

Lapeer Main Street - Mission, Vision, Values Statements  
Spring 2022

**Mission Statement:**

“Lapeer Main Street supports the establishment, vitality and stability of Main Street businesses in order to create and sustain a unique downtown district that celebrates the history of Lapeer while providing a vibrant, family-friendly destination for residents and visitors alike.”

**Vision Statement - *General:***

“To provide a Main Street experience that includes diverse options for shopping, dining, arts & entertainment, and residential living that appeals to all ages, positively impacts the economy, and celebrates the rich history of Lapeer.”

**Vision Statement - *Visionary:***

“By 2032, Lapeer’s Historic Main Street will be a thriving, business-diverse destination. With support from Lapeer Main Street, the revitalized downtown district will offer a variety of opportunities for residents of all ages; including retail, dining, art, entertainment, seasonal events and residential living options.”

**Values Statement(s):**

At Lapeer Main Street, we value:

A Vibrant Community where we work together to create positive Main Street experiences for all who live in, work in, and visit Lapeer.

Clear Communication that spurs meaningful interaction, values the voices of all, and impacts lasting change.

Strong and Equitable Partnerships that incorporate the strengths and expertise of many to collaboratively enhance the quality of life for years to come.

Trust among all stakeholders that continually strengthens our efforts, and increases confidence in our work for those who support what we do and look to us as a model Main Street community.

CITY OF LAPEER DOWNTOWN DEVELOPMENT  
AUTHORITY DEVELOPMENT PLAN AS AMENDED AND  
RESTATED IN 2025

**Introduction**

In 1983 the City of Lapeer Downtown Development Authority and City Commission set in motion the process to develop a DDA Tax Increment Development Plan and Tax Increment Financing Plan for capital improvements in downtown Lapeer. The creation of the DDA was a logical extension of the successful urban renewal program undertaken in downtown Lapeer during the 1970's. Reference Public Act 197 of 1975, the Downtown Development Authority Act

The purpose of the original Development Plan, which was authored by the members of the DDA, was to prevent deterioration downtown, in buildings, in businesses, and in infrastructure. Additionally, it was the DDA's objective to promote growth, encourage historic preservation and help establish an identity for downtown.

**1982 - 2004**

The Lapeer City Commission created the Lapeer Downtown Development Authority by Ordinance 36 which became effective on November 24, 1982. The description of the original Downtown Development Authority District is found in Section 36.07 of the Lapeer City Ordinance 36. The Authority was given all of the powers and duties prescribed for a downtown development authority pursuant to Act 197 of the Public Acts of 1975.

In the course of the 20 year life of the original plan, three amendments were necessary:

1. On November 21, 1988 include the purchase of the former Post Office in order to maintain the structure after the U.S. Postal Service moved out.
2. On November 6, 1989 the DDA amended the plan to authorize the purchase and demolition of the property known as the "Stewart Garage" in order to construct a new parking lot.
3. On September 4, 1996 the DDA amended the plan to allow the purchase and renovation of the Pix Theatre.

**The 2003-04 Amendments to the Development Plan** used available resources from the City of Lapeer, the Lapeer Area Chamber of Commerce, the Pix Alis Council of Greater Lapeer, the Downtown Business Association and the State of Michigan Department of Commerce (Main Street) to implement the projects and programs as outlined in the plan.

## **2004 - 2014**

In the course of the Development Plan from 2004 through 2014.

The Development Plan as Amended and Restated in 2004 called for the DDA to continue to use the National Main Street formula as a basis for downtown development. The Development Plan recognized the significance of the Lapeer County offices and courts as an activity center for the downtown.

The DDA identified the neighborhood north of Park Street, previously identified as a commercial growth zone, as residential. However, the residential area south of Clay Street is identified as a transitional area with the existing residential properties converting to office, niche retail, boutiques, etc.

The DDA recognized that the recently completed Gateways improvements provide a visual connection between the downtown proper and M-24, and Genesee/Saginaw. However, future improvements on Saginaw Street, Court Street and Horton Street will strengthen the connection to Genesee.

In May 2014 the DDA expanded the DDA District boundaries to include areas east and west of the DDA District.

## **2014 – 2024**

In the course of the Development Plan from 2014 through 2024.

The Development Plan as Amended and Restated in 2014 called for the DDA to continue to use the National Main Street formula as a basis for downtown development. In 2017 Lapeer earned the designation of Select Level Michigan Main Street community and in 2023 Lapeer earned the designation of Master Level Michigan Main Street community.

In July 2017 the DDA adopted Family Friendly as their Main Street transformation strategy for Downtown Lapeer. In January of 2023, the DDA added Art and Culture to their transformation strategy.

