

36	2036	19,154,502	13.82736	\$264,856	5,392,564
37	2037	19,789,471	13.82736	\$273,636	5,666,201
38	2038	20,441,757	13.82736	\$282,656	5,948,856
39	2039	21,111,836	13.82736	\$291,921	6,240,777
40	2040	21,800,197	13.82736	\$301,439	6,542,216
41	2041	22,507,343	13.82736	\$311,217	6,853,433

* Based on actual data from the Village of Pinckney and Putnam Township

6. Maximum Indebtedness

The maximum amount of indebtedness to be incurred by the DDA will be limited to only those projects identified in the Development Plan and will be limited by the annual revenues available to Downtown Development Authority for bond interests and principal payments. This amount may carry depending on the size of the Development Area District, the type and intensity of development and redevelopment, and the balance of indebtedness owed by the DDA on previous bond issues or loans. A description of the various projects, and the actual amounts expected to be financed, are as set forth in the Development Plan. Revenues captured will be used to accomplish projects in the Development Area.

7. Use of Captured Revenues

Revenues captured through this Tax Increment Financing Plan will be used to finance those improvements and projects outlined in the Development Plan in accordance with procedures specified in this Plan. Further, captured revenues can be used to finance current financial obligations of the DDA, to pay for costs associated with the administration and operation of the Development and Tax Increment Plans, and to pay for costs approved and incurred by the Village/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, including the preparation of a conceptual downtown design plan, market study, zoning ordinance, business recruitment program, property acquisition/disposition plan, and a special events programs.

8. Duration of the Program

The 2000 Development Plan and Tax Increment Financing Plan shall extend through December 31, 2041.

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development and continued enhancements in the DDA business area will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the effected local taxing jurisdictions will experience a gain in property tax revenues from improvement made in the Development Area during the duration of the plan

and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time. However, based on the tax increment revenue forecast, local contributions of tax increment revenues would be:

Village of Pinckney	68%
Livingston County	29%
Putnam Township	3%
Library	0% (small fixed tax revenue contribution from library)
Total	100%

10. Release of Captured Revenues After Completion of Plan

When the Development and Financing Plans have been accomplished, the captured revenue is released and the local taxing jurisdictions receive all the taxes levied on it from that point on.

11. Assumptions of Tax Increment Financing Plan

The following assumptions were considered in the formulation of the Tax Increment Financing Plan:

- a. Real Property valuations are based on the 2000 - 2003 actual State Taxable Value (S.T.V.) and reflect an increase of 2.75% each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors, based on an analysis of valuations since 1996, as provided by the Village of Pinckney.
- b. Personal property valuations are based on the 2000 - 2003 actual State Taxable Value and reflect an increase of 0.25% each year thereafter. These increases are based on analysis of valuations since 1996, as provided by the Village of Pinckney.
- c. Costs provided for the various development projects enumerated in the Development Plan are estimated costs in 2004 dollars. Final costs are determined after the Authority authorizes the Final designs.

12. Operating Agreement Between Downtown Development Authority and Local Unit of Government Regarding Use of Tax Increment Revenues

The Downtown Development Authority will not send any funds outside of those annually approved through the budget process and shall not commit to any loans, leases, or purchase without sufficient evidence of an adequate revenue source to support the proposal.

13. Relationship of the Tax Increment Financing Plan with Other Funding Programs

As discussed in the Development Plan, the revitalization of the downtown business district and M-36 corridor will include tax increment financing and other forms of intergovernmental and private financing such as grants, special assessments, and loans. It is strongly recommended that tax increment financing revenues be used to leverage other funds in order to implement the planned program.

14. Relationships to Community Master Plan

The Development Plan indicates the need to revitalize the business areas of the community, which is an integral component of the community's redevelopment program and master plan.

If it is determined that any portions of the Master Plan conflict with the provisions of the Downtown Development and/or Financing Plan, then the Development and/or Financing Plan shall be adopted as a component of the Master Plan pursuant to Section 8 of Act 285 of 1931; the Municipal Planning Act.

15. Submission of an Annual Report to Governing Body and State Tax Commission.

Annually, the Authority shall submit to the Village of Pinckney and the State Tax Commission a report on the status of the tax increment financing account. The report shall include those items enumerated in Section 15 (3) of Act 179 of 1975 (MCL 125.1665). Further, the report shall be published in a newspaper of general circulations.

**RESOLUTION OF THE BOARD OF THE
PINCKNEY VILLAGE DOWNTOWN DEVELOPMENT AUTHORITY
APPROVING THE TAX INCREMENT FINANCING PLAN**

Minutes of a Regular meeting of the Board of the Village of Pinckney Downtown Development Authority, Village of Pinckney, Livingston County, Michigan, held on the 12th of December 2000, at 7:30 p.m.

PRESENT: Members: C. Norman, S. Sittaro, K. Slocum, L. Stokes, M. Stokes, F. Young, P. Young

The Following preamble and resolution were offered by member P. Young and supported by Member L. Stokes:

WHEREAS, the Village of Pinckney, Livingston County, Michigan (the "Village" is authorized by the provisions of Act 197, Public Acts of Michigan, 1975, as amended, to create a downtown development authority, a downtown development district, and a development plan, and is authorized by the provisions of Act 450, Public Acts of Michigan, 1980, as amended ("Act 450"), to create a tax increment financing plan to implement the development plan within downtown district; and

WHEREAS, the Village Council of the Village duly established the Pinckney Village Downtown Development Authority (the "Authority") which exercises its powers within the Downtown District (the "District") designated by the Village Council; and

WHEREAS, the Authority proposes to implement certain projects outlined in the Village of Pinckney Downtown Development Authority Development Plan and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Authority proposes to finance certain projects specified in the Plan by issuance by the Authority, or by the Village, of bonds or other evidences indebtedness (the "Bonds"); and

WHEREAS, in order to proceed with these projects and to permits issuance of bonds or other evidences of indebtedness, it is necessary to submit the Plan in the form attached hereto as Exhibit A to Village Council for approval following a public hearing; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY THAT:

1. It is hereby determined that it is in the best interest of the public to approve the Plan as proposed to enable the Authority to carry out its purposes more effectively.

2. The Secretary of the Authority is hereby directed to transmit a copy of the Plan together with a certified copy of this resolution to the Village Council for further action as completed by Act 450 and to request the Village Council to call a public hearing on the Plan.
3. Prior to the public hearing to be held by Village Council with respect to the Plan, the Authority shall fully inform members of the County Board of Commissions of Livingston County and the Township Supervisors of Putnam Township, and any other taxing authority in which any portion of the Development Area described in the Plan is located, of the fiscal and economic implications of the Plan.
4. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this resolution, shall be, and the same hereby are, rescinded, by only to the extent of such conflict.

AYES: C. Norman, S. Sittaro, K. Slocum, L. Stokes, M. Stokes, F. Young, P. Young

NAYS: None.

RESOLUTION DECLARED ADOPTED.

, Secretary

Certification

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Downtown Development Authority of the Village of Pinckney, County of Livingston, State of Michigan at a Regular Meeting held on December 12, 2004 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Secretary

I hereby certify that the foregoing is a true and complete copy of an ordinance duly adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on April 26, 2004, at 8 p.m. prevailing Eastern Time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

I further certify that the following members were present at said meeting:

Forgie, Foster, Norman, Shay, Stone, Teachout, and Dewey

Absent: None

I further certify that member Norman moved for adoption of said ordinance and that member Shay supported said motion.

I further certify that the following members voted for adoption of said ordinance:

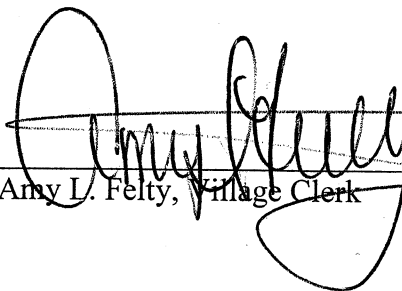
Forgie, Foster, Norman, Shay, Stone, Teachout, and Dewey

and that the following members voted against adoption of said ordinance:

None

and that the following members abstained from voting on said ordinance:

None



Amy L. Felty, Village Clerk

VILLAGE OF PINCKNEY
PINCKNEY DDA DEVELOPMENT PLAN

ORDINANCE NO. 63

An ordinance to adopt the Pinckney DDA Development Plan.

The Village of Pinckney hereby ordains that the Pinckney DDA Development Plan Ordinance is adopted to read in its entirety as follows:

Member Norman moved for adoption of said ordinance and member Shay supported said motion.

**Village of Pinckney
Downtown Development Authority**

Pinckney DDA Development Plan

April 2004

Village Council

President

Patrick Dewey

Village Council

Hal Forgie

Rebecca Foster

Carol Norman

James Shay

Bob Stone

Jeff Teachout

Village Officials

Amy Felty, Clerk

Judith Paul, Treasurer

Jane Brock, Secretary

Gaylord Curtis, Zoning

**Downtown Development
Authority Board**

Mary Jo Cartwright, Chairperson

Carol Norman, Vice Chairperson

Tom Benedetti, Treasurer

Renee MacRitchie, Secretary

John Calvert

Kevin MacRitchie

Dave Massey

Lee Stokes

Marlena Stokes

Fred Zello

**Downtown Development Authority
Citizens Council**

John Brooks

Linda Hawkes

Charlene Hurtubise

Sarah Hurtubise

Kelly Massey

Kurt Mohrmann

Nancy Powell

Lynne Shay

Kerry White

Village of Pinckney DDA Plan

The Village of Pinckney DDA was established on April 22, 1991 through the duly adopted Village Ordinance #41 and pursuant to Act 197, Downtown Development Authority Act.

DDA Development Plan Approved by the Downtown Development Authority of the Village of Pinckney on March 2, 2004 for submittal to the Village Council of the Village of Pinckney.

Approved by the Downtown Development Authority Citizens Council of the Village of Pinckney on _____, 2004 subsequent to a public hearing held on _____, 2004

Approved by the Village Council of the Village of Pinckney on April 26, 2004 subsequent to the April 26, 2004 public hearing.

Village of Pinckney DDA Plan

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Village of Pinckney DDA Plan

Creation of the Pinckney Downtown Development Authority, DDA Board and Citizens Council

Michigan Public Act 197 of 1975 (as amended through March, 1986) empowers the Village of Pinckney to establish a downtown development authority or D.D.A. The act requires that a community begin the process of establishing a DDA by first drafting a local DDA ordinance and DDA district boundaries. The Village of Pinckney drafted Ordinance No. 41 for this express purpose and presented it and proposed DDA district boundaries in a public hearing. The ordinance and district boundaries were adopted April 22, 1991.

Since adoption of Ordinance No. 41 and the DDA district boundaries, a Pinckney DDA Board has been established by the Pinckney Village Council. The DDA Board meets on the third Tuesday of every month. The Board began with seven members and was later expanded to ten members. The Pinckney DDA Board is responsible for furthering the purpose of a Downtown Development Authority, which is to:

- Halt property deterioration
- Promote economic growth and revitalization
- Encourage historic preservation
- Increase the property tax evaluation where possible in the Development Area
- Authorize the issuance of bonds and use of tax increment financing

As a DDA Board they may:

- Prepare analysis of economic changes within the district
- Prepare analysis on the impact of metro growth upon the district
- Plan and propose construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district
- Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirement of the state construction code
- Develop long-range plans to halt deterioration of property values
- Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.
- Make and enter into contracts necessary to exercise the powers of the authority
- Acquire, convey, lease or dispose of land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary

Village of Pinckney DDA Plan

- Improve the land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building and any necessary adjuncts thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof
- Fix, charge, and college fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issues by the authority
- Accept grants and donations of property, labor, or other things of value from a public or private source
- Acquire and construct public facilities

The Downtown Development Authority shall not have the power to levy a tax, nor will the Authority displace any family or individual within the development area by means of acquisition of clearance of their occupied residence.

Early in the development of the Pinckney Authority, DDA Board members established that approximately 160 citizens were residing in the development area and that a citizen's council should be formed. Recruitment for the Pinckney DDA Citizens Council began when members of the public audience at a DDA Board meeting, expressed their desire to become a part of the council. Public notices recruited others and soon seven members were meeting regularly with DDA Board members in joint meetings at the regularity scheduled DDA Board meeting. Citizen Council membership was later increased to nine members appointed by the Pinckney Village Council. The Pinckney DDA Citizens Council has had the opportunity to help create the downtown development plan and they will ultimately have the responsibility to conduct an independent review of the proposed development plan. The Citizens Council will be responsible for notifying the Pinckney Village Council, in writing, of its finding and recommendations concerning a proposed development plan. This written review is to take place within 20 days after the public hearing on the development of tax increment financing plan.

Activities of the Village of Pinckney DDA Board and Citizens Council

The DDA Board and Citizens Council have been engaged in many different planning exercises in an effort to create group products such as DDA goals and objectives, and a list of proposed improvements to the development area. For instance, the Board and Council participated in a mapping exercise that helped them identify problem and opportunity areas within the development area. Problem and opportunity areas were categorized by identifying features such as appearance, vehicular circulation, pedestrian circulation, and social gathering.

Village of Pinckney DDA Plan

The Board and Council examined each of the problems and opportunities that were mapped, and they formed statements of preservation, enhancement and change that would address each problem opportunity. These statements of preservation, enhancement and change became the proposed goals and objectives of the authority.

Other DDA Board and Citizen Council activities included hosting guest speakers from other downtown development authorities, briefings on different grant sources helpful to downtown endeavors, briefings on programs such as historic preservation and façade improvement that might be implemented in Pinckney, and efforts to survey the public in order to gain their perception of the importance of suggested downtown improvement projects.

