



**AMENDED  
LOCAL DEVELOPMENT FINANCE AUTHORITY  
DEVELOPMENT PLAN**

## DEVELOPMENT PLAN ELEMENTS

The following references to “sections” relate to the specific items that must be addressed in any Development Plan as required by State Statutes governing LDFA’s as found in Section 15(2) of MI P.A. 281 of 1986, as amended (the “LDFA Act.”) The bold text in quotes under each Section heading is the actual text of that Section from the Act.

### Section 15(2)(a): District Legal Description

**“A description of the property to which the plan applies in relation to the boundaries of the authority district and a legal description of the property.”**

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The legal description of the current LDFA District is contained below in Exhibit A. The Plan and District boundaries are identical and the Plan applies to all property within the boundaries of the Authority’s District.

#### Exhibit A

#### LEGAL DESCRIPTION OF PLAN PROPERTY AND LDFA DISTRICT BOUNDARIES

##### As amended in April 1993:

Commencing 33 feet East of the NW corner of the S ½, NW ¼, NW ¼, Section 3, thence East 1,067.00 feet, thence North to the North Section Line, thence East to a point 82.5 feet East of the NW Corner of the NE ¼, NW ¼, thence South 660.00 feet, thence East to the East Line of the W ½, E ½, NW ¼, thence South along said line to the Northerly ROW of Locust Street, thence Northeasterly along said North ROW to the East-West ¼ Line of the NE ¼, Section 3, thence East along ¼ Line to a point 291.83 feet East of the Southerly ROW of West Oak Street, thence South 1011.27 feet, thence West 484.14 feet, thence North 118.20 feet, thence West 238.1 feet to the West ROW of Connie Avenue, thence North along West ROW line 451.8 feet to the SE corner of Lot 36, Hartgerville Addition, thence West to the Westerly ROW line of Hartger Avenue, thence North to the Southerly ROW line of the CSX Railroad, thence Southwesterly along said railroad ROW to the Westerly ROW of Green Avenue, thence North along the said Westerly ROW to the North Section Line being the centerline of West 48<sup>th</sup> Street, thence East 66 feet, thence South along the East ROW of Green Avenue to the P.O.B., Section 3, T12, R14W, Newaygo County, Michigan.

### Section 15(2)(b): District Boundaries

**“The designation of boundaries of the property to which the plan applies in relation to the highways, streets or otherwise.”**

