

Final Version

Amended and Restated

**DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN**

for the

**VILLAGE OF ROMEO DOWNTOWN
DEVELOPMENT AUTHORITY**

Approved by the Board of the Village of Romeo Downtown Development Authority on March 7, 2007 for submittal to the Village Council of the Village of Romeo, Michigan.

Approved by the Village Council of the Village of Romeo on _____, 2007, subsequent to a public hearing duly called and held on _____, 2007.

INTRODUCTION

The Village of Romeo Downtown Development Authority (the "DDA") was established by the Village Council of the Village of Romeo (the "Village") pursuant to Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and Ordinance No. 415 adopted by the Village Council of the Village on April 21, 1986. The DDA was established in order to prevent actual and potential deterioration of property values in the Downtown District of the Village (as defined in Ordinance No. 415), to eliminate the causes of economic and physical deterioration and to promote economic growth and development in the Downtown District. Following the creation of the DDA, the DDA created a Development Plan and Tax Increment Finance Plan No. 1 (the "Original Plan"). The Original Plan was adopted by the Village Council of the Village pursuant to Ordinance No. 446 on May 20, 1991.

The Original Plan contemplated various improvements including sidewalk, streetscape, beautification, lighting and parking improvements in the Development Area (hereinafter defined). Since approval of the Original Plan, the DDA has undertaken a variety of projects and improvements in the Development Area utilizing tax increment revenues, in accordance with the Original Plan.

On January 10, 2006, the DDA received, as part of the State of Michigan's Cool Cities initiative, the final Romeo Downtown Blueprint 2006 report (the "Blueprint") from consultant HyettPalma, Inc. The Blueprint is a 5-year, market-based, strategic plan that was developed to enhance the downtown's economic prosperity. In addition to the 5-year plan, the State of Michigan has committed 3 years of technical assistance to achieve the goals outlined in the Blueprint. On February 15, 2006, the DDA adopted the Blueprint as its guideline for revitalizing the Development Area.

The DDA now desires to amend and restate the Original Plan in order to implement the DDA's defined vision and objectives for the Development Area as outlined in the Blueprint. The purpose of this Amended and Restated Development Plan and Tax Increment Financing Plan (the "Plan") is to establish the legal basis and procedures for implementation of the Blueprint and the capture and expenditure of tax increment revenues in accordance with Act 197. The adoption of this Plan is necessary in order to carry out the objectives of the DDA, including the prevention of future deterioration of the Development Area and the promotion of economic growth, while at the same time preserving the unique historical characteristics of the Development Area, for the benefit of all businesses and taxing units located within the Development Area.

The Original Plan is hereby amended and restated in its entirety as follows:

DEVELOPMENT PLAN

(This Development Plan contains the information required
by Section 17(2) of Act 197).

Section 17(2)(a)

DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The boundaries of the Development Area shall be coterminous with the boundaries of the Downtown District established by Ordinance No. 415 of the Village and are depicted on Map 1 attached hereto (the "Development Area"): These boundaries were approved in the Original Plan. The boundaries may be amended in the future from time to time in accordance with the requirements of Act 197.

A legal description of the boundaries of the Development Area is contained in Section 17(2)(b) of this Plan.

Section 17(2)(b)

LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES; LOCATION, CHARACTER AND EXTENT OF CATEGORIES OF PUBLIC AND PRIVATE LAND USE EXISTING AND PROPOSED; AND A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

Existing land uses in the Development Area are shown on Map 2 attached hereto and are described below.

Public Uses

Public uses in the Development Area include portions of the following major thoroughfares: Rawles, Main Street, Bailey, Dickenson, Newberry, St. Clair, Lafayette and Washington.

Public facilities include parking lots (see Map 2 attached hereto), Village offices, Romeo Village Park, Kezar Public Library and the Post Office.

Private Uses

(1) Residential: There are less than 100 residential structures in the Development Area, including single, multiple family, and apartments, located primarily in the neighborhoods adjacent (East & West) to Main Street. There are also apartments above several principally commercial buildings in the Development Area.

