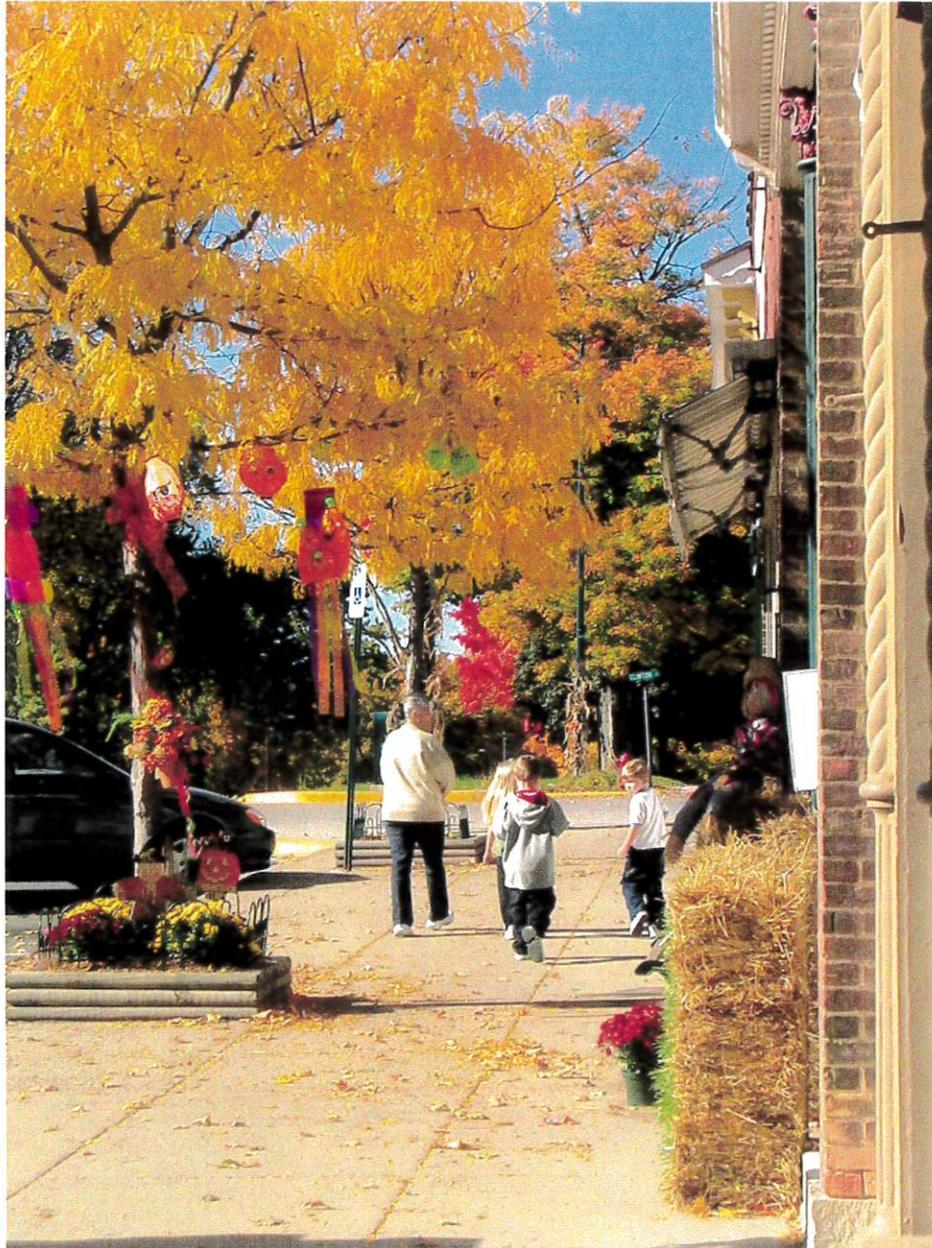

Village of Manchester



**Downtown Development and Tax
Increment Financing Plan
May, 2006**

Acknowledgements

Village of Manchester Downtown Development Authority Board Members

Karl Racenis, Chair
Stephanie Beuerle
Jody Flowers
Christine Fegan
Susan Fielder
Karen Hinkley
Ron Milky
Pat Vaillencourt
Robert Wahr

Village of Manchester Development Area Citizens Council

Ed Barnard
Arianne Chartrand
Larry Fairbanks
Bill Farmer
Kris Kensler
Gary Kwiatek
Randy Reed
Tom Rose
Chris Stein

Assisted by

Carlisle/Wortman Associates, Inc.
605 South Main Street, Suite 1
Ann Arbor, MI 48104

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ORDINANCE NO. ____

AN ORDINANCE TO ADOPT AND APPROVE THE MANCHESTER DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN PURSUANT TO THE PROVISIONS OF ACT 197, PUBLIC ACTS OF MICHIGAN OF 1975, AS AMENDED, AND TO PROVIDE FOR ALL MATTERS RELATED THERETO:

WHEREAS, the Manchester Downtown Development Authority (the "Authority") has prepared and recommended for approval the Development Plan and Tax Increment Financing Plan (the "Plan") on file with the Village Clerk for the Development Area in the Downtown District within the Village; and

WHEREAS, on May 15, 2006, the Village Council held a public hearing on the Plan pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and

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

WHEREAS, after consideration of the Plan, the Village Council has determined to approve the Plan.

NOW, THEREFORE, THE VILLAGE OF MANCHESTER ORDAINS:

1. Findings.

(a) The Village Council has taken into consideration the findings and recommendations of the development area citizens council.

(b) The Plan meets the requirements set forth in the Act.

(c) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of the Act.

(e) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the Plan and the purposes of the Act in an efficient and economically satisfactory manner.

(f) The development Plan is in reasonable accord with the master plan of the Village.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, are reasonably necessary for the project and for the Village.

2. Public Purpose. The Village Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The Village Council hereby determines that it is in the best interests of the public to proceed with the Plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District.

4. Approval and Adoption of Plan. The Plan is hereby approved and adopted. A copy of the Plan and all later amendments thereto shall be maintained on file in the Village Clerk's office.

5. Preparation of Base Year Assessment Roll.

(a) Within 60 days of the publication of this Ordinance, the Village Assessor shall prepare the initial base year assessment roll. The base year assessment roll shall list each taxing jurisdiction in the Development Area on the effective date of this Ordinance, the initial assessed value of each parcel of property within the Development Area, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on property in the Development Area.

(b) The Village Assessor shall transmit copies of the base year assessment roll to the Village Treasurer, County Treasurer, the Authority and each taxing jurisdiction, together with a notice that the base year assessment roll has been prepared in accordance with this Ordinance and the Tax Increment Financing Plan contained in the Plan approved by this Ordinance.

6. Preparation of Annual Tax Increment Assessment Roll. Each year within 15 days following the final equalization of property in the Development Area, the Village Assessor shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the initial assessed value of each parcel of property within the Development Area, the amount by which the current assessed value as finally equalized for all taxable property in the Development Area exceeds the initial assessed value of the property as shown on the base year assessment roll (the "captured assessed value"). Copies of the annual tax increment assessment roll shall be transmitted by the Assessor to the Village Treasurer, the County Treasurer, the Authority and the treasurer of each taxing jurisdiction within the Development Area, together with a notice that it has been prepared in accordance with this Ordinance and the Plan.

7. Establishment of Project Fund; Approval of Depository. The Treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the Village, to be designated Downtown Development Authority Project Fund. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan.

8. Payment of Tax Increments to Authority. The Village Treasurer, and the County Treasurer shall, as ad valorem and specific taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the captured assessed value bears to the initial assessed value to the Treasurer of the Authority for deposit in the Project Fund. The payments shall be made on the date or dates on which the Village Treasurer and the County Treasurer are required to remit taxes to each of the taxing jurisdictions.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually in the following manner and following order of priority:

First, to pay into the debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Plan an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

Second, to establish a reserve account for payment of principal of and interest on bonds issued pursuant to the Plan to the extent required by any resolution authorizing bonds.

Third, to pay the administrative, auditing and operating costs of the Authority and the Village pertaining to the Downtown District, including planning and promotion, to the extent provided in the annual budget of the Authority.

Fourth, to repay amounts advanced by the Village for project costs, including costs of preliminary plans, and fees for other professional services.

Fifth, to pay the cost of completing the remaining public improvements, if any, as set forth in the Plan to the extent those costs are not financed from other sources.

Sixth, to pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the Village Council in accordance with the Act.

10. Annual Report. Within 90 days after the end of each fiscal year, the Authority shall submit to the Village Council, with copies to each taxing jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal and interest on any outstanding indebtedness, the amount in any bond reserve account, the initial assessed value of the Development Area, the captured assessed value of the Development Area and the amount of captured assessed value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the Village Council or deemed appropriate by the Authority. The secretary of the Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the Village.

11. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of the Ordinance are to the extent of such conflict hereby repealed,

and each section of the Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of the Ordinance.

12. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

13. Publication and Recordation. The Ordinance shall be published in full promptly after its adoption in the Manchester Enterprise, a newspaper of general circulation in the Village, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the Village, which recording shall be authenticated by the signature of the Village Clerk.

14. Effective Date. The Ordinance is hereby determined by the Village Council to be immediately necessary for the interests of the Village and shall be in full force and effect from and after its passage and publication as required by law.

CERTIFICATES

I hereby certify that the foregoing is a true and complete copy of Ordinance No. _____, duly adopted by the Village Council of the Village of Manchester, County of Washtenaw, State of Michigan, at a regular meeting held on May 15, 2006, 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 such Act.

I further certify that the following Members were present at said meeting _____ and that the following Members were absent _____.

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

I further certify that the following Members voted for adoption of said Ordinance _____ and that the following Members voted against adoption of said Ordinance _____.

Village Clerk

I hereby certify that the foregoing ordinance received legal publication in The *Manchester Enterprise* on _____, 2006.

Village Clerk

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INTRODUCTION

Purpose of the Downtown Development Authority Act

According to Act 197, Public Acts, Michigan of 1975, as amended ("Act 197"), the Village of Manchester (the "Village") is empowered to establish a downtown development authority. The purpose of a downtown development authority is to correct and prevent deterioration of business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

Act 197 seeks to address problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organization tools to revitalize downtown districts either through public-initiated project undertakings or in concert with privately motivated development projects.

The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its center.

A downtown development authority may engage in the following functions:

- Prepare an analysis of economic changes taking place in the downtown district;
- Study and analyze the impact of metropolitan growth upon the downtown district;
- Plan and propose construction, renovation, etc., of a public facility, an existing building, or multiple family dwelling unit;
- Plan, propose and implement an improvement to a public facility within the development area to comply with the Michigan barrier free design requirements;
- Develop long-range plans to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and to take steps to persuade property owners to implements the plans;
- Implement any plan of development in the downtown district necessary to achieve the purposes of Act 197 of 1975 as amended;
- Make and enter into contracts necessary or incidental to the exercise of the board's powers and performance of its duties;
- Acquire, own, convey, dispose of, or lease real or personal property, or rights of interest in property, and grant or acquire licenses, easements and options;
- Improve land and construct, reconstruct, rehabilitate, etc. any building, including multiple-family dwellings, and any necessary appurtenances, within the downtown district for the use of any public or private person or corporation;
- Fix, charge and collect fees, rents and charges for the use of any buildings or property under its control, and pledge fees, rents and charges for the payment of revenue bonds issued by the authority;
- Accept grants and donations of property, labor or other things of value;
- Create, operate and fund marketing initiatives that benefit only retail or general marketing of the downtown district; and
- Contract for broadband service and wireless technology service in the downtown district.

