

**CITY OF LINDEN  
DOWNTOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT PLAN  
TAX INCREMENT FINANCING PLAN**



**ADOPTED: DECEMBER 8, 2008**

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# **INTRODUCTION**

### **Purpose of the Downtown Development Authority Act**

According to Act 197, Public Acts, Michigan of 1975, as amended ("Act 197"), the City of Linden (the "City") is empowered to establish a Downtown Development Authority. The purpose of a Downtown Development Authority is to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation of an authority; and to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

Act 197 seeks to address problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organization tools to revitalize downtown districts either through public initiated projects or in concert with privately motivated development projects.

The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its center.

A downtown development authority may engage in the following functions:

- Prepare analysis of economic changes within the district;
- Prepare analysis on the impact of metropolitan growth upon the district;
- Plan and propose construction, renovation, etc., of a public facility, an existing building, or multiple family dwelling unit;
- Develop long-range plans to halt deterioration of property values;
- Implement procedures necessary to achieve proposed improvements;
- Enter into contracts necessary to exercise its power;
- Acquire, lease, or dispose of property; and
- Accept grants and donations

### **Creation of the DDA of the City of Linden and the Development District**

To prevent further deterioration and to encourage historic preservation in the business district of the City while encouraging economic growth in the downtown district, on February 11, 2008, the City Council of the City adopted Ordinance No. 313 of the Municipal Code of Ordinances of the City of Linden, Michigan which created the Downtown Development Authority of the City of Linden (the "Authority") effective February 27, 2008. Approval of Ordinance No. 313 included the designation of the boundaries of the downtown district (the "Downtown District") within which the Authority may exercise its powers, and the appointment of nine (9) individuals to serve with the Mayor on the Authority. A copy of Ordinance No. 313 is included in the Appendix.

Act 197 refers to a "downtown district" as being within a business district which is specifically designated by ordinance of the governing body of the municipality, and a "business district" as being an area in the downtown of a municipality zoned and used principally for business. To develop the Downtown District boundaries, a number of sources were considered. The City Zoning Map and Master

Plan were reviewed. In addition, existing commercial, industrial, residential, and public/semi-public land uses were inventoried. After careful consideration of the intent of Act 197 and the intent and purpose stated in the Ordinance No. 313, the Downtown District was configured to include properties which are zoned and used principally for business.

The location and configuration of the Downtown District enables the adoption of a tax increment plan as a means of financing public improvements. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The Downtown District is experiencing the most concentrated and extensive economic activity within the City and, therefore, should meet the purpose of Act 197.

The purpose of this Development Plan and Tax Increment Financing Plan is to provide for the acquisition, construction and financing of the necessary street, sidewalk, streetscape, parking improvements and other facilities needed in the Downtown District to achieve the objectives of the Authority to prevent further deterioration of the Downtown District while preserving its historical character and promoting economic growth of benefit to all taxing units located within and benefited by the Downtown District.

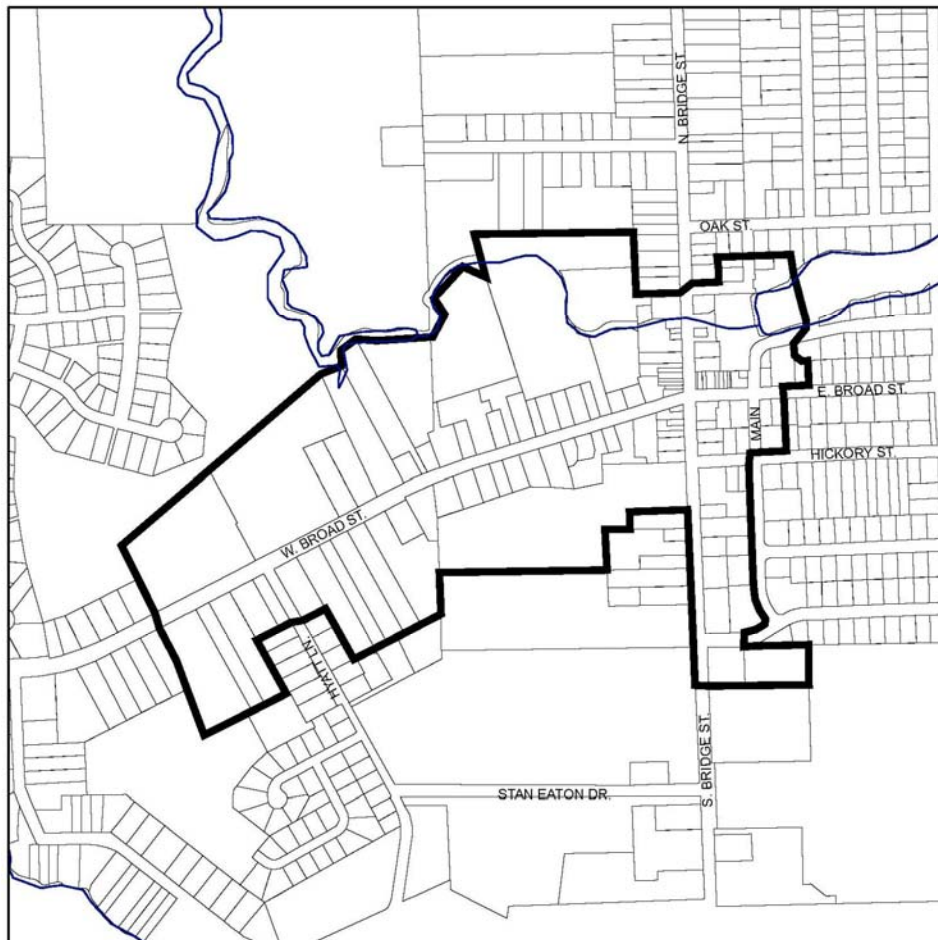


Figure 1 – DDA Boundary

# **DOWNTOWN DEVELOPMENT PLAN**

This Development Plan contains the information required by Section 17(2) of Act 197. Additional information is available from the City Clerk.

### **Location**

The City is located in southwestern Genesee County, Michigan, and is approximately 2.5 square miles in area. It is surrounded by Fenton Township while other nearby regional communities includes the City of Fenton, Argentine Township, and Tyrone Township in Livingston County.

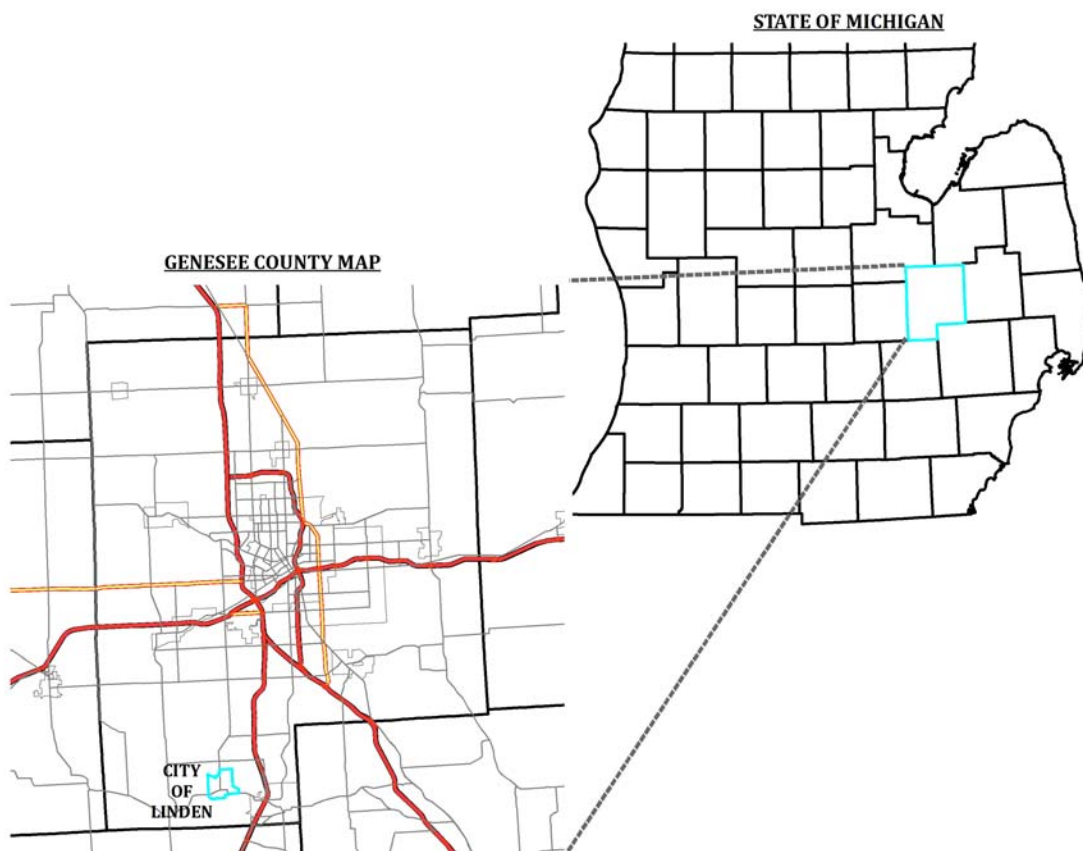


Figure 2 – Regional Location Map

The City of Flint is located approximately 22 miles to the northeast. Other nearby urban centers include Detroit (70 miles to the southeast), Saginaw (50 miles to the north), Ann Arbor (40 miles to the south), and Lansing (56 miles to the west).