(2) Commercial: Commercial development is the major land use in the Development Area and is the dominant character of the area. The commercial core is located along the entire Van Dyke corridor, and extends east and west along several cross streets. Commercial uses include retail, service and office. The majority of businesses are small locally-owned establishments.

(3) Industrial: There are no industrial uses in the Development Area.

(4) Quasi-Public Uses: Quasi-public uses in the Development Area include the Starkweather Art & Cultural Center.

Proposed Land Use

The land uses in the Development Area are generally expected to remain unchanged; provided, however, that the DDA may acquire and renovate or demolish deteriorated properties that become available from time to time for use as parking or recreational facilities, or for sale to private entities for new development.

Legal Description of Development Area

The Development Area consists of the area in the Village of Romeo, Michigan, within the boundaries described as follows: Starting at the intersection of N. Main Street and Dickenson Street, east to N. Bailey Street, south to Newberry Street, east 150 feet to N-S alley, south to Lafayette Street, west to S. Bailey Street, south to Washington Street, west to S. Rawles Street, north to Lafayette Street, west 150 feet to N-S alley, north to Newberry Street, east to N. Rawles Street, north to Church Street, east to N. Main Street, north to intersection of N. Main Street and Dickenson.

Section 17(2)(c)

DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, REPAIRED OR ALTERED, INCLUDING DESCRIPTION OF REPAIRS AND ALTERATIONS, AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The DDA plans to undertake some or all of the capital improvements and programs described in Section 17(2)(d) over the life of the Plan. All of such improvements, to the extent they involve rehabilitation or reuse of existing property and improvements, will involve demolition, repair or alteration. The improvements are described in Section 17(2)(d). In addition, as deteriorated properties become available to the DDA from time to time, the DDA may acquire and repair, renovate and/or demolish such deteriorated properties for use as parking or recreational facilities, or for sale to private entities for new development.

Section 17(2)(d)

LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS AND ESTIMATED TIME FOR COMPLETION.

In order to achieve the objectives of the DDA, the DDA plans to undertake some or all of the following capital improvements and programs over the life of the Plan.

(1) Land and Building Acquisitions: The DDA may acquire property in the Development Area from time to time when such property becomes available, if such acquisition is determined by the Board to meet the objectives of the DDA, for the purposes of repairing, renovating and/or demolishing such deteriorated properties for uses determined to meet the objectives of the DDA. The DDA may operate, sell, or lease property as appropriate. Any revenues generated by sale or lease of property may be held in a "Land Revolving Fund" and used for additional property purchase, lease or development activities. Implementation of this program is contingent on the availability of funds and the availability of suitable properties within the Development Area. It is presently estimated that no single acquisition will exceed \$1,500,000.00. This program would be implemented throughout the duration of the Plan.

(2) Road, Streetscape, Signage, and Wayfinding Improvements: The DDA itself, or in cooperation with the Village, may undertake a wide range of additional road and streetscape improvements, including but not limited to: the maintenance, design, construction, repair or resurfacing of streets, sidewalks, alleys, pedestrian walkways and outdoor dining areas; implementation of traffic and pedestrian safety programs; and acquisition and installation of signage and a comprehensive wayfinding system. These projects will be implemented throughout the duration of the Plan, and will be completed as funds become available. The cost of this program is estimated to be \$100,000 annually, contingent upon the availability of sufficient funds.

(3) Parking Improvements: The DDA itself, or in cooperation with the Village, may commission studies to determine the adequacy of existing parking facilities servicing the Development Area, and to determine future capital improvement needs. The DDA may assist in the development, acquisition and construction of new municipal parking facilities within the Development Area; fund and/or co-fund the management of parking facilities and programs including, but not limited to, the purchase and installation of regulatory signage, meters and permits and the retention of enforcement officers; and otherwise as determined by the DDA. These projects will be implemented throughout the duration of the Plan, and will be completed as funds become available. The cost of this program is estimated to be \$900,000.00, contingent upon the availability of sufficient funds.

