

CITY OF BATTLE CREEK
AMENDMENT TO THE TAX INCREMENT FINANCING
AND DEVELOPMENT PLAN
OF THE
BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY
2022

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Preamble

The proposed amendments to the Battle Creek Downtown Development Authority Tax Increment Financing and Development Plan are to provide for more and varied uses of tax incremental financing and to identify projects for funding. The boundaries of the downtown district remain unchanged in these amendments. A public hearing is necessary to adopt an ordinance approving the amendments to the proposed development plan.

(Language drafted in 1992, amended in 2022)

The Development Plan and Tax Increment Plan are amended as follows:

Section I. Introduction

The introduction contained in the 1979, Development Plan, and the 1987 and 1992 amendments thereto remain unchanged. This amendment to the Development Plan represents the continued rehabilitation and revitalization of the entire downtown development district started by the original ordinance and the amendments thereto.

(Language drafted in 1992, amended in 2022)

A. Purpose of the Downtown Development Authority

The purpose of the Downtown Development Authority remains unchanged.

(Language drafted in 1980, amended in 1987)

B. Creation of the Battle Creek Downtown Development Authority and Battle Creek Downtown District

The Battle Creek Downtown District remains unchanged.

(Language drafted in 1980, amended in 1987)

C. Activities of the Battle Creek Downtown Development Authority

The activities of the Battle Creek Downtown Development Authority continue to expand the renovation and revitalization of the City, and are more fully outlined in the description of DDA projects set out hereafter in Attachment F.

(Language drafted in 1980, amended in 1987, 1992 and 2022)

D. Purpose of this Tax Incremental Financing Plan for Battle Creek Downtown Development Area

The purpose of the Tax Incremental Financing Plan remains unchanged.

(Language drafted in 1980, amended in 1987)

Section II. Development Area

The development Area encompasses the entire Downtown District, and remains unchanged. A map of the Downtown District is contained in the Attachment A, and a legal description of the Downtown District and Development Area is contained in Attachment B.

(Language drafted in 1980, amended in 1987 and 2022)

Section III. Development Plan

Section 217 of the Recodified Tax Incremental Financing Act of 2018, (Act 57 of 2018 or “the Act”), Part 2 Downtown Development Authorities, requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information required by Section 217. Therefore, this Development Plan will closely follow the requirements mandated by Section 217 and each lettered paragraph will seek to supply the information required in the corresponding lettered paragraph of Section 217 (MCL 125.4217).

Section 217 (2)

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

A map of the Downtown District showing the relationship of the Development Area to highways, streets and streams is contained in the Attachment A, and a legal description of the Downtown District and Development Area is contained in Attachment B. There are no proposed changes to the boundaries of the Development Area.

(b) The location and extent of existing streets and other public facilities within the development area, shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and shall include a legal description of the development area.

Attachment A fully shows the location and extent of existing streets in the Development Area. The Development Area is primarily zoned for mixed commercial/residential and industrial use. Attachment C is a map of the Development Area showing the zoning. Attachments D and E are maps showing the location of public facilities and land use within the Development Area. Attachment D depicts streets within the Authority boundaries (streets includes street furniture and beautification, right-of-way, and utilities), parks, parking facilities, recreational facilities, waterways, bridges, lakes, ponds, canals, and access routes to any of the foregoing.

The Development Area also includes the necessary public utilities to service mixed commercial/residential and industrial uses. This Development Plan envisions no zoning changes. The Development Plan envisions the construction of facilities which are described hereinafter to be used for commercial, recreation, residential and public purposes.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

All of the proposed projects in the Development Area described in the original development plan and any amendments thereto, are replaced by the projects listed by development subareas as described in Attachment F.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for all projects in the development area are listed in Attachment F along with an estimate of the time required for completion. The dollar amounts and timeline for the projects set forth in Attachment F below are estimates and may be revised from time to time without amending the Plan.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

It is anticipated that all projects proposed by this amendment will replace all projects in the original Development Plan and any amendments thereto. The completion time for projects will depend upon the availability of funding in the year in which the project is commenced although estimated completion dates are included in Attachment F below. Specific construction timelines will be established by the DDA board, after review of projects and available funding during its annual budget setting process. Again, the dollar amounts and timeline for the projects set forth in Attachment F below are estimates only and may be revised from time to time by the DDA board without amending the Plan.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

It is anticipated that certain properties adjacent to or in nearby proximity to the channelized portion of the Kalamazoo River within the Authority boundaries, will be purchased and remain open for passive recreation use to support river naturalization.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There is no change in this element of the Development Plan.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, or utilities.

There are no zoning changes contemplated for the Development Area. Streets and utilities will be changed and as necessitated by the needs of the projects hereinafter set out. Generally, streets will be constructed, reconstructed, improved, realigned or closed to improve circulation around or access to project as set out in Attachment F.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

Projects and activities outlined in this Plan are proposed to be funded through tax increment revenues generated from within the DDA boundaries, revenues from DDA activities and properties (if any), and the proceeds of any bonds issued by the DDA or by the City on behalf of the DDA, which will be repaid with tax increment revenues. The estimated costs of the proposed projects are set out with the project descriptions in Attachment F. The dollar amounts for the projects set forth in Attachment F below are estimates and may be revised from time to time by the DDA board without amending the Plan.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

It is anticipated that certain properties will be leased, sold, or conveyed to persons, natural or corporate during the duration of the Development Plan, however no information regarding a lease, sale or conveyance is available to the authority at this time.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

There is no change in this element of the Development Plan.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

No persons residing in the development area, no individuals and no families are expected to be displaced as a result of the Development Plan.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

There is no change in this element of the Development Plan.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 42 USC 4601.

There is no change in this element of the Development Plan.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There is no plan to displace any persons by the Authority.

(p) Other material that the authority, local public agency, or governing body considers pertinent.

There is no change in this element of the Development Plan.

Section IV. Tax Increment Financing Plan for the Battle Creek Downtown Development Authority.

Section 214 (1)

A. Introduction.

This Tax Increment Financing Plan is established to make possible the financing, operation, and maintenance of the public improvements necessary or desirable for the development of the Downtown Development Area in accordance with the Development Plan for that area.

B. Detailed explanation of the tax increment procedure.

Tax increment financing, under the Recodified Tax Incremental Financing Act of 2018 (Act 57 of 2018 or “the Act”), is a funding technique which employs the increase in taxes on real and personal property within a specific development district to secure and pay the cost of public improvements or bonds issued by a municipality or downtown development authority to finance the costs of an approved development plan, to pay the downtown development authority’s costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The tax increment financing procedure as outlined in the Act requires the adoption by the City by ordinance of a development plan and a tax increment financing plan. Following the adoption of that ordinance, the City Treasurer and the County Treasurer are required by law to transmit to the Authority that portion of the tax levy of all taxing bodies paid each year of the “Captured Assessed Value,” defined in the Act as the amount in any one year by which the current assessed value of the Downtown District, including the assessed value of the property for which specific taxes are paid in lieu of property taxes, exceeds the “Initial Assessed Value” of the development district.

“Initial Assessed Value” is defined as the assessed value of all taxable property within the boundaries of the development district at the time the ordinance adopting the tax increment financing plan is approved, as shown by the most recent assessment roll of the City for which equalization has been completed at the time the ordinance is adopted; provided, however, that the Initial Assessed Value of property subject to a specific tax is equal to the quotient of the specific tax paid divided by the ad valorem millage rate.

When the Authority determines that it is necessary for the purpose of the Act, the Authority prepares and submits a tax increment financing plan to the City Commission. The plan must include a development plan as provided in Section 217 of the Act, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with Section 215 of the Act. The plan must contain a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development district is located. The plan may provide for the use of part or all of the Captured Assessed Value, but the portion intended to be used by the Authority shall be clearly stated in the plan.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 218 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. Presented in Attachment G is a schedule showing the Initial Assessed Value of all real and personal property in the Downtown District as finally equalized in 1979.

1979 State Equalized Value

Real Property (180 parcels)	\$13,874,990.00
Personal Property (273 parcels)	\$4,675,475.00
Total	\$18,550,465.00

2022 Taxable Value

Real Property (2,146 parcels)	\$140,971,999.00
Personal Property (1,476 parcels)	\$41,128,985.00
Total	\$182,100,984.00

C. Maximum amount of bonded indebtedness to be incurred, and the duration of the program.

No additional bond indebtedness is anticipated as part of this amendment.

D. Duration of the Tax Increment Financing Plan

The duration of this Tax Increment Finance Plan is twelve (12) years.

E. Compliance with Section 215 of Part 2 of Act 57 of 2018

The tax increment revenues paid to the Authority by the City and County treasurers are to be disbursed by the Authority from time to time in such manner as the Authority may deem necessary and appropriate in order to carry out the purposes of the Development Plan, to pay for projects designated in the previous plan and amendments thereto, as well as projects established and approved between Plans and for the projects set forth in this amendment to the Plan.

