

STATE OF MICHIGAN
CITY OF WILLIAMSTON
(Ordinance No. 378)

**ORDINANCE TO CONFIRM THE ADOPTION
OF THE CITY OF WILLIAMSTON
DOWNTOWN DEVELOPMENT AUTHORITY'S
ELEVENTH AMENDED DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN AMENDMENT**

THE CITY OF WILLIAMSTON ORDAINS that:

SECTION 1: Chapter 2, *Administration*, Article IV, *Boards, Commissions and Authorities*, Division 4, *Downtown Development Authority*, Sec. 2-338, entitled "*Downtown development and tax increment financing plans*," of the Code of Ordinances, City of Williamston, is hereby amended to read as follows:

Sec. 2-338. Downtown development and tax increment financing plans.

- (A) For the purpose of this Section, the Williamston City Council finds and determines the following:
- (1) A Tax Increment Finance and Downtown Development Plan for a development area within the downtown district established pursuant to Act 197 and pursuant to this Division was prepared by the Williamston City Downtown Development Authority and was adopted by the City pursuant to Ordinance No. 190, and previously amended by Ordinance No. 204, Ordinance No. 273, Ordinance No. 286, Ordinance No. 313, Ordinance No. 332, Ordinance No. 360, Ordinance No. 370 and Ordinance No. 375.
 - (2) The Eleventh Amended Development and Tax Increment Financing Plan has been recommended by the Downtown Development Authority and the Downtown Area Citizens' Council, if any.
 - (3) An opportunity was provided for the Eleventh Amended Development and Tax Increment Financing Plan to be reviewed with the other area taxing authorities and notice has been provided to them pursuant to MCL 125.4214 (4) and the notice was sent certified mail, pursuant to MCL 125.4218 (1) to each taxing jurisdiction.
 - (4) A public hearing thereon was held before the City Council on Monday, January 10, 2022, at 7:05 p.m. in the Council Chambers, City Hall, 161 East Grand River, Williamston, Michigan.

- (5) Notice of the public hearing was given in accordance with Section 18 of Public Act No. 57 of 2018 [MCL 125.4218 (1)] and the notice was of a in accordance with the form and standards set forth in Section 218 of Public Acts No 57 of 2018 [MCL 125.4218 (2)].
 - (6) The City Council has carefully considered the Eleventh Amended Development and Tax Increment Financing Plan, the statements and ideas expressed at the public hearing, and the recommendations received by Council, and the modifications suggested by Council members, the public, and its staff.
- (B) The City Council declares that:
- (1) The Eleventh Amended Development and Tax Increment Financing Plan, constitutes a public purpose.
 - (2) The Eleventh Amended and Restated Development and Tax Increment Financing Plan with amendments, meets the requirements set forth in sections 214 and 217 of Public Act No. 57 of 2018 (MCL 125.4214 & MCL 125.4216).
 - (3) The Eleventh Amended Development and Tax Increment Financing Plan with the modifications contemplated in Section (C) below, will meet all other requirements as set forth in Act 57 of 2018.
 - (4) The proposed method of financing the development, as amended, is feasible, and the authority has the ability to arrange the financing.
 - (5) The development is reasonable and necessary to carry out the purposes of Act 57 of 2018.
 - (6) The Eleventh Amended Development and Tax Increment Financing Plan meets and is in reasonable accord with the master plan of the City.
 - (7) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area, as amended.
 - (8) Changes in zoning, streets, intersections, and utilities are reasonably necessary for the project, and for the City.
- (C) The City of Williamston's Eleventh Amended Development and Tax Increment Financing Plan for the development area within the downtown district established pursuant to Act 57 of 2018, as

initially adopted through Williamston Ordinance No. 190, and previously amended by Williamston Ordinance Nos. 204, 273, 286, 313, 332, 360, 370 and 375, as further amended and restated by revisions incorporated in the “Eleventh Amended and Restated Development and Tax Increment Financing Plan” (Exhibit A) prepared with the assistance of John Gormley, of Gormley and Johnson Law Offices, PLC, as approved by the Downtown Development Authority at its meeting of November 16, 2021, and submitted to the City Council, are hereby approved and adopted, pursuant to MCL 125.4218 (1) by the Williamston City Council.

SECTION 2. Invalidity of Any Section - if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City of Williamston declares that it would have passed this ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 3. Effective Date - This ordinance and the related rules, regulations, provisions, requirements, orders and matters established shall take effect thirty (30) days after passage, or from and after publication, whichever is later.

SECTION 4. Repealer - All Ordinances or parts of Ordinances in conflict with this ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

Tammy Gilroy, Mayor

Certification of Clerk

Holly Thompson, Clerk

1st Reading Date: 1-10-22;
2nd Reading Date: 1-24-22;
Publication Date: 2-20-22;
Effective Date: 3-22-22;

STATE OF MICHIGAN
CITY OF WILLIAMSTON DOWNTOWN DEVELOPMENT
AUTHORITY
(Resolution No. 02-21)
Enacted November 16, 2021

**RESOLUTION TO CONFIRM THE
ADOPTION OF THE CITY OF
WILLIAMSTON
DOWNTOWN DEVELOPMENT AUTHORITY'S
2021 DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN AMENDMENT NUMBER 2**

WHEREAS, the City of Williamston Downtown Development Authority (hereinafter, "WmDDA") was created in 1981 by Ordinance of the City Council of the City of Williamston (hereinafter, "City"); and

WHEREAS, the WmDDA and the City approved and adopted the original Development and Tax Increment Finance Plan in 1982; and

WHEREAS, the WmDDA and the City adopted previous amendments to the Development and Tax Increment Finance Plan in 1991, 1995, 2001, 2003, 2009, 2012, 2018, 2019 and early 2021; and

WHEREAS, collectively the Original Plan along with the approved amendments are referred to herein as the "Plan"; and

WHEREAS, in 2021, the WmDDA, working in conjunction with the City, determined to construct improvements to land owned by the WmDDA at 131 N. Putnam St. ("Old Mill Park") and 400 W. Grand River Ave. First, at Old Mill Park, the WmDDA will complete the replacement of the existing boardwalk along the Red Cedar River with an on-grade sidewalk and walking path, replacement of an existing gazebo with a new gazebo, and associated site amenities within Old Mill Park. This project will be funded with a combination of a Michigan Department of Transportation Alternatives Program grant, a Michigan Economic Development Corporation Public Spaces Community Places grant, a private bond sold by the WmDDA to the Williamston Economic Development Corporation, WmDDA TIF captured funds, and donations. Second, at 400 W. Grand River Ave., the WmDDA will complete the

construction of a parking lot, sidewalk, and canoe and kayak launch into the Red Cedar River, along with associated site amenities. This project will be funded with a combination of an Ingham County Parks and Trails Millage grant, possible donations, and WmDDA TIF captured funds. After reviewing the existing Plan, as amended, the WmDDA determined that the Plan requires further amendments to accomplish these new projects outlined herein.

WHEREAS, the original 2021 WmDDA Plan Amendment contained cost projections for the 400 West Grand River kayak launch/parking site that were much lower than the actual bids for the same. Consequently, the amount of money authorized in the original 2021 WmDDA Plan Amendment for this project is not adequate to finance the project. Additionally, the City/WmDDA was awarded additional funds from Ingham County Parks and Trails Millage grant for the project. Therefore, the WmDDA had determined to amend the Plan to outline this more costly project and the source of additional funding. All references to Exhibits in this 2021 Plan Amendment No. 2 have been left in sequential order with the 2021 Plan Amendment No. 1, so that the two amendments can be read together with the new exhibits from Amendment Number 2 replacing the existing exhibits from Amendment Number 1.

WHEREAS, the WmDDA has determined that an additional Amendment is necessary, because of the revised project discussed above. This Amendment shall be known as the 2021 Amended Plan Number 2 and must be read in concert with the Plan generally and specifically 2021 Plan Amendment No. 1. The 2021 Amended Plan Number 2 does not repeal nor abrogate any provisions of the Plan, but it does replaces some cost projections, the level of some grants awarded the City/WmDDA, and **Exhibit 10** from the 2021 Amended Plan No. 1; and

WHEREAS, the WmDDA's attorney, in conjunction with the City's Staff, has drafted a proposed Amendment of the Development and Tax Increment Finance Plan, as previously amended, to allow for the above described projects to be financed as follows:

- 1 The estimated cost of the project at 400 W. Grand River Ave. is \$325,118.17:
 - a. Water Trail Head and Parking Lot Construction, Engineering, with Contingency: \$314,918.17
 - b. Site Amenities: \$10,200.00 Total Cost: \$325,118.17
2. The WmDDA proposes to finance the project through the capture of tax increment revenues to pay the construction costs and program funding,

the receipt of Michigan Department of Transportation Alternatives Program grant totaling \$250,986.00, Michigan Economic Development Corporation Public Spaces Community Places grant of up to \$223,877.06, Ingham County Parks and Trails Millage grant totaling \$114,969.40, and the WmDDA's sale of a revenue bond [MCL 125.4213 and/or MCL 125.4213a] to the Williamston Economic Development Corporation in a maximum amount of \$62,747.00 attached as **Exhibit 11** (to the 2021 Plan Amendment Number 1). The WmDDA may also utilize any of the following financing mechanisms:

- a. Any tax increment revenue bonds issued by the City, pursuant to Section 125.4216(1) of the Recodified Tax Increment Finance Act;
- b. Any tax increment revenue bonds issued by the WmDDA, pursuant to Sections 125.4213 or 125.4213a of the Recodified Tax Increment Finance Act;
- c. Other advances from the City repayable from tax increment revenues of the WmDDA, which advances may be financed through obligations incurred by the City under the Local Building Authority Act, Capital Improvement Bonds, or other authorizing statutes;
- d. Tax increment revenues on a pay-as-you-go basis; and
- e. Other Federal or State grants or contributions, not specified above.

WHEREAS, the proposed Amendment is known as the City of Williamston Downtown Development Authority (WmDDA) 2021 Development Plan and Tax Increment Finance Plan Amendment, and is attached hereto and incorporated herein by reference.

IT IS THEREFORE RESOLVED that the WmDDA:

- (1) Approve the 2021 Amendment Number 2 to the Development and Tax Increment Finance Plan attached hereto; and
- (2) Submit same to the City Council for consideration after a public hearing held in conformance with MCL 125.4218.

IT IS THEREFORE FURTHER RESOLVED that the WmDDA's Chair and Secretary are authorized to sign such documents as may be required to effectuate the finalization and entry of the proposed 2021 Plan Amendment Number 2 that are approved by the WmDDA Attorney.

