

Village of Middleville Downtown Development Authority
DEVELOPMENT & TAX INCREMENT FINANCING PLAN

Adopted 2025



Middleville
DDA

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ACKNOWLEDGEMENTS

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INTRODUCTION

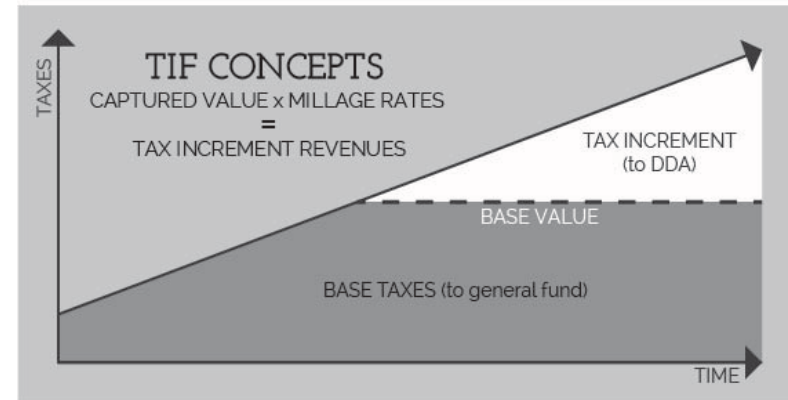
A. Purpose

The current statute governing a DDA Development/TIF Plan is Michigan Public Act 57 of 2018, as amended (the “Act”). Michigan Public Act 57 of 2018 replaced Michigan Public Act 197 of 1975, commonly referred to as the Downtown Development Authority Act, under which the Middleville DDA was created.

The Act was enacted to provide a means for local units of government to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation and implementation of a development plan in the district; to promote the economic growth of the district; 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; and to authorize the use of Tax Increment Financing.

Tax Increment Financing is a government financing program which contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures, of improvements within a development area thereby facilitating economic growth and development. Tax Increment Financing

mandates the transfer of tax increment revenues by Township and County treasurers to authorities created under the Act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.



The Act seeks to accomplish its goals by providing local units of government with the necessary legal, monetary, and organizational tools to eliminate property value deterioration and to promote economic growth through publicity initiative project undertaken cooperatively with privately initiated projects.

The way in which a Downtown Development Authority makes use of the tools available under the Act depends on the problems and priorities of each community. The Tax Increment Financing Plan, as amended, has been developed in accordance with the purposes of the Act based on the goals, projects, and priorities as perceived by the Downtown Development Authority of the Village of

Middleville (herein sometimes referred to as the “DDA” or the “Authority”).

The Development Plan and Tax Increment Financing Plan is intended to describe the goals and objectives of the Middleville Downtowns Development Authority for redevelopment of the downtown development district and to outline the steps necessary for achieving these goals.

It is intended that the Plan becomes the basis for all future development/redevelopment projects in the downtown district. After it has been adopted and after each update, the DDA Plan should be all of the following: (1) a long range guide for evaluating proposals for physical changes and for scheduling improvements in the downtown district; (2) a guide for making recommendations and establishing properties in the development area capital improvement program; (3) a foundation for conducting more specific and detailed studies for the general development district and for assessing possible improvements and developments; and (4) a source of information and a statement of policy which is useful to citizens and business owners in making private investment decisions.

B. Creation of the Downtown Development Authority and Past Projects

The Village of Middleville established the Downtown Development Authority on January 23, 2001 via Ordinance (Resolution 01-002), being Article 3 of Chapter 22 of the Village of Middleville Code of Ordinances.

In this plan the development area was identified as the entire DDA District. Projects that the DDA has provided funding since establishment include:

- *Streetscape Improvements to Main Street*
- *Expansion and improvement of parking areas*
- *Establishment of a Farmer’s Market on Fridays with a Market Master*
- *Establishment of the Riverbank Music Series on Friday Nights*
- *Landscape improvements*
- *Promotional activities*
- *Wayfinding signage*
- *LED signage at corner of M37 and Main Street*
- *Infrastructure improvements including new water and sewer mains*
- *Trailway development and construction*
- *Riverfront development planning*
- *Façade Improvement Program*
- *Event coordination and marketing*
- *Support for a Master Gardner Position*

C. Overview and Update of the Development Plan and Tax Increment Financing Plan

The Village of Middleville and the Middleville DDA have found the need to develop a focused Development Plan for the areas located within the DDA boundaries. The Development Plan includes proposed improvements that

will require the cooperation of the public sector and private sector, which are both needed for the overall improvement of the area. It is likely that a reevaluation and reprioritization may be necessary from time to time by the DDA and Village in order to take full advantage of available grant funding and yet unknown redevelopment opportunities within the DDA district.

More formally, the DDA and Village updated the Development Plan and Tax Increment Financing Plan in 2016, and again in 2025. The purpose of these updates was to reevaluate the development projects and goals of the DDA and project changes in tax increment financing.

During the 2025 update, substantial public engagement was conducted to ensure that the projects and updates reflect the needs and desires of residents, business owners, and property owners. Pop-up engagement was conducted in the summer of 2024 during the Middleville Farmers Market and Riverbank Music Series on June 28th, July 19th, and August 24th. The engagement materials included penny jar voting to simulate investment options, a mapping activity, and general comment cards. The results of this effort are included as an exhibit. Upon completion of the pop-up engagement, a meeting with business owners was conducted to review input from the public and further establish priorities. The results of this public engagement effort were reviewed by the DDA Board and used to inform the priorities of this Plan.



DEVELOPMENT PLAN

A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 217 (2)(a)

The development area includes the entire DDA District. A map showing the boundaries of the DDA district is attached as Map 1.

B. The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area. Section 217 (2)(b)

The extent of existing streets as well as public and private land uses within the development area are presented in Map 1. Public facilities within the development area include the following land uses:

- Middleville Village Hall
- Thornapple Township Hall
- Thornapple Township Emergency Services
- Stagecoach Park
- Sesquicentennial Park
- Paul Henry Thornapple Trail

Other public facilities within the district include utility systems. Maps for water, sewer, and storm sewer utilities are contained as exhibits. Proposed land uses within the district are presented in the Future Land Use Map from the 2021 Master Plan update. This map is contained in Map 3.



A legal description of the development area is attached as Exhibit A.

C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. Section 217(2)(c)

Shown in Tables 1 through 4.

***D. The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.
Section 217 (2)(d)***

Shown in Tables 1 through 4 below. This Development Plan arranges projects in the four categories outlined in “The Main Street Approach” (design, economic vitality, organization, and promotion) and provides for general project costs and timeframes of completion. Each category is also separated into specific areas of the Village, where appropriate.

Design (Table 1). Design supports a community’s transformation by enhancing the physical and visual assets that set the commercial district apart. Design enhances the character of the district through physical public realm improvements and public infrastructure investment.

Economic Vitality (Table 2). Economic vitality focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

Organization (Table 3). Organization involves creating a strong foundation for a sustainable revitalization effort,

including cultivating partnerships, community involvement, and resources for the district.

Promotion (Table 4). Promotion positions the commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community’s unique characteristics.

Phasing. This Plan seeks to program phasing for the completion of projects and improvements. The tables below are programmed in phases as follows:

- *Phase 1 – Years 1-3 (higher priority)*
- *Phase 2 – Years 4-6 (moderate priority)*
- *Phase 3 – Years 7-10 (lower priority)*
- *Ongoing – All years; these projects are ongoing and never have a beginning and end*

The programmed costs and completion dates outlined in Tables 1 through 4 are estimates only and subject to change without further amendment to this Plan due to inflation or changes in pricing. The completion phases and estimates may vary because of private investment decisions, financing opportunities, market shifts, or other factors. Costs assume the total funds needed to complete a project over the course of 10 years. It is unlikely that the DDA would be responsible for funding the total amount needed for any one project.

Table 1: Design Projects	Potential Cost	Completion
OLD DOWNTOWN		
Update downtown design guidelines for buildings and the public realm	\$15,000	Phase 1
Improve/modify streetscape on Main Street	\$500,000	Phase 1
Improve Railroad Depot and grounds	\$230,000	Phase 1
Replace Village quadplex with new public facility (such as library, activity center, river support business)	\$2,950,000	Phase 2
Install splash pad (moderate size)	\$350,000	Phase 2
Install playground equipment (older children – moderate size)	\$275,000	Phase 2
Install playground equipment (younger children – small size)	\$230,000	Phase 2
Continue to implement façade improvement program	\$200,000	Ongoing
Install art and murals	\$25,000	Ongoing
Install public gathering space amenities such as seating, lighting, and fire pits	\$111,000	Phase 1
Improve alleys with lighting, amenities, and activation	\$50,000	Phase 1
Improve bike amenities	\$2,000	Phase 2
Install WIFI for public use	\$2,600	Phase 1
WIFI annual contract	\$50,000 (\$5,000/year)	Ongoing
Improve Paul Henry Thornapple Trail	\$450,000	Phase 2
WEST MAIN STREET		
Improve streetscape and road surface (bridge to M-37)	\$2,000,000	Phase 2
Install period style traffic control lights	\$450,000	Phase 3
Continue to implement façade improvement program	\$200,000	Ongoing
Install art and murals	\$15,000	Ongoing

Improve gateway treatment at M-37 and West Main (arch/statement sign)	\$450,000	Phase 1
Improve off-street public parking and river access point	\$425,000	Phase 2
Improve bike amenities	\$2,000	Phase 2
ARLINGTON		
Improve sidewalk connections	\$35,000	Ongoing
Improve pedestrian crossings along M-37	\$50,000	Phase 2
Improve Village gateway signage and landscaping	\$25,000	Phase 2
Expand façade improvement program	\$100,000	Phase 1; ongoing
SOUTH BROADWAY		
Improve sidewalk connections	\$35,000	Ongoing
Improve pedestrian crossings along M-37	\$50,000	Phase 2
Improve Village gateway signage and landscaping	\$25,000	Phase 2
Expand façade improvement program	\$100,000	Phase 1; ongoing

Table 2: Economic Vitality Projects	Potential Cost	Completion
OLD DOWNTOWN		
Establish and maintain a “social district”	\$5,000	Phase 1; ongoing
ALL AREAS		
Update market study	\$15,000	Phase 1
Market available properties (public and private)	\$5,000	Ongoing
Provide grant, loan, project, and administration assistance to property and business owners	\$5,000	Ongoing
Provide technical support for businesses for promotion, marketing, and social media	\$10,000	Ongoing

Maintain a list of potential grants, funders, and economic development resources available to business and property owners	\$2,000	Ongoing
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Table 3: Organization Projects	Potential Cost	Completion
ALL AREAS		
Plan and organize business meet and greet events	\$10,000	Ongoing
Coordinate activities, events, and improvements with local institutions, organizations, business groups, and businesses	\$25,000	Ongoing
Regularly survey the public regarding downtown district improvements, amenities, and activities	\$10,000	Ongoing

Table 4: Promotion Projects	Potential Cost	Completion
ALL AREAS		
Program year-round annual events (large and small; including market and concert series)	\$200,000 (\$20,000/year)	Ongoing
Establish and maintain an online business directory that can be accessed by QR code and posted	\$5,000	Phase 1; ongoing
Maintain a strategic promotion and marketing campaign	\$50,000	Phase 1; ongoing
Expand and maintain social media presence	\$20,000	Phase 1; ongoing
Create and implement a winter activation plan for encouraging downtown visitation during colder months	\$25,000	Phase 1
Create and install banners advertising events and festivals	\$20,000	Ongoing

An aerial photograph of a town, likely Middleville, showing a mix of residential and commercial buildings, roads, and extensive trees with vibrant autumn foliage in shades of orange, yellow, and red. A river or lake is visible on the right side of the image.