Creation of the Downtown Development Authority of the Village of Manchester and the Development District

To prevent further deterioration within the downtown business district, on March 21, 2005, the Village of Manchester Council adopted Ordinance No. 251 which created the Downtown Development Authority of the Village of Manchester (the "Authority"). Approval of Ordinance No. 251 included the designation of the boundaries of the downtown district (the "Downtown District") within which the Authority may exercise its powers, and the appointment of eight (8) individuals to serve with the Chief Executive Office on the Authority. A copy of Ordinance No. 251 is included in the Appendix.

Act 197 refers to a "downtown district" as being within a business district that is specifically designated by ordinance of the governing body of the municipality, and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. To develop the Downtown District boundaries, a number of sources were considered. The Village Zoning Map and Master Plan were reviewed. In addition, existing commercial, residential, industrial and institutional land uses were inventoried. After careful consideration of the intent of Act 197, and the intent and purpose stated in the Ordinance No. 251, the Downtown District was configured to include properties which are zoned and used principally for business (see Figure 1).

The location and configuration of the Downtown District enables the adoption of a tax increment plan as a means of financing public improvements. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The Downtown District is experiencing the most concentrated and extensive economic activity within the Village and, therefore, should meet the purpose of Act 197.

The purpose of this Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, streetscape, parking improvements and other facilities needed in the Downtown District to achieve the objectives of the Authority and to prevent further deterioration of the Downtown District while promoting economic growth of benefit to all taxing units located within and benefiting from the Downtown District.

Development Area Citizens Council

The proposed Development and Tax Increment Financing Plan was first presented to the Citizens Council on April 26, 2006. On May 10, 2006 the Citizens Council recommended approval of the Plan to the DDA Board.

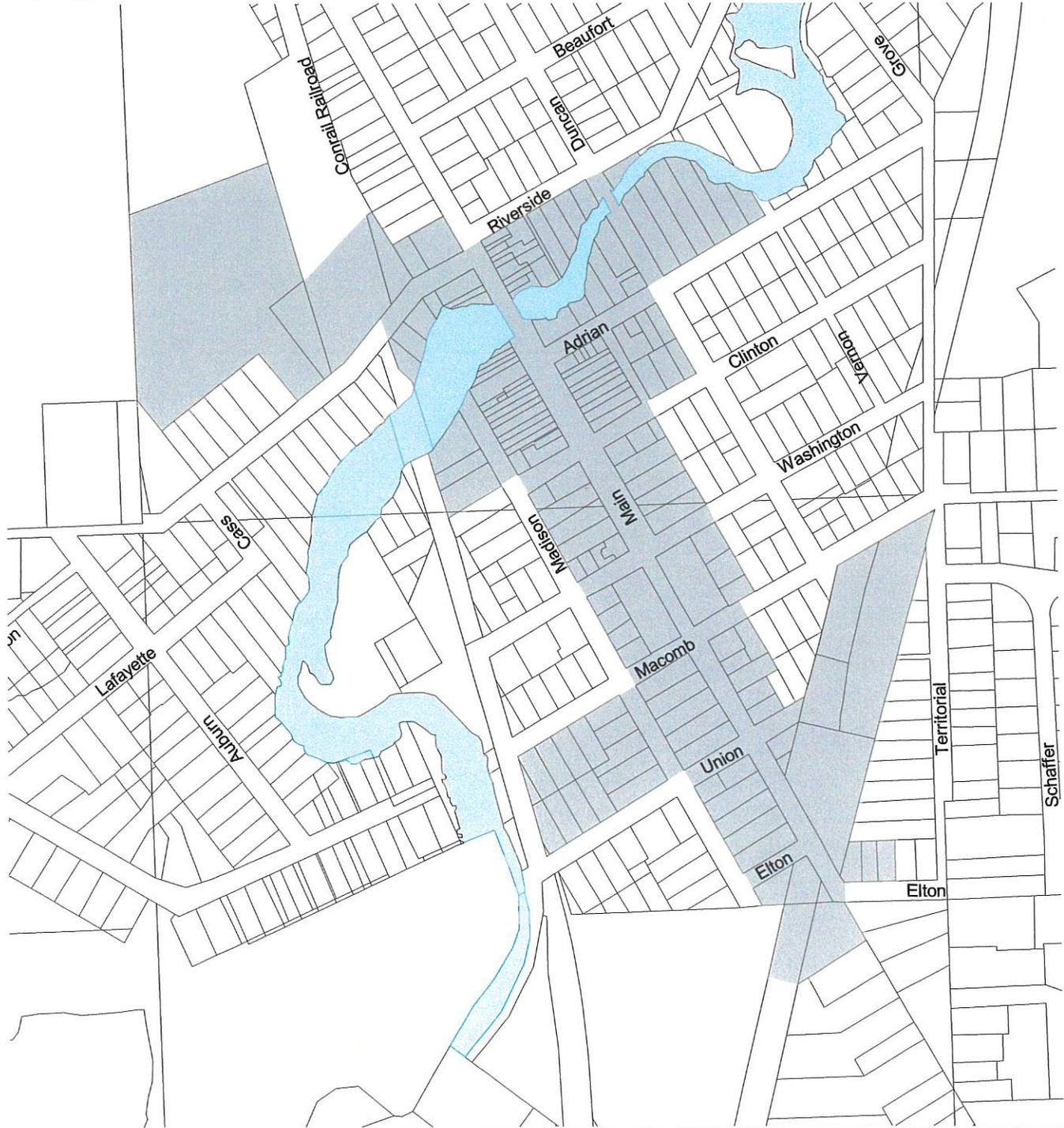
VILLAGE of MANCHESTER

DDA BOUNDARIES

Legend



DDA Boundary



0 250 500 Feet



Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects

DOWNTOWN DEVELOPMENT PLAN

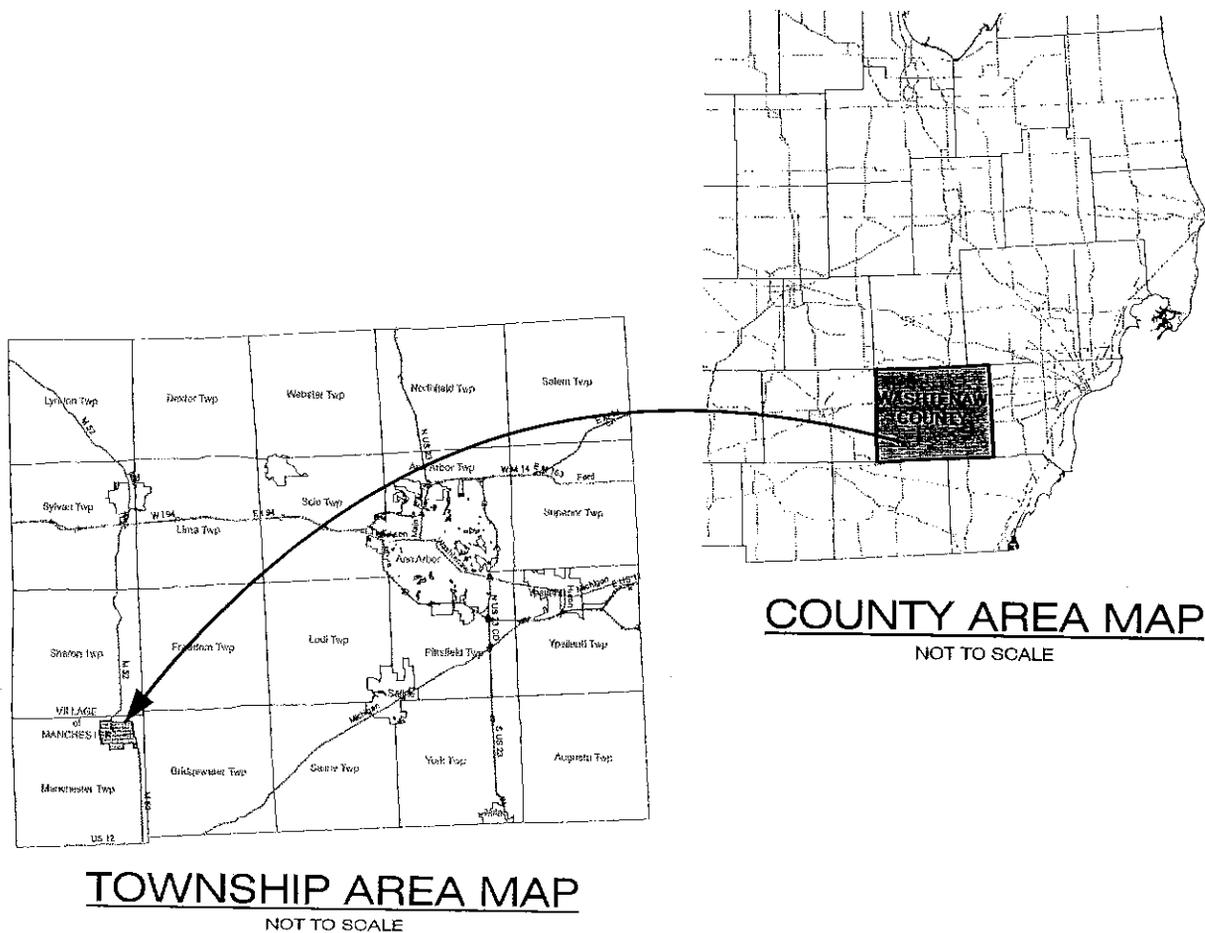
This Development Plan contains the information required by Section 17(2) of Act 197. Additional information is available from the Village Clerk.

Location

The Village is located in southwestern corner of Washtenaw County, Michigan, is approximately two (2) square miles in area and is surrounded on all sides by Manchester Township.

The City of Ann Arbor is located approximately 23 miles to the northeast. Other nearby urban centers include Tecumseh (14 miles to the southeast), Chelsea (14 miles to the north), Saline (15 miles to the northeast), and Brooklyn (19 miles to the southwest).

Figure 2
Location Map



The Development Area (aka Downtown District) encompasses approximately 59.46 acres within the central portions of the Village. The Development Area contains a mix of commercial and residential properties. The downtown and the commercial hub at the west end of the district have served as the focal point of the community. However, the strength of the area has been threatened in recent years by retail competition from areas outside of the Village.

Designation of Boundaries of the Development Area in relation to Highways, Streets, Streams or otherwise.

The Development Area is generally described as encompassing all of the properties within the Central Business District and places west along Main Street. The boundaries are as follows:

- The eastern boundary is M-52, but also includes the northeast corner of M-52 and Main Street (i.e. Funeral Home, Chi-Bro Park and the Washtenaw County Road Commission yard).
- The southern boundary generally follows the CBD boundary and extending west to include the properties fronting on Main Street. The commercial node at Main Street and Elton is also included within the district.
- The western boundary is the commercial node at the corner of Elton and Main Streets.
- The northern boundary generally follows Madison Street, but also includes the residential land between Union and Macomb Streets and extending north to the river. A second extension is located between Clinton and M-52 crossing the river a block north of Madison Street and extending east to Chi-Bro Park.

The following natural features also traverse the Development Area:

- The River Raisin meanders along the northern district boundary and traverses through the central business district in the eastern portions of the Development Area.
- The Development Area is located within the Upper River Raisin Sub-Watershed.