In July 2019 the DDA officially opened the Ed LaClair Lapeer Rotary Pocket Park, transforming two vacant lots, the result of a fire on November 12, 2013, into a community gathering place. The project utilized community and state partnerships and public and private dollars to complete.

The DDA officially adopted new branding in June 2019, including logos for Historic Lapeer, the Lapeer Main Street DDA, and the slogan “Historic Lapeer, Remarkably Close.”

The DDA worked with The City of Lapeer to create the Historic Lapeer Social District in 2021. The original district consisted of Nepessing Street between Mason Street and Cedar Street. The district was expanded in 2023 to include Nepessing Street between Mason Street and Saginaw Street.

In July 2023, the DDA completed its first Vibrant Lapeer grant project. The project included the addition of five murals, two chess tables, four trash receptacles, a painted border for the social district, and two updated welcome signs to the downtown.

In November of 2023 the Lapeer Main Street DDA was named the organization of the year by the Michigan Downtown Association.

In September of 2024, the DDA completed its second Vibrant Lapeer grant project which included the installation of Wayfinding and directional signage for the downtown and an additional mural for the downtown.

Between 2014 and 2024 – The DDA reduced Downtown Vacancy from 40% to 6%.

## 2024 -2034

In the course of the Development Plan from 2024/2025 fiscal year through 2034/2035 fiscal year.

The Development Plan as Amended and Restated in 2025 calls for the DDA to continue the projects and intent of the **Development Plan as Amended and Restated in 2014**.

The Development Plan as Amended and Restated in 2025 recognizes the **City of Lapeer Master Plan** as adopted in 2021 in particular *Chapter 3, Downtown Area*. The DDA plans cooperative projects with the City of Lapeer in this area of the city.

The Development Plan as Amended and Restated in 2025 calls for the DDA to continue to use the **National Main Street Four Point Approach** as a basis for downtown development. The National four points include; Organization, Design, Promotion/Marketing, and Economic Vitality. The Lapeer DDA has created the following committees to implement the Main Street Four Points, Placemaking, Business Development, Outreach, Events, and Fundraising.

The Development Plan continues to recognize the significance of the **Historic Lapeer County Courthouse, the County Square, and the Lapeer County Offices** as an economic contributing entity to the downtown.:

The DDA identifies the neighborhood north of Park Street, identified as a commercial growth zone, as **residential**. However, the residential area south of Clay Street is desired to be **mixed-use** and have this area converted into more commercial uses and single-family homes. Currently, many of the single-family homes are rental units.

The DDA recognizes that the **Gateways improvements** provide a visual connection between the downtown proper and M-24, and Genesee/Saginaw Streets. Additional Gateways improvements may be considered.

The DDA identifies the Development Plan as Amended and Restated in 2025 to cover the entire area of the **DDA District** which was expanded in 2014 from the prior District boundaries.

### **Existing DDA District and Development Area**

The current boundaries of the DDA District and Development Area are shown in the accompanying map entitled Exhibit A - DDA District and DDA Development Area.

### **Development Through Public-Private Cooperation**

In addition to the public improvement plan proposed to be financed with public funds under the direction of the DDA, the overall development plan includes as a goal the accomplishment of certain private development through private investment in cooperation with the DDA and the City. These efforts include the following:

1. Continue to facilitate the transition of downtown from a traditional retail district to a specialty retail, entertainment, art & cultural district.
2. Continue to recognize the presence of County administrative and court offices in downtown.
3. Increase opportunities for high density residential development and short term lodging like a boutique style hotel in the downtown district.
4. Work with owners of under-realized and under-utilized properties and market as development opportunities for needed additions to downtown or employ DDA/City/ and/or State resources to develop:
  - Under-utilized parking areas on Park Street in the north boundary area.
  - Under-utilized parking area between Court Street and Saginaw Street, south of Nepessing Street and to the North of Annrook Park.
  - Pursue other development opportunities as appropriate.
5. Encourage renovation of rear building facades and the creation of back entrances that are attractive and convenient to shoppers using the parking areas behind the stores.
6. Improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings. Redevelopment of second-story residential space to create increased usage.
7. Increase and improve access to second story space with support for fire suppression, elevators, escalators, lifts, and other means to increase the viability of the buildings.
8. Maintenance of the historic character of existing structures and encourages new development to conform with the historic identity of the district.
9. Short Term Lodging Like a boutique style hotel.
10. Offer assistance and encourage projection style outside signage that fosters pedestrian-oriented lighting and visibility.