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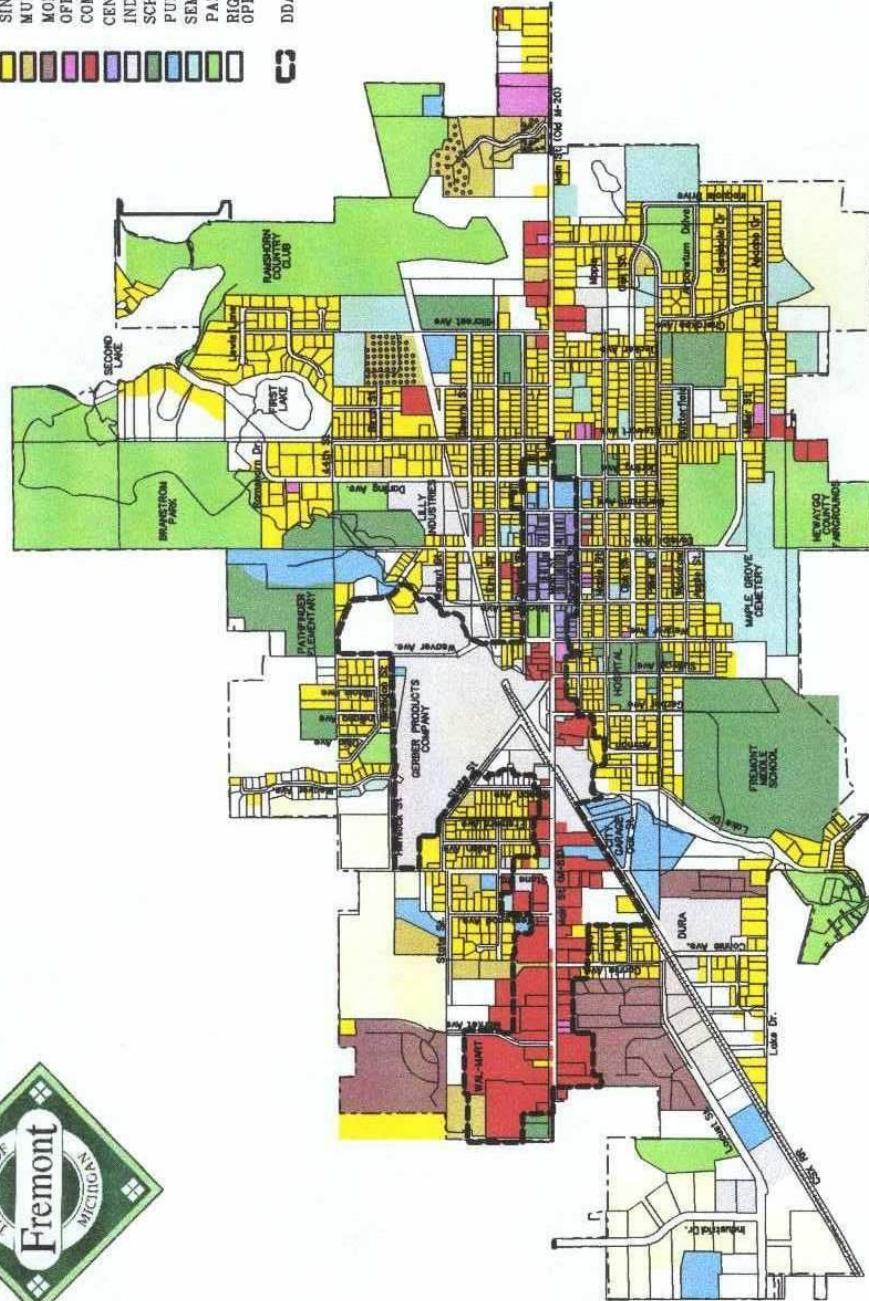
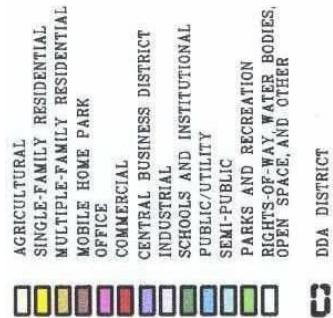
The property lies immediately north of the CSX Railroad between Connie and Green Avenues and south of M-82 (a.k.a. Main Street or 48<sup>th</sup> Street), which runs east-west thru the commercial core of the City of Fremont. This area is known as the Fremont Industrial Park Plat, Lots 1-32. The Plan & District boundaries also include the entire Dura Automotive Systems, Inc. facility on the east of Connie Avenue, as well as several small lots south of the CSX Railroad on the west side of Connie Avenue.

Map A depicts the boundaries of the development in relation to the above features. The Development Area boundaries are coterminous with the LDFA District boundaries.