Figure 1 provides a graphic description of the Downtown District (aka Development Area) boundaries along with a depiction of the natural features found within the Development Area. The legal description of the Development Area boundaries is included in the Appendix.

Existing Streets and Public Utilities

The principal north-south street is M-52 which serves to connect to Chelsea and places south as well as the east-west I-94 corridor. The principal east-west street is Main Street which serves to connect to places west. Several north-south streets cross Main Street to provide access to the northern and southern portions of the Village. The streets which run perpendicular to Main Street include Adrian Street, Clinton Street, Washington Street, Macomb Street, Union Street and Elton Street. A few segments of east-west roadways are also located within the district. The east-west roadways include a portion of Territorial Street, Duncan Street and Madison Street.

The Development Area is served by municipal water, storm and sanitary sewer service. Private utility companies servicing the Development Area include SBC, Consumers Energy and Comcast.

Existing Land Use

The Development Area has evolved as the commercial center of the Village and surrounding Manchester Township due to the availability of infrastructure. With the exception of a small pocket of commercial development located outside of the Development Area, the Main Street corridor has become the hub of community.

The Development Area contains the following land use categories: Single Family Residential, Multiple Family Residential Commercial, Institutional, Industrial and Vacant. The location of existing land uses is depicted in Figure 3, and the land use distribution is summarized in Table 1.

Two (2) pockets of commercial land uses exist within the Development Area. The largest node is located within the downtown with a secondary node at the west end of the Development Area, the latter of which includes the Manchester Market. Individual commercially used parcels are also scattered between the downtown and Elton Street. Office uses are interspersed with the commercially used and zoned parcels.

Several large churches are located within the central portions of the Development Area. The DPW yard and SBC switching station are also located adjacent to the northern Conrail railroad between Union and Macomb Streets. The Washtenaw County Road commission yard is located within the extreme northeast corner of the Area.

A moderate amount of land is occupied by single family and multiple family structures. These homes are located within the central portions of the Development Area, interspersed with the churches fronting on West Main Street.

Only a few vacant and/or industrial parcels exist within the Development Area. The largest vacant parcel is located off of Territorial Street with a few pockets adjacent to Madison Street at the river and one on the north side of Madison Street between Union and Macomb Streets.

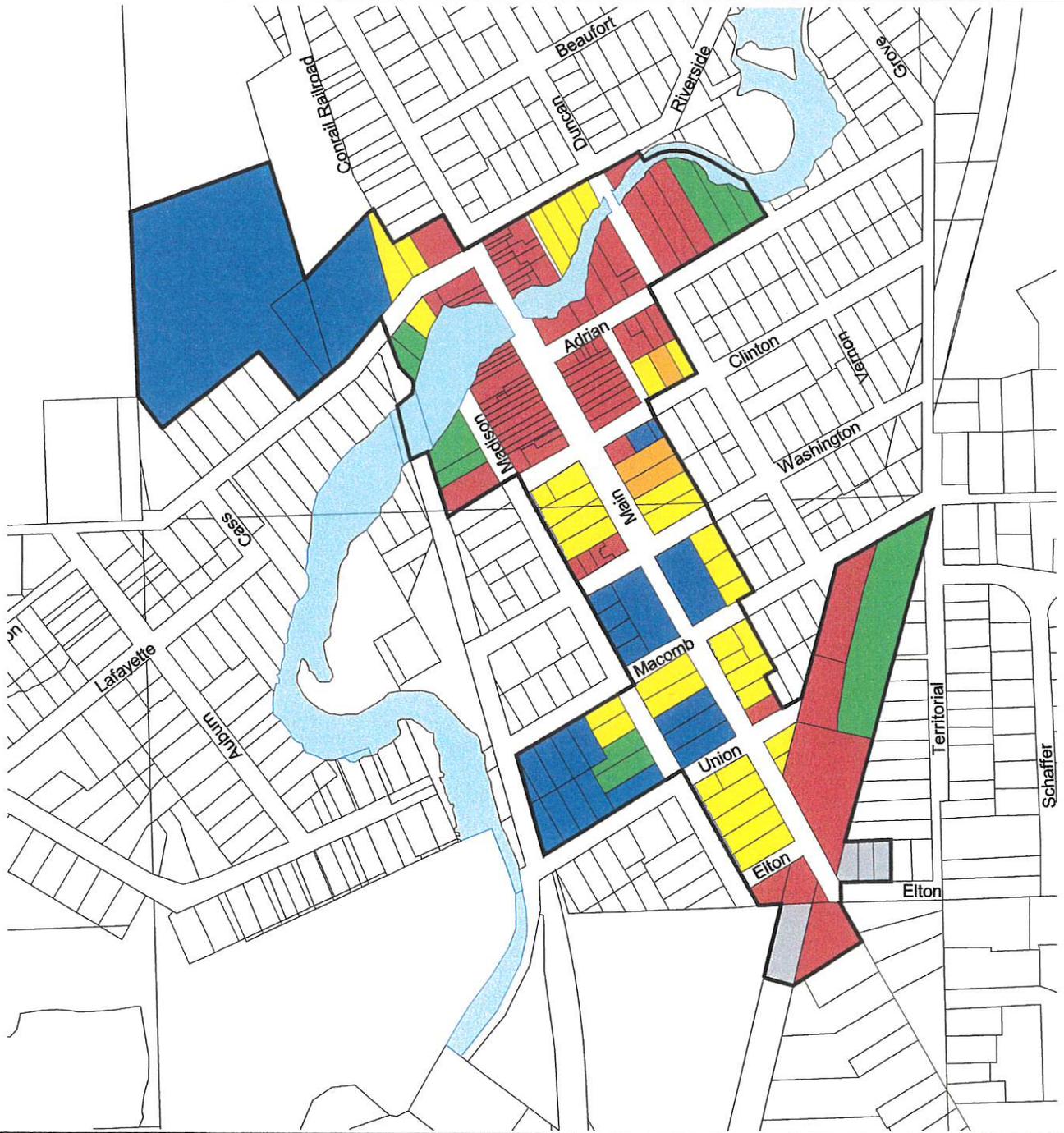
Land Use	Percent of Total
Single Family Residential	17.8%
Multiple Family Residential	1.8
Commercial	30.4%
Institutional	36.4%
Industrial	2.5%
Vacant	11.1%
Total	100%

VILLAGE of MANCHESTER

EXISTING LAND USE

Legend

-  DDA Boundary
-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Institutional
-  Industrial
-  Vacant
-  Water



0 250 500 Feet



Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects

Existing Improvements to be Demolished, Repaired or Altered, Description of Repairs and Alterations, and Estimated Time of Completion

Tables 2-4 denote the existing improvements to be demolished, repaired or altered, a description of the repairs and alternations and the estimated time of completion.

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

Tables 2-4 provide a complete description of the extent and character of each projected improvement which has been contemplated. The estimated time for completing the improvement is also provided in Tables 2-4.

The three (3) phase improvement plan can be summarized as follows: the first harnesses Transportation Enhancement Grant funding in conjunction with the 2008 M-52 reconstruction to jump start the downtown redevelopment; the second phase addresses business development issues, as well as completing the Main Street streetscape; and the third phase begins by selling municipal bonds against future TIF revenues to fund major projects improving the river-front, enhancing parking facilities, and extending streetscape improvements through the rest of the Development Area.

The estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions which may affect project cost. The specific design, scope and exact location of the improvements are also subject to change based upon final design. Therefore, cost estimates are subject to change.

**Table 2
Phase 1 (2006 – 2008) Development Area Plan, Estimated Costs and Time of Completion**

DDA Operations:

Item	Description	Cost
Marketing & promotion	Participate in community promotions and advertising.	\$ 500/yr.
Administration	Prepare Annual Report and participate in audit per PA-197 requirements	\$ 500/yr.
Volunteer Projects	See following list.	\$ 1,000/yr.
Total Annual Cost		\$ 2,000

Main Street Enhancement:

Item	Description	Cost
Signage	Decorative way and street signs of coordinated historic theme.	\$ 3,500
Remove existing concrete & excavation.	Main Street-Ann Arbor St. to Clinton St. Adrian Street-Main to Ockrow	\$ 15,000
Route lighting lines underground.	Main Street-Ann Arbor St. to Clinton St. (materials only)	\$ 6,500
Decorative sidewalk inserts.	Replace sidewalk sections along curbs with brick pavers or stamped concrete.	\$ 35,600
Streetlights	Replace streetlights & poles (historic theme) on Main Street-Ann Arbor St. to Clinton St. Concrete removal & excavation Route Adrian Street lighting lines underground (materials & installation) Replace sidewalk sections along curbs with brick pavers or stamped concrete.	\$ 120,000
Remove & replace trees with more suitable types	Locate to minimize blocking of business signs and entrances.	\$ 16,800
Replace Curb & Gutter	Main Street-Ann Arbor St. to Clinton St. Adrian Street-Main to Ockrow, including additional bump-out on north side.	\$ 14,240
Replace Sidewalks	Main Street-Ann Arbor St. to Clinton St. Adrian Street-Main to Ockrow	\$ 33,540
Main Street Streetscape	Create two wide sidewalk areas with seating benches, flowerboxes, trash cans, bicycle racks and newspaper racks as appropriate.	\$ 33,795
Additional Costs	Engineering (12%) Contingencies (10%)	\$ 33,475 \$ 27,900
Total Project Cost		\$ 340,350

M-52 Enhancement Project:

Item	Description	Cost
Straighten intersection of M-52 & Main St. as ROW permits.	<ul style="list-style-type: none"> • Relocate Ann Arbor Street side of intersection 35 feet east. • Relocate Riverside Street side of intersection 15 feet west. 	Part of MDOT Highway
Remove existing concrete & excavation.	Additional beyond highway rebuild requirements.	\$ 5,000
Replace curb & gutter.	Ann Arbor & Riverside Streets in District.	\$ 24,940
Replace sidewalks.	Ann Arbor & Riverside Streets in District.	\$ 32,610
Streetlights & poles.	Replace streetlights & poles (historic theme) on Ann Arbor and Riverside Streets.	\$ 80,000
Crosswalks (stamped concrete or brick paver inlays), when streets are resurfaced.	<ul style="list-style-type: none"> • M-52 at Main Street. (3-north, west & south) • Ann Arbor Street at Chi-Bro Park. 	\$ 22,880
Streetscape northwest corner of Main & Ann Arbor Streets	Total Streetscape Cost	\$ 3,950
Additional Costs	Engineering (12%) Contingencies (10%)	\$ 20,325 \$ 16,940
Total Project Cost		\$ 206,645

DDA Volunteer Projects:

Item	Description	Cost
Develop and maintain a comprehensive building inventory	Compile with volunteers Cost is for printing	\$ 50
DDA newsletters, announcements & construction information.	Publishing and printing costs.	\$ 500
Clean up Adrian/Ockrow parking lot	Purchase materials required.	\$ 1,000
Clean up parking lot and riverfront at the east end of Madison Street.	Purchase materials required.	\$ 1,500
Work with businesses to promote the downtown through joint marketing events	Fund only as available from operations budget.	N/A
Work with newspapers on articles about DDA activities, list of contractors, architects, etc; possibly including contest recognition of a "store of the year".	Substantial press coverage of DDA Investigation had minimal impact on public awareness.	N/A
Develop and maintain internal & external communication vehicles.	Information support for Village or Chamber website.	\$ 100
Work with civic organizations to sponsor special activities & events.	Fund only as available from operations budget.	N/A
Work with Historical District on colors, informational packets, etc.	Only when/if Historic District is established	N/A
Advertise local events outside of Manchester trade area	Fund only as available from operations budget.	N/A
Create "Downtown Living", similar to Ann Arbor DDA Citizens Council Publication	Delegate to Citizens Council	N/A
Total Volunteer Project Cost		\$ 3, 150

TABLE 2 NOTES:

Objectives:

- Cooperatively work with Village and MDOT on the M-52 project, including application for Transportation Enhancement grants to fund Main Street improvements.
- Advance the DDA as an autonomous financial and administrative entity.
- Coordinate low cost, volunteer activities that promote the Downtown, improve parking, attract new businesses, and demonstrate potential to the community.