The Development Area encompasses approximately 103 acres in the heart of the City. The Development Area contains primarily commercial and residential properties in addition to some public / quasi-public properties. The central business district of the City (the "CBD") has traditionally served as the focal point of the community. However, the strength of the CBD has been threatened in recent years by retail competition from areas outside of the City. The longstanding concern of a declining residential core just outside of the CBD also remains, particularly as it affects the stability of the CBD and the character of the existing compact, small town atmosphere. In 2007, a significant portion of the downtown was destroyed by a fire known as the Union Block. The Union Block contained a significant

amount of the retail space in downtown Linden. A major challenge of the City and the Downtown Development Authority is to carefully plan for the redevelopment of the site.

Because of a variety of factors, the Development Area will not likely become a complete comparison shopping center capable of competing equally with the large outlying shopping centers. Nevertheless, based on anticipated growth, there is a potential for increased commercial and service business activity.



The vacant Union Block

Designation of Boundaries of the Development Area are in relation to major streets, landmarks or otherwise. The Development Area is described as generally:

The Broad Street Corridor extends as far:

- on the east to Sharp Funeral Home;
- on the west beyond Hyatt Lane; and

The Bridge Street Corridor extends as far:

- on the south to just beyond Lindenwood Road;
- on the north to Mill Street

Figure 1 provides a graphic description of the Development Area boundaries. The legal description of the Development Area boundaries is included in the Appendix.

### **Existing Streets and Public Utilities**

The Development Area is mainly defined by the intersection of Bridge Street and Broad Street. Both are major routes of travel for north-south and east-west traffic. Broad Street connects to Fenton and as far east as Holly and Ortonville. To the west, Broad Street connects to Argentine, Byron and eventually Durand.

The Development Area is serviced with municipal water, sanitary sewer, and stormwater sewer facilities. Consumers Energy provides electrical and gas service to the Development Area.



W. Broad Street

### **Existing Land Use**

Historically, the downtown has maintained a small, compact style of development. Originally incorporated as a village in 1871, Linden has since continued to have a small-town charm that is reminiscent of the past. The Development Area contains the following general land use categories as described in the City of Linden Master Plan: Vacant, Single Family Residential, Multiple Family Residential, Office, Commercial, Public/Semi-Public and Open Space. The location of existing land uses is depicted in Figure 3 – Existing Land Use Map, and the land use distribution is described in Table 1.

Forty percent (40%) of the Development Area is Commercial. Commercial land uses are located at the intersection of Bridge Street and Broad Street. Additionally, on the western portion of the Development Area, the Alpine Plaza as well as additional commercial uses are prevalent.

Single family residential land uses comprise approximately 25% of the Development Area and are prevalent along W. Broad Street, S. Bridge Street and Hickory Street. Act 197 requires that if over one hundred (100) residents reside within the Development Area, a Citizens Advisory Council must be created as an advisory group to the Downtown Development Authority on adoption of the development plan and tax increment financing plan. The Development Area, at the time of the creation of the Downtown Development Authority does not have over one hundred (100) residents. Therefore, a Citizens Advisory Council is not required by law.

Public/Semi-Public uses include City Hall, the Mill Building, VFW Hall, Department of Public Works facility, Linden Presbyterian Church and Linden United Methodist Church. Additionally, a park is located just west of the intersection of Broad Street and Bridge Street. The park contains a play structure and provides access to the Shiawassee River.

Office uses in the Development Area are generally located on S. Bridge Street and Main Street at the southern end of the Area. The low-intensity office uses are professional medical offices that provide service to southern Genesee County.



City Hall

The single Multiple Family property in the Development Area is the Caretel Senior Living facility. Caretel has been operational since Spring 2008 and will have a total of 160 beds when all three (3) phases are complete.

There are a number of vacant parcels located in the Development Area. The most significant is the area on the northeast corner of Broad Street and Bridge Street known as the Union Block. This area was struck with a fire that destroyed a large building originally constructed in the late 19<sup>th</sup> century. The fire occurred in May 2007. Since that time, the buildings have been demolished and the site has remained vacant. The Union Block was considered the most prominent feature of Downtown Linden.

Another significant vacant property is the area in the northeast corner of the Development Area known as the former Evans Food Building. The building has been vacant for many years, although there have been several attempts to redevelop the site. A major hurdle to redevelopment of the site is the electrical power station on the property. A major expense will be required to move the power station.

The Existing Land Use Map (Figure 3) is shown on the following page. A breakdown of the existing land uses is described in Table 1 below:

<b>Table 1 Existing Land Use</b>	<b># of Parcels</b>	<b>Area (Acres)</b>	<b>Percentage</b>
Vacant	10	2.5	2.4%
Single Family Residential	38	25.7	24.9%
Multiple Family Residential	1	10.7	10.4%
Office	7	5.0	4.8%
Commercial	56	41.8	40.7%
Public/Semi-Public	8	7.6	7.3%
Open Space	1	9.7	9.4%

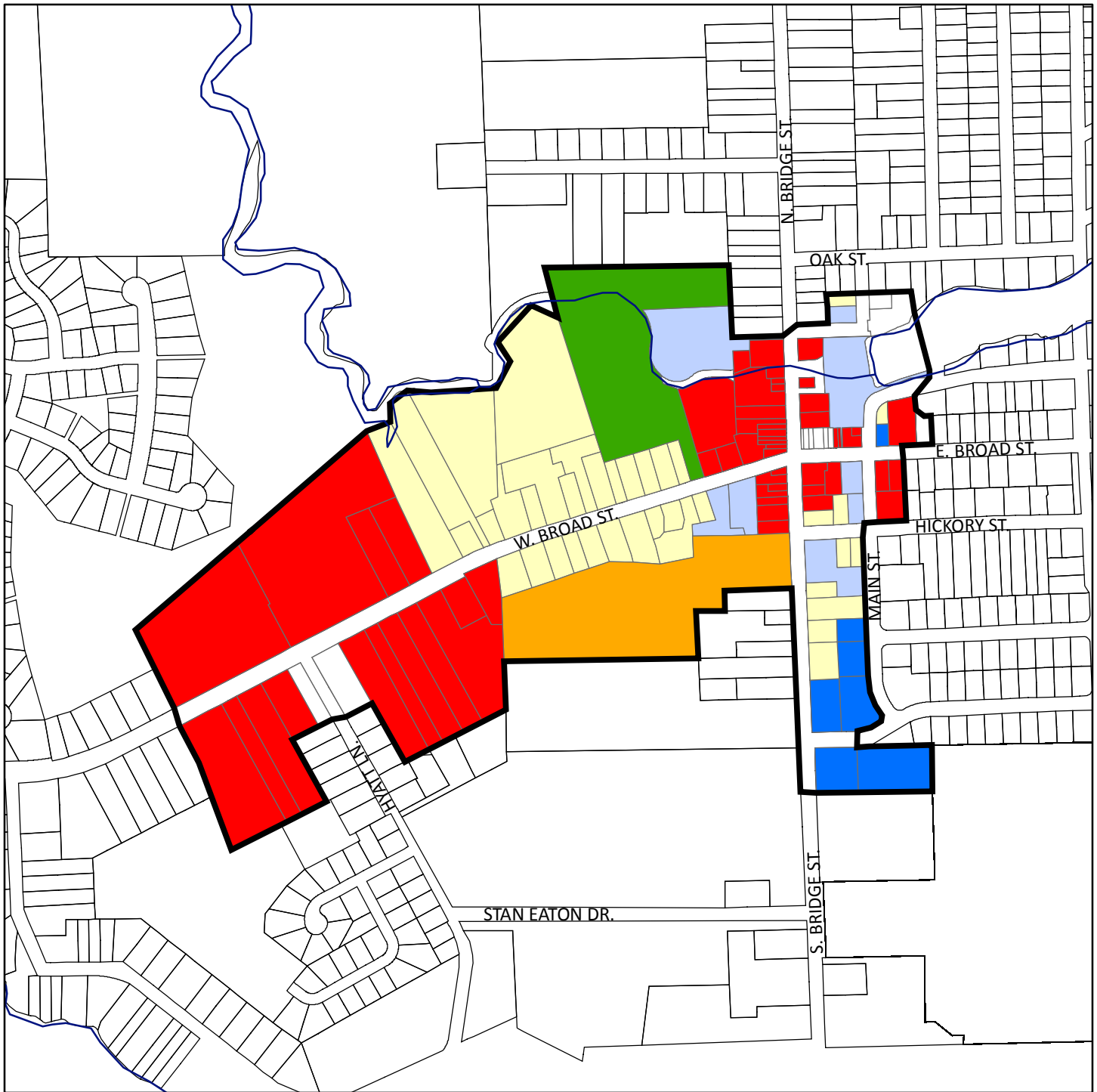













FIGURE 3

### EXISTING LAND USE MAP DOWNTOWN DEVELOPMENT AUTHORITY

	Vacant		Office
	Single Family		Commercial
	Two Family		Public-Semi Public
	Multiple Family		Open Space
	Mobile Homes		Industrial
			DDA Boundary



## **Zoning**

The Development Area has six (6) of the ten (10) zoning districts in the City as illustrated in Figure 4. Table 2 summarizes the Development Area's zoning data. The predominant zoning classifications are business related: Central Business District (CBD) and General Commercial (GC). Additionally, Local Service (LS) is a business related zoning district, however of a lower intensity as well as allowing for professional offices. The single family residential zoning districts are also generally located on W. Broad Street, with the exception of two (2) properties located on S. Bridge Street. There are no industrial properties in the Development Area and the Planned Unit Development (PUD) in the Area is the Caretel Senior Living development.

