

PRELIMINARY

**DDA DEVELOPMENT PLAN AND
TAX INCREMENT FINANCE PLAN
FOR THE VILLAGE OF HOPKINS**

Prepared by:

Village of Hopkins
Downtown Development Authority

With assistance from:

Progressive Architecture Engineering Planning
2942 Fuller Avenue, NE
Grand Rapids, MI 49505-3488
616/361-2664

February 1992

Project No: 9111-14

HOPKINS DOWNTOWN DEVELOPMENT AUTHORITY

Brent Sebright, Chairperson
Rick Mack, Vice Chairperson
Dawn Bulst, Secretary
Larry Switek, Treasurer
Karon Knobloch
Phil Bennett
Margaret Fouse
Terry Wicks
Steve Stearns

HOPKINS VILLAGE COUNCIL

Steve Stearns, President
Sandra Morris, Clerk
Geraldine Collier, Treasurer
Richard Malone
Gary Kerber
Rick Harmsen
Jerry Hazen
Robert Trumbull

HOPKINS VILLAGE OFFICES

128 South Franklin
Hopkins, MI 49328
616/_____

TABLE OF CONTENTS

1	DEVELOPMENT PLAN	1-2
	Introduction and General Overview	1-2
	Planning and Zoning	
	Declining Property Values	
	Economic Growth	1-4
	Public Purpose	1-5
	Conclusion	
	Description of Development Area Boundaries	1-6
	Public Properties and Facilities	1-7
	Streets	1-7
	Water System	1-7
	Sanitary Sewer	1-7
	Stormwater System	1-7
	Park and Recreation Areas	1-7
	Public Properties	1-7
	Semipublic Properties	1-8
	Existing Land Use	1-9
	Existing Zoning	1-10
	Functional Goals and Policies	1-10
	Proposed Improvements	1-14
	Sidewalk Improvements	1-15
	Curb and Gutter Improvements	1-15
	Repair and Upgrade Storm Sewer Mains	1-15
	Sanitary Sewer Improvements	1-16
	Village Water System	1-16
	Road and Street Improvements	1-16
	Planning Documents	1-17
	Bear Creek Improvements	1-18
	Fire Station Traffic Signals	1-19
	Engineering and Consulting Services	1-19
	Village Park Improvements	1-19
	Community Recreation Center	1-19

Signage Program	1-20
Promotional Activities	1-20
Property Acquisition	1-21
Operation and Administration	1-22
Stages of Construction	
Conveyance	
Changes in Zoning, Streets, and Utilities	
Development Costs	
Proposed Method of Financing the Development	
Ability of the Authority to Arrange the Financing	
Residential Population and Displacement of Persons	
Development Area Citizens' Council	
Additional Information	
2 TAX INCREMENT FINANCE PLAN	
Why this Plan will Result in the Development of Captured Assessed Value that Could Not Otherwise be Expected	
Determination of Initial Assessed Value	
Detailed Explanation of the Tax Increment Procedure	
Maximum Amount of Bonded Indebtedness	
Duration of the Program	
Estimate of the Annual Captured Assessed Value and Tax Increment Revenues	
Estimated Impact of Tax Increment	
Financing on the Taxing Jurisdictions	
APPENDIX A - RESOLUTION OF DETERMINATION	
APPENDIX B - ORDINANCE OF PLAN ADOPTION	
APPENDIX C - APPOINTMENT OF CITIZENS' COUNCIL	

LIST OF ILLUSTRATIONS

TABLE

1	Summary of 1991 Assessments	1-5
2	Street Inventory	1-8
3	Summary of Land Uses	1-9
4	Location, Character, and Extent of Land Uses	1-11
5	Development Activities and Costs	1-23
6	Tax Roll Work Sheet	
7	Bond Principal and Interest Support Schedule	
8	Revenue Generation Schedule	
9	Millage Levies for Taxing Jurisdictions, 1990	
10	Historical SEVs for Impacted Taxing Jurisdictions	
11	Hopkins Public Schools Impact Analysis	
12	Allegan County Impact Analysis	
13	Intermediate School District Impact Analysis	
14	Village of Hopkins Impact Analysis	
15	Hopkins Township Impact Analysis	

FIGURE

1	Location Map	1-1
2	DDA District	1-3
3	Municipal Water System	
4	Public or Institutional Lands, Buildings, Walks, and Curbing	
5	Zoning Map	
6	Proposed Improvements	
7	Proposed Improvements (Village Service Area)	
8	Development Area	

FIGURE 4
LOCATION MAP

SECTION 1

DEVELOPMENT PLAN

INTRODUCTION AND GENERAL OVERVIEW

The Village of Hopkins Downtown Development Authority (DDA) was originally established on August 8, 1983. A development plan for the downtown district was adopted on May 14, 1984. The plan's development area included only the railroad right-of-way and station grounds then owned by United Railroad Corporation (a total area of about 14.5 acres). The plan specifically stated that the authority would not undertake any actual improvement projects or be responsible for any financing. The intent of the DDA, at that time, was to create a vehicle to condemn private property for a public purpose. The private property in question was the railroad right-of-way owned by the United Railroad Corporation, bisecting the community and running parallel to the Bear Creek. The DDA plan supported the acquisition of this property for economic development purposes. However, even though the condemnation proceedings were successful, the remainder of the DDA plan was not completed. In addition to the fact that no public improvement projects were proposed, this was partly due to the fact that the village council, at the time, failed to also adopt a finance plan in conjunction with the development plan.

