



DOWNTOWN DEVELOPMENT AUTHORITY
April 9, 2019

The Standish City Downtown Development Authority met Tuesday, April 9, 2019 at Standish City Hall.

The meeting was called to order at 1:00 p.m. by Chairman Hillman followed by the Pledge of Allegiance.

Members present: Hillman, Whitney, Moniz, D. Wiltse, King, Hadd, B. Wiltse

Members absent: Pomaville, Richardson

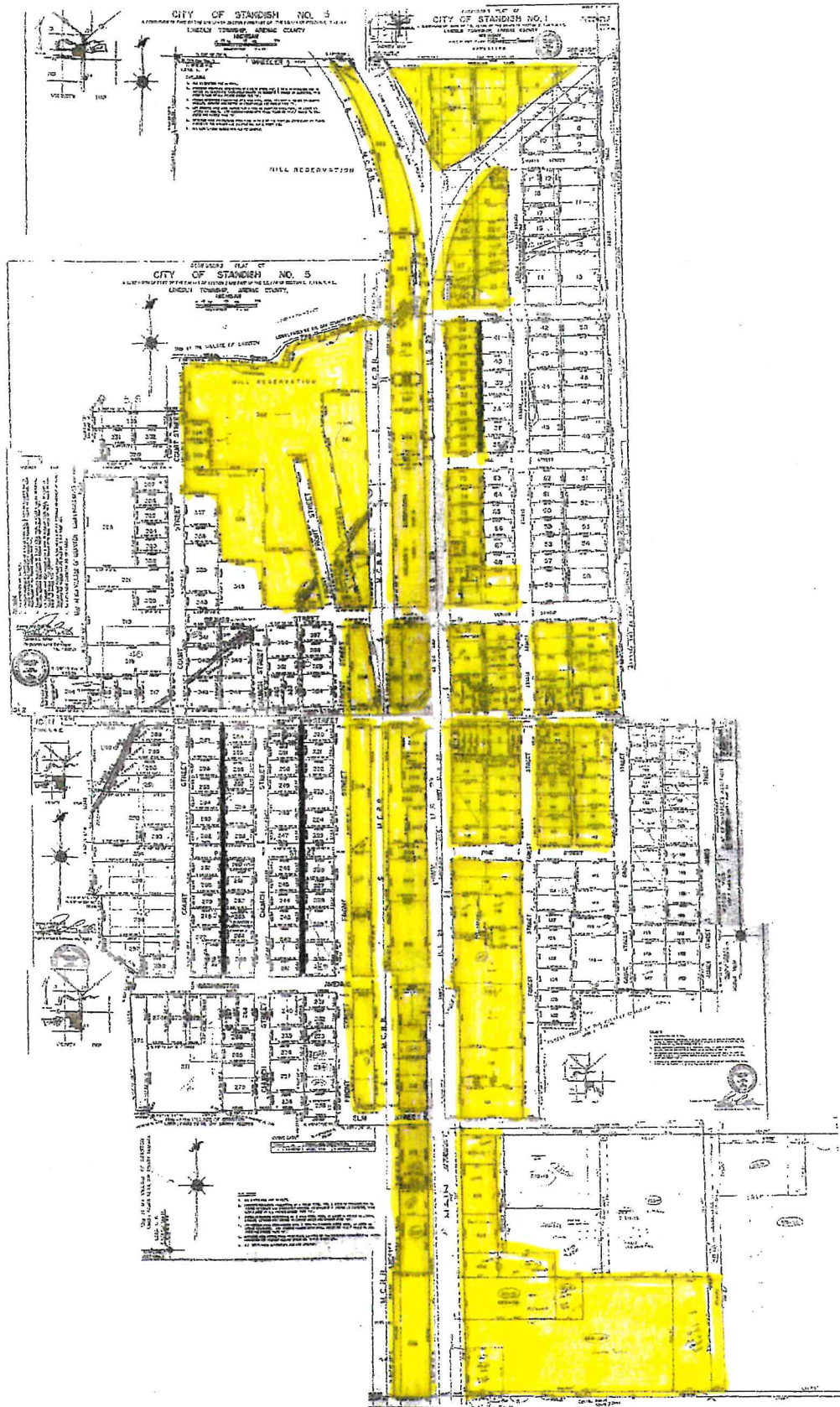
Also present: Peggy Burtch, City Clerk/Treasurer

Prioritization of the projects were as follows:

1. (a) Infrastructure
(b) Projects within the DDA District
2. (a) C.D.B.G. Streetscape Phase III, Alley/Parking Strategy, Sign ordinance, Historic Preservation.
(b) Planning
--Fairground Area Re-use, Zoning Ordinance, Master Plan and Capital Improvements
3. Loft Conversion, Recreation Plan, Façade Study, Utility Burial, Infiltration and Inflow Study, Smoke Testing and Televising of Sewers, and CADD Mapping of Utilities.
4. (a) M-61 Improvements
(b) Recreation improvements
5. New storm sewers (ongoing).
6. Sidewalk improvements (ongoing).