I hereby certify that the foregoing is a true and complete copy of a Resolution duly adopted by the City of Williamston Downtown Development Authority, City of Williamston, County of Ingham, State of Michigan, at its monthly meeting held on November 16, 2021, at 7:00 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, Public Acts of Michigan 1976 as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

If the above meeting was a regular meeting, I further certify that notice of said regular meeting was given to each member of the Authority in accordance with the rules of procedure of the Authority.

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

Chairman William Long, Vice Chair Emily Sutton-Smith, Authority Members Don Bixler, Jessica Modert, Tammy Gilroy, and Matt Mulford

and that the following Members were absent:

Narda Murphy, and Garrett Gabriel

I further certify that Member, Gilroy, moved for adoption of said resolution, and that Member, Bixler supported said motion.

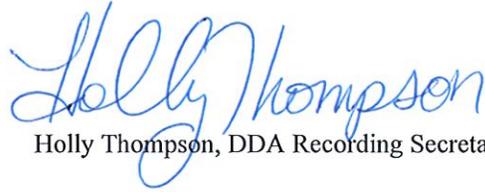
I further certify that the following Members voted for adoption of said resolution:

Mulford, Long, Sutton-Smith, Gilroy, Bixler, Modert

and that the following Members voted against adoption of said resolution:

None

I certify that the above is a true copy of Resolution No 21-
adopted by the City of Williamston Downtown
Development Authority at its regular meeting held on
November 16, 2021.


Holly Thompson, DDA Recording Secretary

Drafted by:
John L. Gormley (P53539)
Gormley and Johnson Law Offices, PLC
101 East Grand River Avenue
Fowlerville, Michigan 48836
(517) 223-3758

Resolution to Allow 2018 Development Plan
and Tax Increment Finance Plan

**CITY OF WILLIAMSTON
DOWNTOWN DEVELOPMENT AUTHORITY (WmDDA)
2021 DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN AMENDMENT
NUMBER 2**

INTRODUCTION

The City of Williamston Downtown Development Authority (hereinafter, “WmDDA”) was created in 1981 by Ordinance of the City Council of the City of Williamston (hereinafter, “City”).

The WmDDA and the City approved and adopted the original Development and Tax Increment Finance Plan in 1982.

The WmDDA and the City adopted previous amendments to the Development and Tax Increment Finance Plan in 1991, 1995, 2001, 2003, 2009, 2012, 2018, 2019 and early 2021.

Collectively the Original Plan along with the approved amendments are referred to herein as the “Plan”.

In early 2021, the WmDDA, working in conjunction with the City, determined to construct improvements to land owned by the WmDDA at 131 N. Putnam St. (“Old Mill Park”) and 400 W. Grand River Ave. First, at Old Mill Park, the WmDDA will complete the replacement of the existing boardwalk along the Red Cedar River with an on-grade sidewalk and walking path, replacement of an existing gazebo with a new gazebo, and associated site amenities within Old Mill Park. This project will be funded with a combination of a Michigan Department of Transportation Alternatives Program grant, a Michigan Economic Development Corporation Public Spaces Community Places grant, a private bond sold by the WmDDA to the Williamston Economic Development Corporation, WmDDA TIF captured funds, and donations. Second, at 400 W. Grand River Ave., the WmDDA will complete the construction of a parking lot, sidewalk, and canoe and kayak launch into the Red Cedar River, along with associated site amenities. This project will be funded with a combination of an Ingham County Parks and Trails Millage grant, possible donations, and WmDDA TIF captured funds. After reviewing the existing Plan, as amended, the WmDDA determined that the Plan require further amendments to accomplish these new projects outlined herein.

The original 2021 WmDDA Plan Amendment contained cost projections for the 400 West Grand River kayak launch/parking site that were much lower than the actual bids for the same. Consequently, the amount of money authorized in the original 2021 WmDDA Plan Amendment for this project is not adequate to finance the project. Additionally, the City/WmDDA was awarded additional funds from Ingham County Parks and Trails Millage grant for the project. Therefore, the WmDDA had determined to amend the Plan to outline this more costly project and the source of additional funding. All references to Exhibits in this 2021 Plan Amendment No. 2 have been left in sequential order with the 2021 Plan Amendment No. 1, so that the two amendments can be read together with the new Exhibits from Amendment Number 2 replacing the existing Exhibits from Amendment Number 1.

2021 AMENDED PLAN NUMBER 2

Pursuant to the requirements of MCL 125.4219 (2), the City of Williamston's Downtown Development Authority (hereinafter, "WmDDA") recommends to the governing body, the City of Williamston, that the following amendments be incorporated into the WmDDA's Development Plan and Tax Increment Finance Plan:

1. The boundaries of the Plan's Tax Increment Finance District and Development District are set forth in the map contained in the original Plan, as Amended. The 2021 Amended Plan Number 2 does not change the boundaries of the Plan's Tax Increment Finance District and Development District.
 - 1.1 For reference purposes, the Tax Increment Finance District map is attached hereto at **Exhibit 1** (to the 2021 Plan Amendment Number 1);
 - 1.2 For reference purposes, the legal description for the Tax Increment Finance District is attached hereto at **Exhibit 2** (to the 2021 Plan Amendment Number 1);

2. The location and extent of existing streets and other public facilities within the development area are set forth in the map contained in the original Plan, as amended. The 2021 Amended Plan Number 2 incorporates by reference the new Williamston Zoning District Map, attached and incorporated herein by reference as **Exhibit 3** (to the 2021 Plan Amendment Number 1), as a supplement to the original maps and prior updated contained in the Plan, as previously amended. The updated zoning map, dated January 13, 2021, sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The legal description of the development area is described as being located in the City of Williamston, County of Ingham, to wit:

The Legal Description of the Development Area is contained in the Original Plan as previously amended and is not changed in this 2021 Amended Plan.

3. The description of the existing improvements in the area to be demolished, repaired, or altered, a description of any repairs or alterations, and an estimate of the time required for completion.
 - 3.1 The existing area of 400 W. Grand River Ave. consists of a vacant green-space. The existing conditions are outlined in **Exhibit 7** (to the 2021 Plan Amendment Number 1). This site will be constructed with a public parking lot, sidewalk, canoe and kayak launch, and associated site amenities, as depicted in the Site Plan in the attached **Exhibit 8** (to the 2021 Plan Amendment Number 1). This project is expected to be substantially completed in the 2022 construction year, but the WmDDA reserves the right to complete this project anytime between 2022 and

2024. The WmDDA reserves the right to modify the Site Plan in **Exhibit 8** (to the 2021 Plan Amendment Number 1) from time to time throughout the process of construction, so long as the purpose remains a public parking lot and canoe and kayak launch site into the Red Cedar River.

The property in question is owned by the WmDDA and is described as being located in the City of Williamston, County of Ingham, and the State of Michigan to wit:

Commencing at the intersection of the Westerly line of Lot 12, Block 1, of Original Plat of City of Williamston, and the Northerly right of way line of Grand River Avenue, said right of pay line being 50.0 feet from the centerline thereof, as now located, thence South 76°00' West 108.7 feet along said right of way to a point, thence southwesterly 335.0 feet along said right of way to a point of beginning, thence North 9°41' West 163.0 feet more or less, to the center of Red Cedar River, thence Westerly along the center of said Red Cedar River to the point where Deer Creek merges, thence Southerly to Northerly right of way line of said Grand River Avenue, thence Northeasterly 304.0 feet more or less to the point of beginning.

Commonly know as: 400 W. Grand River Avenue
Tax ID: 33-18-03-35-476-001

4. The description of the location, extent, character, and estimated cost of the improvements, including rehabilitation contemplated for the development area, and an estimate of the time required for completion, signage, or signalization.
 - 4.1 *The Projects in Section 4 previously contained in the Original Plan, as previously amended, are not changed in this 2021 Amended Plan.*
5. The following is a statement of construction (or stages of construction) planned, and the estimated time for completion of each stage.
 - 5.1 The WmDDA intends to complete construction of the new projects outlined in Section 3 in one continuous stage of construction between 2021 and 2022. Although the WmDDA new projects in Section 3 to be significantly completed in 2021, there maybe punch out items that extend into 2022-2023.
6. The description of any parts of the development area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment No. 2.
 - 6.1 *No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment No. 2.*
7. The following is a description of any portion of the development area that the Authority desires to sell, donate, exchange, or lease, to or from the municipality and the proposed

terms.

- 7.1 There is no change to this Section in the 2021 Plan Amendment No. 2.
8. The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.
 - 8.1 There are no changes in zoning anticipated in the 2021 Plan Amendment No. 2. The proposed new pathway at 131 N. Putnam Street will add a crosswalk between Old Mill Park and McCormick Park, crossing at N. Putnam Street. The proposed new municipal parking lot being created at 400 West Grand River Avenue under this Amendment will not change any zoning, street levels, or utilities within the new municipal parking lot area. Except, it will add storm drainage to improve the system and potentially install additional municipal lighting.
9. The following is an estimated cost of the development, a statement of the proposed method of financing the development, and the ability of the Authority to arrange the financing in the total authorized expenditures amount under 2021 Plan Amendment No. 2 of \$325,118.17:
 - 9.1 The estimated cost of the project (Exhibit 10) at 400 W. Grand River Ave. is \$325,118.17:
 - a. Water Trailhead and Parking Lot Construction, Engineering, and Contingency: \$314,18.17
 - b. Site Amenities: \$10,200.00Total Cost: \$325,118.17
 - 9.3 The WmDDA proposes to finance the project through the capture of tax increment revenues to pay the construction costs and program funding, the receipt of Michigan Department of Transportation Alternatives Program grant totaling \$250,986.00, Michigan Economic Development Corporation Public Spaces Community Places grant of up to \$100,000.00, Ingham County Parks and Trails Millage grant totaling \$223,877.06, and the WmDDA's sale of a revenue bond [MCL 125.4213 and/or MCL 125.4213a] to the Williamston Economic Development Corporation in a maximum amount of \$62,747.00 attached as **Exhibit 11** (to the 2021 Plan Amendment Number 1). The WmDDA may also utilize any of the following financing mechanisms:
 - a. Any tax increment revenue bonds issued by the City, pursuant to Section 125.4216(1) of the Recodified Tax Increment Finance Act;
 - b. Any tax increment revenue bonds issued by the WmDDA, pursuant to Sections 125.4213 or 125.4213a of the Recodified Tax Increment Finance Act;
 - c. Other advances from the City repayable from tax increment revenues of the WmDDA, which advances may be financed through obligations incurred by the City under the Local Building Authority Act, Capital Improvement Bonds, or other authorizing statutes;
 - d. Tax increment revenues on a pay-as-you-go basis; and
 - e. Other Federal or State grants or contributions, not specified above.

10. The following is a designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner, and for whose benefit the project is being undertaken if the information is available to the Authority.

10.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment No. 2.

11. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there are no express or implied agreements between the Authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

11.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment No. 2.

12. It is estimated that there are less than 100 persons and families residing in the development area. It is estimated that zero (0) persons or families residing in the development area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

13. The following constitutes the plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Because of the answer to Section 12, no plan for establishing priority for relocation is required.

14. The following shall constitute the provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the *Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, being Public Law 91-646, 42 U.S.C. Sections 4601, *et seq.* Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

15. No persons are being relocated in the development area pursuant to this Amendment to the Plan, but any future relocation done pursuant to a future Plan Amendment No. 2 would be in compliance with *Act No. 227 of the Public Acts of 1972*, being Sections

213.321 to 213.332 of the Michigan Compiled Laws.

16. This Plan Amendment No. 2 provides for no other material that the Authority, local public agency, or governing body considers pertinent, except:
 - 16.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment No. 2.
17. This Development Plan does not provide for any improvements related to a qualified facility, as defined in the Brownfield ReDevelopment Financing Act, as amended. Therefore there is no anticipated change to this Section of the Plan by the 2021 Plan Amendment No. 2.
18. The time for completing the Plan has been amended over time. The 2018 Amended Plan modified the date to expand the Plan's life until 2040. No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment No. 2.
19. The estimated impact of tax increment financing on all taxing jurisdictions in which the WmDDA's Development Area is located was originally addressed by the WmDDA in previous amendments. This Amendment provides updated information in regard to this matter. This Amendment, therefore, relies upon the statements contained at pages as Appendix A to the 2001 Plan Amendment, regarding the impact of tax increment financing on all taxing jurisdictions, plus adds on an updated impact statement to taxing jurisdictions through 2040 is attached at **Exhibit 12** (to the 2021 Plan Amendment Number 1) .
20. **Adoption of these Amendments.** The City of Williamston, before adopting an Ordinance approving these 2021 Amendments, shall hold a public hearing on these proposed amendments to the Tax Increment Finance Plan and Development Plan and seek input and approval from the Citizens Advisory Committee, if one has organized. At the time of the hearing, the City Council shall provide all interested persons an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the development plan. The City Council shall make and preserve a record of the public hearing, including all data presented at that time. All provisions of the Original Plan, as amended from time to time, not modified by these amendments to the Plan, shall remain in full force and effect.

Drafted By: John L. Gomley (P53539)
Attorney for the City of Williamston Downtown Development Authority
Gomley and Johnson Law Offices, PLC
101 East Grand River Avenue
Fowlerville, Michigan 48836
(517) 223-3758

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City of Williamston

161 E. Grand River Avenue, Williamston, MI 48895

517-655-2774; fax 517-655-2797; www.williamston-mi.us; info@williamston-mi.us

Facebook – Williamston City Hall

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To: City Council
From: Corey Schmidt, City Manager
Date: April 26, 2021
Subject: 2021 DDA Plan Amendment

Recommended Motion

Motion to approve first reading of an ordinance to confirm the adoption of the City of Williamston Downtown Development Authority's Tenth Amended Development Plan and Tax Increment Financing Plan Amendment.

Background

The DDA is in the final stages of design and preparation of two grant-assisted projects at 131 N. Putnam Street ("Old Mill Park") and 400 W. Grand River Avenue. In order to formally sponsor the work, the projects are required to be identified and described in the DDA Development Plan and Tax Increment Financing Plan. The DDA Attorney and City staff have drafted a Plan Amendment to incorporate these projects, projected costs, and expected timelines for completion.

The DDA's first step was to pass a resolution confirming adoption of the plan and recommended to City Council. This was completed on March 16, 2021. From there, a public hearing was scheduled for April 26, 2021 and noticed/advertised as required by the Act. City Council will hold the hearing on April 26 and have the first reading of an ordinance to adopt the plan. The ordinance could be adopted upon second reading at the May 10 meeting.

The Plan Amendment is drafted to incorporate all the work that has the potential to be completed in these two project areas. Some aspects of the work are contingent on reaching funding goals, such as through the Public Spaces Community Places program. The Plan Amendment does not represent a commitment to complete these projects, but rather, it outlines the items intended to be completed should funding be realized.

Attachments

2021 Plan Amendment Ordinance and Plan Amendment

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STATE OF MICHIGAN
CITY OF WILLIAMSTON
(Ordinance No. ____)

**ORDINANCE TO CONFIRM THE ADOPTION
OF THE CITY OF WILLIAMSTON
DOWNTOWN DEVELOPMENT AUTHORITY'S
TENTH AMENDED DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN AMENDMENT**

THE CITY OF WILLIAMSTON ORDAINS that:

SECTION 1: Chapter 2, *Administration*, Article IV, *Boards, Commissions and Authorities*, Division 4, *Downtown Development Authority*, Sec. 2-338, entitled "*Downtown development and tax increment financing plans*," of the Code of Ordinances, City of Williamston, is hereby amended to read as follows:

Sec. 2-338. Downtown development and tax increment financing plans.

- (A) For the purpose of this Section, the Williamston City Council finds and determines the following:
- (1) A Tax Increment Finance and Downtown Development Plan for a development area within the downtown district established pursuant to Act 197 and pursuant to this Division was prepared by the Williamston City Downtown Development Authority and was adopted by the City pursuant to Ordinance No. 190, and previously amended by Ordinance No. 204, Ordinance No. 273, Ordinance No. 286, Ordinance No. 313, Ordinance No. 332, Ordinance No. 360, and Ordinance No. 370.
 - (2) The Tenth Amended Development and Tax Increment Financing Plan has been recommended by the Downtown Development Authority and the Downtown Area Citizens' Council, if any.
 - (3) An opportunity was provided for the Tenth Amended Development and Tax Increment Financing Plan to be reviewed with the other area taxing authorities and notice has been provided to them pursuant to MCL 125.4214 (4) and the notice was sent certified mail, pursuant to MCL 125.4218 (1) to each taxing jurisdiction.

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pg 3

- (4) A public hearing thereon was held before the City Council on Monday, April 26, 2021, at 7:05 p.m. in the Council Chambers, City Hall, 161 East Grand River, Williamston, Michigan.
- (5) Notice of the public hearing was given in accordance with Section 18 of Public Act No. 57 of 2018 [MCL 125.4218 (1)] and the notice was of a in accordance with the form and standards set forth in Section 218 of Public Acts No 57 of 2018 [MCL 125.4218 (2)].
- (6) The City Council has carefully considered the Tenth Amended Development and Tax Increment Financing Plan, the statements and ideas expressed at the public hearing, and the recommendations received by Council, and the modifications suggested by Council members, the public, and its staff.

(B) The City Council declares that:

- (1) The Tenth Amended Development and Tax Increment Financing Plan, constitutes a public purpose.
- (2) The Tenth Amended and Restated Development and Tax Increment Financing Plan with amendments, meets the requirements set forth in sections 214 and 217 of Public Act No. 57 of 2018 (MCL 125.4214 & MCL 125.4216).
- (3) The Tenth Amended Development and Tax Increment Financing Plan with the modifications contemplated in Section © below, will meet all other requirements as set forth in Act 57 of 2018.
- (4) The proposed method of financing the development, as amended, is feasible, and the authority has the ability to arrange the financing.
- (5) The development is reasonable and necessary to carry out the purposes of Act 57 of 2018.
- (6) The Tenth Amended Development and Tax Increment Financing Plan meets and is in reasonable accord with the master plan of the City.
- (7) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area, as amended.

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(8) Changes in zoning, streets, intersections, and utilities are reasonably necessary for the project, and for the City.

© The City of Williamston's Tenth Amended Development and Tax Increment Financing Plan for the development area within the downtown district established pursuant to Act 57 of 2018, as initially adopted through Williamston Ordinance No. 190, and previously amended by Williamston Ordinance Nos. 204, 273, 286, 313, 332, 360 and 370, as further amended and restated by revisions incorporated in the "Tenth Amended and Restated Development and Tax Increment Financing Plan" (Exhibit A) prepared with the assistance of John Gormley, of Gormley and Johnson Law Offices, PLC, as approved by the Downtown Development Authority at its meeting of March 16, 2021, and submitted to the City Council, are hereby approved and adopted, pursuant to MCL 125.4218 (1) by the Williamston City Council.

SECTION 2. Invalidity of Any Section - if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City of Williamston declares that it would have passed this ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 3. Effective Date - This ordinance and the related rules, regulations, provisions, requirements, orders and matters established shall take effect thirty (30) days after passage, or from and after publication, whichever is later.

SECTION 4. Repealer - All Ordinances or parts of Ordinances in conflict with this ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

Tammy Gilroy, Mayor

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Certification of Clerk

Holly Thompson, Clerk

1st Reading Date: _____ ;
2nd Reading Date: _____ ;
Publication Date: _____ ;
Effective Date: _____ ;

Drafted by:
John L. Gormley (P53539)
Gormley and Johnson Law Offices, PLC
Attorney for the City of Williamston DDA
101 East Grand River Avenue
Fowlerville, Michigan 48836
(517) 223-3758

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**CITY OF WILLIAMSTON
DOWNTOWN DEVELOPMENT AUTHORITY (WmDDA)
2021 DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN AMENDMENT**

INTRODUCTION

The City of Williamston Downtown Development Authority (hereinafter, “WmDDA”) was created in 1981 by Ordinance of the City Council of the City of Williamston (hereinafter, “City”).

The WmDDA and the City approved and adopted the original Development and Tax Increment Finance Plan in 1982.

The WmDDA and the City adopted previous amendments to the Development and Tax Increment Finance Plan in 1991, 1995, 2001, 2003, 2009, 2012, 2018, and 2019.

Collectively the Original Plan along with the approved amendments are referred to herein as the “Plan”.

In 2021, the WmDDA, working in conjunction with the City, has determined to construct improvements to land owned by the WmDDA at 131 N. Putnam St. (“Old Mill Park”) and 400 W. Grand River Ave. First, at Old Mill Park, the WmDDA will complete the replacement of the existing boardwalk along the Red Cedar River with an on-grade sidewalk and walking path, replacement of an existing gazebo with a new gazebo, and associated site amenities within Old Mill Park. This project will be funded with a combination of a Michigan Department of Transportation Alternatives Program grant, a Michigan Economic Development Corporation Public Spaces Community Places grant, a private bond sold by the WmDDA to the Williamston Economic Development Corporation, WmDDA TIF captured funds, and donations. Second, at 400 W. Grand River Ave., the WmDDA will complete the construction of a parking lot, sidewalk, and canoe and kayak launch into the Red Cedar River, along with associated site amenities. This project will be funded with a combination of an Ingham County Parks and Trails Millage grant, possible donations, and WmDDA TIF captured funds. After reviewing the existing Plan, as amended, the WmDDA determined that the Plan require further amendments to accomplish these new projects outlined herein.

