

MENDON DDA STREETSCAPE MASTER PLAN



FEBRUARY 2026

PROJECT PARTNERS

DOWNTOWN DEVELOPMENT AUTHORITY

Pete Baum, Chairman
Cindy Campbell, Vice Chair
Susie Ettinger, Trustee
David Grimm, Trustee
Doreen Tobin, Trustee
Julia Terry, Trustee
Brooks Gregory, Trustee
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CONSULTANTS



O'Boyle, Cowell, Blalock and Associates, Inc.



McKenna

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EXECUTIVE SUMMARY

Based on information and preferences obtained through meetings with the DDA and the Village of Mendon, multiple public input sessions with residents and stakeholders, and research conducted by the OCBA/Mckenna team, the overall concept for the Village of Mendon DDA Streetscape Master Plan recommends a combination of elements intended to encourage pedestrian activity, revitalize the downtown, and enhance public spaces.

DDA GOALS

With the last major improvements to the Village of Mendon occurring in 2000, the DDA is focused on updating and making improvements to the downtown area to help with economic development.

“The mission of the DDA is to foster a vibrant and sustainable downtown area. We are committed to revitalizing our downtown area, promoting economic growth and enhancing public spaces.”

“Our vision is that Mendon’s downtown becomes a thriving and dynamic community hub that accentuates its location alongside the St. Joseph River. We envision a downtown where businesses flourish, residents and visitors enjoy a high quality of life, and public spaces are accessible and welcoming to all.”

PROJECT APPROACH

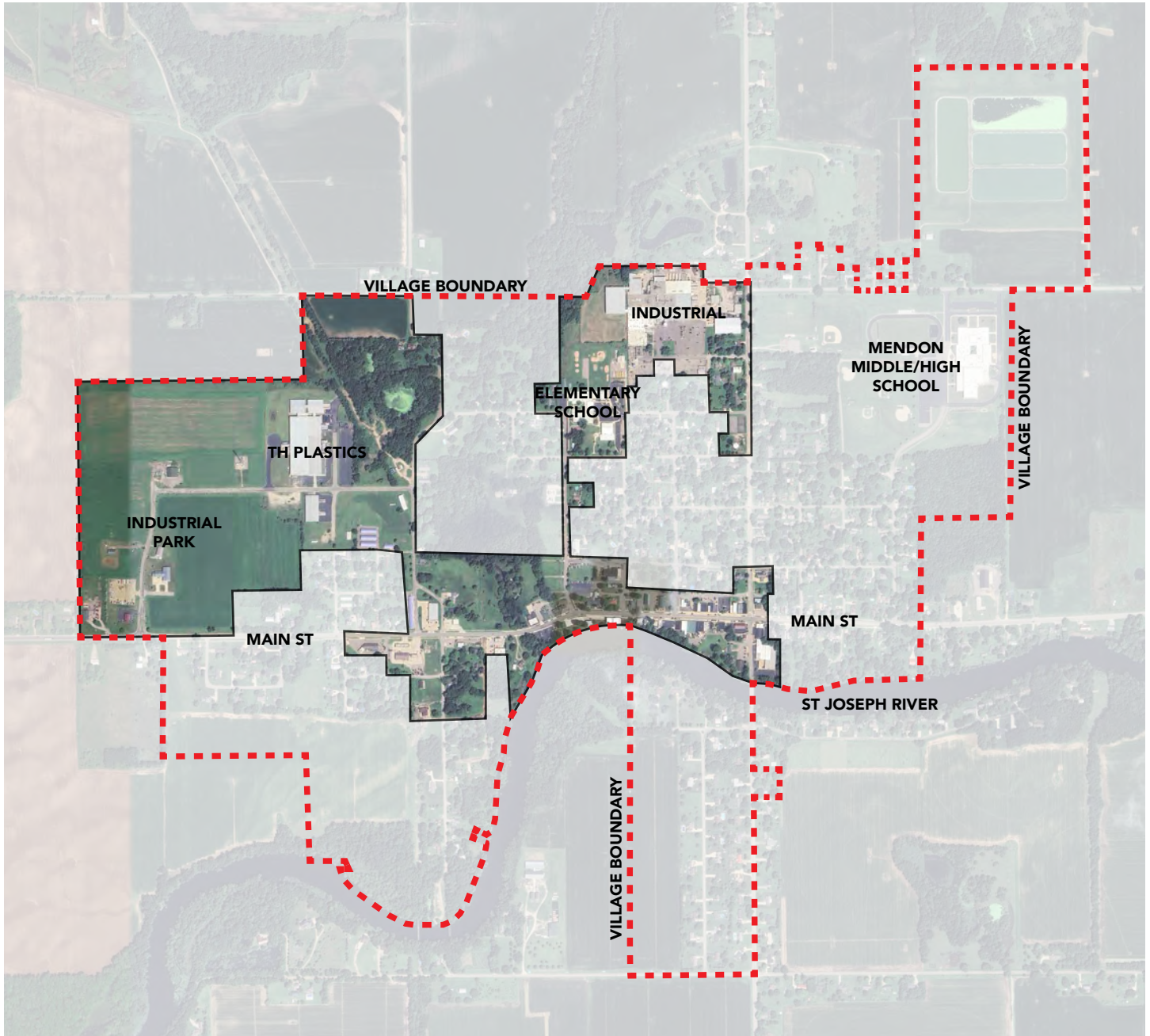
The following specific set of tasks was undertaken by the OCBA team to complete the development of the Streetscape Master Plan.

1. The OCBA team met with DDA, Village staff, and business stakeholders to better understand Village goals; prepared base maps of the project area; performed background research and on-site reconnaissance.
2. The OCBA team conducted a public review meeting with vision boards and base maps for public comment. This was used to discuss and prioritize possible improvements.
3. The OCBA team prepared conceptual plans using the information gathered from initial research and the public review meeting. This conceptual plan was reviewed with the DDA to discuss further refinement.
4. The OCBA team displayed design ideas and conceptual plans and gathered feedback from the public at two different community events.
5. Based on input received at all public events and review meetings, the OCBA team combined preferred elements into a single overall preliminary master plan that reflects the goals of the DDA and business stakeholders. The OCBA team developed a preliminary opinion of probable costs based on this level of detail. This plan respects the existing and potential future zoning ordinances that will be developed and revised over time. The OCBA team and DDA met as necessary to review and discuss outstanding issues that needed to be resolved.
6. The final master plan and cost opinion were presented to the DDA and business stakeholders for incorporation into Village documentation.

PROJECT AREA MAP

The Downtown Development Authority has jurisdiction over an area within the Village of Mendon, including Main Street, Reed Riverside Park, Mendon Elementary School, and industrial and residential properties.

Sidewalks are present only along Main Street. There are no stop signs or traffic signals along Main Street, and no wayfinding system in the area. Industrial areas are on the west and north ends of the DDA boundary, and schools connect the industrial areas with the Main Street corridor that includes residential and commercial properties. The streetscapes may contain minimal amenities and features such as trees, landscaping, benches, planters, and trash receptacles, but there is no common design language or material palette.



OBSERVATIONS

The following observations within key areas of the Village DDA are derived from discussions with the DDA, site visits by the consultant team, and background research.

INDUSTRIAL PARK: OBSERVATIONS

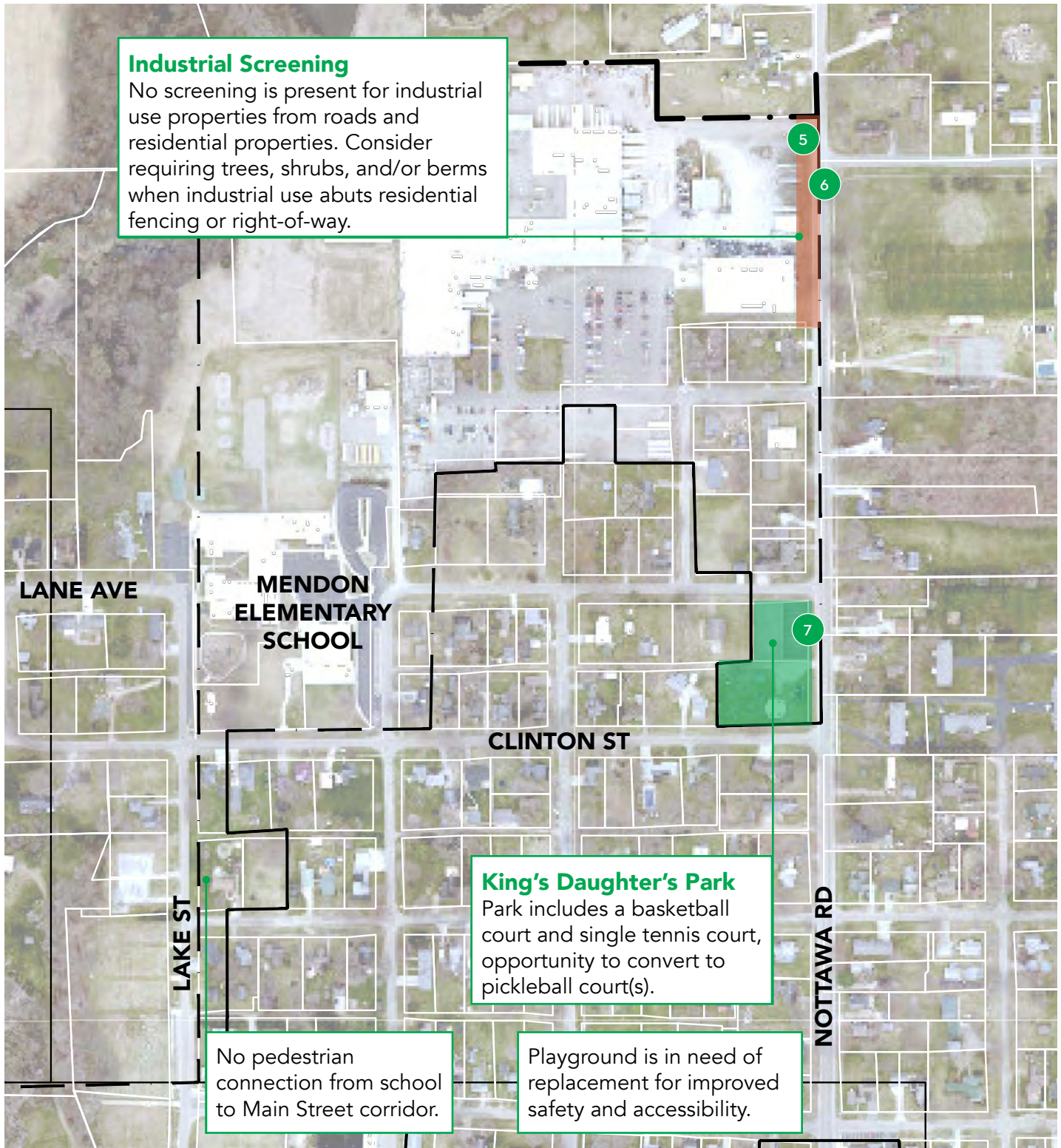
The Industrial Park includes Avery St and Mendon Parkway with all businesses and facilities. Primary concerns include screening of facilities from adjacent roadways and residential properties and improving the aesthetics within the industrial park along the streetscapes.



X = Photo Key #

DDA NORTH: OBSERVATIONS

The northern area of the DDA includes Mendon Elementary School, King's Daughter's Park (also known as Water Tower Park), a large industrial facility, and several residential properties. Primary concerns are screening of industrial facilities from roadways and residences, connections between parks, schools, and downtown, and aesthetics of streetscapes.