11. Continue to engender cooperation and unity among development area merchants via business and retail organizations, such as the Lapeer Area Chamber of Commerce, Lapeer Development Corporation, Lapeer County Community Foundations, The Small Business Development Center,

- I. **The designation of boundaries of the development area in relation to highways, streets, streams or otherwise. The boundaries of the development district and development area are described as follows:**

**DDA District Expansion Combined Legal Description 2014**

Part of the Northeast Quarter of Section 5 and the Northwest Quarter of Section 4, T7N, R10E, Commencing at the intersections of the North line of Genesee Street and the East bank of the Flint River, Thence Northerly along an intermediate traverse line of the Flint River to the South line of the Audubon Park Addition to the City of Lapeer; Thence Westerly along the South line of Audubon Park to the Westerly line of Audubon Park; Thence Northerly along the Westerly line of Audubon Park to the Northwest corner of Log 13 in Block 1 of Audubon Park; Thence Northeasterly along the North line extended of lots 13, 12, 11 and 6 Block 1; Lots 20 and 11 Block 2; Lots 20, 19, 18, 17, 16, 15, 14, 13, 12, 11 Block 3; Lots 20 and 11 Block 4 to the West of Nightingale Avenue; Thence Northwesterly along the West line of Nightingale Avenue to South line of Oregon Street; Thence Northwesterly along the West line of Nightingale Avenue to South line of Oregon Street; Thence Westerly along the South line of Oregon Street to the East line of Railroad Street; Thence Southerly along the East line of Railroad Street to the South line of Park Street; Thence Westerly along the South line of Park Street to the Easterly line of abandoned MCRR right-of-way; Thence Northwesterly along the Easterly line of said abandoned right-of-way to the North traverse line of the Flint River; Thence Southwesterly along said traverse line to its to a point which is 12 Northerly and 10 feet East line of Lots 9, 10, 11, 12 and 13 of said Block 16; Thence Westerly 10 feet at right angle to the East line of Lot 13, Block 16; Thence Northerly along the East line of Lot 13, Block 16 to the South line of Mill Street; Thence Southwesterly along the South line of Mill Street to the West line of Saginaw Street; Thence Southwesterly along the Southerly line of Law Street to the South line of Law Street; Thence Westerly along the South line of State Street 94.5 feet to the East line of Calhoun Street; Thence Southerly along the East line of Calhoun Street to the South Line of Liberty Street; Thence Westerly along the along the South line of Liberty Street to the East line of Harrison Street; Thence Southerly along the East line of Harrison Street to the North Line of Genesee Street; Thence Easterly along the North line of Genesee Street to the East Traverse line of the Flint River and Point of Beginning.

See Exhibit A for a map of the DDA District and of the DDA Development Area.

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

All streets in the development area are shown on the Development Area map.

The public facilities in the development area include:

- a. City Hall (Calhoun & Liberty)
- b. United States Post Office (Nepessing & Calhoun)
- c. County Office Complex and Annex (Clay & Cedar)
- d. Historic County Court House (Nepessing)
- e. Register of Deeds Office Building (Cedar)
- f. Municipal Parking Lots located on the North and south side of Clay Street and South side of Park Street and along the North side of Farmer Creek between Court and Saginaw Streets.
- g. The Lapeer County/DDA Parking Lot located on the south side of Clay Street between Cedar and Fox Street, the DDA Park Street Lot on the north of Park Street between Pine Street and Court Street.
- h. Center for the Arts of Greater Lapeer, Inc. (Gallery 194 and Pix Theatre),
- i. Annrook Park, East Annrook Park, Rotary Park, The Ed LaClair Lapeer Rotary Pocket Park, and the City of Lapeer Dog Park.
- j. Various Sewer and Water facilities.
- k. Lapeer County Community Pavilion
- l. Fox Street Mall.
- m. Electrical lighting and power systems.
- n. Lapeer District Library, Marguerite de. Angeli Branch

The private land use in the development district includes a mix of commercial and retail, business, professional offices, business offices and residential structures (both single and multiple family).

The majority of Commercial and Retail businesses are concentrated along both sides of Nepessing Street from Main Street to Oregon/Nightingale Streets, the East side of Saginaw, North side of West Genesee Street and along the North side of Park Street. The business and professional offices are widely separated throughout the district. The majority of residential structures are located North of Park Street, South of Clay Street and at the west and east ends of Nepessing Street. This includes part of the Piety Hill National Register Historic District established in the 1980s.

Additional retail exists along both sides of Main Street from Genesee Street north to Nepessing Street.

Please see Exhibit A for a map of the DDA District and of the DDA Development Area.

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

There are no plans at the present time to demolish any existing improvements in the development district. However, based on studies that are to be executed under the provisions of this plan, it may become necessary to demolish blighted, underdeveloped or inappropriately developed property to accommodate the recommendations of the studies. Proposals for such action will be brought before the Lapeer City Planning Commission for its recommendations to the City Commission for approval.

In cooperation with the City of Lapeer, the DDA will assist in the repair, alteration and improvement of streets. Priority will be given to the following streets as funding becomes available.