Details of the regulations, including permitted and special land uses, of each separate zoning district may be found in the City of Linden Zoning Ordinance, Article 4.

<b>Table 2 Existing Zoning</b>	<b># of Parcels</b>	<b>Area (Acres)</b>	<b>Percentage</b>
R-2: Single Family Residential	2	0.8	0.8%
R-3: Single Family Residential	27	22.4	21.8%
LS: Local Service	16	14.5	14.1%
GC: General Commercial	12	26.9	26.1%
CBD: Central Business District	65	27.6	26.9%
PUD: Planned Unit Development	1	10.7	10.4%

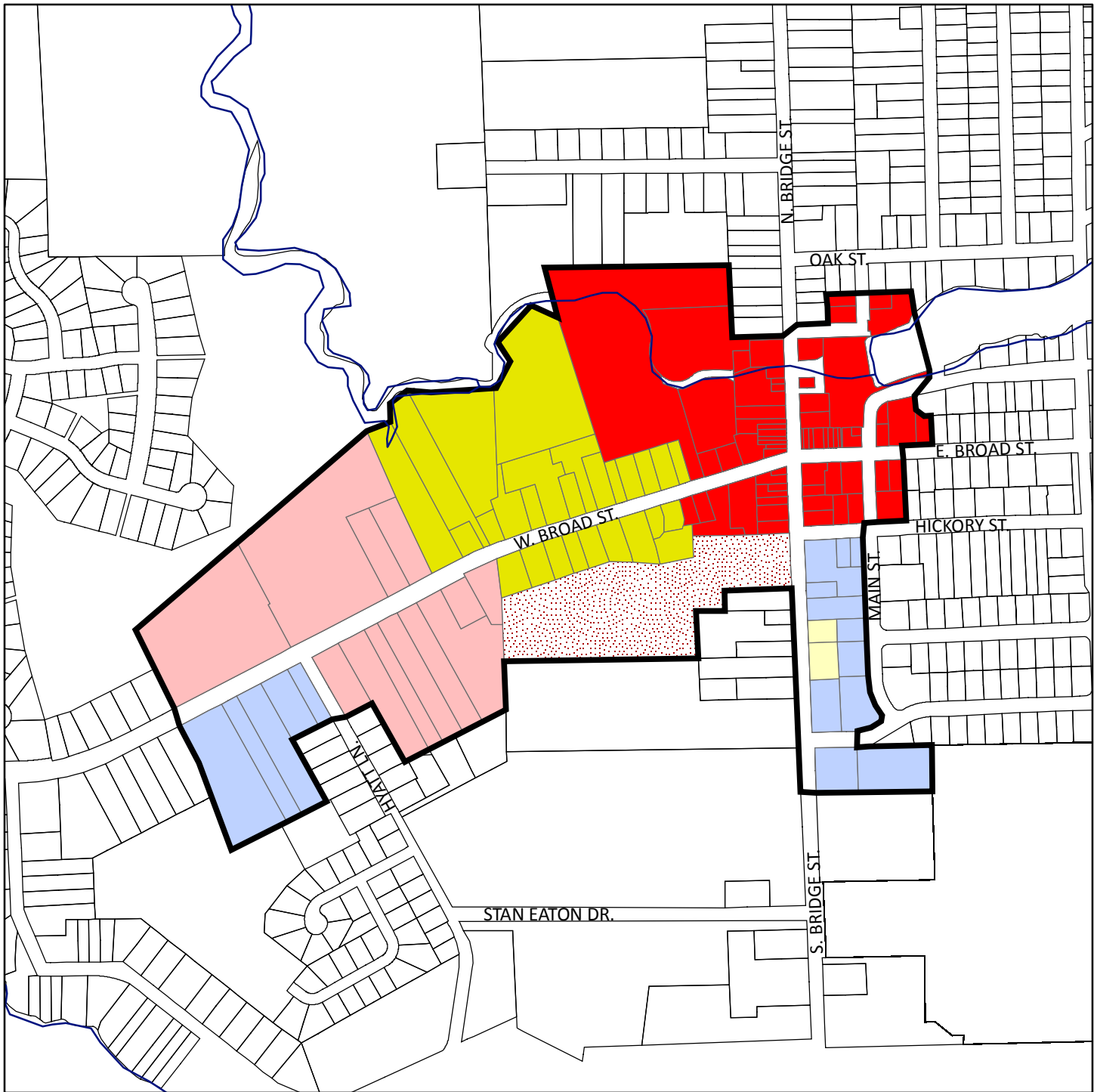













FIGURE 4

## ZONING MAP DOWNTOWN DEVELOPMENT AUTHORITY

	R-1: Single Family Residential		LS: Local Service
	R-2: Single Family Residential		GC: General Commercial
	R-3: Single Family Residential		CBD: Central Business District
	R-4: Multiple Family Residential		LI: Limited Industrial
	R-5: Mobile Home Park		PUD: Planned Unit Development
			DDA Boundary



### **Master Plan**

The Master Plan of the City for the Development Area calls for the continued development and maintenance of Central Business District, Commercial, Office, and Residential land uses. The areas designated as Commercial are consistent with the existing land uses on W. Broad Street. The Plan differentiates between the Commercial land and Central Business District. A majority of the properties are Central Business. However, the properties are smaller in size compared to the Commercial land on W. Broad. Properties identified as Mixed Use are the former Evans Food Building and the Caretel Senior Living development.

A major component of the Master Plan was the inclusion of a Downtown Plan. The Plan identified several areas to improve Downtown Linden such as:

1. Attracting downtown retailers.
2. Need for downtown housing.
3. Business recruitment.
4. Marketing and Promotion.
5. Building and sign standards.
6. Technical assistance for façade improvements.
7. Streetscape improvements.
8. Reestablishing the “Four Corners.”

Many of the above items have been addressed by the City since the adoption of the Master Plan in 2001. The Master Plan is currently being revised. The Downtown Plan section is being enhanced to provide support for the Downtown Development Authority and address critical areas of new development and redevelopment in the downtown. The Master Plan update should be complete by the end of 2008. The Future Land Use Map is illustrated in Figure 5 and a breakdown of the future land use categories is listed below.

<b>Table 3 Future Land Use</b>	<b># of Parcels</b>	<b>Area (Acres)</b>	<b>Percentage</b>
Open Space	3	14.3	13.9%
Single Family Residential	7	13.0	12.6%
Historic Residential	25	11.0	10.7%
Office	9	6.2	6.1%
Mixed Use	3	11.5	11.2%
Central Business	58	12.6	12.2%
Commercial	17	34.3	33.4%