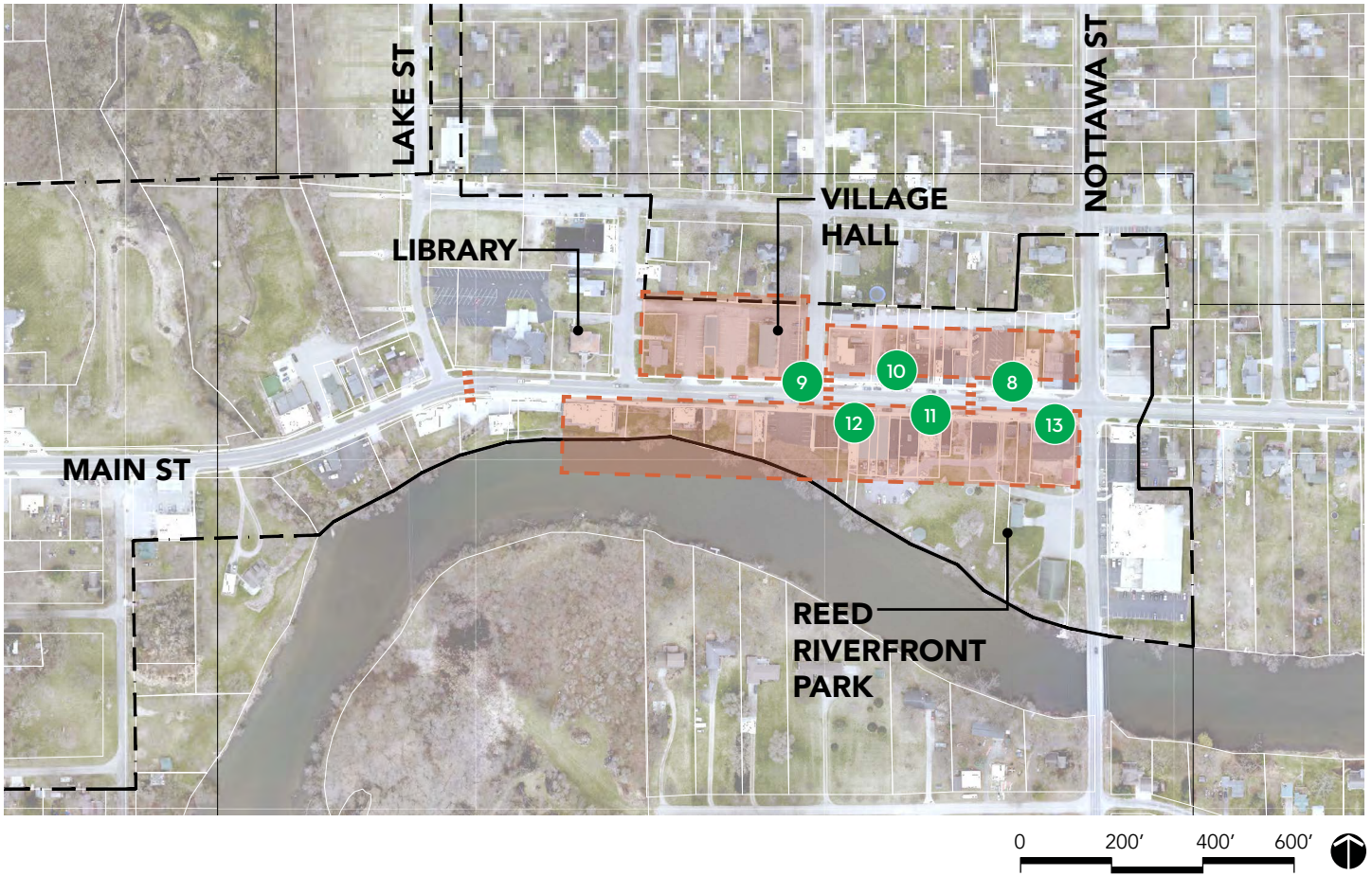
EXISTING STREETScape PHOTOS

Photos from 9/15/25 site visit.



google streetview

MAIN STREET CORRIDOR: OBSERVATIONS



Downtown Fringe:

Businesses and public spaces at the downtown fringe should be included in improvement recommendations to beautify the area leading into town.

Traffic and Safety:

Traffic moves quickly through downtown and is not slowed by stop signs, stop lights, or other traffic management methods. Traffic includes cars and semi-trucks. Crosswalks were included in previous MDOT renovations, but do not have Hawk signals or additional safety measures.

Landscaping and Amenities:

Landscaping along Main St includes plants in poor health and Bradford pear trees. Flowers do not have a standard layout or planter type for consistency. The street lights have aftermarket banner arms and are old. No shade is present which negatively impacts parades and Village events.

Wayfinding and Signage:

No consistent wayfinding or signage system is present. Most business signage is not readable from Main St and no signage is present on the river-facing facades.

Main Street South:

River-facing businesses lack signage, regular upkeep, and aesthetic requirements. If St. Joseph River is to become a feature, the south side needs to be cleaned up and organized with clear access points.

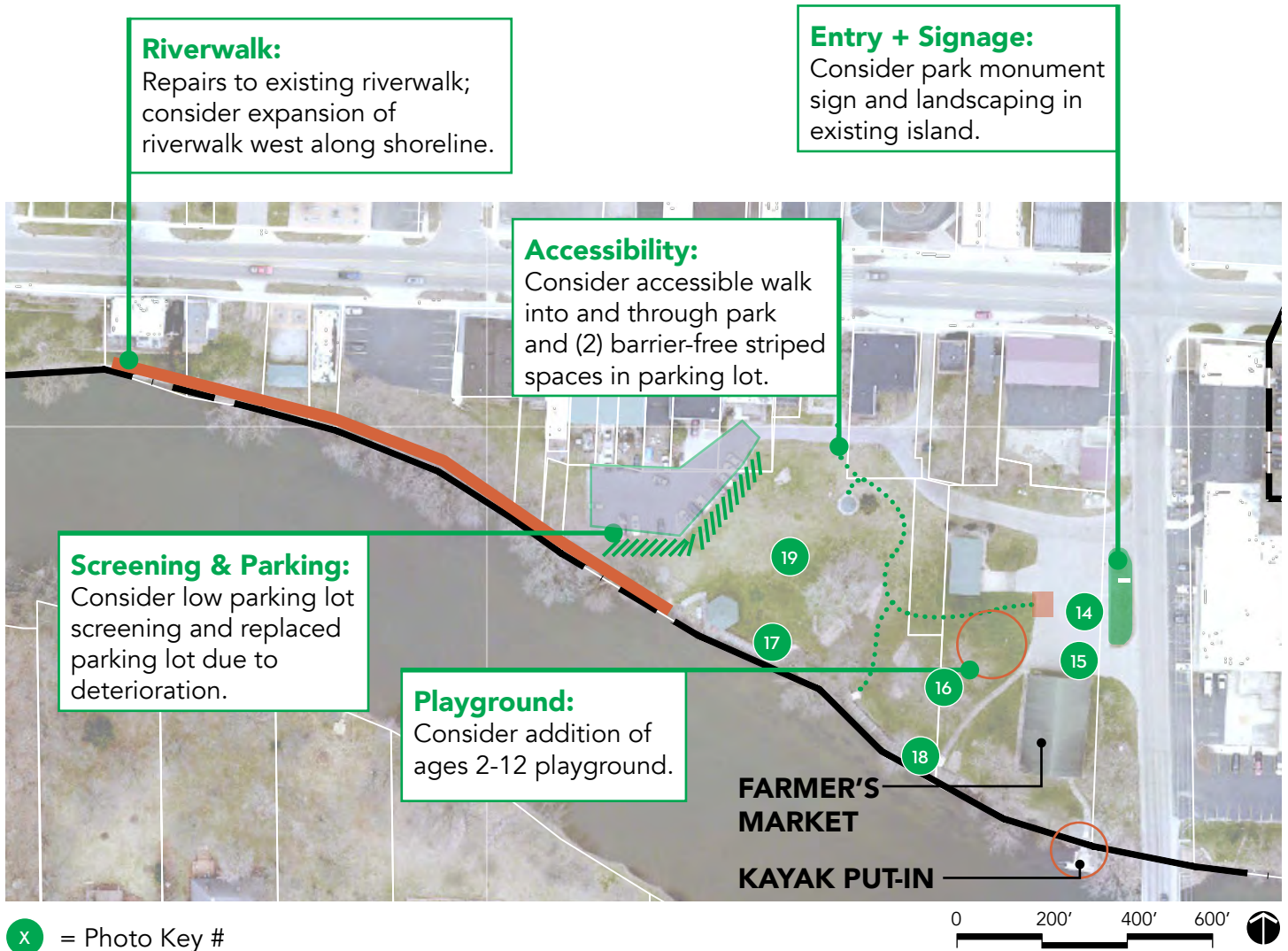
Main Street North:

Rear facades face residential properties with some parking, and are not aesthetically pleasing for visitors or residences.

X = Photo Key #

REED RIVERSIDE PARK

Primary concerns are accessibility and wayfinding into and through the site, as well as interest in extending the existing riverwalk and enhancing river-side access to businesses along Main Street.



MAIN STREET CORRIDOR: EXISTING PHOTOS

Photos from 9/15/25 site visit.



REED RIVERSIDE PARK: EXISTING PHOTOS

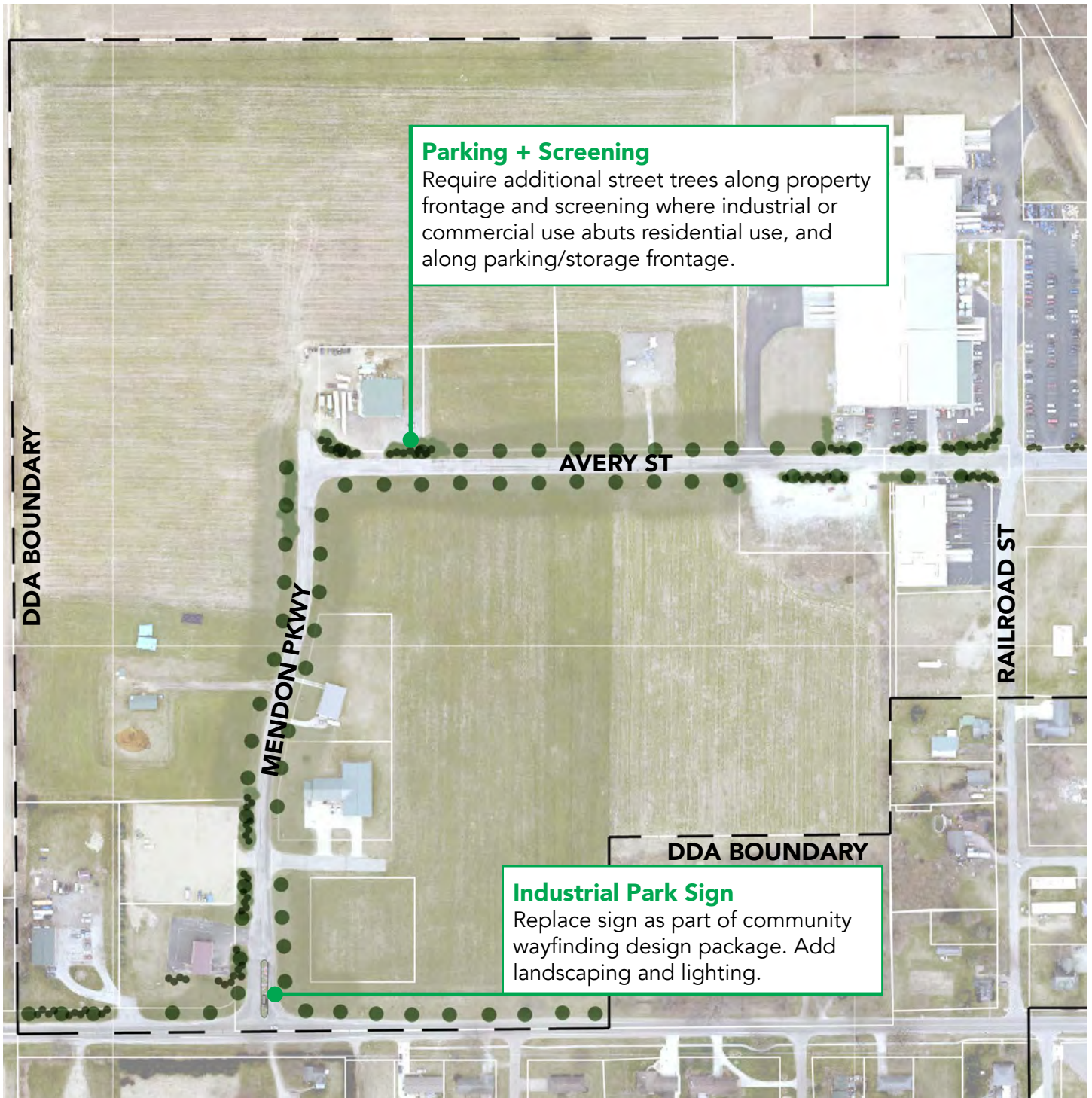
Photos from 9/15/25 site visit.



DESIGN RECOMMENDATIONS

The following describes design recommendations following site observations, Village DDA discussions, and community input. Recommendations include repairs, replacements, improvements, and long-term aspirations for a cohesive and inviting downtown. The DDA is divided into three key areas: DDA North, Industrial Park, and Main Street Corridor.

INDUSTRIAL PARK



Parking + Screening
Require additional street trees along property frontage and screening where industrial or commercial use abuts residential use, and along parking/storage frontage.

Industrial Park Sign
Replace sign as part of community wayfinding design package. Add landscaping and lighting.



NORTH DDA

North DDA is primarily residential and industrial. Beautification primarily addresses screening industrial use with landscape materials and/or fencing.



