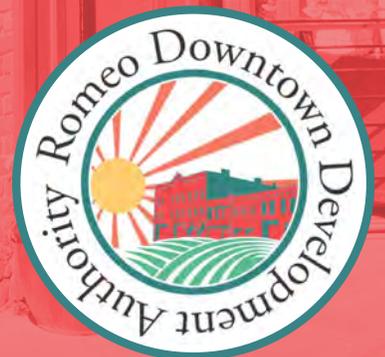


Romeo Downtown  
Development Authority

# master plan

2022-2037





# Romeo Downtown Development Authority Master Plan

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Approved by the Board of the Village of Romeo Downtown Development Authority on September 13, 2021 for submittal to the Village Council of the Village of Romeo, Michigan.

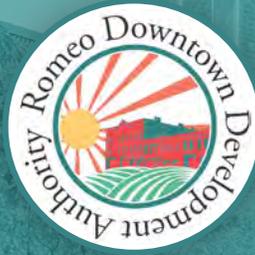
Approved by the Village Council of the Village of Romeo on October 18, 2021, subsequent to a public hearing duly called and held on October 18, 2021.

Formally adopted by the Board of the Village of Romeo Downtown Development Authority on November 1, 2021.

Chapter 1

# Background and Purpose





**The Village of Romeo Downtown Development Authority (the “DDA”) was established by the Village Council of the Village of Romeo (the “Village”) pursuant to Act 197, Public Acts of Michigan, on April 21, 1986. The DDA was established in order to prevent actual and potential deterioration of property values in the Downtown District of the Village (as defined in Ordinance No. 415), to eliminate the causes of economic and physical deterioration and to promote economic growth and development in the Downtown District.**

Following its creation, the DDA wrote a Development Plan and Tax Increment Finance Plan No. 1 (the “Original Plan”). The Original Plan was adopted by the Village Council of the Village pursuant to Ordinance No. 446 on May 20, 1991.

The Original Plan contemplated various improvements including sidewalk, streetscape, beautification, lighting and park improvements in the Development Area (hereinafter defined). Since the approval of the Original Plan, the DDA has undertaken a variety of projects and improvements in the Development Area utilizing tax increment revenues, in accordance with the Original Plan.

On January 10, 2006, the DDA received, as part of the State of Michigan’s Cool Cities initiative, the final Romeo Downtown Blueprint 2006 report (the “Blueprint”) from consultant HyettPalma, Inc. The Blueprint is a 5-year, market-based, strategic plan, that was developed to enhance the downtown’s economic prosperity. On February 15, 2006, the DDA adopted the Blueprint as its guideline for revitalizing the Development Area. On March 7, 2007, the DDA amended and restated the Original Plan in order to implement the vision and objectives as outlined in the Blueprint.

The DDA now desires to amend and restate the Original Plan and the 2007 Amended Plan in order to implement the DDA’s defined vision and objectives for the Development Area as outlined in this plan. The purpose of this Amended and Restated Development Plan and Tax Increment Financing Plan (the “Plan”) is to establish the legal basis and procedures for implementation of the DDA’s strategic vision for the Development Area and the capture and expenditure of the tax increment revenues in accordance with Act 197. The adoption of this Plan is necessary in order to carry out the objectives of the DDA, including the prevention of future deterioration of the Development Area and the promotion of economic growth, while at the same time preserving the unique historical characteristics of the Development Area, for the benefit of of all businesses and taxing units located within the Development Area.

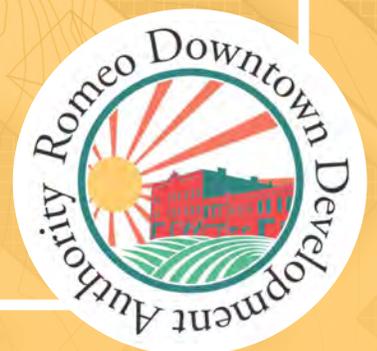
The Original Plan and 2007 Amended Plan is hereby amended and restated in its entirety as follows in this document.



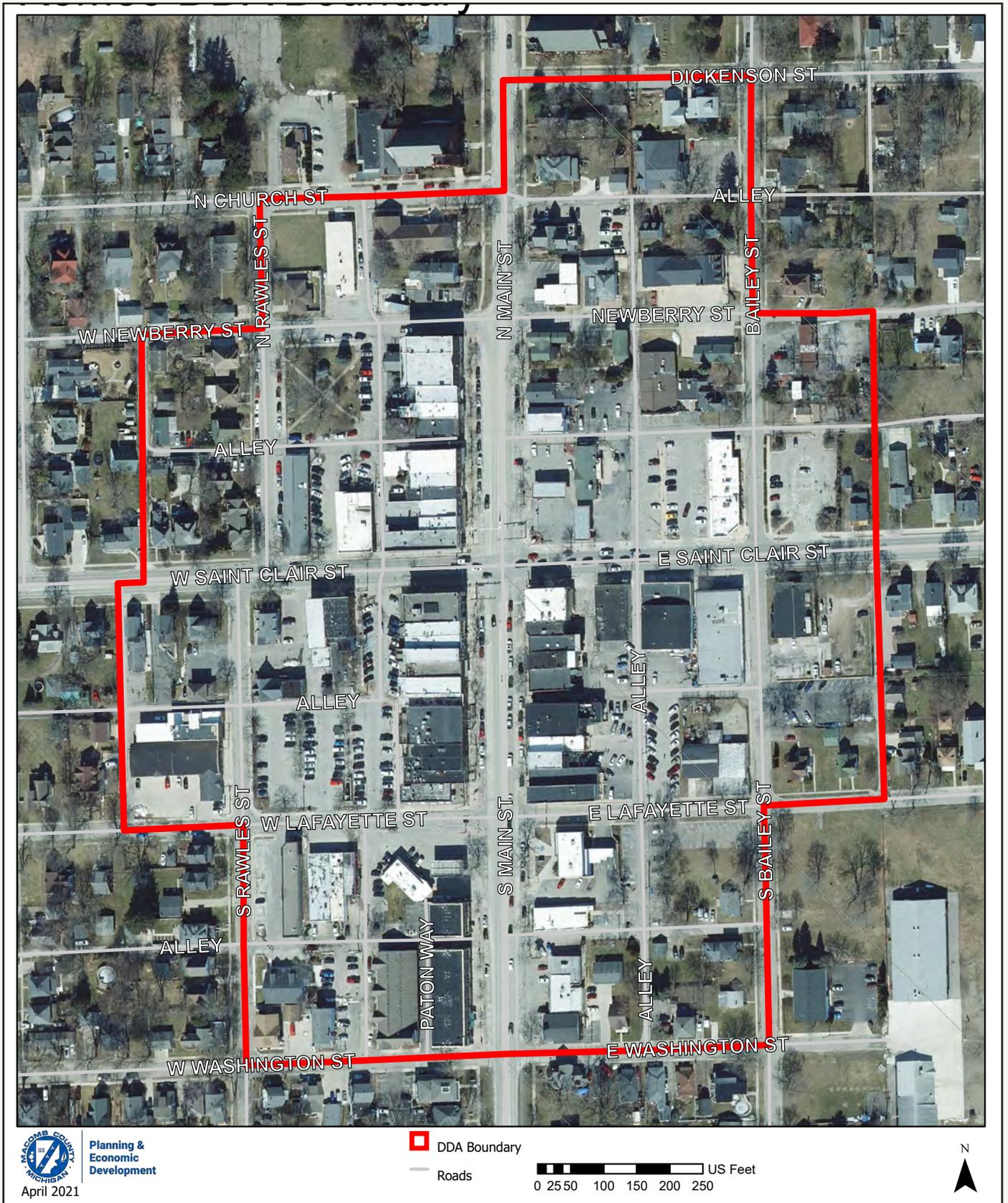
## Chapter 2

# Land Use and Characteristics

The DDA District Boundaries are coterminous with the Development District Boundaries, all of which are within the Romeo Village limits and capture the primary commercial area along Main Street and a series of its crossroads. These boundaries were established in the original plan, and were codified by Ordinance No. 415 of the Village. The boundaries may be amended in the future, but only in accordance with the appropriate public act requirements.