The Hopkins DDA district encompasses approximately 85 acres in the heart of the village (Figure 2). It contains primarily commercial, institutional (public), and residential components. The district supports many businesses that provide jobs, tax base, goods, and services to the village and surrounding residents. The proposed development area encompasses approximately 53 acres and functions as the business core of the community by virtue of its geographic and perceptual characteristic. Only a few scattered businesses exist in the rest of the village. Expectations and approximate extent of proposed growth are discussed in more detail in the following sections. The 32 acres that are not included within the development area include parcels that are not entirely within the DDA.

It is the objective of the DDA board, through this plan, to stabilize conditions for those residing here, to assist businesses in locating or expanding, and to improve the quality of life. The plan outlines a comprehensive approach to solving problems of the village relative to the DDA area. Projects that support local legislative goals, protect and assist businesses, and ensure a quality of growth that will enhance the overall quality of the area have been specified.

FIGURE 2
DDA DISTRICT

The intent of the proposed development projects within the development area is twofold: first, to foster the revitalization of the commercial component in the area and, second, to provide the atmosphere for supporting development and an improved character to the entire district. The success of the Hopkins DDA is dependent upon functional and recognizable land use arrangements, development control, public service enhancement, and basic infrastructure improvements. Many individual and cooperative efforts will lead to its success in the coming years. It is hoped that the DDA will ultimately have a positive influence upon the future of the village. The projects and activities outlined in this plan have been conceived and defined to serve the needs of the community. The DDA board of directors is pleased to present this plan to the village council and citizens of the community and to express its optimism about the future.

There is little doubt that the public interest would clearly benefit from a coordinated program of revitalization of the village's business sector. The goals of the DDA are to finance certain public improvements within its boundaries and to effectively enhance the overall image and character of the area.

ECONOMIC GROWTH

DDAs are intended to eliminate deterioration of property values and to increase property values, in general, by promoting economic growth. The mechanisms available to accomplish this are primarily through the use of tax increment revenue to finance public improvements. It is the accomplishment of public improvements that yields benefits to the public and fosters economic development. Basically, better public facilities attract business and industry, particularly when new facilities are important to new investments. At the same time, the quality of both public and private investment can be maximized and perpetuated for long-term benefit. The property owner and the public sector share in the economic development process.

The 75 real properties in the development area comprise a total 1991 SEV of \$951,734, representing approximately 20.0 percent of the village's total real property SEV of \$5,202,837. There are also 14 personal properties and 1 commercial facilities exemption certificate associated with the development area for a total of 90 properties. The development area's 1991 SEV distribution among the assessment categories appears in Table 1 as follows:

TABLE 1 SUMMARY OF 1991 ASSESSMENTS			
TYPE	NUMBER	SEV	% OF DDA TOTAL
Real Property	75	\$ 951,734	76.37
Personal Property	14	286,550	22.99
Facility Exemptions	1	8,000	0.64
TOTAL	90	\$1,246,284	100.00

The total revenue generated from this property in 1991 was \$63,107.71 and was distributed among the appropriate taxing jurisdictions according to their various millage levies. Should the village decide to initiate tax increment financing, this amount of revenue and its distribution would not change. The 1991 total millage levy was 50.6367 mills for the township, village, school district, county, and intermediate school district, which, for the purposes of this plan, will also be used to determine future revenues.

PUBLIC PURPOSE

Many communities begin public improvement projects without considering the use of tax increment financing to help offset improvement costs. Not only does tax increment financing greatly increase revenues to the village, it also frees up money to be used in other areas of the village that might otherwise have been spent in the DDA district. This is revenue that is available for expenditure on public improvements and is obtained without raising taxes, assessing property owners, or going into debt.

The best interests of the public seem to be met by this program through the potential expansion of public services and other public improvements. When combined with potential future private investment increases, the amount of revenue could be substantial.

DESCRIPTION OF DEVELOPMENT AREA BOUNDARIES

Being part of Sections 19, 20, 29, and 30, T3N, R12W, of the Village of Hopkins, Allegan County, Michigan, and being more particularly described as follows:

Commencing at the Northeast corner of Section 30; thence Westerly along the centerline of Main Street to the centerline of Franklin Street, also the point of beginning; thence Southerly along said centerline to the centerline of Wise Street; thence Westerly along said centerline approximately 380 feet to the centerline of an alley on the West side of the plat of Schafer's addition, thence Northerly along said centerline to a point which is 200 feet South of the North line of Section 30; thence Westerly approximately 106 feet to the Southwest corner of a described parcel; thence Southerly 106 feet; thence Westerly 115 feet; thence Northerly along the West property line of a described parcel to the East right-of-way line of the vacated railroad property; thence Southwesterly along said East right-of-way line to the East line of the West 1/2 of the Northeast 1/4 of Section 30; thence Southerly along said East line 379.5 feet to the Southeast corner of a described parcel; thence Westerly approximately 231 feet to the East right-of-way line of the vacated railroad property; thence Southwesterly along said East right-of-way line to the Southerly village limits; thence Westerly along said village limits to the West right-of-way line of the vacated railroad property; thence Northeasterly along said West right-of-way line approximately 70 feet to the Northeast corner of a described parcel; thence Westerly along the North property line of said parcel to the West right-of-way line of Womhoff Street; thence Northerly along said West right-of-way line to the centerline of Fulton Street; thence Easterly along said centerline to the West right-of-way line of the vacated railroad property; thence Northeasterly along said right-of-way line to the centerline of Maple Street; thence Northerly along said centerline to the centerline of Main Street; thence Easterly along said centerline to the centerline of Cherry Street; thence Northerly along said centerline to the centerline of Elm Street; thence Easterly along said centerline to the centerline of Jefferson Street; thence Northerly along said centerline to the Northerly village limits; thence Easterly along said village limits to the West line of Section 20; thence Southerly along said West section line to the West right-of-way line of the vacated railroad property; thence Northeasterly along said right-of-way line to the Northerly village limits; thence Easterly along said village limits to the East right-of-way line of the vacated railroad property; thence Southwesterly along said right-of-way line to the West line of Section 20; thence Southerly along said West section line to the North line of Block B of Gottlieb Hoffmaster's addition plat; thence Easterly along said North plat line to the Northwest corner of Lot 9 of said plat; thence North 132 feet; thence East 132 feet; thence South 132 feet to the Northeast corner of Lot 10 of said plat; thence Easterly along the North line of said plat to the centerline of Jackson Street; thence Southerly along said centerline to the centerline of North Street; thence Westerly along said centerline to the centerline of Franklin Street; thence Southerly along said centerline to the centerline of Main Street, also point of beginning.

The above description is based on assessment records, plats, and related information and, as such, is intended to include any and all complete tax parcels of record within the described area.

PUBLIC PROPERTIES AND FACILITIES

Streets

In many places, public streets within the development area include only one-half of the right-of-way (from the centerline to the right-of-way edge). Other streets are entirely within the development area and, as such, fall under the jurisdiction of the development plan. Streets having only one-half of the right-of-way within the development area generally form the boundaries of the district.

Water System

The lack of a municipal water system servicing the DDA has been identified as a limiting factor to future development. Currently, the entire DDA district is served by individual on-site well systems.

Sanitary Sewer

The village provides sanitary sewer to most of the village and parts of the township. The village system, completed in the early 1950s, has a lagoon treatment facility with a daily capacity of 170,000 gallons. The system includes 8- and 10-inch collection systems throughout most of the village.

The sanitary sewer system has a capacity adequate to accommodate a large amount of residential, commercial, and industrial growth and to allow some expansion of the system outside of the village. The sanitary sewer system is schematically shown on Figure 3.

Stormwater System

Hopkins is located over fairly heavy soils with a gently sloping topography toward the Bear Creek. Soils are slightly impermeable, and runoff does not infiltrate the surface quickly. Outfall pipes run toward Bear Creek, with numerous outlets being identified.

Park and Recreation Areas

A village park is located between Baker Street and Grant Street, east of Jefferson Street. The park features a playground with swings and a sandbox, a picnic area, one ball field, and two tennis courts.

Public Properties

There are 5 publicly owned properties within the development area. These properties include such facilities as township and village offices, vacant land, and a village park.

Semipublic Properties

Churches, lodges and fraternal orders, social services, nonprofit agencies, utilities, etc., are classified as semipublic properties. There are no such semipublic properties within the DDA boundaries.

**TABLE 2
STREET INVENTORY**

STREET NAME	R.O.W. WIDTH	LENGTH IN DDA	PAVEMENT WIDTH	SURFACE TYPE	SIDEWALKS	CURBING
Cherry Street	* 60'	850'			Partial	
Clark Street	66'	140'			None	
Elm Street	* 50'	450'			Complete	
Franklin Street	* 60'	630'			None	
Fulton Street	* 50'	400'			None	
Jackson Street	* 66'	140'			None	
Jefferson Street	* 66'	1060'				
Main Street	** 66'	1060'			Partial	
Maple Street	* 50'	520'			Partial	
North Street	*** 66'	1250'			Partial	
Oak Street	50'	370'			Partial	
Water Street	60'	630'			Partial	
Wise Street	* 60'	730'			None	
Womhoff Street	30'	560'			None	
TOTAL	—	8790'	—	—	5160'	

- * = Half of Right-of-Way in DDA
- ** = South 33' in DDA from Maple Street to Cherry Street
- *** = North 33' in DDA from Franklin Street to Jackson Street

EXISTING LAND USE

A summary of the existing land use within the district is identified in Table 3, below. Of the 75 properties within the district, 21 of them (28.0 percent) are currently used for residential purposes. Commercial is the predominant single land use in terms of the number of properties and represents 37.4 percent of the total number of parcels. Commercial, public, vacant, agricultural, and industrial land uses represent 72.0 percent of all properties. The extent of current land use in the proposed district is as follows:

TABLE 3		
SUMMARY OF LAND USES		
LAND USE	NUMBER OF PROPERTIES	% OF TOTAL
Commercial	28	37.4
Public	5	6.7
Industrial	1	1.3
Vacant	19	25.3
Residential	21	28.0
Agricultural	1	1.3
TOTAL	75	100.0

The 1 industrial property (Hopkins Elevator) represents 1.3 percent of all land uses. The central section of the Village of Hopkins DDA (properties along Water and Main Streets from Maple to Franklin Streets) is primarily commercial, with some public land. The northern portion of the DDA contains a mix of land uses, including the village park, agricultural and residential land, and some small commercial activities. The southern quadrant encompasses the old United Railroad Corporation right-of-way. The east and west sections of the Hopkins DDA are primarily residential.