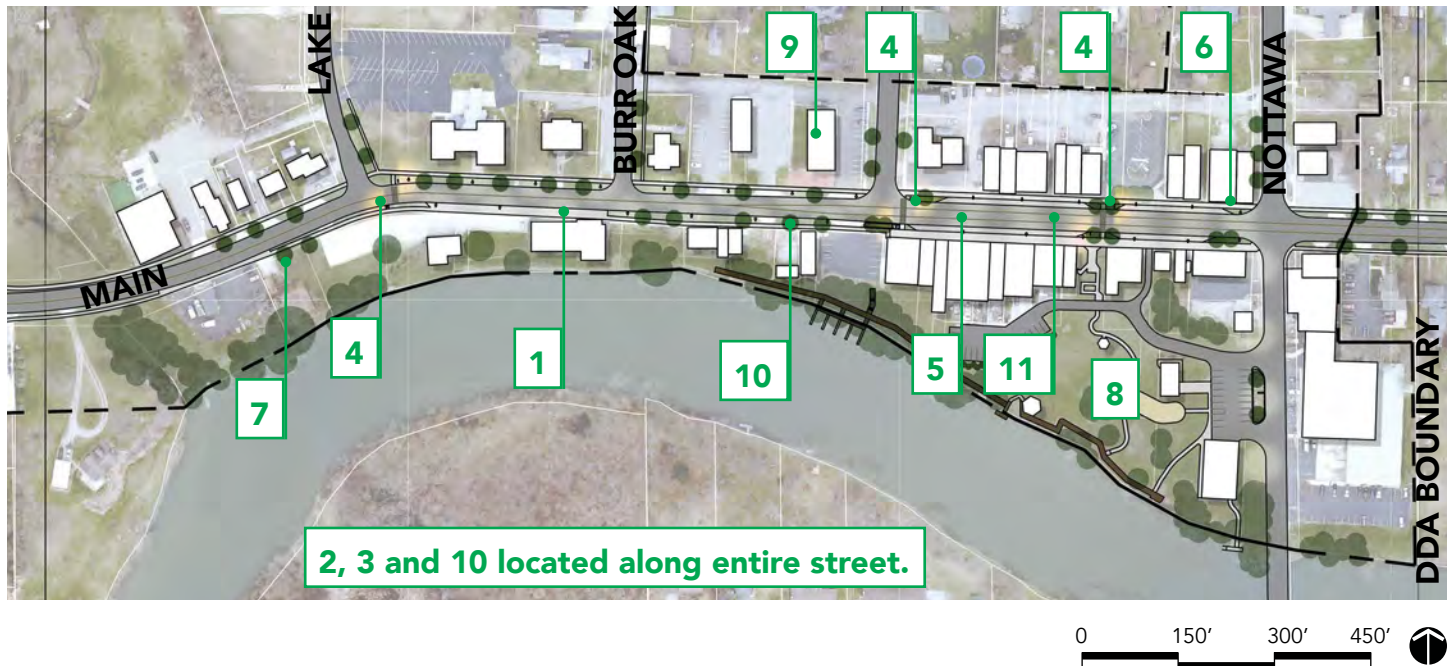
Parking + Screening
Require screening between industrial use and ROW, residential use, and educational use.

King's Daughter's Park

1. Convert existing tennis court to pickleball courts.
2. Install port-a-johns.
3. Add small splash pad.
4. Add small accessible parking lot.
5. Improve playground for accessibility and safety.

MAIN STREET CORRIDOR

The Main Street corridor is the primary thoroughfare through the Village of Mendon and is the center of community activity and St Joseph River access. The corridor includes businesses, retail, restaurants, civic buildings, park space, and residential properties. Main Street / M-60 currently includes no traffic lights or stop signs, and accommodates significant truck traffic. There is one (1) mid-block crosswalk in downtown, one (1) crosswalk at Portage Street, and one (1) crosswalk at Lake Street.

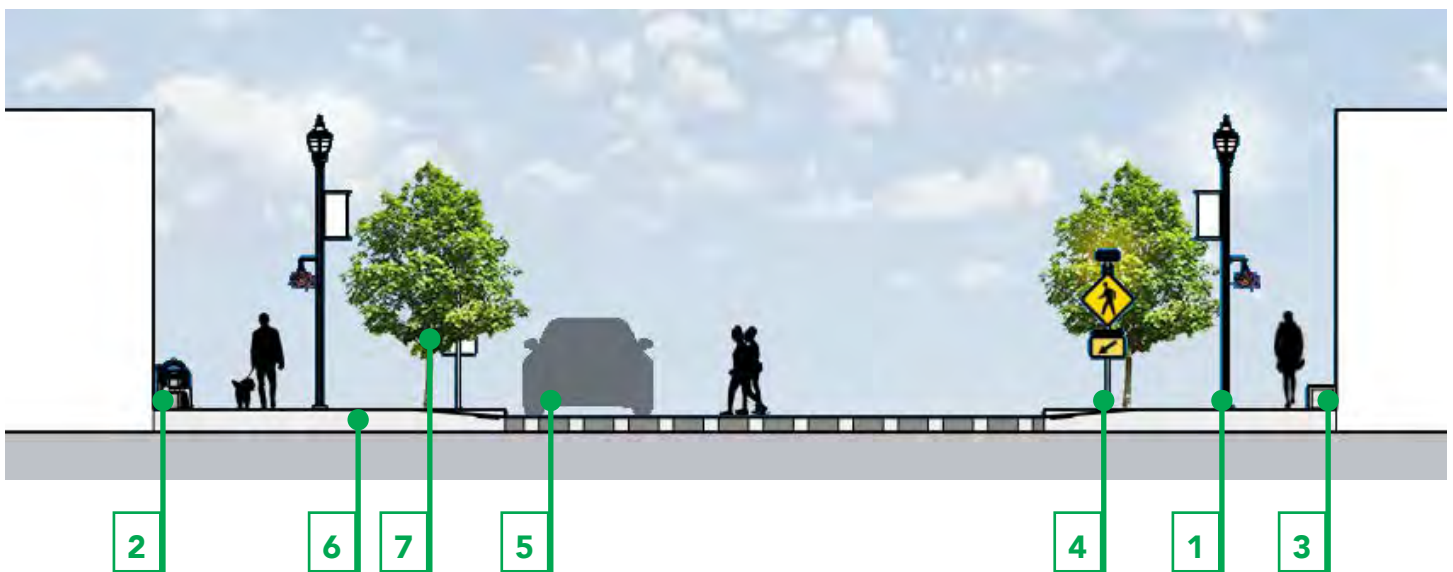
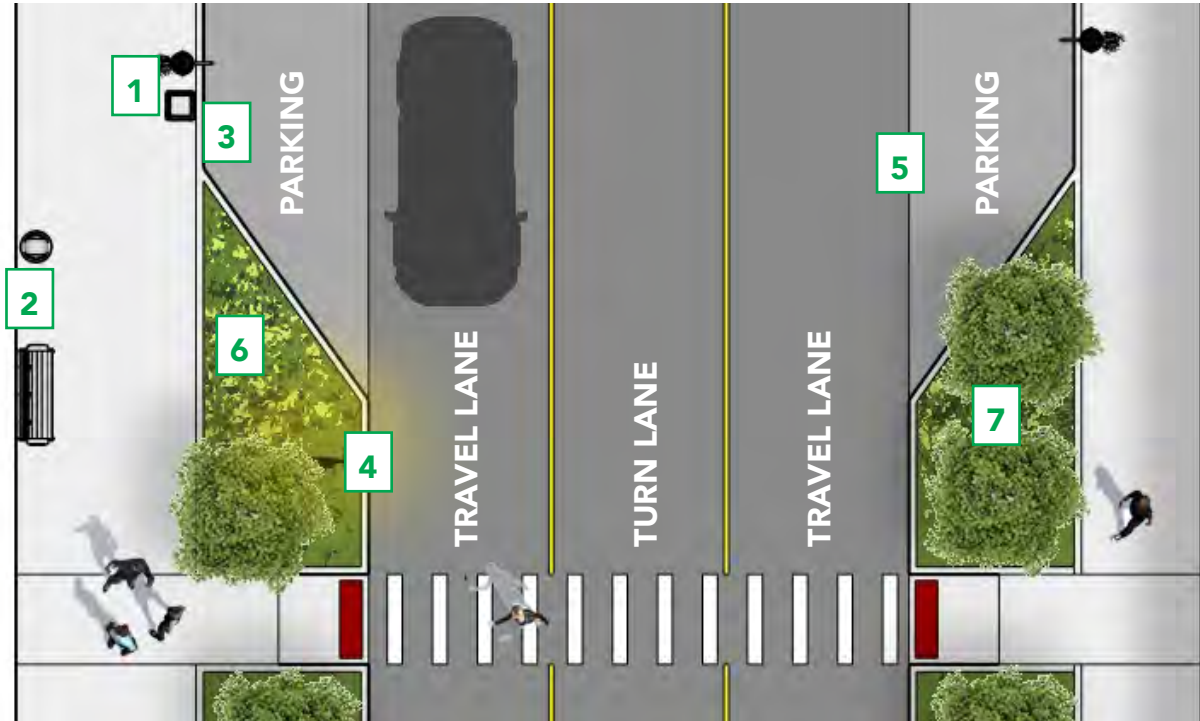


Focus Area Improvements (Lake St to Nottawa St)

- 1 New street lamps with banner arms, planter arms, and wreath hooks.
- 2 Benches, bike loops, and litter receptacles placed against the buildings or back of sidewalk with minimum 6' clear walkway.
- 3 Planter boxes along the curb or along building facade maintaining minimum 6' clear walkway.
- 4 Rectangular Rapid Flashing Beacon (RRFB) each direction at crosswalks.
- 5 Maintain existing curbs, street parking, and drive lanes.
- 6 Maintain and replace landscaping beds with recommended plant palette where feasible.
- 7 Plant street trees along Main Street per recommended plant palette.
- 8 Improvements to Reed Riverside Park
- 9 Village Hall Mural
- 10 Design and implement holiday lighting on street trees and pole wreaths.
- 11 Implement facade and signage guidelines from Burr Oak Street to Nottawa Street.

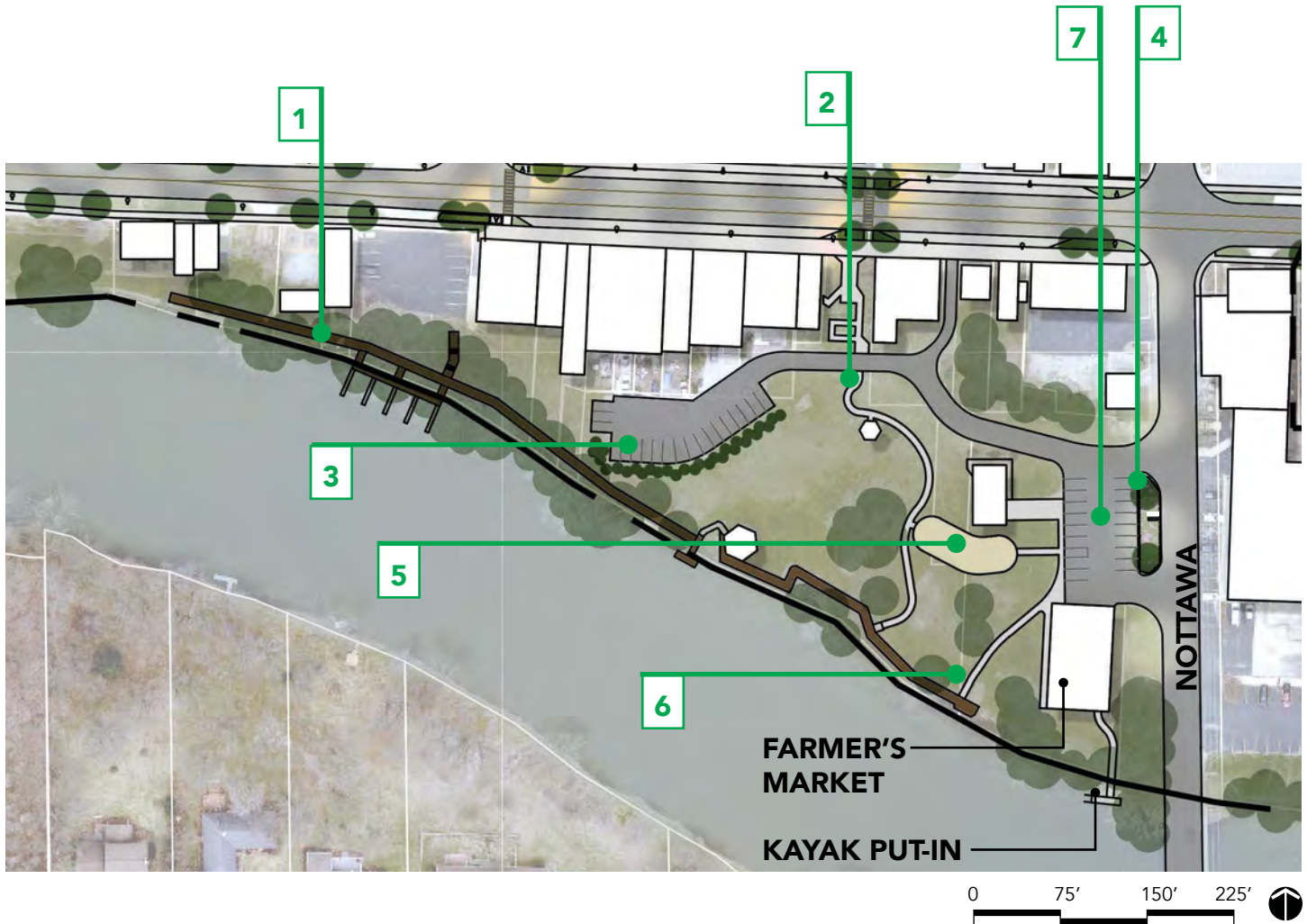
MAIN STREET CORRIDOR: TYPICAL STREET SECTION

The streetscape in the Main Street corridor could have a cohesive material, product, and color palette, which could include new street lamps with banners and hanging flowers, benches, planters, bike loops, and litter receptacles. The curb and paving extents remain as existing.