The Downtown Development Authority proposes to finance projects through the Tax Increment Financing Plan and other available sources of funds authorized by law, including but not limited to any available federal, state or local grants or funds. These projects will stimulate the Development Area's economy by removing substantial obstacles to development and encourage new private capital investment, thus increasing the tax base and creating additional jobs. A complete list of proposed expenditures and improvements, identified by project name and including a project description, location estimated cost and time for completion is provided below.

All of the proposed projects in the Development Area described in the original development plan and any amendments thereto, are replaced by the projects listed in this section.

F. Statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.

The overall impact of the Development Plan is anticipated to generate increased economic activity in the development area and throughout the County causing an increase in assessed values of all taxing

jurisdictions in the development area and throughout the County. A projection of the capture and taxable value using a 2% adjustment per year for the next 12 years can be found in Attachment H.

Given the future projected property value growth shown in Attachment H, along with the current millage eligible for capture, the table below details the estimated impacts for each taxing jurisdictions affected by the Development Plan.

Taxing Unit	Millage	12 year Captured Taxable Value ***	Tax Capture
City of Battle Creek Operating	8.4870	921,290,111.73	7,818,989.18
City of Battle Creek Street Maintenance	1.5000	921,290,111.73	1,381,935.17
City of Battle Creek Police & Fire Pension	5.5160	921,290,111.73	5,081,836.26
State Education Tax	6.0000	921,290,111.73	5,527,740.67
School Operating-BC, LK, PN	18.0000	921,290,111.73	16,583,222.01
Calhoun County Operating	5.3698	-	-
	44.8728		36,393,723.28

****Total of 12 years of capture value*

- G. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

The plan calls for the use of 100% of captured assess value.

- H. Does the tax incremental procedure exclude from captured assessed value growth in property value resulting solely from inflation.

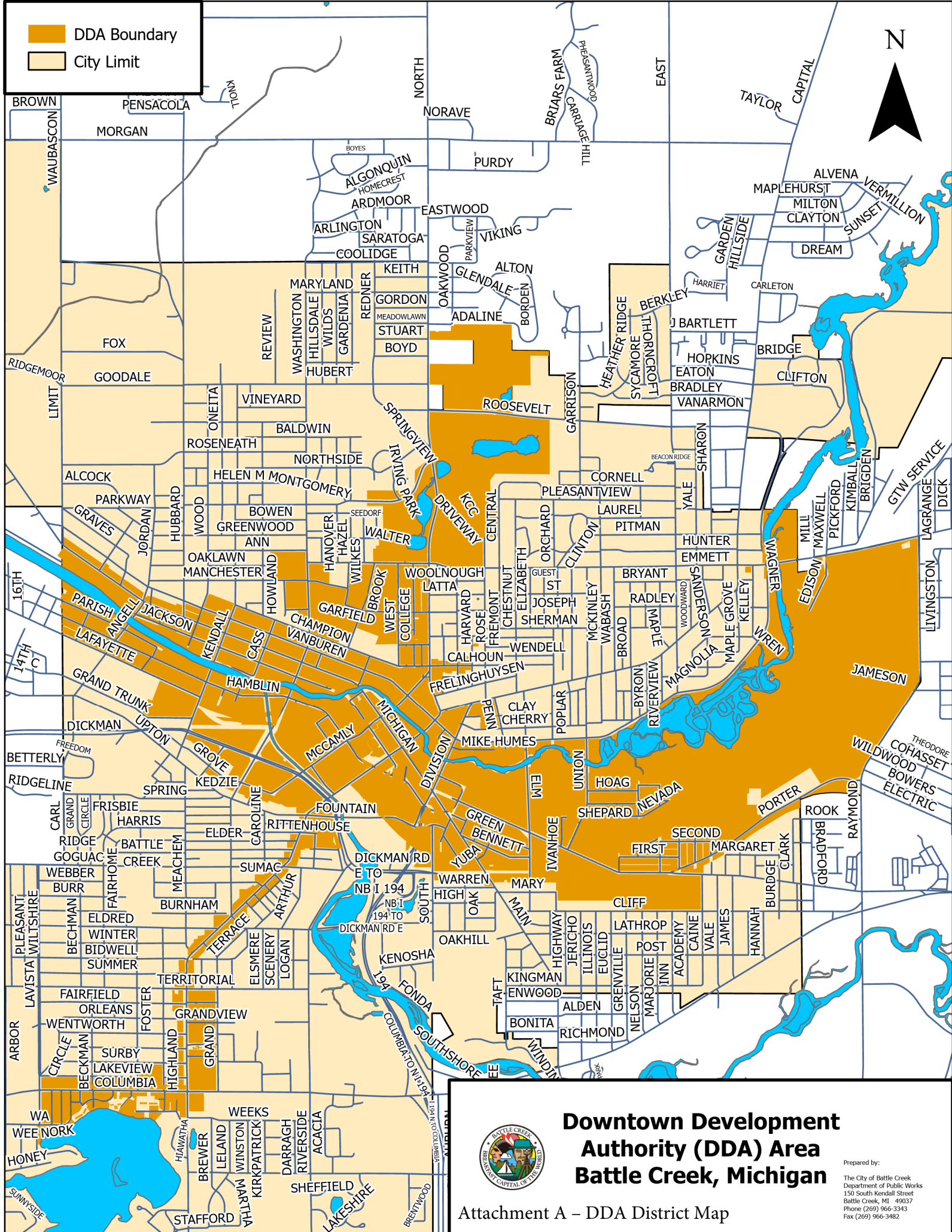
The Tax Increment Financing Plan does not call for the exclusion of captured assessed value growth in property value resulting solely from inflation.

- I. The plan for excluding growth in property value resulting solely from inflation.

Not applicable.

- DDA Boundary
- City Limit

N



Downtown Development Authority (DDA) Area Battle Creek, Michigan

Attachment A – DDA District Map

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Attachment B – DDA Legal Description

The boundaries of the downtown district are as follows:

(a) Beginning at the point of intersection of the southeasterly line of Capital Avenue N.E. and the northeasterly line of East VanBuren Street in the southwest 1/4 of Section 6, Town 2 South, Range 7 West, City of Battle Creek, Calhoun County, Michigan, and running thence southeasterly and easterly along the northerly line of VanBuren Street to the point of intersection with the west line of Union Street; thence easterly to the northeast corner of Union Street and Wagner Drive; thence easterly and northerly along the northerly and westerly lines respectively of Wagner Drive to the north line of Emmett Street; thence easterly along the north line of Emmett Street to the north and south quarter line of Section 5, Town 2 South, Range 7 West; thence south along such quarter line to the northwest corner of Lot 17 of the Supervisor's Plat of Box Company Plat Number 1 (Liber 11 of Plats, Page 1); thence easterly 150 feet along the northerly line of such Lot 17 to the northeast corner thereof; thence south 6 feet along the east line of such Lot 17 to the southeast corner thereof; thence easterly 200 feet to the southwest corner of Lot 16 of such Plat; thence north 238 feet to the north corner of such Lot 16; thence northerly 33 feet at right angles to Emmett Street, to the centerline of Emmett Street; thence easterly along the centerline of Emmett Street to the centerline of Raymond Road; thence southerly 6,057.5 feet more or less along the centerline of Raymond Road to the northerly right-of-way line of Consolidated Rail Corporation (formerly New York Central Railroad Company) as situated in and appurtenant to the annexation of lands to the City of Battle Creek by the election of April 2, 1956; thence westerly 1,347 feet more or less along such annexation line to the north and south quarter line of Section 8, Town 2 South, Range 7 West; thence south along such quarter line to the south line of such Railroad right of way; thence westerly along the southerly right of way of such Railroad as shown in Assessor's Plat of Clark's Addition (Liber 7, Page 32), Assessor's Plat of Stiles Farm (Liber 7, Page 40), Colvin's Addition (Liber 3, Page 20) and Emmett Park (Liber 1, Page 18) Plats respectively, to the east line of Lot 72 of Emmett Park; thence south along such east line of Lot 72 and the southerly prolongation thereof to the centerline of East Michigan Avenue; thence west along the center of East Michigan Avenue to the centerline of Caine Street; thence south along the center of Caine Street to the centerline of Cliff Street; thence west along the center of Cliff Street to the west line of vacated Grenville Street; thence north along the west line of vacated Grenville Street to the north line of Lot 8 of Beardsley Addition (Liber 1, Page 25) extended easterly; thence west along such line to the northwest corner of Lot 7; thence north to the northeast corner of Lot 38 of Assessor's Plat of Post's Third Addition (Liber 9A, Page 15); thence west along the north line of Lots 9 and 14 through 38, inclusive, of such plat and the westerly prolongation of such line, to the centerline of Mott Street; thence north along the center of Mott Street to the easterly extension of the south line of Lot 10 of Mott's Addition (Liber D34, Page 461); thence west along the south line of Lots 3 through 10 of Mott's addition to the southwest corner of such Lot 3, thence North 49.5 feet; thence west 57-75 feet; thence south 49.5 feet; thence westerly to the southwest corner of Lot 1 of Mott's Addition; thence southwesterly to a point on the easterly line of Main Street lying 12 feet southeasterly of the northwest corner of Lot 90 of Mott's 2nd Addition; thence northwesterly to a point on the westerly line of Main Street lying 24 feet northerly of the northeast corner of Lot 84 of Mott's 2nd Addition; thence southwesterly to a point 33 feet south of the northeast corner of Lot 30; thence west parallel with the north line of Lots 30 and 31 to the west line of Lot 31, all in Mott's 2nd Addition; thence north 33 feet to the southeast corner of Lot 26; thence west along the southerly line of Lots 2 and 17 through 26, inclusive, of Mott's 2nd Addition and extension of such line, to the centerline of South Avenue; thence north along the centerline of South Avenue to the easterly extension of the south line of Lot 85 of Coleman's Addition; thence westerly along the south line of Lots 85 and 107 of such addition to the centerline of Division Street; thence northeasterly along