Table 4 provides a listing of each parcel included within the development area. The information pertaining to each parcel is from the 1991 tax roll (that value determined on December 31, 1991), the base year for the use of tax increment financing. As can be noted, there are 75 real property records. These 75 properties contain approximately 80 acres. The district itself encompasses approximately 85 acres. The difference primarily consists of street, alley, highway, and railroad rights-of-way.

EXISTING ZONING

Zoned districts are vital to the objectives of the Hopkins DDA, as they allow for the regulation of development and assist in the implementation of measures defined within the proposed improvements section. Properties having either commercial or industrial zoning make up 73.3 percent (55 parcels) of all property within the DDA. The existing zoning map (Figure 6) depicts the location of the zoning districts.

FUNCTIONAL GOALS AND POLICIES

The functional goals, outlined as follows, concern the development of the downtown development district. The policy recommendations are methods of implementing the functional goals.

Goal: Improve the overall appearance of the downtown area.

Policy Recommendations:

- Provide amenities, such as street lighting, landscaping, signs, street and sidewalk improvements, and other amenities, to foster a more pleasing environment.
- Consider improved parking and circulation in the rear of commercial buildings in the downtown to improve the general appearance and access.
- Unify streetscape and storefronts with cohesive signage and compatible architecture. Regulation of size, location, and appearance of business signs lend order to the downtown environment and enhance the architectural statement of downtown buildings.

Goal: Strive for improved public services within the development district.

Policy Recommendations:

- Study the need for expanding the water, sanitary, and storm sewer systems for the district and improve as necessary.
- Provide street improvements where necessary within the district.
- Expand and improve the existing sidewalks in the district where appropriate.

TABLE 4

VILLAGE OF HOPKINS DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
Date:02/27/92

page:1

<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>ADDRESS</u>	<u>LAND USE</u>	<u>LOT SIZE</u>	<u>ZONING</u>	<u>1991 SEV</u>
019-003-00	TRUMBULL	104 GRANT ST	AGRICULTURE		COMMERCIAL/RESI	\$7,991

-- Count						1

-- Sum						0.00 \$7,991
019-007-00	SEBRIGHT	367 NORTH ST	COMMERCIAL		COMMERCIAL/RESI	\$18,868
019-025-00	MOORED FARM SUPPLY	110 W MAIN ST	COMMERCIAL		COMMERCIAL	\$12,018
019-027-00	WEIDENAR	PO BOX 276	COMMERCIAL		COMMERCIAL	\$12,018
019-030-00	SEBRIGHT	367 NORTH ST	COMMERCIAL		COMMERCIAL	\$13,727
030-002-00	BENNETT	313 NORTH ST	COMMERCIAL		COMMERCIAL	\$18,507
030-003-00	FOUR LANES BAR & GRILL INC	100 E MAIN ST	COMMERCIAL		COMMERCIAL	\$19,228
030-004-00	HOFFMASTER***	210 N MAPLE ST	COMMERCIAL		COMMERCIAL	\$16,585
030-007-00	BENNETT	313 NORTH ST	COMMERCIAL		COMMERCIAL	\$3,004
030-008-10	WEICK		COMMERCIAL		COMMERCIAL	\$20,430
030-009-00	WEICK	109 MAIN ST	COMMERCIAL		COMMERCIAL	\$31,727
030-010-00	WEICK/TRUSTEE	208 GRANT ST	COMMERCIAL		COMMERCIAL	\$47,590
030-011-00	NOBLOCH	2807 30TH ST	COMMERCIAL		COMMERCIAL	\$19,108
030-014-00	VELICK/GOLDMAN	3502 SCOTS PINE WAY	COMMERCIAL		COMMERCIAL	\$20,310
030-018-00	VAN DAM ET AL	R #2	COMMERCIAL		INDUSTRIAL	\$29,444
150-001-20	BENNETT	313 NORTH ST	COMMERCIAL		COMMERCIAL	\$5,288
150-001-30	BENNETT***	131 WATER ST	COMMERCIAL		COMMERCIAL	\$15,984
150-001-70	UNITED COMMUNITY BANK	103 S MAIN ST	COMMERCIAL		COMMERCIAL	\$29,298
150-002-00	LODENSTEIN ETAL***	2626 60TH ST	COMMERCIAL		COMMERCIAL	\$12,378
150-002-60	GOODMAN	R #1	COMMERCIAL		COMMERCIAL	\$4,807
150-004-00	ARNSMAN***	R #1 344 134TH ST	COMMERCIAL		COMMERCIAL	\$19,108
150-014-00	ARNSMAN***	R #1 344 134TH ST	COMMERCIAL		COMMERCIAL	\$2,644
150-014-20	CHRISTMAN	R #1 1250 BRIDGE RD	COMMERCIAL		COMMERCIAL	\$3,125
150-014-60	STEARNS	505 W MAIN ST	COMMERCIAL		COMMERCIAL	\$2,524
150-015-00	BRENNER	405 W MAIN ST	COMMERCIAL		COMMERCIAL	\$4,807
302-001-00	GORDEN FUNERAL RESIDENCE	208 W MAIN ST	COMMERCIAL		COMMERCIAL	\$48,191
304-010-00	MURRAY	3150 JEFFERSON RD	COMMERCIAL		RESIDENTIAL	\$19,469
600-001-00	LULL		COMMERCIAL		COMMERCIAL	\$32,929
600-004-00	KERBER	130 S WATER ST	COMMERCIAL		COMMERCIAL	\$17,547