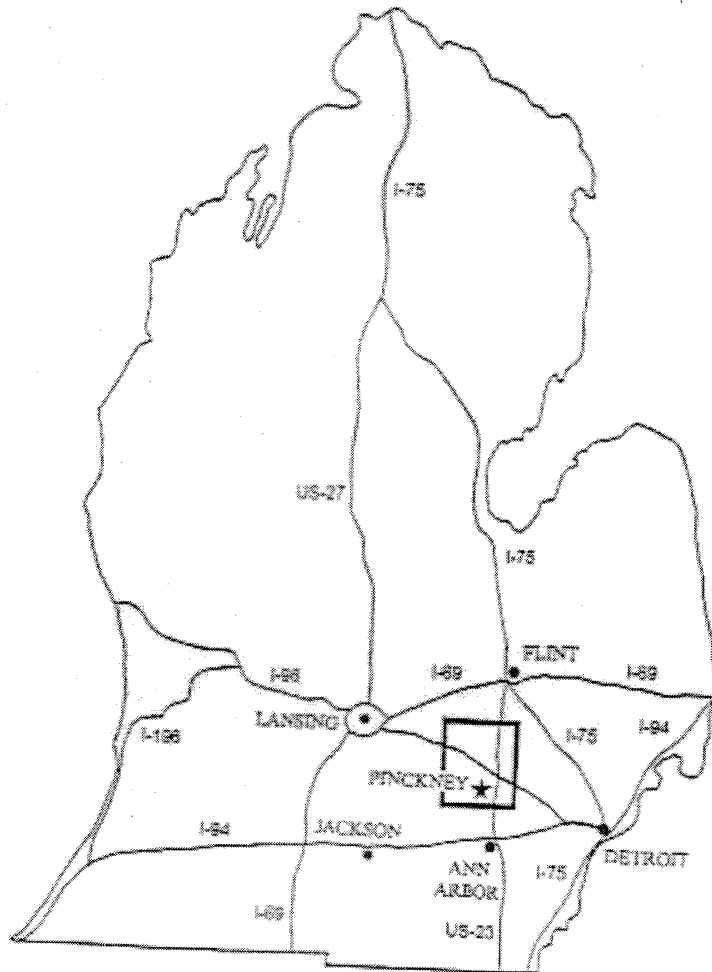
Village of Pinckney DDA Plan

Location

The Village of Pinckney is centrally located in the southern portion of Livingston County, Michigan. The 1.4 square mile community is nearly centered within Putnam Township. Neighboring Hamburg Township is 1 ¼ miles to the east and Unadilla Township is 3 ½ miles to the west; highway M-36 links the Village of Pinckney with communities in these townships. Highway D-19 links Pinckney with the City of Howell, the County seat, located 10 miles to the north, and links the village with communities in Washtenaw County.

The City of Detroit is located approximately 48 miles to the southeast. Other nearby urban centers include Ann Arbor (20 miles to the south), Jackson (33 miles to the southwest), Lansing (47 miles to the northwest) and Flint (51 miles to the north).

Figure 1



Village of Pinckney DDA Plan

Demographic Trends

The Village of Pinckney is one of four municipalities located within Livingston County. Livingston County's central location and close proximity to several out-county job markets have made it a prime location for commuter families that desire a more rural environment. These desirable bounty characteristics have caused Livingston County's population to grow 96 percent over a twenty-year period, from a 1970 population of 58,967 to a 1990 county population of 115,645. Since 1990, the county has added another 58,785 (50.8% growth). The Livingston County estimated population for the year 2003 is 174,430. Nowhere has this growth rate been experienced more acutely than in the southeast quadrant of the county; Green Oak, Brighton, Genoa and Hamburg Townships are the most populous county townships. In addition, Brighton, Genoa and Hamburg Townships have also experienced the most rapid growth rates from 1970 to 1990 and Green Oak Township's growth rate has been substantial enough to warrant a 1991 moratorium on building permits. These rapid growth trends have an impact the Village of Pinckney, particularly because growth follows the M-36 roadway corridor.

Population Growth Trends

The Village's population has nearly doubled (95.1 percent growth) since 1970. The most substantial growth was experienced in the period from 1970 to 1980 (51 percent). This growth rate continued from 1990 to 2000 with a population increase of 34.6 percent. According to the U.S. Bureau of the Census, the 2000 Village of Pinckney population was 2,141. The current estimated population is approximately 2,442. The Southeast Michigan Council of Governments (SEMCOG) has projected the Village's population into the future and has determined that the Village can expect a population in the year 2020 of 2,839.

Housing Unit Overview

According to the U.S. Bureau of the Census the Village of Pinckney has 778 total housing units. Approximately 58 of these housing units are found within the Pinckney Development Area. 81.5 percent of the Village housing units are owner occupied and 18.5 percent are renter occupied. Rental vacancy rates are at 2.6 percent. An advantage of the Pinckney rental community is that the majority of the landlords are local citizens and absentee landlords are not an issue of concern. Most of the housing units in the Development Area are in need of some type of repair, for the majority of Pinckney units (30 percent) were built between 1960 and 1979 and are now between 25 and 44 years old. The Village's number of housing units has increased dramatically in the 1990's decade due to the two new residential developments at the northern

Village of Pinckney DDA Plan

and southern edges of the Village. This increase in population has also meant an increased need for Village business and commercial services.

Age Distribution

Consistent with our nation's fewer births and aging population, the 2000 Livingston County median age of 36.2 has increased from the 1990 county median age of 32.9 and the 1980 county median age of 28.3. It is projected that the county median age will rise to 39 by the year 2020. Within the cities and villages, the 2000 median age for the Village of Pinckney is the lowest at 31.2.

Livingston County has the largest percent of school-aged children (under 18) per population in the Southeast Michigan Region (29 percent). The other Southeast Michigan regional counties of Macomb, Oakland, Washtenaw and Wayne have an under 18 population that ranges from 22 to 28 percent of their total population. Livingston County's 29 percent under 18 population has decreased from 34.4 percent in 1980. This decrease has not precluded County school expansion for Livingston County school districts: recent elementary schools, middle school, and high school within the County school districts. Within Livingston County, the Village of Pinckney has a large percentage of young persons; 76 percent of the village population is 44 years of age or younger. Among Livingston County's cities and villages, Pinckney has one of the largest percentages of children under age 18 (33.3%).

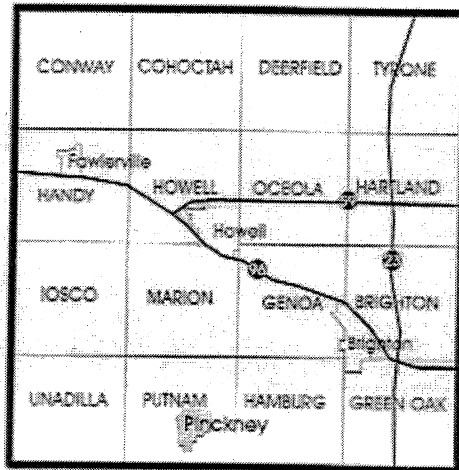
Livingston County's over 65 population increased from 7 percent of total population in 1980 to an 8.3 in 2000. The Village of Pinckney's senior aged 65+ population has decreased from 8 percent of the total population in 1990 to 6 percent in 2000 (128 senior residents in 2000)

Income Comparison

The 2000 census cites a median household income of \$58,077 for the Village of Pinckney. In comparison with other Livingston County communities this figure is low and it is below the county median household income of \$67,400. A traditional rule of thumb for measuring whether incomes have kept up with the cost of living is a doubling of income every ten years. Applying this rule of thumb to the village, neither the family nor household median incomes have quite kept pace with the cost of living. In 1990 the median household income was \$37,813 some \$20,264 below the current household median and the 1990 median family income was \$42,647, some \$18,129 below the current family median of \$60,776.

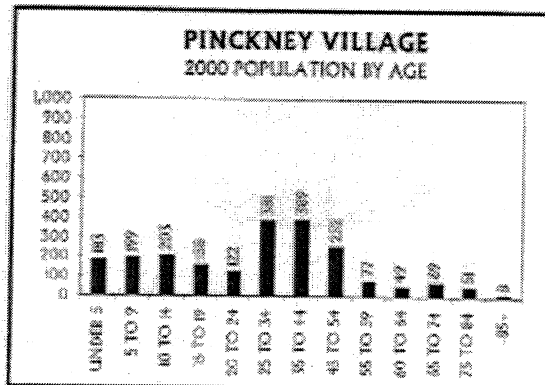
Village of Pinckney DDA Plan

2003 Livingston County Data Book and Community Profiles
Livingston County Department of Planning



POPULATION

1990 Population	1,603
2000 Population	2,141
Male	1,084
Female	1,057
2003 Population Estimate	2,442



PINCKNEY VILLAGE COMMUNITY PROFILE

The Village of Pinckney is located in the southwest quadrant of Livingston County. Pinckney was the county's first permanent settlement. The Village was platted in 1837 and early development of the Village was tied to the success of a flour mill. Today, the community is bustling with vehicular traffic through the Village on Michigan Highway 36.

HOUSING

2000 Total Households	731
2000 Persons Per Household	2.9
2000 Total Family Households	573
Family Households Occupied By:	
Married Couples	62.7%
Male Householder	3.8%
Female Householder	11.9%

2000 Total Housing Units	778
Occupied By:	
Owner	81.5%
Renter	18.5%

Vacancy Rates:	
Owner	2.6%
Renter	2.2%

2003 Estimated Households	840
2003 Estimated Persons Per Household	2.88
2003 Estimated Housing Units	893

2000 Median Value of Specified Owner Occupied Units	\$150,100
2000 Median Value/Renter Occupied Units	\$675
2002 Median Housing Sale Price (West Livingston)	\$179,900

DEMOGRAPHIC FORECASTS

DEMOGRAPHIC	YEAR 2005	YEAR 2010	YEAR 2020	YEAR 2030	TOTAL % CHANGE 2005-2030
POPULATION	2,228	2,432	2,839	2,792	25.3%
TOTAL HOUSEHOLDS	786	881	1,072	1,075	36.8%
With Children	398	418	463	445	11.8%
Without Children	388	463	609	630	62.4%
PERSONS PER HOUSEHOLD	2.81	2.74	2.63	2.58	-8.2%

Village of Pinckney DDA Plan

Livingston County Data Book and Community Profiles
Livingston County Department of Planning

2003

2000 INCOME		2000 OCCUPATIONS	
Median Household Income	\$58,077	Employed Civilian Population 16 Years & Over	1,064
Median Family Income	\$60,776	Largest Occupational Categories:	
Households With Social Security Income	96	• Management, Professional, & Related Occs.	309
% of Households With Social Security Income	14.0%	• Sales & Office Occupations	260
Mean Annual Social Security Income	\$11,357	• Production, Transportation & Material Moving	165
Households With Public Assistance Income	5	• Service and Construction Industries	165
% of Households With Public Assistance Income	0.7%	Largest Industrial Categories:	
Mean Annual Public Assistance Income	\$2,240	• Manufacturing	199
Households With Retirement Income	71	• Educational, Health & Social Services	186
% of Households With Retirement Income	10.3%	• Retail Trade	136
Mean Annual Retirement Income	\$11,946		
Poverty: 4.4 percent or 25 families in poverty, 23 families with children under 18			

MAJOR EMPLOYERS

Name	Product/Service	No. Employees
Pinckney Chrysler/Dodge/Jeep Inc.	Automobiles	48
McDonald's	Restaurant	37

LABOR FORCE

2002 Annual Averages

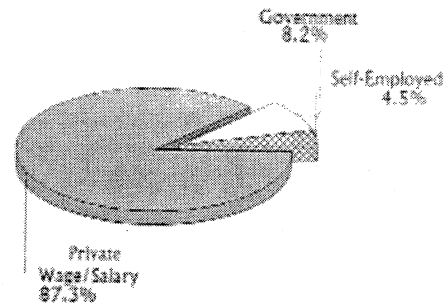
Labor Force	4,625
Employment	4,425
Unemployment	200
Unemployment Rate	4.3%

EDUCATION

2000 Total School Enrollment of Persons 3 Years of Age and Older	644
2000 Education Attainment for Persons 25 Years and Over:	
• High School Grad or Higher	92.0%
• Bachelor's Degree or Higher	22.8%

CLASS OF WORKER: 2000

Employed Person Age 16 And Over



GOVERNMENT

Pinckney Village Hall
220 South Howell Street
Mail Delivery: P.O. Box 108, Pinckney, MI 48169
(734) 878-6206

2002 Millage Rate (per \$1,000 of taxable value):
Residential w/Homestead/Agricultural: 34.9128
Non-Homestead: 52.9128

Business Hours: Monday through Friday from 8:00 a.m. to 4:00 p.m.

County Commissioner: David J. Reader
Village President: Diane MacDonald

Village Clerk: Michele Bury
Village Treasurer: Judith Paul

Sources: Livingston County Department of Planning, SEMCOG Regional Development Forecast, Livingston County Clerk, U.S. Bureau of the Census,
Michigan Department of Career Development.
Prepared by: Livingston County Department of Planning, September 2003

Village of Pinckney DDA Plan

The Pinckney Development Area

The Development Area encompasses approximately 95.4 acres in the center of the Village. Commercial and residential properties comprise the entirety of the Development Area with the exception of the public land dedicated as a Township Square. The Central Business District (CBD) of Pinckney has traditionally generated considerable pedestrian traffic and has served as the meeting place and commerce center for citizens and visitors alike. Several current trends have begun to erode the downtown CBD and the sense of place experienced by villagers as they frequent this area. The CBD had previously consisted of commercial establishments that provided the basic staples and services of life, such as food, clothing, pharmaceuticals and medical services. This cohesive mix of businesses enabled a person to meet most of their shopping needs in one locale and it made residents feel that their downtown was thriving and it could sustain the existence of its residents. Today most of the businesses that provide basic staples and services have relocated to the outlying township plazas and strip malls. This trend is contributed to the aesthetic decay of the CBD structures. The area has not been modernized to the extent that downtown parking can accommodate the volume of today's vehicular traffic. This deficit, as well as many merchants' hesitation to reinvest in their businesses, has adversely affected the Development Area.

Designation of Boundaries of the Development Area in Relation to Highways, Streets, Streams or Otherwise.