REED RIVERSIDE PARK

Reed Riverside Park is in need of accessibility upgrades and improved connections from the waterfront to the Main Street corridor. Improvements focus on the riverwalk, parking, and walk connections.



Left: playground example

- 1** Repair existing riverwalk; expand westward along shoreline with boat slips. Requires EGLE permitting.
- 2** Accessible walk to connect Main Street to riverfront and park.
- 3** Repave and reconfigure parking lot and striping, include evergreen screening along park boundary.
- 4** Park monument sign and landscaped island
- 5** Playground with swings and composite structure.
- 6** Replace walkways with accessible concrete walkways to riverwalk, Farmer's Market, and kayak put-in.
- 7** Seal and restripe parking lot to include ADA spaces.

MAIN STREET CORRIDOR: FACADE IMPROVEMENTS

Facades along the Main Street corridor are primarily brick, with several other materials, colors, and signage types. Windows and doors are not consistent and do not always provide a welcoming storefront or entry point. Signage is not visible from the road. Thorough design guidelines are recommended.

Facade improvements should consider these factors:

SCALE

Awnings, doors, windows, lighting, and other architectural elements should be human-scaled to encourage pedestrian activity.

VISIBILITY

Window and door openings facing the public right of way should allow pedestrians to see inside, welcoming visitors into each business. Storefronts should offer the largest appropriate window area.

COHESION

Colors, materials, signage, lighting, and other architectural elements should have a common language to promote cohesion within the community. This could include a shared color palette and parameters for signage.

CONSIDERATIONS

Awnings

Signage

Window Requirements

Door and Opening Requirements

Architectural Lighting



Main Street Facades

Existing signage is a mixture of wall signs, projection signs, and window graphics. Both wall and blade signs should be encouraged to promote visibility for vehicles and pedestrians. Awning signs may be beneficial.



River-Facing Facades

No signage is present at backs of businesses facing riverwalk and park. Consider requiring wall signage to indicate retail and restaurants. Ensure scale is large enough to read from the river.

MAIN STREET CORRIDOR: SIGNAGE TYPES

Clear and visible signage along the Main Street corridor enhances the business district identity, improves aesthetics and cohesion, and provides key directional information to customers. Design guidelines and ordinance amendments are recommended to include direction for design, allowed square footage, types and amount of illumination, and number of signs per property. Internally and externally lit signs are recommended for improved visibility, but flashing LEDs are discouraged.

FLAT SIGN

Flat signs provide visibility and branding on large facades and are visible from the street. The Village may consider enforcing a maximum square footage or height of letters.

BANNER SIGN

Banner signs are flexible banners protruding from the building facade and work well with narrow setbacks. The Village may consider enforcing a maximum size and number of banners.

PROJECTION

Projection signs project from the facade, perpendicular to the street, allowing visibility along the corridor and from pedestrian and vehicular perspectives. These often mark entrances to businesses.

AWNING

Awning signs are placed along awnings and are most visible from a pedestrian perspective.

WINDOW

Window graphics utilize window space at pedestrian level and may be vinyl decals, window film, static cling, or hand painted signs. Graphic style can range from artistic style to sleek and professional. The Village may consider guidelines for a minimum window transparency percentage, maximum square footage, or other requirements to maintain a clean style throughout the district.

River-facing Signage

Businesses with river-facing entrances should consider an externally lit flat sign to be visible from the river and docks.



SITE FURNISHINGS PALETTE

The selection of a family of site furnishings that convey the identity of the Village of Mendon community began early in the process. The OCBA team selected elements with distinctly different character ranging from traditional to modern for community input.

Site furnishings should not be placed directly within the pedestrian zone, but may be placed against a building facade or between the pedestrian zone and the curb.

Unless otherwise noted, recycled plastic slat colors shall be Driftwood Gray and metal frame color shall be Textured Charcoal.



PLANTERS

Beacon Hill 25 Gal. Recycled Plastic Planter
 by Anova Furnishings.
 Slat Color: Driftwood Gray
 Frame and Color: Textured Charcoal



BENCHES

Madison 6' Recycled Plastic Contour Bench
 by Anova Furnishings
 Slat Color: Driftwood Gray
 Frame Color: Textured Charcoal



LITTER RECEPTACLES

Madison 35 Gallon Recycled Plastic Trash Receptacle
 by Anova Furnishings
 Slat Color: Driftwood Gray
 Frame and Lid Color: Textured Charcoal



TABLES

Round Expanded Steel Table,
 by Anova Furnishings.
 Pedestal Surface Mount
 Tabletop + Seat Color: Pine
 Frame Color: Black

STREET LIGHTING

Town Square Caged Acorn
 by Sternberg Lighting
 Color: Black Smooth
 Pole: 1100 Tinley Park
 Double Banner Arm
 Single Hook Planter Arm
 Wreath Hooks



BIKE LOOPS

Tandem, powder coated surface mount
 by Anova Furnishings
 Color: Textured Charcoal

RECOMMENDED PLANT PALETTE

Careful consideration was given to the types of plants that would be appropriate. Trees and other landscape plantings area key component to the design and a great way to make a dramatic statement. Below are some suggested plants; all plants included on this list tolerate full sun and are salt and drought tolerant.

LEGEND

- D: suitable in the downtown Main Street corridor
- I: suitable for Industrial streetscapes and screening
- P: suitable for naturalized areas in parks

Grasses



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



Pennisetum alopecurioides
and cultivars
Fountain Grass



Panicum virgatum and cultivars
Switch Grass



Schizachyrium scoparium
Little Bluestem



Sporobolus heterolepis
Prairie Dropseed



Helictichon sempervirens
Blue Oat Grass

Perennials



Allium spp.
Ornamental Onion



Iris siberica
Siberian Iris



Liriope No-Mo
Lilyturf



Nepeta spp.
Catmint



Penstemon spp.
Beardstongue



Sisyrinchium angustifolium
'Lucerne'
Blue-Eyed Grass

RECOMMENDED PLANT PALETTE

(continued)

Shrubs



Physocarpus opulifolius
Ninebark



Hydrangea quercifolia
Oakleaf Hydrangea



Forsythia spp.
Forsythia



Syringa spp.
Lilac



Ilex verticillata
Winterberry Holly



Spiraea japonica 'Goldflame'
Goldflame Spirea



Viburnum dentatum
Arrowwood Viburnum

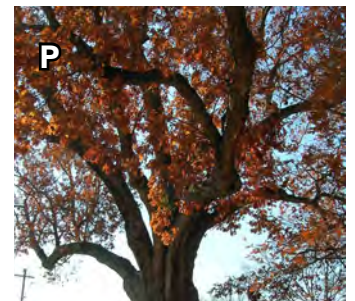


Buxus spp.
Boxwood

Trees



Acer saccharum
Sugar Maple



Quercus rubra
Red Oak



Ginkgo biloba
Ginkgo- male only



Ostrya virginiana
American Hop Hornbeam



Cercis canadensis
Eastern Redbud



Crataegus viridis 'Winter King'
Winter King Green Hawthorn
(nearly thornless)



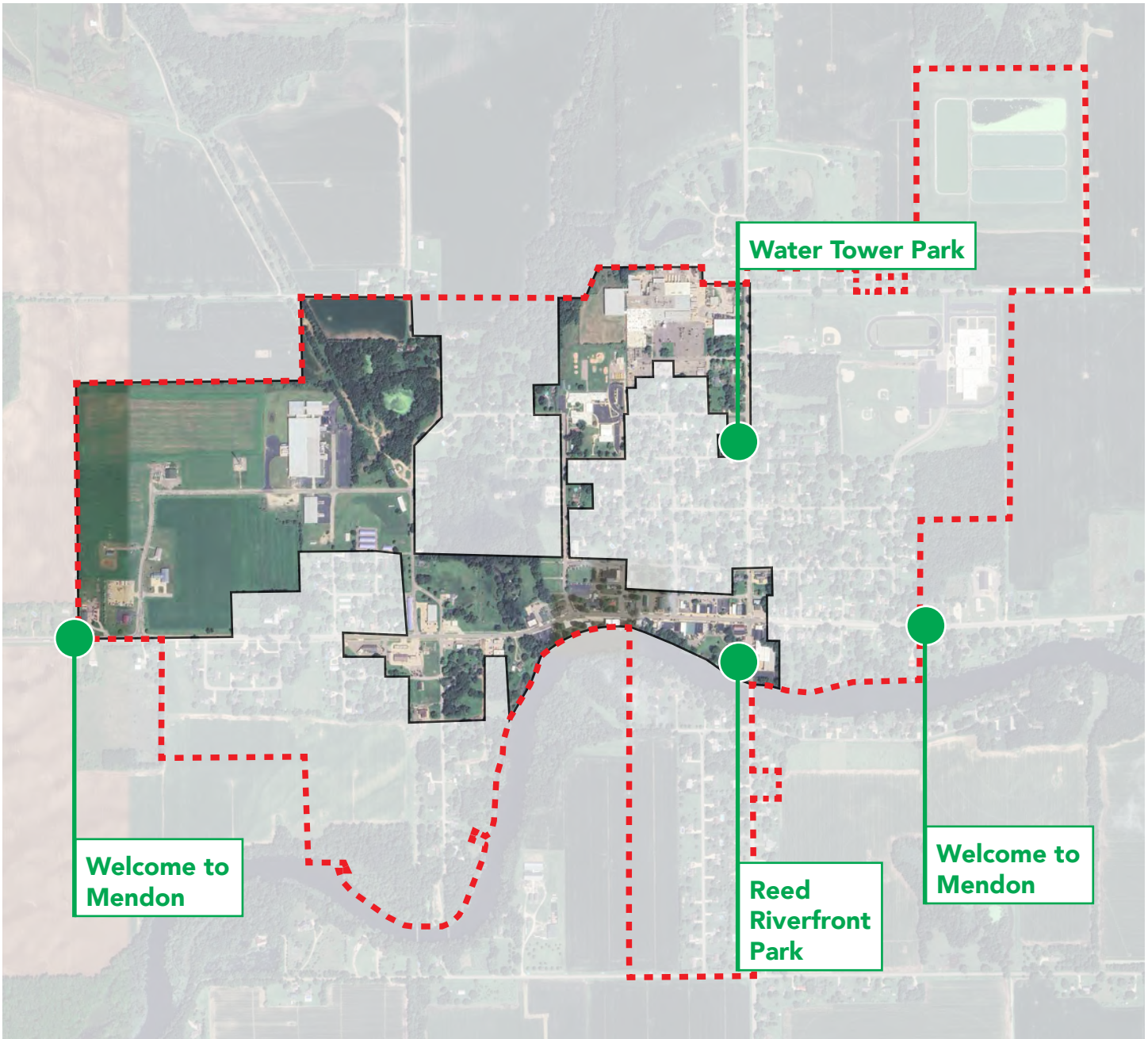
Juniperus scopulorum 'Wichita Blue'
Wichita Blue Juniper



Picea glauca 'Densata'
Black Hills Spruce

COMMUNITY WAYFINDING

Wayfinding and entry signs would signify the entrance into the Village of Mendon and the downtown area. Potential community wayfinding destinations may include: Water Tower Park, Reed Riverfront Park, and Downtown Mendon. Wayfinding should be designed as a cohesive package utilizing Mendon complementary colors and abide by MDOT regulations where applicable.