(4) Beautification and Landscaping Improvements: In order to enhance the attractiveness of the Development Area and preserve its historic charm, the DDA may undertake a comprehensive beautification program in the Development Area, including, but not limited to: maintenance of existing streetscape features and landscaping improvements; planting of trees, shrubs, and flowers and the hanging of flower baskets and banners; acquiring, installing and maintaining street furniture; and the installation and maintenance of lighting servicing the Development Area. The estimated cost of this beautification program is \$75,000.00 annually. This program will continue for the duration of the Plan, contingent upon the availability of sufficient funds, or until the DDA determines that such program is no longer needed.

(5) Façade Improvement Program, Design Guidelines and Architectural Consulting Program: The historic appearance of a majority of downtown buildings establishes the distinct visual character of the Development Area and is recognized as the hallmark asset and attraction to many downtown visitors. It is vital to implement a program to encourage building owners to maintain, preserve, restore, renovate and/or improve their buildings and business in a way that does not limit architectural variety, but rather encourages designs that will respect existing historic buildings and strive for visual harmony with the existing character of the Development Area. To coordinate and enhance the architectural appearance of the Development Area and thereby aid in the economic growth of the Development Area, the DDA may undertake a comprehensive Façade Improvement Program to provide assistance to property owners and/or tenants of buildings located within the Development Area to make improvements to their property.

As a component of the Façade Improvement Program, a qualified consultant may be retained to create design guidelines to regulate the improvements (such as, but not limited to, signage, storefronts, windows, cornices, awnings) to existing structures and the design of compatible infill development in the Development Area. The guidelines would be prepared in cooperation with the Village to ensure that the standards are consistent with current or proposed zoning ordinance changes in the Development Area.

In addition, the DDA may undertake a program to provide architectural consulting services by a qualified preservation architect or architectural historian for property owners and/or tenants of existing buildings located within the Development Area.

The estimated cost of this development program is approximately \$30,000.00 annually, and contingent upon the availability of sufficient funds.

(6) Development Area Inventory: In order to encourage the preservation, restoration and improvement of existing structures, and to provide clear direction for compatible infill development, a qualified consultant may be retained to conduct a definitive inventory of structures in the Development Area. The estimated cost of this inventory is \$30,000.00. The inventory may be completed as funds become available.

(7) Marketing, Business Development and Recruitment, Retention and Expansion: The DDA will undertake a development and marketing program which will include programs, operations and activities intended to attract people and economic activity to the Development Area. The program will include a wide range of various marketing initiatives, the retention of a consultant to assist DDA staff in the development and recruitment of new businesses, development and dissemination of promotional, marketing and advertising materials, and the development and maintenance of a website. The program will also include events such as a farmers market, outdoor movies, concerts and festivals. The marketing analysis, statistical data, and prioritized list of desired businesses included in the Blueprint would serve as a guideline for this task. The cost of this project is expected to be \$30,000.00 annually, and is anticipated to continue for the duration of the Plan, contingent upon the availability of sufficient funds.

(8) Holiday Lighting and Decorations: The DDA desires to continue the decorative holiday lighting program on an annual basis with the purchase of lighting and decorative greens (which include installation and removal) as determined by the DDA. The cost of this program is \$15,000.00 annually, and is anticipated to continue for the duration of the Plan, contingent upon the availability of sufficient funds.

(9) Addition of Electronic Equipment to the Development Area: This may include the addition of a public address system in the Development Area to assist with special events, visitor safety and enhance the atmosphere of the area with music when desired. This would include future wireless broadcast and web access (including WiFi, Podcasting, etc.) to be utilized to enhance and promote business activity in the Development Area as determined by the DDA. The estimated cost of this program is approximately \$90,000.00, and will be completed as funds becomes available.

If the DDA identifies additional improvements that will benefit the Development Area, the DDA may amend this Plan in accordance with Act 197.