<u>Streets</u>	<u>Estimated Completion Date</u>
Park Street (between Saginaw and Mason Streets)	2026
Nepessing St. (between Saginaw and Lyle Streets)	2026
Cedar Street (between Park and Nepessing street)	2027

In cooperation with the City of Lapeer, the DDA will assist in the repair, alteration and improvement of parking lots, alleys and bridges. Priority will be given to the following as funding becomes available.

<u>Properties</u>	<u>Estimated Completion Date</u>
Saginaw Street Bridge over Farmers Creek Municipal Parking Lot #9 (between Court and Mason Street)	2025
Brick Paver walkways, maintenance, and restoration	2026
Alley behind the 128 - 193 W. Nepessing St. block	2028

IV. The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion, a statement of the construction or stages of construction planned and the estimated time of completion of each stage.

All dates and time periods in this section are referenced from 2025. Cost estimates for some projects are updated from 2014.

- A. The DDA will assist the City of Lapeer in the maintenance and improvement of the landscaping and **beautification** that has been accomplished in the development area to date. The project will have a 10 year duration from adoption of the Development Plan as Amended and Restated in 2025 and the estimated cost is \$3500 per year.
- A. The DDA, in order to ensure the economic growth of the development district, will assist with **promotional events** of the authority area designed to promote the area to the consumer. The events will be conducted over a 10 year time span in partnership with the Center for the Arts of Greater Lapeer, Inc., and the Lapeer Area Chamber of Commerce. The project will have a 10 year duration and an estimated cost of \$35,000 per year.
- B. In cooperation with the City of Lapeer Planning Commission, the DDA will assist with an update of the **long range Master Plan** for the downtown and surrounding neighborhoods and make the necessary amendments to the Downtown Capital Improvement Project implemented in 2014. The estimated time of completion is 10 years and the estimated cost is \$5,000.
- C. In cooperation with the City of Lapeer Parks and Recreation Department develop park areas and other open areas for the Development area as **recreational** and entertainment areas for youth and adults. The estimated time of completion is 10 years and the estimated cost is \$9,000 per year.
- D. Continue to employ a **full time professional** through the City of Lapeer who would concentrate upon the execution of the project plan and its related activities. The staff person is envisaged to be both DDA Executive Director and Main Street Manager with other activities. The estimated duration of the plan is 10 years and \$600,000 has been estimated as the total cost.
- F. Continue to employ an assistant to the DDA Director who would assist with the execution of the project plan and its related activities. The estimated duration of the plan is 10 years and \$224,640 has been estimated as the total cost.
- G. The Authority will continue to assist with improvements to building fronts through the **Main Street Building Improvement Loan Program** and provide architectural assistance to building owners for properties located in the authority area. The estimated duration of the plan is 10 years and the estimated cost is \$50,000.

- H. Commission **marketing studies** and develop marketing and sales materials for the authority development area in order to promote investment by the private sector. A 10 year duration and \$5000 is the estimated cost per year.
- I. In cooperation with the City of Lapeer, the DDA will assist with the improvement and/or extension of **streets** within the authority development area. The estimated duration of the plan is 10 years and the estimated cost is \$500,000.
- J. In order to promote economic development and to assist property owners in the implementation of the development plan, the DDA in partnership with Michigan Main Street, the Michigan Small Business Development Association, and the Michigan Downtown Association, the Lapeer Area Chamber of Commerce and local merchants will sponsor **training sessions** in merchandising, retailing and promotion. The estimated duration of the plan is 10 years and the estimated cost is \$2500 annually.
- K. In cooperation with The City of Lapeer, the DDA will continue to assist with Curbing, landscaping, dumpster and sidewalk improvements in major downtown **parking lots**. The duration of the plan is 10 years and the estimated cost is \$16,000 per year.

V. A description of any parts of the development area to be left as open space and the use contemplated for the space.

It is the intention of the DDA to cooperate with the Lapeer City Parks and Recreation Department to develop recreational and entertainment areas for youth and adults in park areas and other locations within the development area.

VI. A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The DDA anticipates assisting the City of Lapeer in the management of parking areas within the authority boundaries, up to and including the sale of existing properties.

VII. A description of desired zoning changes and changes in streets, street level, intersections, and utilities.

The development plan does not call for zoning changes, or changes in streets, street level, intersections, or utilities. However, if projects necessitate these changes, the plan will be amended.

VIII. An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

The estimated cost of the total development planned by the DDA over a 10 year time span is \$2,064,640. Early stages of development will be financed on a "pay as you go" basis. Bonding will be used as a financing tool in conjunction with large developments that take place within the authority development area. The DDA shall not sell any bonds pursuant to this plan or purchase property without the approval of the Lapeer City Commission prior to the issuance of any such bonds. The DDA may also purchase property under land contract or otherwise and undertake installment contract financing with the explicit approval of the Lapeer City Commission or agree to repay land contracts or installment purchase contracts entered into by the City to implement projects set forth in this plan.