Existing welcome sign



Example welcome signs



IMPROVEMENT PROJECT SCALES

MAIN STREET CORRIDOR:

Small Scale (\$0 - \$50,000)

1. Holiday lighting
2. Village Hall mural
3. Riverside façade signage
4. Landscaping at park entrance
5. Accessibility at Farmer's Market Building
6. Port-a-johns at Water Tower Park

Medium Scale (\$50,000 - \$100,000)

1. New site furniture
2. Façade improvements
3. Village wayfinding signage
4. Welcome to Mendon signage
5. RRFB Signage for crosswalk improvements

Large Scale (\$100,000 - \$500,000)

1. Lighting Improvements, including banner arms and flower baskets
2. Reed River Park Playground
3. Parking lot improvements on north side of Reed River Park
4. Hawk signage for crosswalk improvements

Aspirational Scale (\$500,000+)

1. Reed River Park Boardwalk
2. Downtown speakers for music

INDUSTRIAL PARK AND DDA NORTH AREAS:

Small Scale (\$0 - \$25,000)

1. Industrial Park signage replacement

Medium Scale (\$25,000 - \$100,000)

1. Landscaping & Screening
2. Tenant signage

Large Scale (\$100,000+)

1. Conversion of tennis court to pickleball at Water Tower Park
2. Splash pad and access
3. Playground Renovations

PROJECT ACTION PLANS

The following describes project action plans for each project identified in the design recommendations. Plans indicate personnel needed, major tasks, necessary partners, general timeframe, priority level as identified by Mendon DDA, and which of the six community goals are achieved. These action plans provide a framework and should be evaluated at the time of each project.

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
DDA Holiday Lighting					
	1. Identify Key Areas to receive Decorations	DDA Council	Short Term		Revitalizing Downtown Area
	2. Identify Key Themes for Decorations	Village Council			Promotes Economic Growth
	3. Identify priorities for Decorations based on budget.	Arts Council			Enhances Public Spaces
	4. Work with Public Works Department on potential schedules and personnel required for yearly Decoration installation and removals.	MDOT			Creates Improvements based on Community Input
	5. Verify if MDOT has any standards on Decorations within the right-of-way	Local Businesses			Encourages Pedestrian Activity
	6. Create standards for DDA businesses in holiday decorations.				Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Village Hall Mural					
	1. Identify location of proposed mural	DDA Council	Short Term		Revitalizing Downtown Area
	2. Identify acceptable themes for mural	Village Council			Promotes Economic Growth
	3. Establish budget	Arts Council			Enhances Public Spaces
	4. Find artist through interviews or competition				Creates Improvements based on Community Input
	5. Approve mural design through committee or community review				Encourages Pedestrian Activity
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Port-a-Johns in Water Tower Park					
	1. Evaluate quantity & screening requirements	Village Council	Short Term		Revitalizing Downtown Area
	2. Enter into contract with port-a-john company for summer season				Promotes Economic Growth
	3. Public Works to install any screening requirements				Enhances Public Spaces
					Creates Improvements based on Community Input
					Encourages Pedestrian Activity
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
New DDA Main Street Site Furniture					
	1. Assess existing furniture locations and quantities	Village Council	Short Term		Revitalizing Downtown Area
	2. Talk with local businesses to evaluate if they need any furniture	DDA Council			Promotes Economic Growth
	3. Determine budget and priorities areas	Local Businesses			Enhances Public Spaces
	4. Establish community standards for site furniture				Creates Improvements based on Community Input
	5. Coordinate installation of new site furniture with Public Works Department				Encourages Pedestrian Activity
	6. Can hire design team to assist in new areas of furniture installation				Accessible Public Spaces

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Welcome to Village of Mendon sign					
	1. Evaluate parameters for signage needs	Village Council	Short Term		Revitalizing Downtown Area
	2. Interview potential signage companies for design and installation information	DDA Council			Promotes Economic Growth
	3. Determine if lighting or landscaping is needed for new signage space	Arts Council			Enhances Public Spaces
	4. Review multiple concepts from signage company	Local Businesses			Creates Improvements based on Community Input
	5. Apply for grants or obtain donations for funding				Encourages Pedestrian Activity
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Landscaping at Park Entrance					
	1. Evaluate parameters for landscaping	DDA Council	Short Term		Revitalizing Downtown Area
	2. If signage is needed, employ same signage company as Industrial Park Sign	Village Council			Promotes Economic Growth
	3. Employee either local landscaping company or use volunteers for design and installation (install after signage installation)				Enhances Public Spaces
					Creates Improvements based on Community Input
					Encourages Pedestrian Activity
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Industrial Park Signage Replacement					
	1. Evaluate parameters for signage needs	DDA Council	Short Term		Revitalizing Downtown Area
	2. Interview potential signage companies for design and installation information	Village Council			Promotes Economic Growth
	3. Determine if lighting is needed	Arts Council			Enhances Public Spaces
	4. Hire company and review multiple concepts				Creates Improvements based on Community Input
	5. Ensure sign location is outside of road right-of way				Encourages Pedestrian Activity
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Industrial Park Tenant Signage					
	1. Evaluate parameters for signage needs	DDA Council	Short term		Revitalizing Downtown Area
	2. Create standards for signage	Village Council			Promotes Economic Growth
	3. Interview potential signage companies for design and installation information	Local Businesses			Enhances Public Spaces
	4. Hire company and review multiple concepts				Creates Improvements based on Community Input
	5. Determine budget and participation in new work.				Encourages Pedestrian Activity
					Accessible Public Spaces

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Village Wayfinding Signage					
	1. Employee design team to create concepts	Village Council	Medium term		Revitalizing Downtown Area
	2. Determine sign locations and priority signage items	DDA Council			Promotes Economic Growth
	3. Determine budget and phasing	Arts Council			Enhances Public Spaces
	4. Coordinate reviews and permits with MDOT	MDOT			Creates Improvements based on Community Input
	5. Site plan review	Local Businesses			Encourages Pedestrian Activity
	6. Obtain pricing from signange companies				Accessible Public Spaces
7. Create plans for bidding and installation					

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
New Crosswalk Safety Improvements					
	1. Hire traffic engineer to evaluate existing conditions and make recommendations	Village Council	Medium Term		Revitalizing Downtown Area
	2. Coordinate meetings with MDOT for approval of proposed changes (talk potential lighting changes at same time)	DDA Council			Promotes Economic Growth
	3. Obtain additional input from community	MDOT			Enhances Public Spaces
	4. Obtain MDOT permit	Local Businesses			Creates Improvements based on Community Input
5. Traffic Engineering team to create construction documents for bidding & installation				Encourages Pedestrian Activity	
					Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Main Street Lighting Improvements					
	1. Hire design team (electrical engineer and landscape architect)	DDA Council	Medium term		Revitalizing Downtown Area
	2. Determine needs for new lighting (banner arms, flower arms, receptacles, pedestrian scale lighting, Dark Sky ratings, etc.)	Village Council			Promotes Economic Growth
	3. Determine locations and limits for new lighting	MDOT			Enhances Public Spaces
	4. Complete any site analysis requirements for MDOT permitting	Local Businesses			Creates Improvements based on Community Input
	5. Determine budget				Encourages Pedestrian Activity
	6. Apply for grants				Accessible Public Spaces
	7. Create plans for bidding and installation.				
8. Coordinate reviews and permits from MDOT					

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Reed River Park Parking Lot Improvements					
	1. Hire design team (landscape architect, civil engineer)	Village Council	Medium term		Revitalizing Downtown Area
	2. Create community input sessions to determine parameters for revisions	DDA Council			Promotes Economic Growth
	3. Determine project limits and budget	Local Businesses			Enhances Public Spaces
	4. Site plan review				Creates Improvements based on Community Input
5. Create plans for bidding & installation.				Encourages Pedestrian Activity	
					Accessible Public Spaces

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Industrial Park landscaping and signage					
	1. Hire design team	DDA Council	Short term		Revitalizing Downtown Area
	2. Determine scope and budget for community versus businesses	Village Council			Promotes Economic Growth
	3. Create input sessions with existing businesses	Local Businesses			Enhances Public Spaces
	4. Site plan review				Creates Improvements based on Community Input
	5. Create plans for bidding & installation				Encourages Pedestrian Activity Accessible Public Spaces

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Riverside Building façade signage					
	1. Hire design team (architect, landscape architect)	DDA Council	Medium term		Revitalizing Downtown Area
	2. Create façade master plan with community and stakeholder input	Village Council			Promotes Economic Growth
	3. Alter zoning as needed for recommended revisions	Arts Council			Enhances Public Spaces
	4. Determine DDA Budget and scope versus businesses budget and scope	Local Businesses			Creates Improvements based on Community Input
	5. Apply for grant dollars				Encourages Pedestrian Activity
	6. Create review body for DDA and Village				Accessible Public Spaces
	7. Determine priority areas and phasing				
8. Create plans for bidding and installation					

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Mainstreet Facade Improvements					
	1. Hire design team (architect, landscape architect)	DDA Council	Medium term		Revitalizing Downtown Area
	2. Create façade master plan with community and stakeholder input	Village Council			Promotes Economic Growth
	3. Alter zoning as needed for recommended revisions	Arts Council			Enhances Public Spaces
	4. Determine DDA budget and scope versus business budget and scope	Local Businesses			Creates Improvements based on Community Input
	5. Apply for grant dollars				Encourages Pedestrian Activity
	6. Create review body for proposed improvements				Accessible Public Spaces
	7. Determine priority areas & phasing				
8. Create plans for bidding & installation					

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Reed River Park Playground					
	1. Hire design team (landscape architect)	DDA Council	Medium Term		Revitalizing Downtown Area
	2. Create 5-Year Parks Master Plan (submitted by February 1st each year)	Village Council			Promotes Economic Growth
	3. Create conceptual plans for playground area	Parks Council			Enhances Public Spaces
	4. Community input will be needed for grants	State of Michigan Grant Coordinator			Creates Improvements based on Community Input
	5. Determine budget and phasing				Encourages Pedestrian Activity
	6. Apply for grant dollars (submitted by April 1st each year)				Accessible Public Spaces
	7. Obtain topographic survey & geotechnical soil borings				
	8. Create plans for bidding & installation or use national purchasing cooperative contract for purchase & installation				
9. Site Plan Review					

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Pickleball Court Installation at Water Tower Park					
	1. Hire design team (landscape architect)	Village Council	Long term		Revitalizing Downtown Area
	2. Create 5-Year Parks Master Plan (submitted by February 1st each year)	DDA Council			Promotes Economic Growth
	3. Create conceptual plans for pickleball court area	Parks Council			Enhances Public Spaces
	4. Community input will be needed for grants	State of Michigan Grant Coordinator			Creates Improvements based on Community Input
	5. Determine budget and phasing				Encourages Pedestrian Activity
	6. Apply for grant dollars (submitted by April 1st each year)				Accessible Public Spaces
7. Once funding is secured, construction documents for bidding should be created.					

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Splash Pad Installation at Water Tower Park					
	1. Hire design team (landscape architect)	Village Council	Long term		Revitalizing Downtown Area
	2. Create 5-Year Parks Master Plan (submitted by February 1st each year)	DDA Council			Promotes Economic Growth
	3. Create conceptual plans for splash pad area	Parks Council			Enhances Public Spaces
	4. Community input will be needed for grants	State of Michigan Grant Coordinator			Creates Improvements based on Community Input
	5. Determine budget and phasing	EGLE			Encourages Pedestrian Activity
	6. Apply for grant dollars (submitted by April 1st each year)				Accessible Public Spaces
	7. Obtain topographic survey and geotechnical soil borings.				
	8. Once funding is secured, construction documents for bidding should be created.				
9. Coordinate permit with EGLE					

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Parking and accessibility improvements at Water Tower Park					
	1. Hire design team (landscape architect)	Village Council	Long term		Revitalizing Downtown Area
	2. Create 5-Year Parks Master Plan (submitted by February 1st each year)	DDA Council			Promotes Economic Growth
	3. Create conceptual plans for parking lot & accessibility improvements	Parks Council			Enhances Public Spaces
	4. Community input will be needed for grants	State of Michigan Grant Coordinator			Creates Improvements based on Community Input
	5. Determine budget and phasing				Encourages Pedestrian Activity
	6. Apply for grant dollars (submitted by April 1st each year)				Accessible Public Spaces
	7. Obtain topographic survey & geotechnical soil borings				
	8. Once funding is secured, construction documents for bidding should be created.				
	9. Site Plan Review				

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Playground Revisions at Water Tower Park					
	1. Hire design team (landscape architect)	Village Council	Long Term		Revitalizing Downtown Area
	2. Create 5-Year Parks Master Plan (submitted by February 1st each year)	DDA Council			Promotes Economic Growth
	3. Create conceptual plans for playground improvements	Parks Council			Enhances Public Spaces
	4. Community input will be needed for grants	State of Michigan Grant Coordinator			Creates Improvements based on Community Input
	5. Determine budget and phasing				Encourages Pedestrian Activity
	6. Apply for grant dollars (submitted by April 1st each year)				Accessible Public Spaces
	7. Obtain topographic survey & geotechnical soil borings				
	8. Once funding is secured, construction documents for bidding should be created.				
	9. Site Plan Review				

Project can be done directly by Village Community	
Project should include design professionals	
Project requires additional planning and permitting	

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Reed River Park Boardwalk	1. Hire design team (Landscape Architect, Environmental Engineers, Structural Engineers, Civil Engineers)	Village Council	Long Term		Revitalizing Downtown Area
	2. Obtain topographic survey of proposed improvement area	DDA Council			Promotes Economic Growth
	3. Obtain floodplain boundary survey of proposed improvement area	EGLE			Enhances Public Spaces
	4. Obtain wetland boundary survey of proposed improvement area.				Creates Improvements based on Community Input
	5. Obtain geotechnical soil borings				Encourages Pedestrian Activity
	6. Create conceptual master plan for improvements				Accessible Public Spaces
	7. Coordinate meetings with EGLE staff				
	8. Community input will be needed for grants				
	9. Apply for funding based on conceptual cost estimates				
	10. Obtain any property acquisitions needed for proposed improvements				
	11. Design team to create construction documents for permits and bidding				
	12. Obtain EGLE permits				

Project	Tasks	Necessary Partners	Timeframe	Priority Level	Community Goals Achieved
Downtown Music System	1. Hire design team (Civil Engineer, Acoustical Engineer)	Village Council	Medium term		Revitalizing Downtown Area
	2. Identify boundaries of improvements	DDA Council			Promotes Economic Growth
	3. Public input meetings likely required for grant dollars	Arts Council			Enhances Public Spaces
	4. Apply for grants/obtain funding	Local Businesses			Creates Improvements based on Community Input
	5. Design team to create plans for bidding and construction				Encourages Pedestrian Activity
					Accessible Public Spaces

APPENDIX A MASTER PLAN COMMUNITY INPUT

COMMUNITY INPUT

PUBLIC INPUT SESSION #1

The first community input session was held in conjunction with RiverFest in Mendon on August 20, 2025. The planning consultants were present with image boards demonstrating design ideas and a questionnaire. 35 responses were gathered.