Section 17(2)(e)

STAGES OF CONSTRUCTION AND ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The DDA will seek to accomplish the capital improvement and program goals of the Plan over time. These projects will be undertaken on a needs and funding availability basis. Anticipated time frames for completion of certain of the capital improvement and program goals follows. If necessary, some projects may be postponed to be undertaken at later dates, to accommodate additional needs or developments as they arise.

(1) Land and Building Acquisitions: As buildings and parcels become available over the life of the Plan.

(2) Road, Streetscape, Signage, and Wayfinding Improvements: As needed over the life of the Plan and as funds become available.

(3) Parking Improvements: As needed over the life of the Plan and as funds become available.

(4) Beautification and Landscaping Improvements: Annually over the life of the Plan and as funds are available.

(5) Façade Improvement Program, Design Guidelines and Architectural Consulting Program: Start program within 2 years and continue over the life of the Plan.

(6) Development Area Inventory: Within 2 years or as funds become available.

(7) Marketing, Business Development and Recruitment, Retention and Expansion: Annually over the life of the Plan and as funds are available.

(8) Holiday Lighting and Decorations: Annually over the life of the Plan and as funds are available.

(9) Addition of Electronic Equipment to the Development Area: Over the life of the Plan as funds become available.

Section 17(2)(f)

PARTS OF DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND USE CONTEMPLATED FOR SUCH SPACE.

Romeo Village Park, a public park located in the Development Area, will remain as open space dedicated to public park use. The DDA may acquire additional property within the Development Area from time to time and designate such property as open space.

Section 17(2)(g)

PORTIONS OF THE DEVELOPMENT AREA THAT THE DDA DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE VILLAGE AND PROPOSED TERMS.

The DDA may sell, donate, exchange or lease property to the Village in furtherance of its public purposes set forth herein in accordance with applicable law. The DDA may lease property from the Village on such terms as the DDA and Village shall deem appropriate.

Section 17(2)(h)

DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

Zoning changes that are expected to be required to enable the DDA to accomplish the stated goals, purposes and programs described in this Plan are as follows:

(1) Revise the current land use requirement in the Development Area to require retail at street level only for buildings with frontage on Main Street between Washington and Newberry streets.

(2) Revise the requirements for off street parking to reflect the recommendation in the Blueprint.

(3) Ensure that there be no limit on number of residential units that could be created within the Development Area.

Streets, street levels and intersections are not anticipated to be changed at this time; however, projects may come forth in the future which may require consideration of any or all of these changes.

Section 17(2)(i)

ESTIMATE OF COST OF DEVELOPMENT, STATEMENT OF PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE DDA TO ARRANGE THE FINANCING.

The estimated costs of the capital improvements and development projects described in this Plan are set forth in Section 17(2)(d) of this Plan. Actual project costs will not be known until plans and specifications for the projects are prepared and bids are received.

Pursuant to Act 197, the costs of development may be financed by any of the sources specified in Section 11 of Act 197. The DDA expects to finance the programs and improvements specified in this Plan with tax increment revenues from the Development Area and other revenues of the DDA and from other lawfully available funds of the DDA and/or the Village. The capital improvements specified in this Plan may also be financed in whole or in part from the proceeds of bonds to be issued by the DDA or the Village, or both, and may pledge tax increment revenues as a source of security for the payment of the bonds. The DDA intends to use all methods of financing available to it.

Projected tax increment revenues available to the DDA for implementation of the development projects described in this Plan are set forth in Table 1 attached hereto.

Section 17(2)(i)

DESIGNATION OF PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD OR CONVEYED.

Property within the Development Area may be leased, sold or otherwise conveyed to a person or persons, natural or corporate, from time to time in furtherance of the economic development goals and objectives of this Plan. The DDA does not own any property at this time.

Section 17(2)(k)

PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING ALL OR ANY PORTION OF THE DEVELOPMENT.