Map A  
CURRENT PLAN & LDFA DISTRICT  
BOUNDARIES, AS AMENDED 1993

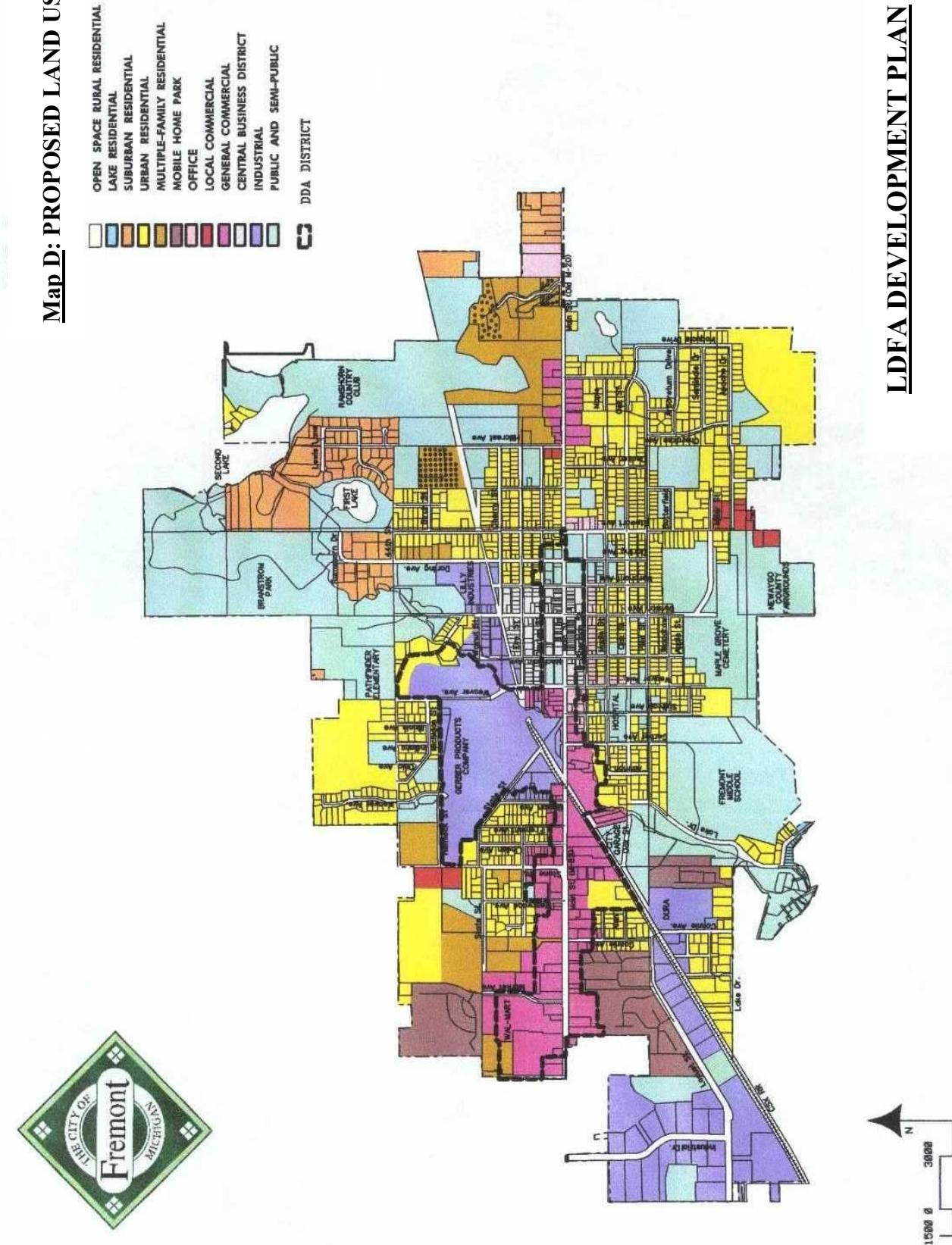
**Map B**  
**FREMONT INDUSTRIAL PARK**  
**LOT & PARCEL BOUNDARIES**

### Map C: EXISTING LAND USE



### LDFA DEVELOPMENT PLAN

## Map D: PROPOSED LAND USE



## **Section 15(2)(c): Location and Extent of Existing Streets/Public Facilities/Categories of Public and Private Land Uses**

**“The location and extent of existing streets and other public facilities in the vicinity of the property to which the plan applies; the location, character and extent of the categories of public and private land uses then existing and proposed for the property to which the plan applies, including residential, recreational, commercial, industrial, educational and other uses.”**

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Locust Street runs east & west through the Industrial Park between Connie & Green Avenues. It parallels the CSX (formerly C&O) Railroad and provides access to Lots within the FIP, as well two mobile home parks on the north side of Locust. This street is 44 feet wide, fully paved with all public & private utilities in place.

Industrial Drive runs north & south through the FIP between Main & Locust Streets. It provides access solely to Lots within the FIP, and connects the Park with State Trunkline M-82 at the traffic signal @ the intersection of Industrial & Main Street, which is the west end of the City’s core commercial area.

Green Avenue forms the western boundary of the FIP. Several residential homes are located on the west side of Green. The Park’s Restrictive Covenants (See Exhibit D) prohibit any driveways or access to Green Ave. from any Lot within the Industrial Park. All Park Lots must use the internal street system (Locust & Industrial) for access to the Lots.

DTE (formerly MichCon) has an existing high-pressure gas main north of and parallel to the CSX Railroad right-of-way (ROW). Consumers Energy has a mainline electrical power line in an easement also along & parallel to the railroad.

There are no recreational or educational facilities in the vicinity of the property. However, the Fremont Area Park & Recreation Advisory Committee has recommended, and the City Council approved, that the next phase of the non-motorized “Town & Country Path” be constructed from Fremont Lake Park, through the Industrial Park to Maat Creek & then north through FIP Outlot B to connect w/ Snyder Avenue to M-82 to Market Ave.

The entire LDFA District is zoned for industrial land use.