-- Count						28

-- Sum						0.00 \$500,663
019-023-00	HOPKINS ELEVATOR INC	303 MILL ST	INDUSTRIAL		COMMERCIAL	\$18,027

-- Count						1

-- Sum						0.00 \$18,027

* Real Property Within DDA

TABLE 4 (Continued)

VILLAGE OF HOPKINS DDA
 LOCATION, CHARACTER AND EXTENT OF LAND USES *
 Date:02/27/92

page:2

TAX NUMBER	PROPERTY NAME	ADDRESS	LAND USE	LOT SIZE	ZONING	1991 SEV
019-004-00	VILLAGE OF HOPKINS		PUBLIC		COMMERCIAL/RESI	\$0
019-006-00	VILLAGE OF HOPKINS		PUBLIC		COMMERCIAL/RESI	\$0
019-010-00	VILLAGE OF HOPKINS		PUBLIC		COMMERCIAL	\$0
030-005-00	VILLAGE OF HOPKINS		PUBLIC		COMMERCIAL	\$0
030-021-00	VILLAGE OF HOPKINS		PUBLIC		RESIDENTIAL	\$0

Count	5					

Sum				0.00		\$0
019-008-00	VANDERKOLK	406 JEFFERSON	RESIDENTIAL		COMMERCIAL/RESI	\$39,319
020-001-10	LINSLEY	BOX 153	RESIDENTIAL		RESIDENTIAL	\$23,721
030-012-00	COLLIER	129 S MAPLE ST	RESIDENTIAL		RESIDENTIAL	\$24,155
030-015-00	BLATT, ET AL	3051 LANTANA CT	RESIDENTIAL		RESIDENTIAL	\$15,489
030-016-00	SIMPSON	225 W MAIN ST	RESIDENTIAL		RESIDENTIAL	\$19,172
030-017-00	KROTZ	135 MAPLE ST PO BOX 1	RESIDENTIAL		COMMERCIAL	\$14,839
150-016-00	JONES	315 NORTH ST	RESIDENTIAL		COMMERCIAL	\$2,600
202-001-00	BENNETT	313 NORTH ST	RESIDENTIAL		RESIDENTIAL	\$16,031
202-003-00	MC EWEN***	206 RACE ST	RESIDENTIAL		RESIDENTIAL	\$11,807
202-004-00	KERBER	BOX 64 323 NORTH ST	RESIDENTIAL		RESIDENTIAL	\$8,232
202-005-00	ROWE	337 E NORTH ST	RESIDENTIAL		RESIDENTIAL	\$27,513
202-007-00	GAUNCE	305 SHELBY	RESIDENTIAL		RESIDENTIAL	\$13,431
202-009-00	SEABRIGHT	367 NORTH ST	RESIDENTIAL		RESIDENTIAL	\$24,588
302-001-50	BUCK	202 CHERRY ST	RESIDENTIAL		COMMERCIAL	\$33,903
302-002-00	THOMPSON ET AL***	2681 PIERCE CT	RESIDENTIAL		COMMERCIAL	\$24,588
304-001-00	SWITEK	125 ELM ST	RESIDENTIAL		RESIDENTIAL	\$4,116
304-003-00	NORMAN	118 OAK ST	RESIDENTIAL		RESIDENTIAL	\$21,555
304-005-00	EWING	126 OAK ST BOX 129	RESIDENTIAL		RESIDENTIAL	\$24,913
304-006-00	BRENNER***	R #1 2484 132ND AVE	RESIDENTIAL		RESIDENTIAL	\$26,213
304-008-00	LARR		RESIDENTIAL		RESIDENTIAL	\$9,965
600-004-50	JENSEN/NELSON	3529 7TH ST	RESIDENTIAL		COMMERCIAL	\$17,656