MENDON DOWNTOWN

COMMENTS/SUGGESTIONS
What do you think?

POTENTIAL PEDESTRIAN/BEAUTIFICATION PROJECTS

- MURAL ON VILLAGE HALL OR OTHER BUILDING
- ADD COLOR TO DOWNTOWN
- HANG NEW BANNERS AND FLOWER BASKETS ON LIGHT POLES
- UPDATE CROSSWALK INFRASTRUCTURE
- SEASONAL DOWNTOWN LANDSCAPING

PUBLIC INPUT SESSION #2

The second community input session was held in conjunction with Fall Fest in Mendon on October 18, 2025. The planning consultants were present with image boards demonstrating design ideas and a questionnaire. 3 questionnaire responses were gathered in addition to votes received on the boards.

COMMENTS/SUGGESTIONS
What do you think?

POTENTIAL FURNISHINGS

- FURNISHING FAMILY 1
- FURNISHING FAMILY 2
- CROSSWALK MARKINGS: CROSSWALK SIGNAL OR LANDSCAPED ISLAND
- LIGHTING UPDATES AROUND VILLAGE HALL AND DOWNTOWN

QUESTIONNAIRE

What type of street furniture would you like to see in the downtown area?

What are your thoughts on the proposed street furniture options?

What are your thoughts on the proposed street furniture options?

What are your thoughts on the proposed street furniture options?

PUBLIC INPUT SESSION #3

The third community input session was held in conjunction with the Mendon High School Basketball Games in Mendon on January 9, 2026. The planning consultants were present with image boards demonstrating the design report.

COMMENTS/SUGGESTIONS
What do you think?

THE DRAFT PLAN: DDA OVERALL

THE DRAFT PLAN: MAIN STREET CORRIDOR

QUESTIONNAIRE

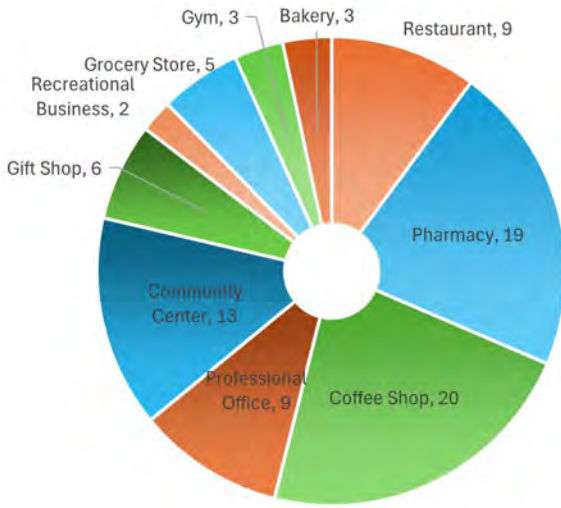
What are your thoughts on the proposed street furniture options?

What are your thoughts on the proposed street furniture options?

What are your thoughts on the proposed street furniture options?

SESSION #1 SURVEY RESULTS

What types of new businesses would you like to see in Downtown Mendon?



Others:
 Pizza/Taco/Fast Food, Playground, Urgent Care, Dry Cleaning, Fun Center, Auto Parts Store, Florist, Daycare, Housing or Apartments

What do we need more of in Downtown Mendon?



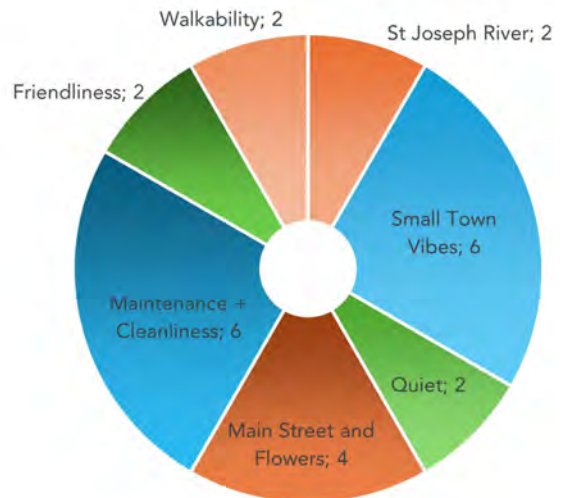
Others:
 Art, Improved Farmer's Market, Parks and Outdoor Gathering, Pickleball, Flowers, Seasonal Events, Improved Walking Paths

What types of events would you enjoy attending in Downtown Mendon?



Others:
 Dog Park, Sidewalk Sales, Game Night, Canoe/Kayak Access, Arts & Craft Show

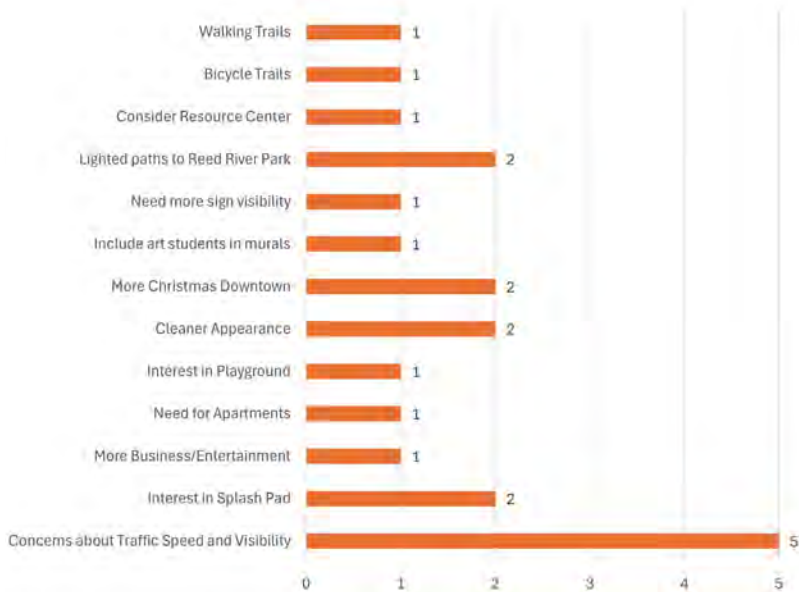
What do you like most about Downtown Mendon?



Others:
 Diversity of Business, MHS Pride, History, Parking, Activities and Events, Landscaping, Safety, Restaurants

SESSION #1 SURVEY RESULTS

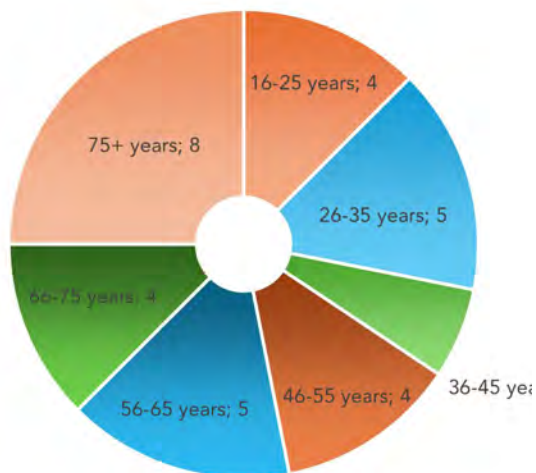
What other thoughts would you like to share?



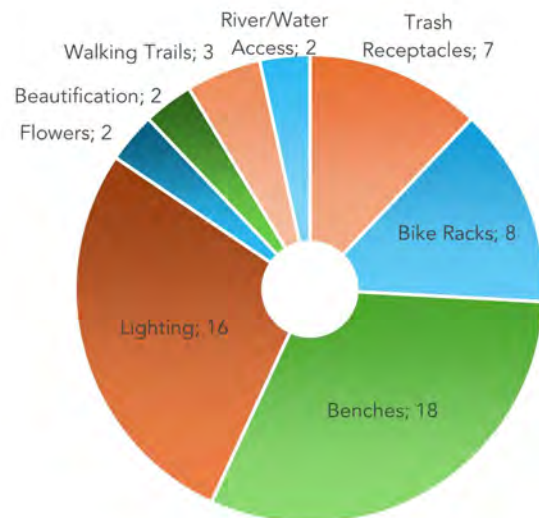
What is your association with the Village of Mendon?



How old are you?



Do you have any suggestions on where we should focus our downtown placemaking and beautification efforts?



SESSION #1 SURVEY RESULTS

POTENTIAL PEDESTRIAN/BEAUTIFICATION PROJECTS

MURAL ON VILLAGE HALL OR OTHER BUILDING 1

HANG NEW BANNERS AND FLOWER BASKETS ON LIGHT POLES 2

ADD COLOR TO DOWNTOWN 4

UPDATE CROSSWALK INFRASTRUCTURE 0

SEASONAL DOWNTOWN LANDSCAPING 2

- Comments/Suggestions:
- Speaker system in multiple locations throughout downtown.
 - Subdivision: need more housing stock
 - Wayfinding signs
 - Steps/ramps on back side of boardwalk
 - Pontoon rides at Fall Festival
 - Guardrail on back side of boardwalk

x = Number of votes received

POTENTIAL FURNISHINGS

TRADITIONAL 2

SEMI-TRADITIONAL 3

SEMI-MODERN 2

MODERN 3

POTENTIAL RECREATION UPDATES

ADD PLAYGROUND EQUIPMENT 4

INSTALL A FOUNTAIN OR SPLASH PAD 7

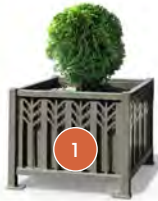
CREATE AND CONNECT LINEAR PATHWAY 0

OUTDOOR GAMES 0, 2, 1

POTENTIAL FURNISHINGS



FURNISHING FAMILY 1 1



FURNISHING FAMILY 2



CROSSWALK MARKINGS: CROSSWALK SIGNAL OR LANDSCAPED ISLAND



LIGHTING UPDATES AROUND VILLAGE HALL AND DOWNTOWN

Furnishings Comments/Suggestions:

- Planters with Wood Slats
- Bench with Wood Slats
- Lighting should be dark sky compliant (2)

x = Number of votes received

Comments/Suggestions:

- More restaurants
- Keep the small town feel (2)
- Love the flowers downtown
- Slow traffic downtown with lower speed, signals, or islands (2)
- Need music for festivals
- Intersections are a challenge with sight lines
- Want more events like Vicksburg
- Add bathroom at the Water Tower Park

SESSION #3 INPUT RESULTS

The draft plan was condensed into two boards for presentation and open comment, with the following comments received:

- Landscaping and screening at the industrial areas is very much needed.
- Slow down traffic on Main Street
- Need crosswalk by Smokehouse
- Volleyball courts
- Coffee shop
- Park improvements (west of Village) - former landfill, not a park
- Eliminate parallel parking at Nottawa and M-60.
- Resurface parking behind buildings on north side of M-60.
- Skate park
- Dog park near water tower
- Slow traffic - include push button pedestrian lights.

THE DRAFT PLAN: DDA OVERALL



Industrial Park Improvements

- 1 Replace sign as part of community meeting design package.
- 2 Require additional street trees along property frontage and screening where industrial or commercial use abuts residential use and along parking and storage frontage.