The Development Area is bounded on the west by the three hundred block of West Main (the development area terminates at 363 and 360 West Main) and on the east at the Village perimeter. The northernmost boundary is Hamburg Street, although Putnam Street and the real lot line of businesses fronting Main Street (132 feet back from Main Street) form the largest portion of the northern boundary. The north/south streets of Mill, Mann and the perimeters of the B-2 General Commercial district at the east end of the Village, also form contours of the northern boundary. The primary southern boundary is the real lot line of businesses fronting Main Street. The southern boundary of the B-2 General Commercial District also forms the southern Development Area boundary, and the north/south streets of Mill and Dexter form contours of the southern boundary. Michigan State Highway M-36 traverses the middle of the Development area from the east to west; this highway is also designated as Main Street. Highway D-19, commonly known as Pinckney Road, intersects with M-36/Main near the middle of the Development area. Mill Pond and its tributary of Honey Creek are located just south of the Development Area; Honey Creek runs along the southeastern boundary.

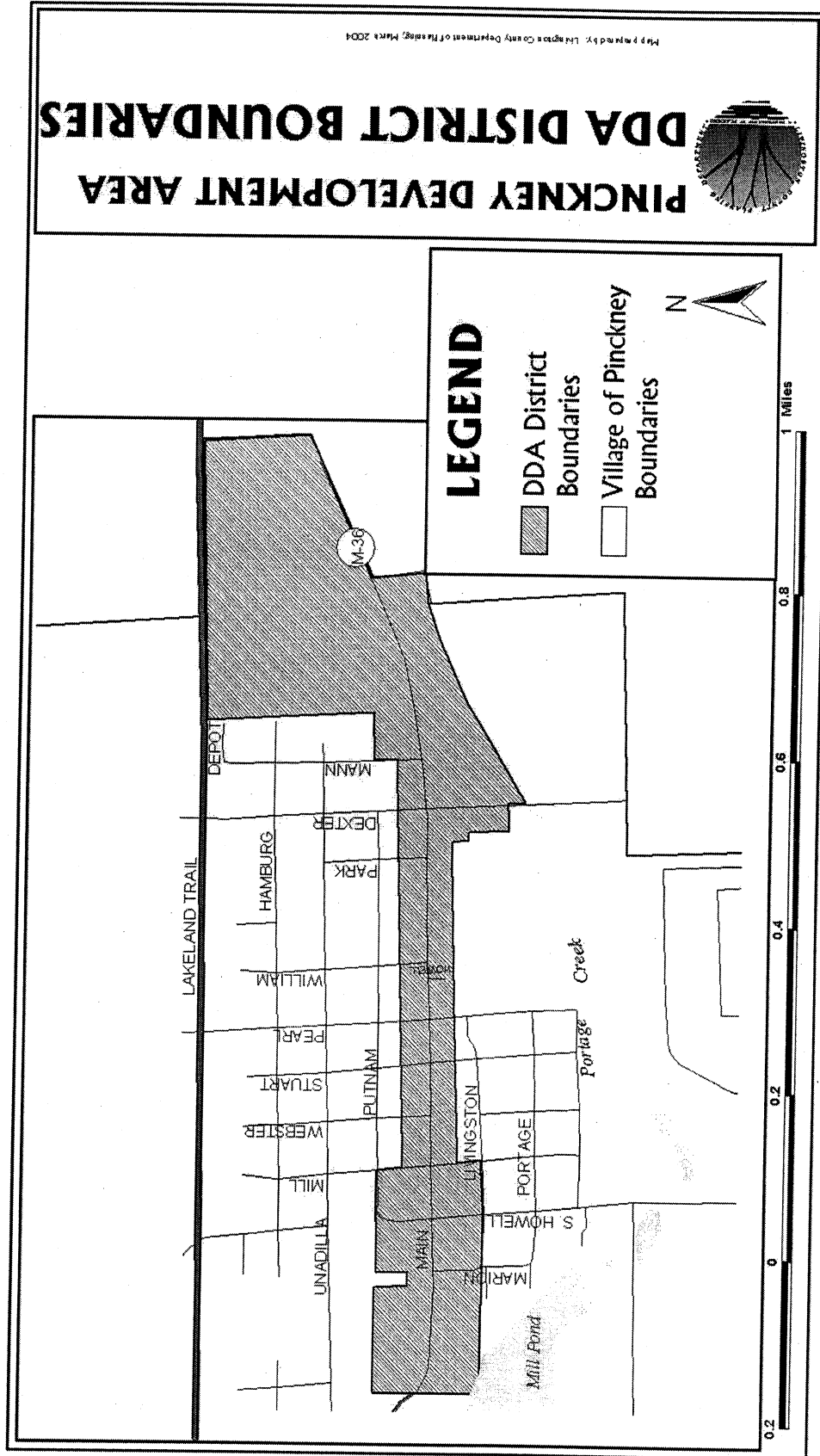
Village of Pinckney DDA Plan

Existing Streets and Public Utilities

The streets that provide east/west circulation through the Development Area are Main, Putnam, Livingston and Hamburg Streets. Howell, Mill, Webster, Stuart, Pearl, William, Magic, Park, Dexter and Mann Streets provide for north/south traffic movement.

The Development Area is fully serviced with municipal water, sanitary sewer and storm water sewer facilities. Detroit Edison provides electrical service and Consumers Power Company provides gas for the Development Area.

Village of Pinckney DDA Plan



Village of Pinckney DDA Plan

Future Land Use Plan

The Pinckney Planning Commission is currently in the process of updating the Village of Pinckney Master Plan. The new Plan is expected to be completed by May 2004. Between 1974 and 1986, Village development was guided by a land use plan that, over time, became inadequate as development occurred in opposition to the plan and as goals for the community shifted. To address these deficiencies, in 1986 the Village of Pinckney initiated a planning effort to write a new Land Use Plan for the Village. The planning process involved four steps: identification of goals for Village development, completion of descriptive studies, formation of development policies and plan map, and development of four supplemental policy plans for housing, commercial development, transportation and recreation.

The Village Planning Commission adopted the current Pinckney Land Use Plan in March of 1987. The plan represents citizen's desire for Village development, reflects development patterns residents' support, and establishes land use policies upon which Planning Commission opinions and recommendations are to be based.

The Pinckney Land Use Plan designates seven major types of land use: Low Density Residential, Medium Density Residential, Central Business District, Secondary Commercial, Industrial, Public/Semi-Public, and Resource Constraint.

The Land Use Plan designates five of these land use categories for lands within the Pinckney DDA District boundaries; industrial and resource constraint land uses are not planned for this area. The predominant designations within DDA bounds are Secondary Commercial (SC) and Central Business District (CBD)

Secondary Commercial is the land use designation for the east end of the DDA District. It is an area characterized by newer structures that provide a mix of office business and retail uses. The plan recognizes this as an area where future commercial expansion will occur because of land availability. Today there is increased potential for commercial expansion at the eastern Village edge because of 1993 Village annexation of lands along the Main/M-36 corridor that have expanded this Secondary Commercial land use area. Concerns for the SC area include concern over-development in this area at the expense of the downtown and concern that the Main/M-36 corridor will take on a suburban strip appearance to and from the Village core.

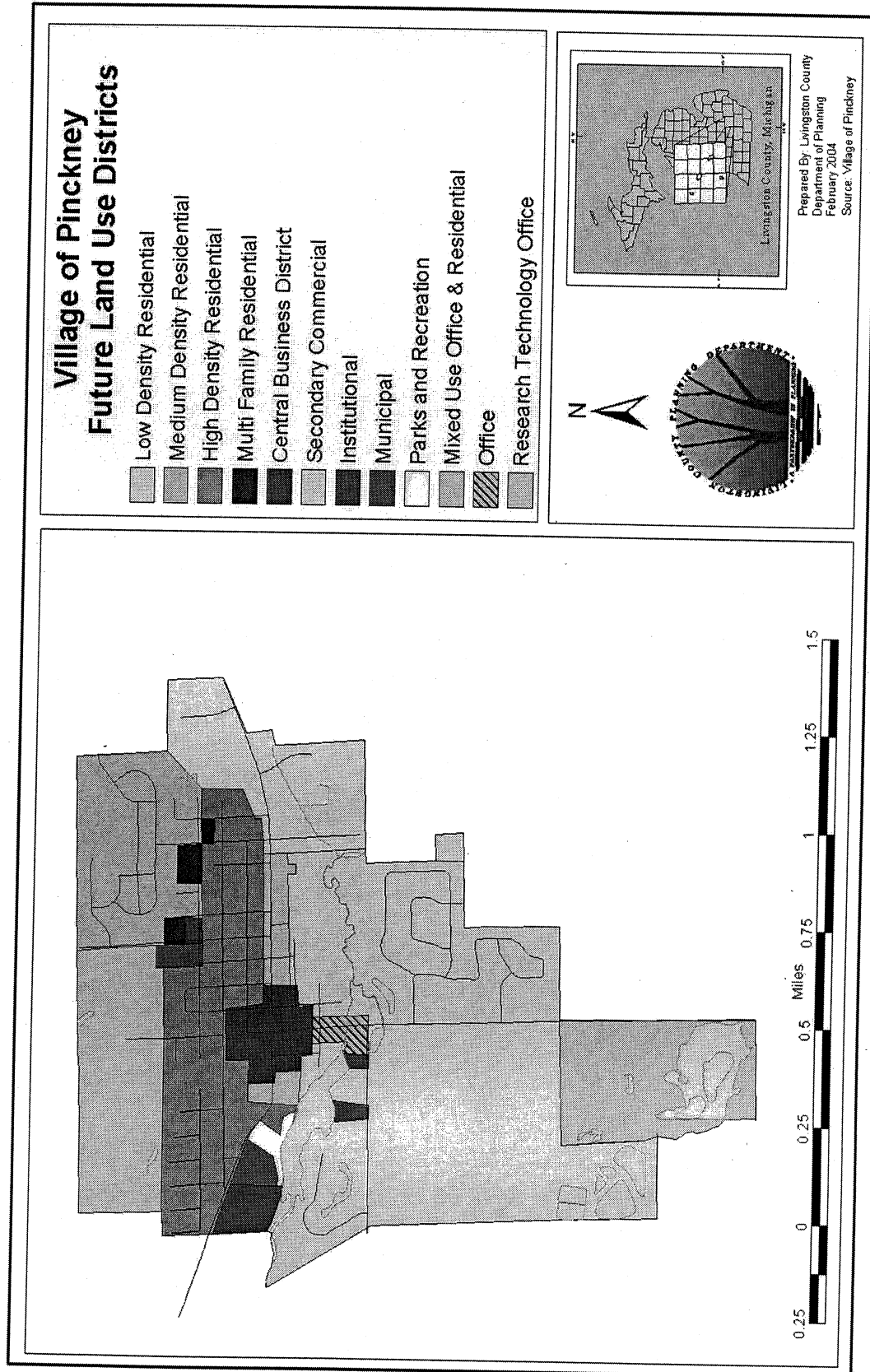
The Central Business District land use designation dominates the western edge of the DDA District. This area is the traditional core of the Village. It consists primarily of older retail structures that stand united in a block-like

Village of Pinckney DDA Plan

street façade. The plan cites the possibility of commercial expansion within this area in order to strengthen the downtown core. The plan states that if commercial expansion were to occur, it would be desirable for expansion to process westward along Main/M-36 to lands within the Central Business District area that currently contains residential uses and vacant land. Concerns for the CBD area include commercial signage codes, promotion of new business and the development of parking.

Other land use designations within the DDA District encompass smaller areas of land. Two areas of Public land are designated within the parameters of the Central Business District area. The Township Square and a church occupy these sites and expansion of these areas is not planned. A long, narrow strip of land planned for Medium Density Residential that is a half block in depth extends along Main/M-36 and connects the SC area at the east end of the Village and the CBD are at the western edge of the village. This medium Density Residential area is seen as a neighborhood area that faces the multiple planning problems of: (1) Infill development at appropriate densities, (2) Housing maintenance and rehabilitation, (3) Spotted incidence of nonconforming commercial uses and (4) Protection of residential uses from conversion to office business, retail commercial or high density residential use. A small area of Secondary Commercial is recognized within the center of this neighborhood area.

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Existing Land use

The DDA Development Area contains approximately 101 acres in the center of the village. This acreage represents a gross figure, which includes lands utilized for street rights-of-way and utility easements. The existing land use table below summarizes the acreage dedicated to each land use and the percent of total area it represents.

EXISTING LAND USE		
LAND USE	ACRES (approximate)	PERCENT OF TOTAL
Residential		
- Single Family	21	20.8%
Residential		
- Multiple Family	1	1.0%
Commercial	50	49.5%
Public	3	3.0%
Office	2	2.0%
Government/Institutional	4	4.0%
Vacant	20	19.8%
TOTAL	101	100.0%

Residential uses occupy 21.8 percent of land area within the development area. Single-family residential uses occupy the majority of residential land use, or 20.8 percent, while multiple residential uses occupy only 1.0 percent. Residential land use is located primarily within the center of the development area along Main/M-36 between Pearl and Mill. The residential neighborhoods along the north side of Main/M-36 are known as Dexter and Webster and the neighborhood along the south side of Main/M-36 is known as Livingston. The average number of dwelling units per acre differs among these neighborhoods with a higher density of 3.5 in the Dexter neighborhood. Multiple family residential usages are present at the east end of the Dexter neighborhood where a home is subdivided into apartments and a small apartment complex exists. Another clustering of residential land use occurs at the west end of the development area. Most of these residences are a part of the Marion neighborhood, which has an average of 1.8 dwelling units per acre.