Count	21					

Sum				0.00		\$403,806
019-005-00	PRITZ		VACANT		COMMERCIAL	\$0
019-009-00	SEBRIGHT***	3407 MONROE ST R #6	VACANT		COMMERCIAL	\$1,844
019-024-00	BUCK	202 CHERRY ST	VACANT		COMMERCIAL	\$1,322
019-026-00	MURRAY	3150 22ND ST	VACANT		COMMERCIAL	\$1,322
019-028-00	VANDERKOLK	406 JEFFERSON	VACANT		COMMERCIAL	\$975
019-029-00	BENNETT	313 E NORTH ST	VACANT		COMMERCIAL	\$1,202
020-002-00	SEBRIGHT	367 NORTH ST	VACANT		RESIDENTIAL	\$1,202
030-006-00	GLASCOTT***	303 E MAIN ST	VACANT		COMMERCIAL	\$1,682
030-013-00	VELICK/GOLDMAN	3502 SCOTS PINE WAY	VACANT		COMMERCIAL	\$1,442

* Real Property Within DDA

TABLE 4 (Continued)

VILLAGE OF HOPKINS DDA
 LOCATION, CHARACTER AND EXTENT OF LAND USES *
 Date:02/27/92

page:3

<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>ADDRESS</u>	<u>LAND USE</u>	<u>LOT SIZE</u>	<u>ZONING</u>	<u>1991 SEV</u>
030-025-00	WEICK	208 GRANT ST	VACANT		COMMERCIAL	\$1,803
150-001-00	PUNCHES	400 E MAIN ST	VACANT		COMMERCIAL	\$240
150-001-50	J & S ASSOCIATES	127 WATER ST	VACANT		COMMERCIAL	\$1,682
150-012-00	ARNSMAN***	R #1 344 134TH ST	VACANT		COMMERCIAL	\$240
150-012-20	ARNSMAN***	R #1 344 134TH ST	VACANT		COMMERCIAL	\$961
150-012-40	ARNSMAN***	R #1 344 134TH ST	VACANT		COMMERCIAL	\$1,322
150-018-00	JONES	124 CLARK ST	VACANT		COMMERCIAL	\$1,408
202-002-00	MC EWEN***	206 RACE ST	VACANT		RESIDENTIAL	\$1,300
304-009-00	LARR		VACANT		RESIDENTIAL	\$1,300
800-008-00			VACANT		INDUSTRIAL	\$0

-- Count	19					
-- Sum				0.00		\$21,247
=====						
== Count	75					
== Sum				0.00		\$951,734

* Real Property Within DDA

Goal: Create an aesthetically pleasing environment.

Policy Recommendations:

- Acquire land within the district for the creation of green space and tree scapes.
- Make better utilization of natural features within the DDA for the development of recreational use.

Goal: Encourage an improved environment for commercial development and redevelopment of commercial buildings and land.

Policy Recommendations:

- Develop a cooperative relationship between local government, businesses, service clubs, and private developers in the district.
- Acquire land within the district for expansion of commercial facilities.
- Discourage incompatible land uses in the district through proper land use controls.
- Coordinate public improvements with planned private investment.
- Use public improvements in the district as a catalyst for private investment.

Goal: Attain a greater understanding of the district and its relationship to the surrounding community.

Policy Recommendations:

- Conduct a design plan for the downtown to identify public space needs and beautification.
- Complete an inventory of business types, and conduct a survey to determine residents' needs and attitudes regarding local business as well as identifying spending patterns and market preferences.
- Support community service organizations and events.

PROPOSED IMPROVEMENTS

Projected revenues over the life of this plan are expected to be approximately \$421,461. The following list of activities is not in order of priority and is intended as a general program of development. Project cost estimates have been calculated using today's dollars for construction, unit prices, hourly rates, miscellaneous costs, etc. Actual costs for projects with a future completion date may increase because of economic conditions (i.e., inflation and interest rate fluctuations); bidding conditions; slight project modifications to conform with current conditions; or unknown circumstances that might impact or require alteration of currently expected projects and plans. It is the intention of the DDA to complete the project as anticipated and not to restrict the completion of

a project because of limited cost estimate. As such, the estimates of extent, time, costs, etc., may change somewhat over the life of the plan. Also, certain projects must be completed according to schedules; i.e., underground work should be completed before aboveground work.

Sidewalk Improvements

Ease of walking from business to business is an important element of any downtown development plan. In many areas of the district, sidewalks are in need of repair. New sidewalk extensions, especially along Main Street within the central business district and north and south along Water Street and on North Street between Water and Franklin Streets, would add to the overall appearance and utilization of the area. Additional consideration should be given to replacing and extending sidewalks within the entire DDA. The DDA proposes to eventually upgrade all sidewalks within the development area.

Financing for this project will be from annual revenues as they become available and/or through bonding when advisable.

Estimated Cost: \$_____ Per Year; \$90,000 Total

Estimated Completion: Duration of Plan

Curb and Gutter Improvements

Along with well-defined walkways, the DDA should place curbs and gutters throughout the central business district. This would not only improve the image of the downtown but would also provide for more efficient stormwater drainage. The construction of curbs should coincide with sidewalk placement and any plans to resurface roadways. The DDA proposes to eventually place curb and gutter throughout the entire development area.