2021 AMENDED PLAN

Pursuant to the requirements of MCL 125.4219 (2), the City of Williamston’s Downtown Development Authority (hereinafter, “WmDDA”) recommends to the governing body, the City of Williamston, that the following amendments be incorporated into the WmDDA’s Development Plan and Tax Increment Finance Plan:

1. The boundaries of the Plan’s Tax Increment Finance District and Development District are set forth in the map contained in the original Plan, as Amended. The 2021 Amended Plan does not change the boundaries of the Plan’s Tax Increment Finance District and Development District.

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- 1.1 For reference purposes, the Tax Increment Finance District map is attached hereto at **Exhibit 1**;
- 1.2 For reference purposes, the legal description for the Tax Increment Finance District is attached hereto at **Exhibit 2**;
2. The location and extent of existing streets and other public facilities within the development area are set forth in the map contained in the original Plan, as amended. The 2021 Amended Plan incorporates by reference the new Williamston Zoning District Map, attached and incorporated herein by reference as **Exhibit 3**, as a supplement to the original maps and prior updated contained in the Plan, as previously amended. The updated zoning map, dated January 13, 2021, sets forth the designated location, character, and extent of the categories of public and private land uses existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses. The legal description of the development area is described as being located in the City of Williamston, County of Ingham, to wit:

The Legal Description of the Development Area is contained in the Original Plan as previously amended and is not changed in this 2021 Amended Plan.

3. The description of the existing improvements in the area to be demolished, repaired, or altered, a description of any repairs or alterations, and an estimate of the time required for completion.
 - 3.1 The existing area of Old Mill Park located at 131 N. Putnam St. includes a wooden boardwalk running adjacent to the Red Cedar River, an approximately 10' gazebo, and associated site amenities that will be demolished, repaired, or altered. The wooden boardwalk will be replaced with an on-grade walking path consisting of 5' sidewalk and 10' asphalt pathway and connections to existing sidewalk networks. The gazebo will be replaced with a 10' gazebo in the same location. Site amenities including trees and landscaping, signage, and picnic tables and benches will be replaced or added. The existing conditions and proposed removal plan for the pathway project is depicted in the Site Removal Sheets attached as **Exhibit 4**. The proposed improvements for the pathway project are depicted in the Site Plan Sheets attached as **Exhibit 5**. All the proposed improvements planned in Old Mill Park are depicted in the color rendering sheet attached as **Exhibit 6**. This project is expected to be substantially completed in the 2021 construction year, but the WmDDA reserves the right to complete this project anytime between 2021 and 2023. The WmDDA reserves the right to modify the plans as depicted in **Exhibits 4 through 6** from time to time throughout the process of construction, so long as the purpose remains a public park with a walking path and sidewalk along the Red Cedar River and a gazebo replacement.

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The property in question is owned by the WmDDA and is described as being located in the City of Williamston, County of Ingham, and the State of Michigan to wit:

BEG AT SW COR OF LOT 15 ASSESSORS PLAT NO 1 - E'LY ALG S'LY LOT LN TO SE COR OF LOT 14 OF SD PLAT - N 3 DEG 50' W ALG W LN PUTNAM ST TO PT 330 FT. N OF N LN GRANRIVER AVE - W 20 FT - N 18 FT - E 20 FT TO W LN PUTNAM ST - N 3 DEG 50' W IN ST LINE TO NE COR OF LOT 15 - S 31 DEG 50' N 10 FT. - N 3 DEG 50' W 326 FT PLL WITH PUTNAM ST - N 31 DEG 50' 10 FT TO SD W LN - N 3 DEG 50' W 120.1 FT TO S LN CLIFF AVE- S'WLY ALG CLIFF AVE 87.4 FT. S 29 DEG 10' W 106.5 FT - S 41 DEG 02' W 144.8 FT- S 51 DEG 52' W 89 FT -S 7DEG53'E 153 FT - S 50DEG 59'W 237.1 FT S'ELY TO NW COR OF LOT 15-S'LY ALG W LN OF LOT 15 TO POB BEING ALL LOT 14 & PARTLOT 15, ASSESSORS PLAT NO.1 & PART SE 1/4 OF SEC 35 T4NRIE, ALSO ALL FLOWAGE RIGHTS & ANY LAND WHICH MAY BE FLOODED BY DAM ACROSS RED CEDAR RIVER ON ABOVE PROP. CITY OF WILLIAMSTON

Commonly known as: 131 N. Putnam Street
Tax ID: 33-18-03-35-476-035

- 3.2 The existing area of 400 W. Grand River Ave. consists of a vacant green-space. The existing conditions are outlined in Exhibit 7. This site will be constructed with a public parking lot, sidewalk, canoe and kayak launch, and associated site amenities, as depicted in the Site Plan in the attached Exhibit 8. This project is expected to be substantially completed in the 2021 construction year, but the WmDDA reserves the right to complete this project anytime between 2021 and 2023. The WmDDA reserves the right to modify the Site Plan in Exhibit 8 from time to time throughout the process of construction, so long as the purpose remains a public parking lot and canoe and kayak launch site into the Red Cedar River.

The property in question is owned by the WmDDA and is described as being located in the City of Williamston, County of Ingham, and the State of Michigan to wit:

Commencing at the intersection of the Westerly line of Lot 12, Block 1, of Original Plat of City of Williamston, and the Northerly right of way line of Grand River Avenue, said right of pay line being 50.0 feet from the centerline thereof, as now located, thence South 76°00' West 108.7 feet along said right of way to a point, thence southwesterly 335.0 feet along said right of way to a point of beginning, thence North 9°41' West 163.0 feet more or less, to the center of Red Cedar River, thence Westerly along the center of said Red Cedar River to the point where Deer Creek merges, thence Southerly to Northerly right of way line of said Grand River Avenue, thence Northeasterly 304.0 feet more or less to the point of beginning.

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Commonly know as: 400 W. Grand River Avenue
Tax ID: 33-18-03-35-476-001

4. The description of the location, extent, character, and estimated cost of the improvements, including rehabilitation contemplated for the development area, and an estimate of the time required for completion, signage, or signalization.

4.1 *The Projects in Section 4 previously contained in the Original Plan, as previously amended, are not changed in this 2021 Amended Plan.*

5. The following is a statement of construction (or stages of construction) planned, and the estimated time for completion of each stage.

5.1 The WmDDA intends to complete construction of the new projects outlined in Section 3 in one continuous stage of construction between 2021 and 2022. Although the WmDDA new projects in Section 3 to be significantly completed in 2021, there maybe punch out items that extend into 2022-2023.

6. The description of any parts of the development area to be left as open space and the use contemplated for the space is contained in Section 1.1.1 of the 2001 Plan Amendment.

6.1 *No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment.*

7. The following is a description of any portion of the development area that the Authority desires to sell, donate, exchange, or lease, to or from the municipality and the proposed terms.

7.1 There is no change to this Section in the 2021 Plan Amendment.

8. The following is a description of desired zoning changes, and changes in streets, street levels, intersections, or utilities.

8.1 There are no changes in zoning anticipated in the 2021 Plan Amendment. The proposed new pathway at 131 N. Putnam Street will add a crosswalk between Old Mill Park and McCormick Park, crossing at N. Putnam Street. The proposed new municipal parking lot being created at 400 West Grand River Avenue under this Amendment will not change any zoning, street levels, or utilities within the new municipal parking lot area. Except, it will add storm drainage to improve the system and potentially install additional municipal lighting.

9. The following is an estimated cost of the development, a statement of the proposed method of financing the development, and the ability of the Authority to arrange the financing in the total authorized expenditures amount under 2021 Plan Amendment of \$666,042.14:

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9.1 The estimated cost of the project (Exhibit 9) at 131 N. Putnam St. ("Old Mill Park") is \$508,845.54

- a. Red Cedar River Boardwalk Replacement Construction, Engineering, and Contingency: \$473,845.54
- b. Gazebo Replacement and Site Preparation: \$15,000.00
- c. Site Amenities: \$20,000

Total Cost: \$508,845.54

9.2 The estimated cost of the project (Exhibit 10) at 400 W. Grand River Ave. is \$157,196.60

- a. Water Trailhead and Parking Lot Construction, Engineering, and Contingency: \$148,396.60
- b. Site Amenities: \$8,800

Total Cost: \$157,196.60

9.3 The WmDDA proposes to finance the project through the capture of tax increment revenues to pay the construction costs and program funding, the receipt of Michigan Department of Transportation Alternatives Program grant totaling \$250,986.00, Michigan Economic Development Corporation Public Spaces Community Places grant of up to \$100,000.00, Ingham County Parks and Trails Millage grant totaling \$114,969.40, and the WmDDA's sale of a revenue bond [MCL 125.4213 and/or MCL 125.4213a] to the Williamston Economic Development Corporation in a maximum amount of \$62,747.00 attached as Exhibit 11. The WmDDA may also utilize any of the following financing mechanisms:

- a. Any tax increment revenue bonds issued by the City, pursuant to Section 125.4216(1) of the Recodified Tax Increment Finance Act;
- b. Any tax increment revenue bonds issued by the WmDDA, pursuant to Sections 125.4213 or 125.4213a of the Recodified Tax Increment Finance Act;
- c. Other advances from the City repayable from tax increment revenues of the WmDDA, which advances may be financed through obligations incurred by the City under the Local Building Authority Act, Capital Improvement Bonds, or other authorizing statutes;
- d. Tax increment revenues on a pay-as-you-go basis; and
- e. Other Federal or State grants or contributions, not specified above.

10. The following is a designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner, and for whose benefit the project is being undertaken if the information is available to the Authority.

10.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment.

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11. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there are no express or implied agreements between the Authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

- 11.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment.

12. It is estimated that there are less than 100 persons and families residing in the development area. It is estimated that zero (0) persons or families residing in the development area will be displaced.

Since the Plan does not call for the acquisition of occupied residential property, the Plan does not include a survey of the families or individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

13. The following constitutes the plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Because of the answer to Section 12, no plan for establishing priority for relocation is required.

14. The following shall constitute the provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the *Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, being Public Law 91-646, 42 U.S.C. Sections 4601, *et seq.* Because of the answer to Section 12, no provision for the costs of relocating persons displaced is included.

15. No persons are being relocated in the development area pursuant to this Amendment to the Plan, but any future relocation done pursuant to a future Plan Amendment would be in compliance with *Act No. 227 of the Public Acts of 1972*, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

16. This Plan Amendment provides for no other material that the Authority, local public agency, or governing body considers pertinent, except:

- 16.1 No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment.