IX. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

There is no information to the Authority at the present time regarding the designation of person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed and for whose benefit the project may be undertaken.

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

All properties sold under the Downtown Development Authority will be leased, sold, or conveyed at not less than fair market value.

- XI. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those 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.

There are approximately 1,000 residents in the authority's development area. The development plan does not call for the displacement of any residents; however, if studies or projects necessitate the displacement of any residents, the plan will be amended.

- XII. A plan for establishing priority for the relocation of persons displaced by the development of any new housing in the development area.

The development plan does not call for the displacement of any residents; however, if studies or projects necessitate the displacement of any residents, the plan will be amended.

- XIII. Provisions 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. Section 4601, et seq.

The development plan does not call for the displacement of any residents; however, if studies or projects necessitate the displacement of any residents, the plan will be amended.

XIV. A plan for compliance with Act No. 227 of the Public Acts of 1972,  
being Section  
**213.321 to 213.332 of the Michigan Compiled Laws. [17 2o)]**

The development plan does not call for the displacement of any residents; however, if studies or projects necessitate the displacement of any residents, the plan will be amended.

# CITY OF LAPEER DOWNTOWN DEVELOPMENT AUTHORITY TAX

## INCREMENT FINANCING PLAN 2024 -2025

### **SOURCES OF FUNDS FOR THE D.D.A.**

The Downtown Development Authority Act authorizes several potential sources of funds for the Downtown Development Authority to use in financing its development activities, including the following:

2. Donations.
3. A tax up to two (2) mills levied on the Downtown Development District upon approval of the City Commission, for use in financing operations of the DDA or for the general fund of the authority for purposes of the authority.
4. Proceeds from a revenue bond issue or general obligation bond issue.
5. Revenues from property owned by the DDA.
6. Moneys received from other sources approved by the City Commission including revenue received from City and County millages.
7. Proceeds of a tax increment financing plan.

The following comments on the first five sources will put in perspective the need for considering the tax increment financing plan.

1. Donations: These funds could be from either individuals or corporations including philanthropic foundations. However, minimum sources of donations are known to be available to the DDA.
2. Tax Levy: A tax levy will be considered only if necessary.
3. Bond Proceeds: Although these are provided in the statute as a "source of financing", they are only a vehicle for borrowing, not an actual source of capital. Whether revenue bonds or general obligations bonds are used, their sale requires the availability of another source of funds to repay them as they mature. A bond sale may be used for the financing of elements within the development plan. Use of bonding will be determined by the needs of a proposed development inside the boundaries of the development area. The Tax Increment Finance Authority shall not sell any bonds pursuant to this plan without approval of the Lapeer City Commission prior to the issuance of any such bonds. The DDA may purchase property under land contract or otherwise and undertake installment contract financing with the explicit approval of the Lapeer City Commission or agree to repay land contracts or installment purchase contracts entered into by the City to implement projects set forth in this plan.
4. Revenues from Properties: Any income from properties acquired during the implementation of the development plan will be applied to the costs of that implementation. Excess funds will be used to assist in the financing of other elements within this plan.

5. Other Sources: These might include any general revenues of the City approved by the City Commission for use by the DDA. It is hoped that the City will continue to pursue any available grants that can be used to finance any portion of the development plan. It can also include a portion of revenues captured from City and County millages. The portion of revenues captured from City and County millages would only be from properties within the DDA District.
6. 100% of the Tax Increment dollars that accrue each year will be used to finance the development plan and to generate projects on a "pay as you go" basis.

### **EXPLANATION OF THE TAX INCREMENT FINANCING PROCEDURE**

The tax increment financing procedure is contained within the DDA statute. The procedure may be proposed by a downtown development authority as a method of financing a downtown development plan. It then may be adopted by a city council, following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

1. The public makes an investment in public improvements, and also potentially in facilities to be leased or sold to private owners, for the purpose of stimulating private investment in a specific downtown commercial area (The Downtown Development District). The investment may be made in response to a declining business climate and commercial tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.
2. A bond issue may be sold to finance the improvements.
3. Taxes generated from the subsequent growth in the tax base of the Downtown Development District are then used to retire the bonded debt. This tax base growth is called the "captured assessed value" (CAV). Specifically, it is the difference between the Taxable Value of the Downtown Development Area at any point in time, and the Taxable Value of the Development Area in existence at the time of the initial adoption of the downtown development plan.
4. A description of the development area as it existed before the 2014 amendments to the development area and downtown district is depicted in yellow in the map attached as Exhibit A (the Original Development Area). A description of the portions of the development area added by the 2014 amendments to the plan and the downtown district are depicted in blue and green in the attached Exhibit A (the Added Areas). The entire development area as a whole is described in the 2014 development plan.
5. The Downtown Development Authority will derive revenue from all taxes levied by the City of Lapeer from the Original Development Area and the Added Areas and all taxes

levied by the County of Lapeer only on the Original Development Area. The County of Lapeer, by resolution adopted on April 17, 2014 has "opted out" of its millage being captured in the Added Development Areas.