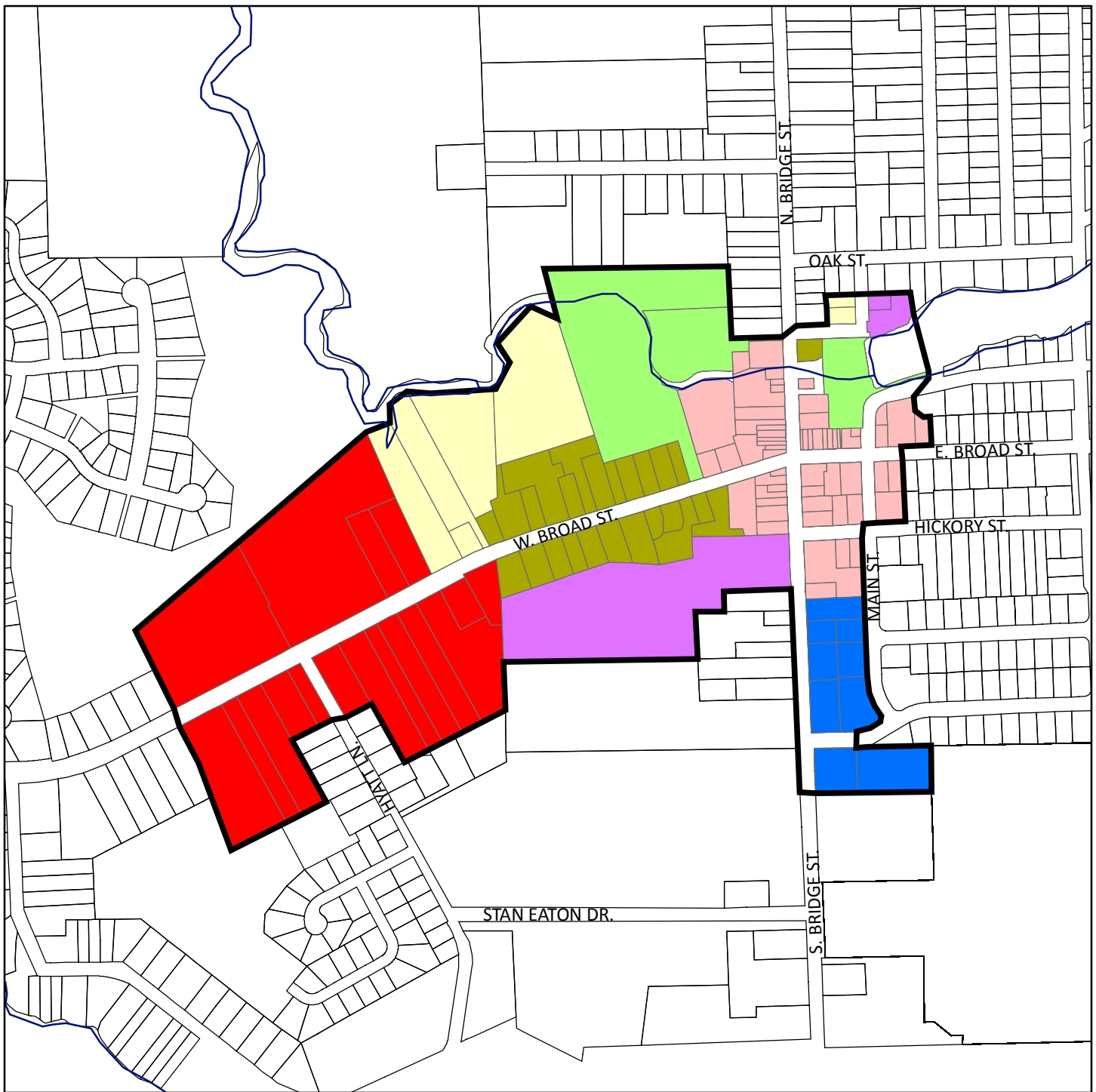


FIGURE 5

## FUTURE LAND USE MAP DOWNTOWN DEVELOPMENT AUTHORITY



### **Demographic Trends**

The City is closely connected to the Flint Metropolitan Area as well as the City Detroit by a number of highly used transportation routes. US-23 and further to the east, Interstate 75 are accessible by Broad Street (Silver Lake Road/Grange Hall Road). Additionally, Bridge Street is a major north-south route connecting Flint with Linden. These heavily traveled routes have allowed for increased population growth in southern Genesee County. Growth in this portion of the County, particularly for the City and its adjacent townships and the City of Fenton, will continue to have an increasing impact on the viability of Linden's downtown.

### **Population**

The City of Linden's population has increased steadily since 1990 due to a substantial amount of new housing starts in the City. Between 1990 and 2000, population grew up 15.6%, compared to 11.1% between 1980 and 1990. Population increased by 742 people, 296 more people than in the ten years from 1990-2000. Figure 6 below describes the growth that has occurred over the last twenty-five (25) years:

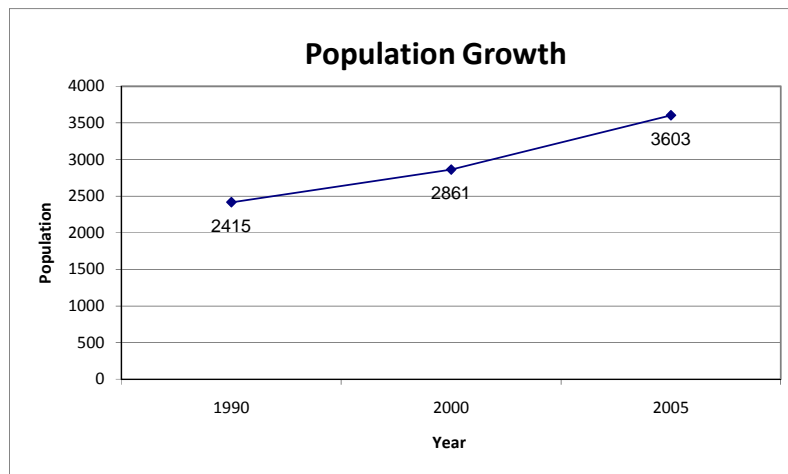


Figure 6  
Population Growth

Figure 7 below outlines the number of building permits issued since 1997. Until 2005, the number of building permits has been steady or increasing. However, the number of building permits coincides with the recent downturn in the state's economy. There are still vacant lots available in the City's more recent developments. However, it is likely that the number of building permits will continue to decline or remain steadily low and low until the state's economy improves.

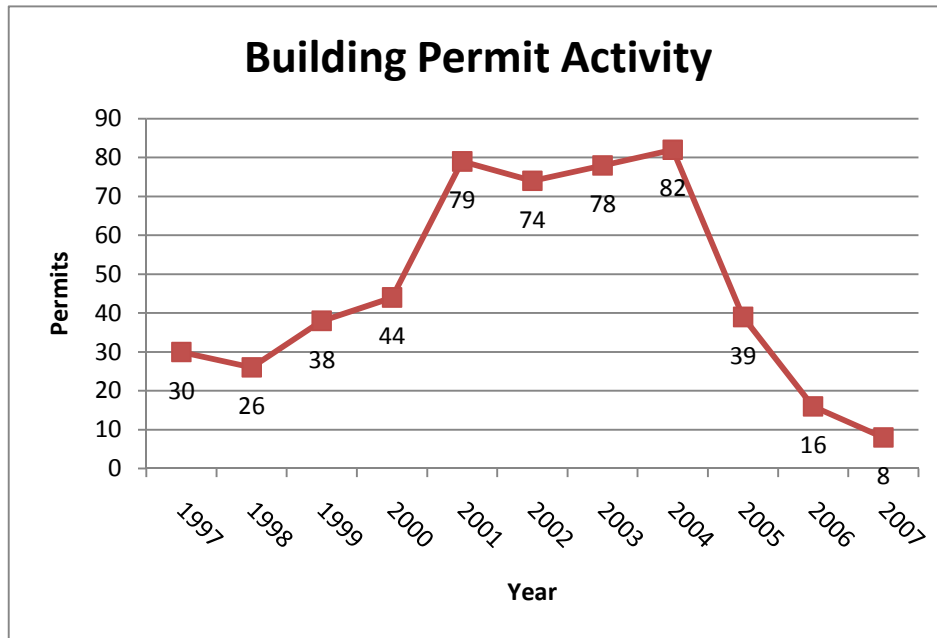


Figure 7  
Building Permit Activity

#### Housing Conditions

Based on the United States Census information in 2000, the City of Linden had a total of 1,226 housing units. This was an increase of 34% from 1990. Of the 1,226 housing units, 949 or 81.5% were owner occupied versus 216 or 18.5% that were rental units. Figure 8 below describes the breakdown of housing units with a comparison of how many units are occupied.

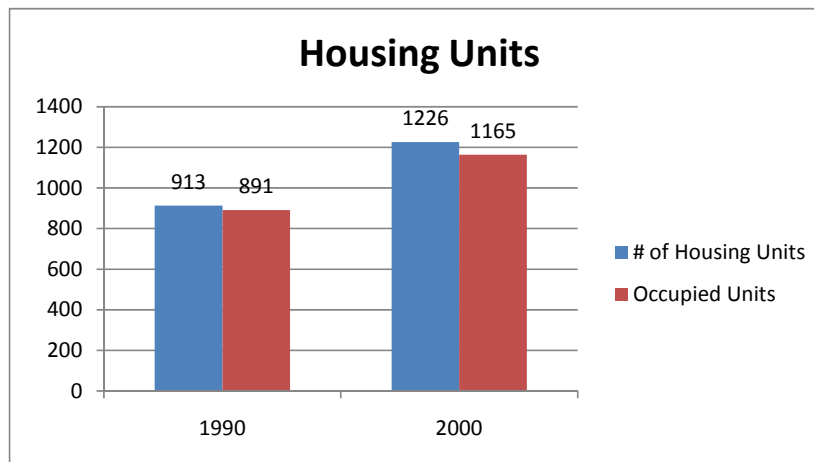


Figure 8  
Housing Units

Housing types and styles vary in the City. Close to the downtown, homes were predominantly built prior to 1940. Newer developments have occurred on the outer edges of the City which result in more modern development patterns. The core neighborhoods still maintain the small-town character and charm attributed to Linden.

#### **Economic Characteristics**

Traditionally, the unemployment rate in the City of Linden has been low due to many residents working in neighboring communities. However, in recent years, due to the downturn in the State of Michigan's economy, unemployment has been increasing. The following table indicates employment statistics for people over the age of 16, as reported in 2000:

<b>Table 4 Employment Occupations</b>		
<b>Occupation</b>	<b>Number</b>	<b>Percentage</b>
Managerial & Professional	470	34.5%
Service	145	10.6%
Sales & Office	349	25.6%
Farming, Fishing & Forestry	0	0.0%
Construction & Extraction	219	16.1%
Production & Transportation	179	13.1%
<b>TOTAL</b>	<b>1,362</b>	<b>100.0%</b>

Table 4  
Employment Occupations

#### **Completed and Planned Public Improvements by Other Public Agencies**

Several public improvements have been made to the Development Area since 2000. They are as follows and in no particular order:

- Construction of the parking lot behind the Thimbleberry Parking Lot.
- Construction of the parking lot behind Sharp Funeral Home.
- Completion of a tree inventory for Downtown Linden.
- Construct a flower planter next to the Thimbleberry Parking Lot.
- Conduct an engineering study of stormwater management for W. Broad Street.
- Construction of wayfinding/themed signage with the Mill Building logo to indicate parking areas in downtown.
- Extension of sidewalks from the City limits to Downtown Linden.
- Coordination of a Façade Grant Program valued at \$20,000.
- Incremental streetscape improvements such as garbage cans and installation of light poles.