Development Project Precedent Images

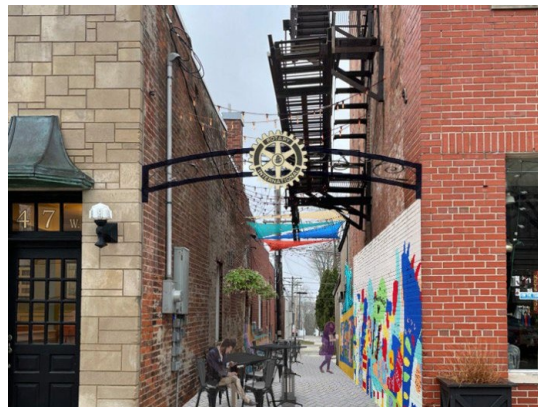
The following pages provide precedent images and brief explanations of selected projects and improvements proposed in the programmed Development Plan. Precedent images provide the Downtown Development Authority Board, Village Council, and the public with visual inspiration and a point of reference. Images also help to explain projects with visual examples for uncommon terms such as alley activation, gateway signage, and public gathering space.

Alley Activation

Alley activation can be described as the revitalization of under-utilized alley ways in the urban context. Festive decoration, amenities and events encourage people of all ages to enjoy and occupy these otherwise forgotten spaces.

Activated alleys often feature:

- Outdoor seating areas
- Strings lighting
- Murals and other forms of outdoor art
- Planter boxes

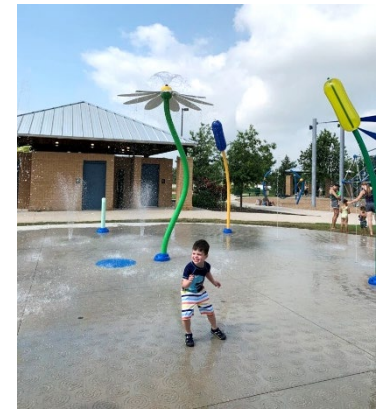


Splash Pad

Splash Pad areas often feature open space where children are encouraged to play and get wet via water jets and other amenities embedded in the ground.

Splash Pad spaces often feature:

- Ground-level spray nozzles
- Bubblers
- Floor Showers
- Water cannons
- Nearby bathroom facilities



Public Gathering Space

Public gathering spaces often serve as a place for to congregate and mingle in an outdoor area. With design elements like vegetation and characteristic patterns, they can function as a hub for interaction while helping to establish a sentence of character simultaneously.

Public gathering spaces often feature:

- Social events
- Outdoor seating areas
- Sidewalk art
- Planter boxes



Gateway Signage

Gateway signage is a feature used to welcome the public into a given area. Often geared towards visitors, these displays largely include some form of design, graphic, or phrase that help to capture the defining element/idea of a space and establish a sense of place.

Gateway signage often includes:

- The main insignia of a place (village, city, etc.)
- Eye-catching color scheme
- Abstract design elements
- Notable Size



Murals & Wall Art

With works often spanning from professional artistry to local talents, murals and wall art can elevate public spaces while also serving as a point of interest that attracts visitation and revenue. They can also help to establish a sense of identity and place.

Murals and wall art can often be seen on/around:

- Public buildings
- Event venues
- Restaurants/Eateries
- Outdoor gathering spaces



E. A statement of the construction or stages of construction planned, and the estimated time of completion for each stage. Section 217 (2)(e)

Refer to Tables 1 through 4 for a proposed time of completion for each improvement. Proposed projects have been placed in phases for estimated time of completion. Several of the projects are ongoing and will be worked on through the duration of the plan. Phase values were identified in Section 217 (2)(d) above.

The improvements contemplated by this Development Plan will commence as monies become available to pay for them.

A specific project may need to be moved to a different phase of construction if growth and development occur at a different rate or in a different area than anticipated and as specific grant funds become available.

F. A description of any parts of the development area to be left as open space and the use contemplated for the space. Section 217 (2)(f)

The Middleville DDA district is mostly developed but includes several areas of open space. These include Stagecoach Park, Sesquicentennial Park, and the corner of Larking and Main Street. There are a few additional areas of open space not as formally defined but are designated

public gathering places and passive areas with benches, trash receptacles, lighting and landscaping.

G. A description of any portion of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms. Section 217 (2)(g)

There are no portions of the development area owned by the DDA. It is unknown if the DDA would want to sell, donate, exchange, or lease from the municipality at this time. If it is determined necessary to do so in order to achieve the goals and objectives of the DDA, the DDA will use the Village's typical process to complete the transaction.

H. A description of desired zoning changes and changes in streets, street levels, intersections, or utilities. Section 217 (2)(h)

The existing zoning, street network, and utilities are outlined in maps 1 through 6. The DDA may consider zoning changes, changes in streets, changes in intersections, and changes in utilities as development projects are completed or as need arises which implements the goals of this Plan.

I. An estimate of the costs of development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing. Section 217 (2)(i)

The magnitude of probable cost for all of the proposed developments is **\$9,809,600**. Individual costs will be refined as each project is planned, defined, and designed.

Pursuant to MCL § 125.4211, 125.4213c, and 125.4216 the costs of acquisition and development are anticipated to be financed by:

- public and private grants
- donations received by the DDA
- tax increment revenues
- proceeds of a tax, not to exceed 2 mills, imposed pursuant to Section 212 of Act 57
- general obligation bonds issued by the Village in amounts limited in amount by a percentage of the anticipated tax increment revenues available for payment of debt service on such bonds
- tax increment bonds issued by the DDA pledging solely the tax increments and other revenues of the DDA
- proceeds of a special assessment district created as provided by law
- money obtained from other sources approved by the Village of Middleville or the DDA, including development agreements

The scope of the items and improvements and the projected schedule for completion of those items and improvements described in this Plan are magnitudes of probable cost only and may be revised from time to time by the Authority Board without amending this Plan; provided,

however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with the Act. Further, magnitudes of probable cost for any items or improvements may be increased or decreased by the Authority Board without amending this Plan based upon then current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the Village, as well as all advances extended by or indebtedness incurred by the Village or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from the funds identified above. The costs of the Plan are also anticipated to be paid from the fund identified.

J. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority. Section 217 (2)(j)

The DDA does not own any of the development area. If that changes and development or market opportunities occur, the DDA serves the right to enter into agreements to lease, sell, or convey a portion of the development to natural or corporate persons if it is determined to be in the best interest of the DDA and its goals in preventing deterioration

and revitalizing its downtown area, and without further amendment to this Plan.

K. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons. Section 217 (2)(k)

If the DDA determines that it is in the best interest to lease, sell, or convey a portion of the development area, it will proceed with the process that the Village ordinarily uses for leasing, selling, or conveying property.

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

types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Section 217 (2)(l)

Approximately 500 persons live in the development area.

The DDA has no plans to displace any persons as a result of this Development Plan.

In accordance with Sec. 221 of Act 57, “if a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body.” The Middleville Village Council established such development area citizens council by resolution (No. 13-26) on November 12, 2013 and subsequently appointed members.

As part of the 2025 planning effort, the Village contacted previously appointed members of the Development Area Citizens Council (DACC) and conducted significant outreach to obtain names of persons interested in serving on the DACC. The Village found no persons meeting the

qualifications for appointment to the DACC by the Village Council. Notwithstanding the provisions of Sec. 221 of Act 57, Sec. 224 of Act 57 also provides that “Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this part, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this part.” As such, the Middleville Village Council adopted Resolution No. 25-26, resolving that there are insufficient qualified and willing candidates to appoint to the DACC, and that the Village shall move forward with the consideration of the proposed amendment to the DDA Plan without the input of the DACC.

M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. Section 217(2)(m)

Not applicable. The DDA has no plans to displace any persons as a result of this Development Plan.

N. Provision for the costs of relocation persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to 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. Section 217(2)(n)

Not applicable. The DDA has no plans to displace any persons as a result of this Development Plan.

O. A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws. Section 217(2)(o)

Not applicable. The DDA has no plans to displace any persons as a result of this Development Plan.

P. Other material that the authority, local public agency, or governing body considers pertinent. 217(2)(p)

Additional maps and exhibits are located at the end of this Plan, including a public engagement report summarizing the outreach approach. Further, this Plan recognizes and incorporates past planning efforts in the Development Area boundary, including, but not limited to, the **Village of Middleville Master Plan** completed in 2021, the **East Bank Riverfront Park Plan** completed in 2019, and the **Thornapple Area Parks and Recreation Commission (TAPRC) Parks and Recreation Plan** completed in 2021 and updated in 2025/2026.

TAX INCREMENT FINANCING PLAN

A. Tax Increment Financing Procedure

The Tax Increment Financing procedure outlined in Act 57 requires the passage of an ordinance by the Village of Middleville to adopt or amend a Downtown Development Plan and Tax Increment Financing Plan. Following adoption of the ordinance approving the Development and Tax Increment Financing Plan, the Township and County Treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the Tax Increment Financing Plan. The Tax Increment Financing Plan may be modified if the Village of Middleville follows the same modification and public hearing procedures as were required to adopt the original Plan.

At the time the initial Tax Increment Financing Plan was adopted, the “initial assessed value” was determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll 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 at zero. Property for which a specific local tax is

paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax is determined as provided below.

The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan’s percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Michigan Public Act 62 of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. Tax increment revenues used to pay bonds issued by the Township under section 16(1) of the Act shall be considered to be used by the tax increment financing plan rather than shared with the Township.

“Specific local tax” means a tax levied under Michigan Public Act 198 of 1974, being Sections 207.551 to 207.572 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Michigan Public Act 255 of 1978, being Section 207.651 to 207.668 of Michigan Compiled Law, Act No. 189 of the Michigan Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan Compiled Laws, and the Technology Park Development Act, Michigan Public Act 385 of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The initial assessed value or current assessed value or current assess value of property

subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the Michigan Tax Commission shall prescribe the method of calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax.

B. Estimated Captured Assessed Values, and Estimated Tax Increment Revenues

The tax increment revenues or “captured assess value” means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax Increment Revenue to be transmitted to the Authority by the Village Manager/Finance Director, Township Treasurer, and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the Development Area on the captured assessed value.

The DDA is not authorized to capture tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six mill education tax pursuant to Michigan Public Act 331 of 1993, as amended, or taxes levied by any local or intermediate school district.

Refer to **Table 5, and Figures A2, A3, and A4** for potential revenues to the DDA based upon growth in taxable value in

the DDA district for estimated captured assessed value and estimated tax increment revenues based upon various growth scenarios in the DDA district for the duration of the amendment. Millage rates for the State Education Tax and School District have been omitted as those millages are not subject to capture pursuant to Act 57. Although the actual tax increment revenues available to the DDA may vary from the estimates herein provided, the estimates of tax increment revenue in the exhibit are based on the following:

2025 Millage rates:

- ❖ **Village of Middleville:** 12.2283
- ❖ **Grand Rapids Community College:** 1.6793
- ❖ **Barry County Operating:** 5.1043
- ❖ **Barry County:** 1.9515
- ❖ **Thornapple Township:** 3.1162

And:

- An adjusted taxable base of **\$5,799,263**. The initial taxable base of **\$5,181,177** in the DDA area set in 2000 is not used for this calculation.
- All voted millages will be renewed throughout the duration of the plan.
- No local, intermediate school district or state education taxes will be captured.