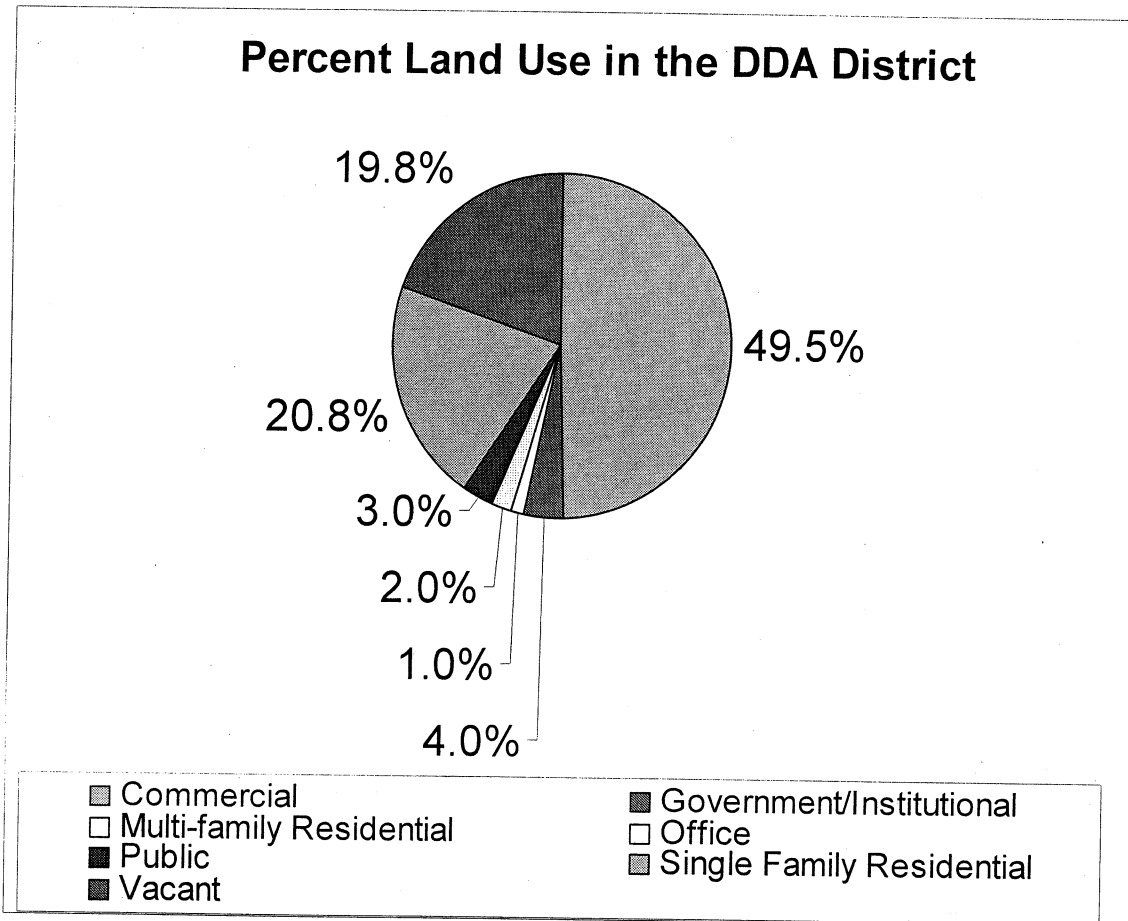
Commercial land use within the development area accounts for 49.5 percent of total acreage. Major shopping areas exist in the downtown core of the village and at the east end of the development area. Commercial usage in the downtown runs the gamut from restaurants to service establishments such as investment firm, print shops, and gasoline filling stations to recreational pursuits such as video rental, tanning salons and a bicycle shop. Commercial buildings in this area were built between 1860 and 1920 and many have historically significant

Village of Pinckney DDA Plan

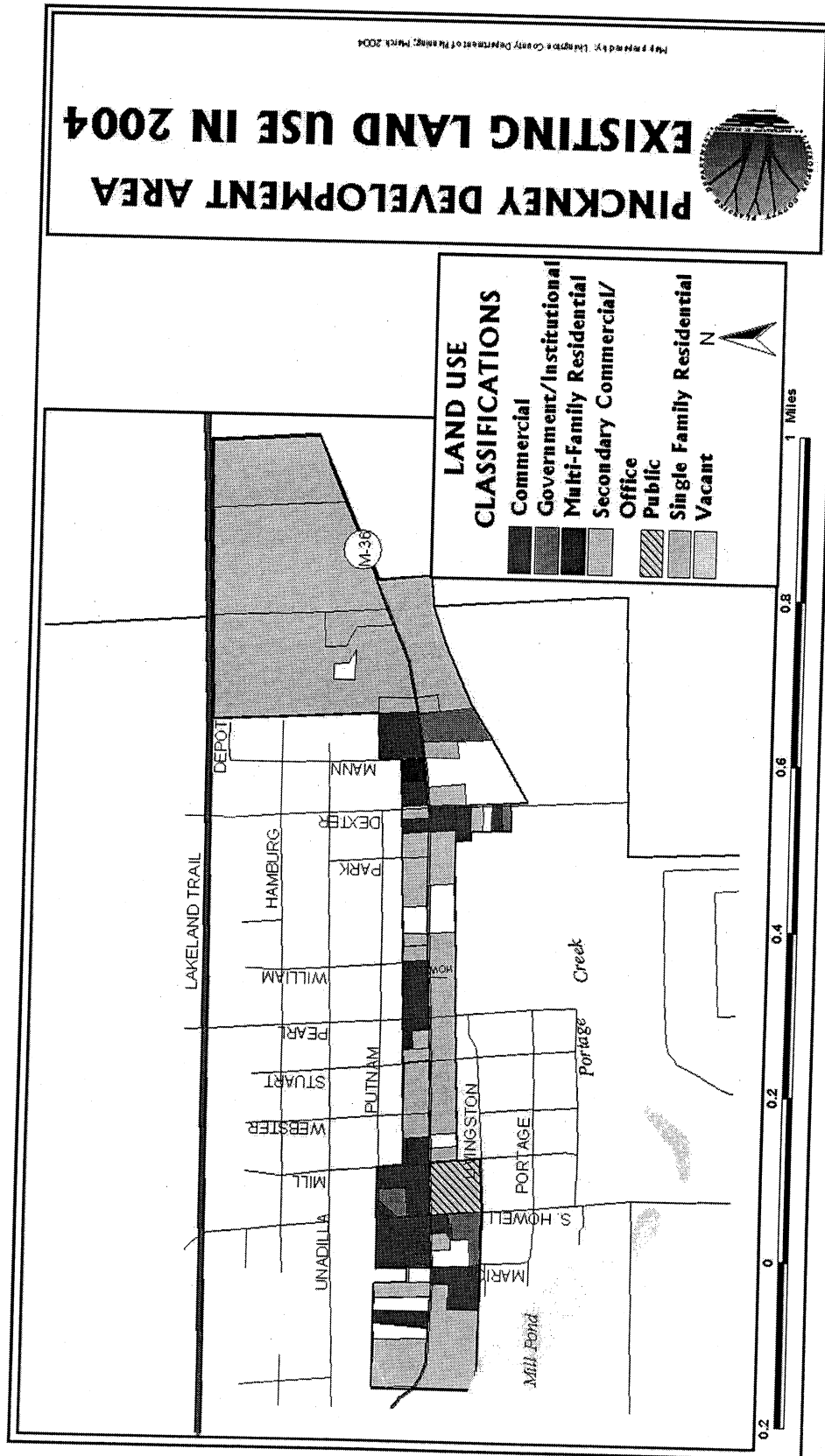
features. Generally the commercial usage at the east end of the village is service oriented with establishments for banking, vehicle sales and service, household appliance repair and medical services. These services tend to be both competitive and supplementary to commercial services in the downtown core.

Pinckney's most significant public land use is the one block of parkland in the downtown known as the Township Square. Putnam Township owns the square and land use on the square is controlled by the Township. The square is home to the historic Putnam Township Hall. Located west of the Township Square are the Post Office, Putnam Township Annex and Village Hall. In total, these public and governmental/institutional land uses account for 7.0 percent of the development area.

Vacant land use currently occupies approximately 20 acres within the development area. Many of the vacant lots are in areas of residential usage. Many of the vacant lots are buildable and may provide land for infill housing in the future. Some of the lots will remain vacant due to poor soils and wetland that is unsuitable for development.



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Zoning

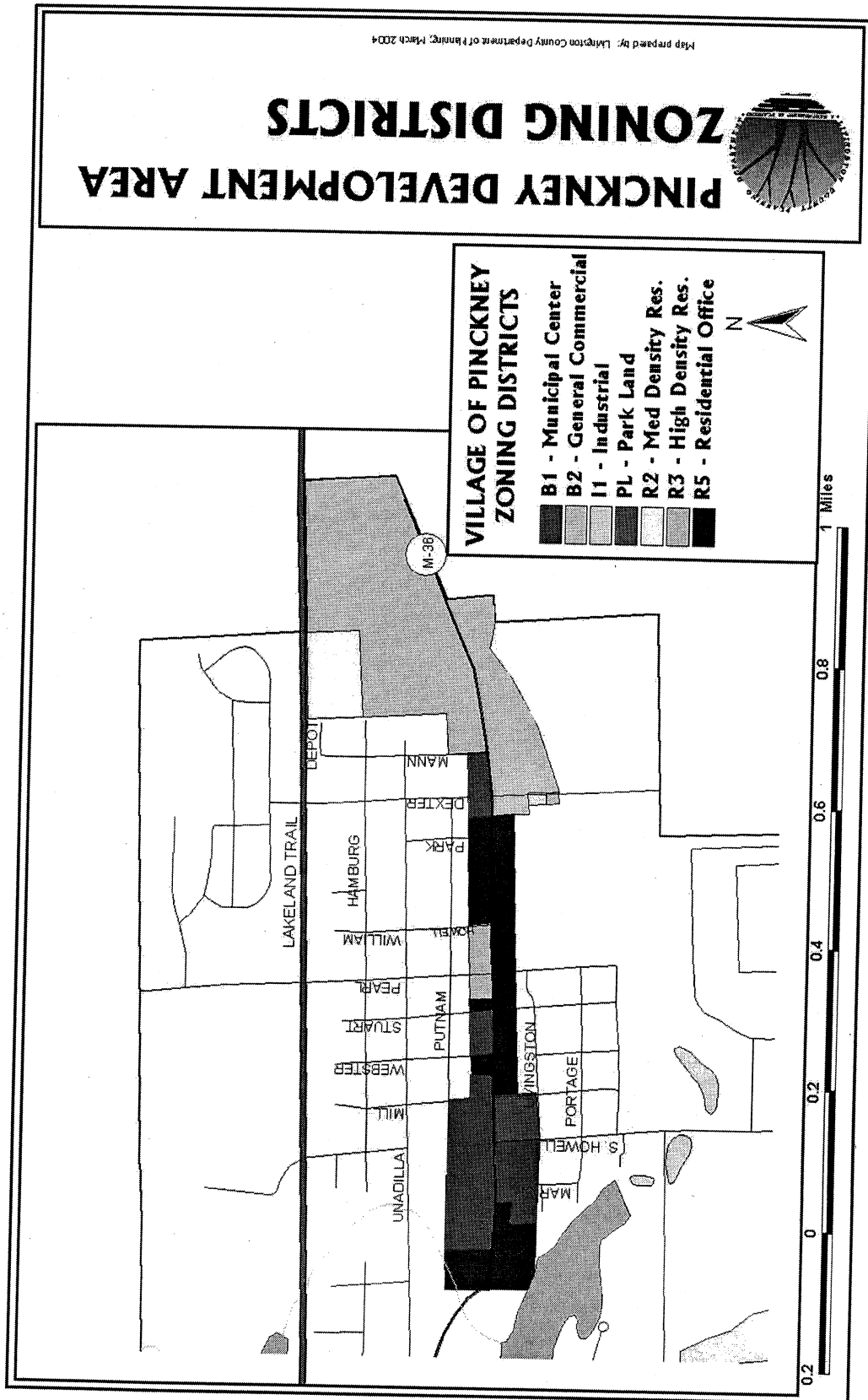
The current Village of Pinckney Zoning Ordinance was adopted October 23, 1989. It acts as a legally binding, complementary document to the 1987 Pinckney Land Use Plan. Eight types of zoning districts were originally established in order to carry out the objectives of the zoning ordinance. They are as follows: R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential with Single Family, R-4 High Density Residential with Multiple Family, B-1 Municipal Center, B-2 General Commercial business, I-1 Industrial, and PL Park Lands. Later, the village established a R-5 zoning classification. R-5 zoning allows residential establishments with home occupations. The intent of R-5 zoning is also to differentiate the commercial activities of the downtown core from the residences located along Main/M-36 that may or may not wish to participate in commerce.

The Pinckney DDA Development Area is comprised of B-1, B-2, R-5, I-1 and PL zoning districts. The majority of the Development Area consists of B-2 General Commercial Zoning that encompasses the newer retail establishments at the eastern edge of the Village. B-2 zoning districts are intended to accommodate business activities that typically require large areas of land, generate considerable motor vehicle traffic and may require large areas of off-street parking.

The next largest zoning district within DDA bounds is the R-5 Residential Office District. The R-5 zoning extends both east and west from the core of the downtown along M-36. Since the establishment of the R-5 district, many of the historic homes are operating as small businesses. B-1 Municipal Center district is more prominent in the core of the historic downtown. The purpose of this district is to provide a variety of retail, office, service and government functions to serve the consumer population within and outside the Village. The regulations of this district encourage centrally located shopping, conveniently located off-street parking facilities and safe pedestrian movement. Regulations discourage non-retail uses, which require large areas of land or generate truck traffic. The B-1 district includes both commercial and residential usage.

Smaller zoning districts are scattered throughout DDA District bounds and are adjacent to the B-1 Municipal center-zoning district. For instance, the town square which serves as a focal point within the downtown core, is zoned PL Park Land. A small B-2 zoning district is located centrally within the B-1 zoning district and a small industrial zoning district is located south of Main/M-36 along Dexter Pinckney Road.

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Goals and Objectives of the DDA with Respect to the Development Area

Through a process of analyzing the positive and negative features of the development area, the authority identified four broad issue categories, which serve as a framework for Pinckney DDA goals and objectives. The Broad issue categories of Aesthetic, Circulation and Parking, Economic, and Facilities and Services encompass the finer details of the Authority's general goal, which is:

To correct and prevent deterioration in the development area by promoting and preserving existing positive features, enhancing specific features that need improvement, creating new features that are needed in the community and providing the leadership to carry out these features that are needed in the community and providing the leadership to carry out these directives so that the development area will become a more favorable environment.

