

Parchment Downtown Development Authority
Community Investment Plan
(2010-2014)

Background

The Parchment Downtown Development Authority (DDA) was created in 1991 to facilitate a number of public improvements in the community. A DDA District was created (see DDA District Map attached) which encompassed a large portion of the Parchment community. The tax capture for this district was then used to fund a number of public improvements such as Riverview streetscape and lighting, utility infrastructure, recreation facilities, traffic signalization and roadway maintenance.

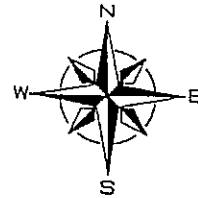
The DDA issued debt to pay for these projects, and has been making payments on this debt. The DDA will make its final payment in April 2011. Prior to the final debt payment being made, the DDA convened a number of meetings beginning in 2009 to solicit public input about future capital needs in Kindleberger Park and the downtown area. News articles appeared in the Kalamazoo Gazette and a public open house was held in January 2010 at the Parchment Community Library. After hearing from residents, the DDA convened public meetings to discuss possible projects. The final list of projects to be pursued over the next five years was voted on by the DDA Board of Directors in March and presented to the Parchment City Commission in April for review and approval.

Facts about Downtown Development Authorities

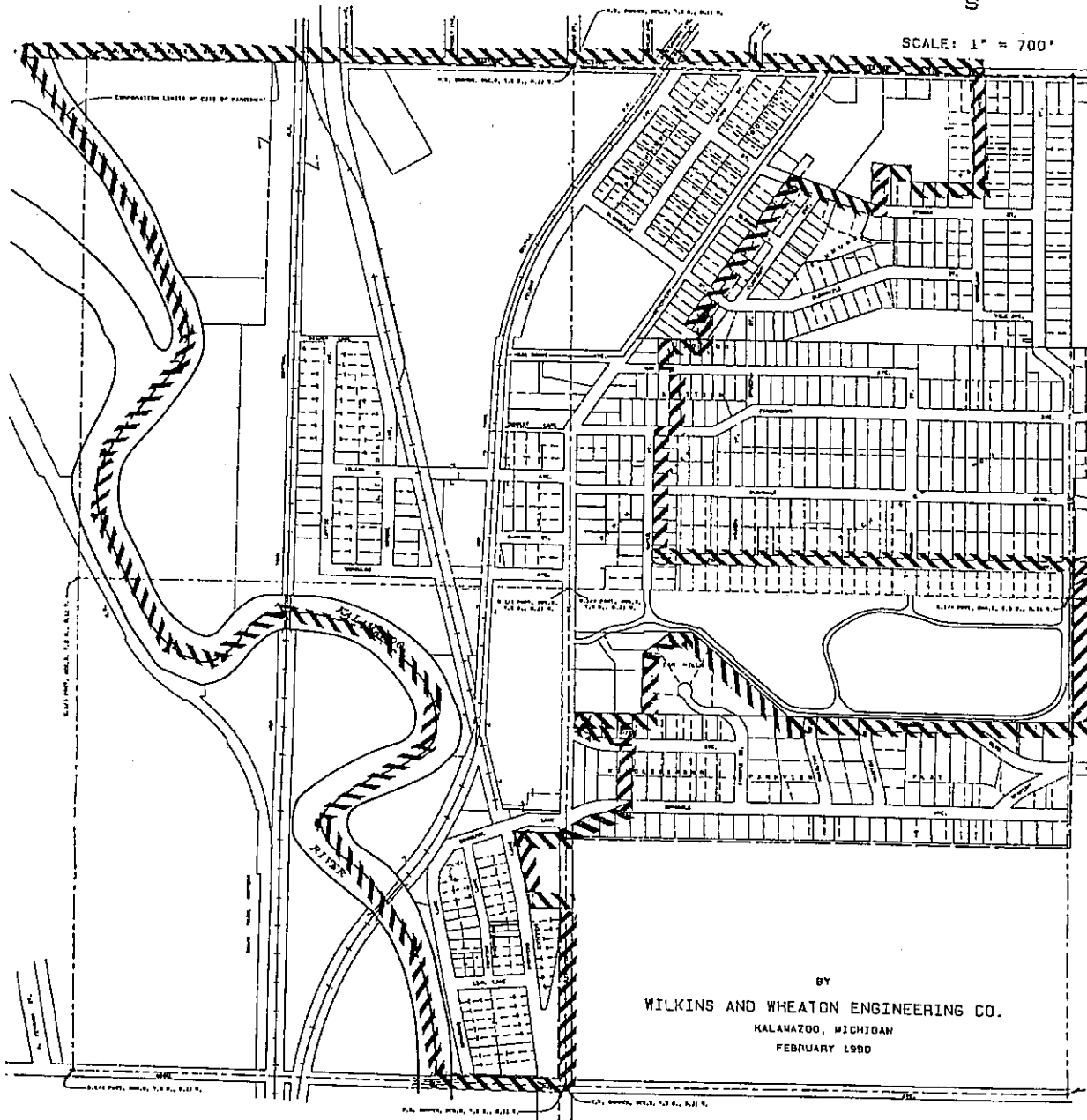
Communities across Michigan have successfully utilized the option of creating DDA's for a number of years. State Act 197 of the Public Acts of the State of Michigan (1975) allows communities to establish a DDA district and to collect a portion of taxes generated from the properties included in the district (capture) to be allocated to public improvements that will promote economic growth and positively impact property values within the district. With the establishment of the DDA in 1991, a board of directors was appointed per the enabling legislation for the DDA to make decisions regarding planned improvements within the district and development of an annual DDA budget.

CITY OF PARCHMENT

KALAMAZOD COUNTY, MICHIGAN



SCALE: 1" = 700'



BY
WILKINS AND WHEATON ENGINEERING CO.
KALAMAZOO, MICHIGAN
FEBRUARY 1990

Exhibit "A" Ordinance No. 141 & 143

Downtown Development Authority
Proposed Downtown Investment Plan

The Parchment Downtown Development Authority undertook capital investments in the downtown area in 1991 that resulted in trailway improvements along the Kalamazoo River, park infrastructure improvements and installation of pedestrian lighting along the Riverview corridor. The final debt payment for this work will be made in April 2011. Prior to this time, the DDA has met to develop a plan for reinvesting in the downtown area with the proposed projects.

Project Number	Project Name	Projected Cost	Budget Year	Budget Subtotal
1	Water Tower Parking Expansion (26 spaces)	\$21,000	FY2009-10	\$21,000
2	Entrance Drive Parking Area (45 spaces)	\$32,000	FY2009-10	\$53,000
3	Little League Parking Expansion (13 spaces)	\$6,633	FY2009-10	\$59,633
4	City Entrance/Directional Signage	\$45,000	FY2009-10	\$104,633
5	Tennis Court Rehab	\$99,000	FY2011-12	\$99,000
6	Riverview Corridor Lighting	\$100,000	FY2011-12	\$199,000
7	Restroom Facility	\$138,000	FY2012-13	\$138,000
8	Maple Street Sign	\$6,000	FY2012-13	\$144,000
9	Garden Expansion	\$23,000	FY2012-13	\$167,000
10	Baseball/Softball Field Improvements	\$84,000	FY2013-14	\$84,000
11	Baseball/Softball Parking Expansion (11 spaces)	\$18,367	FY2013-14	\$102,367
12	Tennis Court Parking Expansion (31 spaces)	\$25,000	FY2013-14	\$127,367