Table 5 – Middleville DDA – Potential Capture					
Year	Current Taxable	Base Taxable	Captured by TIF	Millage (2025)	TIF Revenue
2025 (actual)	\$16,124,162	\$5,799,263	\$10,324,899	24.0796	\$248,619
2026	\$16,446,645	\$5,799,263	\$10,647,382	24.0796	\$256,384
2027	\$16,775,578	\$5,799,263	\$10,976,315	24.0796	\$264,305
2028	\$17,111,089	\$5,799,263	\$11,311,826	24.0796	\$272,384
2029	\$17,453,311	\$5,799,263	\$11,654,048	24.0796	\$280,624
2030	\$17,802,377	\$5,799,263	\$12,003,114	24.0796	\$289,030
2031	\$18,158,425	\$5,799,263	\$12,359,162	24.0796	\$297,603
2032	\$18,521,593	\$5,799,263	\$12,722,330	24.0796	\$306,348
2033	\$18,892,025	\$5,799,263	\$13,092,762	24.0796	\$315,268
2034	\$19,269,866	\$5,799,263	\$13,470,603	24.0796	\$324,366
2035	\$19,655,263	\$5,799,263	\$13,856,000	24.0796	\$333,646

Figure 1 – This chart shows potential revenues to the DDA based upon growth (2% annually) in taxable value in the DDA district for the duration of the amendment. Further breakdown and potential capture scenarios by taxing jurisdiction are located in the appendix.

c. Amount of bonded indebtedness to be incurred

The maximum amount of bonded indebtedness to be incurred by the DDA and/or the Village of Middleville for all bond issues or loans, including payments of capitalized interest, principal and required reserve shall be **\$2.5 million** for the proposed projects outlined in the Development Plan. Actual bonded indebtedness to be incurred will be limited by the amount of revenues anticipated to be received each year that will be available for servicing the debt load. The bonded indebtedness proceeds will be sufficient to pay the estimated costs of the development plans any associated costs of accompanying professional services. The Village of Middleville must approve any bonds or indebtedness, which pledge the full faith and credit for the Village of Middleville.

D. Duration of the Program

The Tax Increment Financial Plan will remain in effect to the end of the fiscal year **2035** unless amended after hearing and notice in accordance with section 219(2) of Act 57 to a shorter or longer period. Further, if repayment of the Bonds or any future bond issued by the Authority has not been completed by **2035**, the Development Plan will be extended until the bonds have been retired.

E. Estimated Impact on Assessed Value of Taxing Jurisdiction

The Tax Increment Financing Plan generates revenue based only on the captured assessed value. Each Taxing Jurisdiction will continue to levy and receive taxes on the adjusted base taxable value of **\$5,799,263** in the DDA. That taxable value will continue to be used for taxing purposes by the Taxing Jurisdictions that are not exempted by the DDA Act. In effect, the taxable value is frozen at the base level for taxing purposes for the duration of the DDA development plan.

The Intermediate School District, the local school district, and the State of Michigan Education Tax fund will receive revenues from all increases in taxable value.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the “capture assessed value” that is created following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation. Therefore, the short-term investment made by the taxing unit in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a stronger commercial base when the plan is completed. Furthermore, this plan uniquely tried to retain the same value of tax revenues throughout the plan, while encouraging revenue generation for all taxing jurisdictions.

The overall impact of the Tax Increment Financing Plan is expected to generate increased economic activity in the Village of Middleville, Thornapple Township and Barry County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increased income due to new employment within the Development Area, the Village of Middleville, Thornapple Township and other neighboring communities throughout Barry County.

F. Provision for use of part or all of the Captured Assessed Value to be used by the DDA

The DDA shall expend the tax increments received from the development plan only in accordance with the Tax Increment Financing Plan. Tax Increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA only for purposes that, by the resolution of the DDA Board, are determined to further the development plan in accordance with the Tax Increment Financing Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions upon the execution of a resolution directing said action. The resolution should only be adopted if the DDA Board determines that all of the projects listed in the TIF Plan are completed and it has no intention to being the process to amend its plan to add additional projects. These revenues shall not be used to

circumvent existing property tax laws that provide a maximum authorized rate for the levy of property taxes.

G. Compliance with Section 215 of the Act

As referred to above, it is the intent of these plans to comply with Section 215 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report. These revenues shall not be used to circumvent existing property tax limitations.

H. Reporting and Compliance

In addition to internal processes and reporting, Part 9 of the Recodified Tax Increment Financing Act (Act 57 of 2018) outlines the updated reporting requirements.

Annually, on a form and in the manner prescribed by the department of treasury, an authority that is capturing tax increment revenues shall submit to the governing body of the municipality, the governing body of a taxing unit levying taxes subject to capture by an authority, and the department of treasury a report on the status of the tax increment financing account. However, an authority may submit by electronic means a report described in this subsection to the governing body of the municipality and the governing body of a taxing unit levying taxes subject to

capture by the authority. The report shall include all of the following:

- a) The name of the authority.
- b) The date the authority was formed, the date the tax increment financing plan is set to expire or terminate, and whether the tax increment financing plan expired during the immediately preceding fiscal year.
- c) The date the authority began capturing tax increment revenues.
- d) The current base year taxable value of the tax increment financing district.
- e) The unencumbered fund balance for the immediately preceding fiscal year.
- f) The encumbered fund balance for the immediately preceding fiscal year.
- g) The amount and source of revenue in the account, including the amount of revenue from each taxing jurisdiction.
- h) The amount in any bond reserve account.
- i) The amount and purpose of expenditures from the account.
- j) The amount of principal and interest on any outstanding bonded indebtedness.
- k) The initial assessed value of the development area or authority district by property tax classification.
- l) The captured assessed value retained by the authority by property tax classification.
- m) The tax increment revenues received for the immediately preceding fiscal year.

- n) Whether the authority amended its development plan or its tax increment financing plan within the immediately preceding fiscal year and if the authority amended either plan, a link to the current development plan or tax increment financing plan that was amended.
- o) Any additional information the governing body of the municipality or the department of treasury considers necessary.

The report described above shall be filed with the department of treasury at the same time as the annual financial report is filed with the department of treasury under section 4 of the uniform budgeting and accounting act, 1968 PA 2, MCL 141.424.

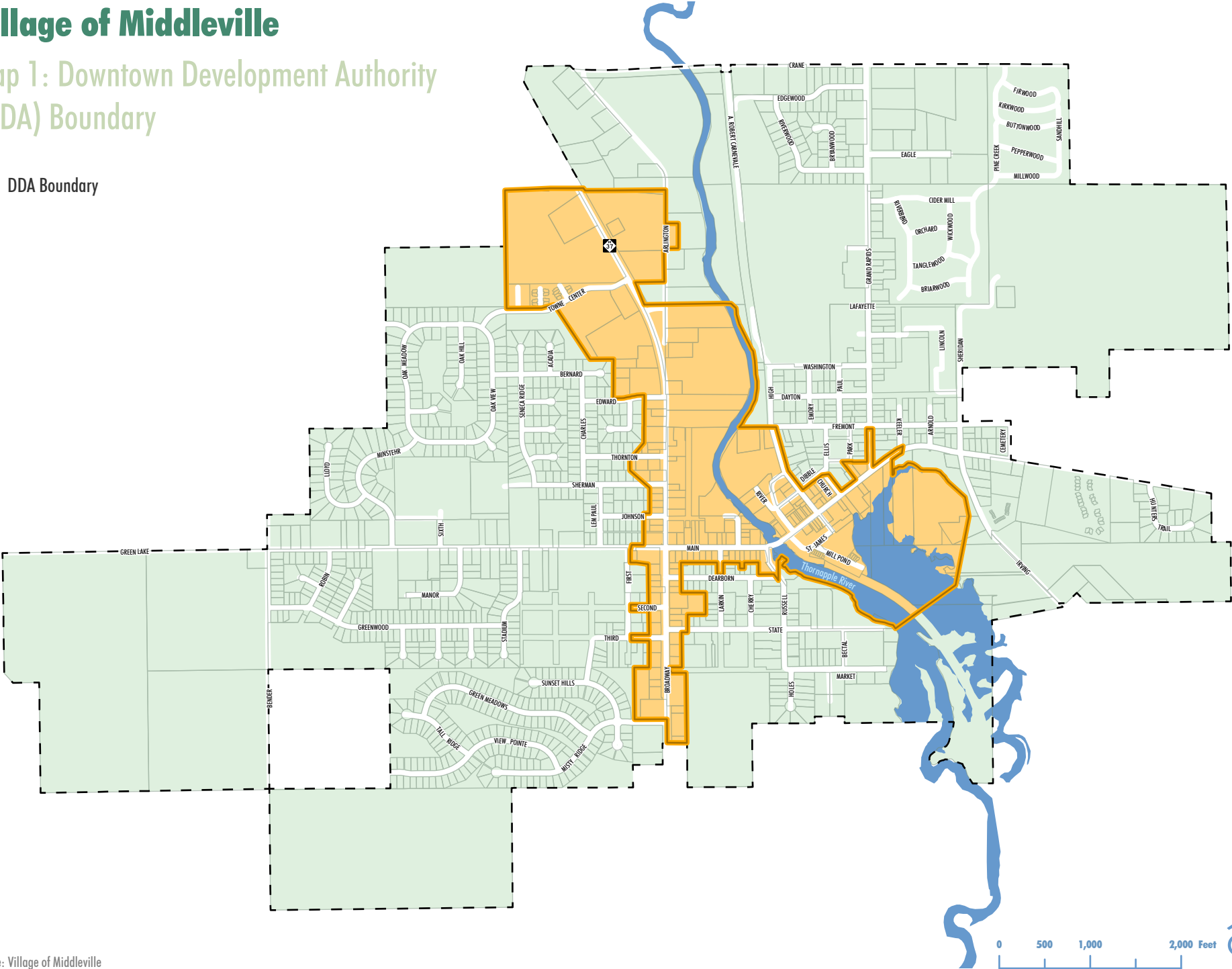


Maps & Exhibits

Village of Middleville

Map 1: Downtown Development Authority (DDA) Boundary

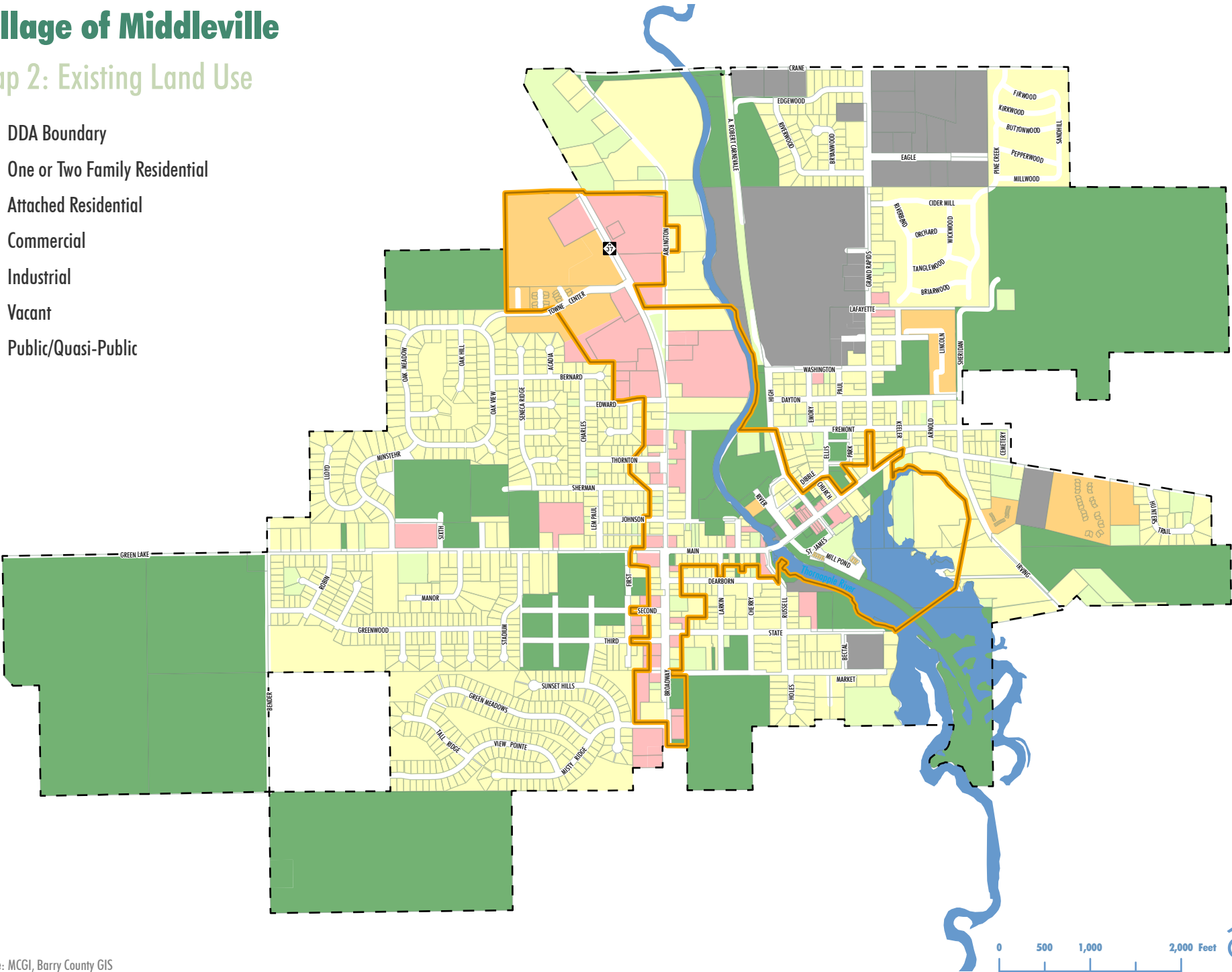
 DDA Boundary



Village of Middleville

Map 2: Existing Land Use

- DDA Boundary
- One or Two Family Residential
- Attached Residential
- Commercial
- Industrial
- Vacant
- Public/Quasi-Public