Financial Assumptions:

- 20% match M-52 Transportation Enhancement grant (\$165,320).
- 40% match Main Street Transportation Enhancement grant (\$216,580).
- Estimated TIF revenue (3 years) is \$31,952.
- Village Funding for Main Street improvements (\$118,600).
- Village Funding for M-52 in District (\$41,325).

Table 3
Phase 2 (2009 – 2011) Development Area Plan, Estimated Costs and Time of Completion

DDA Operations:

Item	Description	Cost
Marketing & advertising Co-market activities within the downtown.	Participate in community promotions and advertising.	\$2,500/yr.
Administration	Prepare Annual Report and perform audit per PA-197 requirements.	\$ 1,200/yr.
Streetscape Maintenance		\$ 1,000/yr.
Volunteer Projects	Continue Phase 1 list.	\$ 1,330/yr.
Total Annual Cost		\$ 6,030/yr.

Moderate Cost Projects:

Item	Description	Cost
Establish a downtown vision, brand and identity	Downtown Development program grant (50% match required)	\$ 30,000
Streetlights on Adrian Street	Replace streetlights & poles (historic theme) on Adrian Street. Install decorative pavement. Tree removal and replacement. Engineering & contingencies	\$ 50,710
Create and maintain a business recruitment program.	\$1,500/year	\$ 4,500
Total Project Cost		\$ 85,210

TABLE 3 NOTES:

Objectives:

- Pursue “development planning grant” program to define Downtown marketing and business development strategy.
- Develop DDA administrative and project management capabilities.
- Continue supporting low cost, volunteer activities to improve and promote Downtown Manchester.
- Implement several moderate cost projects.
- Cooperatively work with the Village on Downtown maintenance projects.

Financial Assumptions:

- 50% match for Michigan Main Streets program (“development planning grant”).
- Estimated TIF revenue (3 years) is \$ 83,318.

Table 4
Phase 3 (2012 – 2036) Development Area Plan, Estimated Costs and Time of Completion

DDA Operations:

Item	Description	Cost
Marketing & promotion		\$ 3,000/yr.
Hire DDA Director	Part-time major projects manager.	\$ 12,500/yr
Administration		\$ 2,000/yr.
Streetscape maintenance	Cooperative with Village DPW	\$ 2,000/yr.
Volunteer Projects	Continue Phase 1 list.	\$ 1,590/yr.
Total Annual Costs		\$ 21,090/yr.

Major Project Items:

Item	Cost
Architectural Design for entire Downtown District	\$ 97,000
Adrian Street Streetscape	\$ 5,600
Incentives & assistance to develop new mixed use buildings & elder housing. Incentives and assistance to redevelop existing buildings: <ul style="list-style-type: none"> • Public-private partnership to create community entertainment venues. • Consult with property owners to evaluate & upgrade existing buildings and lighting. 	\$ 50,000
Land acquisition for infrastructure improvements.	\$ 180,000
Construct river board-walk from Madison St. to Main St. bridge. Work with Village to improve walking trail along Railroad Right-of-Way to County Park's Leonard Preserve.	\$ 63,750
Improve Madison Street parking area.	\$ 134,000
Crosswalks (stamped concrete or brick paver inlays), when streets are resurfaced.	\$ 22,880
Expand parking lot between Ockrow & Duncan	\$ 50,000

Item	Cost
Dredge mill pond above the Main Street Dam	\$ 25,000
Duncan Street Sidewalks between Riverside and Clinton Streets.	\$ 45,500
Replace railings & install streetlights on Duncan bridge	\$ 10,000
Streetlights on Clinton St.-Ockrow to Madison	\$ 40,000
Bury power lines on Clinton St.-Ockrow to Madison	\$ 25,000
Streetscape Clinton St.-Ockrow to Madison	\$ 6,320
River walk from railroad ROW to Main St.	\$ 44,000
Bury utility lines on Main St.-Clinton to Elton	\$ 57,000
Streetlights on Main St.-Clinton to Elton	\$ 80,000
Riverfront development between Macomb & Union St. in a public/private business development partnership.	\$ 50,000
Bury utility lines on Macomb St.-Main to river	\$ 28,500
Streetlights on Macomb St.-Main to river	\$ 40,000
Bury utility lines on Macomb St.-Main to river	\$ 28,500
Streetlights on Union St.-Main to river	\$ 40,000
Walking Bridge across Mill Pond connecting old railroad ROW.	\$ 750,000
Bury power lines on M-52 (costly high-power cables)	\$ 250,000
Streetscape Ann Arbor St.-to Chi-Bro Park	\$ 5,600
Bury power lines on Duncan St. (costly high-power cables)	\$ 250,000
Total Project Cost	\$ 2,378,650

TABLE 4 NOTES:

Objectives:

- Implement “development planning grant” program recommendations.
- Sell Municipal Bonds against TIF revenues in 2012 to fund major projects.
- Create architectural design of entire Downtown District.
- DDA administration and project management capabilities fully implemented.
- Hire part time Downtown Development Director to manage major projects.
- Implement major downtown improvement projects per planned priorities.
- Continue supporting low cost, volunteer activities to improve and promote Downtown Manchester.
- Cooperatively work with Village on Downtown maintenance projects.

Areas Left as Open Space

While the Development Plan does not propose to leave areas for open space, all future development within the corridor shall be coordinated with the Village Master Plan.

Portion of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the Village

In the event the Authority desires to sell, donate, exchange or lease property to or from the Village, it will follow the established procedures of the Village.

Desired Zoning Changes

While the Development Plan does not propose to rezone any parcels within the DDA, any future recommendations will comply with the established Village Zoning Ordinance procedures.

Changes in Streets, Street Levels, Intersections, and Utilities

Street, street level, intersection and utility changes to be initiated by the Authority are described in Tables 2-4.

Method of Financing the Development and Ability to Arrange the Financing

Financing of the costs associated with the implementation of the Development Plan will be accomplished by the use of one or more of the following:

- Tax increment revenues.
- Revenues received from issuance by the Authority or the Village of revenue bonds.
- Revenues from Authority owned, leased or sold property.
- Donations received by the Authority.
- Funds obtained from other sources approved by the Village Council (i.e. general obligation bonds, special assessment bonds, County bonds, installment purchase contracts, CDBG funds, etc.).
- Federal and state grants.
- Levy of tax by the Authority, if approved by the Village Council, as authorized by the provisions of the Downtown Development Authority Act.

Persons or Corporations to Whom or to Which All or a Portion of the Development is to be Leased, Sold, or Conveyed, and Project Beneficiaries

In the event the Authority desires to sell, donate, exchange or lease property to or from private persons or corporations, it will follow the established procedures of the Village.

Procedures for Leasing, Purchasing or Conveying

The procedures for leasing, purchasing and conveying are outlined in the approved Downtown Development Authority Bylaws (see Appendix).

Estimates of the Number of Persons Residing in the Development Area

There are approximately 142 residents within the Development Area.

Relocation of Displaced Persons

There will be no persons or households displaced as a result of implementation of the Development Plan. Therefore, the provisions of Act 197 regarding the displacement of persons are not applicable. Furthermore, since there is no relocation activity, there is no necessity for compliance with Act 227 of the Public Act of 1972 as amended.

TAX INCREMENT FINANCING PLAN

Tax Increment Procedure

Tax increment revenue to be transmitted to the Authority is generated when the current taxable value of all properties within the Development Area exceed the initial taxable value of the properties. The initial taxable value is defined in Act 197 as "the most recently assessed value of all taxable property within the boundaries of the Development Area at the time the ordinance establishing the Development Area is approved." The current taxable value refers to the taxable value of all properties within the Development Area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current taxable value exceeds the initial taxable value is defined as the "captured taxable value." The tax increment revenue transmitted to the Authority results from applying the total tax levy of all taxing units within the development area to the captured taxable value (see Table 5).

Increases in taxable values within the Development Area which result in the generation of tax increment revenues, can result from any of the following:

- a. Construction of new developments occurring after the date establishing the "initial taxable value."
- b. Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the "initial taxable value."
- c. Increases in property values which occur for any other reason.

Tax increment revenues transmitted to the Authority can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements as described in the Development Plan, or can be pledged for debt services on general obligation tax increment bonds issued by the Village.

The Authority may expend tax increment revenues only in accordance with this Tax Increment Financing Plan; surplus revenues revert proportionally to the respective taxing jurisdictions. This Tax Increment Financing Plan may be modified upon approval of the Village Council after notification and hearings as required by Act 197. When the Village Council finds that the purpose for which this Plan was established have been accomplished, they may abolish this Plan.

Table 5
Summary of Estimated Taxable Value Growth and Projected Revenues

Fiscal Year	Taxable Value	Captured Taxable Value	Captured Tax Revenues by Taxing Jurisdictions					Total Captured Tax Revenues
			Village	County	Township	Library	Comm. College	
2005/2006	6,289,943	-	-	-	-	-	-	-
06/07	6,478,641	188,698	2,931	1,047	332	198	712	5,220
07/08	6,673,001	383,058	5,949	2,126	674	402	1,446	10,597
08/09	6,873,191	583,248	9,058	3,237	1,026	612	2,202	16,135
09/10	7,079,386	789,443	12,261	4,381	1,388	829	2,980	21,839
10/11	7,291,768	1,001,825	15,559	5,559	1,762	1,052	3,782	27,714
11/12	7,510,521	1,220,578	18,956	6,773	2,147	1,282	4,607	33,765
12/13	7,735,837	1,445,894	22,456	8,024	2,543	1,518	5,458	39,998
13/14	7,967,912	1,677,969	26,060	9,312	2,951	1,762	6,334	46,418
14/15	8,206,949	1,917,006	29,772	10,638	3,372	2,013	7,236	53,031
15/16	8,453,157	2,163,214	33,596	12,004	3,805	2,271	8,166	59,842
16/17	8,706,752	2,416,809	37,534	13,412	4,251	2,538	9,123	66,857
17/18	8,967,955	2,678,012	41,591	14,861	4,710	2,812	10,109	74,083
18/19	9,236,993	2,947,050	45,769	16,354	5,183	3,094	11,125	81,526
19/20	9,514,103	3,224,160	50,073	17,892	5,671	3,385	12,171	89,192
20/21	9,799,526	3,509,583	54,506	19,476	6,173	3,685	13,248	97,087
21/22	10,093,512	3,803,569	59,072	21,107	6,690	3,994	14,358	105,220
22/23	10,396,317	4,106,374	63,774	22,788	7,222	4,312	15,501	113,597
23/24	10,708,207	4,418,264	68,618	24,518	7,771	4,639	16,678	122,225
24/25	11,029,453	4,739,510	73,607	26,301	8,336	4,976	17,891	131,111
25/26	11,360,337	5,070,394	78,746	28,137	8,918	5,324	19,140	140,265
26/27	11,701,147	5,411,204	84,039	30,028	9,517	5,682	20,426	149,693
27/28	12,052,181	5,762,238	89,491	31,976	10,135	6,050	21,751	159,404
28/29	12,413,747	6,123,804	95,106	33,983	10,771	6,430	23,116	169,406
29/30	12,786,159	6,496,216	100,890	36,049	11,426	6,421	24,522	179,708
30/31	13,169,744	6,879,801	106,847	38,178	12,100	7,224	25,970	190,319
31/32	13,564,836	7,274,893	112,983	40,371	12,795	7,639	27,461	201,249
32/33	13,971,781	7,681,838	119,8304	42,629	13,511	8,066	28,997	212,507
33/34	14,390,935	8,100,992	125,813	44,955	14,428	8,506	30,580	224,102
34/35	14,822,663	8,532,720	132,518	47,351	15,007	8,959	32,209	236,045
35/36	15,267,343	8,977,400	139,424	49,818	15,789	9,426	33,888	248,346

Notes: Base figures provided by the Village Assessor, projected figures are based on 3% increase from FY 05/06 onward.