Aesthetic

Goal: Enhance the aesthetic aspects of the development area to produce a positive image of the Village and to create a distinct "sense of place."

Objectives:

- Continue to promote the Township Square as a quality outdoor space that fosters social interaction and serves as a focal point for the community.
- Improve the aesthetic quality of all street entrances to the Village so that the Village of Pinckney creates a positive impression in the minds of those who experience it, and the maintenance of these entrances is evidence of civic pride.
- Create presentable downtown building facades that are unified in appearance through common historic design elements.
- Enhance the rear entrances and facades of downtown businesses so that these establishments have two presentable building faces and are appealing to potential shoppers from all approaches.
- Encourage streetscape improvements such as street furniture, lighting, signage, landscaping, planters, and trash receptacles that are design sensitive to the pedestrian scale of the development area and is compatible with the historic context.
- Minimize unsightly characteristics within the development area, which interfere with the visual presentation of the Village.

Village of Pinckney DDA Plan

- Encourage rehabilitation, renovation and infill construction projects that are compatible with the older existing buildings that surround it.

Circulation and Parking

Goal: Improve the ease of pedestrian and vehicular circulation and vehicular parking throughout the development area, while promoting safety for both modes of transportation.

Objectives:

- Enhance the current development area sidewalk system with the addition of new, quality and safe sections.
- Encourage improved maintenance of the existing sidewalk system for aesthetic and safety purposes.
- Strive to improve pedestrian circulation, including street crossings, within the DDA bounds.
- Enhance the quality of existing parking with surface and lighting improvements and signage that directs the user to its location.
- Expand the availability of downtown parking and consider the feasibility of parking around the Township Square.
- Encourage traffic calming methods to slow traffic and improve the pedestrian circulation and safety.

Economic

Goal: Improve the economic climate of the development area by simultaneously working to retain and expand business opportunities.

Objectives:

- Promote economic development within DDA bounds to improve the viability of the area and its competitive edge with outside districts.
- Entice new businesses into downtown Pinckney that provide services which meet basic human needs such as food and clothing.
- Promote the retention of existing business owners in the development area.
- Encourage the usage of under utilized resources within the development area, such as second stories, storefronts, rear entries and green spaces.

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Facilities and Services

Goal: Further the vitality of the development area by utilizing appropriate public facilities for promotion endeavors and by implementing public education efforts and creative programmatic solutions.

Objectives:

- Utilize the Township Square as an outdoor facility to promote the products of downtown businesses, e.g. sidewalk sales, demonstration booths, etc.
- Educate downtown business owners on financial incentives available for façade and other building improvements and encourage them to access these monetary tools.
- Educate homeowners on financial incentives available for home improvements and encourage them to access these monetary tools.
- Promote cooperation between residents and business owners in order to provide a harmonious development area environment.
- Explore the feasibility of establishing various DDA improvement programs that may provide technical assistance as well as financial relief for those making improvements.
- Explore state and federal technical assistance and financial resources.
- Explore the possibility of purchasing property in the downtown for use by the DDA.

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Other Development Plan Issues To Address

Existing improvements to be demolished, repaired or altered, description of any repairs and alterations, and an estimate of the time requires for completion:

The installation of improved landscaping, signage, sidewalks, lighting, curb and gutter, and storm drainage within the Development Area right of ways, and parking areas improvements will create permanent alterations. Such alterations are in accord with the objectives of the Authority. The estimated time of completion for these alterations is found on pages 28 and 29.

Parts of the Development Area that are to be left as open space:

The Authority has no plans to create any areas to be left as open space.

Portions of Development Area, which the Authority desires to sell, donate, exchange, or lease to or from the Village:

The Authority has no plans to sell, donate, exchange, or lease to or from the Village.

Desired zoning changed and changes in streets, street levels, intersections and utilities:

The Authority does not desire any zoning changes, however, the Village may initiate changes within the portion of the development area that is currently zoned business to include a residential district that allows a limited commercial uses. Changes to existing streets may occur with the creation of municipal parking lots. Street levels may be changed to accommodate storm sewer drainage with curb and gutter improvements. The Authority will be working with and encouraging appropriate State agencies to make improvements to Main Street intersections.

Persons or Corporations 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:

At this time, the Authority has no plans to lease, sell or convey any portion of the development to the benefit of a person or corporation.

Procedures for leasing, selling or conveying in any manner of all or a portion of the development upon its completion:

Village of Pinckney DDA Plan

In the event the Authority needs to employ procedures for leasing, purchasing, or conveying, it will follow any established procedures of the Village.

Estimates of the number of persons residing in the development area:

The Pinckney Development Area contains approximately 58 housing units and an estimated 160 residents.

Families and Individuals to be Displaced, Occupied residences designated for acquisition, and clearance:

The authority will not displace any family or individual within the development area by means of acquisition or clearance of their occupied residence. Therefore, the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970 is not applicable and it will be unnecessary for the authority to create a plan for compliance with Act No. 227 of the Public Acts of 1972.

Proposed Development Projects Planned for Public-Private Partnership:

Public-Private partnerships will be formed through the development of a downtown revolving loan fund, financing techniques used to make these improvements possible and through a cooperative effort to improve easements and parking ease that are not purchased by or conveyed to the Village. The authority will act as the public entity that will organize and implement these programs and improvements. The authority will solicit the involvement of private entities through the investment of their time and finances towards revitalization of the Pinckney development area.

Completed and Planned Public Improvements:

In 1991, the Village of Pinckney received Community Development Block Grant monies that supplemented State of Michigan 307 Bond funds for installation of 34,400 linear feet of water improvements, much of the sidewalk in the Central Business District needed to be removed and replaced which meant that many of the existing storefront canopies had to be removed because canopy supports were anchored into the sidewalk pavement. The 307 bond funds helped to replace these storefront canopies with the new awnings. The result of this public improvement is that many of the Main Street businesses now have identical awnings that are of the same color and are very traditional in character. This improvement has begun to give the downtown blocks a cohesive appearance. Sidewalk removal and replacement has also resulted in

Village of Pinckney DDA Plan

barrier free improvements such as ramped sections and curb cuts, electrical conduit was laid under the new sidewalk for future lighting and water lines under the sidewalk have been expanded to accommodate fire hydrants.

Completed and Planned Private Improvements:

During the summers of 1991 and 1992 the Pinckney Beautification Committee Initiated an effort to locate flower boxes throughout the Central Business District. Most Main Street merchants financially sponsored the placement of a flowerbox in front of their business. The flower boxes are portable and are set out in warm weather. Other recent private improvements include the restoration of homes within the DDA District, paint improvements to DDA District businesses, inside and outside renovations to The Lakes restaurant on Howell St. and Edward Jones, CNC Connection and Pinckney Hardware on Main St., concrete improvements at Mobil Gas Station on the corner of Howell and Main and a new addition and access drive as well as landscaping improvements to Pinckney Auto Parts on E. Main.

Location, Extent, Construction Stages, Estimated Completion Time and Estimated Cost of Improvements:

The table on pages 28 and 29 provides the location, extent, construction stages, and estimated completion time and estimated cost of improvements that are proposed by the DDA Board. Cost estimates are subject to change because the estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions, which may affect project cost.

Character of Pinckney DDA Improvement Projects; Problems and Opportunities:

Parking is minimal in downtown Pinckney; particularly when compared to the vast supply available at most contemporary plazas and malls. There are few parallel parking spaces on Main Street in front of the downtown businesses, and only a couple of small rear parking lots exist and they are shared by many merchants. To remain competitive in the contemporary market, downtown merchants need a supply of easily accessible parking within close proximity of downtown businesses. For instance, a parking ramp would be inappropriate in terms of both scale and character for it would be too large and urban for a small village. Instead, the DDA is proposing small municipal lot(s) that are perhaps metered, with adequate Main Street signage that will direct the shopper to them. Plans include the provision of a good sidewalk system that will connect the parking lots with Main Street, a landscape buffer that will screen the parking, and lighting

Village of Pinckney DDA Plan

that is historic in character and will make the space well lit and safe. The general locations under consideration for parking lots are between Mill and Marion streets behind the downtown businesses on the North side of Main, and between S. Howell and Marion behind the businesses on the Southside of Main.

Pinckney Downtown Development Authority Board members strongly believe that downtown Pinckney may be lacking in its appeal to shoppers because of its aesthetic appearance. At present the downtown has little "sense of place." This is due to the dissimilar building facades that stand side by side. Downtown Pinckney has marvelous facades. This mix of facades creates a downtown that is not visually unified. DDA members propose the creation of a revolving loan fund that can be used for façade and other business improvements that would provide incentives for downtown business and property owners to restore the facades of their buildings to their original historic character, thus creating unified downtown appearance that is recognizable as the core of the Village.

Pinckney is a fairly small-scale village that is easy to travel on foot. Therefore, DDA members believe that the sidewalk system throughout the Development Area should be in good condition so that walking throughout the village is pleasurable, safe and user friendly. This DDA project goal of sidewalk repair is particularly important for encouraging pedestrians to visit the downtown area and shop. Good sidewalks are also very important for the children and senior population of the village for whom the sidewalk system is often the primary means of transportation.

With each new year Michigan Highway 36, known as Main Street, is carrying an increased volume of traffic through the Pinckney Development Area. This traffic is creating problems at the more heavily used intersections of Main and Howell, Main and D-19, and Main and Dexter-Pinckney. The Main and Howell Street intersection is at the center of the downtown area. In this area, there are many pedestrians crossing Main Street. Citizens have indicated to DDA Board members that this crossing is dangerous and time consuming due to the speed and volume of vehicles through the area. DDA Board members suggest that this intersection may warrant a traffic signal of some type, in order to slow traffic and allow pedestrians the opportunity to cross the street. Sentiment regarding a traffic light is mixed. Some believe that a traffic light would harm the small village character of Pinckney. DDA members do agree that it would be of interest to have the Michigan Department of Transportation (MDOT), explore the traffic problems of Pinckney and recommend some solutions that the village may consider. Likewise it would be valuable to receive MDOT input on the traffic problems occurring at Main and D-19. When vehicles are waiting to make a left hand turn onto Main, they

Village of Pinckney DDA Plan

frequently hold up a line of cars behind them and there is little room to pass in order to make a right turn onto Main.

Citizen participation is a valued aspect of the DDA planning process. Citizens are encouraged to send letters of recommendation or comment about improvement projects to the Village Hall in care of the Pinckney Downtown Development Authority. Additionally, the Village President or DDA Chairperson are available for answering questions regarding DDA activities. They can be reached by contacting the Village Clerk at Pinckney Village Hall.

Village of Pinckney DDA Plan

DDA LIST OF IMPROVEMENTS: LOCATION, EXTENT, CONSTRUCTION STAGES, ESTIMATED TIME AND COST OF COMPLETION

YEAR	IMPROVEMENT PROJECT	ESTIMATED COST
2004 – 2005	Street Improvements on Main Street between Marion and Mill, Phase I: Pressed concrete bumpouts, new sidewalks and curbs, curb parking, trees, flower planters, irrigation system, decorative street lighting, storms, bike hoops, benches, trash receptacles, colored concrete cross walks, electrical outlets, road repaving	\$233,000
2004 – 2005	Decorative lighting on Main Street between Mill Street and Dexter-Pinckney Road	\$117,000
2004 - 2006	Explore and Encourage the Placement of Signage at Village Entrance <ol style="list-style-type: none"> 1. Patterson Lake Road 2. Dexter/Pinckney 3. D-19 4. West Main 	\$3,500
2004 - 2005	Explore Feasibility of Intersection Improvements at D-19 and Main Streets <ol style="list-style-type: none"> 1. Left Turn Lane on D-19 2. Left Turn Lane on Main 	If project is Undertaken, Cost Incurred By State
2004 - 2005	Explore the Option of Placement of a Traffic Light at Main and Howell Streets	Cost Incurred By State
2004- 2005	Explore the Option of Placement of a Pedestrian Crossing Light at Main and Howell	Cost Incurred By State
2004 – 2006	Survey Sidewalk Conditions Along North and South Sides of Main Street <ol style="list-style-type: none"> 1. Identify Sections in Poor Condition 2. Develop a Phased Implementation Plan 	\$2,000
2004 – 2007	Installation of New Sidewalk Sections within DDA district on Howell Street	\$20,000
2004 - 2006	Improvements to Streetscape Within DDA Bounds between Marion and Mill Streets <ol style="list-style-type: none"> 1. Traditional Awnings 	\$25,000
2004 – 2008	Develop and Implement a Revolving Loan Fund <ol style="list-style-type: none"> 1. Street Front Façade Improvement 2. Rear Façade / Alleyway Improvements 3. Other Business/Building Improvements 	\$50,000
2005 – 2008	Street Improvements jointly with Village on Howell Street, Livingston Street and Mill Street Phase II: increase parking, study and implement angled parking if appropriate, pressed concrete bumpouts, road paving, bike lanes, decorative lighting storms, bike hoops, benches, trash receptacles, colored concrete cross walks, electrical outlets, new sidewalks, trees, flower plants, irrigation system, park memorial improvement	\$1,000,000