# Romeo DDA Boundary - Map 1



# Building Use Analysis

The DDA Area is 30.7 Ac. in area, consisting of over 100 structures of various shapes, sizes, and compositions. The traditional downtown development pattern of the Village leads to a unique blend of uses and utility of its built environment. As such, we have identified nearly 11 different categories of uses that range from retail and office all the way to health and social services. The following table breaks down what can be seen in Map 2, analyzing the number of structures being used for each usage category. While this does not always completely correlate to zoning and the conformity of uses, it is the composition of the DDA District - as gathered by SEMCOG's building usage data.



Use	Number of Structures	Percent of Total (104 Structures)
Retail	38	36.5%
Office	19	18.3%
Eating & Drinking	9	8.7%
Health and Social Service	4	3.9%
Governmental	1	1%
Religious & Civic	1	1%
Educational	1	1%
Transportation & Utility	1	1%
Attached Condo	3	2.9%
Multi-Family Apartment	1	1%
Single Family Housing	26	25%



# Romeo

## Demographics

The Village of Romeo is located in the northwest corner of Macomb County - directly on the border of both Washington and Bruce Township. This Village has a rich history, and while small, is known to many in the tri-county region. As discussed in the previous section, the downtown's built environment has definitely shaped and influenced the composition of the rest of the community. As such, this portion of the chapter will outline some of those community demographics and basic economic trends that Romeo currently experiences, as well as what might be in the future. We begin with the Village's population numbers - its population is small but stable, and consists of a median age that falls within the middle of the County spectrum at 41 years of age.



### ROMEIO BY THE NUMBERS

**Population - 3,767<sup>1</sup>**

**Housing Units - 1,661<sup>1</sup>**

**Household Size - 2.31<sup>1</sup>**

**Median Age - 41.2<sup>2</sup>**

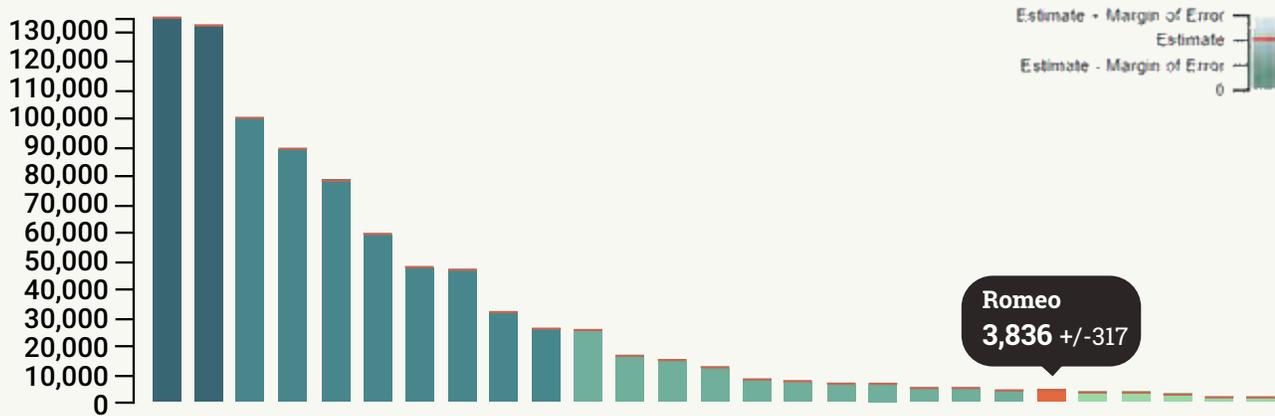
**Median Household Income - \$52,003<sup>2</sup>**

<sup>1</sup> 2020 Census <sup>2</sup> 2015-2019 ACS 5-Year Estimates



## Total Population

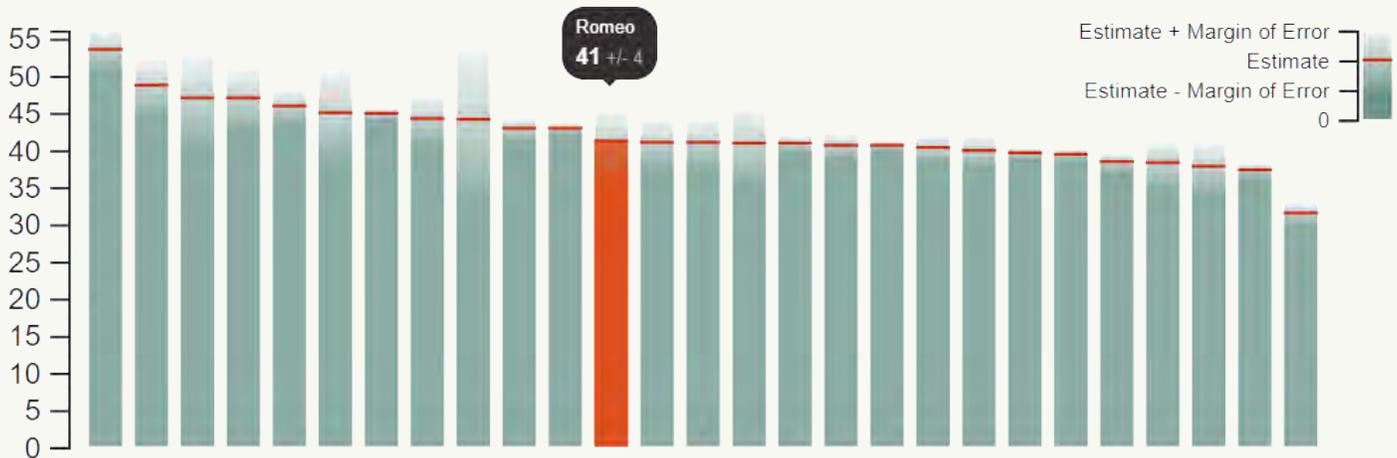
Southeast Michigan: 4,746,5374  
 Macomb County: 870,325