The original finance development area also excluded the United States Post Office. The plan as amended includes the United States Post Office but this will not impact revenue as the United States Post Office is exempt from taxation.

6. When the specific development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.
7. Since only growth in tax base (the captured assessed value) in the Downtown Development District is used to finance the development plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the original adoption of the financing plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned to the taxing units.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the "captured assessed value" which is created, following the implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and therefore, the short-term investment made by the taxing units in forgoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger commercial tax base.

**THE TAX INCREMENT FINANCING PLAN FOR  
THE LAPEER DOWNTOWN DEVELOPMENT  
DISTRICT**

The specific tax increment financing plan proposed by the Downtown Development Authority is as follows:

1. Purpose: The purpose of this tax increment financing plan is to produce revenues sufficient to pay for the projects outlined in the development plan.
2. Maximum Amount of Bonded Indebtedness: The DDA, in any one year, will not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from the development area for that given year. The total aggregate amount of borrowing shall not exceed an amount which the 80% of the estimated tax increment will service as to annual principal and interest requirements.
3. Initial Assessed Value: The "initial assessed value", (the base-year SEV from which the "captured assessed value" is calculated), is \$9,923,650 for the Original Development Area. The initial assessed value for the Added Areas are \$2,549,423 for the added area on the west and \$1,755,519 for the added area on the east.
4. Portion of "Captured Assessed Value" to be used: Recognizing the declining value of the tax base in the Downtown Development District, the DDA proposes that all of the taxes levied by all taxing units on the captured assessed value of real and personal property within the District be used by the Authority from the Original Development Area and that all taxes levied by the City of Lapeer on the captured assessed value of real and personal property within the entire development area will be used by the Authority

The plan does not exclude captured assessed value resulting from inflation. The plan excludes captured assessed value resulting from property that is eligible for capture under the Brownfield Redevelopment Financing Act. At the time of the adoption of this plan, property known as White Junior High located at 201 Jefferson Street, Tax ID #L20-72-500-040-00, is the subject of a Brownfield plan of the Brownfield Redevelopment Authority of the City of Lapeer. The legal description for the White school is described in the Brownfield Redevelopment Plan as follows:

CITY OF LAPEER ORIG PLAT NW ¼ BLKS 84, 85, 86, 93 & ALL VAC  
STS LYG BETWEEN SAME, EX N 18.26 FT & 76 OF E 21.5 FT OF  
BLKS 84, 85 & 86 & EX N 50 FT & ELY 36 FT OF BLK 93.

- 5. Duration of the Program: The duration of this tax increment financing plan shall be ten (10) years from 2024 or until the bonded indebtedness incurred by the DDA or by the City in reliance upon the DDA tax increment revenue is completely repaid, whichever occurs last.
- 6. Estimated Impact: It is anticipated that the reinvestment in public facilities provided by the plan combined with the other public and private investments soon to take place in the City will substantially increase the assessed value of the development area. The DDA anticipates that some new construction will take place within the DDA District within the next 10 years.

As of the 2024 amendments of this plan the following millage rates are:

	MILLS	
Lapeer County	3.6258	0.0036258
City of Lapeer	<u>9.8</u>	<u>0.0098</u>
County EMS	.8814	
County Senior	.3916	
County Law	1.45	
County Vets	.1850	

The estimated impact of tax increment revenues is summarized in the table attached as Exhibit B.

With the plan, the DDA is creating a number of projects designed to halt the deterioration of property values in the district and to promote economic growth. As an end result, the district will remain a vital business area that contributes fully to the community of Lapeer.

The undersigned Secretary of the Downtown Development Authority of the City of Lapeer hereby certifies that the Authority determined that it is necessary for the achievement of the purposes of the Act and this Development Plan and Financing Plan as amended and was duly adopted by the Downtown Development Authority of the City of Lapeer at a meeting held on the \_\_\_\_ day of \_\_\_\_, 2025, pursuant to proper notice and in compliance with Act 57 of the Public Acts of 2022.

\_\_\_\_\_

Ashley Fanson, Lapeer DDA Secretary

The undersigned City Clerk of the City of Lapeer hereby certifies that this Development Plan and Financing Plan was duly approved by the City of Lapeer City Commission following a public hearing at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, pursuant to proper notice and compliance with Act No. 57 of the Public Acts of 2022.

