

**PROJECTS LIST FROM THE  
DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN**

On August 21, 1980, the City Council of the City of South Haven adopted ordinance No. 632 creating and establishing the Downtown Development Authority of the City of South Haven.

On July 16, 1982, the City Council of the City of South Haven adopted Ordinance No. 647 creating and establishing the Downtown Development Authority of the City of South Haven including the boundaries and legal description.

Several amendments have been made since the creation of the DDA. The following list is the to-date Project Plan List which includes all amendments since August 21, 1980.

**1. South Haven Trail \$250,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves the construction of a bicycle trail to connect the downtown with the Kal Haven Trail State Park.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and other site preparation.
- Installation of curb, gutter, sidewalks, boardwalk and other paving.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, landscape architects, easements, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**2. Dunkley Avenue Redevelopment Area \$1,500,000**

**(Per Ordinance 887 “Year 2000 Amendments”; Per Ordinance 957 “Year 2007 Amendment” changed from “Move City facilities out of Celery Pond area”)**

This component involves the demolition of the City’s Street Department Garage and Electric Department Barn to prepare this property for redevelopment and the relocation of these facilities.

New improvements to be made may include:

- Demolition of obsolete structures.
- Removal of plant material, bituminous material, concrete and other items which must be removed to prepare the property for redevelopment.
- Environmental due diligence.
- Environmental remediation.

- Installation of roads, water, sewer, and other public improvements necessary for the development of the site.
- Landscape improvements and site amenities including but not limited to fencing, grass, trees, other plantings and other decorative items.
- Construction of new facilities for the City Street and Electric Departments.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**3. Building Improvements \$150,000**

**(Per Ordinance 957 “Year 2007 Amendment”; addition)**

This component includes working with business owners and property owners within the Downtown Development Authority development area. The DDA plans to facilitate these improvements by using tax increments to purchase easements, leasehold interests or other interests in front, side or rear facades in conjunction with agreements that require the property owner to make façade improvements and maintain facades.

- The DDA may enter into arrangements to sell or lease the facades back to the property owners.
- The DDA may develop a program of desired improvements and set requirements for the types of improvements to be made and the materials used.
- The DDA may also directly make improvements to front and rear facades. This component may include the payment of legal, engineering and architectural fees related to the façade program or improvements.
- This component shall also include such other programs and improvements as the DDA Board deems to be necessary or incidental to this project.

**4. Improve Existing Downtown Parking \$2,500,000**

**(Per Ordinance 887 “Year 2000 Amendments”; Per Ordinance 957 “Year 2007 Amendment” amount changed from \$200,000)**

This component involves the improvement of existing public parking facilities in the Development Area.

New improvements to be made may include:

- Filling, grading and other site preparation.
- Installation of black top.
- Installation of curb, gutter and sidewalks.
- Striping lots.
- Improvement of existing storm drains and installation of new storm drains.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Signage.

- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**5. Quaker Street Improvements \$300,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves improvements to Quaker Street to enhance attractiveness to pedestrians.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Reconstruction of Quaker Street, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Improvement of existing storm drains and installation of new storm drains.
- Landscape improvements, and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**6. Construction of Additional Downtown Parking \$2,500,000**

**(Per Ordinance 957 “Year 2007 Amendment”; addition)**

This component involves the purchase of property and construction of parking lots and structures in the Development Area.

New improvements to be made may include:

- Acquisition of land for each parking lot.
- Demolition of existing structures and clearing the sites of other obstacles.
- Construction of a parking structure.
- Filling, grading and other site preparation.
- Installation of black top.
- Installation of curb, gutter and sidewalks.
- Striping lots.
- Improvement of existing storm drains and installation of new storm drains.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.

- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
- the items set forth above.

**7. Downtown Public Restroom Improvements \$200,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves the construction of new restroom facilities which meet the standards of the Americans with Disabilities Act to replace existing restrooms which have deteriorated.

New improvements to be made may include:

- Acquisition of land with the approval/concurrence of City Council.
- Demolition of existing structures and clearing the sites of other obstacles.
- Filling, grading and other site preparation.
- Construction of restrooms.
- Installation of curb, gutter and sidewalks.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**8. Baseline Road Improvements \$1,000,000**

**(Per Ordinance 887 “Year 2000 Amendments”; remained in list due to bonds still owed)**

This component involves improvements to Baseline Road and the construction of a bicycle path.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and other site preparation.
- Reconstruction of Baseline Road, including, but not limited to installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Improvement of existing storm drains and installation of new storm drains.
- Construction of a bicycle path.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.

- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**9. General Street Repair \$400,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves repair and reconstruction of streets in the development area.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Reconstruction of streets, roads, and water improvements, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Improvement of existing storm drains and installation of new storm drains.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**10. Streetscape Improvements \$300,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves aesthetic improvements to the existing streetscape amenities in the development area.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and other site preparation.
- Installation of curb, gutter and sidewalks.
- Installation of brick pavers.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**11. HarborWalk Improvements \$200,000**

**(Per Ordinance 887 “Year 2000 Amendments”)**

This component involves the installation of sidewalk and walkway paving and amenities to make the HarborWalk ADA comply with the American with Disabilities Act.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter.
- Filling, grading and other site preparation.
- Installation of curb, gutter and sidewalks, brick pavers, boardwalk, and other paving.
- Landscape improvements and site amenities, including, but not limited to grass, trees, other plantings, and other decorative items.
- Installation of benches, trash receptacles, lighting, signage, banners, tree grates, etc.
- Installation of railings, ramps and signage.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**12. Ice Skating Rink \$50,000**

**(Per Ordinance 887 “Year 2000 Amendments”; Per Ordinance 957 “Year 2007 Amendment” amount changed from \$400,000 due to the fact that the ice rink has now been purchased)**

This component involves preparation, maintenance, and ongoing costs of ice rink operation.