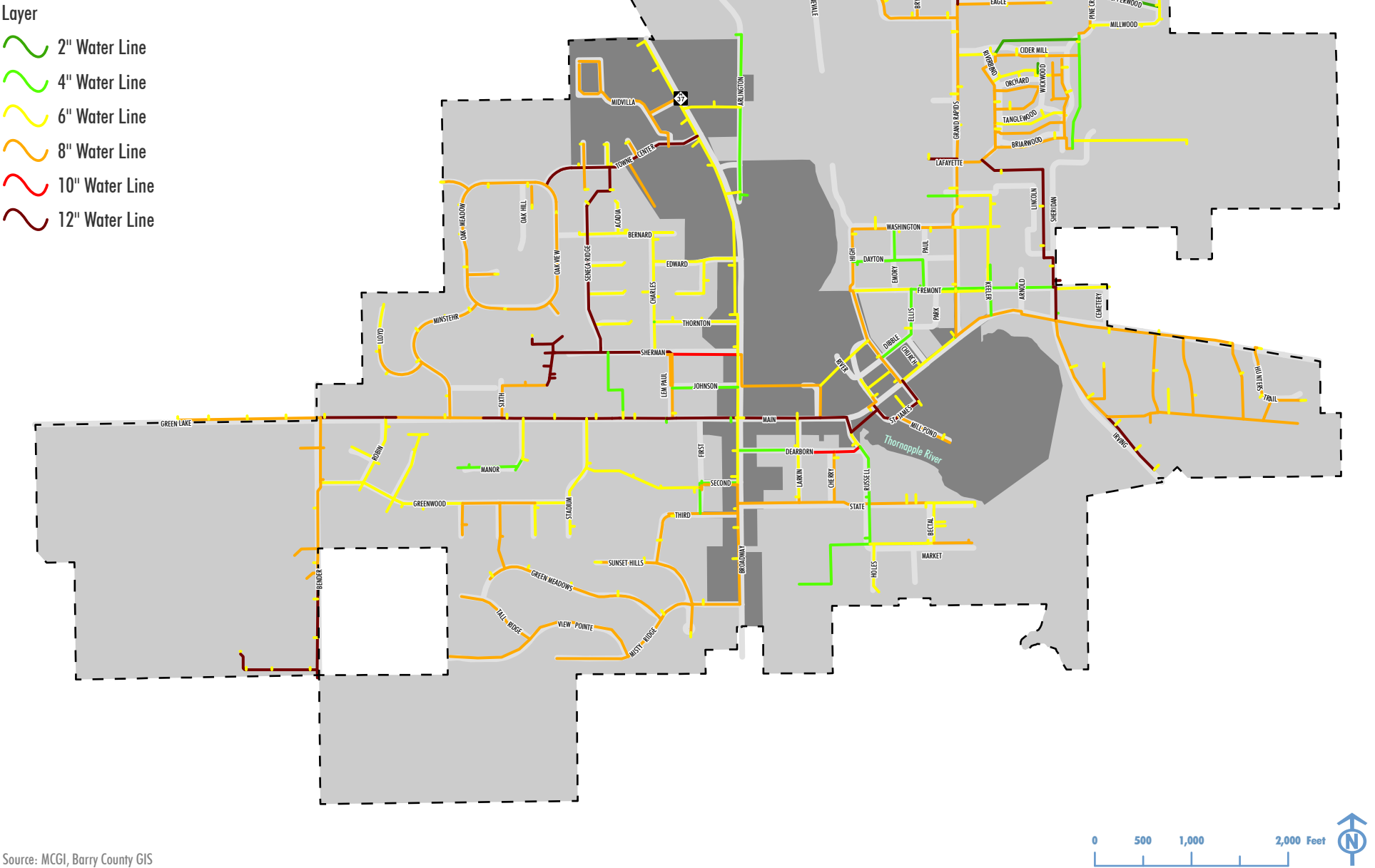


Map 3: Future Land Use



Village of Middleville

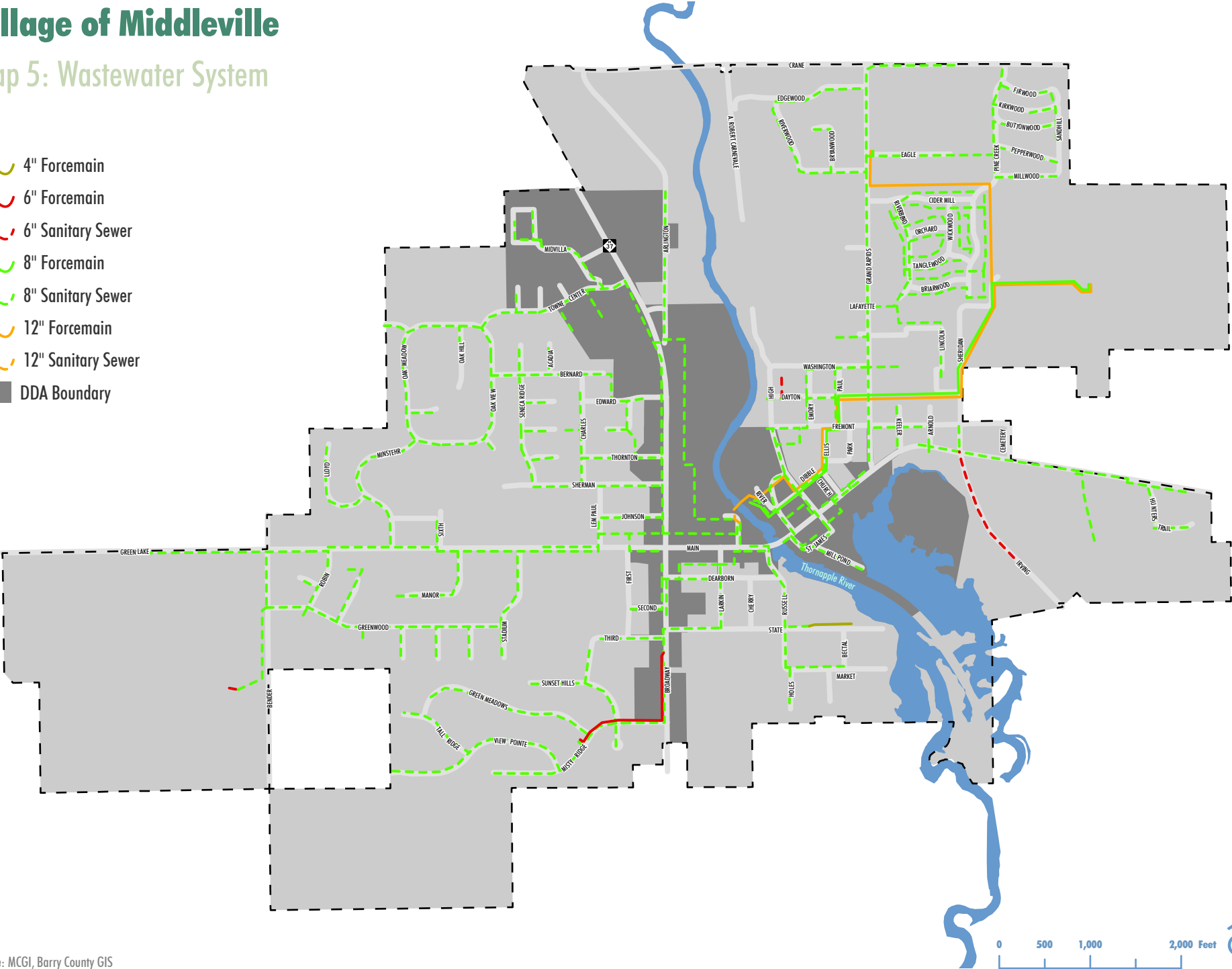
Map 4: Water System



Village of Middletown

Map 5: Wastewater System

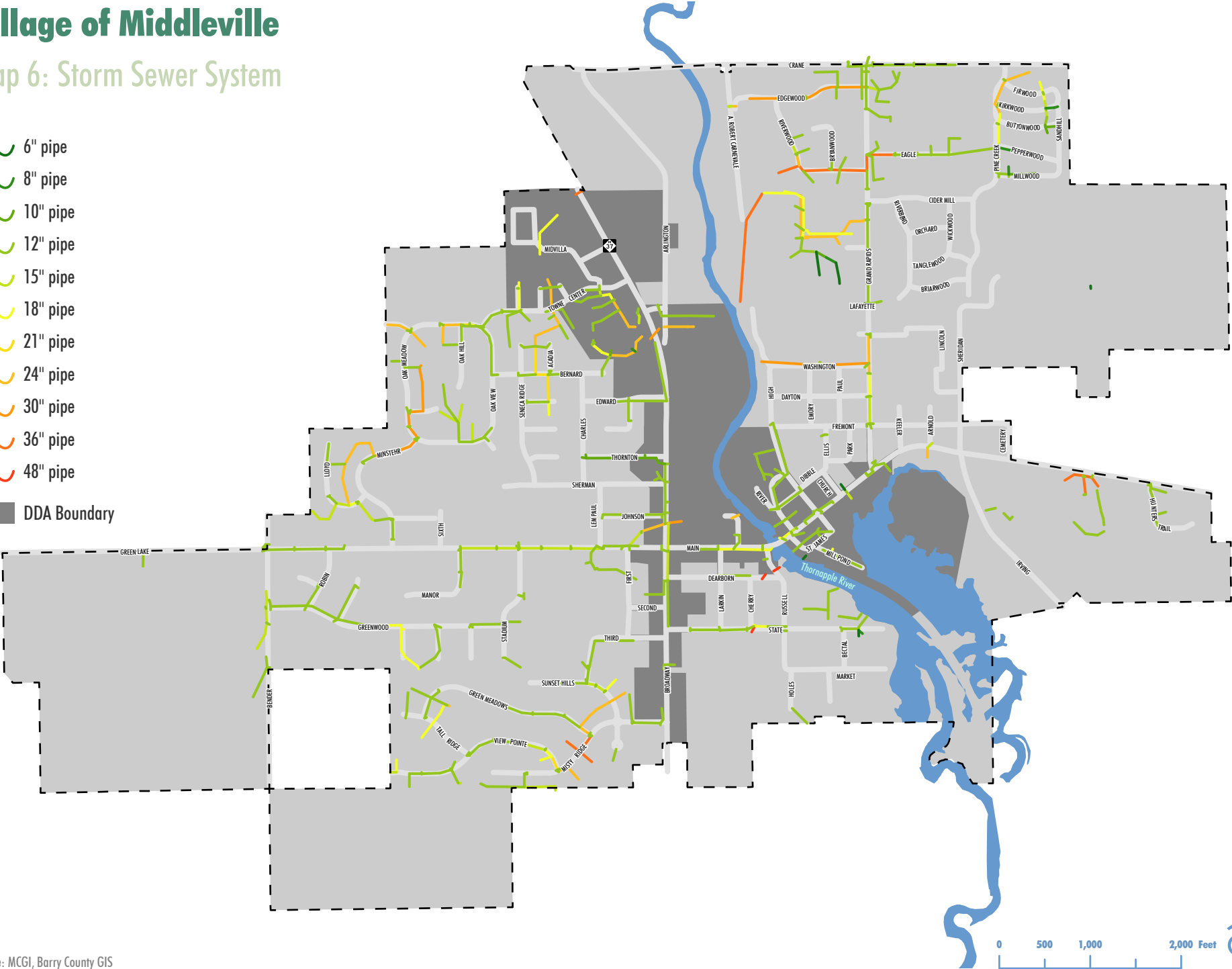
- 4" Forcemain
- 6" Forcemain
- 6" Sanitary Sewer
- 8" Forcemain
- 8" Sanitary Sewer
- 12" Forcemain
- 12" Sanitary Sewer
- DDA Boundary