Source:- U.S. Census Bureau & SEMCOG Community Profiles

## Median Age

Southeast Michigan: 39  
 Macomb County: 41



Source:- U.S. Census Bureau & SEMCOG Community Profiles

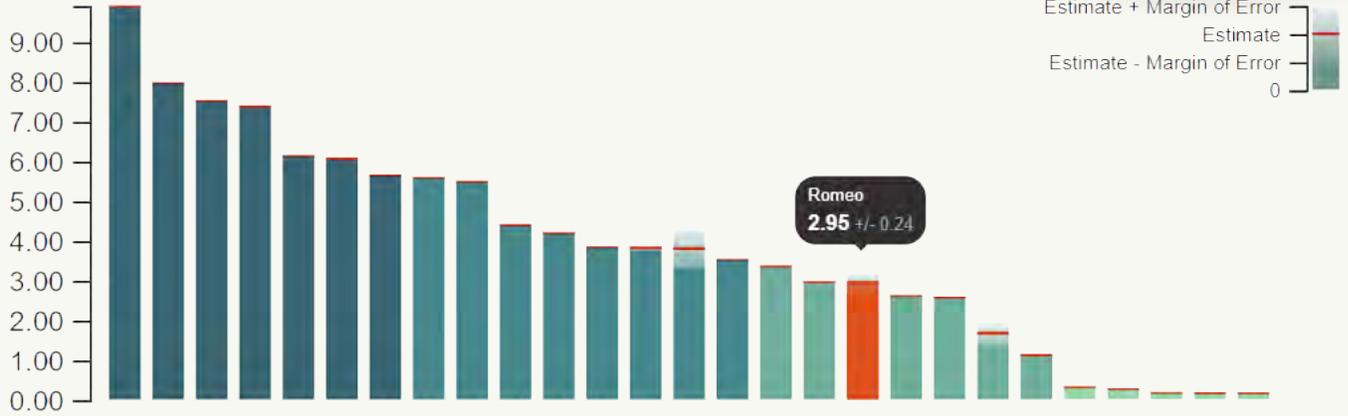
This median age statistic is clearly influenced by the population pyramid, as seen below. The pyramid depicts a strong representation in the family forming and mature family portion of the age cohort, as well as those in their retirement age cohort. This type of demographic breakdown typically means that in order to best serve the population, the Village will need to assess amenities that can service a wide range of ages, as well as collocating these amenities to allow for concurrent cross generational usage. This could include parks with playground equipment, but also ample benches and passive and active exercise facilities (i.e. short walking tracks, pickle ball courts). These demographics could also influence the types of businesses and services that may be desirable for the downtown, such as providing a small supply of childcare facilities, coffee shops and food service establishments, and various studios and niche exercise businesses.



## Population Density (Persons/Acre)

Southeast Michigan: 1.61

Macomb County: 2.81



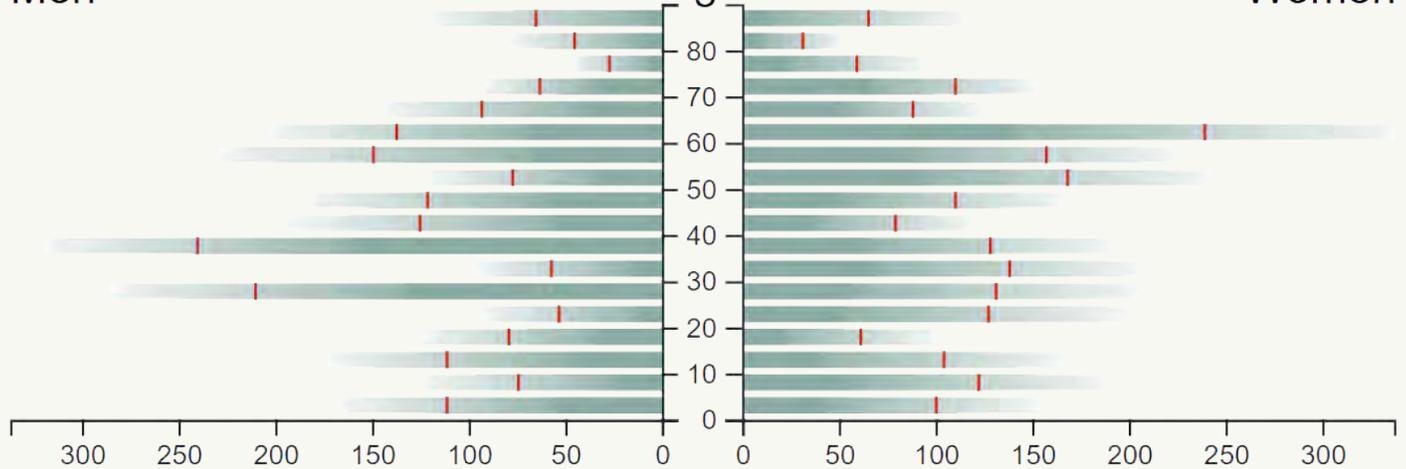
Source: U.S. Census Bureau & SEMCOG Community Profiles

## Population by Age

Men

Age

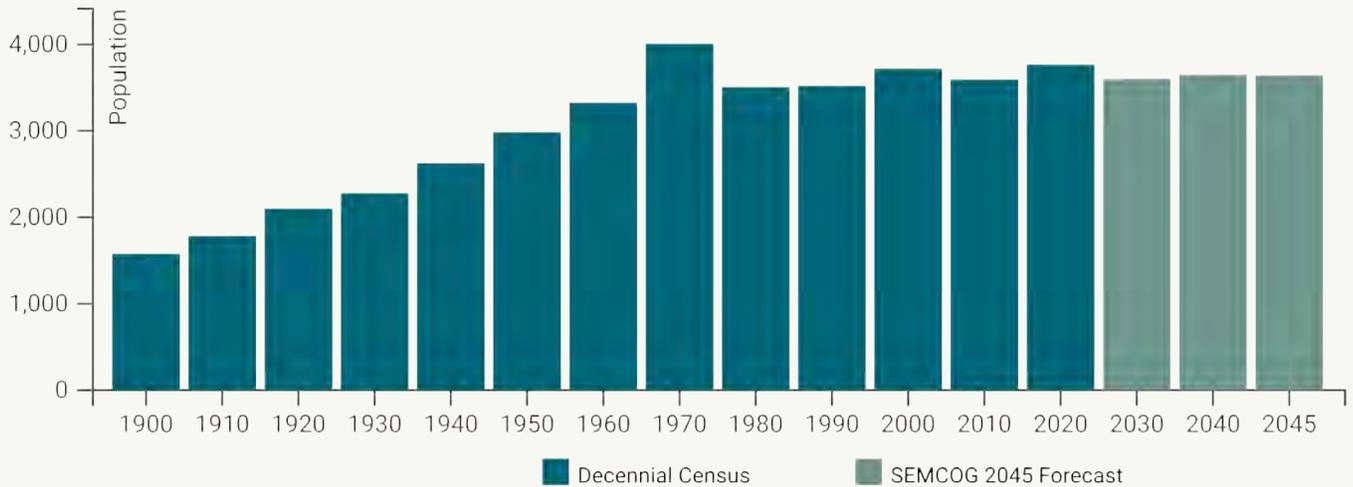
Women



Source: U.S. Census Bureau & SEMCOG Community Profiles

We don't foresee these trends and demographics changing dramatically in the short or mid-term, and with the ever-growing trend of younger families exploring the experience of small rural towns, it may only increase the young population in the area.