the centerline to the centerline of the mainline of the Grand Trunk Western Railway; thence northwesterly along such mainline centerline to the southeasterly line of Capital Avenue S. W.; thence southwesterly along the southeasterly line of Capital Avenue S. W. to the center of Dickman Road; thence southerly along the centerline of Dickman Road to the easterly extension of the center of Bluff Street; thence westerly on the centerline of Bluff Street to the northerly extension of the westerly line of Lot 184 of the Assessor's replat of Caldwell's Addition (Liber 9A); thence southerly to the southwest corner of Lot 193 of such plat; thence west 35.3 feet along the north line of Baker Court; thence southerly along the easterly lines of Lots 177 through 180 of such plat, and the southerly extension thereof, to the center of East Goguac Street; thence west along the center of Goguac Street to the northerly extension of the east line of Lot 59 of such Assessor's Replat of Caldwell's Addition; thence south to the southeast corner of Lot 59; thence west 50.88 feet along the south line of Lots 59 and 58 of such Plat; thence southwesterly along the northwesterly line of the alley as shown in such Plat and along the southerly lines of Lots 1 and 2 of Assessor's Replat of Fountain Head Park (Liber 9A, Page 19) and the southwesterly extension thereof to the centerline of Janoah Avenue; thence northwesterly 52 feet along such centerline to the northeasterly extension of the southeasterly line of Lot 19 of such Plat; thence southwesterly along the southeasterly line of Lot 19 of such Plat to the southernmost corner of Lot 19; thence southeasterly to the southeasterly corner of Lot 20 of such Plat; thence south along the easterly lines of Lots 20 and 21 of such Plat to the southernmost corner of Lot 21; thence northwesterly to the southeasterly corner of Lot 1 of the Plat of Hall Brother's Addition (Liber 2, Page 38); thence southwesterly to the southwesterly corner of Lot 1; thence northwesterly to the southeasterly corner of Lot 2 of such Plat; thence southwesterly to the southwesterly line of E. Burnham Street; thence southeasterly along the southwesterly line of Burnham Street 16.5 feet; thence southwesterly parallel with the southeasterly line of Lot 5 of such Plat 66 feet; thence northwesterly 16.5 feet to the southerly most corner of Lot 5; thence southwesterly to the southwesterly corner of Lot 6 of such Plat; thence southeasterly to the southeasterly corner of Lot 3 of the Plat of Gray's Addition (Liber 2, Page 34); thence southwesterly to the southwesterly corner of Lot 1 of the Plat of Allen's Addition (Liber 1, Page 46); thence northwesterly to the easternmost corner of Lot 13 of the Plat of Phelp's Addition (Liber 5, Page 14); thence southwesterly along the southeasterly lines of Lots 13 through 18 inclusive of Phelp's Addition and the southwesterly prolongation thereof to the centerline of Bidwell Street; thence west along the center of Bidwell Street to the northerly extension of the east line of Lot 1 of the Plat of Spring Grove Addition (Liber 3, Page 6); thence south along the east lines of Lots 1 through 9 inclusive of such Plat and extensions thereof to the centerline of Territorial Road; thence east along such centerline of Territorial Road to the west line of Grand Boulevard; thence south along the west line of Grand Boulevard to the north line of Columbia Avenue to a point which lies 322.5 feet east of the east line of Capital Avenue S. W.; thence south 462 feet parallel with Capital Avenue S.W. to the east and west 1/4 line of Section 13, Town 2 South, Range 8 West; thence west along such 1/4 line to the center of Capital Avenue S.W.; thence south along the center of Capital Avenue S. W. being the east line of Section 14, Town 2 South, Range 8 West, to a point 132 feet south of the east 1/4 post of Section 14; thence west 165 feet; thence north 132 feet to the east and west 1/4 line of Section 14 at a point 165 feet west of such east 1/4 post thereof; thence west along such east and west 1/4 line to the northeasterly extension of the southeasterly line of Highland Avenue as shown in the Plat of Lakeview Terrace (Liber 4, Page 38); thence southwesterly along such southeasterly street line to the waters edge of Goguac Lake; thence westerly along the waters edge of Goguac Lake to the point of intersection with the north and south 1/4 line of Section 14; thence north along such line to the centerline of Wah Wee Nork Drive; thence west 228.5 feet along the center of Wah Wee Nork Drive; thence south 74.25 feet; thence east 80 feet; thence south to the waters edge of Goguac Lake; thence westerly along the waters edge of Goguac Lake to the south line of Block D of the Plat of White and Hunt's Addition (Liber 4, Page 25); thence west along the south line of Block D and westerly extension thereof to the west line of LaVista Boulevard;

thence north along such west line to the centerline of Wah Wee Nork Drive; thence east along such centerline to the southerly extension of the west line of LaVista Boulevard; thence north along such west line of LaVista Boulevard to the westerly extension of the north line of Lakeview Avenue; thence east along the north line of Lakeview Avenue to the west line of Foster Avenue, thence north along the west line of Foster Avenue to the north line of Surby Avenue; thence east along the north line of Surby Avenue to the east line of Highland Avenue; thence south along the east line of Highland Avenue to the north line of Lakeview Avenue; thence east along the north line of Lakeview Avenue to the southwest corner of Lot 192 of the Plat of Foster Park (Liber 3, Page 40); thence north along the west lines of Lots 192, 191, 162, 161, 160, 159, 130 and 129 of such Plat to the center of Iroquois Avenue; thence west 50 feet; thence north along the west lines of Lots 126 and 99 of such Plat to the center of Wentworth Avenue; thence east 50 feet; thence north along the west lines of Lots 96, 95, 66, 65, 64 and 63 of Foster Park to the southeast corner of Lot 35 of such Plat; thence west 100 feet to the southwest corner of Lot 36 of such Plat; thence north along the west lines of Lots 36, 29 and 4 of such Plat to the centerline of Territorial Road; thence east along the centerline of Territorial Road to the southerly extension of a point 4 feet east of the west line of Lot 26 of the Plat of Highland Park (Liber 3, Page 27); thence north to the north line of such Lot 26; thence east 29 feet to the southwest corner of Lot 10 of such Plat; thence north along the west line of Lot 10 to the centerline of Summer Street; thence east along the center of Summer Street to the southerly extension of the west line of Lot 29 of the Plat of Highland Park; thence north along the west line of Lots 29 through 32 of such Plat to the northwest corner of Lot 32; thence west 3 feet; thence north parallel with the east line of Lot 37 to the centerline of Bidwell Street; thence east along the center of Bidwell Street to the centerline of Meachem Avenue; thence north along the center of Meachem Avenue to the northwesterly extension of the northeasterly line of Lot 17 of Assessor's Replat of Triora Addition (Liber 8, Page 38); thence southeasterly along the northeasterly line of Lot 17 to the northwesterly corner of Lot 18 of such Plat; thence northeasterly along the northerly lines of Lots 18 through 25 inclusive of such Plat to the southeast corner of Lot 1 of such Plat; thence north along the east line of Lot 1 to the centerline of Eldred Street; thence east along the center of Eldred Street to the southerly extension of the west line of Lot 3 of Amended Plat of Rice's Addition (Liber 4, Page 21); thence north along the west lines of Lots 3 and 16 of such Plat to the centerline of Burnham Street; thence east along the center of Burnham Street to the centerline of Washington Avenue; thence north along the center of Washington Avenue to the southwesterly extension of the northwest line of Lot 2 of the Amended Plat of C. H. Mill's Addition (Liber 2, Page 8); thence northeasterly along the northwesterly lines of Lots 2, 3 and 4 of such Plat and the northwesterly line of Lot 1 of Assessor's Plat of Goguac Addition (Liber 8, Page 13) to the northernmost corner of Lot 1; thence southeasterly 12.6 feet along the northeasterly line of Lot 1; thence northerly to the northwest corner of Lot 5; thence easterly to the southeast corner of Lot 14 of Phelps-Webber Plat; thence northeasterly to the northernmost corner of Lot 6 of Goguac Addition; thence southeasterly 17 feet along the northeasterly line of Lot 6; thence northeasterly 56.5 feet parallel with the northwesterly line of Lot 7 of such Plat; thence southeasterly along the southwesterly line of Lot 12 of such Plat to the southernmost corner thereof; thence northeasterly to the northernmost corner of Lot 8 of such Plat; thence southeasterly to the westernmost corner of Lot 9 of such Plat; thence northeasterly along the northwesterly lines of Lots 9 and 10 of such Plat to the centerline of Webber Street; thence westerly along the centerline of Webber Street to the southerly extension of the westerly line of Lot 14 of Goguac Addition; thence north to the northwest corner of Lot 14; thence east parallel with Goguac Street to the southeast corner of Lot 29 of such Plat; thence northeasterly to the northernmost corner of Lot 20 of such Plat; thence southeasterly to the westernmost corner of Lot 21 of such Plat; thence northeasterly to the northernmost corner of Lot 23 of such Plat; thence northwesterly along the southwesterly line of Lot 24 of such Plat to the westernmost corner of Lot 24; thence north to the centerline of Goguac Street; thence east along the center of Goguac Street to the southerly extension of the west line of Lot 205 of