## **Section 15(2)(d): Public Facilities to be Acquired for the Property**

**“A description of public facilities to be acquired for the property to which the plan applies, a description of any repairs and alterations necessary to make those improvements, and an estimate of the time required for completion of the improvements.”**

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The public facilities that were installed in 1996/97 by the LDFA in the Authority’s District were coordinated with the extension of Locust St. to Green Ave. and the construction of Industrial Dr. from Locust St. to M-82. Work included the installation of creek culverts, hydro-seeding & erosion control, storm sewer lines, storm control & stormwater detention ponds, wetland mitigation, watermains for domestic use & fire protection, curbs and gutters, Class-A all-season asphalt paving, gravity & force main sanitary sewer lines and a sanitary lift station.

Additional activities, projects and infrastructure work is planned within the LDFA District over the remainder of the Plan period, which ends December 31, 2026, or after the payment of all incurred bonded or other indebtedness, whichever is later. A list of the planned projects by priority and estimated cost for the Plan period from 2006-2026 is summarized in Table 1 in the next Section 15(2)(e).

**Table 1**  
**LIST OF PLANNED PROJECTS by PRIORITY and ESTIMATED COST**  
**City of Fremont LDFA**  
**2006-2026**

PROJECT PRIORITY <sup>a</sup>	PROJECT DESCRIPTIONS (SEE NARRATIVES ON NEXT PAGE)	ESTIMATED PROJECT COST <sup>b</sup>
	<b><i>Fremont Industrial Park Entryway Improvements and Landscaping</i></b>	
S	A. Main Entryway: Industrial Dr. at the north entrance of the FIP from M-82	\$ 85,000
S	B. West Entryway: Locust St. at the west entrance to the FIP from Green Ave.	56,000
S	C. East Entryway: Locust St. at the east entrance to the FIP from Connie Ave.	38,000
	<b><i>Enhance Outlots A, B &amp; C and Surrounding Area of FIP</i></b>	
S	A. Outlot A Improvements	100,000
M	B. Outlot B Improvements	100,000
M	C. Outlot C Improvements	100,000
M & L	D. Improvements for Surrounding Area of FIP	200,000
	<b><i>Other FIP Improvements</i></b>	
M & L	A. Decorative Streetlights	300,000
S & M	B. Additional Path & Trail Improvements	200,000
S, M & L	C. Extension of Streets & Water, Sanitary or Storm Utility Lines to Service Larger FIP Lots	TBD
S & M	D. Streambank Stabilization & Erosion Control along Stormwater Control Ponds, Wetlands and Maat Creek	TBD
M & L	E. Extension of Water, Sanitary or Storm Utility Lines to Service other Areas	TBD
M & L	F. Maintain Useful Life of Public Facilities (roads, utility lines, etc.)	TBD
M & L	G. Installation of Railroad Sidings, Spurs and Switching, etc. to Service FIP and other Businesses, etc.	TBD
M & L	H. Re-acquisition, Demolition, Repair, Modification, Expansion, etc. of Existing or Future Buildings, Structures, etc. to Remove Blight and Improve Aesthetics, Improve Energy Efficiency, etc.	TBD
M & L	I. Installation, Repair, Replacement, Relocation, Extension, Upgrading or Burying of Other Utility Lines & Facilities Necessary for Improvements or other Work in the Public ROW	TBD
	<b>ESTIMATED TOTAL</b>	<b>\$1,179,000</b>

<sup>a</sup> Project Priority Rank as follows:

S = Short-Term (0-5 Years)

M = Medium-Term (6-10 Years)

L = Long-Term (11-20 Years)

<sup>b</sup> Actual project cost will depend upon the design and specification of project components and market conditions at the time of implementation.

TBD = To Be Determined

## Section 15(2)(e): Estimated Cost of the Public Facilities for the Property

**“The location, extent, character and estimated cost of the public facilities for the property to which the plan applies, and an estimate of the time required for completion.”**

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In 2006, the LDFA Board contracted with the firm of Fleis & VandenBrink Engineering, Inc., to prepare preliminary design and engineering plans for further enhancement and improvement of the Fremont Industrial Park. Those plans are contained in the report “Fremont Industrial Park Improvements: Scope Definition and Preliminary Cost Projections,” which was approved by the LDFA and the City Council. A copy of the 3-page summary of the improvements and their estimated costs (approximately \$300,000) as recommended in the study can be found as Exhibit E at the end of this Plan.