Estimated Cost: \$_____ Per Year; \$420,000 Total

Estimated Completion: _____

Repair and Upgrade Storm Sewer Mains

Currently, the storm sewer, as shown in Figure ___, is in need of improvements. The DDA plans to upgrade portions of the current system in the DDA district, starting with that part along Main and Water Streets as well as that part along North Street. Storm drains found in disrepair will be replaced with new, adequately sized pipes. Drainage improvements may include but not be limited to land and easement acquisition and the installation of culverts, underground piping, open ditches, and retention/detention basins.

The proposed drainage district improvements would include an area within the central business district. The purpose of this improvement will be to improve drainage by eliminating frequent flood events and standing water, while preventing soil erosion and water pollution.

Financing for this project will be completed with a combination of bonding and annual revenue dollars as funds become available.

Estimated Cost: \$ _____

Estimated Completion: _____

Sanitary Sewer Improvements

Most of the DDA is serviced by 8- or 10-inch service mains. Future service may be required for the extreme southwest and northeast portions of the DDA. This will require extending the current system south along Maple Street, west on Fulton Street, and south again along Womhoff Street. Service mains should be placed at the time access roads to development areas are constructed in the northeast portion of the DDA.

Estimated Cost: _____

Estimated Completion: _____

Village Water System

The Village of Hopkins is currently without a municipal water supply system. It is apparent that a safe and adequate water supply is needed to alleviate fire protection problems and to accommodate new growth. Historically, this region has had drinking water supplies with high levels of nitrates. The problem is most prominent in individual wells using shallow aquifers.

The DDA proposes financing that portion of a village water supply system that lies within the DDA.

Estimated Cost:

Total Cost: \$1,100,000

DDA Share: \$ 253,000

Estimated Completion: _____

Road and Street Improvements

Main and Water Streets are the main business corridors within the Village of Hopkins. Main Street (A42) is the only major arterial road entering and exiting the Village of Hopkins and the DDA. As such, it is important that it be in the best condition.

- ROAD RESURFACING

The DDA is proposing to resurface that portion of Main Street between Maple Street and Franklin Street. This would be complete with both sidewalk and curbing to create a completely updated intersection at Main and Water Streets.

The project will consist of excavating, filling, removing, and replacing curbs, gutters, bituminous pavement, and sidewalks; leveling and replacing bituminous surface; and inspection.

Estimated Paving Cost: \$135,000

Estimated Completion: _____

- ROAD RECONSTRUCTION

The DDA plans to eventually upgrade all streets within the development area.

Estimated Paving Cost: \$200,000

Estimated Completion: _____

Planning Documents

- AMEND VILLAGE CHARTER

The current village charter was adopted in _____. The current charter no longer reflects village goals and objectives. Language is needed to _____

Estimated Cost:

Total Cost: \$5,000

DDA Share: _____ 1000

Estimated Completion: _____ 1992

- LAND USE PLAN

A village land use plan is needed to guide future development and land preservation decisions. Land use policies need to be established in order to facilitate growth within the DDA and the village in a cohesive manner. This comprehensive approach will allow the DDA and the village to accommodate change while preserving the character of the area.

Estimated Cost:

Total Cost: \$12,000

DDA Share: _____

Estimated Completion: _____

- **ZONING ORDINANCE UPDATE**

Certain desired development changes have been proposed in the Hopkins DDA. In order to facilitate and ensure the proper development of these activities, the existing zoning ordinance will need to be amended.

Estimated Cost:

Total Cost: \$10,000

DDA Share: _____

Estimated Completion: _____

- **UTILITY PLAN**

The proper and planned timing and placement of utilities within the DDA are critical to achieving other development goals within the district. Certain utilities can be placed at reduced cost as street, sidewalk, or landscape improvements are carried out. The coordination of these activities will ensure their proper placement and location of utilities within the right-of-way and will optimize efficiency.

Estimated Cost: \$10,000

Estimated Completion: _____

Bear Creek Drain Improvements

As developing communities progress from rural toward suburban and finally to urban land uses, the consequences associated with the hazards of stormwater runoff can accumulate. As rooftops and pavement replace natural vegetation, drainage flows intensify by both the rate and volume of runoff. The lack of infiltration into soils resulting from the increase in impervious surfaces leads to an increase in flooding, water quality degradation, and eroded stream banks and channels. Many management programs utilize storage-oriented techniques by detaining or retaining stormwater with controlled release.

These methods need to be developed for the Bear Creek Drain. This drain flows through the center of the DDA and directly receives runoff from the development area. By acquiring easements along Bear Creek for vegetative buffers and stormwater control devices, the DDA can develop recreational opportunities along the creek corridor and can link the village park to the downtown area through a linear trail system.

Estimated Cost: _____

Estimated Completion: _____

Fire Station Traffic Signals

No directional signals currently exist at the entrance of the fire station onto _____ Street or at the intersection of Main and _____ Streets. This has created unsafe conditions for both residents and fire protection personnel. Placement of these signals would allow fire protection equipment to leave while traffic on Main and Water Streets has been stopped.

Estimated Cost: _____

Estimated Completion: _____

Engineering and Consulting Services

This section applies to nonproject-related services. In order to accomplish the financing objectives identified in this plan, it will be necessary to search and apply for various grants and loans and to undertake the plans and studies required for grant eligibility. Examples of projects requiring the use of consultants would be continued planning for growth and development, development of design standards and specifications, zoning ordinance amendment recommendations, coordination with village goals and strategies, and grant research and applications (grantsmanship).