the Plat of Meachem's Addition (Liber D40, Page 001); thence north along the west line of Lot 205 to the centerline of Sumac Street; thence east 132 feet along the center of Sumac Street to the south extension of the west line of Lot 204 of such Plat; thence north along the west line of Lot 204 of such Plat to the centerline of Battle Creek Avenue; thence east 66 feet along the center of Battle Creek Avenue to the south extension of the west line of Lot 142 of such Plat; thence north along the west line of Lot 142 to the centerline of Elder Street; thence east 66 feet along the center of Elder Street to the south extension of the west line of Lot 141 of such Plat; thence north along the west lines of Lots 141 and 80 of Meachem's Addition to the centerline of Plaintain Street; thence east 198 feet along the center of Plaintain Street to the south extension of the west line of Lot G of such Plat; thence north along the west line of Lot G to the centerline of Fountain Street; thence westerly along the extended center of Fountain Street to the extended centerline of Atwood Street (now vacated) as shown in Assessor's Plat of S.M. Allen's Addition (Liber 8, Page 26); thence north along the centerline of such street to the southeast corner of Lot 18 of the Urban Renewal Replat Number 1 (Liber 16, Pages 42-44); thence westerly along the south line of Lot 18 to the westernmost corner thereof; thence northeasterly along the westerly line of Lot 18 to the northeasterly corner of Lot 17 of such Plat; thence northwesterly to the point of intersection of the north line of Grove Street and the westerly line of McCamly Street; thence northeasterly along the northwesterly line of McCamly Street to the easternmost corner of Lot 297 of A.C. Hamblin Addition; thence northwesterly along the northeasterly line of Lots 297 and 300 and through 304 of such Plat to the southerly line of Grand Trunk Western Railroad right of way; thence westerly along such right of way to the centerline of Kendall Street; thence northeasterly along such centerline to the northerly line of Consolidated Rail Corporation's Mainline right of way as shown in the Plat of A.C. Hamblin's Subdivision (Liber 1, Page 27); thence westerly along such right of way to the north and south 1/4 line of Section 2, Town 2 south, Range 8 West; thence north along the north and south 1/4 line of Section 2 to the northwesterly extension of the north line of Lot 16 of the Plat of Welch's Fifth Addition (Liber 2, Page 23); thence southeasterly along the northeasterly lines of Lots 2 through 16 inclusive of such Plat to the east line of Grand Avenue; thence northeasterly to the northwest corner of Lot 9 of Welch's Fourth Addition; thence southeasterly to the northeasterly corner of such Lot; thence southwesterly to the southeasterly corner of such Lot; thence southeasterly along the northeasterly lines of Lots 1 through 6 inclusive of Welch's Fourth Addition (Liber 2, Page 21) and the northeasterly lines of Lots 1 through 8 inclusive of the Plat of Jordan's Addition (Liber 2, Page 15) extended to the easterly line of Jordan Street; thence southerly along the east line of Jordan Street to a point which lies 80 feet north of the southwest corner of Lot 9 as shown in Jordan's Addition; thence easterly parallel with the southerly line of Lot 9 to the easterly line thereof; thence northerly along the east line of Lot 9 to a point 132.25 feet from the north line of West Michigan Avenue as measured along such east line; thence easterly to a point in the westerly line of Turner Street which lies 137.77 feet north of the northerly line of West Michigan Avenue, as measured along such line; thence northeasterly to the northwest corner of Lot 9 of the Plat of River's Addition (Liber D41, Page 490); thence southeasterly along the northerly lines of Lots 3 through 9 inclusive of such Plat; thence southeasterly 22.5 feet; thence northeasterly 45 feet; thence southeast 167.08 feet to the centerline of Hubbard Street; thence north along the centerline of Hubbard Street to the centerline of VanBuren Street; thence east along the centerline of VanBuren Street to the centerline of Wood Street; thence northerly along the centerline of Wood Street to the north line of Champion Street; thence southeasterly along the north line of Champion Street to the S.W. corner of Lot 5 of Assessor's Plat of Simpson's Addition (Liber 8, Page 22); thence northerly along the westerly line of Lot 5 to the northwest corner thereof; thence easterly to the northeast corner of Lot 5; thence northerly along the westerly line of Brook Street to the southwest corner of Brook Street and Emmett Street; thence northerly to the southeast corner of Lot 9 of the Plat of Rice and Weston's Addition (Liber 3, Page 21); thence north along the east lines of Lots 9, 8, 7, 6, 5 and 4 of such Plat to a point 25.5 feet north of the southeast corner of Lot 4; thence east 66

feet; thence north 66 feet; thence east 66 feet; thence north 181.5 feet to the north line of Walter Avenue; thence east to the southeast corner of Lot 34 of the Plat of Walter's Addition (Liber 1, Page 41); thence north along the east line of Walter's Addition to the north line of Parkway Drive; thence easterly along the north line of Parkway Drive to the southeasterly corner of Lot 47 of Northside Hills; thence easterly along the southerly line of the Plat of Northside Hills to the west line of Lot 98 of Supervisors Plat of Irving Park; thence north along the west line of Lot 98 of such Plat to the intersection of such Lot and the west line of North Avenue; thence south along the west line of North Avenue to the northerly line of Parkway Drive; thence east to the easterly line of North Avenue; thence southerly along the east line of North Avenue to the northwest corner of Lot 99 of Assessor's Replat of Merritt's Supplement of Block 2 (Liber 8, Pages 31-33); thence east to the northeastern most corner of Lot 101 of such Plat; thence south to the southwest corner of Lot 78 of such Plat; thence east along the south line of Lot 78 to the centerline of Franklin Street; thence south 8.46 feet along the center of Franklin Street; thence east to the southwesterly corner of Lot 72 of such Plat; thence east along the south line of Lot 72 of such Plat, to the southeast corner thereof; thence north 8.59 feet to the southwest corner of Lot 51 of Merritt's Supplement of Block 2; thence east along the south line of Lot 51 to the center of Harvard Street; thence north 6.59 feet; thence east 93.39 feet along the south line of Lot 41 of such Plat; thence north 23.43 feet; thence east 65.16 feet to the north-east corner of Lot 45 of such Plat; thence north to the northwest corner of Lot 46 of such Plat; thence east to the northeast corner of such Lot; thence south to the northwest corner of Lot 21 of such Plat; thence east along the north line of Lot 21 to the centerline of Rose Street; thence south along the center of Rose Street to the easterly extension of the north line of Lot 170 of such Plat; thence west to the northwest corner of Lot 170; thence south to the southeast corner of Lot 156; thence west along the south line of Lot 156 to the centerline of Harvard Street; thence north to the easterly extension of the north line of Lot 139 of Merritt's Supplement to Block 2; thence west 90.12 feet along the north line of Lot 139; thence southwesterly 17.3 feet along such lot line; thence south 37.5 feet along Lot 139 to the southwest corner thereof; thence west to the southwest corner of Lot 145 of such Plat; thence north to the southeast corner of Lot 146 of such Plat; thence west to the southwest corner of Lot 146; thence south to the southwest corner of Lot 118 of such Plat; thence east 8.25 feet along the south line of Lot 118; thence south along the east line of Anderson Court to the south line of Frelinghuysen Avenue; thence westerly along the south line of Frelinghuysen Avenue to the east line of North Avenue; thence south along the east line of North Avenue to the south line of Capital Avenue N.E.; thence southwesterly along the southeasterly line of Capital Avenue N.E. to the northeasterly corner of Capital Avenue N.E. and VanBuren Street which is the point of beginning.

(Ord. 26-87. Passed 12-15-87.)