\_\_\_\_\_

Romona Sanchez, City Clerk

**Lapeer Downtown Development Authority  
Membership List**

**Catherine Bostick-Tullius**

Chairperson  
Law Office of Catherine Bostick, PLLC

**Ashley Fanson**

Secretary  
Stonegate Heath

**Tammy Cutcher**

Director  
Essential Necessities & The Rock Shop

**Dan Sharkey**

Director  
Sharkey Construction

**Buddy Beyer**

Director  
Beyer's Furniture

**Mindy Schwab**

Director  
P.A.S.S.

**Deb Marquardt**

Mayor  
City of Lapeer

**Tim Roodvoets**

Vice Chairperson  
The Lapeer Agency

**Megan Gillingham**

Treasurer  
Avery's Automotive

**Jeff Hogan**

Director  
Lapeer County Press

**Jason Rogers**

Director  
Rogers Pharmacy

**Christopher Herr**

Director  
Axecadia

**Adam Perry**

Director  
Hummingbird House Designs

**DDA CITIZENS DISTRICT COUNCIL**

**Crystal High**  
428 W. Park St.  
Lapeer, MI 48446

**Richard Schwab**  
233 Law St.  
Lapeer, MI 48446

**Kaytlin Bollon**  
118 W. Nepessing  
Apt. 21  
Lapeer, MI 48446

**Aaron Dixon**  
405 Cedar St.  
Lapeer, MI 48446

**Seaton Grassi**  
359 W. Nepessing  
Apt. 5  
Lapeer, MI 48446

**Ashley House**  
225 Law St.  
Lapeer, MI 48446

**Rex Ziebarth**  
359 W. Nepessing  
Apt. 2  
Lapeer, MI 48446

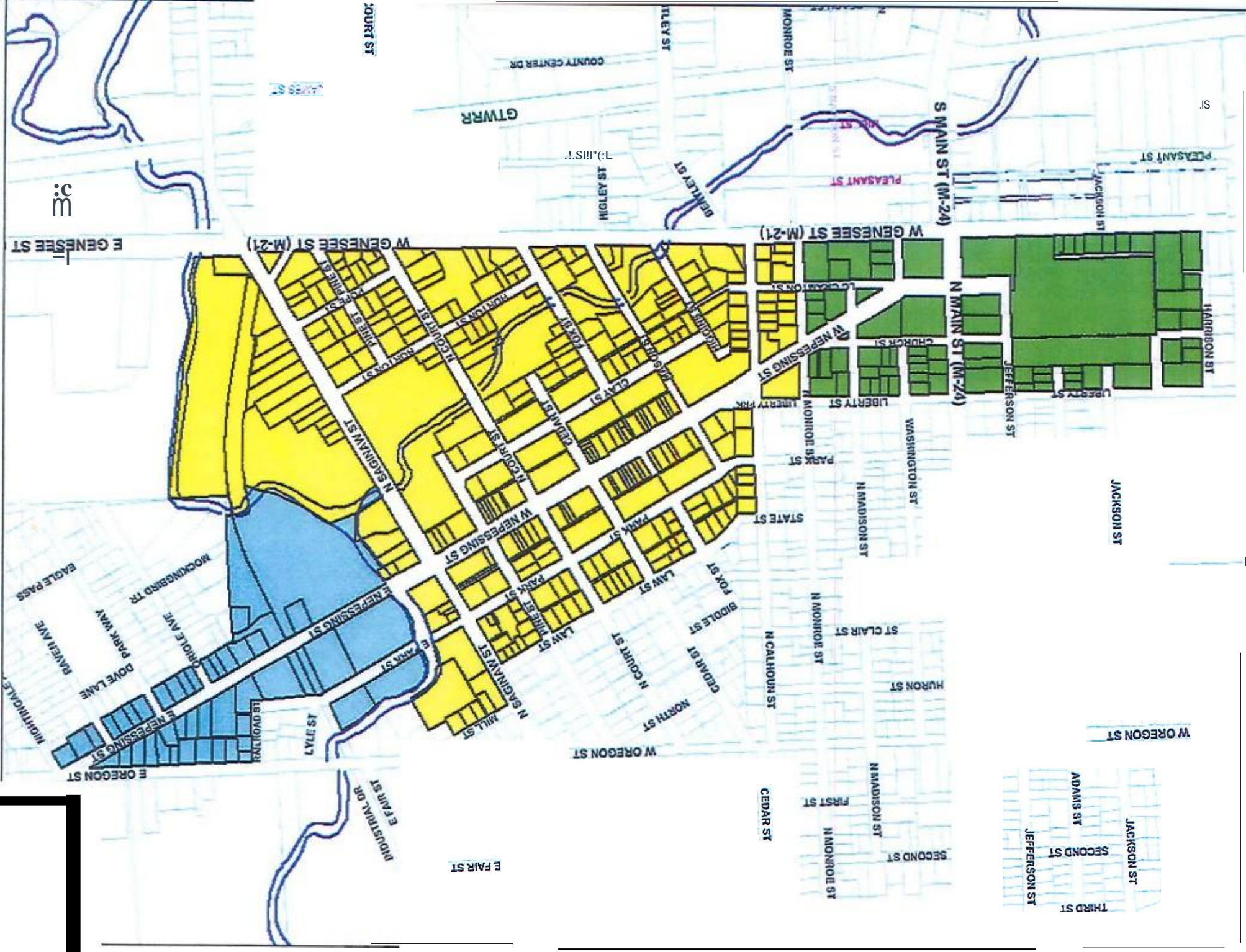
**Amber Atwood**  
232 W. Nepessing St.  
Lapeer, MI 4