DDA North Improvements

- 1 Require screening between industrial use and POB, residential use, and educational use.
- 2 Convert existing tennis court to public-use courts.
- 3 Install storm drains.
- 4 Add small splash pad.
- 5 Add small accessible parking lot.
- 6 Improve playground for accessibility and safety.

THE DRAFT PLAN: MAIN STREET CORRIDOR



Focus Area Improvements (Lake St to Nottawa St)

- 1 Near street frontage with fence, trees, planter boxes, and street art.
- 2 Reconfigure side lanes, and tree relocations placed against the building or back of sidewalk with minimum 8' clear roadway.
- 3 Planter boxes along the public or building facade maintaining minimum 8' clear roadway.
- 4 Reconfigure Right Turning Lane (RTL) with clearances at crosswalks.
- 5 Reconfigure existing curbs, street parking, and clear zones.
- 6 Reconfigure and replace landscaping beds with recommended plant palette along boulevards.
- 7 Plant cover trees along Main Street per recommended plant palette.
- 8 Village Hall Signage Improvements.
- 9 Village Hall Signage.
- 10 Street and landscape lighting (lighting on street trees and park benches).
- 11 Enhance signage and signage guidelines from East Oak to Nottawa.

Riverfront Park Improvements

- 12 Repair existing concrete regional connector along shoreline with fence.
- 13 Add ADA-compliant parking.
- 14 Add ADA-compliant restrooms, court, and park.
- 15 Repair and reconfigure parking lot and signage, include overnight overnight along park boundary.
- 16 Park signage and landscaping along park.
- 17 Playground with swings and composite structures.
- 18 Repair walkways with accessible concrete walkways to connect Farmer's Market, and put in.
- 19 Street and signage parking lot to include ADA access.



Typical Main Street Design and Furnishings Palette



APPENDIX B

TAX INCREMENT

FINANCING PLAN

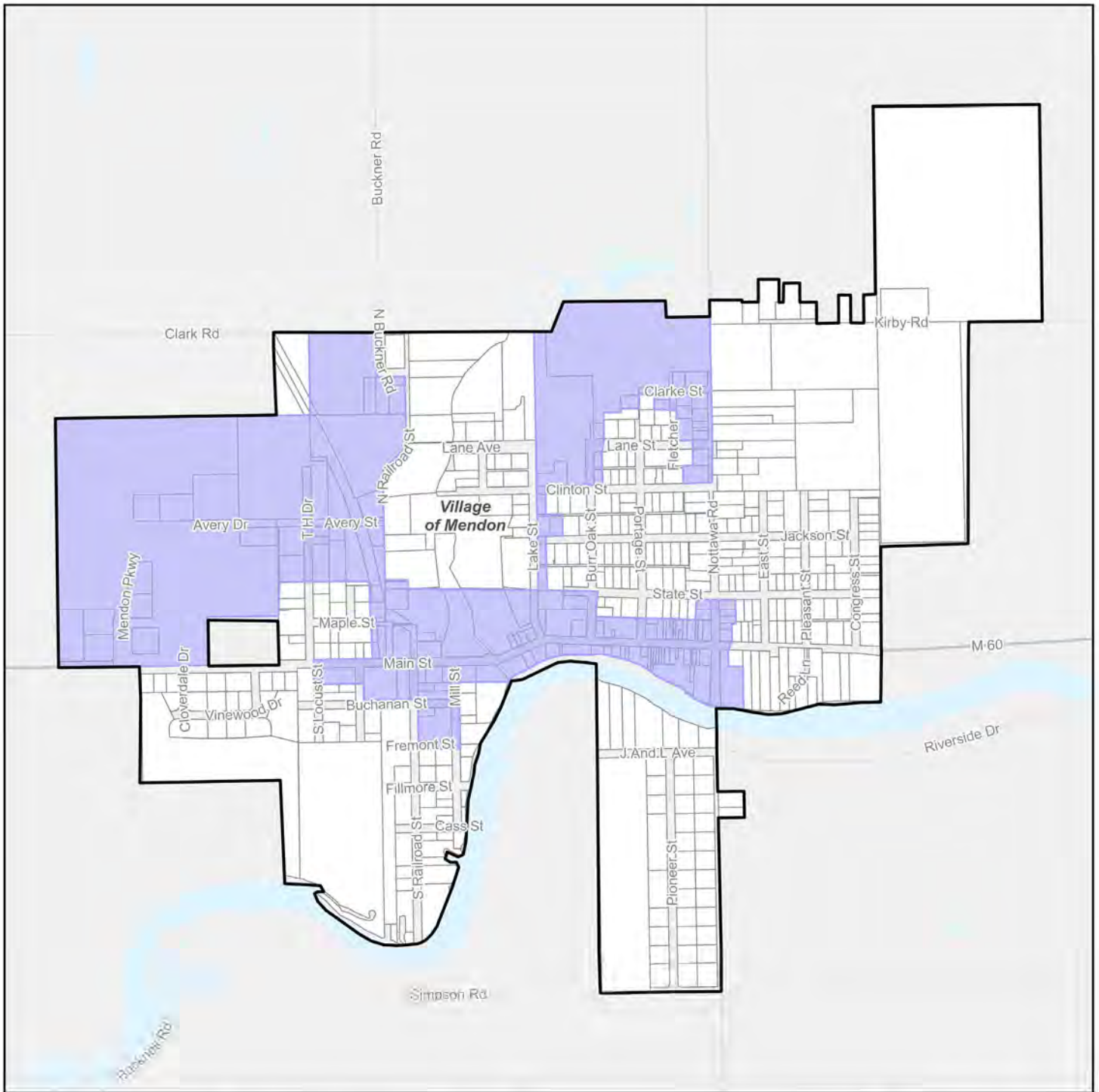
B-1: DDA BOUNDARY MAP

B-2: TAX INCREMENT FINANCING PLAN

B-3: LEGAL DESCRIPTION

B-4: PARCELS

B-5: TIF PLAN PUBLIC PARTICIPATION AND ADOPTION






DDA Boundary

Village of Mendon,
St. Joseph County, Michigan

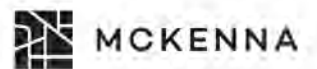
August 19, 2025

LEGEND

-  Village Boundary
-  Parcels
-  DDA Boundary



*Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: St. Joseph County 2025.
McKenna 2025.*



Introduction

The TIF Plan includes the preceding Development Plan, along with a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

The Village of Mendon DDA includes one operating TIF, which was established in 1985.

Procedures

Explanation of the Tax Increment Procedure

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

As provided in Public Act 57 of 2018, tax increment financing is a tool that can be used to assist redevelopment within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated Development Area are “captured” and utilized by the DDA to finance public improvements within that Development Area, which supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare and adopt a Development Plan and a Tax Increment Financing Plan. Both plans are submitted to the Village Council, are subject to public hearing, and the Village Council must approve the plans by ordinance. The plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA, subject to approval by Council. All amendments must follow the procedures of PA 57 of 2018.

Captured assessed value is defined in PA 57 of 2018 as the amount, in any one year, by which the current assessed value of the Development Area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the tax increment financing (TIF) plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the ordinance is adopted. Tax increment revenue is generated when the current assessed value of all properties within a Development Area in each year subsequent to the adoption of the TIF Plan, exceeds the initial assessed value of those properties.

Such funds transmitted to the DDA are termed “tax increment revenues”. Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax, local or intermediate school districts, and several other entities specifically exempted under PA 57 of 2018, upon the captured assessed value of real property in the Development Area. The DDA is eligible to collect on personal property tax increment revenue within the Development Area as well. Personal property capture is not reflected in this TIF Plan due to the rapid depreciation of personal property values and other contributing factors.

Initial Assessed Value and Applicable Millage

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The initial assessed value under this 2024 Plan is established as the total taxable value for all real property in the Development Area which is the most recent assessment roll of the Village for which equalization has been completed at the time of adoption of this Plan. The initial assessed value of the Development Area is \$2,915,400.00

The applicable tax levy for tax increment purposes in the Development Area will be the total millage levied by the eligible taxing jurisdictions. The current millage subject to capture (rates per \$1,000 of taxable value) is shown on the next page below.

The applicable millages eligible for capture for **TIF** include the following:

- » Village Operating
- » Mendon Township
- » County Operating

Table 1: Applicable Millage Summary

Taxing Jurisdiction	Projected Captured Millage Rate
Total Applicable Millage for TIF	21.8221
Village Operating	13.0322
Mendon Township	4.0578
County Operating	7.8377

Source: Village of Mendon, 2025

Duration of the Program

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

DDA Authority maintenance and administration may utilize a reasonable portion of the annual TIF revenues. Additionally, architectural and rehabilitation assistance for facades, blight improvements to commercial buildings, signs, and landscaping may be funded by a portion of annual TIF revenues.

TIF revenues may be used on an as-needed basis for development projects that cannot yet be estimated for budgeting purposes, such as parcel assemblage and the acquisition of blighted parcels. Other examples of as-needed projects include right-of-way acquisition for greenways/non-motorized improvements, marketing, public/private opportunities, or other similar projects.

Annually and in accordance with Public Act 57 of 2018, the DDA shall submit to the Village Council and the State Tax Commission a report on the status of the tax increment financing account. The report shall be published annually in the official Village newspaper, or other paper, as available.

Revenues and Impact

Estimate of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

Under this TIF Plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA. The tax increment revenues will be expended in the manner set forth in this Plan. Estimates of the projected growth in taxable value and projected captured revenue for the duration of this Plan are in Table 5. Real property assessments are included in the taxable value projections. Personal property is subject to capture by the DDA but is not included in the following TIF projections.

The projected annual growth in taxable value is estimated at the current equalized value for FY 2025-26, the Assessor's estimated taxable value for FY 2025-26, and thereafter at 1% increase per year. Over the life of this 20-year Plan, the total tax increment revenue captured is estimated at **\$2,238,137**.

The actual tax increment revenue to be transmitted to the DDA will likely vary from the estimates herein based upon the actual tax levies of the taxing jurisdictions and the actual taxable value in the Development Area over the duration of the Plan. Additional increases in the assessed valuation for the Development Area and resultant tax increment revenues may occur from new other construction, expansion, rehabilitation, appreciation of property values, or other factors. Such increases are beyond those projected in this Plan, but if increases occur, the tax increment revenues will be spent according to this Plan to accelerate the implementation of the public improvement program. It is the intention of the DDA to use the entire captured assessed value in the Development Area for the purposes defined in the Development Plan and period hereinafter set forth, and to not exclude assessed value growth in property resulting solely from inflation.

Estimated Impact on Taxing Jurisdictions

REFERENCE TO PA 157 OF 2018: SECTION 125.4214(1)

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is the taxable value upon which taxes are now levied will remain constant over the life of the Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Table 5.

It is anticipated that the public improvements proposed for the Development Area in this Plan and the private improvements they induce will provide long-term stability and growth in the Development Area and the Village as a whole. This will benefit all taxing jurisdictions. Benefits will result from increases in property values surrounding the Development Area, increased property values in the Development Area at the time the TIF Plan is completed, and from increases in property values throughout the entire community which are, to some degree dependent upon the well-being of the downtown district for stability and growth. All taxing jurisdictions will benefit substantially from a tax base that has been stabilized and enhanced as a result of the public improvement program.

Table 2: TIF#1: Future Capture Projections

Fiscal Year	Total Taxable Value	Total Captured Value	Village Operating 13.0322 mills	Mendon Township 4.0578 mills	County Operating 7.8377 mills	Total Tax Increment Revenue
1985 (base year)	\$2,915,400		0.0130322	0.004058	0.0078377	
2025	\$6,433,674	\$3,518,274				
2026	\$6,498,011	\$3,582,611	\$46,689	\$14,538	\$28,079	\$89,306
2027	\$6,562,991	\$3,647,591	\$47,536	\$14,801	\$28,589	\$90,926
2028	\$6,628,621	\$3,713,221	\$48,391	\$15,068	\$29,103	\$92,562
2029	\$6,694,907	\$3,779,507	\$49,255	\$15,336	\$29,623	\$94,214
2030	\$6,761,856	\$3,846,456	\$50,127	\$15,608	\$30,147	\$95,883
2031	\$6,829,475	\$3,914,075	\$51,009	\$15,883	\$30,677	\$97,569
2032	\$6,897,769	\$3,982,369	\$51,899	\$16,160	\$31,213	\$99,271
2033	\$6,966,747	\$4,051,347	\$52,798	\$16,440	\$31,753	\$100,991
2034	\$7,036,415	\$4,121,015	\$53,706	\$16,722	\$32,299	\$102,727
2035	\$7,106,779	\$4,191,379	\$54,623	\$17,008	\$32,851	\$104,481
2036	\$7,177,846	\$4,262,446	\$55,549	\$17,296	\$33,408	\$106,253
2037	\$7,249,625	\$4,334,225	\$56,484	\$17,587	\$33,970	\$108,042
2038	\$7,322,121	\$4,406,721	\$57,429	\$17,882	\$34,539	\$109,849
2039	\$7,395,342	\$4,479,942	\$58,383	\$18,179	\$35,112	\$111,675
2040	\$7,469,296	\$4,553,896	\$59,347	\$18,479	\$35,692	\$113,518
2041	\$7,543,989	\$4,628,589	\$60,321	\$18,782	\$36,277	\$115,380
2042	\$7,619,429	\$4,704,029	\$61,038	\$19,088	\$36,869	\$117,261
2043	\$7,695,623	\$4,780,223	\$62,297	\$19,397	\$37,466	\$119,160
2044	\$7,772,579	\$4,857,179	\$63,299	\$19,709	\$38,069	\$121,078
2045	\$7,850,305	\$4,934,905	\$64,313	\$20,025	\$38,678	\$123,016
2046	\$7,928,808	\$5,013,408	\$65,336	\$20,343	\$39,294	\$124,973
Total						\$2,238,137

Source: Village of Mendon, 2025

Footnotes to Table 4:

Tax increment projected using real property values and current millage rates.