Village of Pinckney DDA Plan

YEAR	IMPROVEMENT PROJECT	ESTIMATED COST
2005 – 2008	Putnam Street Extension, Howell to Marion Streets: Acquire land from school district and restore one block of Putnam Street ROW, construct new streets and sidewalks	\$500,000
2005 – 2008	Marion Street Extension, Main to Putnam Streets: Acquire land from private property owners, restore one block of Marion Street ROW, construct new streets and sidewalks	\$750,000
2005 – 2006	Landscape Architectural plan for improvements to the Township Square	\$3,500
2005 – 2008	Engineering Plan For Municipal Parking Lots behind the businesses North of Main Street between Marion and Mill Streets <ol style="list-style-type: none"> 1. Plan for Sidewalk System to Access Parking Lots 2. Surveying 	\$3,500
2005 - 2007	Jointly with the Village and/or Township perform a Planning Study for Non-Motorized Trail Network connecting the DDA district (including shoulder paving, road striping, and signage) to the: <ol style="list-style-type: none"> 1. Lakelands Trail system 2. Pinckney Recreation Areas 3. Pinckney Schools 	\$10,000
2006 – 2008	Jointly with the Village and/or Township implement a Non-motorized Trail Network connecting the DDA district (including shoulder paving, road striping, and signage) to the: <ol style="list-style-type: none"> 1. Lakelands Trail system 2. Pinckney Recreation Areas 3. Pinckney Schools 	\$50,000
2005 - 2008	Landscaping Architectural Plan for Municipal Parking Lots behind the businesses North of Main Street between Marion and Mill Streets and behind businesses South of Main Street between Marion and Howell Street <ol style="list-style-type: none"> 1. Vegetative Screening Design 2. Lighting Design 3. Signage Design 	\$3,500
2005 - 2008	Obtain/Purchase Parking Lots and/or Easements for Ingress and Egress to Parking Lots behind the businesses North of Main Street between Marion and Mill Streets and behind businesses South of Main Street between Marion and Howell Street	\$95,000
2005 - 2008	Installation of Storm Drains for Municipal Parking Lots Egress to Parking Lots behind the businesses North of Main Street between Marion and Mill Streets and behind businesses South of Main Street between Marion and Howell Street	\$18,500
2005 - 2008	Set Grades and Construction Curbing for Municipal Parking Lots behind the businesses North of Main Street between Marion and Mill Streets and behind businesses South of Main Street between Marion and Howell Street	\$30,000
2005 - 2008	Surface and Stripe Municipal Parking Lots jointly with the Village for Municipal Parking Lots behind the businesses North of Main Street between Marion and Mill Streets and behind businesses South of Main Street between Marion and Howell Street	\$100,000
2005 - 2008	Improvements To Streets that Access Parking Lots <ol style="list-style-type: none"> 1. Surfacing to Proper Road Width (31') 2. Curb Installation 	\$100,000

Village of Pinckney DDA Plan

Future Program Direction

Revolving Loan Fund

The DDA Board has discussed at length the possibility of assisting business owners and building owners to improve their buildings and facades. A revolving loan fund would be established to encourage business development and enhancement within the DDA district.

The loan will be secured by real estate and will be permitted to take second position to conventional and/or alternative financing. The amount of the fund is to be established and set aside on an annualized basis. The term of the loans will not exceed five years. The terms of the loans are to be determined.

Village of Pinckney DDA Plan

Potential Sources of Project Financing

Intermodal Surface Transportation Efficiency Act of TEA 21

The Intermodal Surface Transportation Efficiency Act of 1991 established a fund for transportation enhancement activities. Ten percent of the funds from the Surface Transportation Program are set aside for these activities. For fiscal year 1994, there is up to \$9.5 million in federal-aid available. Applicants are asked to provide at least a 20 percent match for all funds requested; however, extra consideration will be given to those applications that increase their match up to 50 percent or more. Private funds cannot be used as matching funds, nor can private funds be donated to eligible applicants if they are specifically earmarked for the enhancement activity project.

The type of projects that can be funded by ISTEA include:

Non-motorized Facilities

- Provision of facilities for pedestrians and bicycles
- Preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian or bicycle trails)

Historic Preservation

- Acquisition of historic sites
- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, or facilities (including historic railroad facilities and canals)
- Archaeological planning and research

Transportation Aesthetics

- Acquisition of scenic easements and scenic sites
- Scenic or historic highway programs
- Landscaping and other scenic beautification
- Control and removal of outdoor advertising

Mitigation of water pollution due to highway runoff

Projects which combine the enhancement activities from these four broad categories will receive a higher priority.

ISTEA applications will be reviewed on an annual basis. Eligible applicants include village road agencies. Applications can be requested from and should be completed and returned to:

Paul W. McAllister
Transportation Enhancement Activities
Bureau of Transportation Planning

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425 West Ottawa P.O. Box 30050

Lansing, Michigan 48909

Phone: (517) 335-2622

Community Development Block Grant (CDBG) Housing Program

The CDBG Housing Program provides federal grant funds to cities, villages and townships with populations less than 50,000 and counties with a population less than 200,000 residents. The Michigan State Housing Development Authority (MSHDA) is the agency that awards these funds and since 1982 they have awarded more than \$85 million in federal grants to help more than 200 localities improve existing housing and upgrade neighborhoods. In 1993 approximately \$9 million will be available through this program. Seventy five percent of program funds are available under a Housing Grand Competition, which is open to cities, villages, townships, and counties that do not receive an allocation for a countywide housing rehabilitation program.

MSHDA encourages the use of CDBG funds for the rehabilitation of homes of very low and low-income homeowners. Other activities eligible for funding include but are not limited to:

- Homesteading of vacant properties
- Rehabilitation of and/or acquisition of buildings utilized to house the homeless
- Public facility improvements (limited to 25% of grant request), if part of comprehensive improvement of targeted neighborhood
- Rehabilitation of rental units
- The capacity building of non-profit organizations involved in meeting the housing needs of very low and low income people
- New construction, when done in conjunction with a non-profit organization that the community has a sub-recipient relationship with

Housing Grand Competition

Eligible applicants for this approximate \$2,250,000 in funding include:

- Disadvantaged communities, which are in the top 25 percent of the housing distress ranking of communities as, defined by MSHDA. Communities in the top 25 percent would have a 40 or 50 need score (the Village of Pinckney had in 1992 a need score of 20).
- Communities with special needs such as those created by either sudden or long term economic decline, or natural or man-made disasters
- Communities (regardless of housing distress ranking) located in a county that does not receive an allocation and does not have a current CDBG housing program (Livingston County does not receive an allocation and does not have a current CDBG housing program)

Applications can be requested from and should be completed and returned to:

Village of Pinckney DDA Plan

Jacquelyn Williams-Armstrong, Director
Michigan State Housing Development Authority
Plaza One, Fourth Floor
401 South Washington Square, P.O. Box 30044
Lansing, Michigan 48909 Phone: (517) 373-1974

Community Development Block Grant (CDBG) Economic Development Infrastructure Grant Program

The goals of the Community Development Block Grant Economic Department Programs are to assist eligible communities in addressing critical development needs to provide the greatest possible benefit to low and moderate-income individuals. The creation and retention of base jobs is the number one program priority, however the program also addresses economic development related infrastructure, commercial and industrial rehabilitation and redevelopment, economic development planning, downtown development, job training and all the ongoing housing needs of low and moderate income resident of Michigan's small communities.

The program is administered by the Michigan Department of Commerce and the program will be carried out in a manner to assure that at least 70 percent of the federal funds received for the program, taken as a whole, shall benefit persons of low and moderate income. Eligible applicants are small cities, townships and villages of less than 50,000 population, and non-urban counties. To comply with federal rules and regulations of the CDBG program, all projects must meet one of the following objectives to be considered for funding:

- The activities will benefit persons of low and moderate income, as defined by section 102(a)(2) of the Housing and Community Development Act and 24 CFR 570.484(b) or
- The activities will aid in the prevention or elimination of slums or blight, as defined by 24 CFR 570.484(c) or
- The activities are designed to meet other community development

Economic development infrastructure projects will be expected to meet each of the following guidelines:

- Minimum leverage ratio – The ratio of all other private and public funds invested in the project to CDBG program investment must be at least 2:1
- Cost per job – The CDBG funds to be invested in relation to the net permanent full-time jobs created and/or retained must be no more than \$30,000 per job
- Financial viability – The business must be financially viable and able to document that it has sufficient management abilities and skills to operate the business
- Job creation/retention – The project must create or retain at least ten permanent full-time jobs

Village of Pinckney DDA Plan

- Minimum local participation – The community must provide local funds for at least 10% of the public infrastructure component of the project

For downtown development infrastructure projects there are additional guidelines that must be met: 1) There must be evidence of a formal overall physical redevelopment plan for public and private improvements in the downtown area. 2) There must be evidence that a DDA has been created. 3) The community must document that the downtown area has deteriorated during the past 5 years including reduction in the number of jobs and businesses. 4) There must be documented local support for the project by private businesses, financial institutions and the local government. The maximum grant amount for this program must not exceed \$750,000.

For additional information on the Michigan CDBG Program in general, and economic development project in particular, please contact:

Capital Resources Group
Michigan DEPARTMENT OF commerce
Post Office Box 30234, Law Building
Lansing, Michigan 48909
Phone: (517) 373-6213

Federal Tax Credits For Historic Preservation

Tax Reform Act of 1986 defines the tax advantages for rehabilitation historic buildings. There are three-tax advantage option, they are:

1. A 20% tax credit for the substantial rehabilitation of certified historic buildings for commercial, industrial, and rental residential purposes.
2. A 10% credit for the substantial rehabilitation for nonresidential purposes of and buildings build before 1936.
3. A Straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property of the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed.

The building owner must obtain certification for both the building and the rehabilitation plan in order to qualify for the 20% tax credit. Certification is not required for the 10% tax credit.

“Substantial rehabilitation” is defined as a total rehabilitation expenditure that exceeds the adjusted basis of the building or \$5,000, whichever is greater.

A **“certified building”** is one that is on the National Register of Historic Places either as an individual building or as a contributing building within a historic district. In 1966 the Federal government created the National Register of Historic Places as an honor roll of significant historic buildings and districts located through the county. To obtain historic certification and to be eligible for tax credits, a building owner must submit a **Historic Preservation Certification**

Village of Pinckney DDA Plan

Application to the State of Michigan Bureau of History. The Bureau thoroughly reviews the application to ensure that it is a certifiable project and then they forward it on to the National Park Service with a recommendation for action. Certification is granted to rehabilitation efforts that are consistent with historic nature of the property that conform to the Standards of Secretary of the Interior. It is very important to obtain certification during the planning stages of a project to be sure that rehabilitation is considered compatible and appropriate; otherwise, the project may be denied certification.

The State of Michigan Bureau of History also has historic preservation grant programs that may be beneficial to the Pinckney DDA effort. Two such programs are the **Historic Preservation Grant Program** and the **Certified Local Government Program**.

Historic Preservation Grant Program

The Historic Preservation Grant Program is a 50-50 matching grant program. Funds are received annually from the National Park Service of the U.S. Department of the Interior and they are administered by the Michigan Department of State through the Bureau of History, Michigan's State Historic Preservation Office. Federal funds provided through this grant program must be matched by the grant recipient with private funds, local government funds, in-kind services, state funds, certain federal funds (limitations apply), donated services and/or donated equipment or material.

Those eligible to apply for Historic Preservation Grants include local units of government, historical groups, individuals, education institutions and regional planning agencies.

There are several project topics that are eligible for funding through the Historic Preservation Grant Program; they are:

- **Survey Projects** – research and identification of historic and archeological sites
- **Nominations** – nomination of a single site, historic district or multiple property nominations to the National Register of Historic Places.
- **Planning** – planning projects establish historic contexts as the basis for resource identification, evaluation and registration. They also establish management goals and set priorities for preserving efforts.
- **Public Education** – providing information to the community about local historic resources and strategies for their protection. Special events that educate the public about local history, National Register sites or preservation issues may also be eligible.
- **Technical Assistance** – technical assistance projects include plans and specifications, feasibility studies, façade recommendations and marketing studies for buildings listed on the National Register of Historic Places.

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- **Development** – development projects include the protection, stabilization, preservation, restoration, or rehabilitation of properties listed on the National Register of Historic Places.

Application materials and selection criteria is available in the early summer by contacting:

Grant Section, Budget Division
Michigan Department of State
717 West Allegan Street
Lansing, Michigan 48918
Phone: (517) 373-0510

Certified Local Government Program

The National Park Service also makes grant funds available through the Bureau of History for Certified Local Governments (CLGs) to initiate and support activities at the local level. Over 450 local governments across the country have become CLGs. They range from small and medium sized towns to suburbs of metropolitan areas. Becoming a Certified Local Government makes a community eligible to apply for sub grants that are only available to CLG communities; at least 10% of the annual Historic Preservation Grant Program must be distributed to CLG's. Grants are awarded annually on a competitive basis. All grants must be matched 50/50 with local funds or donations and are available on a reimbursement basis only.

Grants cannot be used to restore historic buildings, however, grant activities can include:

- **Conducting a survey of historic properties**
- **Preparing nominations of buildings, sites, structures, objects and districts to the National Register of Historic Places**
- **Developing design guidelines for local historic districts**
- **Administering a local historic district ordinance**
- **Preparing a local preservation plan for managing local resources**
- **Planning for the protection or the restoration of National Register sites**
- **Preparing educational materials such as brochures or slideshows**

Example: The City of Ann Arbor prepared a handbook on design objectives and guidelines for five proposed local historic districts. The guidelines assist property owners and developers to rehabilitate historic structures (See Helpful Resource Materials List, page 38)

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Obligations and requirements of a CLG include:

- **To be certified a local unit of government must have adopted a local historic preservation ordinance**
- **To be certified a local unit of government must have appointed a qualified commission**
- **A CLG is required to participate in the process of nomination historic properties to the National Register of Historic Places**
- **A CLG is required to provide for adequate public participation in the local historic preservation program**
- **Once certified, a CLG will be monitored every three years to ensure that all responsibilities are being met**

To become a Certified Local Government the government should contact:

CLG Coordinator, Historic Preservation Section
Bureau of History, Michigan Department of State
Lansing, Michigan 48918
Phone: (517) 373-1630

Private Foundation Grant Sources

Michigan Foundations

There are several Michigan foundations with an interest in funding community development projects such as those the Pinckney DDA might initiate. The Eighth Edition of the Michigan Foundation Directory is a helpful reference for researching these potential grant sources. The directory provides details on 488 foundations and 68 corporate giving programs, as well as information on foundation selection and proposal writing. The directory is available through most local libraries or it can be ordered for \$30 through:

Michigan League For Human Services
300 N. Washing Square, Suite 401
Lansing, Michigan 48933
Phone: (517) 487-5436

National Foundations

A good source of information on foundations through the country and types of projects that they fund is the Foundation Center in New York. Among the Foundation Center's publications are The Foundation Directory (\$160), and The Foundation Grants Index (\$125). These publications can be ordered by contacting the Foundation Center at:

The Foundation Center
79 Fifth Avenue

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New York, New York 10003
Phone: (212) 620-4230

Revolving Loan Pools and Other Financing Ideas

The Michigan Housing Coalition is a good source of information on financing ideas. This organization maintains a statewide information clearinghouse. The Housing Coalition can be contacted at:

Michigan Housing Coalition
P.O. Box 14038
Lansing, MI 48901-4038
Phone: (517) 377-0509

NOTE:

Further exploration will need to be conducted by a financial analyst in order to determine potential sources of project funding and the eligibility of the Pinckney Downtown Development Authority.