Tax Increment Financing Area

The area selected to incorporate tax increment financing shall include the entire Development Area, as previously described.

Bonded Indebtedness to be Incurred

The Authority anticipates incurring bonded indebtedness to finance future projects within the Development Area. The total bonded indebtedness will not exceed \$3,000,000 over the life of the Plan.

Duration of the Program

For the purposes of this program, the initial taxable value of all real and personal property within the Development Area was taken as of December 31, 2005 with a 2005 base year. The duration of the program is for a period of 30 years, ending 2035, with accrued tax collections ending in 2036.

Estimated Impact on Taxing Jurisdictions

The taxing units affected by this Tax Increment Financing Plan and their 2005 millage rates are illustrated in Tables 5 and 6.

The Authority proposes that all of the eligible taxes levied on the captured taxable value within the Development Area be used by the Authority to the extent needed from year to year to accomplish the purposes of this Tax Increment Financing Plan.

The proposed creation of the Development Area shall in no way diminish the existing taxable values of property within the area boundaries. The local taxing jurisdictions shall, therefore, suffer no loss of existing tax revenues.

As provided for by Act 197, tax revenues generated from within the Development Area prior to the adoption of this Tax Increment Financing Plan will continue to be distributed to all taxing jurisdictions during the duration of this Plan. Upon completion of this Tax Increment Financing Plan, all additional tax revenues having been captured by the Authority will be distributed proportionately to the taxing jurisdictions.

The Authority proposes to continue to improve and strengthen the Development Area. This is to be accomplished by using the additional tax revenues generated in the Development Area to make public improvements and induce private redevelopment.

It is anticipated that the public improvement proposed for the Development Area, and the private improvements they induce will provide long term stability and growth in the Downtown District. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the well being of the Downtown District for stability and growth. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time this Tax Increment Financing Plan is completed; and increases in property valuation throughout the entire community.

Pursuant to Act 197, as amended, the Authority shall fully inform the members of the Washtenaw County Board of Commissioners, the Washtenaw County Intermediate School District and the Manchester School Boards of the fiscal and economic implications of the Plan.

Table 6 Taxing Jurisdictions and 2005 Millage Rates	
Village of Manchester	15.5306
Washtenaw County	5.5493
Manchester Township	
Operating	0.9088
Voted Operating	0.2500
Fire	0.2500
Road	0.3500
District Library	1.0500
Community College	3.7748
Total	27.6635

Plan for the Use of Tax Increment Revenues

Revenues

Estimates of projected tax increment revenues and increases in State Equalized Valuation resulting from increases in existing tax base and new development are provided in Tables 5 and 7. For sake of illustration, the millage rate of 27.6635 has been used.

Expenditures

The known operations expenditure of the tax increment revenues are illustrated in Table 7. All other estimated expenditures are outlined in Tables 2-4 of the Development Plan.

Priorities

In the event that tax increment revenues are greater or less than projections used for the purposes of this Tax Increment Financing Plan, the available funds will be used to complete the Development Plan in accordance with the following directive: The Authority and Village Council will evaluate those projects which are the most beneficial and best meet the goals of the Development Plan and adjust the project importance accordingly.

**Table 7
Tax Increment Financing Plan**

Fiscal Year	Revenues ¹	Operations/ Misc. ²	Money Available for Projects / Programs ³
05/06	-	-	-
06/07	5,220	2,000	3,220
07/08	10,597	2,000	8,597
08/09	16,135	2,000	14,135
09/10	21,839	6,030	15,809
10/11	27,714	6,030	21,684
11/12	33,765	6,030	27,735
12/13	39,998	21,090	18,908
13/14	46,418	21,934	24,484
14/15	53,031	22,811	30,220
15/16	59,842	23,723	36,119
16/17	66,857	24,672	42,185
17/18	74,083	25,659	48,424
18/19	81,526	26,686	54,840
19/20	89,192	27,753	61,439
20/21	97,087	28,863	68,224
21/22	105,220	30,018	75,202
22/23	113,597	31,218	82,379
23/24	122,225	32,467	89,758
24/25	131,111	33,766	97,345
25/26	140,265	35,116	105,149
26/27	149,693	36,521	113,172
27/28	159,404	37,982	121,422
28/29	169,406	39,501	129,905
29/30	179,708	41,081	138,627
30/31	190,319	42,724	147,595
31/32	201,249	44,433	156,816
32/33	212,507	46,211	166,296
33/34	224,102	48,059	175,043
34/35	236,045	49,982	186,063
35/36	248,346	51,981	196,365

Notes: Base figures provided by the Village Assessor.

1 = Revenues are based on Captured Real Property Tax only.

2 = Beginning in FY 13/14 the annual operations expenses increase at a rate of 4% per year to cover increasing costs for a DDA Director.

3 = Money Available for Projects / Programs is based on subtracting Expenses from Revenues for Fiscal Year.

APPENDIX

ORDINANCE NO. 251

AN ORDINANCE CREATING A DOWNTOWN DEVELOPMENT AUTHORITY FOR THE VILLAGE OF MANCHESTER, DESIGNATING BOUNDARIES OF THE DOWNTOWN DISTRICT AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

THE VILLAGE OF MANCHESTER ORDAINS:

Section 1. Title. This ordinance shall be known as the "Downtown Development Authority Ordinance" of the Village of Manchester.

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

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

"Authority" means the Manchester Downtown Development Authority created by this ordinance.

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the President of the Village.

"Village" means the Village of Manchester, Michigan.

"Council" or "Village Council" means the Village Council of the Village.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

Section 4. Creation of Authority. There is hereby created pursuant to Act 197 a downtown development authority for the Village. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the "MANCHESTER DOWNTOWN DEVELOPMENT AUTHORITY". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of a power in this

ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

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

Section 6. Description of Downtown District. The Downtown District shall consist of the territory in the Village described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197.

Section 7. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Chief Executive Officer and 8 members. Members shall be appointed by the Chief Executive Officer, subject to approval by the Council. Not less than a majority of the members shall be persons having an interest in property located in the Downtown District. Not less than 1 of the members shall be a resident of the Downtown District, if the Downtown District has 100 or more persons residing within it. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made by the Chief Executive Officer for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Council. In the event that the Board determines to employ a Director of the Authority, such Director shall furnish a bond in the penal sum of One Hundred Dollars (\$100.00) payable to the Authority for use and benefit of the Authority and shall file the same with the Village Clerk of the Village.

Section 8. Powers of Authority. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

Section 9. Fiscal Year; Adoption of Budget.

(a) The fiscal year of the Authority shall begin on July 1st of each year and end on June 30 of the following year, or such other fiscal year as may hereafter be adopted by the Council.

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

(c) The Authority shall submit financial reports to the Council at the same time and on the same basis as departments of the Village are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the Village and copies of the audit report shall be filed with the Council.

Section 10. Section Headings: Severability: Repealer. Section headings are provided for convenience only and are not intended to be part of this ordinance. If any portion of this ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 11. Publication. Recording and Filing. This ordinance shall be published once after its adoption in full in The Manchester Enterprise, a newspaper of general circulation in the Village of Manchester and the Village Clerk shall file a certified copy of the ordinance with the Michigan Secretary of State promptly after its adoption.

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

Legal Description of the Downtown Development Area

That part of the Village of Manchester described as:

THAT PT OF MICH. CEN. R.R. & N.Y.C.R.R.-YPSILANTI BRANCH LYING WITHIN VILLAGE LIMITS, EXC THAT PT LYING EAST OF GRANGER AND MORGAN'S ADD, ALSO

COM AT CENT OF SEC 2, TH N 88 DEG 55' E 33 FT, TH S 00 DEG 15' E 59.16 FT IN THE E LINE OF ANN ARBOR ST, TH S 38 DEG E 722.52 FT IN E LINE OF ANN ARBOR ST FOR A POB, TH N 52 DEG E 18 RDS, TH S 38 DEG E 148.30 FT TO THE N LINE OF RAILROAD LAND, TH SW'L Y ALONG THE N LINE OF ' RAILROAD LAND TO A POINT IN THE E LINE OF ANN ARBOR ST, TH N 38 DEG W 2 RDS IN E LINE OF ANN ARBOR ST TO THE POB, ALSO

COM AT CENT OF SEC 2, TH N 88 DEG 55' E 418.20 FT IN THE E & W 1/4 LINE FOR A POB, TH N 88 DEG 55' E 621.50 FT IN THE E & W 1/4 LINE, TH S 18 DEG 20' E 498.40 FT, TH S 74 DEG 30' W 432.40 FT TH N 38 DEG W 148.30 FT, TH S 52 DEG W 18 RDS, TH N 38 DEG W 122 FT IN THE E LINE OF ANN ARBOR ST, TH N 52 DEG 00' E 198 FT TH N 38 DEG W 410.65 FT, TH N 52 DEG 00' W 146.60 FT TO POB, ALSO

BEG AT THE NW COR OF LOT 1, BLK 32 ORIGINAL PLAT OF VILLAGE OF MANCHESTER, TH N 29 DEG W 7.24 FT IN THE E LINE OF ANN ARBOR ST, TH N 53 DEG 45' W 101.04 FT IN THE E LINE OF ANN ARBOR ST, TH NE'L Y IN THE S LINE OF THE LAKE SHORE & MICHIGAN SOUTHERN RAILROAD TO A POINT WHICH IS N 29 DEG W 17.55 FT FROM THE NE COR OF LOT 4, BLK 32 OF AFORESAID PLAT, TH S 29 DEG E 17.55 FT TO THE NE COR OF LOT 4, BLK 32 OF AFORESAID PLAT, TH S 61 DEG W 264 FT ALONG THE N LINE OF SAID BLK 32 TO THE POB, ALSO

ALL THAT PART OF PENN CEN R/W - JACKSON BRANCH, LYING BTWN CIL MAIN ST & W/L OF SEC 2 T4S R3E-EXC THAT PART W OF FOLLOWING LN: COM AT SW COR OF SEC, TH N 1 W 803.22 FT, TH S 75 E 522.82 FT TO POB, TH N 1 W TO NIL RR R/W & POE, ALSO

""

COM AT SE COR OF W 1/2 OF SW 1/4 OF SEC, TH N 1 DEG W 6.44 CHNS IN THE E LINE OF W 1/2 OF SW 1/4 TO THE S LINE OF THE LAKE SHORE & MICHIGAN SOUTHERN RAILROAD FOR A POB, TH S 1 DEG E 1.34 CHNS IN E LINE OF W 1/2 OF SW 1/4, TH S 61 DEG W 148 FT IN CENT OF JACKSON RD, TH N 29 DEG W 259.8 FT TO S LINE OF THE RAILROAD TH S 75 DEG E 263.32 FT IN S LINE OF THE RAILROAD TO POB, ALSO

COM AT S 1/4 COR SEC 1/2, TH S 87-05 W 51.34 FT TO A POB, TH N 76-33 W 1254.40 FT, TH N 58-54 E 391.88 FT, TH S 76-33 E 716.39 FT, TH S 29-48 E 370.69 FT TO THE POB, ALSO

"

ALL OF BLOCKS 1,2,3,7,21,22,23,24,25,28,31, & 40, ALSO

LOTS 1 THRU 4. BLK 5, ALSO LOTS 1 THRU 5 BLK 4, ALSO LOTS 1,2,3 BLK 6, ALSO LOTS 4 & 5 EXC S'L Y 41 FT THEREOF BLK 6, ALSO LOTS 1 THRU 6 BLK 17, ALSO BEG AT THE NE COR OF BLOCK 17, THSE'LY ALONGTHEWLINE OF WATER ST TO THE NE'LY BANK OF RIVER RAISIN, TH NWL Y ALONG THE NE'LY BANK OF RIVER RAISIN TO THE S LINE OF DUNCAN ST, TH NE'LY ALONG THE S LINE ,OF DUNCAN ST TO THE POB, ALSO LOTS 1 & 2 BLK 32, ALL IN ORIGINAL PLAT OF VILLAGE OF MANCHESTER, ALSO

LOTS 1THRU 61 OF W. COWAN'S ADDITION, ALSO LOTS 3, 4, & 5 CASE'S ALTERATION.