#### **Completed and Planned Private Improvements**

In addition to the public improvements listed above, there has recently been significant private investment in the Development Area such as:

- Construction of a major addition/remodel of the Sleeman House (Serendipity Day Spa).

- Construction of Phase I of the Caretel Senior Living facility.
- Major rehabilitation of the Thimbleberry Building façade and brick faces.
- Major renovation of the interior and façade of the Opera House Building.
- Major rehabilitation of the Sleeman House Barn.



Caretel Inn

### **Goals and Objectives of the Authority with Respect to the Development Area**

The general goal of the Authority is to establish a favorable environment for downtown businesses and residents, and to provide the resources and direction to implement improvement and revitalization projects.

The Authority has identified the following specific objectives designed to accomplish this general goal. The Authority believes that some of these activities may ultimately be achieved by other citizens and organizations, or by the City in partnership with the Authority.

#### **Goal:**

***Provide Opportunities for Economic Development and Investment.***

#### **Objectives:**

- Develop financial incentives, capital, and grants for building/site rehabilitation and business development.
- Gather and maintain economic related information and data in order to monitor economic conditions within the development area.
- Conduct business recruitment and business retention efforts within the development area.
- Develop partnerships with the Fenton Regional Chamber to encourage business recruitment and retention.

- Encourage a balanced mix of commercial, office and residential uses, opportunities for new retail stores and the expansion of existing businesses.
- Encourage new projects that enhance the economic climate of the development area, including infill projects, redevelopment of existing buildings and sites, and second/third story development.
- Improve and maintain the economic vitality and competitive environment of the development area.
- Maintain current market research on the development area and identify market trends and market opportunities for the development area.
- Encourage and stimulate private investment in property and businesses within the development area.
- Develop and maintain a parking system that provides adequate spaces for customers and visitors and provides convenient parking for employees and residents.
- Examine and implement additional sources of funding for downtown and district area programs, such as promotions and economic development.
- Encourage opportunities for residential development in the downtown and in other commercial areas, as appropriate.
- Develop an attractive, safe, and vital environment for the residential areas which lie within or adjacent to the development area.

Goal:

***Improve Commercial Area Aesthetics through Planning and Implementation in the Downtown.***

Objectives:

- Improve the level of services provided that impacts the image of the development area, such as frequent maintenance and improvements to landscaping, sidewalks, streets, parking lots, and cross walks.
- Encourage land use policies (locally, regionally, and state-wide) that assist economic development and high quality design within the development area.
- Encourage cooperation between the public and private sector to ensure a safe, well-maintained, and attractive development area.

- Preserve and promote existing historic and urban design features to create a consistent character throughout the development area.
- Promote compatibility between historic/older structures and new infill projects, as appropriate.
- Provide resources for historic building renovations, including historic architectural guidelines, educational materials on historic preservation.
- Provide resources for property owners in the development area, including site design and architectural guidelines, assistance for property owners, and educational materials.
- Encourage private sector efforts to improve the visual quality of facades and signs.
- Develop and maintain a consistent and attractive directional signage program for vehicle and pedestrian traffic, focusing on improved access to parking areas and signage to the districts and institutions.
- Encourage a public/private sector effort to improve the visual quality of development area entranceways.
- Unite the development area through attractive and distinct urban design features and elements, such as sensitive and pedestrian-oriented streetscape design, street furniture and lighting, intersection improvements, and signage.
- Reduce unattractive characteristics and negative influences within the development area.
- Improve the appearance of streets, sidewalks, and alleys with streetscape improvements, public art, and private improvements.

Goal:

***Increase Walkability in Downtown Linden.***

Objective:

- Develop programs and project to provide increased walkability of the development area for all age groups; including bike paths, walking trails, sidewalk maintenance, and appropriate crossing opportunities. Encourage and enhance walkable connections between the



City's residential areas , the Shiawassee Riverfront, and the commercial area. Minimize conflicts between vehicle and pedestrian traffic.

Goal:

***Serve Merchants and Property Owners with Public Services.***

Objectives:

- Establish new funding mechanisms to pay for promotion and marketing for the development area.
- Strengthen tourism in the development area through cooperation with local organizations and promotional outreach.
- Further develop Linden's role as a destination by encouraging high quality entertainment and event opportunities.
- Develop marketing and promotional materials, creation of a website, events, and strategies for the development area.
- Encourage businesses within the development area to participate in promotional campaigns that benefit the entire district.
- Further a cooperative attitude between businesses and the City.
- Partner with community groups to develop a volunteer base for events and activities.
- Promote the downtown as a focus of civic and cultural activities within the community.
- Conduct image campaigns, public relations campaigns, and marketing strategies to increase customer traffic and sales in the development area.
- Encourage the use of technology to increase communication between development area businesses and perspective customers.
- Encourage constant communication between the DDA and other units of government, including City Council, Planning Commission, City staff, and County agencies.
- Encourage constant involvement in community programs and projects, such as the Fenton Regional Chamber of Commerce and community service organizations.
- Develop a committee structure and encourage involvement of local merchants, residents, building owners, and community residents in the planning and implementation of projects.

**Location, Extent, Character, Estimated Cost of Improvements, Construction Stages, and Estimated Completion Time**

Table 5 provides a complete description of the extent and character of each projected improvement which has been contemplated. The estimated time for completing the improvement is also provided in Table 5.

The estimated cost of improvements is done without detailed engineering design or specific knowledge of field conditions which may affect project cost. Therefore, cost estimates are subject to change.

The components of each project are broken into two (2) categories. The first category is research and development (R & D), and the secondary category is construction and inspection (C & I).

<b>Table 5 Development Area Plan, Estimated Costs and Time of Completion</b>			
<b>Year</b>	<b>Project</b>	<b>Component</b>	<b>Estimated Cost</b>
Any Year			
	Creation of a DDA website		\$10,000
	Develop marketing plan for the DDA		\$20,000
	Create a business recruitment and retention program		\$10,000
	Provide assistance to private redevelopment of the Union Block		\$1,000,000
	Purchase and Redevelopment of Evans Food Building		\$3,000,000
	Conduct study of redevelopment sites and assist private developers in correcting drainage issues.		\$2,000,000
Annually (Starting in 2010)			
	Re-stripe parking spaces in off-street and on-street parking	C & I	\$2,500
	Promote environmental sustainability in new development and during promotional events.	R & D	\$1,000
	Provide façade grants to be available to businesses in the DDA	C & I	\$10,000
		<b>Subtotal</b>	<b>\$13,500</b>
Specific Year			
2009	Purchase bike racks	C & I	\$5,000
2012	Creation and installation of consistent signage in the downtown	C & I	\$20,000
2014	Conduct a parking study to determine future parking needs downtown	R & D	\$20,000
2015	Purchase and installation of banners for light poles	C & I	\$10,000
2015-2020	Riverbank restoration and redevelopment	C & I	\$130,000
2015-2020	Streetscape enhancement and beautification	C & I	\$100,000
2020-2025	Design and creation of walking trails along the Shiawassee River	R & D / C & I	\$100,000
2030-2035	Redevelopment of the DPW Garage site	R & D / C & I	\$500,000
2035-2039	Develop a waterpark	R & D / C & I	\$250,000
2035-2039	Redevelopment of amphitheatre	R & D / C & I	\$30,000
<b>Total including annual costs</b>			<b>\$1,118,500</b>

## **Description of Projects**

Table 5 on the previous page lists the projects contained in the Development Plan. A summary of those projects is as follows:

### **Creation of a DDA website**

In order to better market downtown Linden, a website is a necessity. A website will allow for a broad reach to advertise businesses, events and other special announcements. There is a large initial cost to create the website, and then annual costs will be needed to maintain current information on the site.

### **Develop a Marketing Plan for the DDA**

In conjunction with a website, a marketing plan is essential in providing exposure for businesses through partnerships with the Fenton Regional Chamber of Commerce or other civic organizations. A major component of the DDA is to market downtown Linden as a destination and its businesses in order to spur economic activity. A marketing plan can also help to drive interest in redevelopment of existing underutilized sites or new development on vacant property.

### **Create a business recruitment and retention program**

The purpose of a business recruitment and retention program is to help maintain the high-quality businesses already in the downtown and recruit new businesses to downtown Linden. A successful program can create stability in the downtown and to develop and maintain a working relationship with the City and DDA.

### **Purchase and installation of banners for light poles**

Banners allow for the DDA to advertise events and promotions, as well as individual businesses. The banners can be theme-related by holiday or other selected events.

### **Provide assistance to private redevelopment of the Union Block**

The establishment of a DDA allows for public-private partnerships on development projects. The DDA can assist developers in construction elements of a new project on the Union Block. Additionally, the DDA could assist the developer in attracting tenants to the new development.

### **Purchase and redevelopment of the Evans Food Building**

The Evans Food Building is located on the northeast edge of the development area and has been closed for several years. The building is currently vacant and for sale. Since the property is adjacent to the Mill Pond, there are many opportunities for redevelopment. A major hurdle in the redevelopment will be the large electrical transfer station. Any redevelopment would likely have to work around that structure since the cost of relocating the station will be extremely high.