The DDA owns no property at this time and accordingly has no plans to lease, sell or otherwise convey property at this time. In the event that the DDA acquires property in the future whether by purchase, grant, donation or otherwise, the DDA will abide by the applicable laws, ordinances and rules which regulate the leasing, purchasing or conveying of property and equipment applicable to the Village.

Section 17(2)(l)

ESTIMATES OF THE NUMBERS OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

It is estimated that less than 100 persons reside in the Development Area. No families or individuals will be displaced and no occupied residences are designated for acquisition and clearance by the DDA.

Section 17(2)(m)

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

Not applicable.

Section 17(2)(n)

PROVISION FOR THE COSTS OF RELOCATING DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, BEING PUBLIC LAW 91-646, 42 U.S.C. SECTIONS 4601, ET SEQ.

Not applicable.

Section 17(2)(o)

PLAN FOR COMPLIANCE WITH ACT 227, PUBLIC ACTS OF MICHIGAN, 1972, AS AMENDED.

Not applicable.

**TAX INCREMENT
FINANCING PLAN**

(This Tax Increment Financing Plan contains the information
required by Section 14(1) of Act 197).

EXPLANATION OF TAX INCREMENT PROCEDURE

Tax increment financing permits the DDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. To utilize tax increment financing, the DDA must prepare a tax increment financing and development plan which the Village must approve by ordinance. Following adoption of the ordinance, municipal and county treasurers must, in accordance with Act 197, transmit Tax Increment Revenues to the DDA. The tax increment finance procedure is governed by Act 197. The procedures outlined below are the procedures provided by Act 197 effective as of the date this Plan is adopted, but are subject to any changes imposed by future amendments to Act 197.

The Tax Increment Revenues are generated when the Current Assessed Value of all properties within the Development Area exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed Value exceeds the Initial Assessed Value is the Captured Assessed Value.

Initial Assessed Value: "Initial Assessed Value" is the assessed value, as equalized, of all the taxable property within the Development Area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll(s) for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the Initial Assessed Value shall be included as zero. However, in determining the Initial Assessed Value, property for which a "specific local tax," as defined in Act 197, is paid in lieu of a property tax is not considered to be property that is exempt from taxation.

The Original Plan was approved by Ordinance No. 446 of the Village on May 20, 1991. Accordingly, for this Plan, the Initial Assessed Value is \$3,946,392 (consisting of \$3,348,100 of real property and \$598,292 of personal property), which was the assessed value of all taxable property in the Development Area on December 31, 1990.

Current Assessed Value: Each year the "Current Assessed Value" of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

Captured Assessed Value: The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the "Captured Assessed Value."

Tax Increment Revenues: For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The DDA will receive that portion of the ad valorem tax levy and specific local taxes of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than State, local school district and intermediate school district tax levies and specific local taxes attributable to such ad valorem property taxes (the "Tax Increment Revenues"), subject to limitations and exemptions which may be contained in Act 197, this Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.

Increases in Current Assessed Value which generate Tax Increment Revenues can result from any of the following:

- a. Construction of new developments;
- b. New rehabilitation, remodeling alterations, or additions; or
- c. Increases in property values which occur for any other reason.

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in this Plan, or can be pledged for payment of bonds or notes issued by the DDA or the Village under Act 197 or other applicable law.

The DDA may expend Tax Increment Revenues only in accordance with this Plan. The DDA shall capture all Tax Increment Revenues attributable to the entire Captured Assessed Value (be it greater than or less than the estimate shown in Table 1 attached hereto) and utilize such Tax Increment Revenues in accordance with this Plan.

MAXIMUM INDEBTEDNESS AND DURATION OF PLAN

In the event that the DDA or Village, or both, issue bonds to pay all or a portion of the cost of the capital improvements described in this Plan, the maximum amount of bonded indebtedness to be incurred will not exceed \$2,000,000. Improvements will also be implemented on a "pay-as-you-go" basis as Tax Increment Revenues are transmitted to the DDA.