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17. This Development Plan does not provide for any improvements related to a qualified facility, as defined in the Brownfield ReDevelopment Financing Act, as amended. Therefore there is no anticipated change to this Section of the Plan by the 2021 Plan Amendment.
18. The time for completing the Plan has been amended over time. The 2018 Amended Plan modified the date to expand the Plan's life until 2040. No changes are anticipated to this Section of the Plan by the 2021 Plan Amendment.
19. The estimated impact of tax increment financing on all taxing jurisdictions in which the WmDDA's Development Area is located was originally addressed by the WmDDA in previous amendments. This Amendment provides updated information in regard to this matter. This Amendment, therefore, relies upon the statements contained at pages as Appendix A to the 2001 Plan Amendment, regarding the impact of tax increment financing on all taxing jurisdictions, plus adds on an updated impact statement to taxing jurisdictions through 2040 is attached at **Exhibit 12**.
20. **Adoption of these Amendments.** The City of Williamston, before adopting an Ordinance approving these 2021 Amendments, shall hold a public hearing on these proposed amendments to the Tax Increment Finance Plan and Development Plan and seek input and approval from the Citizens Advisory Committee, if one has organized. At the time of the hearing, the City Council shall provide all interested persons an opportunity to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument of merits, and for introduction of documentary evidence pertinent to the development plan. The City Council shall make and preserve a record of the public hearing, including all data presented at that time. All provisions of the Original Plan, as amended from time to time, not modified by these amendments to the Plan, shall remain in full force and effect.

Drafted By: John L. Gormley (P53539)
Attorney for the City of Williamston Downtown Development Authority
Gormley and Johnson Law Offices, P.L.C.
101 East Grand River Avenue
Fowlerville, Michigan 48836
(517) 223-3758

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EXHIBIT 1

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EXHIBIT 2

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Legal Description of the Tax Increment Finance District and Development District

Beginning on a point on the West bank of Deer Creek at its intersection with the South bank of the Red Cedar River; thence generally Northwesterly along the South bank of the Red Cedar River across Putnam Street to the point of its intersection with the East Right-of-Way line of Cedar Street; thence Southeast along this line to the South Right-of-Way line of High Street; thence East along this line to the East Right-of-Way line of Water Street, a.k.a. Waldo Street; thence continuing South on this line extending across East Grand River Avenue and along the East line of Lots 17 and 8 of Block 13, Waldo's Second Addition, to its intersection with the South Right-of-Way line of Middle Street; thence along this line Northwesterly to the East line of Lot 8, Block 11, Waldo's Addition; thence south on this line and continuing along the East line of Lot 3 Block 11, Waldo's Addition, extending across East South Street, and South along the East line of Lot 2, Block 10, Waldo's Addition to its intersection with the South Line of Lot 2, Block 10, Waldo's Addition; thence East to the East line to Lot 1, Block 23, Owen's Addition; then continuing South along the East lines of Lots 1, 4, 5, and 8 to the Northwest corner of Lot 10.

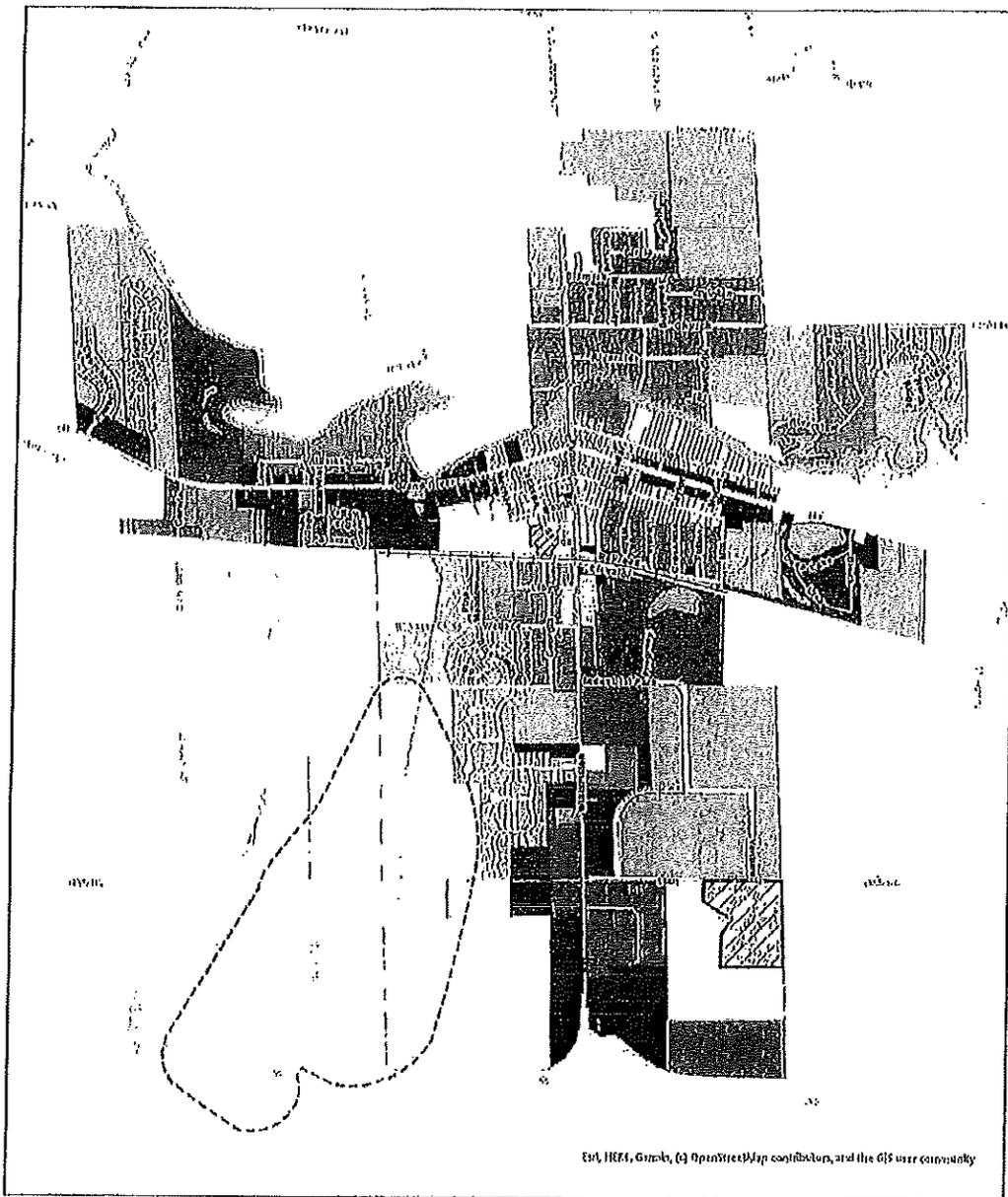
Thence east on the North line of Lot 10 to its intersection with the West Right-of-Way line at Cedar Street; thence South along this line to the North Right-of-Way line of the Chesulo System Railroad; thence East along this line to the middle of Leash Street; thence South on this line to the railroad tracks; thence West along this line, being the North line of the railroad tracks across Putnam to its intersection with the West bank of Deer Creek; thence North along this line to the point of beginning, EXCEPTING the following area:

Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 6; and Lots 4, 5, 6, 7, 8, and 9 of Block 5; Lots 3, 4, and 5 of Block 9, Original Plat; Lots 2, 3, and 7 of Block 39, Owen's Third Addition; and Lots 1, 2, and a part of 3, Block 8, Original plat, and Lot 1, a part of 2, 3, and 4 of Block 38, Owen's Third Addition, all being included as a parcel designated by Tax Parcel Number 03-35-43-003.

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EXHIBIT 3

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Zoning Map

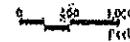
City of Williamston, Michigan

January 13, 2021

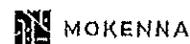
Revision Date	Ordinance #
1-23-2012	329
2-17-2014	347
7-20-2016	360
8-31-2016	352
8-20-2018	354
0-28-2010	355

LEGEND

- RR One-Family Rural Residential & Open Space Conservation District
- R-10 One-Family Residential District
- R-10 One-Family Residential District
- R-2 One and Two Family Residential District
- R-3 Multiple Dwelling Residential District
- MH Mobile Home District
- C-1 General Business District
- C-2 General Business District
- C-3 Special Business District
- C-4 Interchange Business District
- I-1 Light Manufacturing/Office/Research/Laboratory District
- I-2 Industrial District
- PO-1 Professional Office District
- PUD Planned Unit Development
- Conditional Zoning
- Wildland Protection Overlay Zone



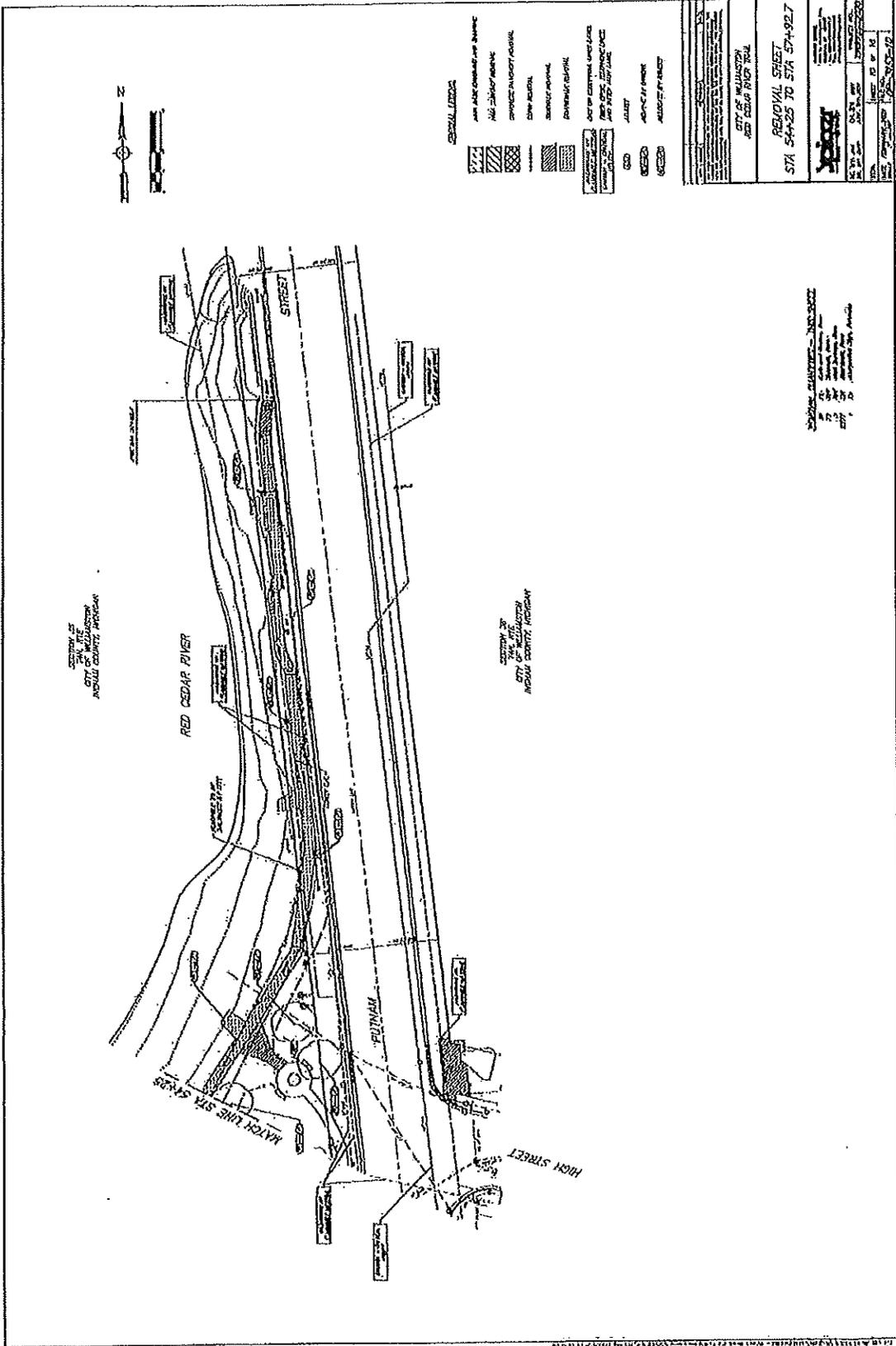
Williamston, Michigan Center for Geographic Information Systems
 Revision # 131 Date 01/13/2021
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EXHIBIT 4