## Population Forecast

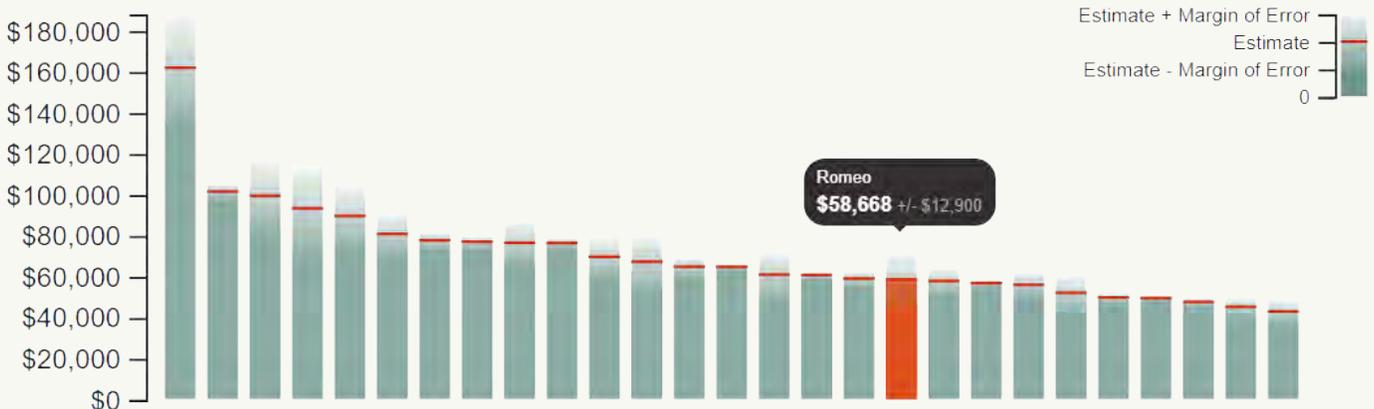


Source: U.S. Census Bureau & SEMCOG Community Profiles

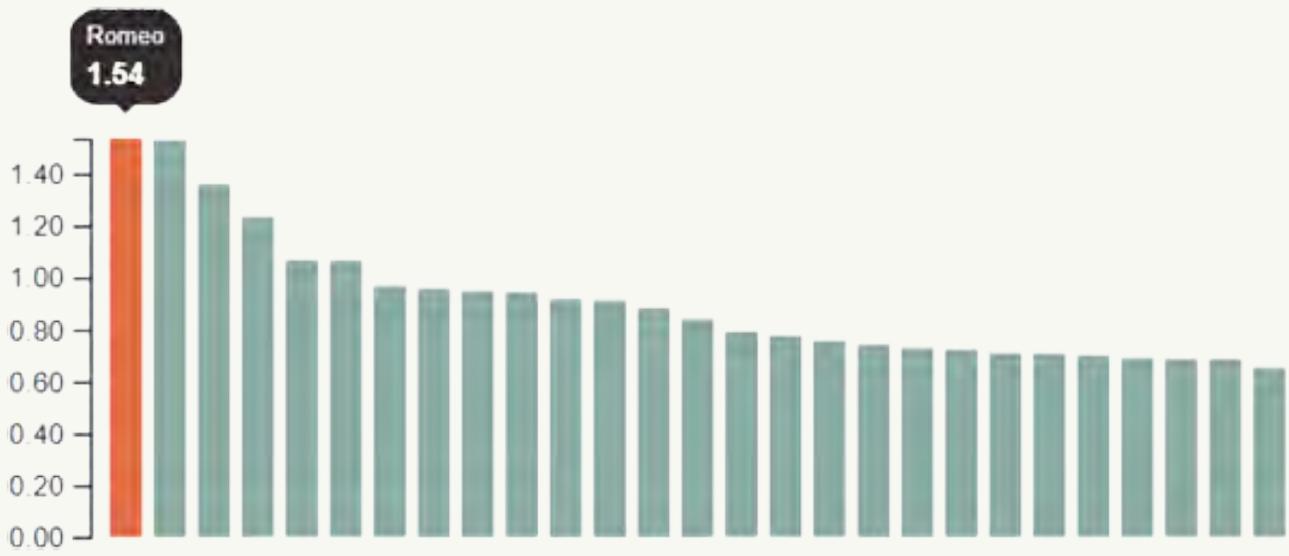
The Village of Romeo has a median income of \$58,668 per household. This puts the community in the bottom quartile of Macomb County communities. However, this is most likely due to the larger proportion of retirement aged individuals who are on fixed incomes. This does not mean that this would be the only target population for businesses, and that is because the day-time population ratio is among the highest in the County. This ratio is the result of having a significant employment or educational draw that brings people to the Romeo area during the day-time hours, and though they may not stay throughout the evening and night, they can be drawn into the community for various food and other business needs. ESRI Business analysts further confirm this through it's "Business Summary" analysis for the Village of Romeo, showing that there are approximately 114 businesses which employ over 1,400 individuals. These employees can include both locals and those who live outside the community. As stated previously, businesses can thrive if they understand the market and target their business models appropriately.

## Median Household Income

Southeast Michigan: \$61,926  
 Macomb County: \$62,855



## Day Time Population/Total Population



Source: U.S. Census Bureau & SEMCOG Community Profiles

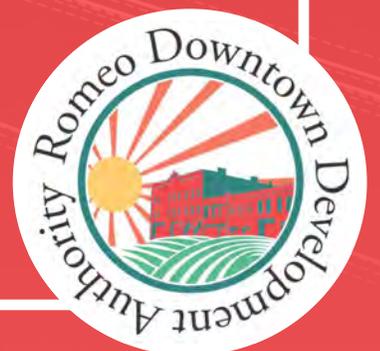
## Summary

The Village has a stable population without much room for future population growth, save-for continuing trends among younger families who desire the traditional rural downtown way-of-life. As the demographics reflect now and into the near future, businesses and public amenities will need to be well thought out and targeted in order to provide for the needs of a wide-ranging age in the resident population, as well as a strong day-time population increase in the local business economy.



## Chapter 3

# Downtown Development Plan



**A. Designation of Boundaries of the Development Area**

The boundaries of the Development Area shall be coterminous with the boundaries of the Downtown District established by Ordinance No. 415 are depicted on Map 1 in Chapter 2. These boundaries were approved in the Original Plan. The boundaries may be amended in the future in accordance with the requirements of Act 197.

**B. Location and Extent of Existing Streets and Other Public Facilities; Location, Character and Extent of Categories of Public and Private Land Use (Existing and Proposed); and a Legal Description of the Development Area**

Existing land uses in the Development Area are shown on Map 2 in Chapter 2 and are described below:

*Public Uses*

Public uses in the Development Area include portions of the following major thoroughfares: Rawles, Main Street, Bailey, Dickenson, Newberry, St. Clair, Lafayette and Washington.

Public facilities include parking lots, Village offices, Romeo Village Park, Kezar Public Library and the Post Office.