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Helpful Resource Materials

- * Howell, Michigan: A Plan For Preservation, School of Architecture, Lawrence Institute of Technology - This resource provides helpful design suggestions for façade, roadway, pedestrian and other improvement projects.
- * Change with Continuity, A Recommendation by the American institute of Architects R/UDAT Team for Howell, Michigan, 1984 – This resource provides helpful information regarding downtown planning.
- * Downtown Design Guidelines: A handbook for preservation, new construction and loft re-use. Ann Arbor, Michigan 1989 – This handbook is an excellent example of how a community should create downtown design guidelines as part of a façade improvement program.
- * Downtown Improvement Manual, Emanuel Berk, Illinois Department of Local Government Affairs, American Society of Planning Officials Press, 1976 – This manual covers many topics that impact downtown areas such as parking, traffic circulation, development and redevelopment, and historic preservation.
- Downtown Idea Exchange Essential Information For Downtown Revitalization, 215 Park Avenue South, Suite 1301, New York, NY 10003, Telephone (212) 228-0246 – This newsletter is printed twice-monthly. It contains case studies of how communities have implemented specific downtown programs, and how these programs might be transferable to other communities. It also contains ideas on downtown funding sources, zoning and planning issues.
- * Pinckney Area Strategic Plan, Pinckney Area Strategic Planning Committee with assistance from the Livingston County Planning Department, 1990 – This resource provides good background information for DDA Board Citizen Council members. It contains insightful information regarding public perceptions of the Pinckney downtown, and contains many strategy recommendations that could be implemented in the future by the DDA.
- * Downtown Plan City of Brighton, prepared by the WBDC Group for the Brighton DDA, 1988 – Review of this document is helpful for formulating new ideas that might be transferable to the Village of Pinckney.
- * City of Howell Downtown Development Plan and Tax Increment Financing Plan, prepared by Carlisle Associates for the Howell DDA, 1991 – Review of this document is helpful for formulating new ideas that might be transferable to the Village of Pinckney.

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- * Community Planning Handbook: Tools and Techniques for Guiding Community Change, prepared by Planning & Zoning Center, Inc. For the Michigan Society of Planning Officials, 1991 – This resource gives advice regarding tools and techniques that are helpful in downtown planning.
- * Available for reference at the County Planning Department in Howell.

I hereby certify that the foregoing is a true and complete copy of an ordinance duly adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on April 26, 2004, at 8 p.m. prevailing Eastern Time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

I further certify that the following members were present at said meeting:

Forgie, Foster, Norman, Shay, Teachout, Stone and Dewey

Absent: None

I further certify that member Norman moved for adoption of said ordinance and that member Shay supported said motion.

I further certify that the following members voted for adoption of said ordinance:

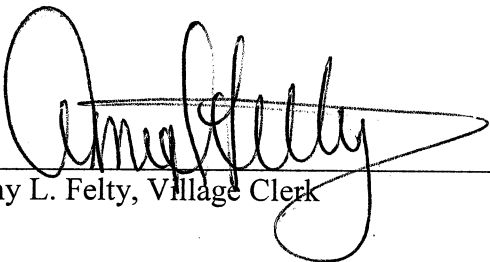
Forgie, Foster, Norman, Shay, Teachout and Dewey

and that the following members voted against adoption of said ordinance:

None

and that the following members abstained from voting on said ordinance:

Stone



Amy L. Felty, Village Clerk

**ALTERNATE
PLANNING COMMISSION
MEMBERSHIP OPTIONS**

7 Members
6 Residents - 1 Council Member



Sec. 2-313. Membership, Appointment.

- (a) The City Planning Commission shall consist of seven (7) members, six (6) of whom shall represent insofar as is possible different professions or occupations and shall be appointed by the Mayor subject to approval by the City Council, and one (1) of whom shall be a member of the Commission to be selected by resolution of the City Council to serve as a member ex officio, with full voting rights.
 - (b) No member of the City Planning Commission other than the ex officio member shall hold another municipal office except that one (1) of the appointed members may be a member of the Zoning Board of Appeals. Every member shall have the qualifications of electors of the City.
-

5 Members
4 Residents - 1 Council Member



Sec. 2-313. Membership, Appointment.

- (a) The City Planning Commission shall consist of five (5) members, four (4) of whom shall represent insofar as is possible different professions or occupations and shall be appointed by the Mayor subject to approval by the City Council, and one (1) of whom shall be a member of the Commission to be selected by resolution of the City Council to serve as a member ex officio, with full voting rights.
- (b) No member of the City Planning Commission other than the ex officio member shall hold another municipal office except that one (1) of the appointed members may be a member of the Zoning Board of Appeals. Every member shall have the qualifications of electors of the City.

9 Members

6 Residents - 2 Non-Residents - 1 Council Member



Sec. 2-313. Membership, Appointment.

- (a) The City Planning Commission shall consist of nine (9) members, eight (8) of whom shall represent insofar as is possible different professions or occupations and shall be appointed by the Mayor subject to approval by the City Council, and one (1) of whom shall be a member of the Commission to be selected by resolution of the City Council to serve as a member ex officio, with full voting rights.
 - (b) No member of the City Planning Commission other than the ex officio member shall hold another municipal office except that one (1) of the appointed members may be a member of the Zoning Board of Appeals. Up to two (2) members may be non-electors, and the balance of the members shall have the qualifications of electors of the City.
-

7 Members

4 Residents - 2 Non-Residents - 1 Council Member



Sec. 2-313. Membership, Appointment.

- (a) The City Planning Commission shall consist of seven (7) members, six (6) of whom shall represent insofar as is possible different professions or occupations and shall be appointed by the Mayor subject to approval by the City Council, and one (1) of whom shall be a member of the Commission to be selected by resolution of the City Council to serve as a member ex officio, with full voting rights.
- (b) No member of the City Planning Commission other than the ex officio member shall hold another municipal office except that one (1) of the appointed members may be a member of the Zoning Board of Appeals. Up to two (2) members may be non-electors, and the balance of the members shall have the qualifications of electors of the City.

5 Members

2 Residents - 2 Non-Residents - 1 Council Member



Sec. 2-313. Membership, Appointment.

- (a) The City Planning Commission shall consist of five (5) members, four (4) of whom shall represent insofar as is possible different professions or occupations and shall be appointed by the Mayor subject to approval by the City Council, and one (1) of whom shall be a member of the Commission to be selected by resolution of the City Council to serve as a member ex officio, with full voting rights.
 - (b) No member of the City Planning Commission other than the ex officio member shall hold another municipal office except that one (1) of the appointed members may be a member of the Zoning Board of Appeals. Up to two (2) members may be non-electors, and the balance of the members shall have the qualifications of electors of the City.
-

The option also exists for appointing as either Resident or Non-resident members the 1) Mayor and/or 2) the Manager or the Manager's designee, in addition to the Council Member, but these City members may not exceed 1/3rd of the Planning Commission. Thus, all 3 could be appointed for a 9 member Planning Commission; 2 could be appointed for a 7member Planning Commission, and only the Council Member in the case of a 5 member Planing Commission.

PROPOSAL FOR PLANNING COMMISSION TO SERVE AS DDA AND ASSUME ALL DDA FUNCTIONS

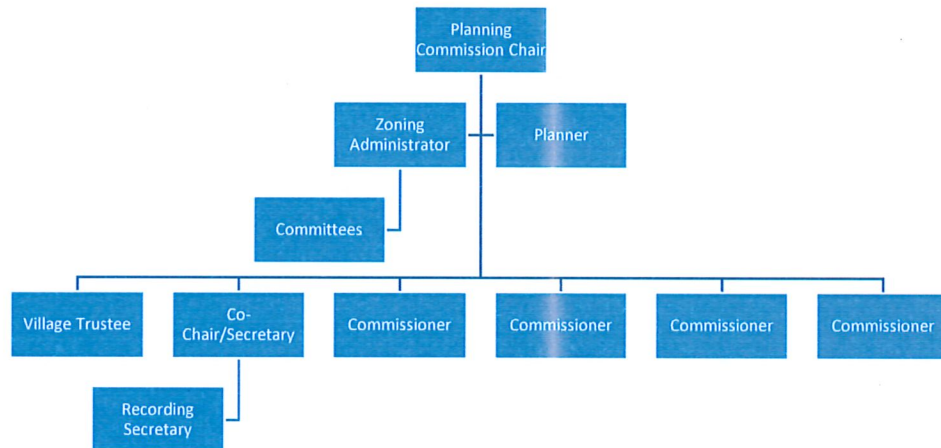
As allowed by the Michigan Planning Enabling Act; Act 33 of 2008

HISTORY: Both the Planning Commission and the Downtown Development Authority continue to struggle to recruit, train and maintain membership. Both boards were created by Ordinance. Currently the DDA is collecting a TIF to fund the Main Street improvements completed in 2004. The TIF plan runs through tax year 2020.

OBJECTIVE: Establish a fully functioning, completely appointed board to lead the planning for the future of the village and execution of plans for economic development/redevelopment by promoting the downtown shopping district, secondary business district, the Lakeland trail connection and the proximity to state and regional parks.

STRUCTURE: A seven (7) member board made up of qualified electors of the village, government, commerce, recreation representatives and others with major interest in the local unit of government.*

Potential Structure



COMMITTEES: Committees would provide reports to Zoning Administrator, who would manage the committees, in this example, and she would provide written reports to the Commission. Requests requiring funding would be set as agenda items. Committees to consider: Historic District Committee, Trail Town, Beautification, Community Events, Parks & Recreation and the establishment of an Economic Development committee.

GOAL: A more proactive, working with the “end in mind”, organization structure. Instead of waiting for individuals and businesses to come to Planning Commission with request the commission should work toward the goals and objectives of the master plan, making nearly constant progress, working with the end in mind. Items that fall into this category include Trail Town plan development, execution and recognition; establishing the community as redevelopment ready; provide for the safety and security of our natural resources; provide for the long-term success of an historic district with central business district design standards.

NEXT STEPS: If both boards are open to proposal the idea will go to Council. If Council is interested an ordinance would need to be enacted.

*as allowed by ACT 33 of 2008; a minimum number of members of 5 is also an option.

ORDINANCE NO. _____

**ORDINANCE AMENDING THE VILLAGE OF PINCKNEY CODE OF
ORDINANCES BY AMENDING TITLE III, ADMINISTRATION;
CHAPTER 31, VILLAGE ORGANIZATIONS**

The Village of Pinckney ordains:

Section 1. TITLE III, *ADMINISTRATION*; CHAPTER 31, *VILLAGE ORGANIZATIONS*, *DOWNTOWN DEVELOPMENT AUTHORITY*, §31.32, *BOARD OF DIRECTORS*, of the Village of Pinckney Code of Ordinances is hereby amended to read as follows:

§ 31.32 BOARD OF DIRECTORS.

The Authority shall be under the supervision and control of the Board. As authorized by MCL 125.1654(8), the Village Planning Commission, as established pursuant to Village of Pinckney Code of Ordinances § 31.32, as amended, shall serve as the Downtown Development Authority Board of Directors.

Section 2. TITLE III, *ADMINISTRATION*; CHAPTER 31, *VILLAGE ORGANIZATIONS*, *MISCELLANEOUS ORGANIZATIONS*, § 31.46, *PLANNING COMMISSION*, Subsection (F), *Powers and duties of Pinckney Planning Commission*, of the Village of Pinckney Code of Ordinances is hereby amended to read as follows:

(F) *Powers and duties of Pinckney Planning Commission.* The Pinckney Planning Commission shall have the powers concerning the preparation and adoption of a master plan or any part thereof, the making of surveys as a basis for the plan, the approval of public improvements, the carrying out of educational and publicity programs, zoning and the approval of plans and the other rights, powers, duties and responsibilities of Zoning and Planning Commissions as are provided in Act 33 of 2008, being MCL §§ 125. 3801 through 125. 3885, as amended; and in Act 110 of 2006, being MCL §§ 125. 3101 through 125. 3702, as amended; and as provided in Village of Pinckney Code of Ordinances, as amended, including within Chapter 152: ZONING. The Pinckney Planning Commission shall also serve as the Downtown Development Authority Board of Directors and shall have all powers rights, powers, duties and responsibilities as are provided in Act 197 of 1975, being MCL §§ 125.1651 through 125.1681, as amended, and as provided in Village of Pinckney Code of Ordinances §§ 31.25 through 31.33, and § 153.01, as amended.

Section 3. **Repealer Clause.** Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. **Savings Clause.** This ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any ordinance, resolution, order or

parts thereof, hereby repealed, and this ordinance shall in no manner affect any rights, claims, privileges, immunities or causes of action of the Village, County or other person, either criminal or civil, that may have already occurred, accrued or grown out of any ordinance, resolution, order or policy, or any part thereof, hereby repealed. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any Ordinance, Resolution, Order or parts thereof, hereby repealed.

Section 5. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 6. Effective Date. This Ordinance shall be effective twenty (20) days after its passage, or from and after its publication, whichever is later.