Village of Middleville

Map 6: Storm Sewer System

- 6" pipe
- 8" pipe
- 10" pipe
- 12" pipe
- 15" pipe
- 18" pipe
- 21" pipe
- 24" pipe
- 30" pipe
- 36" pipe
- 48" pipe
- DDA Boundary





VILLAGE OF MIDDLEVILLE

NOTICE OF PUBLIC HEARING

Village of Middleville
County of Barry, Michigan

TO ALL INTERESTED PARTIES IN THE VILLAGE OF MIDDLEVILLE:

PLEASE TAKE NOTICE that the Village Council of the Village of Middleville will hold a public hearing on the 24th day of October 2000, at 7 p.m. in the Village Hall, 100 East Main Street, Middleville, Michigan, to consider the adoption of an ordinance establishing a downtown development authority for the Village of Middleville and designating the boundaries of a downtown district in connection therewith, pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended.

PROPOSED BOUNDARIES:

The boundaries of the proposed downtown district within which the downtown development authority shall exercise its powers are as follows:

Commencing at the SW corner of lot 4, Johnson's Addition; th N 346.5', m/l to N ROW line of Johnson St; th E 66' to SW corner lot 22 of said plat; th Nly 280.5', m/l to S ROW line of Sherman St; th NW 131.3', m/l to SW corner of parcel # 08-41-022-074-004; th Nly 120', m/l to S line of Thornton Addition; th E 10' to SW corner of lot 4 of said plat; th Nly 119.5', m/l to S ROW line of Thornton St; th NEly 93.3', m/l to SW corner of lot 16 of said plat; th Nly 119.5', m/l to S line of Charleston Heights Add. No. 2; th N 429.38', m/l to N line of said plat; th W 525.99', m/l along N line of said plat to a pt. 32' E from NW corner of said plat; th Nly 208', m/l along E line of planned residential use within Town Square; th NWly 128.92', m/l along NEly line of said development; th Wly 546.14', m/l along N line of said development to W line of SW 1/4, Sec. 22; th N 260', m/l to center Sec. 22; th Nly 1319', m/l to SW corner of Pioneer Farms Subdivision; th Ely 814.5', m/l along S line of said plat to center of M-37; th SEly 50', m/l to S. line extended of parcel # 08-41-022-010-055; th Ely 377', m/l to SW corner of parcel # 08-41-022-100-025; th Nly 130', m/l; th Ely 566', m/l to center of Arlington St.; th Sly 362', m/l to NW corner of parcel # 08-41-022-105-012-30; th Ely 140', m/l; th Sly 135', m/l to SE corner of said parcel; th Wly 140', m/l to center of Arlington St.; th Sly 275', m/l to SW corner of parcel # 08-41-022-100-025-20; th Wly 513', m/l to E ROW line of M-37; th SEly 400', m/l to SW corner of parcel # 08-41-022-019; th Ely 316', m/l to center of Arlington St. at a pt. 247', m/l N of E/W 1/4 line of Sec. 22; th Nly 425', m/l to the N ROW line of Fremont St. and E ROW line of High St.; th Sly 63', m/l to S ROW line of Fremont St. and E ROW line of High St.; th Sly 541', m/l along E ROW line of High St. to N ROW line of Dibble St.; th NEly 375', m/l along said N ROW line to E ROW line of Church St. extended; th SEly 214', m/l to SWly corner of lot 1, blk 3 of Original Plat of Village; th NEly 225', m/l to SW corner of lot 4, blk 3 of said Plat; th NWly 135', m/l to S ROW line of Park St.; th Ely 144', m/l along said S ROW line to Wly line of blk 5 of said Plat; th 10', m/l along said Wly line to the SWly corner of lot 5, blk 5 of said plat; th Ely 184.5', m/l to W ROW line of Grand Rapids St; th Nly 400', m/l along said W ROW line to S ROW line of Fremont St.; th Ely 70', m/l to E ROW line of Grand Rapids St.; th Sly 400', m/l to Nly ROW line of Main St. which is also S line blk 16 of said Plat; th Nely 195', m/l to angle pt. in said blk 16; th Nely 190', m/l along S line of blk 16; th Sly 70', m/l along SEly extension of blk 25 of said Plat to Sly ROW of Main St.; th SWly 120', m/l along said Sly ROW line to E line of lot 3 Assessor Plat #4; th Sly 65', m/l to water's edge of Thornapple River; th Nely, Ely, SEly, Sly, SEly along said water's edge to SWly corner of parcel # 08-41-023-011; th Sly and SEly

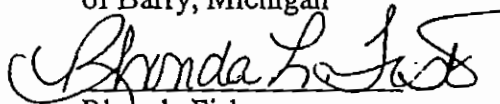
along water's edge to line bearing NE from intersection of center of State St. and W water's edge of Thornapple River; th SWly 800', m/l to intersection of center of State St. and water's edge of Thornapple River; th NWly along said W water's edge to NWly corner of parcel 08-41-026-061-008; th SWly 147', m/l to E ROW line of 33' wide street (vacated) adjacent to lot 2, blk 60 of Original Plat; th NWly 165', m/l along said E ROW line to intersect with N ROW line of Dearborn St; th Wly 214.5', m/l along N ROW line to SWly corner of lot, blk 47 of said Plat; th Nly 132', m/l to Sly line of lot 2, blk 47 of said Plat; th Wly 89', m/l along Ely line of lot 2, and lot, blk 47 to Ely line lot 5, blk 48 of said Plat; th Sly 26', m/l to Nly line of lot 6, blk 48; th Wly 165', m/l to E line of lot 7, blk 48; th Nly 26', m/l to Nely corner lot 7, blk 48; th Wly 132', m/l to E ROW line of Larkin St.; th Sly 132', m/l to N ROW line of Dearborn St.; th Wly 66', m/l to Sly corner blk 49 of said Plat; th Nly 132', m/l to NEly corner of lot 9, blk 49; th Wly 330', m/l; th Sly 132', m/l along Wly line of lot 13, blk 49 to N ROW line of Dearborn St.; th Sly 66', m/l to NWly corner of lot 4, blk 58; th Sly 132', m/l to SWly corner lot 4, blk 58; th Ely 198', m/l; th Sly 231', m/l along E line of parcel # 08-41-027-058-018 to NEly corner lot 11, blk 58; th Wly 178', m/l to NWly corner lot 13, blk 58; th Sly 198', m/l to Sly ROW line of State St.; th Wly 66', m/l to NWly corner lot 3, blk 65; th Sly 200', m/l to SWly corner lot 14, blk 65; th SEly 50', m/l to center of Market St. at a pt. 215 E of center of M-37; th Sly 736', m/l to SEly corner of parcel # 08-41-027-017; th Wly 200', m/l to center of M-37; th Nly 375', m/l along center of M-37 to E extension of S ROW line of 5th St.; th Wly 357', m/l along said S ROW line to E line of Misty Ridge; th Nly 363', m/l to center of 4th St.; th Ely 110', m/l to W line of lot 8, blk 73 extended Sly; th Nly 297', m/l along W line of lot 8 extended to S ROW line of 3rd St.; th Wly 132', m/l to NWly corner blk 73; th Nly 66', m/l to SWly corner blk 66; th E 132', m/l to SWly corner lot 8, blk 66; th Nly 132', m/l to S line of parcel # 08-41-027-66-002; th Wly 14', m/l to SWly corner of said parcel; th Nly 132', m/l to S ROW line of 2nd St.; th Wly 118', m/l to NWly corner blk 66; th Nly 66', m/l to SW corner blk 57; th E 99', m/l along N ROW line 2nd St. to SW corner of parcel # 08-41-027-57-002. Th Nly 132', m/l to NW corner of said parcel; th Nely 320', m/l to SW corner of parcel # 08-41-027-050-003; th Nly 182' m/l to place of beginning. Commencing at the SW corner of lot 4, Johnson's Addition; th N 346.5', m/l to N ROW line of Johnson St; th E 66' to SW corner lot 22 of said plat; th Nly 280.5', m/l to S ROW line of Sherman St; th NW 131.3', m/l to SW corner of parcel # 08-41-022-074-004; th Nly 120', m/l to S line of Thornton Addition; th E 10' to SW corner of lot 4 of said plat; th Nly 119.5', m/l to S ROW line of Thornton St; th NEly 93.3', m/l to SW corner of lot 16 of said plat; th Nly 119.5', m/l to S line of Charleston Heights Add. No. 2; th N 429.38', m/l to N line of said plat; th W 525.99', m/l along N line of said plat to a pt. 32' E from NW corner of said plat; th Nly 208', m/l along E line of planned residential use within Town Square; th NWly 128.92', m/l along NEly line of said development; th Wly 546.14', m/l along N line of said development to W line of SW 1/4, Sec. 22; th N 260', m/l to center Sec. 22; th Nly 1319', m/l to SW corner of Pioneer Farms Subdivision; th Ely 814.5', m/l along S line of said plat to center of M-37; th SEly 50', m/l to S. line extended of parcel # 08-41-022-010-055; th Ely 377', m/l to SW corner of parcel # 08-41-022-100-025; th Nly 130', m/l; th Ely 566', m/l to center of Arlington St.; th Sly 362', m/l to NW corner of parcel # 08-41-022-105-012-30; th Ely 140', m/l; th Sly 135', m/l to SE corner of said parcel; th Wly 140', m/l to center of Arlington St.; th Sly 275', m/l to SW corner of parcel # 08-41-022-100-025-20; th Wly 513', m/l to E ROW line of M-37; th SEly 400', m/l to SW corner of parcel # 08-41-022-019; th Ely 316', m/l to center of Arlington St. at a pt. 247', m/l N of E/W 1/4 line of Sec. 22; th Nly 425', m/l to the N ROW line of Fremont St. and E ROW line of High St.; th Sly 63', m/l to S ROW line of Fremont St. and E ROW line of High St.; th Sly 541', m/l along E ROW line of High St. to N ROW line of Dibble St.; th NEly 375', m/l along said N ROW line to E ROW line of Church St. extended; th SEly 214', m/l to SWly corner of lot 1, blk 3 of Original Plat of Village; th NEly 225', m/l to SW corner of lot 4, blk 3 of said Plat; th NWly 135', m/l to S ROW line of Park St.; th Ely 144', m/l along said S ROW line to Wly line of blk 5 of said Plat; th 10', m/l along said Wly line to the SWly corner of lot 5, blk 5 of said plat; th Ely 184.5', m/l to W ROW line of Grand Rapids St; th Nly 400', m/l along said W ROW line to S ROW line of Fremont St.; th Ely 70', m/l to E ROW line of Grand Rapids St.; th Sly 400', m/l to Nly ROW line of Main St. which is also S line blk 16 of said Plat; th Nely 195', m/l to angle pt. in said blk 16; th Nely 190', m/l along S line of blk 16; th Sly 70', m/l along SEly extension of blk 25 of said Plat to Sly ROW of Main St.; th SWly 120', m/l along said Sly ROW line to E line of lot 3 Assessor Plat #4; th Sly 65', m/l to water's edge of Thornapple River; th Nely, Ely, SEly, Sly, SEly along said water's edge to SWly corner of parcel # 08-41-023-011; th Sly and SEly along water's edge to line bearing NE from intersection of center of State St. and W water's edge of Thornapple River; th SWly 800', m/l to intersection of center of State St. and water's edge of Thornapple River; th NWly along said W water's edge to NWly corner of parcel 08-41-026-061-