*Private Uses*

- a. Residential: There are less than 100 residential structures in the Development Area, including single, multiple family and apartments, located primarily in the neighborhoods adjacent (East and West) to Main Street. There are also apartments above several principally commercial buildings in the Development Area.
- b. Commercial: Commercial development is the major land use in the Development Area and is the dominant character of the area. The commercial core is located along the entire Van Dyke corridor, and extends east and west along several cross streets. Commercial uses include retail, service and office. The majority of the businesses are small, locally-owned establishments.
- c. Industrial: There are no industrial uses in the Development Area.
- d. Quasi-Public Uses: Quasi-public uses in the Development Area include the Starkweather Arts and Cultural Center.

Proposed Land Use

The land uses in the Development Area are generally expected to remain unchanged; provided, however, that the DDA may acquire and renovate or demolish deteriorated properties that become available from time to time for uses as parking or recreational facilities, or for sale to private entities for new development.

Legal Description of Development Area

The Development Area consists of the area in the Village of Romeo, Michigan, within the boundaries described as follows: Starting at the intersection of N. Main Street and Dickenson Street, east to N. Bailey Street, south to Newberry Street, east 150 feet to N-S alley, south to Lafayette Street, west to S. Bailey Street, south to Washington Street, west to S. Rawles Street, north to Lafayette Street, west 150 feet to N-S alley, north to Newberry Street, east to N. Rawles Street; north to Church Street, east to N. Main Street, north to intersection of N. Main Street and Dickenson.

**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. The DDA plans to undertake some or all of the capital improvements and programs described in the chart on section D over the life of the plan. All such improvements, to the extent they involve rehabilitation or reuse of existing property & improvements, will involve demolition, repair or alteration. The improvements are described in the chart in Section D. In addition, as deteriorated properties become available to the DDA from time to time the DDA may acquire and repair, renovate and/or demolish such deteriorated properties for use as parking or recreational facilities, or for sale to private entities for new developments.**

**D. The Location, Extent, Character and Estimated Cost of Improvements including Rehabilitation for the Development Area and an Estimate of Time Required for Completion.**

**Table 1**

<b>Project Name</b>	<b>Scope of Project</b>	<b>Cost Estimate</b>	<b>Project Timeline</b>
<b>Land and Building Acquisition</b>	DDA to acquire property within the development area when properties are available, and when the acquisition of such properties meets the objectives of strategic site rehabilitation, redevelopment, or demolition of blighted structures.	<= \$1.5 Million	Long-term
<b>Road, Streetscape, Signage, and Wayfinding Improvements</b>	Additional road and streetscape improvements such as maintenance, design, construction, and repair of sidewalks, streets, alleys, and outdoor dining areas; development of traffic/pedestrian safety programs and the wayfinding system.	\$100k/year	Long-term
<b>Parking Improvements</b>	Study the adequacy of existing parking facilities servicing the development area, and may assist in the development and acquisition of new parking facilities and regulatory devices (meters, signs and enforcement officers).	\$900k	Long-term
<b>Beautification and Landscaping Improvements</b>	Undertake a beautification program in the development area that may include streetscape maintenance, landscaping improvements, installing and maintaining street furniture, and the installation and maintenance of lighting devices.	\$75k/year	On-going
<b>Façade Improvement Program Guidelines and Architectural Consulting Program</b>	Provide design and improvement assistance to property owners/tenants who are located within the development area to enhance, maintain and preserve the architectural appearance and character of their structures and the downtown area.	\$30k/year	Short-term

Project Name	Scope of Project	Cost Estimate	Project Timeline
<b>Development Area Inventory</b>	Conduct a definitive inventory of existing structures, their condition, and provide clear direction on compatible infill development that compliments the preservation, restoration, and improvement of the character within the development area.	\$30k	Short-term
<b>Marketing, Business Development and Recruitment, Retention and Expansion</b>	Invest in a development and marketing program that will attract people and economic activity to the development area. This will include consultants, marketing initiatives, advertising materials, and the development/maintenance of a digital footprint.	\$30k/year	Long-term
<b>Holiday Lighting and Decorations</b>	Continue in the installation and removal of decorative holiday lighting and greens within the development area during various holiday seasons.	\$15k/year	On-going
<b>Addition of Electronic Equipment to the Development Area</b>	Addition of a public address system, wireless broadcast systems, web access and other devices necessary to public safety, and in service to enhancing and developing a welcoming atmosphere in the development area.	\$90k	Long-term

**E. Stages of Construction and Estimated Time of Completion of Each Stage**

See Chart in Section D.

**F. Parts of the Development Area to be Left as Open Space and Use Contemplated for Such Space.**

Romeo Village Park, a public park located in the Development Area, will remain as open space dedicated to public park use. The DDA may acquire additional property within the Development Area from time to time and designate such property as open space.

**G. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or From the Municipality and the Proposed Terms.**

The DDA may sell, donate, exchange or lease property to the Village in furtherance of its public purposes set forth herein in accordance with applicable law. The DDA may lease property from the Village on such terms as the DDA and Village shall deem appropriate.

**H. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities.**

Zoning changes that are expected to be required to enable the DDA to accomplish the stated goals, purposes and programs described in this Plan are as follows:

1. Revise the current land use requirement in the Development Area to require retail at street level only for buildings with frontage on Main Street between Washington and Newberry streets.
2. Revise the requirements for off street parking to reflect the recommendation in the Blueprint.
3. Ensure that there be no limit on the number of residential units that could be created within the Development Area.

Streets, street levels and intersections are not anticipated to be changed at this time; however, projects may come forth in the future which may require consideration of any or all of these changes.

**I. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing.**

The estimated costs of the capital improvements and development projects described in this Plan are set forth in Section D of this plan. Actual project costs will not be known until plans and specifications for the projects are prepared and bids are received.

Pursuant to Act 197, the costs of development may be financed by any sources specified in Section 11 of Act 197. The DDA expects to finance programs and improvements specified in this Plan with tax increment revenues from the Development Area and other revenues of the DDA and from other lawfully available funds of the DDA and/or the Village. The capital improvements specified in this Plan may also be financed in whole or in part from the proceeds of bonds to be issued by the DDA or the Village, or both, and may pledge tax increment revenues as a source of security for the payment of the bonds. The DDA intends to use all methods of financing available to it.

Projected tax increment revenues to the DDA for implementation of the development projects described in this Plan are set forth in Chapter 3. attached hereto.

**J. Designation of 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.**

Property within the Development Area may be leased, sold or otherwise conveyed to a person or persons, natural or corporate, from time to time in furtherance of the economic development goals and objectives of this Plan. **The DDA does not own any property at this time.**

**K. The Procedures for Bidding for the Leasing, Purchasing or Conveying of all or a portion of the Development upon its completion, if there is no expressed 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.**

The DDA owns no property at this time and accordingly has no plans to lease, sell or otherwise convey property at this time. In the event that the DDA acquires property in the future whether by purchase, grant, donation or otherwise, the DDA will abide by the applicable laws, ordinances and rules which regulate the leasing, purchasing or conveying of property and equipment applicable to the Village.





**L. Estimates of the Number of Persons residing in the Development Area and the Number of Families and Individuals to be Displaced.**

It is estimated that less than 100 persons reside in the Development Area. No families or individuals will be displaced and no occupied residences are designated for acquisition and clearance by the DDA.

**M A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in any New Housing in the Development Area.**

This is not applicable.