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CITY OF WILMINGTON
RED CEDAR RIVER TRAIL

CITY OF WILMINGTON
RED CEDAR RIVER TRAIL

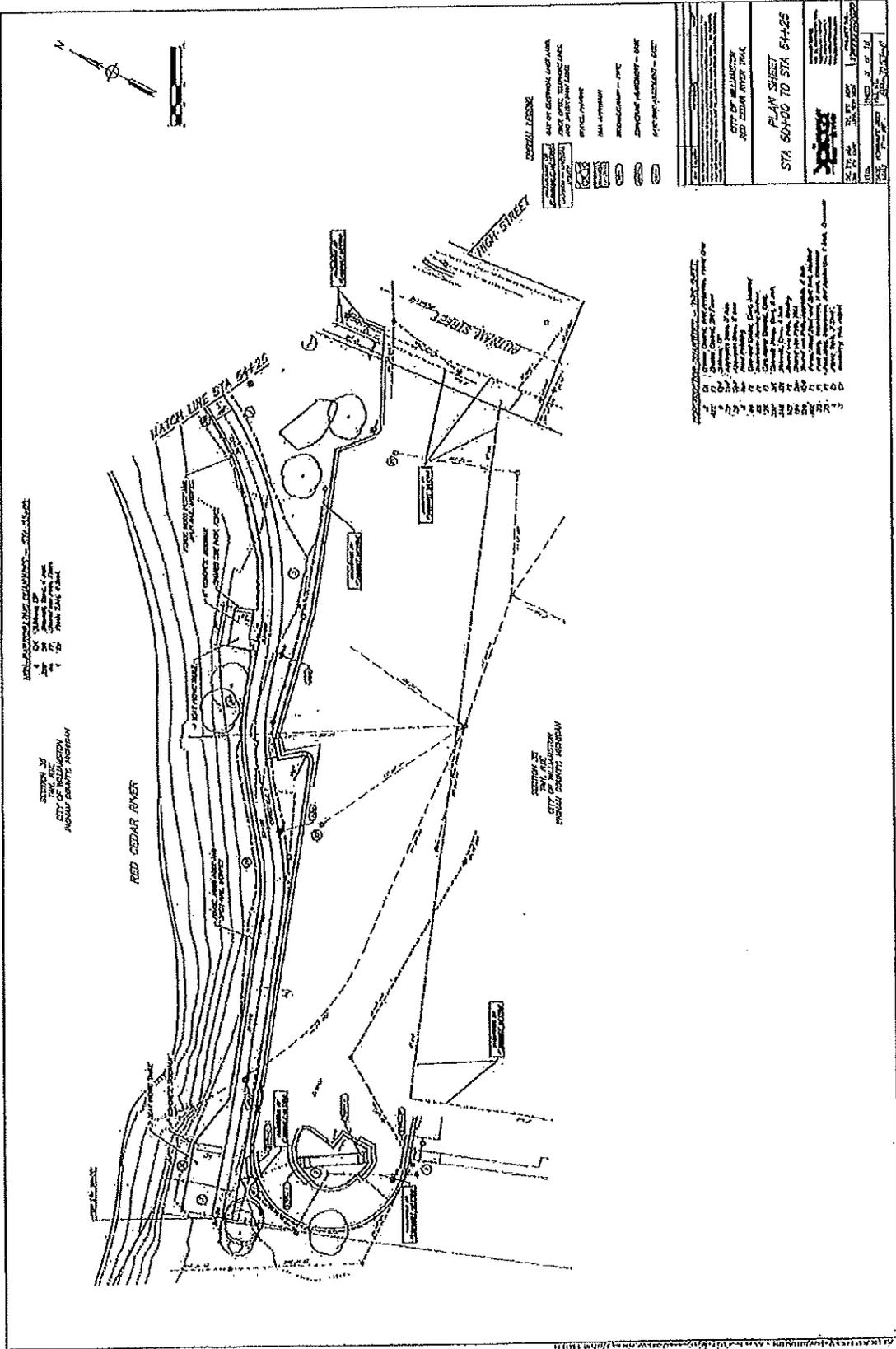
DESIGNED BY: J. W. HARRIS
CHECKED BY: J. W. HARRIS
DATE: 10/15/09

- GENERAL NOTES**
- 1. SEE SHEET 109 FOR BRIDGE
 - 2. SEE SHEET 109 FOR BRIDGE
 - 3. SEE SHEET 109 FOR BRIDGE
 - 4. SEE SHEET 109 FOR BRIDGE
 - 5. SEE SHEET 109 FOR BRIDGE
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 - 7. SEE SHEET 109 FOR BRIDGE
 - 8. SEE SHEET 109 FOR BRIDGE
 - 9. SEE SHEET 109 FOR BRIDGE
 - 10. SEE SHEET 109 FOR BRIDGE

CITY OF WILMINGTON RED CEDAR RIVER TRAIL			
REMOVAL SHEET			
STA 54+25 TO STA 57+92.7			
DATE	BY	CHECKED BY	APPROVED BY
10/15/09	J. W. HARRIS	J. W. HARRIS	

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EXHIBIT 5

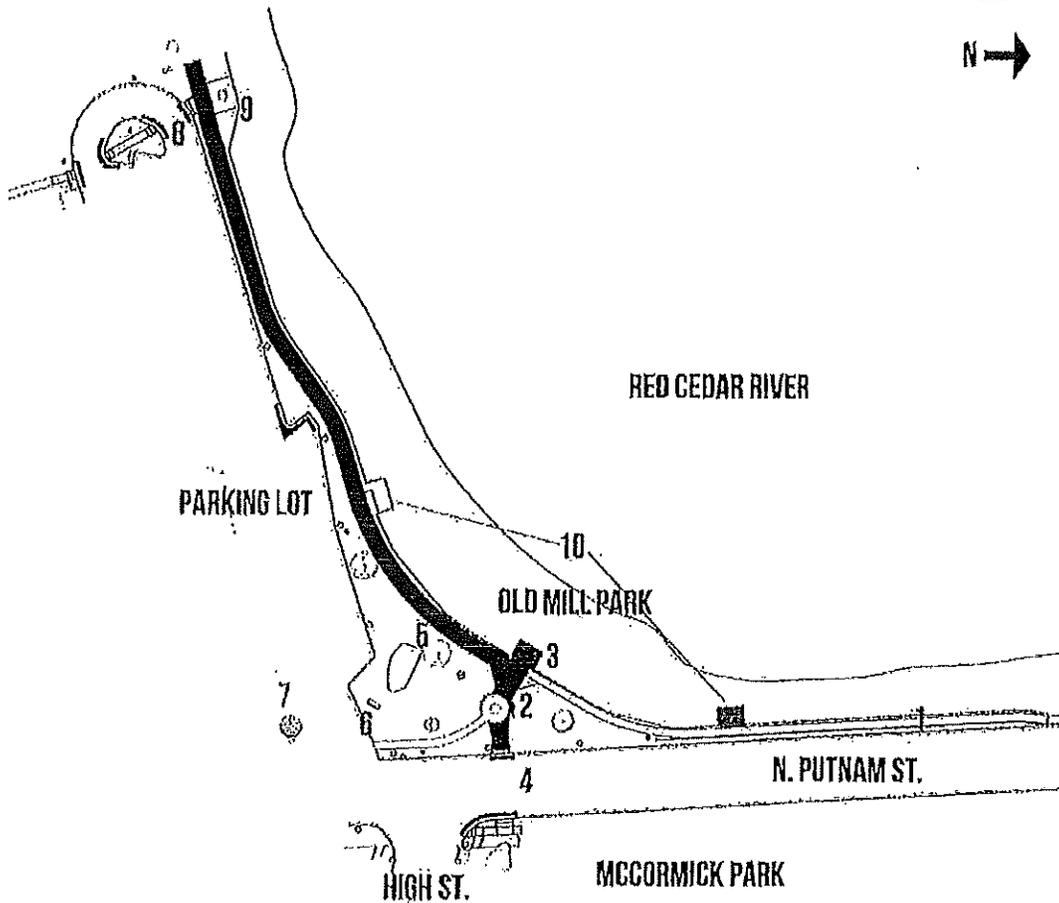


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EXHIBIT 6

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**DOWNTOWN WILLIAMSTON
OLD MILL PARK
REPLACEMENT OF RED CEDAR RIVER TRAIL BOARDWALK**



IMPROVEMENTS LEGEND

1. Replace wooden boardwalk and fencing with new 5' concrete sidewalk and fencing
2. New 10' asphalt multi-use pathway with new fencing
3. New overlook deck with picnic table
4. New crosswalk connecting Old Mill Park to McCormick Park
5. New tree plantings
6. New Old Mill Park entrance sign
7. Replacement gazebo donated by Williamston Red Cedar Garden Club
8. New crosswalk to connect asphalt multi-use pathway to the sidewalk leading to Grand River Ave.
9. New concrete overlook area with picnic table
10. New concrete overlook area and new overlook deck contingent on funding