Linda E. Lavey, Village President

Amy Salowitz, Village Clerk

Village Council Member _____ offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Linda E. Lavey, President	_____
William Burwell, Trustee	_____
Rebecca Foster, Trustee	_____
Robert MacDonald, Trustee	_____
Heather R. Menosky, Trustee	_____
Jessica Nicholson, Trustee	_____
Thomas F. Pais, Trustee	_____

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Pinckney this ____ day of _____, 2016.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. ____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a regular meeting held on _____, 2016.

Amy Salowitz, Village Clerk

§ 31.46 PLANNING COMMISSION.

(A) A Village Commission is hereby created pursuant to the provisions of Public Act 285 of 1931, being M.C.L.A. §§ 125.31 through 125.45, as amended. It shall be known as the Pinckney Planning Commission.

(B) (1) The Planning Commission shall consist of seven members. One member shall be a member of the Village Council who shall be selected by the Council to serve as a member ex officio and six members shall be appointed by the Village President subject to the approval of the Village Council by majority vote. An appointed member shall not hold another municipal office, except that one appointed member may be a member of the Zoning Board of Appeals.

(2) The appointed members of the Planning Commission shall have three-year staggered terms with new terms commencing on January 1. The initial appointments after the adoption of this section, and in 2007, may have their terms varied in length to establish three-year staggered terms thereafter. An appointed member shall hold office until his or her successor has been appointed. The term of the Council member shall be determined by the Council, but the term shall not exceed the Council member's term of office as a Village Council member.

(3) Vacancies in appointed member positions occurring for reasons other than through expiration of a term shall be filled for the unexpired term by the Village President, subject to the approval of the Village Council. Vacancies in the Council member position occurring for reasons other than through expiration of a term shall be filled for the unexpired term by the Village Council.

(4) The Village Council member shall have full voting rights on the Planning Commission.

(5) All appointed members of the Village Planning Commission, excluding the Village Council member, shall serve as such with compensation as the Village Council shall prescribe.

(C) *Removal of member.* After a public hearing, an appointed member of the Planning Commission, other than the member selected by the Council, may be removed by the President for inefficiency, neglect of duty or malfeasance in office. The Village Council may for like cause remove the member selected by the Council.

(D) *Meetings and records.* The Pinckney Planning Commission shall annually elect its Chairperson from amongst the appointed members and create and fill the other of its offices as it may determine. The Commission shall hold not less than four regular meetings each year. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record and open to inspection in the office of the Village Clerk.

(E) *Contracts for services.* The Pinckney Planning Commission may contract with village planners, engineers, architects and other consultants for the specialized services as it may require. In addition, the services of regular village employees may be obtained as found necessary for its work. Provided, however, the Pinckney Planning Commission shall not expend any funds or enter into any contracts or agreements for expenditures in excess amounts appropriate by the Village Council. The Village Council may appropriate the funds for village planning as it may deem advisable.

(F) *Powers and duties of Pinckney Planning Commission.* The Planning Commission shall have the powers concerning the preparation and adoption of a master plan or any part thereof, the making of surveys as a basis for the plan, the approval of public improvements, the carrying out of educational and publicity programs, zoning and the approval of plans and the other rights, powers, duties and responsibilities of Zoning and Planning Commissions as are provided in Act 33 of 2008, being M.C.L.A. §§ 125.3801 through 125.3885, as amended; and in Act 110 of 2006, being M.C.L.A. §§ 125.3101 through 125.3702, as amended; and as provided in the Village Code, as amended, including within Ch. 152: Zoning. The Planning Commission shall also serve as the Downtown Development Authority Board of Directors and shall have all rights, powers, duties and responsibilities as are provided in Act 197 of 1975, being M.C.L.A. §§ 125.1651 through 125.1681, as amended, and as provided in the Village Code §§ 31.25 through 31.33 and § 153.01, as amended.

(G) *Gifts.* The Pinckney Planning Commission may receive gifts for purposes of carrying out its objectives and may expend and funds received in the form of a gift in such a manner as it may deem proper.

(H) *Reports and recommendations.* The Pinckney Planning Commission shall make reports and recommendations to the Village Council; provided, however, that no recommendation shall be binding upon the Village Council.

(Ord. 19, passed 9-2-1971; Ord. passed 5-9-1983; Ord. 76, passed 1-1-2007; Ord. 93, passed 2-8-2010; Ord. 129, passed 4-11-2016)

DOWNTOWN DEVELOPMENT AUTHORITY

§ 31.25 TITLE.

This subchapter shall be known as the Downtown Development Authority of the Village of Pinckney.
(Ord. 41, passed 4-22-1991)

§ 31.26 DETERMINATION OF NECESSITY; PURPOSE.

The Village Council hereby determines that it is necessary for the best interest of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax evaluation where possible in the business district of the village and promote economic growth, pursuant to Public Act 197 of 1975, being M.C.L.A. §§ 125.1651 through 125.1680, as amended.

(Ord. 41, passed 4-22-1991)

§ 31.27 DEFINITIONS.

(A) For the purpose of this subchapter, the following definitions shall apply unless the context indicates or requires a different meaning.

(B) The terms, used in this subchapter shall have the same meaning as given to them in Act 197 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this subchapter:

ACT 197. Act 197 of the Public Acts of Michigan 1987, as amended.

AUTHORITY. The Downtown Development Authority of the Village of Pinckney created by this subchapter.

BOARD. The Board of Directors of the Authority. The governing body of the Authority.

CHIEF EXECUTIVE OFFICER. The President or the duly appointed designee of the President of the Village of Pinckney.

COUNCIL. The Village Council of the Village of Pinckney.

DOWNTOWN DISTRICT. The Downtown District designated by this subchapter, as now existing or as hereinafter amended and which the Authority shall exercise its power.

VILLAGE. The Village of Pinckney, Livingston County, Michigan.

(Ord. 41, passed 4-22-1991)

§ 31.28 CREATION OF AUTHORITY.

There is hereby created pursuant to Act 197, a Downtown Development Authority for the village. The Authority shall be a public body corporate and shall be known and exercise its powers as Downtown Development Authority of the Village of Pinckney. The Authority may adopt a seal, may sue and be sued in any court in the state and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this subchapter and Act 197. The enumeration of the power in this subchapter or in Act 197 shall not be construed as a limitation upon the general powers of the authority of the Authority consistent with the Statutes of the State of Michigan.

(Ord. 41, passed 4-22-1991)

§ 31.29 TERMINATION.

Upon completion of its purposes, the Authority may be dissolved by the Council. The property and assets of the Authority after dissolution and satisfaction of its obligation shall revert to the village.

(Ord. 41, passed 4-22-1991)

§ 31.30 DESCRIPTION OF DOWNTOWN DISTRICT.

The Downtown District shall consist of the territory of the village described in Exhibit 1, attached to Ord. 41, as if fully set forth herein. This designation shall be subject to the changes as may hereinafter be made pursuant to this subchapter and Act 197.

(Ord. 41, passed 4-22-1991)

§ 31.31 POWERS OF AUTHORITY.

The Downtown Development Authority shall have all powers, except the power to levy a tax that is provided by law including Act 197 that the authorities may wield.

(Ord. 41, passed 4-22-1991)

§ 31.32 BOARD OF DIRECTORS.

The Authority shall be under the supervision and control of the Board. As authorized by M.C.L.A. §

125.1654(8), the Planning Commission, as established pursuant to Village Code § 31.32, as amended, shall serve as the Downtown Development Authority Board of Directors.

(Ord. 41, passed 4-22-1991; Ord. 86, passed 2-9-2009; Ord. 129, passed 4-11-2016)

§ 31.33 FISCAL YEAR ADOPTION OF BUDGET.

(A) The fiscal year of the Authority shall be set by resolution as may be adopted by Council at a later time.

(B) The Board shall prepare annually a budget and submit it to the Council for approval in the manner and at the time as the general budget for the village is presented. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bond.

(C) The Authority shall submit financial reports to the Council on a monthly basis. The Authority shall be audited annually by the same independent auditors auditing the village records, and those independent auditors shall provide a report to the Council concerning the activities of both the village and the Authority.

(Ord. 41, passed 4-22-1991)

**Village of Pinckney
Planning Commission Meeting
Minutes
March 7, 2016**

Call to Order: Chairman Gonzalez called the meeting to order at 7:00 pm.

Roll Call: Present – Leo Gonzalez, Christine Oliver, Eric Wubbenhorst, Michael Gergel, Sean Spence, and Tom Pais

The Pledge of Allegiance was recited.

Approval of the Agenda:

Chairman Gonzalez stated that the applicant has requested that Item #4 be tabled.

It was suggested that Agenda Items #3 and #2 be moved to the top of the agenda, respectively.

The parcel numbers for Agenda Item #2 are incorrect. They should be 4714-22-401-153 and 4714-22-401-154.

Moved by Commissioner Spence, seconded by Commissioner Gergel, to approve tonight's agenda as amended. **The motion carried unanimously.**

Approval of the January 4, 2016 Minutes:

Moved by Commissioner Gergel, seconded by Commissioner Wubbenhorst, to approve the January 4, 2016 minutes as presented. **The motion carried unanimously.**

Reports:

Chairman: Chairman Gonzalez had nothing to report this evening.

Secretary / Vice-Chairperson: Commissioner Gergel stated the Village has received one application for his replacement on the Planning Commission.

Council Report: Commissioner Pais stated the Village Council is discussing ways to use the trail for different strategies for development. They would like to connect the high school to downtown with a sidewalk along D-19 to M-36. They have filed an application with the State of Michigan to become a "trail town".

Zoning Administrator: Ms. Kay-Hougaboom stated she has issued several warnings to business owners regarding snow removal.

Village Planner: The planner was not present this evening.

Public Forum:

Chairman Gonzalez opened the Public Forum at 7:11 pm with no response.

Agenda:

1. Special Use Permit for 4714-23-400-051, commonly known as 0 Kirkland Court

Mr. Dave Hughes of Vanston/O'Brien, Inc. was present on behalf of the applicant. He represents both the buyer and the seller of this property. Pirates Cove would like to purchase this two-acre parcel to the east of their existing property and develop it into an outside storage lot for RV's.

Ms. Kay-Hougaboom stated a Special Use Permit is required for this type of use in the SBD zoning district.

Mr. Hughes reviewed portions of his application, stating that the proposed use, although not specifically listed as a permitted special use, complies with the SBD as it is similar to other permitted uses, such as recreational equipment rental, self-storage facilities, vehicle dealerships, vehicle repair and storage facilities and commercial outdoor displays; the proposed use does not create a need for additional public facilities; and the proposed use shall have zero impact to the road servicing the property because all traffic will enter and exit through the adjacent property off of M-36.

Commissioner Pais stated there is no lighting shown on the plan. Mr. Hughes stated they will be submitting that information during the site plan approval process. The property will have LED downward directed lighting.

All commissioners agreed this location is ideal for this use due to the surrounding businesses.

Chairman Gonzalez opened the Public Hearing at 7:23 pm.

Ms. Sandy Flanders of 207 Marion Stated has managed Pirates Cove for 3 ½ years. She feels this would be an excellent idea. Pirates Cove is in need of this type of service.

The Public Hearing was closed at 7:25 pm.

Moved by Commissioner Spence, seconded by Commissioner Oliver, to recommend to Village Council approval of the Special Use Permit for 4714-23-400-051, commonly known as 0 Kirkland Court. **The motion carried unanimously.**

2. Rezoning of 4714-22-401-153 and 4714-22-401-154 – Pinckney Elementary

The Public Hearing was opened at 7:28 pm.

Mr. Greg Heim of 740 E. Main Street asked who is requesting this rezoning. Ms. Kay-Hougaboom stated that when Pinckney Elementary was annexed into the Village, it was not assigned a zoning code. This is a correction to an oversight. One of the properties is zoned as public lands and the second one has no zoning.

The Public Hearing was closed at 7:33 pm.

Moved by Commissioner Wubbenhorst, seconded by Commissioner Pais, to recommend to Village Council the rezoning of 4714-22-401-153 and 4714-22-401-154 to high-density residential. **The motion carried unanimously.**

3. CBD Design Standards as approved by DDA

Ms. Kay-Hougaboom stated the CBD design standards were presented to the Planning Commission,

some changes were made, and then it was presented to the DDA Board. They reviewed them and did not have any recommended changes. She noted that since the Planning Commission last reviewed the standards, Appendix 1 was added, which is a list of preferred planting materials.

Commissioner Spence questioned if these guidelines are enforceable and asked if a site plan can be denied if they are not met. Chairman Gonzalez stated they are not enforceable. Ms. Kay-Hougaboom stated that many times a developer will come to the Village Hall asking for ideas on what materials to use for their projects and now she will be able to give them this information.

Moved by Commissioner Gergel, seconded by Commissioner Wubbenhorst, to accept the CBD Design Standards and present them to Village Council for their review and approval. **The motion carried unanimously.**

4. Merging the DDA and the Planning Commission

Ms. Kay-Hougaboom stated the Village has difficulty in keeping both the Planning Commission and DDA staffed and the DDA does not have a lot of business to conduct so she is suggesting establishing a fully-functioning, completely appointed board to lead the planning for the future of the Village. The Planning Commission would take on the duties of the DDA and all of the work would be done by committees. Members of the DDA could fill in the two vacancies on the Planning Commission; noting that Commissioner Gergel has resigned and Pat Sullivan advised that April will be her last meeting. This will be presented at the DDA's next meeting for their review.

All commissioners agreed to the change. Commissioner Wubbenhorst would like to see DDA members join the Planning Commission so they can share their experience and expertise.

Public Forum:

Chairman Gonzalez opened the Public Forum at 8:03 pm with no response.

Member Discussion:

Commissioner Wubbenhorst suggested a change to the "General Application Standards" portion of the ordinance. He would like site plans to be submitted in .pdf format in addition to the hard copies so they can be e-mailed. Ms. Kay-Hougaboom stated this requirement may be able to be added to the technical standards as they are currently being reviewed for changes. In the interim, she will request electronic copies be submitted after the paper copies are received.

Adjournment:

Moved by Commissioner Oliver, seconded by Commissioner Wubbenhorst, to adjourn the meeting at 8:10 pm. **The motion carried unanimously.**