008; th SWly 147', m/l to E ROW line of 33' wide street (vacated) adjacent to lot 2, blk 60 of Original Plat; th NWly 165', m/l along said E ROW line to intersect with N ROW line of Dearborn St; th Wly 214.5', m/l along N ROW line to SWly corner of lot, blk 47 of said Plat; th Nly 132', m/l to Sly line of lot 2, blk 47 of said Plat; th Wly 89', m/l along Ely line of lot 2, and lot, blk 47 to Ely line lot 5, blk 48 of said Plat; th Sly 26', m/l to Nly line of lot 6, blk 48; th Wly 165', m/l to E line of lot 7, blk 48; th Nly 26', m/l to Nely corner lot 7, blk 48; th Wly 132', m/l to E ROW line of Larkin St.; th Sly 132', m/l to N ROW line of Dearborn St.; th Wly 66', m/l to Sly corner blk 49 of said Plat; th Nly 132', m/l to NEly corner of lot 9, blk 49; th Wly 330', m/l; th Sly 132', m/l along Wly line of lot 13, blk 49 to N ROW line of Dearborn St.; th Sly 66', m/l to NWly corner of lot 4, blk 58; th Sly 132', m/l to SWly corner lot 4, blk 58; th Ely 198', m/l; th Sly 231', m/l along E line of parcel # 08-41-027-058-018 to NEly corner lot 11, blk 58; th Wly 178', m/l to NWly corner lot 13, blk 58; th Sly 198', m/l to Sly ROW line of State St.; th Wly 66', m/l to NWly corner lot 3, blk 65; th Sly 200', m/l to SWly corner lot 14, blk 65; th SEly 50', m/l to center of Market St. at a pt. 215 E of center of M-37; th Sly 736', m/l to SEly corner of parcel # 08-41-027-017; th Wly 200', m/l to center of M-37; th Nly 375', m/l along center of M-37 to E extension of S ROW line of 5th St.; th Wly 357', m/l along said S ROW line to E line of Misty Ridge; th Nly 363', m/l to center of 4th St.; th Ely 110', m/l to W line of lot 8, blk 73 extended Sly; th Nly 297', m/l along W line of lot 8 extended to S ROW line of 3rd St.; th Wly 132', m/l to NWly corner blk 73; th Nly 66', m/l to SWly corner blk 66; th E 132', m/l to SWly corner lot 8, blk 66; th Nly 132', m/l to S line of parcel # 08-41-027-66-002; th Wly 14', m/l to SWly corner of said parcel; th Nly 132', m/l to S ROW line of 2nd St.; the Wly 118', m/l to NWly corner blk 66; th Nly 66', m/l to SW corner blk 57; th E 99', m/l along N ROW line 2nd St. to SW corner of parcel # 08-41-027-57-002. Th Nly 132', m/l to NW corner of said parcel; th Nely 320', m/l to SW corner of parcel # 08-41-027-050-003; th Nly 182' m/l to place of beginning.

At the public hearing, all citizens, taxpayers and property owners of the Village of Middleville desiring to address the Village Council shall be afforded an opportunity to be heard in regard to the establishment of the authority and the boundaries of the proposed district.

FUTHER INFORMATION may be obtained by calling the Village Manager.

This notice is given by order of the Village Council of the Village of Middleville, County of Barry, Michigan



Rhonda Fisk
Village Clerk

Exhibit A1
2025

DDA Property List

DDA Parcel No.	Address
41-001-001-00	101 E MAIN ST
41-001-002-00	E MAIN ST
41-001-003-00	314 E MAIN ST
41-001-004-00	115 E MAIN ST
41-001-005-00	117 E MAIN ST
41-001-006-00	121 E MAIN ST
41-001-007-00	119.5 E MAIN ST
41-001-008-00	112 HIGH ST
41-001-008-10	125 E MAIN ST
41-001-009-00	127 E MAIN ST
41-001-010-00	115 RAILROAD ST
41-001-011-00	RAILROAD ST
41-001-012-00	HIGH ST
41-001-013-00	HIGH ST
41-002-001-00	201 E MAIN ST
41-002-002-00	
41-002-003-00	207 E MAIN ST
41-002-004-00	213 E MAIN ST
41-002-005-00	217 E MAIN ST
41-002-006-00	112 CHURCH ST
41-002-007-00	214 DIBBLE ST
41-002-008-00	206 DIBBLE ST
41-002-009-00	115 HIGH ST
41-002-010-00	HIGH ST
41-003-004-00	309 E MAIN ST
41-003-005-00	311 E MAIN ST
41-005-007-00	315 E MAIN ST
41-013-001-00	E MAIN ST
41-013-002-00	

41-013-005-00	
41-013-006-00	
41-013-007-00	
41-013-008-00	116 E MAIN ST
41-013-010-00	124 E MAIN ST
41-013-011-00	120 E MAIN ST
41-013-012-00	126 E MAIN ST
41-013-013-00	
41-013-014-00	
41-013-015-00	HIGH ST
41-014-001-00	HIGH ST
41-014-002-00	
41-014-003-00	200 E MAIN ST
41-014-004-00	210 E MAIN ST
41-014-005-00	214 E MAIN ST
41-014-006-00	218 E MAIN ST
41-015-001-00	306 E MAIN ST
41-015-002-00	310 E MAIN ST
41-015-004-00	314 E MAIN ST
41-022-023-10	509 ARLINGTON ST
41-022-130-00	4691 N M-37 HWY
41-022-131-00	4710 N M-37 HWY
41-022-135-00	4695 N M-37 HWY
41-022-138-00	4611 N M-37 HWY
41-022-142-00	
41-022-143-00	4550 N M-37 HWY
41-022-147-00	930 ARLINGTON ST
41-022-157-00	1067 ARLINGTON ST
41-022-410-00	472 ARLINGTON ST
41-022-412-00	640 ARLINGTON ST
41-022-413-00	428 ARLINGTON ST
41-022-415-00	926 ARLINGTON ST
41-022-417-00	ARLINGTON ST
41-022-418-00	500 ARLINGTON ST

41-022-419-00	420 ARLINGTON ST
41-022-442-00	313 ARLINGTON ST
41-022-444-00	227 SPRING ST
41-022-486-00	317 ARLINGTON ST
41-022-491-00	RAILROAD ST
41-022-945-00	408 SHERMAN ST
41-022-946-00	303 ARLINGTON ST
41-022-947-00	411 ARLINGTON ST
41-022-948-00	417 ARLINGTON ST
41-022-949-00	419 ARLINGTON ST
41-023-346-00	E MAIN ST
41-026-129-00	217 IRVING RD
41-026-226-00	E MAIN ST
41-027-017-00	615 BROADWAY
41-027-110-00	BROADWAY
41-027-113-00	301 BROADWAY
41-027-191-00	417 W MAIN ST
41-027-192-00	
41-027-193-00	403 W MAIN ST
41-027-194-00	112 BROADWAY
41-027-196-00	200 BROADWAY
41-027-197-00	208 BROADWAY
41-041-001-00	119 HIGH ST
41-042-001-00	117 RAILROAD ST
41-042-002-00	116 HIGH ST
41-042-003-00	118 HIGH ST
41-042-004-00	120 HIGH ST
41-043-002-00	HIGH ST
41-043-003-00	128 HIGH ST
41-043-003-10	128 HIGH ST
41-043-006-00	RAILROAD ST
41-044-001-00	408 ARLINGTON ST
41-044-002-00	314 ARLINGTON ST
41-044-004-00	308 ARLINGTON ST

41-044-005-00	214 ARLINGTON ST
41-044-007-00	210 ARLINGTON ST
41-044-008-00	208 ARLINGTON ST
41-044-009-00	202 ARLINGTON ST
41-045-001-00	W MAIN ST
41-045-002-00	W MAIN ST
41-045-003-00	316 W MAIN ST
41-045-004-00	320 W MAIN ST
41-045-005-00	ARLINGTON ST
41-045-006-00	100 ARLINGTON ST
41-045-007-00	112 ARLINGTON ST
41-045-007-10	218 W MAIN ST
41-045-008-00	SPRING ST
41-045-009-00	115 WATER ST
41-045-010-00	SPRING ST
41-045-011-00	222 W MAIN ST
41-045-012-00	300 W MAIN ST
41-045-013-00	304 W MAIN ST
41-045-014-00	308 W MAIN ST
41-046-001-00	118 W MAIN ST
41-046-003-00	120 W MAIN ST
41-046-005-00	114 WATER ST
41-046-006-00	112 WATER ST
41-046-007-00	110 WATER ST
41-046-008-00	108 WATER ST
41-046-009-00	210 W MAIN ST
41-047-001-00	121 W MAIN ST
41-047-004-00	117 W MAIN ST
41-047-006-00	W MAIN ST
41-048-001-00	107 LARKIN ST
41-048-002-00	W MAIN ST
41-048-003-00	217 W MAIN ST
41-048-004-00	W MAIN ST
41-048-005-00	211 W MAIN ST

41-048-006-00	205 W MAIN ST
41-049-001-00	W MAIN ST
41-049-002-00	321 W MAIN ST
41-049-003-00	319 W MAIN ST
41-049-004-00	317 W MAIN ST
41-049-005-00	315 W MAIN ST
41-049-006-00	309 W MAIN ST
41-049-007-00	307 W MAIN ST
41-049-008-00	303 W MAIN ST
41-049-013-00	318 DEARBORN ST
41-049-014-00	115 BROADWAY
41-049-015-10	111 BROADWAY
41-057-002-00	220 BROADWAY
41-057-005-00	116 BROADWAY
41-058-001-00	201 BROADWAY
41-058-002-00	209 BROADWAY
41-058-003-00	321 DEARBORN ST
41-058-015-00	321 BROADWAY
41-058-016-00	307 BROADWAY
41-060-003-00	206 RUSSELL ST
41-065-001-00	401 BROADWAY
41-065-002-00	405 BROADWAY
41-065-008-00	BROADWAY
41-066-002-00	300 BROADWAY
41-066-003-00	
41-066-004-00	312 BROADWAY
41-073-002-00	404 BROADWAY
41-073-003-00	410 BROADWAY
41-074-011-00	418 BROADWAY
41-074-012-00	512 BROADWAY
41-074-013-00	516 BROADWAY
41-080-001-00	400 W MAIN ST
41-080-003-00	W MAIN ST
41-080-017-00	115 ARLINGTON ST