Evans Food Building

Conduct study or redevelopment sites and assist private developers in correcting drainage issues

The properties located on W. Broad Street at the western end of the Development Area have significant drainage issues. When redevelopment of those sites occurs, the DDA can assist in the study of the drainage and partner with a developer on a redevelopment project. The City of Linden has conducted a preliminary study on the properties which could also be used to supplement the DDA's further studies.



Study redevelopment opportunities

Re-stripe parking spaces in off-street and on-street parking

The parking spaces in the downtown need periodic re-striping with paint to clearly define the parking areas. The DDA should work with the Department of Public Works on setting up a schedule for maintenance of the striping.

Promote environmental sustainability

Through marketing and promotion, the DDA will work with existing businesses and potential new businesses on "green" initiatives. Additionally, the DDA will work with developers on larger projects on promoting the construction of sustainable buildings through using "green" technologies.

Provide a façade grant program

In order to encourage businesses and building owners to reinvest in their buildings, a façade grant program can be created. A façade grant program involves partnering with business owners, property owners, and local banks to seek grants and assist in historic preservation tax-credits. A façade grant program also helps to preserve and restore historically significant structures in the downtown.

Purchase bike racks

In an effort to promote a walkable community and other recreation opportunities, the DDA can purchase bike racks in order to place them in strategic locations in the downtown. The bike racks can be the start of new street furniture, such as benches and trash receptacles, which can start to beautify the downtown while also promoting alternative modes of transportation.

Creation and installation of consistent signage in the downtown

The City has installed parking signs with the Mill Building logo on them throughout the downtown already. However, the DDA can explore wayfinding signage to compliment the City signs downtown. The wayfinding signage can guide visitors to significant buildings or landmarks in the downtown such as the Mill Building or riverfront.



#### Conduct a parking study

A parking study was done almost twenty (20) years ago for the downtown. Several areas were redeveloped as parking as a result of that study. However, as the downtown continues to grow and the Union Block and Evans Food Building are potentially redeveloped, a new parking study will be necessary. The conclusions of the study may result in the need for more parking or different parking requirements in the Zoning Ordinance. Therefore, the DDA will need to work closely with the City on implementation of the study.

#### Riverbank restoration and redevelopment

In order to make the Shiawassee River and Mill Pond a focal point of the downtown, restoration of the riverbank is required. This may require evaluation of vegetation on the riverbank in order to determine whether the riverbank can be utilized as a walking trail, or canoe launch, or for other recreation activity. Following a study on the riverbank, the DDA could coordinate with Southern Lakes Planning and other stakeholders of the river on installation of canoe launches, interpretive signage, docks, etc.

#### Streetscape enhancement and beautification

The City has installed street lighting in the downtown. However, the lighting is not consistent throughout the City and downtown. A streetscape project, which would involve installing new sidewalks, decorative crosswalks, new street lighting, as well as utilization of the bike racks, benches and trash receptacles, would greatly enhance the appearance of the downtown. The streetscape would help tie the properties on W. Broad Street to the downtown with a common theme.

#### Design and creation of walking trails along the Shiawassee River

The intent of the DDA is to connect the properties on W. Broad Street with the downtown through the use of walking trails along the Shiawassee River. The Shiawassee River is underutilized in the City and walking trails, combined with riverbank restoration would greatly improve the appearance and use of the river for canoeing or walking.

#### Redevelopment of the DPW Garage site

The DPW Garage site is located on the north side of the Shiawassee River, just west of N. Bridge Street. The Future Land Use of the site is identified in the City of Linden Master Plan as open space. The DDA should explore assisting the City in the relocation of the garage to another suitable location in the City and work with private developers on either the redevelopment of the site as a park and/or other uses.



DPW Garage Site

#### Develop a waterpark

The DDA envisions developing a waterpark as a destination for residents and visitors. The waterpark meets the goal of the DDA to make the downtown a destination. It has not been envisioned how large the park would be, but a suitable site, would be the DPW Garage site.

#### Redevelopment of the amphitheatre

The amphitheatre is currently located on the north site of the Shiawassee River, just east of N. Bridge Street. The amphitheatre also has a gazebo as a stage. A popular summer destination spot for families for either Music by the Mill or Movies by the Mill, the amphitheatre will need to be redeveloped in the future as popularity continues to grow.

#### **Portion of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease to or from the City**

The Authority has no plans to sell, donate, exchange, or lease property to or from the City.

#### **Existing Improvements to be Demolished, Repaired or Altered, Description of Repairs and Alterations, and Estimated Time of Completion**

The plans for maintenance of existing infrastructure (parking lots, sidewalks, trees and street furniture) will create permanent alterations. The estimated time of completion for each project is found in Table 5.

#### **Areas Left as Open Space**

The Authority has no plans to create any areas to be left as open space.

#### **Desired Zoning Changes**

Certain zoning changes may be initiated by private property owners or the City. There will be no zoning changes within the Development Area requested by the Authority at this time.

#### **Changes in Streets, Street Levels, Intersections, and Utilities**

Street, street level, and intersection changes initiated by the Authority are as follows: improvements to major intersections may include decorative cross-arms, new crosswalks, new pedestrian warning signals and signage improvements at intersections. Changes in utilities may involve the burying or securing of power lines within the district to improve the aesthetics of the downtown.

#### **Persons or Corporations to Whom or to Which the Development is to be Leased, Sold, or Conveyed, and Project Beneficiaries**

All improvements undertaken in this Development Plan are public and will remain in public ownership or under public control for the benefit of the public. There is no sale, lease, or conveyance to private entities to be made.

#### **Procedures for Leasing, Purchasing, Conveying, or Bidding**

In the event the Authority needs to employ procedures for leasing, purchasing, conveying, or bidding, it will follow the established procedures of the City.

### **Estimates of the Number of Persons Residing in the Development Area**

As of the 2000 Census, there were less than 100 residents within the Development Area.

### **Relocation of Displaced Persons**

There will be no persons or households displaced as a result of implementation of the Development Plan. Therefore, the provisions of Act 197 regarding the displacement of persons are not applicable. Furthermore, since there is no relocation activity, there is no necessity for compliance with Act 227 of the Public Act of 1972 as amended.

### **Proposed Development Projects Planned for Public-Private Partnership**

The Development Plan includes as a goal the accomplishment of certain private developments through private investment in cooperation with the Authority and the City. Other private development projects may be assisted by the DDA based upon tax capture potential and the establishment of a public include: the purchase and redevelopment of the Evans Food Building and the redevelopment of the Union Block.

# **TAX INCREMENT FINANCING PLAN**

### **Tax Increment Procedure**

Tax increment revenue to be transmitted to the Authority is generated when the current assessed value of all properties within the Development Area exceed the initial assessed value of the properties. The initial assessed value is defined in Act 197 as "the most recently assessed value of all taxable property within the boundaries of the Development area at the time the ordinance establishing the Development Area is approved." The current assessed value refers to the assessed value of all properties, real and personal, within the development area as established each year subsequent to the adoption of the tax increment financing plan. The amount in any one year by which the current assessed exceeds the initial assessed value, including real and personal property, is defined as the "captured assessed value." The tax increment revenue transmitted to the Authority results from applying the total tax levy of all taxing units within the development area to the captured assessed value.

Increases in assessed values within a development area which result in the generation of tax increment revenues, can result from any of the following:

- a. Construction of new developments occurring after the date establishing the "initial assessed value."
- b. Construction of new rehabilitation, remodeling alterations, or additions accruing after the date establishing the "initial assessed value."
- c. Increases in property values which occur for any other reason.

Tax increment revenues transmitted to the Authority can be used as they accrue annually, can be held to accumulate amounts necessary to make improvements as described in the Development Plan, or can be pledged for debt services on general obligation tax increment bonds issued by the City.

If bonds are to be sold, the City may not pledge for annual debt service requirements in excess of 80% of the estimated tax increment revenue to be received from the Development Area for that year. Should actual tax increment revenues fall below projections, any previously accumulated revenue would be devoted to retirement of the bonds. Any tax increment revenues collected in excess of the 80% measure described in Table 6 of this Tax Increment Financing Plan will be used to pay current debt service on any bonds issued under this Plan and to pay or provide for payment by deposit into an improvement fund of development costs described in the Development Plan. The bonds are subject to the Michigan Municipal Finance Act and may not mature in more than thirty (30) years. If the tax increment revenues are insufficient for any reason, the Michigan Municipal Finance Act provides that if the bond issue has been approved by the electors of the City, the City must meet the debt service requirements from its general fund and, if necessary, levy whatever additional taxes are required. If the bond issue has not been approved by the electors, meeting debt service requirements becomes a first budget obligation of the general fund.

The Authority may expend tax increment revenues only in accordance with this Tax Increment Financing Plan; surplus revenues revert proportionally to the respective taxing jurisdictions. This Tax Increment Financing Plan may be modified upon approval of the City Council after notification and hearings as required by Act 197. When the City Council finds that the purpose for which this Plan was established have been accomplished, they may abolish this Plan.