**Zach Gibson**  
194 W. Nepessing  
Apt 203  
Lapeer, MI 48446



Exhibit A: DDA District and Development Plan

Exhibit B: TIF Revenue Table



IS

JACKSON ST

W OREGON ST

JACKSON ST  
THIRD ST  
SECOND ST  
ADAMS ST  
JEFFERSON ST

SECOND ST  
N MADISON ST  
N MONROE ST  
FIRST ST

CEDAR ST

E FAIR ST

INDUSTRIAL DR  
E FAIR ST

1 mile

An estimate of the revenue of the DDA on the taxing jurisdiction based on an assumption of a 3 percent growth of real and personal property tax base. Combined revenue assumes continued capture of both City and County operating mills for the Original DDA. The DDA East and West Expansion areas capture City operating and County EMS, Senior, and Lawmillages. The Original DDA, DDA East and DDA West will start capturing the Veterans Millage of 0.185 mills in Fiscal Year 2025 - 2026 (assuming the ballot proposal passes in November, 2024).

### REVENUE

Initial Taxable Value (Base):				Combined District				
9,923,650	2,549,423	1,755,519		14,228,592				
Taxable Values								
Real to Personal Ratio:	96% to 4%	97% to 3%	100% to 0%					
Fiscal Year	Original DDA	West Expand	East Expand	Combined District	Captured	City Mills	County Mills	Combined
2024 - 2025	19,923,815	3,964,590	2,565,935	26,454,340	12,225,748	\$119,812	\$69,549	\$189,362
2025 - 2026	20,521,529	4,083,528	2,642,913	27,247,970	13,019,378	\$127,590	\$76,286	\$203,876
2026 - 2027	21,137,175	4,206,034	2,722,200	28,065,409	13,836,817	\$135,601	\$80,895	\$216,496
2027 - 2028	21,771,291	4,332,215	2,803,866	28,907,372	14,678,780	\$143,852	\$85,643	\$229,495
2028 - 2029	22,424,429	4,462,181	2,887,982	29,774,593	15,546,001	\$152,351	\$90,533	\$242,884
2029 - 2030	23,097,162	4,596,046	2,974,622	30,667,831	16,439,239	\$161,105	\$95,570	\$256,674
2030 - 2031	23,790,077	4,733,928	3,063,861	31,587,865	17,359,273	\$170,121	\$100,758	\$270,879
2031 - 2032	24,503,779	4,875,946	3,155,776	32,535,501	18,306,909	\$179,408	\$106,101	\$285,509
2032 - 2033	25,238,893	5,022,224	3,250,450	33,511,566	19,282,974	\$188,973	\$111,605	\$300,578
2033 - 2034	25,996,060	5,172,891	3,347,963	34,516,913	20,288,321	\$198,826	\$117,274	\$316,099
2034 - 2035	26,775,941	5,328,077	3,448,402	35,552,421	21,323,829	\$208,974	\$123,113	\$332,086
2035 - 2036	27,579,220	5,487,920	3,551,854	36,618,993	22,390,401	\$219,426	\$129,127	\$348,553

<u>Millage</u>	<u>DDA</u>	<u>DDA E</u>	<u>DDA W</u>
County	3.6258		
EMS	0.8814	0.8814	0.8814
Senior	0.3916	0.3916	0.3916
Law	1.4500	1.4500	1.4500
Veterans*	0.1850	0.1850	0.1850
<b>Total County</b>	<b>6.5338</b>	<b>2.9080</b>	<b>2.9080</b>
<b>City</b>	<b>9.8000</b>	<b>9.8000</b>	<b>9.8000</b>
<b>Grand Total</b>	<b>16.3338</b>	<b>12.7080</b>	<b>12.7080</b>

\*Veterans millage capture to start Fiscal Year 2025-2026 if the ballot proposal passes in November, 2024

# DDA Development District