Motion by D. Wiltse supported by Moniz to adjourn. All ayes. Motion carried. Meeting ended at 1:50 p.m.

STANDISH DOWNTOWN DEVELOPMENT DISTRICT



PRIORITY "A"

	PROJECTS	COMPLETION DATE	COST
1.	ELIMINATE OVERHEAD WIRING ON US 23 M61 South to Elm Street	9 – 12 years	\$500,000
2.	SIDEWALKS - REPAIR, REPLACE & CONSTRUCT Pine Street	1 – 4 years	\$500,000
3.	PAVING - REPAIR, REPLACE & CONSTRUCT Pine Street	5 – 8 years	\$500,000
4.	BANNERS	1 – 4 years	\$50,000
5.	GENERAL BEAUTIFICATION & PARK IMPROVEMENTS Lions Park	1 -4 years	\$500,000
6..	ELECTRICAL REPAIRS FOR HOLIDAY LIGHTS AND BANNERS US 23	1 – 4 years	\$20,000
7.	FARMERS MARKET Along US 23		\$200,000
8.	COMMUNITY PROMOTION	1 – 12 years	\$20,000
9.	RECRUIT/DEVELOP QUALITY LODGING North US 23	1 – 12 years	<u>\$5,000</u>
	TOTAL		\$2,295,000

**ALL PROJECTS LISTED IN PRIORITY A & B ARE
LOCATED WITHIN THE DOWNTOWN DEVELOPMENT
AUTHORITY DISTRICT**

PRIORITY "B"

	PROJECTS	COMPLETION DATES	COST
1.	WATER - REPAIR, REPLACE & CONSTRUCT Pine Street	9 – 12 YEARS	\$250,000
2.	SEWER - REPAIR, REPLACE & CONSTRUCT Pine Street	9 – 12 YEARS	\$250,000
3.	STORM SEWER - REPAIR, REPLACE & CONSTRUCT Pine Street	9 – 12 YEARS	\$250,000
4.	STREET SCAPE – US 23	9 – 12 YEARS	\$250,000
5.	TRAFFIC CALMING US 23 & ELM STREETS	5 – 8 YEARS	<u>\$500,000</u>
	TOTAL		\$1,500,000

TABLE 1

REVENUE PROJECTIONS

YEAR	INITIAL ASSESSED VALUE	CURRENT ASSESSED VALUE	CAPTURED ASSESSED VALUE	AGGREGATE MILAGE LEVIED	TAX INCREMENT REV
2018	9,012,036	9,271,243	259,207	CITY = 17.98 CTY = 10.11	\$7,314.87
2019	9,012,036	9,270,973	258,907	CITY = 17.98 CTY = 10.11	\$7,272.00
2020	9,012,036	9,272,036	260,000	CITY = 17.98 CTY = 10.11	\$7,280.00
2021	9,012,036	9,277,036	265,000	CITY = 17.98 CTY = 10.11	\$7,420.00
2022	9,012,036	9,279,036	267,000	CITY = 17.98 CTY = 10.11	\$7,476.00
2023	9,012,036	9,281,036	269,000	CITY = 17.98 CTY = 10.11	\$7,532.00
2024	9,012,036	9,283,036	271,000	CITY = 17.98 CTY = 10.11	\$7,588.00
2025	9,012,036	9,285,036	273,000	CITY = 17.98 CTY = 10.11	\$7,644.00
2026	9,012,036	9,287,036	275,000	CITY = 17.98 CTY = 10.11	\$7,700.00
2027	9,012,036	9,289,036	277,000	CITY = 17.98 CTY = 10.11	\$7,756.00
2028	9,012,036	9,291,036	279,000	CITY = 17.98 CTY = 10.11	\$7,812.00
2029	9,012,036	9,293,036	281,000	CITY = 17.98 CTY = 10.11	\$7,868.00
2030	9,012,036	9,295,036	283,000	CITY = 17.98 CTY = 10.11	\$7,924.00

ADDENDUM TO THE
CITY OF STANDISH
DOWNTOWN DEVELOPMENT AUTHORITY

DOWNTOWN DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PLAN

This 2019 Plan Amendment Supplements the Original 1999 Plan

The Downtown Development Authority and the City Council of the City of Standish approved a Development Plan and Tax Increment Financing Plan in 1999 (the “Original Plan”). This 2019 Amendment is an update and addition to the Original Plan and must be read in concert with the Original Plan. This 2019 Amendment refers to certain portions of the Original Plan but does not repeal or abrogate any provision of the Original Plan unless expressly stated.

Estimated Time Required for Completion of Proposed Development Projects

The Downtown Development Authority has prioritized the proposed development projects into two categories: Priority A and Priority B. The Downtown Development Authority estimates that Priority A projects will be completed within Twelve (12) years and that Priority B projects will be completed within Twelve (12) years