<b>Table 6 (Real &amp; Personal Property)</b>			
<b>Total Estimated Taxable Value Growth and Projected Revenues</b>			
<b>Tax Year</b>	<b>Captured Tax (Real Property)</b>	<b>Captured Tax (Personal Property)</b>	<b>Total Cumulative Captured Tax Revenues</b>
<b>2008</b>	N/A	N/A	N/A
<b>2009</b>	\$6,436	\$342	\$6,778
<b>2010</b>	\$13,001	\$691	\$13,691
<b>2011</b>	\$19,696	\$1,046	\$20,743
<b>2012</b>	\$26,526	\$1,409	\$27,935
<b>2013</b>	\$33,493	\$1,779	\$35,272
<b>2014</b>	\$40,599	\$2,157	\$42,755
<b>2015</b>	\$47,846	\$2,542	\$50,388
<b>2016</b>	\$55,239	\$2,934	\$58,174
<b>2017</b>	\$62,780	\$3,335	\$66,115
<b>2018</b>	\$70,472	\$3,743	\$74,215
<b>2019</b>	\$78,317	\$4,160	\$82,477
<b>2020</b>	\$86,319	\$4,585	\$90,904
<b>2021</b>	\$94,481	\$5,019	\$99,500
<b>2022</b>	\$102,807	\$5,461	\$108,268
<b>2023</b>	\$111,299	\$5,912	\$117,211
<b>2024</b>	\$119,961	\$6,372	\$126,333
<b>2025</b>	\$128,796	\$6,842	\$135,638
<b>2026</b>	\$137,808	\$7,320	\$145,128
<b>2027</b>	\$147,000	\$7,809	\$154,809
<b>2028</b>	\$156,376	\$8,307	\$164,683
<b>2029</b>	\$165,939	\$8,815	\$174,754
<b>2030</b>	\$175,694	\$9,333	\$185,027
<b>2031</b>	\$185,644	\$9,861	\$195,505
<b>2032</b>	\$195,793	\$10,401	\$206,193
<b>2033</b>	\$206,144	\$10,950	\$217,095
<b>2034</b>	\$216,703	\$11,511	\$228,215
<b>2035</b>	\$227,473	\$12,083	\$239,557
<b>2036</b>	\$238,459	\$12,667	\$251,126
<b>2037</b>	\$249,664	\$13,262	\$262,926
<b>2038</b>	\$261,093	\$13,869	\$274,962
<b>2039</b>	\$272,751	\$14,489	\$287,239

### **Tax Increment Financing Area**

The area selected to incorporate tax increment financing shall include the entire Development Area, as previously described.

### **Bonded Indebtedness to be Incurred**

The Authority anticipates possibly incurring bonded indebtedness to finance future projects within the Development Area. The total bonded indebtedness will not exceed 80% of the estimated tax increment revenue to be received from the Development Area for that year. As a result, the potential indebtedness will vary in accordance with the annual revenues noted in Table 6.

### **Duration of the Program**

For the purposes of this program, the initial assessed value of all real and personal property within the Development Area was taken as of December 31, 2007 with a 2008 base year. The duration of the program extends for a period of thirty (30) years, ending in 2038, with accrued tax collections ending in 2039.

### **Estimated Impact on Taxing Jurisdictions**

The taxing units affected by this Tax Increment Financing Plan and their 2008 millage rates are illustrated in Table 7.

The Authority proposes that all of the eligible taxes levied on the captured assessed value within the Development Area be used by the Authority to the extent needed from year to year to accomplish the purposes of this Tax Increment Financing Plan.

The proposed creation of the Development Area shall in no way diminish the existing assessed values of property within the area boundaries. The local taxing jurisdictions shall, therefore, suffer no loss of existing tax revenues.

As provided for by Act 197, tax revenues generated from within the Development Area prior to the adoption of this Tax Increment Financing Plan will continue to be distributed to all taxing jurisdictions during the duration of this Plan. Upon completion of this Tax Increment Financing Plan, all additional tax revenues having been captured by the Authority will be distributed proportionately to the taxing jurisdictions.

The Authority proposes to continue to improve and strengthen the Development Area. This is to be accomplished by using the additional tax revenues generated in the Development Area to make public improvements and induce private redevelopment.

It is anticipated that the public improvement proposed for the Development Area, and the private improvements they induce will provide long term stability and growth in the Downtown District. This will greatly benefit all taxing jurisdictions which to a significant degree are dependent upon the well being of the Downtown District 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 this Tax Increment Financing Plan is completed; and increases in property valuation throughout the entire community.

Pursuant to Act 197, as amended, the Authority shall fully inform the members of the Genesee County Board of Commissioners and the Genesee County Intermediate School District and the Linden School Boards of the fiscal and economic implications of the Plan. The Linden School System was notified of the plan, however will not be part of the Tax Increment Financing Plan.

<b>Table 7</b>	
<b>Taxing Jurisdictions and Millage Rates</b>	
<b>Genesee County</b>	
Operating	5.5072
Metropolitan Transportation Authority (MTA)	0.7998
Bishop Airport	0.4847
Intermediate School District	3.5341
Parks	0.4847
Library	0.7481
Paramedics	0.4847
Senior Citizens	0.7000
Health Care	1.0000
<b>City of Linden</b>	
Operating (including Mosquito Control)	11.2614
<b>Mott Community College</b>	
Operating	1.9896
<b>Southern Lakes Parks &amp; Recreation</b>	
Operating	0.3726

### **Plan for the Use of Tax Increment Revenues**

#### **Revenues**

Estimates of projected tax increment revenues and increases in State Equalized Valuation resulting from increases in existing tax base and new development are provided in Table 6. For sake of illustration, the total millage rate of 27.13669 has been used.

#### **Expenditures**

The expenditure of tax increment revenues is illustrated in Table 8. Such expenditures correspond directly to the projects illustrated in Table 5 of the Development Plan in terms of both cost and phasing.

#### **Priorities**

In the event that tax increment revenues are greater or less than projections used for the purposes of this Tax Increment Financing Plan, the available funds will be used to complete the Development Plan in accordance with the following directive: The Authority and City Council will evaluate those projects which are the most beneficial and best meet the goals and objectives of the Development Plan and adjust the project importance accordingly.

**Table 8****Tax Increment Financing Plan**

<b>Fiscal Year</b>	<b>Revenues</b>	<b>Expenses</b>	<b>Money Available for Projects/Programs</b>	<b>Beginning of Year Balance</b>	<b>Project Costs</b>	<b>End of Year Balance</b>
2009-2010	\$6,778	\$0	\$6,778	\$0	\$5,000	\$1,778
2010-2011	\$13,691	\$13,500	\$191	\$1,778		\$1,969
2011-2012	\$20,743	\$13,500	\$7,243	\$1,969		\$9,212
2012-2013	\$27,935	\$13,500	\$14,435	\$9,212	\$20,000	\$3,647
2013-2014	\$35,272	\$13,500	\$21,772	\$3,647	\$20,000	\$5,419
2014-2015	\$42,755	\$13,500	\$29,255	\$5,419	\$10,000	\$24,674
2015-2016	\$50,388	\$13,500	\$36,888	\$24,674	\$46,000	\$15,562
2016-2017	\$58,174	\$13,500	\$44,674	\$15,562	\$46,000	\$14,236
2017-2018	\$66,115	\$13,500	\$52,615	\$14,236	\$46,000	\$20,851
2018-2019	\$74,215	\$13,500	\$60,715	\$20,851	\$46,000	\$35,566
2019-2020	\$82,477	\$13,500	\$68,977	\$35,566	\$46,000	\$58,543
2020-2021	\$90,904	\$13,500	\$77,404	\$58,543	\$20,000	\$115,947
2021-2022	\$99,500	\$13,500	\$86,000	\$115,947	\$20,000	\$181,947
2022-2023	\$108,268	\$13,500	\$94,768	\$181,947	\$20,000	\$256,715
2023-2024	\$117,211	\$13,500	\$103,711	\$256,715	\$20,000	\$340,426
2024-2025	\$126,333	\$13,500	\$112,833	\$340,426	\$20,000	\$433,259
2025-2026	\$135,638	\$13,500	\$122,138	\$433,259	\$20,000	\$535,397
2026-2027	\$145,128	\$13,500	\$131,628	\$535,397	\$20,000	\$647,025
2027-2028	\$154,809	\$13,500	\$141,309	\$647,025	\$20,000	\$768,334
2028-2029	\$164,683	\$13,500	\$151,183	\$768,334	\$20,000	\$899,517
2029-2030	\$174,754	\$13,500	\$161,254	\$899,517	\$100,000	\$960,771
2030-2031	\$185,027	\$13,500	\$171,527	\$960,771	\$100,000	\$1,032,298
2031-2032	\$195,505	\$13,500	\$182,005	\$1,032,298	\$100,000	\$1,114,303
2032-2033	\$206,193	\$13,500	\$192,693	\$1,114,303	\$100,000	\$1,206,996
2033-2034	\$217,095	\$13,500	\$203,595	\$1,206,996	\$100,000	\$1,310,591
2034-2035	\$228,215	\$13,500	\$214,715	\$1,310,591	\$56,000	\$1,469,306
2035-2036	\$239,557	\$13,500	\$226,057	\$1,469,306	\$56,000	\$1,639,363
2036-2037	\$251,126	\$13,500	\$237,626	\$1,639,363	\$56,000	\$1,820,989
2037-2038	\$262,926	\$13,500	\$249,426	\$1,820,989	\$56,000	\$2,014,415
2038-2039	\$274,962	\$13,500	\$261,462	\$2,014,415	\$56,000	\$2,219,877
2039-2040	\$287,239	\$13,500	\$273,739	\$2,219,877		\$2,493,616