41-080-018-00	203 ARLINGTON ST
41-080-019-00	205 ARLINGTON ST
41-080-020-00	207 ARLINGTON ST
41-080-031-00	407 SHERMAN ST
41-080-033-00	403 SHERMAN ST
41-082-001-00	91 E MAIN ST
41-082-002-00	E MAIN ST
41-082-003-00	150 RIVER ST
41-082-003-10	114 RIVER ST
41-085-001-00	307 ARLINGTON ST
41-085-002-00	411 THORNTON ST
41-085-012-00	406 THORNTON ST
41-085-013-00	402 THORNTON ST
41-100-025-20	4650 N M-37 HWY
41-100-026-00	497 ARLINGTON ST
41-100-026-10	491 ARLINGTON ST
41-100-026-20	435 ARLINGTON ST
41-105-002-00	
41-115-002-00	RIVER ST
41-120-002-10	RIVER ST
41-120-004-00	RIVER ST
41-120-005-00	RIVER ST
41-130-014-00	
41-130-025-00	161 IRVING RD
41-140-008-10	HIGH ST
41-220-001-00	635 RAVEN CT
41-220-002-00	631 RAVEN CT
41-220-003-00	628 RAVEN CT
41-220-004-00	632 RAVEN CT
41-220-005-00	636 RAVEN CT
41-220-006-00	640 RAVEN CT
41-220-007-00	614 ORIOLE CT
41-220-008-00	618 ORIOLE CT
41-220-009-00	648 ORIOLE CT

41-220-010-00	652 ORIOLE CT
41-220-011-00	651 ORIOLE CT
41-220-012-00	647 ORIOLE CT
41-220-013-00	617 ORIOLE CT
41-220-014-00	613 ORIOLE CT
41-220-015-00	608 WREN CT
41-220-016-00	620 WREN CT
41-220-017-00	632 WREN CT
41-220-018-00	644 WREN CT
41-220-019-00	656 WREN CT
41-220-020-00	668 WREN CT
41-220-021-00	669 WREN CT
41-220-022-00	657 WREN CT
41-220-023-00	645 WREN CT
41-220-024-00	633 WREN CT
41-220-025-00	621 WREN CT
41-220-026-00	609 WREN CT
41-225-001-00	104 MILL POND DR
41-225-002-00	108 MILL POND DR
41-225-003-00	112 MILL POND DR
41-225-004-00	116 MILL POND DR
41-225-005-00	120 MILL POND DR
41-225-006-00	124 MILL POND DR
41-225-007-00	189 MILL POND DR
41-225-008-00	193 MILL POND DR
41-225-009-00	197 MILL POND DR
41-225-010-00	201 MILL POND DR

Figure A2
Tax Increment Finance Capture for the Village of Middleville Downtown Development Authority
Based on 1% annual growth

Year	Taxable Value	Captured Value	Village (12.3332M)	Captured by TIF	Township (6.9483M)	Captured by TIF	County (7.6089M)	Captured by TIF	GRCC (1.6951M)	Captured by TIF	All Mills	Captured by TIF
(Base)	\$5,799,263.00	\$0		\$0		\$0		\$0		\$0		\$0
2025 (Actual)	\$16,124,162.00	\$10,324,899.00	\$197,171.09	\$126,255.96	\$50,246.11	\$32,174.45	\$113,768.86	\$72,850.42	\$27,077.31	\$17,338.60	\$388,263.37	\$248,619.44
2026	\$16,285,403.62	\$10,486,140.62	\$199,142.80	\$128,227.67	\$50,748.57	\$32,676.91	\$114,906.55	\$73,988.11	\$27,348.08	\$17,609.38	\$392,146.01	\$252,502.07
2027	\$16,448,257.66	\$10,648,994.66	\$201,134.23	\$130,219.10	\$51,256.06	\$33,184.40	\$116,055.62	\$75,137.18	\$27,621.56	\$17,882.86	\$396,067.47	\$256,423.53
2028	\$16,612,740.23	\$10,813,477.23	\$203,145.57	\$132,230.44	\$51,768.62	\$33,696.96	\$117,216.17	\$76,297.73	\$27,897.77	\$18,159.07	\$400,028.14	\$260,384.21
2029	\$16,778,867.64	\$10,979,604.64	\$205,177.03	\$134,261.90	\$52,286.31	\$34,214.64	\$118,388.33	\$77,469.89	\$28,176.75	\$18,438.05	\$404,028.42	\$264,384.49
2030	\$16,946,656.31	\$11,147,393.31	\$207,228.80	\$136,313.67	\$52,809.17	\$34,737.51	\$119,572.22	\$78,653.78	\$28,458.52	\$18,719.82	\$408,068.71	\$268,424.77
2031	\$17,116,122.87	\$11,316,859.87	\$209,301.09	\$138,385.96	\$53,337.26	\$35,265.60	\$120,767.94	\$79,849.50	\$28,743.11	\$19,004.40	\$412,149.39	\$272,505.46
2032	\$17,287,284.10	\$11,488,021.10	\$211,394.10	\$140,478.97	\$53,870.63	\$35,798.97	\$121,975.62	\$81,057.18	\$29,030.54	\$19,291.83	\$416,270.89	\$276,626.95
2033	\$17,460,156.94	\$11,660,893.94	\$213,508.04	\$142,592.91	\$54,409.34	\$36,337.68	\$123,195.38	\$82,276.94	\$29,320.84	\$19,582.14	\$420,433.60	\$280,789.66
2034	\$17,634,758.51	\$11,835,495.51	\$215,643.12	\$144,727.99	\$54,953.43	\$36,881.77	\$124,427.33	\$83,508.89	\$29,614.05	\$19,875.35	\$424,637.93	\$284,994.00
2035	\$17,811,106.10	\$12,011,843.10	\$217,799.55	\$146,884.42	\$55,502.97	\$37,431.31	\$125,671.60	\$84,753.16	\$29,910.19	\$20,171.49	\$428,884.31	\$289,240.38
TOTAL				\$1,374,323.03		\$350,225.74		\$792,992.36		\$188,734.38		\$2,706,275.52
MILLS			12.2283		3.1162		7.0558		1.6793		24.0796	

(1) Estimated taxable values and captured values are based on taxable value for base year and 2025. Growth assumed at a rate of 1% per year.

(2) Tax levies for each taxing jurisdiction have been assumed to stay the same.

Figure A3
Tax Increment Finance Capture for the Village of Middleville Downtown Development Authority
Based on 2% annual growth

Year	Taxable Value	Captured Value	Village (12.3332M)	Captured by TIF	Township (6.9483M)	Captured by TIF	County (7.6089M)	Captured by TIF	GRCC (1.6951M)	Captured by TIF	All Mills	Captured by TIF
(Base)	\$5,799,263.00	\$0		\$0		\$0		\$0		\$0		\$0
2025 (Actual)	\$16,124,162.00	\$10,324,899.00	\$197,171.09	\$126,255.96	\$50,246.11	\$32,174.45	\$113,768.86	\$72,850.42	\$27,077.31	\$17,338.60	\$388,263.37	\$248,619.44
2026	\$16,446,645.24	\$10,647,382.24	\$201,114.51	\$130,199.38	\$51,251.04	\$33,179.37	\$116,044.24	\$75,125.80	\$27,618.85	\$17,880.15	\$396,028.64	\$256,384.71
2027	\$16,775,578.14	\$10,976,315.14	\$205,136.80	\$134,221.67	\$52,276.06	\$34,204.39	\$118,365.12	\$77,446.68	\$28,171.23	\$18,432.53	\$403,949.21	\$264,305.28
2028	\$17,111,089.71	\$11,311,826.71	\$209,239.54	\$138,324.41	\$53,321.58	\$35,249.91	\$120,732.43	\$79,813.99	\$28,734.65	\$18,995.95	\$412,028.20	\$272,384.26
2029	\$17,453,311.50	\$11,654,048.50	\$213,424.33	\$142,509.20	\$54,388.01	\$36,316.35	\$123,147.08	\$82,228.64	\$29,309.35	\$19,570.64	\$420,268.76	\$280,624.83
2030	\$17,802,377.73	\$12,003,114.73	\$217,692.82	\$146,777.69	\$55,475.77	\$37,404.11	\$125,610.02	\$84,691.58	\$29,895.53	\$20,156.83	\$428,674.13	\$289,030.20
2031	\$18,158,425.29	\$12,359,162.29	\$222,046.67	\$151,131.54	\$56,585.28	\$38,513.62	\$128,122.22	\$87,203.78	\$30,493.44	\$20,754.74	\$437,247.62	\$297,603.68
2032	\$18,521,593.79	\$12,722,330.79	\$226,487.61	\$155,572.48	\$57,716.99	\$39,645.33	\$130,684.66	\$89,766.22	\$31,103.31	\$21,364.61	\$445,992.57	\$306,348.64
2033	\$18,892,025.67	\$13,092,762.67	\$231,017.36	\$160,102.23	\$58,871.33	\$40,799.67	\$133,298.35	\$92,379.91	\$31,725.38	\$21,986.68	\$454,912.42	\$315,268.49
2034	\$19,269,866.18	\$13,470,603.18	\$235,637.70	\$164,722.58	\$60,048.76	\$41,977.09	\$135,964.32	\$95,045.88	\$32,359.89	\$22,621.18	\$464,010.67	\$324,366.74
2035	\$19,655,263.51	\$13,856,000.51	\$240,350.46	\$169,435.33	\$61,249.73	\$43,178.07	\$138,683.61	\$97,765.17	\$33,007.08	\$23,268.38	\$473,290.88	\$333,646.95
TOTAL				\$1,492,996.52		\$380,467.91		\$861,467.65		\$205,031.69		\$2,939,963.77
MILLS			12.2283		3.1162		7.0558		1.6793		24.0796	

(1) Estimated taxable values and captured values are based on taxable value for base year and 2025. Growth assumed at a rate of 2% per year.

(2) Tax levies for each taxing jurisdiction have been assumed to stay the same.

Figure A4
Tax Increment Finance Capture for the Village of Middleville Downtown Development Authority
Based on 3% annual growth

Year	Taxable Value	Captured Value	Village (12.3332M)	Captured by TIF	Township (6.9483M)	Captured by TIF	County (7.6089M)	Captured by TIF	GRCC (1.6951M)	Captured by TIF	All Mills	Captured by TIF
(Base)	\$5,799,263.00	\$0		\$0		\$0		\$0		\$0		\$0
2025 (Actual)	\$16,124,162.00	\$10,324,899.00	\$197,171.09	\$126,255.96	\$50,246.11	\$32,174.45	\$113,768.86	\$72,850.42	\$27,077.31	\$17,338.60	\$388,263.37	\$248,619.44
2026	\$16,607,886.86	\$10,808,623.86	\$203,086.22	\$132,171.10	\$51,753.50	\$33,681.83	\$117,181.93	\$76,263.49	\$27,889.62	\$18,150.92	\$399,911.27	\$260,267.34
2027	\$17,106,123.47	\$11,306,860.47	\$209,178.81	\$138,263.68	\$53,306.10	\$35,234.44	\$120,697.39	\$79,778.95	\$28,726.31	\$18,987.61	\$411,908.61	\$272,264.68
2028	\$17,619,307.17	\$11,820,044.17	\$215,454.17	\$144,539.05	\$54,905.29	\$36,833.62	\$124,318.31	\$83,399.87	\$29,588.10	\$19,849.40	\$424,265.87	\$284,621.94
2029	\$18,147,886.38	\$12,348,623.38	\$221,917.80	\$151,002.67	\$56,552.44	\$38,480.78	\$128,047.86	\$87,129.42	\$30,475.75	\$20,737.04	\$436,993.84	\$297,349.91
2030	\$18,692,322.98	\$12,893,059.98	\$228,575.33	\$157,660.21	\$58,249.02	\$40,177.35	\$131,889.29	\$90,970.85	\$31,390.02	\$21,651.32	\$450,103.66	\$310,459.73
2031	\$19,253,092.67	\$13,453,829.67	\$235,432.59	\$164,517.47	\$59,996.49	\$41,924.82	\$135,845.97	\$94,927.53	\$32,331.72	\$22,593.02	\$463,606.77	\$323,962.84
2032	\$19,830,685.45	\$14,031,422.45	\$242,495.57	\$171,580.44	\$61,796.38	\$43,724.72	\$139,921.35	\$99,002.91	\$33,301.67	\$23,562.97	\$477,514.97	\$337,871.04
2033	\$20,425,606.01	\$14,626,343.01	\$249,770.44	\$178,855.31	\$63,650.27	\$45,578.61	\$144,118.99	\$103,200.55	\$34,300.72	\$24,562.02	\$491,840.42	\$352,196.49
2034	\$21,038,374.19	\$15,239,111.19	\$257,263.55	\$186,348.42	\$65,559.78	\$47,488.12	\$148,442.56	\$107,524.12	\$35,329.74	\$25,591.04	\$506,595.64	\$366,951.70
2035	\$21,669,525.41	\$15,870,262.41	\$264,981.46	\$194,066.33	\$67,526.58	\$49,454.91	\$152,895.84	\$111,977.40	\$36,389.63	\$26,650.93	\$521,793.50	\$382,149.57
TOTAL				\$1,619,004.67		\$412,579.21		\$934,175.08		\$222,336.26		\$3,188,095.23
MILLS			12.2283		3.1162		7.0558		1.6793		24.0796	

(1) Estimated taxable values and captured values are based on taxable value for base year and 2025. Growth assumed at a rate of 3% per year.