As part of this Amended Development Plan, the LDFA intends to initially improve the property within the boundaries of the FIP with projects including, but not limited to:

- Add main entryway signage, landscaping, trees, lighting, irrigation and other necessary improvements along Industrial Drive at the north entrance to the Industrial Park from M-82.
- Add west entryway signage, landscaping, trees, lighting, irrigation and other necessary improvements along Locust Street at the west entrance to the FIP from Green Avenue.
- Add east entryway signage, landscaping, trees, lighting, irrigation and other necessary improvements along Locust Street at the east entrance to the FIP from Connie Avenue.
- Enhance woody vegetation, including trees & bushes, in wetland area of Outlot A to meet MDEQ wetland mitigation requirements for a deciduous wooded wetland.
- Enhance Outlots A, B & C and surrounding area of FIP with possible amenities for public use, such as trails, paths, picnic shelters, wildlife & waterfowl observation decks, trash receptacles, interpretive signage, connection to and extension of the Town & Country Path and other similar improvements and public amenities.

It is intended that much of the above FIP work will be bid out w/ the City Downtown Development Authority's (DDA) Downtown Enhancement Project in the fall of 2006. Construction could commence in October 2006 with completion by the fall of 2007.

Other projects may be considered during the Plan period following the completion of the above 2006-07 improvements. Subject to the availability of funds, these might include, but are not limited to:

- Decorative streetlights (possibly high-efficiency LED fixtures)
- Additional path or trail improvements, including paving, crushed stone, bridges, retaining walls, landscaping, signage, etc.
- Extension of streets & water, sanitary or storm utility lines to service larger FIP Lots that might be subdivided into smaller parcels, possibly fronting on one or more culs-de-sac for access.
- Streambank stabilization & erosion control along the stormwater control ponds, wetlands and Maat Creek in Outlots A, B & C and other areas of the LDFA District.
- Extension of water, sanitary or storm utility lines to service 1) commercial areas north of the LDFA District along M-82, and both east or west of Industrial Drive; 2) the Pekelville residential subdivision in Sheridan Township adjacent to the northeast corner of the FIP; 3) existing residential but commercial planned & zoned parcels along Dewitt Ave. running north of M-82 in Dayton Township (requires northward extension of Pekelville utilities; 4) existing residential areas in Sheridan Township west of Green Ave. & south of M-82; 5) existing or future residential or industrial parcels along both the east & west sides of Green Ave. adjacent to the western boundary of the District running south from M-82 to Lake Drive.

- Reconstruction, replacement, maintenance, repair or other work necessary to replace, upgrade or preserve or extend the useful life of various public facilities such as roads, utility lines & facilities, stormwater control pond maintenance/cleanings, etc.
- Installation of railroad sidings, spurs, and switching, loading or other facilities to service FIP and other industries, manufacturers, businesses, shipping companies, etc.
- Re-acquisition and re-sale of vacant, unimproved parcels/lots in the FIP that were originally sold by the City for proposed development projects that did not begin construction within one year of the sale.
- Acquisition, demolition, repair, modification, expansion, construction, re-development or re-use of existing or future buildings, structures, improvements, amenities or property to remove blight, enhance aesthetics, improve energy efficiency, produce or research alternative energy (wind, biomass, solar, etc.), improve public health & safety, clean-up or monitor soil or surface water & groundwater contamination, create small business incubators, assemble land for larger user(s), etc.
- Installation, repair, replacement, relocation, extension, upgrading or burying of other utility lines & facilities necessary for improvements or other work in the public ROW or on publicly-owned property or which will provide better, efficient and more reliable services to FIP businesses.

### **Section 15(2)(f): Stages of Construction Planned**

**“A statement of the construction or stages of construction planned and the estimated time of completion of each stage.”**

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The entryway signage and related landscaping at the three locations outlined in Section 15(2)(e) are scheduled to be completed in 2007. The enhancement to Outlot A is also to be completed in 2007. Additional improvements as noted in the above Section will be undertaken after the 2007 work is complete and when adequate funding or financing is secured to cover the cost of the many projects.

### **Section 15(2)(g): Description of Property which Authority Desires to Sell, Donate, Exchange or Lease**

**“A description of any portions of the property to which the plan applies, which the authority desires to sell, donate, exchange or lease to or from the municipality and the proposed terms.”**

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At this time, the Authority does not own any real or personal property that could be sold, donated, exchanged or leased to the City. Likewise, at this time, the City, as owner of the improvements and the vacant undeveloped land and Outlots within the Park does not intend to sell, donate, exchange or lease to the Authority any of its property or facilities. The City will continue to lease out vacant and tillable, City-owned land parcels in the FIP to area farmers & growers for harvesting of grains, hay, etc. for farming operations. Money from these farm leases shall be deposited in the LDFA Operating Fund for future use within the LDFA District.