**MANCHESTER DOWNTOWN DEVELOPMENT AUTHORITY
BYLAWS**

**ARTICLE I
BOARD OF DIRECTORS**

Section 1. The business and property of the Authority shall be managed and directed by the Board of Directors, as provided for in the ordinance creating the Authority.

Section 2. The fiscal year of the Authority shall begin on July 1st of each year and end on the next succeeding last day of June. The Board annually at its first regular meeting in July shall designate a Chairman, a Vice Chairman, a Secretary, and a Treasurer. The officers so elected shall serve a term of one (1) year or any part thereof as may be determined, and until a successor is designated. No term of office created under this section shall extend beyond the term of the member designated.

Section 3. The Board may exercise all powers provided by Act 197, Public Acts of Michigan, 1975, as amended, or otherwise by law including those bestowed by Village Ordinance #251 establishing the Authority.

Section 4. The Board shall cause an annual audit of its business to be made and the result thereof shall be submitted to the Village Council.

Section 5. The Village of Manchester Conflict of Interest Policy, as amended, shall govern Board members, officers and employees who have a direct interest in any matter before the Authority. The disclosures and actions under this policy shall become part of the record of the Authority's official proceedings.

**ARTICLE II
MEETINGS**

Section 1. Meetings of the Board shall be held in accordance with the provisions of the Michigan Open Meetings Act, being Act 267 of the Public Acts of Michigan, 1976, as amended and shall be held in the Village of Manchester, County of Washtenaw, State of Michigan.

Section 2. Special meetings shall be held whenever called by direction of the Chairman, Director, or any two (2) members of the Board on two (2) days written notice of the time and place of meeting. A waiver of notice in writing signed by a member entitled to such notice, whether before or after the time of the meeting, shall be deemed equivalent to the giving of such notice.

Section 3. Five (5) members of the Board shall constitute a quorum. A majority vote of this quorum shall be necessary for the transaction of any and all business or the passage of any resolution. Amendment of the Bylaws, approval of the Development Plan, and approval of major contracts by the Board shall require the vote of not less than a majority of the members of the Board then in office.

Section 4. The Chairman shall prepare agendas for all meetings and send them to the Authority members at least forty-eight hours prior to the meeting or may direct the Director of the Authority or the Secretary to so do. Any member of the Authority may request any item to be placed on the agenda.

Section 5. The conduct of all meetings shall be guided by Robert's Rules of Order.

Section 6. MEMBERS OF THE BOARD SHALL BE EXPECTED TO ATTEND ALL REGULAR AND SPECIAL MEETINGS OF THE BOARD UNLESS OTHERWISE EXCUSED. MEMBERS MAY EXCUSE THEMSELVES FROM ANY REGULAR OR SPECIAL MEETING OF THE BOARD AS NECESSARY, BY NOTIFYING THE CHAIRMAN OR VICE CHAIRMAN OF THEIR PLANNED ABSENCE.

ARTICLE III OFFICIALS

Section 1. The Chairman shall preside at meetings of the Board, shall discharge the duties of a presiding officer, and perform such duties as may be assigned by the Board from time to time. He/She shall be liaison and spokesperson to the Village Council, the public and the news media.

Section 2. The Vice Chairman shall perform the duties of the Chairman in the Chairman's absence and such other duties as shall from time to time be assigned by the Board.

Section 3. The Secretary shall maintain custody of the official seal and of records, books, documents, or other papers of the Authority not required to be maintained by the Treasurer. The Secretary shall attend meetings of the Board and keep a record of its proceedings, and shall perform such other duties delegated by the Board.

Section 4. The Treasurer shall keep the financial records of the Authority and, together with the Director, shall approve all vouchers for the expenditure of funds of the Authority. The Treasurer shall perform such other duties as may be delegated by the Board and shall furnish bond in an amount as prescribed by the Board.

ARTICLE IV FINANCIAL

Section 1. All expenditures require that the appropriate fund is budgeted and that sufficient funds are available at the time of the purchase.

Section 2. All expenditures shall be authorized by vouchers approved by the Treasurer and the Chairman.

Section 3. All checks shall be signed by the Treasurer and countersigned by either the Chairman or the Secretary, except as otherwise provided by the Board.

Section 4. Purchases of in excess of one thousand dollars (\$1,000) require a majority vote of the DDA Board, by roll call, during a regular or special session.

Section 5. Purchases in excess of five thousand dollars (\$5,000) require the development of a Request for Quotation, Request for Proposal or Request for Bid, except when deemed impractical or inappropriate by a majority vote of the Board, or in the case of an emergent need. In the event the contract would be for over \$20,000, the Authority shall follow the requirements of Public Acts 167 and 168 of 1993 and the resolution passed December 1993 and attached to this policy. The Board may exempt contracts for Professional Services when the contract involves construction and the cost is less than the engineering estimate from the Village Engineer.

A. Bid Procedure

1. Notice Inviting Bids: A notice of inviting bids shall be published in local publications at least ten days preceding the date set for receipt of the bid.
2. Bidder's List: Bids shall be solicited from responsible, prospective suppliers who have requested their names be added to the bidder's list. Invitations shall be limited to vendors whose commodities or services are similar in character and ordinarily handled by the trade group to which the invitations are sent.
3. Bids shall be sealed and identified as a bid on the envelope and submitted to the Treasurer.
4. Late bids may, at the Board's discretion, be returned unopened to the bidder.
5. Bid Opening: Bids shall be opened in public at the time and place stated in the public announcement.

B. Award of Contract and Rejection of Bids

1. The Board shall have the authority to reject any and all bids when the public interest will be served thereby.
2. The Board shall not accept the bid of a contractor who is in default of the payment of taxes, licenses, or other monies due the Village.
3. In comparing bids, Village of Manchester firms shall be deemed better bids than non-Manchester firms, whenever the bid of such competing firms shall be equal to or higher than the Manchester firm, after an equalization credit of six (6%) per cent has been applied to the Manchester firms.
4. In determining the best responsible bidder, in addition to price, the Board shall consider:
 - a. The ability, capacity, and skill of the bidder to perform as contracted.
 - b. Whether the bidder can perform in a timely manner consistent with Village requirements.
 - c. The character, integrity, reputation, judgment, experience and efficiency of the bidder.
 - d. The performance of previous contracts.
 - e. The ability of the bidder to provide future maintenance and service.

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5. When the award is not given to the lowest bidder, a statement of the reasons for placing the order with the successful contractor shall be prepared and filed with other award documentation.
 6. Performance Bond Requirement: The Board shall have the authority to require a performance bond, before entering a contract, in an amount necessary to protect the interests of the Authority.

**ARTICLE V
BYLAWS**

Section 1. The Board shall have power to make, alter or amend the Bylaws in whole or in part, to be effective upon approval of the Village Council. Written copies of the proposed changes shall be delivered to the Board members prior to submission for approval at the next regular or special meeting of the Board.

Section 2. These Bylaws shall become effective upon approval of the Village Council of the Village of Manchester. Until such approval, the Bylaws shall become temporary Bylaws for the Authority.

Section 3. In the event that effective membership is reduced due to conflicts of interest, these Bylaws may be temporarily suspended by the Village Council for the purposes of a special vote.

Adopted _____, 2005

Chairman

Approved by the Village Council
of the Village of Manchester

On _____, 2005

Village Clerk

Results from November 30, 2005 DDA Visioning Workshop

The Vision Workshop invited members of Village boards, staffs and the general public to discuss the purpose of the DDA and to determine appropriate strategies. Participants were divided into five (5) groups to discuss and prioritize strategies which would improve the Downtown. The summary results and those from each group are provided on the subsequent pages.

SUMMARY OF WORKSHOP RESULTS

Q1	What do you like about our downtown and why?	Friendly downtown	2	Free parking	1	No "fast food"	1	Security - safety	1	Community events	2	Store windows decorated	1	River	1	Architecture	9	Use of upper floors	1	Small size	2						
Q2	What do you not like about our downtown and why?	More retail	2	Clean & paint buildings	3	Accentuate river - river-walk	2	Rear entrances cleaned	1	Riverside nooks - seating	1	Traffic at 4 corners	7	Gas station improvements	4	Too few family restaurants	1	Lack of alt. route	1	More parking	3	River	1	North side parking access	1	Business hours	4
Q3	What would you like to see improved in the downtown? Why and How?	River cleanup	5	Building cleanup	1	Historic décor	3	Pedestrian bridge	3	Traffic controlled signal	1	River-walk	10	Magnet businesses	1	Open air market	5	Other things to do	4	Theater	1	Antique lighting	2	Hockey	1	Pedestrian friendly	1
Q4	What role should the downtown play in satisfying the shopping needs of our residents?	More stores	1	Destination points	2	Shop locally	2	Fitness-center	1	Nursing facility	1	Streetscape	4	Parking	4	River	2	Main Street & M-52	1	Later hours	2	Merchant meets need of customer	1				
Q5	What uses or amenities are lacking in the downtown and where should they be located?	Active recreation	1	Way finding signs	1	River-walk	9	Streetscape	3	Attract outsiders	1	Specialty & unique shops	2	Nursing care	5	U-M	1	Bike paths	4	Later hours	3	Area for kids	1				

Group 1

		Friendly downtown	Free parking	No "fast food"	Security - safety	Downtown sponsored events
Q1	What do you like about our downtown and why? Nice to see buildings full, Friendly Town, River, Village Green, Free Parking, Size, Good Variety of stores, no fast food, no strip malls, architecture, no stop lights, Post office draws people downtown, security/safety, good sign ordinance, downtown sponsored events, a sense of community not just a downtown.	1	1	1	1	1
Q2	What do you not like about our downtown and why? Street lights ugly, weeds in sidewalks, more retail, lots of office space, no u-turns, tlc downtown, condition of river, no river-walk, traffic backups, gas station cleanup.	More retail	Traffic backups			
Q3	What would you like to see improved in the downtown? Why and How? Traffic pattern, river cleanup and usage, more parking, post office location, Franks wall, building cleanup (front/back), benches, bike racks	River cleanup	Building cleanup			
Q4	What role should the downtown play in satisfying the shopping needs of our residents? Supply basic and speciality stores, help local merchants keep business here, tools available to village, longer store hours	5	1			
		More stores				
		1				

What uses or amenities are lacking in the downtown and where should they be located?