**N 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.**

This is not applicable.

**O A Plan for compliance with Act 227 of the Public Acts of 1972.**

This is not applicable.

## Chapter 4

# Tax Increment Financing Plan



# TAX INCREMENT FINANCING PLAN

Title Tax Increment Financing Plan contains the information required by Section 14(1) of Act 197

## Explanation of Tax Increment Procedure

Tax increment financing permits the DDA to capture Tax Increment Revenues (as defined below) attributable to increases in the value of real and personal property in the Development Area. To utilize tax increment financing, the DDA must prepare a tax increment financing and development plan which the Village must approve by ordinance. Following adoption of the ordinance, municipal and county treasurers must, in accordance with Act 197, transmit Tax Increment Revenues to the DDA. The tax increment finance procedure is governed by Act 197. The procedures outlined below are the procedures provided by Act 197 effective as of the date this Plan is adopted, but are subject to any changes imposed by future amendments to Act 197.

The Tax Increment Revenues are generated when the current assessed value of all properties within the Development Area exceed the Initial Assessed Value of the properties. The amount in any one year by which the Current Assessed Value exceeds the Initial Assessed Value is the Captured Assessed Value.

**Initial Assessed Value:** "Initial Assessed Value" is the assessed value, as equalized, of all the taxable property within the Development Area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll(s) 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 as zero. However, in determining the Initial Assessed Value, property for which a "specific local tax," as defined in Act 197, is paid in lieu of a property tax is not considered to be property that is exempt from taxation.

The Original Plan was approved by Ordinance No. 446 of the Village on May 20, 1991. Accordingly, for this Plan, the Initial Assessed Value is \$3,946,392 (consisting of \$3,348,100 of real property and \$598,292 of personal property), which was the assessed value of all taxable property in the Development Area on December 31, 1990.

**Current Assessed Value:** Each year the "Current Assessed Value" of the Development Area will be determined. The Current Assessed Value of the Development Area is the taxable value of the property in the Development Area.

**Captured Assessed Value:** The amount by which the Current Assessed Value exceeds its Initial Assessed Value in any one year is the "Captured Assessed Value."

**Tax Increment Revenues:** For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of the Development Area. The DDA will receive that portion of the ad valorem tax levy and specific local taxes of all taxing jurisdictions on the Captured Assessed Value of the taxable property in the Development Area, other than State, local school district and intermediate school district tax levies and specific local taxes attributable to such ad valorem property taxes (the "Tax Increment Revenues"), subject to limitations and exemptions which may be contained in Act 197, this Plan, and the provisions of any agreements for the sharing of Captured Assessed Value.



Increases in Current Assessed Value which generate Tax Increment Revenues can result from any of the following:

- a. Construction of new developments
- b. New rehabilitation, remodeling alterations or additions; or
- c. Increases in property values which occur for any other reason

Tax Increment Revenues can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements described in this Plan or can be pledged for payment of bonds or notes issued by the DDA or the Village under Act 197 or other applicable law.

The DDA may expend Tax Increment Revenues only in accordance with this Plan. The DDA shall capture all Tax Increment Revenues attributable to the entire Captured Assessed Value be it greater than or less than the estimate shown in Table 1 attached hereto, and utilize such Tax Increment Revenues in accordance with this Plan.

### **MAXIMUM INDEBTEDNESS AND DURATION OF PLAN**

In the event that the DDA or Village, or both, issue bonds to pay all or a portion of the cost of the capital improvements described in this Plan, the maximum amount of bonded indebtedness to be incurred will not exceed \$2,000,000. Improvements will also be implemented on a “pay-as-you-go” basis as Tax Increment Revenues are transmitted to the DDA.

This Plan shall be effective until December 31, 2037, or such later date at which all obligations issued by or on behalf of the DDA payable from Tax Increment Revenues have been retired. The duration of this Plan may be extended by amendment in accordance with Act 191.

### **ESTIMATED IMPACT ON ALL TAXING JURISDICTIONS**

As stated above, the Initial Assessed Value of the Development Area, as established by adoption of the Original Plan, is \$3,946,392.

Taxing jurisdictions in which the Development Area is located and which are subject to capture will continue to levy and collect taxes from property within the Development Area based on the Initial Assessed Valuation. This Initial Assessed Valuation will remain constant for the duration of the Plan. The DDA will capture Tax Increment Revenues on any increase in the assessed valuation of the property in the Development Area (i.e., the Captured Assessed Value).

Projected Captured Assessed Value and the projected corresponding Tax Increment Revenues through the year 2037 is presented in the following table attached hereto. Growth in the Development Area is estimated to increase at a rate of 2.00% per annum for the duration of the Plan.

Upon completion of this Plan, all additional tax revenues having been captured by the DDA will be distributed proportionately to the taxing jurisdictions.

It is anticipated that the public improvements proposed for the Development Area and the private investment and improvements they induce will provide long term stability and growth in the Development Area. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the economic well-being of the Development Area for stability and growth. This benefit will result from increases in property valuations surrounding the Development Area, increases in property valuations in the Development Area at the time the Plan is completed, and increases in property valuation throughout the entire community.