Estimated Cost: \$2,000 Annually

Estimated Completion: Term of Plan

Village Park Improvements

The Hopkins Village Park is located along Bear Creek in the northern portion of the DDA. This is an important focal point to the community but has fallen into disrepair. Improvements to the existing tennis courts are needed, and the addition of a basketball court is also needed. Parking is also limited and unimproved.

The DDA intends to renovate the tennis courts, add a basketball court, and improve parking facilities.

Estimated Cost: 60,000

Total Cost: _____

DDA Share: _____

Estimated Completion: _____

Community Recreation Center

The DDA intends to develop an indoor/outdoor recreation center. The center would be used for community events and festivals. The structure would also support an indoor

running/walking track. Outdoor activities would also include festivals and would have a community ice-skating rink for winter activities.

Estimated Cost:

Total Cost: _____

DDA Share: _____

Estimated Completion: _____

Signage Program

This project will include a complete signage program for the entire DDA. Attractive, well-coordinated, new street signs, directional signs, and informational signs will not only add aesthetic value to the DDA but will also assist pedestrian and vehicular circulation. Special purpose signs listing local businesses; welcoming visitors to the DDA; and identifying the village park, fire department, and village offices will greatly enhance the image of the village and the DDA.

Estimated Cost: _____

Estimated Completion: _____

Promotional Activities

- **BUSINESS PROMOTION AND ASSISTANCE**

Two of the major goals of the DDA will be to attract new businesses and to maintain existing occupancy in the business district. Developing promotional literature and providing assistance to potential interests will enable the DDA to actively seek additional businesses, such as retail, service, and professional office.

Estimated Cost: \$2,000 Annually

(30-Year Total: \$60,000)

Estimated Completion: Ongoing

- **MARKET STUDY**

The market study should identify the trading area of the downtown district and should provide detailed information concerning consumer spending patterns within the market area. Information will be cross-tabulated and compared to other known information on consumer spending. The result will be a document containing this information as well as recommendations on strategies for improving market share and business in downtown Hopkins.

Estimated Cost: \$8,000

Estimated Completion: _____

- **DOWNTOWN DESIGN PLAN**

A design study addressing specific DDA projects should be prepared. The study should include evaluations and design recommendations for buildings and site development. The purpose of the study would be to evaluate existing conditions, to examine alternatives, and to establish standard design guidelines for future development. Recommendations should include proposed facade styles, colors, and theme types. The study should identify public and private building rehabilitation projects and construction programs. The selection and placement of all items should express basic design principles, such as coordination, texture, style, and scale. Each element should complement the others.

Estimated Cost: \$10,000

Estimated Completion: _____

- **CIVIC IMAGE**

Civic Image and community pride are other key elements that will help contribute to the positive growth and development in Hopkins. Well-organized activities, events, and promotional literature sponsored by the DDA are methods by which the community can begin to strengthen its image.

Estimated Cost: \$1,000 Annually

(30-Year Total: \$30,000)

Estimated Completion: Ongoing

Property Acquisition

It will be desirable and/or necessary to acquire properties located throughout the DDA in order to accomplish such improvement projects as parking lots, green space, and a community center. Some of those projects include but are not limited to properties for expansion of commercial facilities to be leased out to private business. Additional property may be acquired by the DDA as it becomes available and offered for private development in the future. The DDA may look at purchasing property within the central business district for community parking.

Estimated Cost: \$50,000

Estimated Completion: _____

Operation and Administration

This Includes expenses for day-to-day operations, fees, salaries, and costs related to secretarial and financial assistance; an annual audit; preparation of reports; and other necessary items for the continuation of the DDA.

Estimated Cost: \$ 2500 Annually

Estimated Completion: Term of Plan

**TABLE 5
DEVELOPMENT ACTIVITIES AND COSTS**

DEVELOPMENT ACTIVITY	PROPOSED METHOD OF FINANCING	COMPLETION YEAR	COST	DDA SHARE
Sidewalk Improvements 10		2011		90,000
Curb and Gutter Improvements 11	{	2011	{	120,000
Repair and Upgrade Storm Sewer Mains				
Sanitary Sewer Improvements				
Village Water System 2		2004		500,000
Road and Street Improvements 12		2011		135,000
Amend Village Charter 1		93		2200
Land Use Plan <i>Zoning</i> 8		{ 94 }		
Zoning Ordinance Update 8				80,000
Utility Plan 8				
Bear Creek Drain Improvements 9		2011		250,000
Fire Station Traffic Signals 7		1994		35,000
Engineering and Consulting Services 13	2000 *year	2011		40,000
Village Park Improvements 6		2011		60,000
Community Recreation Center 14		2009		75,000 100,000
Signage Program 15		2001		25,000
Promotional Activities 3	3000 *year	93		60,000
Property Acquisition A		2011		
Operations and Administration 5	2500 *year	2011		50,000
TOTAL				
1 = Tax Increments 3 = Village Funds 5 = Economic Development Grants 2 = Tax Increment Bonds 4 = Recreation Grants 6 = Special Assessments				