# APPENDIX

ORDINANCE NO. 313

AN ORDINANCE TO ADD TITLE 2, CHAPTER 2.24, SECTIONS 2.24.010 THROUGH  
2.24.080 TO THE CITY OF LINDEN MUNICIPAL CODE  
TO CREATE A DOWNTOWN DEVELOPMENT AUTHORITY  
AND TO DESIGNATE BOUNDARIES OF THE DOWNTOWN  
DEVELOPMENT DISTRICT

THE CITY OF LINDEN ORDAINS:

Section 1. That Title 2; Chapter 2.24; Sections 2.24.010 through 2.24.020 are hereby added to the Code of the City of Linden to read as follows:

Title 2

ADMINISTRATION AND PERSONNEL

Chapter 2.24

DOWNTOWN DEVELOPMENT AUTHORITY AND DISTRICT BOUNDARIES

Sections:

2.24.010	Determination of Necessity
2.24.020	Definitions
2.24.030	Creation of Downtown Development Authority
2.24.040	Termination
2.24.050	Description of Downtown District
2.24.060	Board of Directors
2.24.070	Powers of Authority
2.24.080	Fiscal Year; Budget

2.24.010 Determination of Necessity. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to halt property value deterioration, eliminate the causes of that deterioration, increase property tax valuation where possible in the business district of the City, and promote economic growth, pursuant amended to Act 197 of the Public Acts of Michigan, 1975, as amended.

2.24.020 Definitions. The terms used in this ordinance shall have the same meaning as given to them in Act 197 or as hereinafter provided. As used in this ordinance:

"Act 197" means Act No. 197 of the Public Acts of Michigan of 1975, as amended.

"Authority" means the Downtown Development Authority of the City of Linden created by this ordinance.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Council" or "City Council" means the City Council of the City of Linden.

"Chief Executive Officer" means the Mayor of the City.

"Downtown District" means the downtown district designated by this ordinance, as now existing or hereafter amended, and within which the Authority shall exercise its powers.

"City" means the City of Linden, Michigan.

2.24.030 Creation of Downtown Development Authority. There is hereby created, pursuant to Act 197, a Downtown Development Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under the title "Downtown Development Authority of the City of Linden". The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this ordinance and Act 197. The enumeration of powers in this ordinance or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

2.24.040 Termination. Upon completion of its purposes, the Authority may be dissolved by the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

2.24.050 Description of Downtown District. The Downtown District shall consist of the territory in the City described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this ordinance and Act 197.

2.24.060 Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of 10 members including the Chief Executive Officer of the City, who shall be appointed and serve in accordance with Act Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the City Council.

2.24.070 Powers of Authority. Except as specifically otherwise provided in this ordinance, the Authority shall have all powers provided by law subject to the limitations imposed by and herein.

2.24.080 Fiscal Year; Budget.

(A) The fiscal year of the Authority shall begin on July 1<sup>st</sup> of each year and end on June 30<sup>th</sup> of the following year, or such other fiscal year as may hereafter be adopted by the City Council.

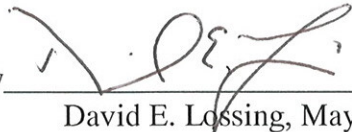
(B) The Board shall prepare annually a budget and shall submit it to the City Council for approval. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.


(C) The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City and copies of the audit report shall be filed with the City Council.

Section 2. This ordinance shall be in full force and effect on the 28th day of February, 2008.

I hereby certify that the above entitled Ordinance was adopted by the City of Linden at a regular session of the City Council held on the 11th day of February, 2008.

THE CITY OF LINDEN:

By  \_\_\_\_\_  
David E. Lossing, Mayor

By  \_\_\_\_\_  
Martha Donnelly, City Clerk

## Exhibit A

### ADD LEGAL DESCRIPTION

#### **City of Linden DDA Boundary Description:**

Part of Sections 19, 20, 29 and 30 of Township 5 North, Range 6 East, City of Linden, City of Linden Genesee County, Michigan. More particularly described as beginning at a point on the section line common to sections 19 and 20, said point being 220.36 feet Northerly from the section corner common to sections 19, 20, 29 and 30, said point also being the Southeasterly most corner of Lot 18 of the plat of Hyatt's Acres, as recorded; thence continuing along said section line, 194.06 feet; thence N89°18'36"E, 863.78 feet to the Westerly line of the Assessor's Plat of the Village of Linden as recorded; thence N00°37'40"W, along said Westerly line, 209.19 feet to the Northwest corner of Lot 4 of said plat; thence S89°42'58"E, along the North line of said Lot 4, 148.5 feet; thence N00°41'31"E, 97.7 feet; thence N89°37'46"E, 283.84 feet to a point on the West line of Bridge Street; thence Southeasterly to the Southwest corner of Lot 64 of the plat of the Village of Linden as recorded in Volume 3 of Deeds on Page 56; thence Southerly, along the Easterly line of Bridge Street to a point on the section line common to section 20 and 29, said point being West, 1334.03 feet from the ¼ section corner common to section 20 and 29; thence S00°00'27"E, 200 feet; thence S88°46'E, parallel with said section line, 549.56 feet; thence N00°00'17"E, 200 feet to the South line of the Plat of Linden Grove No. 2 as recorded; thence Westerly along said South line to Southwesterly corner of Lot 51 of said plat; thence Northwesterly to Southwest corner of Lot 29 of said plat and the Northerly line of Lindenwood Drive; thence Easterly along said North line and Northerly along the West line of Main Street as platted in said plat of Linden Grove No. 2, to the Southeast corner of Lot 5, Block 1 of the plat of the Village of Linden as recorded in Volume 3 of Deeds on Page 56 and the North line of Hickory Street; thence Easterly along said North line of Hickory Street to the Southeast corner of Lot 15, Block 2 of the plat of the Village of Linden; thence Northerly along the East line of said Lot 15 to the Southeast corner of Lot 94, Block 13 of the plat of the Village of Linden and the North line of Broad Street; thence Easterly along said North line of Broad Street to the Southeast corner of Lot 92, Block 13 of the plat of the Village of Linden, said point also being the Southeast corner of said Block 13; thence Northerly, along the East line of said Lot 92 to the Northeast corner of said Lot 92; thence Westerly, along the North line of said Lot 92, 32 feet; thence S52°27'32"E, 38.29 feet; thence S00°52'09"E, 72.33; thence N80°00'44"E, 4.05 to a point on the West line of Lot 91, Block 13 of the plat of the Village of Linden; thence Northerly to the Northwest corner of said Lot 91; thence Northerly to a point on the South line of Lot 134, Block 19 of the plat of the Village of Linden, which is 6.5 feet Westerly of the Southeast corner of said Lot 134; thence Northerly to a point on the North line of said Lot 134 which is 6.5 feet Westerly of the Northeast corner of said Lot 134; thence Westerly to the Northwest corner of Lot 124, Block 18, of the plat of the Village of Linden; thence Southerly, along the West line of said Lot 124, 34 feet; thence Easterly 4 feet; thence Southerly 98 feet to the South line of said Lot 124; thence Westerly to the Southwest corner of Lot 126, Block 18 of the plat of the Village of Linden; thence Southwesterly to the Southeast corner of Lot 40 of the Assessor's Plat of the Village of Linden; thence Westerly to the Southwest corner of said Lot 40 and the Westerly line of said Assessor's Plat; thence Northerly along said Westerly line to a point which is 246.50 feet South of the Southeast corner of Lot 17 of Sleeman Plat as recorded; thence West 837 feet;

thence S14°22'E, 211 feet to the centerline of the Shiawasse River; thence Southwesterly along the said centerline to a point which is N25°04'W, 544.35 feet and N36°21'W, 161.75 feet from the Southwest corner of Lot 18 of the Assessor's Plat of the Village of Linden; S68°54'W, 42 feet; thence S51°22'W, 774.25 feet; thence S51°30'43"W, 616.08 feet; thence S25°14'45"E, 415.32 feet to the Northerly line of Silver Lake Road; thence Southeasterly to the Northwest corner of Lot 1 of the plat of Hyatt's Acres; thence Southeasterly along the Westerly line of said lot to the Southwest corner of said lot; thence Northeasterly to the Southeast corner of Lot 6 of the plat of Hyatt's Acres; thence Northwesterly along the Easterly line of said lot to a point which is 290 feet South of the Northeast corner of said lot; thence Northeasterly parallel with the South line of the plat of Hyatt's Acres to a point on the Easterly line of Lot 9 of the plat of Hyatt's Acres; thence Southeasterly along the Easterly line of said lot to a point which is 310 feet South of the Northeast corner of said lot; thence Northeasterly parallel with the South line of the plat of Hyatt's Acres to a point on the Easterly line of Lot 11 of the plat of Hyatt's Acres; thence Southeasterly to the Southeast corner of said Lot 11; thence Northeasterly to the Southeast corner of Lot 18 of the plat of Hyatt's Acres and the point of beginning.

**This Description is based on tax records provided by the City of Linden. No survey was performed for the development of this description.**