### **Section 15(2)(h): Description of Zoning Changes**

**“A description of desired zoning changes and changes in streets, street levels, intersections and utilities.”**

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#### **Desired Changes in Zoning**

The City of Fremont is creating a new Form-Based Zoning Ordinance. Form-based codes rely on design concepts and patterns intended to preserve the best of the community, creating more livable environments and spaces. The Code will focus on the physical form of the building and its relationship to the street and adjacent buildings. Compatibility of uses is achieved through design and orientation, instead of strict land

use separation. While the City is creating this new Form-Based Zoning Ordinance, the Fremont Industrial Park will likely be designated as a hybrid traditional/form-based zoning classification for manufacturing, industrial, warehousing, corporate offices, research & development facilities, alternative energy production and other similar eligible uses.

### **Section 15(2)(i): Estimate of Cost of Public Facility**

**“An estimate of the cost of the public facility or facilities, a statement of the proposed method of financing the public facility or facilities, and the ability of the authority to arrange the financing.”**

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See Section 15(2)(e) of this Plan, as well as Table 1 and Exhibit E for estimates of the cost of the public facilities and improvements.

The cost of any improvements will be covered primarily from the proceeds of Capital Bonds issued by the Authority and payable with proceeds from the TIF District capturable tax revenues. Other sources of financing will also likely be used, including grants & loans, donations, FIP land sale or lease revenues, special assessments (both for new & for maintenance of improvements), LDFA Operating Fund Balance, interest and investment earnings, and “pay-as-you-go” as fund availability warrants. The bonds will be issued in compliance w/ State Statutes and will be supported by a pledge of the limited tax, full faith and credit of the City. Debt service on the bonds will most likely be paid from TIF revenues.

Both the Authority and the City have extensive experience in arranging for, obtaining & retiring public debt. The LDFA’s 1993 bonds of \$ 855,000 have now been paid off. The LDFA has only one accounts payable loan due to the City’s General Fund for eligible advances incurred during the acquisition of land, design & development of the FIP improvements. This reimbursement obligation totals \$100,000 and is being retired with annual payments of \$25,000 with no interest for the next four fiscal years.

### **Section 15(2)(j): Designation to Whom the Public Facility is to be Leased, Sold or Conveyed**

**“Designation of the person or persons, natural or corporate, to whom all or a portion of the public facility or facilities is to be leased, sold or conveyed and for whose benefit the project is being undertaken, if that information is available to the authority.”**

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The City of Fremont will continue to own all vacant developable land, public utilities, street ROW’s, and other public amenities & improvements within the District. Land will be sold, leased or conveyed to as yet unknown private parties for eligible industrial & manufacturing purposes. As noted earlier, tillable land will also be leased for farming. The rental receipts from any land sold by or leased from the City for any purposes within the District will be deposited in the LDFA Operating Fund.

### **Section 15(2)(k): Procedures for Bidding for the Leasing, Purchasing or Conveying of the Public Facility**

**“The procedures for bidding for the leasing, purchasing or conveying of all or a portion of the public facility or facilities 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 to those persons.”**

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Lease or sale of land or City-owned buildings or facilities for manufacturing or industrial purposes will be negotiated with the interested lessee by City staff, with the assistance of the FEDC, NCEDO and/or a

leasing agent; then reviewed by the City Attorney and forwarded to the City Council for final review and approval. Leases for farming purposes are handled internally by City staff, with final negotiated leases reviewed by the City Attorney. The City has a pool of interested farmers that are contacted when any land becomes available at the FIP or the City's Wastewater Treatment Plant due to the expiration and non-renewal or the termination of a lease by the City.

**Section 15(2)(1):  
Estimates of the Number of People Residing on the Property**

**“Estimates of the number of persons residing on the property to which the plan applies 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 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.”**

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There are no residential structures located within the District; thus no persons occupy residences that might be acquired leading to any displacement or relocation to other suitable housing.

**Section 15(2)(m):  
Plan for Establishing Priority for Relocation**

**“A plan for establishing priority for the relocation of persons displaced by the development.”**

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Not applicable.

**Section 15(2)(n):  
Costs of Relocating Persons Displaced by the Development**

**“Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601 to 4655.”**

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Not applicable.

**Section 15(2)(o):  
Compliance with MI P.A. 227 of 1972**

**“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.”**

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Not applicable.

**Section 15(2)(p):  
Other Material the Authority Considers Pertinent**

**“Other material which the authority or governing body considers pertinent.”**

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Not applicable.