This Plan shall be effective until December 31, 2021, or such later date at which all obligations issued by or on behalf of the DDA payable from Tax Increment Revenues have been retired. The duration of this Plan may be extended by amendment in accordance with Act 197.

ESTIMATED IMPACT ON ALL TAXING JURISDICTIONS

As stated above, the Initial Assessed Value of the Development Area, as established by adoption of the Original Plan, is \$3,946,392.

Taxing jurisdictions in which the Development Area is located and which are subject to capture will continue to levy and collect taxes from property within the Development Area based on the Initial Assessed Valuation. This Initial Assessed Valuation will remain constant for the duration of the Plan. The DDA will capture Tax Increment Revenues on any increase in the assessed valuation of the property in the Development Area (i.e., the Captured Assessed Value).

Projected Captured Assessed Value and the projected corresponding Tax Increment Revenues through the year 2021 is presented in Table 1 attached hereto. Growth in the Development Area is estimated to increase at a rate of 2.00% per annum for the duration of the Plan.

Upon completion of this Plan, all additional tax revenues having been captured by the DDA will be distributed proportionately to the taxing jurisdictions.

() It is anticipated that the public improvements proposed for the Development Area and the private investment and improvements they induce will provide long term stability and growth in the Development Area. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the economic well being of the Development Area 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 the Plan is completed, and increases in property valuation throughout the entire community.

()
DELIB:2789830.3\076138-00018

SAMPLE LANGUAGE FOR COVER LETTER TO ALL TAXING UNITS IN THE
DDA DISTRICT SUBJECT TO CAPTURE**

[Addressee: Governing Body of the taxing jurisdiction]

Re: Proposed Amended and Restated Development Plan and Tax Increment Financing Plan
of the Village of Romeo Downtown Development Authority

Dear [Members] of the [Board/Authority/Commission]:

Please be advised that the Village of Romeo Downtown Development Authority, County of Macomb, State of Michigan (the "DDA"), has approved an Amended and Restated Development Plan and Tax Increment Financing Plan (the "Amended Plan") for the Development Area described in the Amended Plan, and has submitted the Amended Plan to the Village Council of the Village of Romeo for review and approval following appropriate notice and public hearing. A copy of the proposed Amended Plan is enclosed with this letter.

A public hearing on the proposed Amended Plan will be held by the Village Council on _____, 2007, at _____ p.m. ET, in the _____ Street, Romeo, Michigan 48065, all as more fully described in the enclosed Notice of Public Hearing. You have a right to be heard at the public hearing and to discuss and/or present recommendations with respect to the proposed Amended Plan.

In addition, pursuant to Section 14(4) of Act 197, Public Acts of Michigan, 1975, as amended, prior to the public hearing, the Village Council shall provide a reasonable opportunity to meet with interested members of the boards of other taxing jurisdictions levying taxes subject to capture by the DDA. If you wish an opportunity to discuss the proposed Amended Plan prior to the public hearing, please contact the undersigned.

The DDA and the Village Council welcome your comments on the proposed Amended Plan. If you have any questions regarding the proposed Amended Plan or if you would like to schedule a meeting to discuss the Amended Plan, please contact the Village President, Mr. Paul Reiz, at (586) 752-3565.