Q5

Active Rec. (pool, boating, etc.), more retail, way finding signs, river walk, bike trails, un-uglified, streetscape, how to attract outside people to come to Manchester, Speciality food stores, quilt shop, cultural center, health care, B&B, senior housing

Active rec.	Way signs	River-walk	Streetscape	Attract outsiders
1	1	3	3	1

Group 2

Q1 What do you like about our downtown and why?

Friendly, attractive - river - stores, uniqueness of mill, historical nature - brick, architecture, like DQ, community events - festivals and gazebo concerts, safety of downtown - not on main traffic route, everyone makes eye contact - genuine, decorated trees downtown, gazebo, seasonal themes decorated downtown, store windows decorated, merchants willing to do extras, sense of community

Historical nature - brick	3	Community events	1	Store windows decorated	1	Eye contact	1
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Q2 What do you not like about our downtown and why?

Rear entrances need to be cleaned up and well maintained, clean up parking in rear entrances, pedestrian friendly, side streets integrated into downtown, more outdoor seating, wider sidewalks, riverside nooks - seating, gravel haulers - trucks, decay and weeds in cracks - roads, curbs, sidewalks - gives bad appearance, clean & paint buildings - how can this be encouraged, blight at M-52 & Main St. intersection, river needs to be accentuated, public access - river-walk, benches, downtown streetlights do not fit downtown, consistency in architectural controls - buildings, color, signage, etc. empty buildings, economic incentives for vacant buildings

Clean & paint buildings	2	Light at M-52 & Main	2	Accent river - river-walk	2	Rear entrances cleaned	1	Riverside nooks - seating	1
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Q3 What would you like to see improved in the downtown? Why and How?

Upgrade parking & streetlights, historic décor, riverfront cleanup, eliminate weeds & detrimental look, pedestrian bridge - decorative, flowers, alley by bank, change parking on Main from angled to parallel to accomplish sidewalk & rear parking, traffic signal - controlled at M-52 & Main. Only in effect at traffic generated times, speed of truck traffic needs to be controlled, keep business downtown.

Historic décor 3
 Pedestrian bridge 1
 Traffic controlled signal 1

Q4 What role should the downtown play in satisfying the shopping needs of our residents?

People will support retail if in town, how can we sell ourselves as destination points - artists, theater, etc., clothing store, reason to shop downtown - there is lack of retail, functional shopping - things we use, print & copy shop, compile list of what people want to buy/services in town, welcome wagon - baskets need better effort.

Destination points 2

Specialty & unique shops 2

Q5 What uses or amenities are lacking in the downtown and where should they be located?

Real drycleaner, - not drop off, general store, print shop, specialty & unique shops, unique food choices, Whole foods, Trader Joes, unique gift shops

Group 3

What do you like about our downtown and why?

Library great, caring attitude, Manchester paper, most basic services that we need, good customer service, accessibility - parking good, small - easy to get through, preserve county charm, personal, relaxing to conduct business, slower pace, good access to downtown, 3 major events - fair, chicken broil, river folk festival; gazebo concerts, small enough to be responsive, high church participation, churches

What do you not like about our downtown and why?

Parking, traffic at 4 corners, gas station downtown - because of traffic & appearance and doesn't fit other businesses, insufficient family restaurants, looks shabby (M-52 & Main), maintenance of buildings downtown (paint, weeds, etc.), communication of events can be improved, self-serve copy service, M-52 improvements needed at Dutch Drive, business hours not coordinated.

Traffic at 4 corners	3	Gas station improvements	4	Too few family restaurants	1	Building maintenance	1	Coordinated business hours	1
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Q3 What would you like to see improved in the downtown? Why and How?

River needs to be focused on walking, benches; parking to be provided on north side of downtown with access to downtown near the river, move has station from corner, graffiti ordinance needed (gas station), need marketing plan, open air market (farm, other items to sell), develop old Ford garage, develop old Tirb property, dinner theater downtown, street lights (like Tecumseh), sound system with seasonal music, family doctors, magnet businesses (Zingermans, Hertler Brothers, Amish stores)

	River-walk	Magnet businesses	Open air market
	7	1	4

Q4 What role should the downtown play in satisfying the shopping needs of our residents?

Great grocery, clothing needs, (Levi's etc.), support local business - shop locally, technological support (Kinko's), speciality bread - food, recreation center, fitness center, educational extension facilities, nursing facility, assisted care.

	Shop locally	Fitness center	Nursing facility
	2	1	1

Q5 What uses or amenities are lacking in the downtown and where should they be located?

Sidewalk accommodations, with permanent structure (seating at restaurant), various entertainment acts - expand gazebo concerts, nursing care (assisted living) old industrial properties, incubator businesses associated with U-M, law enforcement presence downtown, drycleaner, sports bar.

	Nursing care	U-M	
	5	1	1

What role should the downtown play in satisfying the shopping needs of our residents?

Q4

Do what you can do, Attract people, cater to customer needs, the village should have a theme, capitalize on natural attraction, continue activities, variety store open store to fit needs of people, later hours.

What uses or amenities are lacking in the downtown and where should they be located?

Q5

Public restrooms, bicycle paths, bicycle parking, river-walk, stores to be open longer, area for kids (ice rink, arcade, etc...), variety store

Streetscape	Parking	River	Main Street & M-52	Later hours
4	4	2	1	1
Bike paths	River-walk	Later hours	Area for kids	
4	6	3	1	

Open during events - later hours
 Merchants to meet needs of customer

1 1

What role should the downtown play in satisfying the shopping needs of our residents?
 Downtown can't compete with mega stores, friendliness of merchants helps, specialize in customer service, if its not available ask us to get it, merchants try to meet needs of customer, marketing - shop locally, support merchants who have extra hours/services, coordinate busy times and keep shops open during those times, banks stay open later, open during events/after hours, consistent hours

What uses or amenities are lacking in the downtown and where should they be located?

Local people supported Haars, expanded website for village, work on ways to generate income for business, work to keep current residents, better marketing, more regular entertainment, community band, historical markers, improved signage, Gus Macker tournament, events to capture audience, winter month activities

Misc

DDA Business Survey Compilation

How would you define the Village of Manchester's current character?

The village is very quaint. You sense a small-town feel every time you drive through. On one street you can see virtually everything the village has to offer, shopping, dining, parks, churches, etc.... It's not over industrialized so there is plenty of green (foliage) that adds to its charm. The river is an added plus. Many people that are not familiar with the town refer to it as 'cute'.

I would describe the Village of Manchester's current character as that of a quaint small rural town.

The small quaint village full of old world charm.

Quaint, with a few festivals and activities that attract people from out of town and that local people enjoy attending and participating in. Manchester is out of the way and difficult to get in to and out of and is perceived accordingly. We're kind of like Perfection, Nevada in the movie "Tremors".

Local, small town atmosphere with considerable improvement in recent years to century old (er) homes that were becoming quite in need of repair. The town is quiet and off the beaten path.

Interested and involved citizens

Great place to raise children

Great quality of life

Close to metro area while being rural

There is some improvement to be done with the current character, general appearance of Village is good.

Quaint active central core

Family friendly

A rural market town in the path of urban sprawl. It has evolved from a village which in the 1800s could satisfy the entire four township area with its every need to an eclectic mixture of specialty shops and service-orientated businesses.

What are the physical elements that define this character?

Physical elements include a central downtown, historical buildings, parks, churches, trees, and lack of strip malls and 'sprawl'. You know when you arrive in town and you know when you leave.

The physical elements that give Manchester this character are the structures in the downtown area, the fact that the main portion of town is closely together in the village, the parking on Main Street, and the general layout of the downtown area.

The physical elements are the old brick buildings and their architectural design. There are no major highways or trains.

The old business buildings in the downtown area.

Lifestyle of the residents; population; lack of malls and other chain type establishments in the vicinity; main street décor; the improvements to existing homes and offices; the river; urban renewal issues - plant closings in neighborhoods settings.

Great school system, excellent facilities and staff yet small enough for personal attention

River

Historic downtown

Rural setting

The way businesses are conducted, and the appearance of the area.

Defined central core

Dam and River at Main Street

Churches near the core

Parks

Main Street

US52

"Old Mill"

The river course

Village Green

No major thoroughfares

No strip malls

No fast food franchise

Plenty of open space

If there were five physical elements of the Village's current character you would preserve what would they be?

Historical aspect, downtown focus, river, parks, small town feel

The elements I would preserve are the sidewalks and the landscaping thereon and the historic nature of the buildings. I do believe that there is a balance as to what you should require/demand of business/building owners and still maintain the environment that is here.

The five elements to preserve would be historical buildings, parks, historical churches, community events (Chicken Broil), river and environment.

1. The brick, historic feel to the downtown area.
2. The bridge being a focal area since the river is the only thing that easily flows through Manchester and "attaches" us to something.
3. The parking on Main Street being vertically spaced and not parallel. This adds to the quaint feeling and is ample at this time if those working in the local businesses are not parking in the Main Street spaces.

Can't think of five.

Same as two, above, but for the closed plants in neighborhoods, they aren't coming back.

Lack of fast food and chain stores – Great

Traditional / historic appearance

Lack of stop light at Main and 53 (round about if could determine how to fit in would be great)

Keep as rural as possible

Emphasize the river

All commercial businesses and need more

Appearance of buildings

Maintain parks and recreation areas

Central core

Old mill

Churches
Parks
Dam/River

Maintain and preserve old "exchange place" buildings
Improve the riverscape
The village green
Carr Park
Improve and preserve ChiBroil Park Nature trails
Single family homes on regular streets

What is your "vision" or future image of commercial and retail areas within the village?

In order for the village to grow and prosper there needs to be a reason for outsiders to come to Manchester. Let's face it, it's not a quick commute or at least it's not perceived to be. I have talked with several new Michiganders and their perception is that Manchester is a 'long way' from Ann Arbor. When I tell them it's only 20 miles they are usually quite surprised. So the point is they need a reason to make the commute. Unfortunately today there are not many reasons for people to come outside of major events. Christmas in the village is a great event but with limited shopping options, it's hardly a reason to come out and Christmas shop. I think there are a couple of options when we think about expanding retail activity:

The obvious, there needs to be more retail. (photography, banking, etc. don't bring shoppers)
Retail may be enhanced if there were other activities to draw people like theatre or other entertainment.

If we cannot attract more retailers we need another reason for people to come out. Perhaps the focus becomes more on the recreational activities and retailing becomes secondary but also a benefactor of the increase in traffic.

Ultimately I think it will be difficult to attract new retail and commercial entities. We either need to look at attracting new venues (entertainment) and/or exploit the area parks and use those as a way to attract visitors.

I would like to see more commercial businesses in this area from the perspective of our community tax base and jobs for community members. I would like to see all the buildings in town in use and not vacant or unoccupied.

Vision of commercial and retail areas would be bed and breakfast that would tie into the new park. Develop a river walk community with small quaint shops. Add additional shops that reflect the German Heritage.