(b) Beginning at the southwest corner of Interstate 94 and M-66 and running thence southerly along the westerly right-of-way line of M-66 to the north line of Section 36, Town 2 South, Range 8 West, City of Battle Creek, Calhoun County, Michigan; thence east along said north section line to the construction centerline of M-66; thence southwesterly along said centerline of M-66 to the south line of Section 36, T2S, R8W and the south City limits; thence westerly along the South City limits line and the south lines of said Section 36 and Section 35, Town 2 South, Range 8 West, to the east 1/8 line of said Section 35; thence north along said east 1/8 line, to the east and west 1/4 line of Section 35; thence east 660 feet; thence north 2,607 feet more or less along the west line of the east 1/2 of the east 1/2 of the northeast 1/4 of said Section 35 to the south line of Beckley Road; thence west 322 feet along said south street line; thence north 341 feet to the south right-of-way of Interstate 94; thence westerly along said south line to the east 1/8 line of Section 26, Town 2 South, Range 8 West; thence north along said east 1/8 line to the westerly extension of the north line of Mason Road as shown in the plat of "Old Mill Gardens" in the southeast 1/4 of said Section 26 as recorded in Liber 7 of plats, page 03; thence east along said north line of Mason Road and westerly extension thereof, to the west line of Capital Avenue Southwest;

thence north along the west line of Capital Avenue Southwest to the westerly extension of the north line of Rebecca Road; thence east 363 feet along said north line of Rebecca Road; thence south 182 feet along the west line of Lot 41 and the northerly extension thereof of the plat of Shortridge in the southwest 1/4 of Section 25, Town 2 South, Range 8 West as recorded in Liber 7 of plat, page 35 to the southwest corner of said Lot 41; thence west to a point which lies 200 feet east of the west line of said Section 25; thence south 401.64 feet parallel with said west section line; thence east along the south line of the Flat of Oakside Park and westerly extension thereof as recorded in Liber 11 of plats, page 8, 1,127.87 feet to the west 1/8 line of said Section 25; thence south along said 1/8 line to the southerly right-of-way line of Interstate 94; thence easterly along said right-of-way to the point of beginning, excepting and reserving therefrom the following described land: beginning at a point on the east line of Capital Avenue, Southwest which lies 1,129.6 feet north of the east and west 1/4 line of Section 36, Town 2 South, Range 8 West, City of Battle Creek, Calhoun County, Michigan, and running thence east 440 feet; thence north 198 feet; thence east 883.4 feet; thence south 1,352.3 feet to the northwesterly line of an abandoned railroad right of way; thence south 46 degrees, 11' 20" W., 1,587.2 feet along said abandoned railroad right of way; thence N. 81 degrees, 32' 37" W., 148.28 feet to the east line of Capital Avenue Southwest ; thence north along said east line of Capital Avenue Southwest to the point of beginning.

(Ord. 15-90. Passed 7-17-90.)

(c) Beginning at the intersection of the centerline of Washington Avenue North and the northerly line of Champion Street; thence north along the center of Washington Avenue North to a point 299.61 feet south of the intersection of the easterly extension of the south line of Sanitarium Avenue and said centerline of Washington Avenue North; thence west 33 feet parallel with Sanitarium Avenue to the west line of Washington Avenue North; thence northwesterly 257.53 feet parallel with Champion Street; thence northeasterly 76.9 feet to a point on the south line of Lot 4, Block 2 of College Subdivision (Liber 1, Page 5); thence north parallel with the east line of Lot 4 and 10 feet west therefrom, to the south line of Sanitarium Avenue; thence west along said south line to the east line of University Avenue; thence north along said east line to the north line of Manchester Street; thence west along said north line to a point 226.5 feet east of the east line of Howland Street; thence north to the south line of Lot 1 of Graves' 2nd Addition (Liber 4, Page 43); thence east 45 feet to the southeast corner of said Lot 1; thence north, west and north along the east line of Lot 1 and along the east line of Lot 8 of said Graves' 2nd Addition to the southeast corner of Lot 9 of said plat; thence west along the south lines of Lots 9 and 10 to the southwest corner of Lot 10; thence north along the west line of Lot 10 to the centerline of Ann Avenue; thence east along said centerline to the centerline of Washington Avenue North; thence south along said centerline to the centerline of Emmett Street West; thence east along said centerline to the centerline of Summit Street; thence south along said centerline to the centerline of Manchester Street; thence easterly along said centerline to the centerline of Grant Street; thence north along said centerline to the centerline of Emmett Street West; thence east along said centerline to the west line of Brook Street; thence south along said west line to the northeasterly corner of Lot 5 of Assessor's Plat of Simpson's Addition (Liber 8, page 22); thence westerly to the northwest corner of said Lot 5; thence southerly to the southwest corner of said Lot 5; thence westerly along the northerly line of Champion Street to the centerline of Washington Avenue north and the place of beginning.

(d) Beginning at the point of intersection of the centerline of Candle Street South and the easterly extension of the northerly line of Grand Trunk Avenue; thence south 88 degrees, 34' W., 979.37 feet along the northerly line of Grand Trunk Avenue; thence north 54 degrees, 41' W., 133.62 feet along said northerly line: thence north 19 degrees, 02' E., 328 feet; thence south 68 degrees, 03' E., 94 feet; thence north 19 degrees, 06' E., 455 feet to the north line of the Conrail Railroad Company's main line right-of-way; thence easterly along said north line to the center of Candle Street South; thence southwesterly along the center of Candle Street South to the place of beginning.

(e) Beginning at the point of intersection of the southeasterly line of Capital Avenue N.E. and the northeasterly line of East VanBuren Street; thence northeasterly along the southeasterly line of Capital Avenue N.E. to the northwest corner of Lot 12 of Assessor's Plat of Hinman's Subdivision (Liber 9, Page 36); thence southerly along the westerly line of Lot 12 to the southwest corner thereof; thence easterly along the northerly lines of Lots 16 and 15 of said plat to the west line of Penn Street; thence southerly along the west line of Penn Street to the north line of Cherry Street; thence westerly along the north line of Cherry Street to a point 35.4 feet west of the southeast corner of Lot 53 of Hart's Addition (Liber D41, Page 193); thence northerly to a point on the north line of Lot 53, 35.4 feet west of the northeast corner of said Lot 53; thence easterly along the south line of Lot 20 of Hart's Addition to a point 23.5 feet west of the southeast corner of Lot 20; thence northerly parallel with the east line of said Lot 20 to the north line of Clay Street; thence westerly along the north line of Clay Street and extension thereof to the west line of Division Street North; thence southerly along the west line of Division Street north to the northerly line of East VanBuren Street; thence westerly along the northerly line of East VanBuren Street to the place of beginning.

(f) Beginning at the northeast corner of North Avenue and Emmett Street East; thence northerly along the east line of North Avenue to a point 384 feet northerly of the northwest corner of Lot 77 of Assessor's Plat of Fremont Heights (Liber 7, Page 41) as measured along said east line of North Avenue; thence east 685.5 feet; thence south 370.81 feet to the north line of said Lot 77; thence east 406.7 feet along the north line of said Lot 77 to the west line of Fremont Street; thence south along said west line to the north line of Emmett Street East; thence westerly along the northerly line of Emmett Street East to the place of beginning.

(g) Beginning at the intersection of the north and south 1/4 line of Section 5, Town 2 South, Range 7 West and the northerly line of Emmett Street East; thence westerly along the northerly line of Emmett Street East to the west line of Outlot A of Assessor's Plat of Verona Manor (Liber 8 of Plats, Page 25) being the west line of Wagner Drive; thence northerly along said west line of Outlot A and the west line of Wagner Drive as situated in the Replat of Lots 10 to 21 inclusive and part of Lots 22 to 27 inclusive of Codling's Addition (Liber 11 of Plats, Page 4) to the north line of said Section 5, T2S, R7W; thence east to the north 1/4 post of said Section 5; thence south along the north and south 1/4 line thereof to the north line of Emmett Street East and the place of beginning.

(Ord. 9-93. Passed 6-29-93.)

(h) Lots 12, 13 and 14 of Assessor's Plat of Hinman's Subdivision according to the recorded plat thereof (Liber 9 of Plats, page 36) in the City of Battle Creek, Calhoun County, Michigan, described as follows:

Beginning at the intersection of the east line of North Avenue with the south line of East Roosevelt Avenue in Section 31, Town 1 South, Range 7 West, running thence easterly along the south line of East Roosevelt Avenue to the north and south 1/4 line of Section 31; thence south along said north-south 1/4 line to the north line of the Plat of Bella Vista Estates No. 2 (Liber 12 of Plats, Page 08); thence west along said north line to the northernmost corner of Lot 30 of said plat; thence southwesterly along the boundary of said plat to the westernmost corner of said Lot 30; thence south along the west lines of the plats of Bella Vista Estates No. 2 and Bella Vista Estates No. 1 (Liber 11 of Plats, Page 50) to the south line of said Section 31; thence east along said south line to the west line of Central Street; thence south along said west line to the northeast corner of Lot 78 of Assessor's Plat of Fremont Heights (Liber 7 of Plats, Page 41); thence west along the north line of Lot 78 and the westerly prolongation thereof to the west line of Fremont Street; thence northerly and northwesterly along the westerly line of the Fremont Service Road for Kellogg Community College to a point 981 feet north of the centerline of East Emmett Street; thence west parallel with East Emmett Street to the east line of North Avenue; thence northerly along said east line to the place of beginning.