DDA base year per Mendon DDA Development and TIF Plan.

Annual change in taxable values estimated at 1% increase per year.

Expenditure and Indebtedness

Expenditure of Tax Increment Revenues

REFERENCE TO PA 157 OF 2018: SECTION 125.4214 (1)

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the Development Area is outlined in the Development Plan. As described elsewhere, the cost estimates are approximations and very preliminary. These cost estimates are based solely upon concepts and have not been developed from construction drawings. Specific plans and refined cost estimates for the Development Area improvements will be completed upon initiation of each project.

As can be seen from the projections, the amount of TIF revenues will be very limited until such time as one or more of the larger redevelopments occur. Leveraging of funds will be very important for success. It is intended that outside grants and other sources of funding will be pursued, as permitted under PA 57 of 2018. Other private funds, in kind contributions, public-private partnerships, and non-tax increment sources will also be considered to maximize the success of this Development and TIF Plan.

Any additional tax increment revenues beyond those projected in this Plan will:

1. Be used to further the implementation of the public improvement program, projects, priorities, and objectives of this Plan,
2. Be used to expedite any debt service to the extent possible, or
3. Be returned, pro-rata, to the taxing units as provided by law.

If the tax increment revenues are less than projected, the DDA may choose to:

1. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
2. Implement public improvement projects based upon the ability to match existing funds with expenditures, while seeking out additional funding sources.
3. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

The DDA shall annually review its proposed increment expenditures and revenues to prioritize the use of any additional funds, or to reduce expenditures if necessary. Other projects that arise and are consistent with the objectives and priorities of the Plan may also be funded consistent with the financing methods described in this Plan.

Maximum Amount of Bonded Indebtedness

REFERENCE TO PA 57 OF 2018: SECTION 125.4214(1)

The DDA has no bonded indebtedness. Most of the DDA's proposed improvements are planned to be implemented on a "pay-as-you-go" basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year and held in reserve to allocate for projects. However, bonded indebtedness may be undertaken if the DDA determines, subject to Village Council approval, that it would be advantageous to complete all or portions of the improvement program.

Alternately, or in combination with bond proceeds, with the approval of Village Council, the DDA may borrow funds from other sources as permitted under PA 57 of 2018. Loans from other sources may be used, depending upon the favorability of terms, availability of other funds, and suitability for the size and type of project involved.

The maximum amount of bonded indebtedness to be incurred under this TIF Plan shall \$1.5 million dollars. Bonds issued under this TIF Plan may be issued in any form authorized under PA 57 of 2018.

APPENDIX B-3

LEGAL DESCRIPTION

Beginning at a point at the intersection of the Main Street (M-60) north right of way line and the west right of way line of the former Pennsylvania Railroad ROW, then proceed Nly to the intersection of said railroad ROW and the northern boundary of Lot 5 Blk 5 of the Goss Add to the Village of Mendon, commonly known as the south ROW of an undeveloped Beech Street, then W to the end of Beech Street (undeveloped), Then South along the rear property lines of the lots on the west side of Locust Street to a point 383.7 feet North of the South ROW of M-60, then West 567.63 feet to a point, then South 383.70 feet to the South ROW line of M-60, Then West to the West Village Limit, then N along the West Village limit line to a point 1975 feet North of the South ROW line of M-60, then East 2064.48 feet to a point south of Clark Road, then Nly to the Northern Village Limit along Clark Road, then Ely along Clark Road to the intersection with the centerline of Quarter Line Road/Buckner Road, then Sly along the centerline of Buckner Road to its intersection with the North line of State Street extended westerly, then Ely along the north boundary line of parcel number 888-037-00 to the centerline of Lake Street. Then North along said centerline to the intersection of centerline of Lane Avenue, then Wly along the centerline to the west boundary line of Lot 9, then North along said west boundary to the North boundary line of Lot 9, then East along the northern boundary to the West line of parcel number 888-070-00, then North to the Mendon Village Limit, then along the Village limit line northerly and easterly to the intersection of the centerline of Nottawa Road, the South along the centerline to the intersection of the centerline of Clinton Street, the west along the centerline to the west line of parcel number 888-090-00, the North to the north line of said parcel, then East to the East Boundary of Lot 6, the North along said east line to the centerline of Lane Avenue, then west to the intersection of the centerline of Fletcher Street, then North to the North line of Lot 15 Blk 3 of Fletchers Add, the West along the north line of Lot 15 and 26 to the west boundary of Fletchers Add., the North to the South ROW of Clarke Avenue, the west along the north boundary of parcel number 888-061-02 to its west boundary, the South along said west line to the north line of parcel number 888-060-00, then west to the west line of said parcel, then South to the north boundary of Lots 1 and 2 Blk 13, Lymans Add., the west to the centerline of Burr Oak Street, the South to the Intersection of the centerline of Clinton Street, then West to the east line of Lot 12 of Lymans Add., the South to the SE corner of Lot 12, then E along the north line of Lots 2 and 3 Blk 7, Maratette and Lymans Add to the North corner of Lot 3, the S along the east line of Lot 3 to the centerline of Jackson Street, the west to the east line of Lot 1 Blk 3 Marantette and Lymans Add, the S along the east line of Lot and the east line of Lot 12 Blk 2 to the centerline of State Street, then East to the centerline of Burr Oak Street, the South to the middle of Block 6 of Metty's Add., the east along the centerline of Blocks 6 and 7 of Metty's add to the intersection of the west line of Lot 7 extended, the North through lots 9 and 10 to the South ROW of State Street, the East along said ROW across Nottawa Road to the to the East line of Lot 5 of Nortons Add., the South along said boundary and the east boundary of Lots 4 and 3 to the middle of Lot 1 of Nortons Add. extended westerly, the South along the centerline of Blocks 1 and 2 of Nortons Add. to the South ROW of Main Street (M-60), the Ely along said ROW to the west line of parcel number 888-034-00, then South to the South line of parcel number 888-014-00, then E to the West line of parcel number 888-007-00, then South to the North bank of the St Joseph River, then Westerly along the north bank to the intersection with the centerline of Portage Creek, the NWly up the centerline 100 feet to the North Line of Lot 3, then West along said line to the intersection of the centerline of Mill Street, then South to the intersection of the centerline of Fremont Street, the west to the centerline of the Pennsylvania Railroad ROW, then Nly along said ROW to the centerline of Buchanan Street, then west to the centerline of Greenwood Street, the North the middle of Block 2 Custards Add. also known as the North line of Lots 5 and 6, then West to the centerline of Locust Street, the North across Main Street to the North ROW line of M-60, the East to the POB.

APPENDIX B-4

PARCEL LIST

The following real properties, as of June 2025, are located within the Village of Mendon DDA Development Area and are eligible for TIF capture.

75-44-040-003-00	75-44-140-005-00	75-44-150-027-00	75-44-888-072-00
75-44-040-004-00	75-44-140-005-01	75-44-150-029-00	75-44-888-074-00
75-44-040-005-00	75-44-140-007-00	75-44-150-030-00	75-44-888-077-00
75-44-050-001-00	75-44-140-008-00	75-44-150-030-10	75-44-888-078-01
75-44-070-001-00	75-44-140-011-00	75-44-150-030-20	75-44-888-078-10
75-44-070-003-00	75-44-140-012-01	75-44-160-001-00	75-44-888-078-20
75-44-070-003-01	75-44-140-017-00	75-44-160-005-00	75-44-888-088-00
75-44-070-004-00	75-44-140-018-00	75-44-160-006-00	75-44-888-088-01
75-44-070-005-00	75-44-140-019-00	75-44-160-008-00	75-44-888-090-00
75-44-070-006-00	75-44-140-020-00	75-44-160-009-00	75-44-888-092-00
75-44-070-006-00	75-44-140-022-00	75-44-180-006-00	75-44-888-102-00
75-44-070-007-00	75-44-140-023-00	75-44-180-006-20	75-44-888-102-50
75-44-070-008-00	75-44-140-024-00	75-44-180-007-00	
75-44-070-009-00	75-44-140-025-00	75-44-180-009-10	
75-44-070-013-00	75-44-140-025-10	75-44-888-034-00	
75-44-070-014-00	75-44-140-026-01	75-44-888-038-00	
75-44-070-015-00	75-44-140-029-00	75-44-888-039-00	
75-44-070-018-00	75-44-140-030-00	75-44-888-040-00	
75-44-070-018-01	75-44-140-031-00	75-44-888-041-00	
75-44-080-012-00	75-44-140-034-00	75-44-888-043-00	
75-44-080-016-01	75-44-140-034-01	75-44-888-048-00	
75-44-080-016-10	75-44-150-005-00	75-44-888-048-10	
75-44-100-007-00	75-44-150-005-10	75-44-888-048-15	
75-44-100-028-10	75-44-150-006-00	75-44-888-048-30	
75-44-110-007-00	75-44-150-006-10	75-44-888-048-35	
75-44-110-013-00	75-44-150-007-00	75-44-888-048-40	
75-44-110-040-00	75-44-150-008-00	75-44-888-048-45	
75-44-120-002-00	75-44-150-009-00	75-44-888-048-50	
75-44-120-004-00	75-44-150-011-00	75-44-888-048-55	
75-44-120-005-00	75-44-150-011-10	75-44-888-048-56	
75-44-120-006-00	75-44-150-012-01	75-44-888-048-60	
75-44-120-007-00	75-44-150-013-01	75-44-888-049-00	
75-44-120-008-00	75-44-150-014-00	75-44-888-053-00	
75-44-120-009-00	75-44-150-015-00	75-44-888-055-01	
75-44-120-010-00	75-44-150-016-00	75-44-888-057-00	
75-44-120-011-00	75-44-150-017-00	75-44-888-061-00	
75-44-120-013-00	75-44-150-018-00	75-44-888-063-00	
75-44-120-017-00	75-44-150-019-00	75-44-888-063-10	
75-44-120-018-00	75-44-150-021-00	75-44-888-064-00	
75-44-140-002-00	75-44-150-024-00	75-44-888-065-00	
75-44-140-003-00	75-44-150-026-00	75-44-888-066-00	

APPENDIX B-5

TIF PLAN PUBLIC PARTICIPATION AND ADOPTION

OCBA Landscape Architects held three (3) separate public input sessions with the Village of Mendon community. These public input sessions were designed to allow the community to share their concerns with potential issues and ideas for potential solutions. OCBA listened throughout these sessions and used display boards to record these comments and show graphic plans for the potential design solutions.

The first session was held on August 20, 2025 at the Riverfest celebration in Mendon. In addition to sharing design boards with the Mendon DDA boundary map and inspirational images showing ideas for potential improvements around the community, OCBA Landscape Architects sent out a questionnaire asking for additional feedback. Thirty-five (35) questionnaire responses were received and many community members voted on different improvement ideas.

The second session was held on October 18, 2025 at the Fall Fest celebration in Mendon. Updated design boards were displayed with next steps on selected improvement ideas. A display board with the first questionnaire's results were shown in pie-chart format so participants could see how many community members voted for proposed improvements. A second questionnaire was distributed during the session and three (3) responses were recorded, in addition to the community members' input to the design boards during the session.

The third session was held on January 9, 2026 at a Mendon High School basketball game. Updated design boards were displayed with more finalized improvement recommendations based upon community input and input gathered from DDA Council meetings. Multiple community members reviewed the boards and comments were recorded.

The public hearing for adoption by the Mendon Village Council was scheduled for April 20, 2026. The Mendon DDA Council reviewed and recommended approval of the Master Plan and TIF report on February 23, 2026. Notices were sent out starting February 24, 2026 and were posted in a minimum of twenty (20) locations around the Village.

[INSERT NOTICES AND ADOPTION HERE]