- Filling, grading and other site preparation.
- Construction of ice rink facility.
- Installation of ice making equipment.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**13. Acquisition of land and/or buildings \$500,000**

**(Per Ordinance 957 “Year 2007 Amendment”; addition)**

This component involves the purchase of land and/or buildings in an effort to make the properties marketable or useful; to promote economic growth and revitalization of the district; to encourage historic preservation; to correct and/or prevent deterioration in the district; and for redevelopment of commercial property.

New improvements to be made may include:

- Acquisition of land and/or buildings with approval/concurrence of City Council.
- Demolition of existing structures and clearing the sites of other obstacles.
- Lease agreements with tenants.
- Sale of land and/or buildings.

- Engineering, legal, and other professional fees.
- Environmental remedial and due diligence work, soil removal and replacement with structurally supporting soils, demolition, backfilling and other site preparation.
- Infrastructure improvements, including water, sewer and streets.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**14. Storm and Sanitary Sewer Improvements \$5,800,000**  
**(Per Ordinance 972 “Year 2002 Amendment”; funding of St. Joseph construction and reconstruction of sanitary sewer and storm sewer systems in Huron Street Parking Lot)**

This component involves improvements to the Sanitary Sewer System in the City, improvements to the Storm Water Drainage System in the City and the separation of this system from the Sanitary Sewer System, construction and reconstruction of streets, restoration of rights of way affected by these improvements. (This is a 2002 plan amendment for the St. Joseph Area Rehabilitation Project. DDA share is 16%.)

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, sewer lines and storm sewer lines.
- Filling, grading and other site preparation.
- Installation and replacement of sewer main.
- Installation and replacement of sanitary sewer service laterals.
- Improvement of existing storm sewers and installation of new storm sewers, separation of storm sewer from sanitary sewer and conversion of existing sanitary sewer mains to storm sewer.
- Reconstruction and restoration of streets, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and rights-of-way damaged as a result of this project.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**15. Water Supply System Improvements \$1,000,000**  
**(Per Ordinance 957 “Year 2007 Amendment”; addition)**

This component involves improvements to the Water Supply System in the City, construction and reconstruction of streets, restoration of rights-of-way affected by these improvements.

New improvements to be made may include:

- Removal of plant material, bituminous material, sidewalk, curb and gutter, water lines.
- Filling, grading and other site preparation.
- Installation and replacement of water main.
- Installation and replacement of laterals.

- Reconstruction and restoration of streets, including, but not limited to filling, grading and other site preparation, installation of bituminous paving, and installation of curb, gutter and sidewalks.
- Remediation of landscaping, driveways and rights-of-way damaged as a result of this project.
- Engineering, legal and other professional fees.

Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**16. Municipal Waterway Improvements \$150,000**

**(Per Ordinance 957 “Year 2007 Amendment”; addition for the purpose of acquiring waterfront property for public use)**

This component involves municipal waterway improvements in or adjacent to the Black River and any connecting navigable waters in the Development Area.

New improvements to be made may include:

- Clearing obstructions.
- Weed and plant control.
- Environmental due diligence.
- Environmental remediation.
- Acquiring real property, rights of way, easements or other property interests.
- Construction of channels or harbors.
- Construction of marina facilities, boat launches, ramps and docks and other boating amenities.
- Installation of signage.
- Engineering, legal and other professional fees.
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.

**17. Marketing Efforts for Marketing of Downtown District \$10,000 cap**

**(Per Ordinance 957 “Year 2007 Amendment”; addition for purpose of producing printed materials; no funding for advertising approved)**

This component includes:

- The production and distribution of informational material to market the development area of the downtown district to attract new businesses to the downtown and further the economic development of the downtown. This component is not to exceed \$10,000.
- The marketing initiatives will be for attracting new businesses to the development area. Initiatives will not include promotion of individual businesses or promoting retail sales.

- The marketing may be done by the DDA acting alone or through collaboration with other entities, including collaboration with the City economic development efforts on production and distribution of informational material.
  - (a) The production and distribution of informational material about the downtown and available properties and development potential in the downtown.
  - (b) Efforts to identify potential businesses for relocation to the development area and efforts to inform those businesses of available business opportunities in the development area and to encourage their location in the development area.
  - (c) Efforts to identify and promote grant, low interest loan and other funding and other assistance for existing and potential businesses.
  
- Such other improvements as the DDA Board deems to be necessary or incidental to the items set forth above.
  
- •As part of this project the DDA Director will be directly engaged in marketing efforts consistent with this section.
  
- The following goals are established for the specific marketing initiatives which will be implemented by the DDA. The marketing should:
  - (a) Provide a public benefit.
  - (b) Stimulate private investment in the development area.
  - (c) Stimulate job creation.
  - (d) Support the development of a year round economy.
  - (e) Seek to fill empty store fronts, vacant lots and other underutilized areas within the development area.
  - (f) Should be consistent with the City's overall goals for the downtown.
  - (g) Allow an annual review including an annual vacancy survey and review for effectiveness, for each of five years beginning December 31, 2010 and ending December 31, 2014.

Upon adoption of this Ordinance, a sunset clause is in effect ending December 31, 2014 whereby financial support of economic development marketing efforts will cease. City Council action is required to reinstate the sunset clause.

All marketing activities included in this 2009A Amendment include all factors necessary and incidental to the project. The Year 2009A Development Plan Project will be undertaken during the term of this plan as economic development needs and available funding allow. Marketing activities may be ongoing, but financial support of the activities are not.