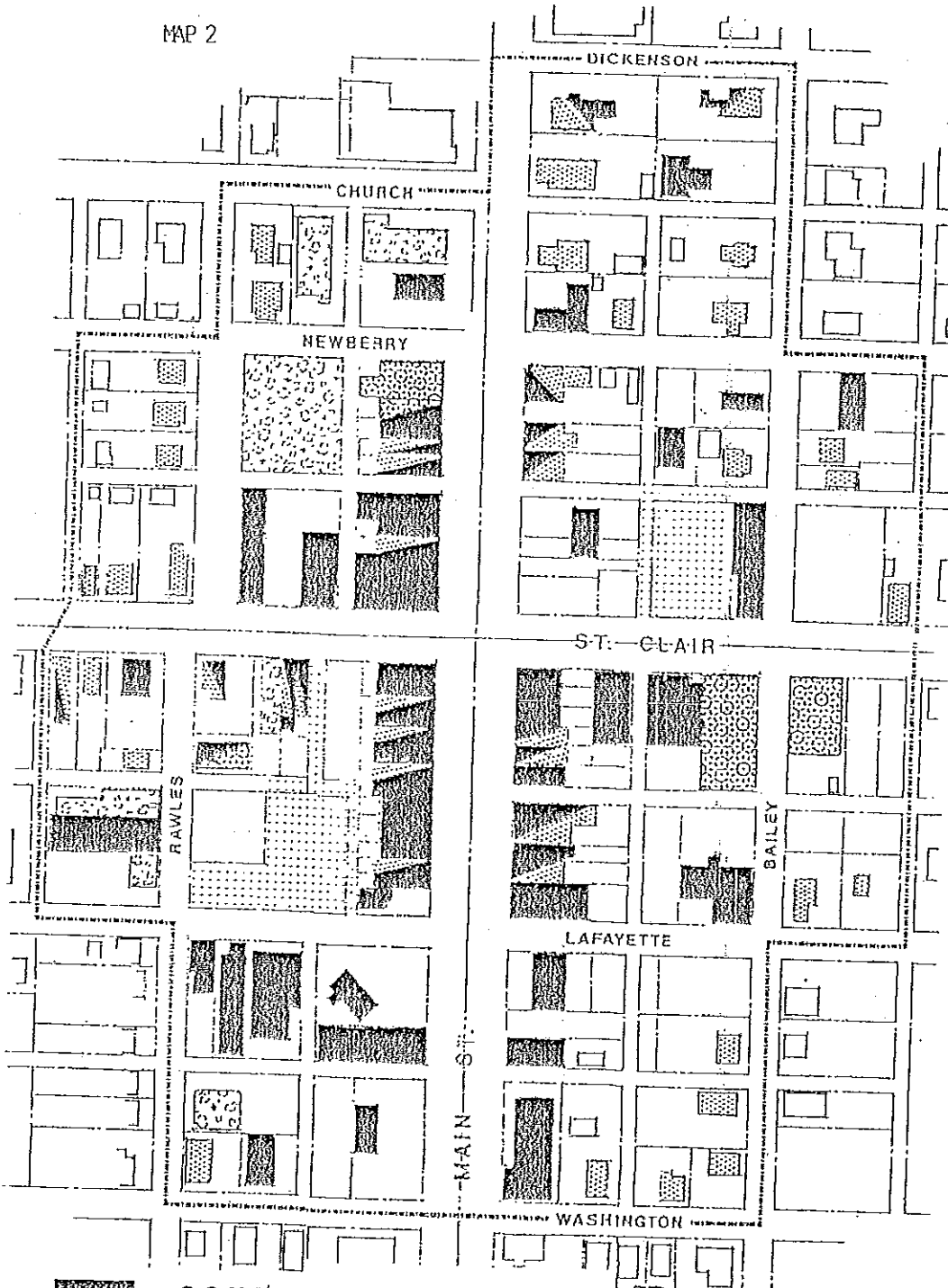
VILLAGE OF ROMEO DDA






By _____
Its Chairperson

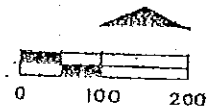
VILLAGE OF ROMEO

By _____
Its President

**This letter must be sent by CERTIFIED MAIL not less than 20 days before the date of the public hearing. As a practical matter, the notice may need to be sent sooner to permit other taxing jurisdictions the opportunity to meet with the Village Council prior to the public hearing. INCLUDE a copy of the Notice of Public Hearing and a copy of the proposed Amended Plan with this letter.



-  COMMERCIAL
-  RESIDENTIAL
-  PUBLIC BLDGS./PARK
-  QUASI-PUBLIC
-  PUBLIC PARKING LOT



EXISTING LAND USE

VILLAGE OF ROMEO - DDA

Community Planning & Management, P.C.
11111 11111 11111