

**ROYAL OAK
DOWNTOWN DEVELOPMENT AUTHORITY, DDA
STREETSCAPE POLICY**

Approved October 19, 2005

Whereas it is the desire of the DDA to create a policy whereby it establishes general guidelines to assist in determining when, where and how much financial assistance the DDA will provide in regards to the installation of decorative streetscapes improvements, the following policy is proposed:

This policy simply establishes the criteria upon which the DDA will consider participation in providing funding assistance towards the installation of streetscapes improvements within its boundaries, and any decision by the DDA cannot, shall not, and does not bind or commit the City of Royal Oak to any obligations.

Only those parcels located within the established Tax Increment Finance District and contribute to the tax increment revenue shall be eligible for consideration.

Streetscape Improvements shall mean and include those items identified in the Agreement for Streetscape Improvements – Public Streetscape Improvements.

The City and/or DDA shall be responsible for those items identified in the Agreement for Streetscape Improvements as the City's responsibility.

The Business/Developer shall be responsible for those items identified in the Agreement for Streetscape Improvements as the Businesses responsibility.

Businesses/Developers required to install streetscape improvements in the public right-of-way as a result of the City's site plan approval process and/or local ordinance shall be eligible to request funding assistance from the DDA for those segments where streetscape improvements do not exist. All alterations, improvements, changes and/or repairs necessary or required to an existing streetscape because of the business's/developer's project shall not be eligible for assistance from the DDA.

Any decision by the DDA not to fund or to provide partial funding for streetscape improvements does not relieve the Business/Developer from a requirement to install the streetscape improvements.

All requests must be accompanied by a breakdown of the anticipated or actual costs based upon the item and a unit cost, both for a standard

sidewalk and for the streetscape improvements. It shall be the responsibility of the business/developer applicant to prepare a breakdown of the said costs. This shall include drawings/plans that depict/illustrate the different items. The DDA's Executive Director shall submit these materials and costs to the City's Engineering Department for review and analysis.

Requests for assistance maybe submitted at anytime up to one (1) year after a Certificate of Occupancy (C of O) has been issued. If no C of O is necessary, then one (1) year from the City Engineering Department's final inspection. However in order to receive consideration, all information, data and drawings/plans must accompany the request.

All Funding approved by the DDA will be provided to the Business/Developer as a reimbursement upon communication from the City Engineering Department to the DDA's Executive Director that all required work has been completed.

Reimbursement may be based upon the following:

- DDA assistance shall not exceed the difference between installation of a standard concrete sidewalk and the streetscape improvements. The DDA reserves the right, at its sole discretion, to fund -0- % to 100 % of this difference.
- Amount of available revenue/funds in the DDA budget.