# Tiff Project Plan

"Projected Inflation Rate Multiplier"	Tax Year	Wash. Twp. Taxable Value	Wash. Twp. Captured Value	Bruce Twp. Taxable Value	Bruce Twp. Captured Value	Total Captured Value	"Total Taxable Value"	Wash. Twp. Operating	Bruce Twp Operating	County	Library Operating	Community College	STAR	"Parks & Rec"	Veterans	HCMA	SMART	"(Wash-Only) DIA"	"(Wash-Only) ZOO"	VILLAGE	DDA	"Total Tax Revenues"
2020 Millages								0.6150	0.7582	4.4150	1.0849	1.4387	0.2500	0.7500	0.0667	0.2104	0.9827	0.1930	0.0967	14.8705	1.7666	
2021 Millages								0.6150	0.7582	4.3721	1.0849	1.4247	0.2500	0.7500	0.0667	0.2104	0.9827	0.1930	0.0967	14.8976	1.8004	
Baseline	2020	\$6,704,373	\$4,264,211	\$4,009,747	\$2,503,517	\$6,767,728	\$10,714,120	\$2,622	\$1,898	\$29,880	\$7,342	\$9,737	\$1,692	\$5,076	\$451	\$1,424	\$6,651	\$1,306	\$654	\$100,639	\$18,928	\$183,780
1.014	2021	\$6,798,234	\$4,323,910	\$4,065,883	\$2,538,566	\$6,862,476	\$10,864,118	\$2,659	\$1,925	\$30,003	\$7,445	\$9,777	\$1,716	\$5,147	\$458	\$1,444	\$6,744	\$1,324	\$664	\$102,234	\$19,560	\$186,516
1.021	2022	\$6,940,997	\$4,414,712	\$4,151,267	\$2,591,876	\$7,006,588	\$11,092,264	\$2,715	\$1,965	\$30,634	\$7,601	\$9,982	\$1,752	\$5,255	\$467	\$1,474	\$6,885	\$1,352	\$678	\$104,381	\$19,971	\$190,432
1.009	2023	\$7,003,466	\$4,454,444	\$4,188,628	\$2,615,203	\$7,069,647	\$11,192,095	\$2,739	\$1,983	\$30,909	\$7,670	\$10,072	\$1,767	\$5,302	\$472	\$1,487	\$6,947	\$1,364	\$684	\$105,321	\$20,150	\$192,146
1.003	2024	\$7,024,477	\$4,467,808	\$4,201,194	\$2,623,049	\$7,090,856	\$11,225,671	\$2,748	\$1,989	\$31,002	\$7,693	\$10,102	\$1,773	\$5,318	\$473	\$1,492	\$6,968	\$1,369	\$686	\$105,637	\$20,211	\$192,723
1.016	2025	\$7,136,868	\$4,539,293	\$4,268,413	\$2,665,017	\$7,204,310	\$11,405,282	\$2,792	\$2,021	\$31,498	\$7,816	\$10,264	\$1,801	\$5,403	\$481	\$1,516	\$7,080	\$1,390	\$697	\$107,327	\$20,534	\$195,806
1.016	2026	\$7,251,058	\$4,611,921	\$4,336,708	\$2,707,658	\$7,319,579	\$11,587,766	\$2,836	\$2,053	\$32,002	\$7,941	\$10,428	\$1,830	\$5,490	\$488	\$1,540	\$7,193	\$1,413	\$708	\$109,044	\$20,863	\$198,939
1.024	2027	\$7,425,083	\$4,722,608	\$4,440,789	\$2,772,641	\$7,495,249	\$11,865,872	\$2,904	\$2,102	\$32,770	\$8,132	\$10,678	\$1,874	\$5,621	\$500	\$1,577	\$7,366	\$1,447	\$725	\$111,661	\$21,363	\$203,714
1.027	2028	\$7,625,561	\$4,850,118	\$4,560,690	\$2,847,503	\$7,697,621	\$12,186,251	\$2,983	\$2,159	\$33,655	\$8,351	\$10,967	\$1,924	\$5,773	\$513	\$1,620	\$7,564	\$1,486	\$744	\$114,676	\$21,940	\$209,214
1.017	2029	\$7,755,195	\$4,932,570	\$4,638,222	\$2,895,910	\$7,828,480	\$12,393,417	\$3,034	\$2,196	\$34,227	\$8,493	\$11,153	\$1,957	\$5,871	\$522	\$1,647	\$7,693	\$1,511	\$757	\$116,626	\$22,313	\$212,771
0.997	2030	\$7,731,930	\$4,917,772	\$4,624,307	\$2,887,223	\$7,804,995	\$12,356,237	\$3,024	\$2,189	\$34,124	\$8,468	\$11,120	\$1,951	\$5,854	\$521	\$1,642	\$7,670	\$1,506	\$755	\$116,276	\$22,246	\$212,132
1.044	2031	\$8,072,135	\$5,134,154	\$4,827,777	\$3,014,260	\$8,148,415	\$12,899,911	\$3,158	\$2,285	\$35,626	\$8,840	\$11,609	\$2,037	\$6,111	\$543	\$1,714	\$8,007	\$1,573	\$788	\$121,392	\$23,225	\$221,466
1.023	2032	\$8,257,794	\$5,252,240	\$4,938,816	\$3,083,588	\$8,335,828	\$13,196,609	\$3,230	\$2,338	\$36,445	\$9,044	\$11,876	\$2,084	\$6,252	\$556	\$1,754	\$8,192	\$1,609	\$806	\$124,184	\$23,759	\$226,560
1.037	2033	\$8,563,332	\$5,446,573	\$5,121,552	\$3,197,681	\$8,644,254	\$13,684,884	\$3,350	\$2,424	\$37,794	\$9,378	\$12,315	\$2,161	\$6,483	\$577	\$1,819	\$8,495	\$1,668	\$836	\$128,779	\$24,638	\$234,943
1.033	2034	\$8,845,922	\$5,626,310	\$5,290,563	\$3,303,205	\$8,929,514	\$14,136,485	\$3,460	\$2,504	\$39,041	\$9,688	\$12,722	\$2,232	\$6,697	\$596	\$1,879	\$8,775	\$1,723	\$863	\$133,028	\$25,451	\$242,696
1.023	2035	\$9,049,378	\$5,755,715	\$5,412,246	\$3,379,178	\$9,134,893	\$14,461,624	\$3,540	\$2,562	\$39,939	\$9,910	\$13,014	\$2,284	\$6,851	\$609	\$1,922	\$8,977	\$1,763	\$883	\$136,088	\$26,037	\$248,278
1.015	2036	\$9,185,119	\$5,842,050	\$5,493,430	\$3,429,866	\$9,271,916	\$14,678,549	\$3,593	\$2,601	\$40,538	\$10,059	\$13,210	\$2,318	\$6,954	\$618	\$1,951	\$9,112	\$1,789	\$897	\$138,129	\$26,427	\$252,002
1.032	2037	\$9,479,043	\$6,028,996	\$5,669,220	\$3,539,622	\$9,568,618	\$15,148,262	\$3,708	\$2,684	\$41,835	\$10,381	\$13,632	\$2,392	\$7,176	\$638	\$2,013	\$9,403	\$1,847	\$925	\$142,549	\$27,273	\$260,066
								\$55,095	\$39,878	\$621,920	\$154,252	\$202,660	\$35,545	\$106,636	\$9,483	\$29,915	\$139,721	\$27,441	\$13,749	\$2,117,972	\$404,889	\$3,864,183

# Chapter 5

# Appendix





**Romeo Downtown Development Authority**  
121 West St. Clair, Romeo, Michigan 48065  
P: 586-752-1170  
[www.romeordda.org](http://www.romeordda.org)

*The purpose of the Romeo Downtown Development Authority is to correct and prevent deterioration in the Romeo Business District; to encourage historic preservation; to authorize the creation and implementation of development plans in the district and promote economic growth.*

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**Resolution of Adoption**  
**Village of Romeo Downtown Development Authority**

**WHEREAS**, the Village of Romeo Board of Trustees established the Village of Romeo Downtown Development Authority (DDA) pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended; and

**WHEREAS**, the Village of Romeo DDA has prepared an amended Development and Tax Increment Financing Plan to implement the Authority's defined vision and objectives for the Development Area as outlined in the plan; and

**WHEREAS**, at a regular DDA meeting on September, 13, 2021 the DDA Board made a motion to hold a public hearing and present the Amended Plan for approval to the Village of Romeo Board of Trustees; and

**WHEREAS**, a public hearing was held before the Village of Romeo Board of Trustees on Monday, October 18, 2021 after public notification through official postings throughout the Downtown District, mailings to all property owners within the District and advertisements in the local newspaper; and

**WHEREAS**, the Village of Romeo Board of Trustees voted by Resolution to formally adopt the Amended Plan;

**NOW THEREFORE BE IT RESOLVED** that the Village of Romeo Downtown Development Authority does hereby adopt the 2022 – 2037 Romeo Downtown Development Plan and Tax Increment Financing Plan

---

Kelley Stephens  
November 1, 2021

**RESOLUTION APPROVING THE AMENDED AND RESTATED DEVELOPMENT  
PLAN AND TAX INCREMENT FINANCING PLAN OF THE VILLAGE OF ROMEO  
DOWNTOWN DEVELOPMENT AUTHORITY**