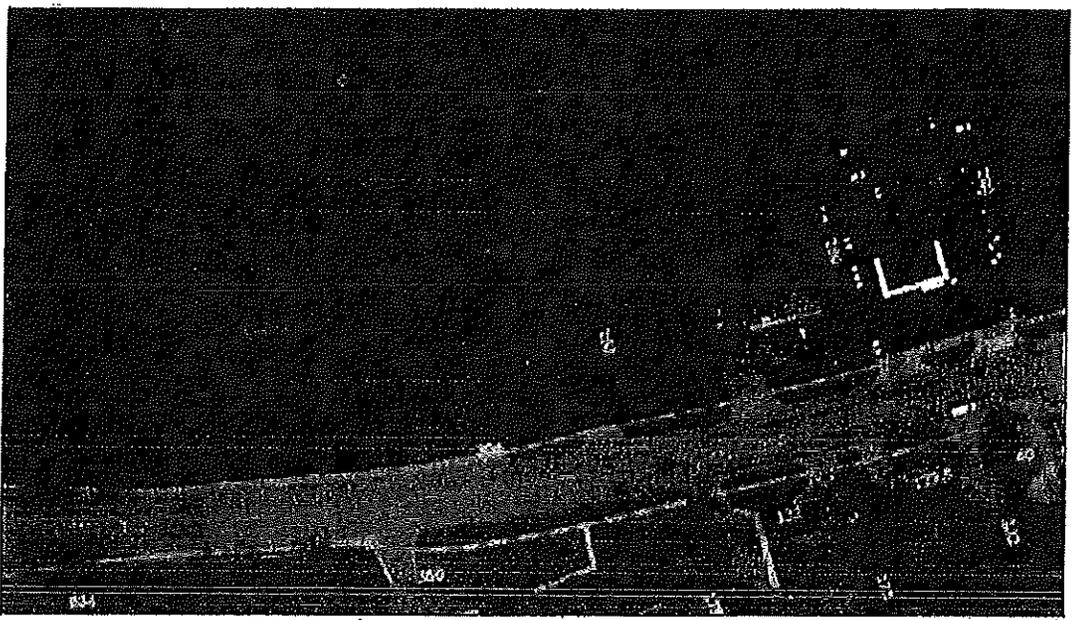
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EXHIBIT 7

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400 W. Grand River Ave.

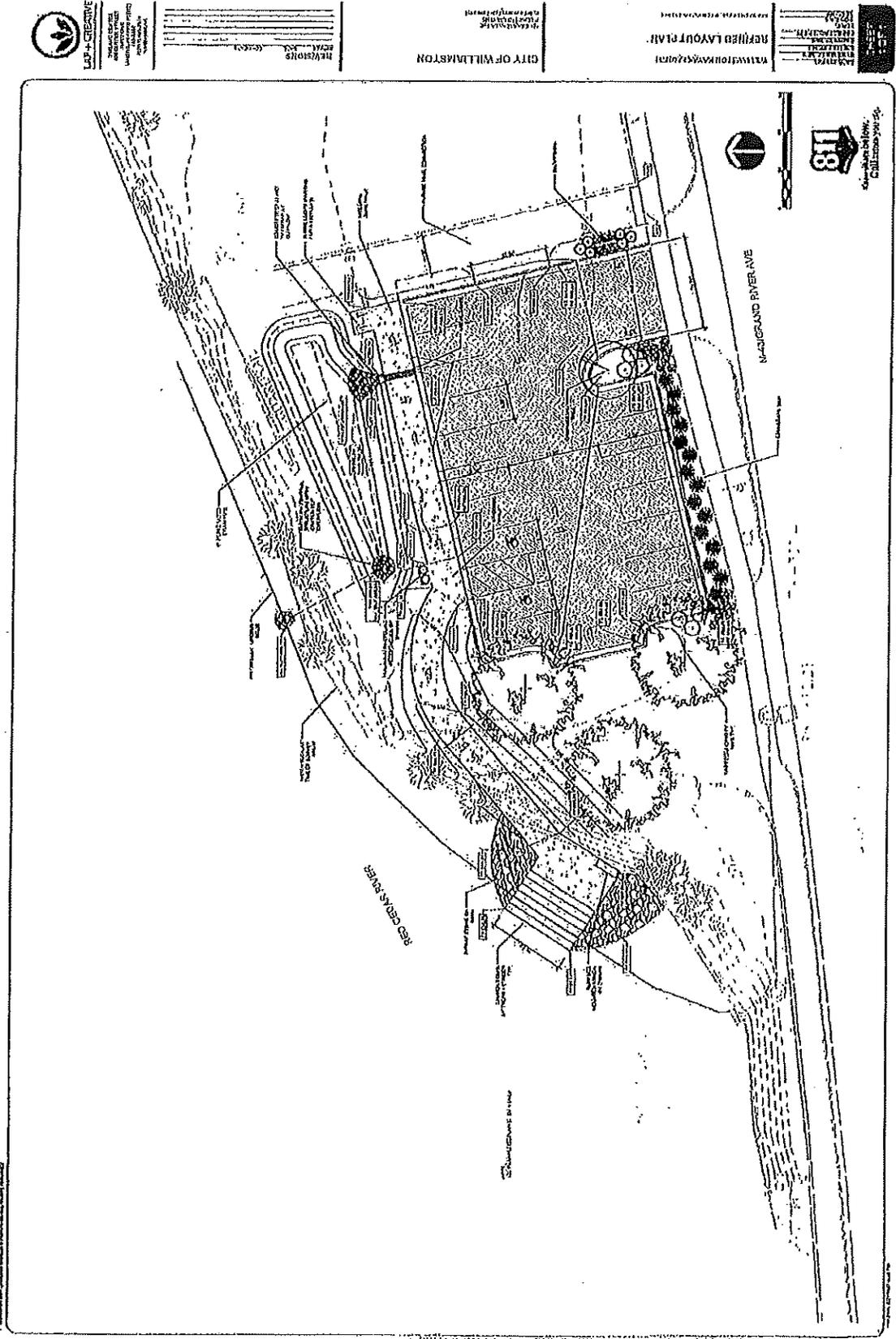
Existing Conditions



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EXHIBIT 8

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LUP + CREATIVE
LANDSCAPE ARCHITECTURE
PLANNING
URBAN DESIGN
INTERIOR DESIGN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/10
2	REVISED PLAN	11/15/10
3	REVISED PLAN	12/15/10
4	REVISED PLAN	01/15/11
5	REVISED PLAN	02/15/11
6	REVISED PLAN	03/15/11
7	REVISED PLAN	04/15/11
8	REVISED PLAN	05/15/11
9	REVISED PLAN	06/15/11
10	REVISED PLAN	07/15/11
11	REVISED PLAN	08/15/11
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EXHIBIT 9

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141 N. Putnam St. (Old Mill Park)	
Boardwalk Replacement Project	
Pathway Construction Estimate Total	336,035.03
Pathway Participating	284,678.20
Pathway - Concrete Overlook Non-Participating	10,710.50
Pathway - Deck Overlook Non-Participating	24,000.00
Pathway - DTE Distribution Force Account	337.05
Pathway - DTE Street Lighting Force Account	16,309.28
Design Engineering & Permitting	37,000.00
Construction Administration and Inspection	67,207.01
Contingency at 10 percent	33,603.50
Subtotal	473,845.54
Gazebo Replacement Project	
Gazebo	10,000.00
Site Preparation	5,000.00
Subtotal	15,000.00
Site Amenities	
Trees, Landscaping, Benches, Etc.	10,000.00
Electrical Outlets/Conduit	6,000.00
Entrance Sign	2,500.00
Donor Recognition Plaque	1,500.00
Subtotal	20,000.00
Grand Total	508,845.54

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Engineer's Opinion of Costs

Project Number: 205919 Estimate Number: 1 Project Type: Miscellaneous Location: Red Cedar River Trail M-43 to Putnam Street Description: City of Williamston 0.15 Mile HMA Shared Use Path, Concrete Sidewalk and Sidewalk Ramps	Project Engineer: Michael G. Niederquell, P.E. Date Created: 2/19/2021 Date Edited: 2/24/2021 Fed/State #: Fed Item: Control Section: 33000
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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
Category: 0001 Participating						
0001	1500001	Mobilization, Max	1,000	LSUM	\$26,900.00	\$26,900.00
0002	2040020	Curb and Gutter, Rem	170,000	Ft	\$10.00	\$1,700.00
0003	2040046	Masonry and Conc Structure, Rem	1,000	Cyd	\$200.00	\$200.00
0004	2040056	Sidewalk, Rem	209,000	Syd	\$12.00	\$2,508.00
0005	2050031	Non Haz Contaminated Material Handling and Disposal, LM	50,000	Cyd	\$40.00	\$2,000.00
0006	2050041	Subgrade Undercutting, Type II	100,000	Cyd	\$25.00	\$2,500.00
0007	2080020	Erosion Control, Inlet Protection, Fabric Drop	4,000	Ea	\$125.00	\$500.00
0008	2080036	Erosion Control, Sill Fence	850,000	Ft	\$2.35	\$1,997.50
0009	3010002	Subbase, CIP	51,000	Cyd	\$20.00	\$1,020.00
0010	3020008	Aggregate Base, 3 Inch	32,000	Syd	\$20.00	\$640.00
0011	3020012	Aggregate Base, 5 Inch	15,000	Syd	\$20.00	\$300.00
0012	3020020	Aggregate Base, 8 Inch	38,000	Syd	\$20.00	\$760.00
0013	3080010	Geotextile, Stabilization	60,000	Syd	\$2.76	\$165.60
0014	4030005	Dr Structure Cover, Adj, Case 1	1,000	Ea	\$550.00	\$550.00
0015	4030006	Dr Structure Cover, Adj, Case 2	1,000	Ea	\$450.00	\$450.00
0016	4030306	Dr Structure, Tap, 6 Inch	1,000	Ea	\$300.00	\$300.00
0017	4040073	Underdrain, Subgrade, 6 Inch	50,000	Ft	\$10.00	\$500.00
0018	5010005	HMA Surface, Rem	61,000	Syd	\$10.00	\$610.00
0019	5010025	Hand Patching	10,000	Ton	\$150.00	\$1,500.00
0020	7097010	Boardwalk, Rem	3,341,000	Sft	\$11.25	\$37,586.25
0021	7097010	Composite Deck	192,000	Sft	\$125.00	\$24,000.00
0022	8020023	Curb and Gutter, Conc, Det G4	21,000	Ft	\$30.00	\$630.00