(2) Tax levies for each taxing jurisdiction have been assumed to stay the same.

HELP DIRECT THE FUTURE OF Downtown Middleville!

Village of Middleville Downtown Development Authority
Development/TIF Plan Update

The background of the page features a stylized illustration. On the left is a tall, dark brown clock tower with a white clock face and orange accents. To its right is a building with a dark red gabled roof. In the center of the roof's gable is a circular window containing a silhouette of a horse-drawn carriage. A large white rectangular sign is positioned in front of the building. The foreground consists of a light brown sidewalk, a row of green bushes, and a flower bed with red, yellow, and orange tulips. The sky is a solid light blue.

**“Pop-Up”
Engagement
Report**
October 2024



Middleville
DDA

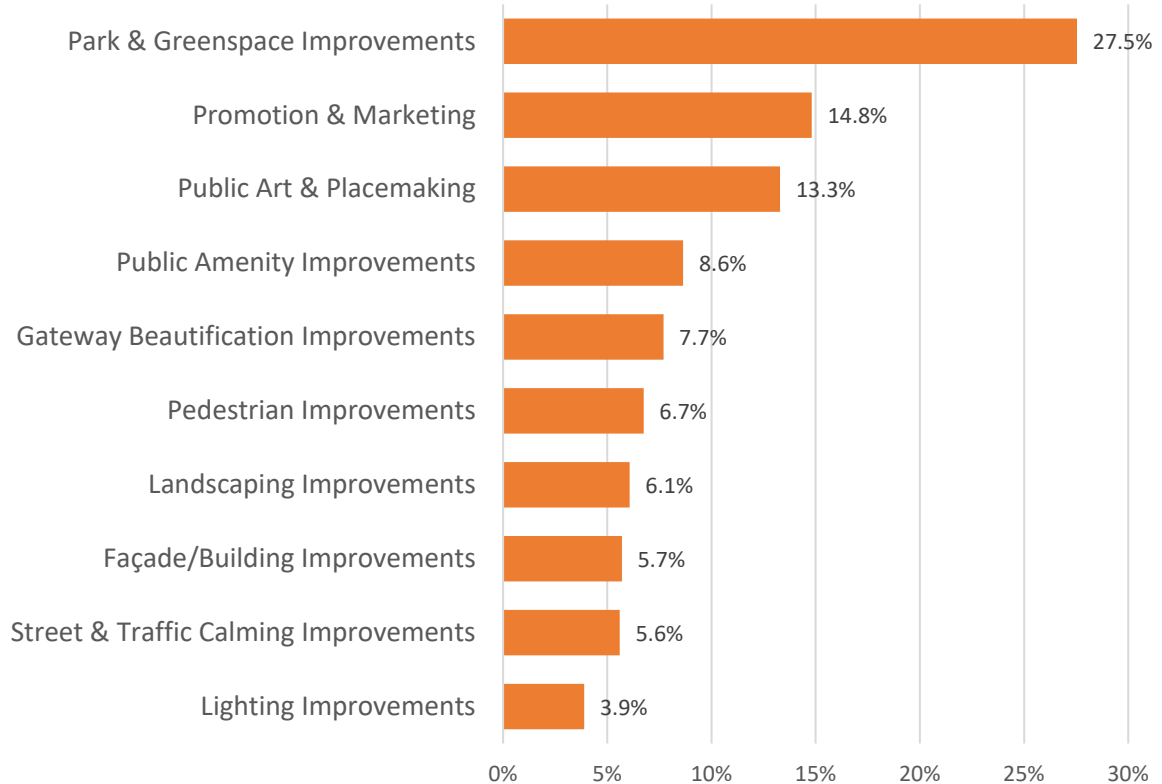
“Pop-up” Planning

The Village of Middleville sought community input into the Downtown Development Authority Development and TIF Plan update planning process through “pop-up” planning events. Three events were held in Summer of 2024 at Lions Sesquicentennial Park during the Middleville Market and Riverbank Music Series on three individual Fridays (Day 1: June 28th, Day 2: July 19th, and Day 3: August 24th). A table was set up with activities and boards that were brief, eye-catching, and designed to ask people for their input on the DDA topics. The activities included penny jar voting and asking people for their input using sticky notes and placing them on the project information boards.

PENNY JAR VOTING

In this activity, each participant was given 10 pennies that represented the Downtown Development Authority funds. They were then asked to use their “funds” and place them in jars corresponding to the type of improvements that they would like to see in the Downtown. Each category came with a corresponding narrative to help the public better understand their votes. A total of 1,053 pennies were collected over a period of 3 days. Figure 1 shows the percentage of pennies that were placed in each improvement jar.

Figure 1 | Penny Jar Activity Results



The most popular category was "Park & Greenspace Improvements," with almost 27.5% of the pennies, reflecting a strong community preference for enhancing outdoor public spaces. Following this, "Promotion & Marketing" collected 14.8%, and "Public Art & Placemaking" received 13.3%, indicating a focus on increasing the area's visibility and cultural vibrancy. Other categories such as "Lighting Improvements" (8.9%) and "Public Amenity Improvements" (8.6%) garnered moderate interest, while categories like "Façade/Building Improvements" and "Street & Traffic Calming Improvements" were less prioritized, receiving just over 5% each. The results highlight a community-driven preference for beautification and recreational enhancements within the DDA and downtown area.

Table 1 | Penny Jar Activity Votes Breakdown

Topic	Votes			Total
	Day 1	Day 2	Day 3	
Public Art & Placemaking	57	57	26	140
Park & Greenspace Improvements	54	101	135	290
Gateway Beautification Improvements	45	22	14	81
Promotion & Marketing	41	98	17	156
Pedestrian Improvements	37	19	15	71
Public Amenity Improvements	34	36	21	91
Landscaping Improvements	32	25	7	64
Façade/Building Improvements	26	12	22	60
Street & Traffic Calming Improvements	21	8	30	59
Lighting Improvements	18	12	11	41
Grand Total	365	390	298	1,053

MAPPING ACTIVITY

In this activity, participants were invited to place sticky notes on a map to indicate areas where they wanted to see future improvements and identify locations that needed more attention. One comment was made on the map to "approve NCT new routes." We assume that this has to do with connections to the North County National Scenic Trail.

"ANY OTHER IDEAS" ACTIVITY

The comments left on the board for "What else should be considered? What else needs attention?" highlight various suggestions for improvements in Middletown. The overall focus is on enhancing public spaces, recreational opportunities, and community engagement.

Any other ideas?

WHAT ELSE SHOULD BE CONSIDERED? WHAT ELSE NEEDS ATTENTION?

Place a sticky note containing your written comment on the space below:

Everyone's First Impression of Middletown comes from actions of the DDA over →

Schools all the way along M51 so kids can walk safely to gas stations, hardware etc

EXTEND THE FARMERS MARKET INTO OCTOBER Aggie!

More Policing of Spaydors on Main Street West Main Parkway Barber & Baker Rd. Especially

Love the Friday night music! Especially the quality musicians like tonight! 6/25/24

Intentional Graffiti Space/Wall can happen

Gateway heading N. on M-37 More Dining

Recycling Bins

Splash Pad!

more flowers

Guide on how to start, develop or build in the village "quick start"

Slow down the Swell on the Sign!

Pickleball Courts ADA



Middletown
DDA

williams&works

Any other ideas?

WHAT ELSE SHOULD BE CONSIDERED? WHAT ELSE NEEDS ATTENTION?

Place a sticky note containing your written comment on the space below:

Recycling *GROUP - walking trail* *Library* *More Community Events!*

Splash Park *ACTIVITIES - public art community projects*

Bring Back OPUS Artisan Boutique -

Social District *DNR - How can the River c/c South of Middleville (Twin to Downtown) be done - Needs help, lots of stress down - chambers? - Willing to help the town?*

Trail from Middleville (Twin to Downtown) to downtown

Social District

Ice Cream Shop

TRAIL!

WALKING PATH @ 10th ST MAKE WALKABLE

Longer Farmers Market season

Train Depot! (Museum)

PLAYGROUND near downtown

Sportsplex Large Community building for pickleball, tennis, volleyball, sports etc.



Middleville
DDA

williams&works

Key themes include:

- Public Amenities and Spaces: Requests for more flowers, recycling bins, a splash pad, a trail from Middleville to the gun lake area, and a playground near the trail.
- Recreational Opportunities: Suggestions for adding pickleball courts with ADA accessibility, creating a social district, and establishing large community sportsplexes for activities like soccer and volleyball.
- Events and Arts: Desire for more community events, public art projects, and bringing back artisan/boutique stores. Praise for the Friday night music event was also noted.
- Infrastructure and Safety: Recommendations for sidewalks along M-37 for safer pedestrian access, more policing on certain streets, and slowing down the scrolling on signage.
- Environmental Concerns: Interest in extending the farmers market season and cleaning up the river south of Middleville with volunteer assistance.
- Other Considerations: Ideas such as an ice cream shop, a train depot or museum, improving the library, and avoiding pot shops were also mentioned.

Table 2 | Raw Comments from “What else should be considered? What else needs attention?” Board.

Raw Comments
Everyone's first impression of Middleville comes from actions of the DDA. Unified approach to the businesses. Diversified businesses, advertise at sporting events, AYSO, schools, etc. Maybe roller skating in summer, opening ice skating back up.
Sidewalks all the way along M-37 so kids can walk safety to gas station, Harding's, etc.
Extend the farmers marker into October (another person wrote “agreed”)
More policing of speeders on main street! West Main between Bender and Robin roads especially
Love the Friday night music! Especially the quality musicians like tonight.
Intentional graffiti space/wall, even temporary
Gateway, heading North on M-37, more signage
Recycling bins
Splash pad
More flowers
Pickleball courts, ADA
Guide on how to start, develop, or build the village "quick start"
Slow down the scroll on the sign
Recycling
Splash park
Library
Group activities - walking trail, public art community projects
More community events

Bring back OPUS artisan Boutique
DNR- how can the river clean-up south of Middleville (Irvin to downtown) be done.? Needs help, lots of trees down, chainsaws? Tractors? Volunteers? Thx I'm willing to help the ED, 269-419-7132
Social district
Social district
Trail from Middleville to gun lake (through state land)
Walking path at 108th St make walkable
Ice cream shop
Trail
Train depot, museum
Playground near
Approve/facilitate NCT new route
No pot shops
Sportsplex large community buildings, for pickleball, soccer, volleyball, sport, etc.