Village of Romeo  
County of Macomb  
State of Michigan

**WHEREAS**, the Village of Romeo, County of Macomb, State of Michigan, has previously established the Village of Romeo Downtown Development Authority pursuant to the provisions of Act 197, Public Acts of Michigan, 1975, as amended; and

**WHEREAS**, the Authority has previously approved a Development Plan and Tax Increment Financing Plan for the Development Area described in the Plan; and

**WHEREAS**, the Board of Trustees of the Village of Romeo approved the Plan by Ordinance No. 446 adopted on May 20, 1991; and

**WHEREAS**, it is necessary to amend and restate the Plan at this time in order to implement the Authority's defined vision and objectives for the Development Area as outlined in the Plan; and

**WHEREAS**, in accordance with the provisions of Act 197, the Authority has prepared an Amended and Restated Development Plan and Tax Increment Financing Plan attached hereto as Exhibit A (the "Amended Plan"); and

**WHEREAS**, prior to approval of the Amended Plan, the Board of Trustees conducted a public hearing on the Amended Plan as required by Act 197

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Village of Romeo as follows:

1. It is hereby determined that it is in the best interest of the public to halt a decline in property values, increase property tax evaluation, eliminate the cause of the decline in property tax values and promote economic growth within the District, all as authorized by Act 197, and to accomplish these ends, the Authority hereby determines that it is in the best interest of the public to approve the proposed Amended Plan to enable the Authority to carry out its purposes more effectively.
2. The Secretary of the Authority is hereby authorized, empowered and directed to file at the earliest possible time a certified copy of this resolution with the State of Michigan. The Secretary shall also cause this resolution to be published at least once in the local newspaper of general circulation in the Village, said publication to be made within 30 days of adoption of this resolution.

3. All resolutions and parts of resolution insofar as they conflict with the provisions of this resolution shall be, the same hereby are, rescinded but only to the extent of such conflict

THIS RESOLUTION WAS DULY ADOPTED BY THE VILLAGE OF ROMEO BOARD OF TRUSTEES DURING ITS REGULAR MEETING HELD ON MONDAY, OCTOBER 18, 2021

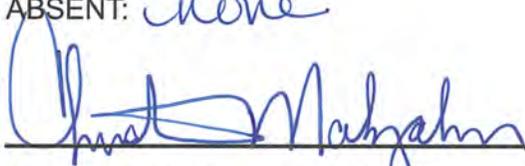
MOTION BY: Trustee Hart

SUPPORTED BY: Trustee Bartholomew

AYES: Hart, Bartholomew, Edwards, Fowler, Parker, Poznancki, President Malzahn

NAYS: none

ABSENT: none



Christine Malzahn, Village President



Kathryn Trapp, Village Clerk

*I, Kathryn Trapp, Village Clerk of the Village of Romeo, hereby certify that the above foregoing resolution was duly adopted by the Village of Romeo Board of Trustees at the October 18, 2021 regular meeting.*



Kathryn Trapp, Village Clerk



**Romeo Downtown Development Authority**

121 West St. Clair, Romeo, Michigan 48065

P: 586-752-1170

[www.romeodda.org](http://www.romeodda.org)

*The purpose of the Romeo Downtown Development Authority is to correct and prevent deterioration in the Romeo Business District; to encourage historic preservation; to authorize the creation and implementation of development plans in the district and promote economic growth.*

---

October 26, 2021

I, Kathryn Trapp, duly appointed Village Clerk for the Village of Romeo, and Elizabeth Miller, Executive Director of the Village of Romeo Downtown Development Authority, certify that two announcements were made in the local newspaper (see attached) advertising the draft copy of the Village of Romeo Downtown Development Authority Plan, which was available at the following locations:

Village of Romeo Website  
Romeo DDA Website  
Romeo Village Office  
Romeo Chamber of Commerce Office

Additionally, the advertisements also included the date, time and location of the public hearing.

Finally, notice of the hearing was posted in 20 conspicuous and public places in the downtown district more than 20 days before the hearing. Notice was also be mailed to all property taxpayers of record in the downtown district and mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.

A handwritten signature in blue ink, appearing to read "Kathryn Trapp".

Kathryn Trapp  
Village of Romeo  
Village Clerk

A handwritten signature in blue ink, appearing to read "Elizabeth Miller".

Elizabeth Miller  
Romeo DDA  
Executive Director



**Romeo Downtown Development Authority**  
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3. To adjourn the meeting at 6:58 PM.  
The foregoing is a summary of proposed minutes. Complete proceedings of these minutes are available in the Township Hall, 4393 Collins Road, during regular business hours, Monday – Friday, 8:00 AM to 4:30 PM.  
Robin Buxar, Clerk  
Charter Township of Oakland  
Publish: 9/22/21

Executive Session to discuss potential sale or purchase of real property at 7:43p.m. after a 5-minute recess. Unanimously approved to adjourn the meeting at 8:26 p.m. A Complete text of minutes is available for public inspection at the Clerk's office during regular business hours.  
Michelle Poulos, CMMC  
Armada Village Clerk  
Publish: 9/22/21

### **PUBLIC NOTICE VILLAGE OF ROMEO VILLAGE OF ROMEO BOARD OF TRUSTEES AND ROMEO DOWNTOWN DEVELOPMENT AUTHORITY NOTICE OF PUBLIC HEARING**

Take notice that the Village of Romeo will hold a public hearing on Monday, October 18, 2021 at 7:00 PM at the Romeo Community Center: 361 Morton Street, Romeo, MI 48065.

The purpose of the public hearing is to gain citizen input regarding the 2022 – 2037 Romeo Downtown Development Authority Plan update. The Development Area consists of the area in the Village of Romeo, Michigan, within the boundaries described as follows: Starting at the intersection of N. Main Street and Dickenson Street, east to N. Bailey Street, south to Newberry Street, east 150 feet to N-S alley, south to Lafayette Street, west to S. Bailey Street, south to Washington Street, west to S. Rawles Street, north to Lafayette Street, west 150 feet to N-S alley, north to Newberry Street, east to N. Rawles Street; north to Church Street, east to N. Main Street, north to intersection of N. Main Street and Dickenson.

All aspects of the development plan will be open for discussion at the public hearing. For those unable to attend in-person, **any written comments may be mailed to: Romeo DDA, 121 West St. Clair, Romeo, MI 48065 or emailed to: [lhall@romeodda.org](mailto:lhall@romeodda.org)**

Copies of the development plan are available for review at the **Village Office (121 West St. Clair, Romeo, MI 48065) and the Romeo-Washington Area Chamber of Commerce (228 N Main St, Suite D, Romeo, MI 48065) and online at: [www.villageofromeo.org](http://www.villageofromeo.org) and [www.romeodda.org](http://www.romeodda.org)**

Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a places designated above.

Publish: 9/22/21 and 9/29/21

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### Latest News

# DDA PUBLIC HEARING NOTICE VILLAGE OF ROMEO VILLAGE OF ROMEO BOARD OF TRUSTEES AND ROMEO DOWNTOWN DEVELOPMENT AUTHORITY NOTICE OF PUBLIC HEARING

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