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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0023	8027001	Curb and Gutter, Conc, Modified	84,000	Ft	\$36.00	\$3,024.00
0024	8030010	Detectable Warning Surface	50,000	Ft	\$38.00	\$1,900.00
0025	8030030	Curb Ramp Opening, Conc	59,000	Ft	\$30.00	\$1,770.00
0028	8030036	Sidewalk Ramp, Conc, 6 Inch	637,000	Sft	\$8.25	\$5,255.25
0027	8030044	Sidewalk, Conc, 4 Inch	1,348,000	Sft	\$4.50	\$6,066.00
0028	8037010	Sidewalk and Curb, Conc, Modified	1,350,000	Sft	\$12.50	\$16,875.00
0029	8080030	Shared use Path, Grading	445,000	Ft	\$25.00	\$11,125.00
0030	8080040	Shared use Path, HMA	112,000	Ton	\$132.00	\$14,784.00
0031	8067001	Shared use Path, Fence	334,000	Ft	\$150.00	\$50,100.00
0032	8067011	Shared use Path, Aggregate, 8 Inch	567,000	Syd	\$16.50	\$9,355.50
0033	8087001	Fence, Wood Post and Split Rail, Modified	420,000	Ft	\$35.00	\$14,700.00
0034	8100371	Post, Steel, 3 lb	65,000	Ft	\$6.25	\$406.25
0035	8100404	Sign, Type IIIA	5,000	SR	\$18.00	\$90.00
0036	8100405	Sign, Type IIIB	28,000	SR	\$18.00	\$504.00
0037	8110232	Pavt Mkg, Waterborne, 4 Inch, Yellow	1,010,000	Ft	\$0.25	\$252.50
0038	8110252	Pavt Mkg, Waterborne, 2nd Application, 4 inch, Yellow	1,010,000	Ft	\$0.25	\$252.50
0039	8117001	Pavt Mkg, Waterborne, 12 inch, Crosswalk	120,000	Ft	\$5.00	\$600.00
0040	8117001	Pavt Mkg, Waterborne, 2nd Application, 12 inch, Crosswalk	120,000	Ft	\$4.75	\$570.00
0041	8117001	Pavt Mkg, Waterborne, 2nd Application, 6 inch, Crosswalk	75,000	Ft	\$2.50	\$187.50
0042	8117001	Pavt Mkg, Waterborne, 6 inch, Crosswalk	75,000	Ft	\$2.75	\$206.25
0043	8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	4,000	Ea	\$100.00	\$400.00
0044	8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	4,000	Ea	\$10.00	\$40.00
0045	8120026	Pedestrian Type II Barricade, Temp	7,000	Ea	\$135.00	\$945.00
0046	8120140	Lighted Arrow, Type C, Furn	1,000	Ea	\$500.00	\$500.00
0047	8120141	Lighted Arrow, Type C, Oper	1,000	Ea	\$100.00	\$100.00
0048	8120170	Minor Traf Devices	1,000	LSUM	\$12,600.00	\$12,600.00
0049	8120210	Pavt Mkg, Longit, 6 Inch or Less Width, Rem	1,010,000	Ft	\$1.00	\$1,010.00
0050	8120246	Pavt Mkg, Wet Reflective, Type R, Tape, 4 Inch, White, Temp	595,000	Ft	\$2.00	\$1,190.00

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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0051	8120248	Pav Mfg, Wet Reflective, Type R, Tape, 4 Inch, Yellow, Temp	1,211.000	Ft	\$2.00	\$2,422.00
0052	8120252	Plastic Drum, Fluorescent, Furn	16.000	Ea	\$27.00	\$432.00
0053	8120253	Plastic Drum, Fluorescent, Oper	16.000	Ea	\$1.00	\$16.00
0054	8120310	Sign Cover	16.000	Ea	\$26.00	\$416.00
0055	8120350	Sign, Type B, Temp, Prismatic, Furn	180.000	Sft	\$4.00	\$780.00
0056	8120351	Sign, Type B, Temp, Prismatic, Oper	180.000	Sft	\$1.00	\$180.00
0057	8120370	Traf Regulator Control	1.000	LSUM	\$5,100.00	\$5,100.00
0058	8167010	Non Selective Weed Spray Under Asphalt	4,917.000	Sft	\$0.10	\$491.70
0059	8167011	Slope Restoration, Modified	1,000.000	Syd	\$4.25	\$4,250.00
0060	8230421	Water Shutoff, Adj, Case 1	1.000	Ea	\$300.00	\$300.00
0061	8230422	Water Shutoff, Adj, Case 2	1.000	Ea	\$250.00	\$250.00
0062	8230431	Gate Box, Adj, Case 1	1.000	Ea	\$350.00	\$350.00
0063	8230432	Gate Box, Adj, Case 2	1.000	Ea	\$275.00	\$275.00
0064	8507050	Interpretive Sign, Base	1.000	Ea	\$300.00	\$300.00
0065	8507050	Interpretive Sign, Relocate	1.000	Ea	\$200.00	\$200.00
0066	8507050	Monitoring Well, Adjust	3.000	Ea	\$600.00	\$1,800.00
0067	8507050	Picnic Table, 3 Seat	2.000	Ea	\$2,500.00	\$5,000.00
Category 0001 Total: \$284,678.20						
Category: 0003 Non-Participating						
0068	3010002	Subbase, CIP	4.000	Cyd	\$20.00	\$80.00
0069	8030044	Sidewalk, Conc, 4 inch	229.000	Sft	\$4.50	\$1,030.50
0070	8067001	Shared use Path, Fence	44.000	Ft	\$150.00	\$6,600.00
0071	8507050	Picnic Table, 4 Seat	1.000	Ea	\$3,000.00	\$3,000.00
Category 0003 Total: \$10,710.50						
Estimate Total: \$295,388.70						

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EXHIBIT 10

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400 W. Grand River Ave.	
Water Trailhead and Parking Lot Project	
Construction Estimate	115,119.00
Engineering, Construction Admin, Permitting	21,765.70
Contingency at 10 percent	11,511.90
Subtotal	148,396.60
Site Amenities	
Light on DTE Pole	1,000.00
Tree Removal	3,000.00
Bike Loops	800.00
Benches	1,600.00
Trash Receptacles	2,400.00
Subtotal	8,800.00
Grand Total	157,196.60

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Williamston Kayak Launch
 Williamston, MI
 Preliminary Design
 February 9, 2021
Opinion of Probable Cost:
 Prepared By: Landscape Architects & Planners, Inc.

REVISED CONCEPT

Item of Work	Qty	Unit	Unit Price	Amount
<i>Site Preparation</i>				
SESC measures	1	LSUM	\$ 3,500.00	\$ 3,500.00
Staking and Layout	1	LSUM	\$ 2,500.00	\$ 2,500.00
Tree Protection Fencing	1	LSUM	\$ 750.00	\$ 750.00
Strip and Stockpile Topsoil	230	CY	\$ 12.00	\$ 2,760.00
Excavation (haul off-site)	430	CY	\$ 27.00	\$ 11,610.00
				\$ 21,120.00
<i>Site Work</i>				
4" Concrete Walk	1500	SF	\$ 7.50	\$ 11,250.00
Concrete Steps	280	SF	\$ 24.00	\$ 6,720.00
Concrete Curb and Gutter	340	LF	\$ 30.00	\$ 10,200.00
Trench Drain Grate	1	LSUM	\$ 500.00	\$ 500.00
3" Hot Mix Asphalt	600	SY	\$ 22.00	\$ 13,200.00
8" Depth Gravel Subbase	145	CY	\$ 54.00	\$ 7,830.00
Stormwater System	1	LSUM	\$ 3,500.00	\$ 3,500.00
Pavement Markings	1	LSUM	\$ 1,200.00	\$ 1,200.00
Handicap Signage	2	EA	\$ 250.00	\$ 500.00
Guy Wire Extension (DTE)	1	LSUM	\$ 1,500.00	\$ 1,500.00
				\$ 56,400.00
<i>Landscaping and Restoration</i>				
Planting beds, plants and mulch	860	SF	\$ 3.25	\$ 2,795.00
Canopy Trees	3	EA	\$ 750.00	\$ 2,250.00
Ornamental Tree	1	EA	\$ 600.00	\$ 600.00
Riprap for Bank Stabilization	450	SF	\$ 4.50	\$ 2,025.00
Respread Topsoil and Fine Grade	230	CY	\$ 10.00	\$ 2,300.00
Lawn seeding	2200	SF	\$ 0.20	\$ 440.00
Detention & Bank Stabilization Seeding	3950	SF	\$ 0.75	\$ 2,962.50
Mulch Blanket	440	SY	\$ 3.50	\$ 1,540.00
				\$ 14,912.50
<i>Site Furnishings</i>				
Entry Sign	1	LSUM	\$ 3,500.00	\$ 3,500.00
				\$ 3,500.00
			Subtotal	\$ 95,932.50
Mobilization 10%			10%	\$ 9,593.25
Contingency 10%			10%	\$ 9,593.25
Engineering			LAP Contract	\$ 14,765.70
			Total	\$ 129,884.70
<i>Items by others</i>				
Light on DTE Pole	1			
Tree Removal	6			
Bike Loops	2			
Benches	1			
Trash/Recycling Receptacles	2			

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EDC to DDA Bond Information

Principal Balance: \$62,747.00 (maximum bond)

This schedule assumes a 2.25% interest rate, with quarterly payments made from the DDA to the EDC. Notably, it anticipates paying off the entire principal balance on 9/30/2025, which will be possible because the DDA Fund will have no other debt remaining at the start of the 2024-25 fiscal year.

No early payment penalty

Amortization Schedule

No.	Due Date	Payment Due	Additional Payment	Interest	Principal	Balance
						62,747.00
1	9/30/21	1,235.08		352.95	882.13	61,864.87
2	12/30/21	1,235.08		347.99	887.09	60,977.78
3	3/30/22	1,235.08		343.00	892.08	60,085.70
4	6/30/22	1,235.08		337.98	897.10	59,188.60
5	9/30/22	1,235.08		332.94	902.14	58,286.46
6	12/30/22	1,235.08		327.86	907.22	57,379.24
7	3/30/23	1,235.08		322.76	912.32	56,466.92
8	6/30/23	1,235.08		317.63	917.45	55,549.47
9	9/30/23	1,235.08		312.47	922.61	54,626.86
10	12/30/23	1,235.08		307.28	927.80	53,699.06
11	3/30/24	1,235.08		302.06	933.02	52,766.04
12	6/30/24	1,235.08		296.81	938.27	51,827.77
13	9/30/24	1,235.08		291.53	943.55	50,884.22
14	12/30/24	1,235.08		286.22	948.86	49,935.36
15	3/30/25	1,235.08		280.89	954.19	48,981.17
16	6/30/25	1,235.08		275.52	959.56	48,021.61
17	9/30/25	1,235.08	47,056.65	270.12	48,021.61	0.00

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EXHIBIT 12