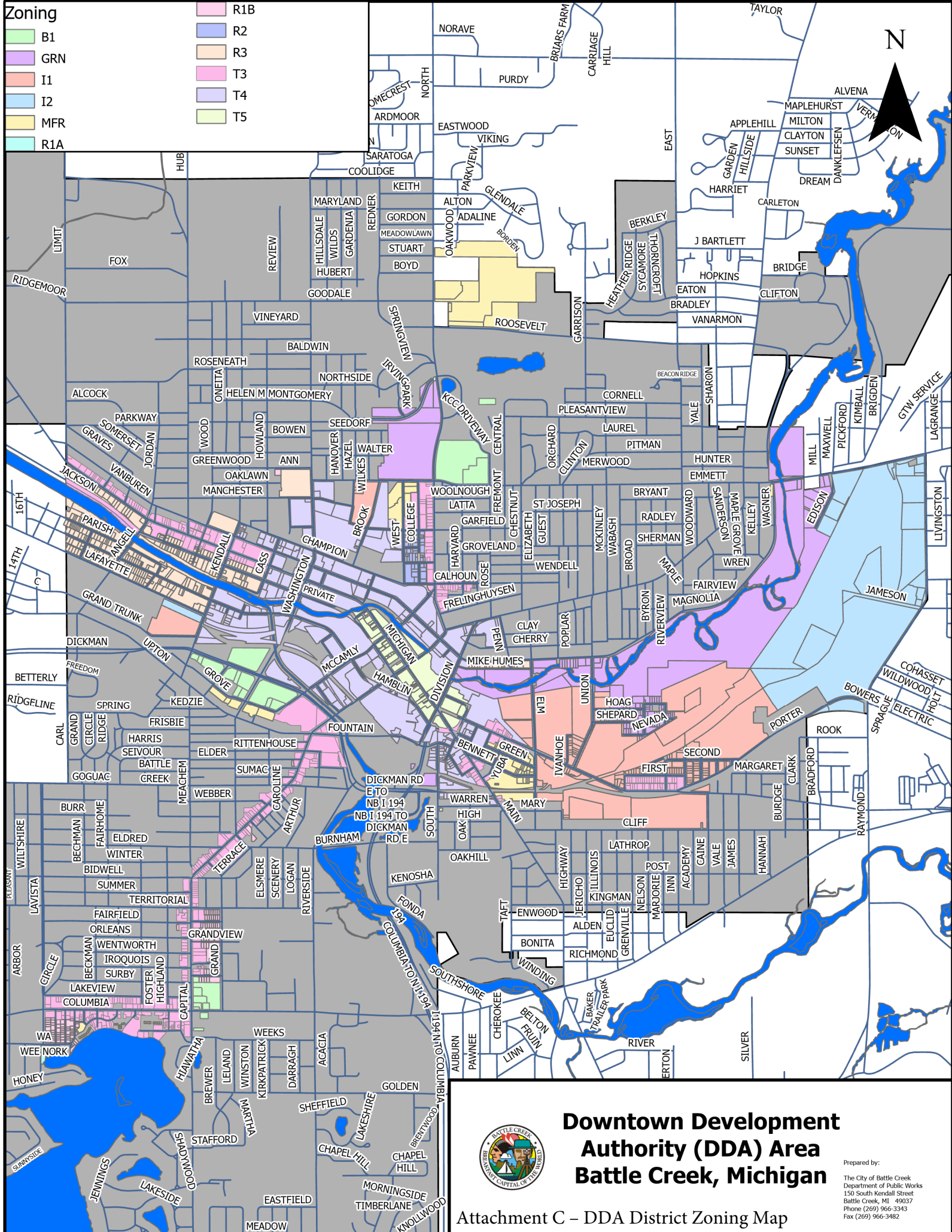
(Ord. 12-97. Passed 7-15-97.)

(i) Beginning at the westernmost corner of Lot 18 of the Urban Renewal Replat No. 1 (Liber 16 of Plats, pages 42 through 44); thence westerly along the southerly lines of Lots 17, 16, 15 and 14 of said Urban Renewal Replat No. 1 following the southerly boundary of said plat to the centerline of Kendall Street South; thence northerly along said centerline to the westerly extension of the southerly line of the Grand Trunk Western Railroad right-of-way; thence easterly along said southerly right-of-way line being the northerly boundary line of said Urban Renewal Replat No. 1, to the intersection thereof with a line which lies 75 feet southeasterly of and parallel with the southeasterly line of Lot 1 of said plat; thence southerly along said line to the centerline of Dickman Road; thence easterly along said centerline of Dickman Road to the intersection thereof with the northwesterly line of McCamly Street South; thence southwestward along the northwesterly line of McCamly Street South to the intersection thereof with the northerly line of Grove Street; thence southeasterly to the northeasterly corner of Lot 17 of said plat; thence southerly along the easterly line of said Lot 17 to the westernmost corner of Lot 18 of said plat and the place of beginning.

(j) Beginning at the intersection of the southerly line of Roosevelt Avenue East with the southerly extension of the west line of Lot 78 of Supervisor's Plat of Irving Park (Liber 9, page 47); thence north to the northwest corner of said Lot 78; thence west to the southwest corner of Lot 69 of said plat; thence north to the northwest corner of said Lot 69; thence east to the southeast corner of Lot 68 of said plat; thence north to the northeast corner of Lot 67 of said plat; thence west to the northwest corner of said Lot 67; thence north 195.3 feet along the west line of Lot 66 of said plat; thence east 132 feet; thence south 16 feet; thence east 66 feet; thence north 16 feet; thence east 264 feet; thence north 116 feet; thence east 66 feet; thence north 33 feet to the south line of Meadowlawn Avenue; thence east along said south line being the north line of said Lot 66 of Supervisor's Plat of Irving Park to the northeast corner of Lot 66; thence south to the northwest corner of Lot 64 of said plat; thence east to the northeast corner of said Lot 64; thence south to the northeast corner of Lot 63 of said plat; thence west to the northwest corner of said Lot 63; thence south to the southwest corner of said Lot 63; thence west to a point 10 feet east of the northwest corner of Lot 81 of said plat; thence south parallel with the west line of said Lot 81 to the southerly line of Roosevelt Avenue East; thence westerly along said centerline to the place of beginning. City of Battle Creek, Calhoun County, Michigan.
(Ord. 9-99. Passed 7-20-99.)

Zoning

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|---|--|
|  B1 |  R1B |
|  GRN |  R2 |
|  I1 |  R3 |
|  I2 |  T3 |
|  MFR |  T4 |
|  R1A |  T5 |