I envision that Manchester will be able to support specialty shops that also carry needed items, such as clothing and chocolate stores. The success of the Coffee Mill is a sign that this is possible here.

Again, we're kind of like Perfection, Nevada in the movie "Tremors". We need to keep this in mind while developing our area. It is a bonus for businesses that can sell needed commodities to locals and this should be utilized to maintain and aid in our growth.

Not that much. We will continue to be a residential community for the Ann Arbor area as it continues to spread in our direction. Probably a few specialty stores like we have now with scattered eating places. Hopefully we don't become a strip of antique malls.

Attract more upscale food market/Deli with longer hours of operation
Keep between intersection of M52/Main and park

There may be a shopping center to be built at the edge of the village and make things difficult for the present businesses to grow.

A destination location with a restaurant and small shops with the unique products and evening hours

I would include light industrial at the industrial park and the former plastics plant in the vision. I assume the tax base is needed.

I would also envision a place where families could live and walk to many daily activities.

Small High-quality specialty shops

Fabric store, wood working, metal craft shop and store

Art gallery

Adult care faculty

High-tech industry in addition to established businesses eg: bake and groceries, drs, lawyers, dentist and insurance services gas station

How can Village economic development efforts be enhanced?

The DDA is a good start!

I am not sure that I have can give a good answer to this question. I am sure that the folks at the village make every attempt to increase economic development, however, with today's economy it is difficult. I would say that any avenues that would make the village a better place for economic develop should be reviewed, however, what those opportunities are I am not sure.

Maybe look at what other areas have to offer and see how we compare.

Economic development would be enhanced by more advertising. A Manchester Community magazine advertising the assets of this small town.

I believe that any specialty store that doubles as a needed commodity will attract both local and out-of-town business. There simply aren't enough stores that are special enough to stand out, and/or, on the other side of the coin, offer items that are needed locally. One option is to offer incentives for business building owners to create rental spaces that will attract better businesses overall. Then our local population may shop here more and support them.

Also making our downtown area more attractive in the form of different color schemes than red, brown, and green will show that we have at least found out it is no longer 1974. A hip 1920 beats this 1974 thing we have going currently. Maintaining the brick antiquity and a more attractive decor overall will not make us appear as though ½ of our downtown is not truly maintained.

Why can't we look like we know what is going on outside Manchester while maintaining the quaintness of downtown? The empty car lots and the empty factories are also eyesores. Incentives need to be creatively implemented for these building owners so that they don't weigh down on the overall planned development.

I don't think Manchester will attract much industry so it's economic base will continue to be small stores and shops; more residential growth as people move out from Ann Arbor and probably some service and professional related businesses.

Lower real estate taxes

Network with Michigan Department of Commerce

Make personal "sales calls" on corporate offices of large corporations or prospective businesses.

Meet the owner/CFO and tell them what we have to offer – Quality of Life to attract them to locate here

We need to attract more industry and manufacturing more jobs will give more people and money to spend that activity in the appropriate locations
Encourage development along the river from the KofC to the VFW. KC, VFW and Tirb are ugly developments that vastly under utilize the potential of the river front.
The renovated stone boat house is one nice development

Recruiting business and industry
Research - how do other communities "do it"

What improvements are necessary to the downtown area in order to achieve your future vision?

It depends on what approach is taken. I'll go back to question 4 and suggest there are two alternatives and answer to each of those.

Option 1 – Attract Retailers and make Manchester a destination for retail activities

Need more retail store fronts

Parking

Perhaps some sort of mall concept.

Revive something like the old Black Sheep that gives people an added reason to come.

Option 2 – Enhance recreational Activities.

Build trails along the river.

Clean up the riverbanks and make them usable.

Rails to trails program. We have a new county park that could be leveraged. Build some trails that lead to that park from downtown. Have parking and information available in town. Manchester becomes the gateway to the environment.

Canoeing? Camping?

It is interesting to look at Chelsea and Dexter to see what they have done with their towns (villages/cities). I am not sure that Manchester needs that type of facelift and do not know the responses that those communities have had to the improvements. From an outsider perspective, they certainly do look nice, but am unaware of the impact on the community from those changes. There are many different things that could be done in Manchester, similar to those other communities. I know that parking always seems to be a problem and maybe a way to increase that would help.

Improvements would consist of a theme that is used throughout the village. Establishing more specialized stores and restaurants. Hometown pub and/or German community store. (Frankenmuth as an example)

More creativity and flexibility overall in getting a plan implemented. An overall scheme (with a timeless theme) should be developed with pictures and voted on. Also, pictures may help people understand and agree how Manchester should look in 20 years. This will also give guidance to those who must participate in the changes and are clueless as to how to get from now to then.

Better lighting downtown is necessary at night. Chelsea has an attractive downtown at night. Store fronts continue to be maintained with the character of the village and are kept in good condition. So many small, older towns like Manchester let their buildings go downhill as vacancies come about. I don't think expansion of the downtown is warranted as we tend to be a "bedroom community" now.

More leveraged jobs such as industrial
Lower taxes would help much

A variety of businesses and appearance of buildings

New street lights
North – South pedestrian walkways along the river
More friendly recruiting of industrial
M-52 is not necessarily a bad thing

Clean-up the river
New street lighting
Expansion of business district south on Adrian and Clinton Streets

What is your vision for the Village recreational and open space resources?

See info above.

It would be nice to have more recreation for the young people in our community. It is great that we have the parks and roller park. I have heard people indicate that they would like a rec. center with a pool, more areas to have games that could be played inside during the winter. Since we have the new school, some of those issues may be resolved by using the old middle school. It would be nice if the village could keep the open spaces that we already have available, without using them for housing or businesses.

The village recreational space should tie into the theme of the new community park.

In order to make the downtown area appealing and continue to be so, recreational and open spaces are pivotal. Otherwise, you are asking for the downtown to become a ghost town while the edges of the Village become business districts some day. People need both in a centrally located area.

We have enough parks. I think it's important that traffic patterns be established and solved before subdivision development is authorized. Too many places near Ann Arbor put in the sub, then deal with the traffic overflow afterwards.

Bike path along shoulder of roads would be nice. Other than that they are pretty good.

Maintain recreation for future and present use. Keep open space area and add to it, have a river walk and bicycle trail.

Interconnected via better pedestrian / bike ways. By this I mean with the Village and the bike ways outside the Village that have been stopped by "NIMBST" – "Not in my backyard"

Community Swimming pool

Are recreational facilities utilized to their greatest extent? How can utilization be achieved?

I think more can be done. We need to start thinking about how the new recreational areas can be used not only by locals but also by visitors. If there is a purpose people will come.

I believe that the facilities are utilized to my knowledge. There are always people at the parks in the summer, ice skating in the winter in the gazebo park. If more utilization is needed, a committee to coordinate that would maybe be necessary to make sure people know what is available and schedule such uses.

No, there could be more activities utilizing the parks.

Sports programs seem to be utilizing the current recreational facilities. I believe we currently have enough parks for the town overall, excepting a more accessible downtown recreational area near the

river. The back of the old Tirb's would be a prime location for this. There are only a few people at the same time that can utilize the area comfortably behind the Dairy Queen. See number 7.

I don't know what that maximum utilization is. I've never seen it. We have a few major events during the year and the parks that hold them seem to be adequate for the volume and frequency like the Chicken Broil, Riverfest, Fireworks, Summer Concerts and other such events. Utilization can be achieved by simply using them for these events and what comes up in the future and not moving them elsewhere.

Blank

There could be more use with good scheduling

Consider some youth slow pitch teams, Senior citizens teams and girl's team in various sports

No Although Manchester seems to do quite well.

No - promotion

What improvements are necessary to roads, bridges, transit, and non-motorized?

I don't think the infrastructure is all that bad. Traffic certainly isn't a problem. What does need to be improved is the appearance in certain areas:

The river is an untapped gem. It looks pretty bad in the summer. It would be nice if we made it more useable, boardwalks, etc...

The buildings when you come into town from the North are an eyesore.

The back alleys are in need of cleanup.

It is probably not realistic to envision (at least from my perspective) anything other than some minor improvements for this area, at least not in the downtown area. I suppose walking paths in the park areas and in the greater village area would be a good idea and probably well utilized, as there does seem to be many walkers/joggers. Some people use the track at the school (inside and outside).

To improve transportation throughout the community an additional bridge would be necessary along with fixing remaining ones. Also, to setup a theme for golf carts to be used in the town for the assisted living community.

There needs to be more ways to get through Manchester when going east or west other than Main and Duncan Streets. This is unusual and highly inefficient. Furthermore, I wonder as an attorney about our town's ability to cut down traffic completely going east and west for at least 45 minutes for a planned event (an example being the Christmas in the Village parade). Isn't there any concern for the interstate commerce clause here? Do we ever consider children sitting in parked, running cars for this long? Not everyone passing through is aware of what is going on and have destinations we can only guess at, many of which may be very important.

This isn't just inconvenient, this is wrong and could incidentally cause harm to others.

We need another way in and out of town when M-52 is jammed up. I don't think we need a traffic light like some have opined. We need another road that comes out at the eastern most curves in M-52 before it heads North and hooks up with M-52 to the South - a bypass, as such. I think the rest is just fine for now. My mother (she's 88) feels the downtown needs more parking at times, but I'm not sure where that would be.

same as Q7

Open Furnace Street Bridge for traffic.

Need a Village ordinance to prohibit a left hand turn into parking spot on Main Street.

Prohibit riding bicycles on designated streets, must be walking and pushing bicycles. Have designated areas for rollerblading

By-pass to keep down heavy truck traffic

More paths in parks for biking rollerblading and jogging

What barriers do you perceive in bringing your vision to reality?

The obvious barrier is funding. Setting a direction is critical and challenging. All approaches will involve some controversy. Ultimately a path must be chosen.

The biggest barriers I see is of course, MONEY and maybe achieving an agreement/cooperation from the people involved.

The only barriers I would perceive would be the economic and community support.

There is too much division between having too much and maintaining the antiquity of having too little. Also, there are too many odd balls, low volume businesses that will stunt the flow of traffic through the downtown business district and you can't prevent these businesses from opening up and running. Focusing on our own local needs instead of trying to attract out-of-town shoppers will aid in our growth overall. Out-of-town shoppers are not what keep Manchester from becoming a ghost town. It is about the people that choose to live here. Keeping them happy will maintain our population and changing our focus in this way will also attract people to live in Manchester. Other growth will necessarily follow.

I think eventually the population shift will bring these to reality.

We're no longer a sleepy farming community. If you look at these changes in small villages along the eastern shore of Maryland and Delaware, the population shift and priorities have brought about many such changes gradually. Money is always a barrier so it shouldn't stand in the way of a long range plan. Current perceptions will need to be clearly understood and open communication needs to be foremost. I don't want to be told five years from now that I can't make reasonable improvements to my house without a committee ruling on it. No one else will either.

To have people come forward and be leaders for various activities

Not sufficient industry in the Village at the present time.

Lowering taxes

Reduction in industrial base

Should focus on attracting people who work in areas such as AA to compensate for our lack of industry

Outside of Manchester, the Village is seen as unfriendly toward development. That seems to be out of fear of getting the first McDonalds, but not willing to confront that issue with opportunity zones for development.

Money incentive and lack of involvement and or cooperation

Other Comments

German Community theme supported throughout the town. 100% focus bringing a European/Asian machinery equipment company to fill the current industrial buildings.

I would be inclined to act more deliberately as this kind of project takes shape from feedback and wide support outside the inner circle of members.