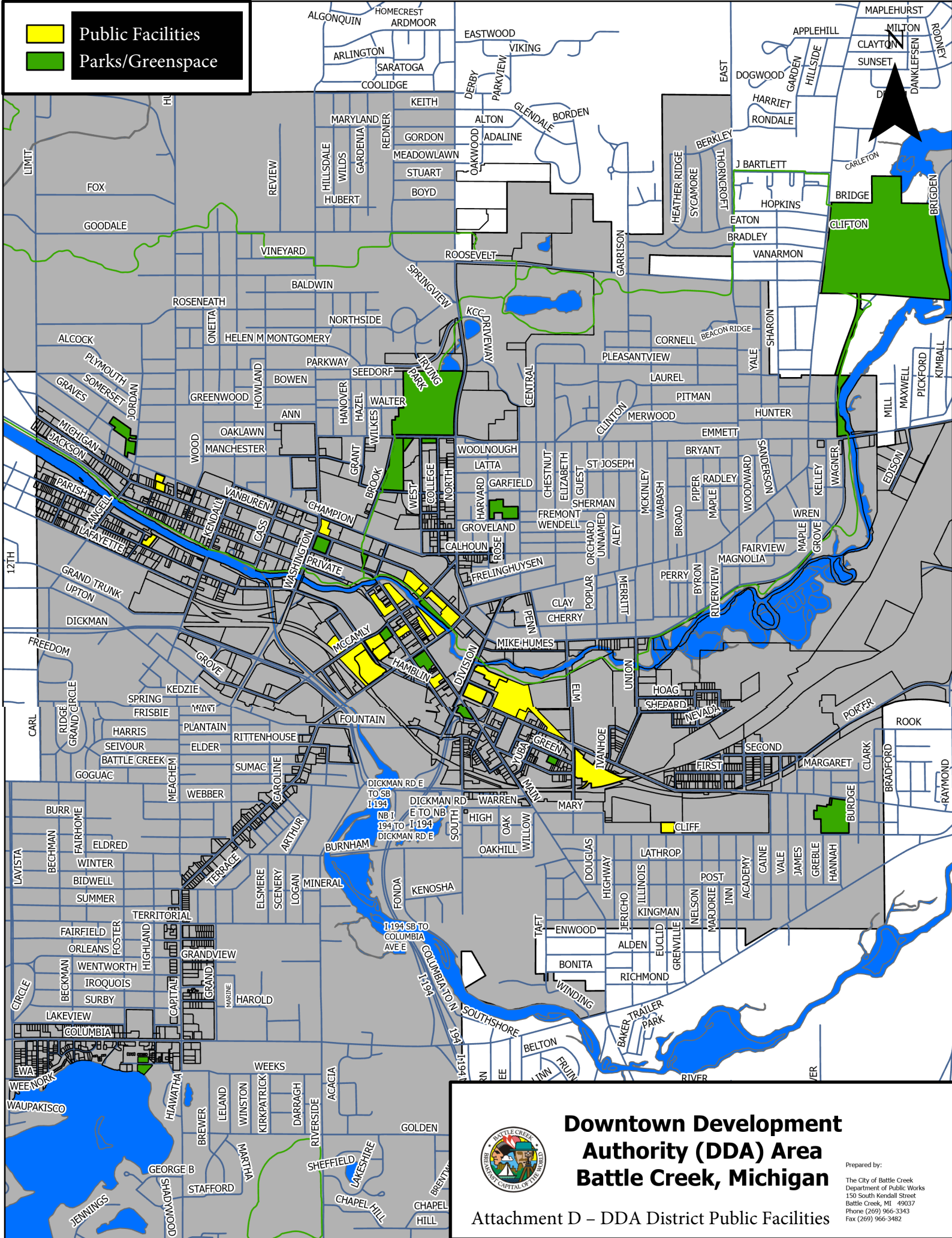


Downtown Development Authority (DDA) Area Battle Creek, Michigan

Attachment C – DDA District Zoning Map

Prepared by:
The City of Battle Creek
Department of Public Works
150 South Kendall Street
Battle Creek, MI 49037
Phone (269) 966-3343
Fax (269) 966-3482

- Public Facilities
- Parks/Greenspace



Downtown Development Authority (DDA) Area Battle Creek, Michigan

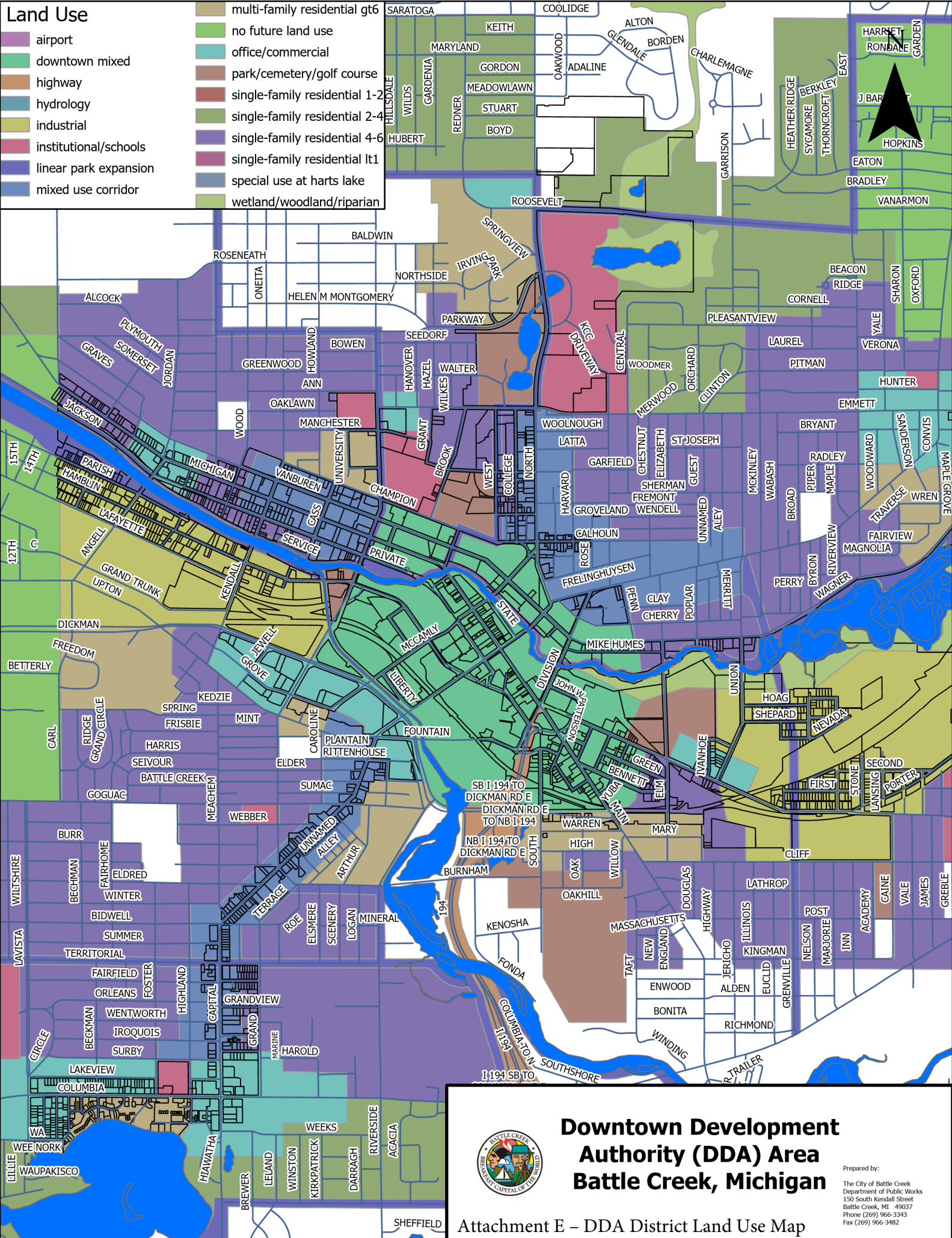
Attachment D – DDA District Public Facilities

Prepared by:
The City of Battle Creek
Department of Public Works
150 South Kendall Street
Battle Creek, MI 49037
Phone (269) 966-3343
Fax (269) 966-3482

Land Use

- airport
- downtown mixed
- highway
- hydrology
- industrial
- institutional/schools
- linear park expansion
- mixed use corridor

- multi-family residential gt6
- no future land use
- office/commercial
- park/cemetery/golf course
- single-family residential 1-2
- single-family residential 2-4
- single-family residential 4-6
- single-family residential lt1
- special use at harts lake
- wetland/woodland/riparian



Downtown Development Authority (DDA) Area Battle Creek, Michigan

Prepared by:

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Department of Public Works
150 South Kendall Street
Battle Creek, MI 49037
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Attachment E – DDA District Land Use Map

Attachment F – DDA Development Projects
DDA Plan Amendment 2022

Development Subarea: Core Downtown
Development Focus: Mixed use development and catalytic projects

Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
Project Development					
McCamly Plaza Hotel renovations	Funding to redesign in construct the connecting infrastructure between McCamly Plaza Hotel and Festival Market Square to support the redevelopment of the Hotel Plaza area.	50 Capital Avenue S.W.	\$250,000.00	2023	MCL 125.4207(1)(c), (g), (i), (m)
K2 Redevelopment	Funding for the design and construction of public parking to support the redevelopment of 67 Michigan Ave. W from office to mixed use residential.	67 W. Michigan Avenue	\$250,000.00	2023	MCL 125.4207(1)(c), (g), (i), (m)
Van Buren lot infill development	Funding for design and construction of public parking and River amenities to support the redevelopment of vacant land for mixed-use residential.	Corner of McCamly Street N. and Van Buren Street W.	\$500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Riverwalk infill development	Funding for design and construction of public parking and commercial/retail spaces to support the redevelopment of vacant land for mixed-use residential.	38 W. Jackson Street	\$500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Jackson Street parking lot redesign and resurfacing	Funding for the design and redevelopment of public surface parking.	Corner of Carlyle Street And Michigan Avenue W.	\$250,000.00	2025	MCL 125.4207(1)(c), (g), (i), (m)
General Infrastructure					
Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea area.	Public right-of-way throughout the development subarea area.	\$500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea area.	Public right-of-way throughout the development subarea area.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea area.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea area.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."

Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking structures and parking lots including resurfacing, striping and landscaping in the development subarea area.	Existing parking areas throughout the development subarea.	\$300,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure including the intermodal transfer center (ITC) to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$75,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$800,000.00	2027	MCL 125.4207(1)(h)
Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea area.	Exiting and new park locations as may be added throughout the development subarea.	\$75,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
River and waterway enhancements	Funding for improving the Battle Creek and Kalamazoo Rivers and adjacent public lands.	Along the Battle Creek and Kalamazoo Rivers within the development subarea.	\$2,000,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Linear path (resurfacing and repair)	Funding for construction, reconstruction and maintenance and repair of the existing and additions to the Linear Path.	Along the existing Linear Path and including any additions within the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$80,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming Debt payments	Funding for Principal and interest payments on existing debt as a result of implementation of prior development plan projects.	Throughout the development subarea.	\$32,411,383.00	2034	Presumably the previous debt was issued for projects in Plan and permitted under DDA statute

Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$150,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Food Reimagined (Accelerator)	Funding to support the cost of leasing space in in the Tiger Room food accelerator for operational staff.	30 E. Van Buren Street.	\$250,000.00	2027	MCL 125.4207(1)(g), (h),
Downtown Policing	Funding for a contract with the city to provide a patrol officer to the development subarea area.	Throughout the development subarea.	\$600,000.00	2027	MCL 125.4207(1)(g)
Downtown Maintenance	Funding for year-round routine maintenance and beautification of the downtown including mowing, landscaping, fertilizing, irrigation, flag operation, trash collection, and snow/ice control.	Public spaces throughout the development subarea.	\$4,500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Real Estate and façade improvement programs	Funding for an exterior façade matching grant program.	Business locations within the development subarea.	\$75,000.00	2027	MCL 125.4207(1)(q) - Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
Business incubation	Funding for on going facility support (e.g. rent, facility improvements, signage, landscaping, programming and marketing) for the city sponsored BC Cargo Shops and Kitchen retail incubator located at 80 Michigan Avenue W. along with additional projects as they develop.	Corner of McCamly Street S. and Hamblin Avenue W., 80 Michigan Avenue W., and other locations within the development subarea as may be identified.	\$75,000.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
Marketing and Events					

General subarea marketing	Funding for general marketing for the development subarea include a summer event brochure, week social media postings, website information, event marketing and retail business promotion.	Throughout the sub development area.	\$87,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including Q the Creek, disc golf, kayaking on the Battle Creek River and others to market and support the subarea	Throughout the development subarea.	\$25,000.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
CCDC operating support	Funding for general operating support for programming at Kellogg Arena, Festival Market Square and at various Parks and open spaces to market and support the subarea	Kellogg Arena, Festival Market Square, Friendship Park and other locations to be determined.	\$1,850,000.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

* *The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.*

DDA Plan Amendment 2022

Development Subarea:	South End				
Development Focus:	River Restoration				
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
Project Development				2027	
Dickman Rd realignment	Funding for the realignment of Dickman Rd between Division and McCamly Street to allow for the expansion and naturalization of the channelize portion of the Kalamazoo River.	Dickman Rd between Division and McCamly Street	\$300,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
McCamly/Capital SW roundabout	Funding for the removal of the Capital Avenue S.W. and McCamly bridge crossings over the Kalamazoo River to allow for the construction of a combined roundabout River crossing .	Capital Avenue S.W. and McCamly Street from the railroad tracks to Dickman Rd.	\$400,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fountain Bridge removal	Funding for the removal of the Fountain Street bridge crossing over the Kalamazoo River.	Fountain Street at Dickman Road.	\$200,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
McCamly/Capital SW realignment	Funding for the realignment of Capital Avenue S.W. and McCamly to service a new roundabout to allow for the expansion and naturalization of the channelize portion of the Kalamazoo River.	Capital Avenue S.W. and McCamly Street from the railroad tracks to Dickman Rd.	\$200,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Mill Pond dam removal	Funding for the removal of the dam located in the lower Mill Pond.	Lower Mill Pond at Dickman Road and Division Street.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Kalamazoo River naturalization	Funding for the naturalization of the channelized portion of the Kalamazoo River include expanding the current footprint.	Kalamazoo River between Dickman Road and Washington Avenue.	\$1,000,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property Acquisition and Development					
CSE Morse	Funding for the acquisition of property.	Parcel number 0612-29-222-0	\$400,000.00	2022	MCL 125.4207(1)(g) and (h)
Econo Lodge	Funding for the acquisition of property.	Parcel number: 8630-10-001-0	\$285,000.00	2023	MCL 125.4207(1)(g) and (h)
Pancake House	Funding for the acquisition of property.	Parcel number 8630-10-002-0	\$220,000.00	2024	MCL 125.4207(1)(g) and (h)
Horrocks	Funding for contracts to expand the existing fiber optic network in the development subarea area.	A portion of parcel number 9250-00-001-0	\$25,000.00	2024	MCL 125.4207(1)(g) and (h)
Farm Bureau	Funding for the acquisition of property.	A portion of parcel number 0390-00-173-0	\$25,000.00	2025	MCL 125.4207(1)(g) and (h)
SEMCO	Funding for the acquisition of property.	Parcel numbers 3140-00-041-0, 0612-28-651-0 and 3140-00-037-0.	\$150,000.00	2025	MCL 125.4207(1)(g) and (h)
Misc.	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure including the intermodal transfer center (ITC) to create attractive, place based transportation connections.	Certain parcels adjacent to the channelized section of the Kalamazoo River.	\$75,000.00	2027	MCL 125.4207(1)(g) and (h)

General Infrastructure

Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$250,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea.	Exiting and new park locations as may be added throughout the development subarea.	\$500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Linear path (resurfacing and repair)	Funding for construction and additions to the Linear Path.	Along the Kalamazoo River and including any additions within the development subarea.	\$200,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)

Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$60,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming					
Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$45,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Marketing and Events					
General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$26,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$7,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

* The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.

DDA Plan Amendment 2022					
Development Subarea:	West End				
Development Focus:	Village Reemergence Plan /Youth Village				
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
General Infrastructure					
Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$250,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$200,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$150,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$200,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea.	Exiting and new park locations as may be added throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
River and waterway enhancements	Funding for improving the Battle Creek and Kalamazoo Rivers and adjacent public lands.	Along the Battle Creek and Kalamazoo Rivers within the development subarea.	\$300,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)

Linear path (resurfacing and repair)	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Along the Kalamazoo River and including any additions within the development subarea.	\$100,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$45,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Marketing and Events General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$26,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$7,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

* The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.

DDA Plan Amendment 2022					
Development Subarea:		Near Northside			
Development Focus:		Neighborhood business/green space			
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
General Infrastructure					
Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$5,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea.	Exiting and new park locations as may be added throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Linear path (resurfacing and repair)	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Along the Kalamazoo River and including any additions within the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)

Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Real Estate and façade improvement programs	Funding for an exterior façade matching grant program.	Business locations within the development subarea.			MCL 125.4207(1)(q) - Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
Marketing and Events General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$8,750.00	2027	MCL 125.4207(1)(n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$2,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

* *The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.*

DDA Plan Amendment 2022					
Development Subarea:		East End			
Development Focus:		Neighborhood business/green space			
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
General Infrastructure					
Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$5,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea.	Exiting and new park locations as may be added throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
River and waterway enhancements	Funding for improving the Battle Creek and Kalamazoo Rivers and adjacent public lands.	Along the Battle Creek and Kalamazoo Rivers within the development subarea.	\$25,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)

Linear path (resurfacing and repair)	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Along the Kalamazoo River and including any additions within the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Real Estate and façade improvement programs	Funding for an exterior façade matching grant program.	Business locations within the development subarea.			MCL 125.4207(1)(q) - Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
Marketing and Events General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$8,750.00	2027	MCL 125.4207(1)(n) - that benefit only retail and general marketing of the downtown district

Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$2,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
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* *The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.*

DDA Plan Amendment 2022

Development Subarea: Development Focus:		Capital Avenue S.W. Commercial corridor and medium density housing			
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
Project Development Corridor sub area plan	Funding for the development of a subarea plan to guide future growth and investment.	Along the Capital Avenue S.W. corridor within the development subarea.	\$100,000.00	2023	MCL 125.4207(1)(a), (b), (e) and (f)
Housing development	Funding for low interest loans for improvments to existing buildings located in the development subarea, including façade improvments, ADA infrastructure, archtectural features, etc. to make them marketable for sale or lease.	Along the Capital Avenue S.W. corridor within the development subarea.	\$500,000.00	2027	MCL 125.4207(1)(q) - "Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board." - Need more information
Corridor maintenance	Funding for general public right-of-way maintenance including weed treatment, trash removal and mowing.	Along the Capital Avenue S.W. corridor within the development subarea.	\$25,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
General Infrastructure Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)

Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$5,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for the acquisition, demolition, and redevelopment of property for economic development, as well as acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Park development	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure including the intermodal transfer center (ITC) to create attractive, place based transportation connections.	Exiting and new park locations as may be added throughout the development subarea.	\$75,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Linear path (resurfacing and repair)	Funding for construction and additions to the Linear Path.	Along the Kalamazoo River and including any additions within the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."

Programming

Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Real Estate and façade improvement programs	Funding for an exterior façade matching grant program.	Business locations within the development subarea.			MCL 125.4207(1)(q) - Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
Marketing and Events					
General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$8,750.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$2,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

* The dollar amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending the Plan.

DDA Plan Amendment 2022

Development Subarea: Development Focus:		Columbia Ave. Lakefront Lake Access and Resort Living			
Project	Description	Location	Estimated Cost*	Time for Completion*	Statutory Authority
Project Development Columbia Avenue Subarea Plan	Funding to support private development within the framework of the current land use plan and zoning for this area consistent with the city’s master plan and the general concepts included in the Columbia Ave. subarea plan.	Columbia Avenue W. along the north end of Goguac Lake between Capital Avenue S.W. and LA Vista Boulevard within the development subarea.	\$500,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
General Infrastructure Streets	Funding for construction, reconstruction, closing, realignment and improvement of streets including curb and gutter and striping in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Sidewalks	Funding for construction, reconstruction, realignment and improvement of sidewalks in the development subarea.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Utilities	Funding for constructing, reconstructing, relocating, adding or improving sanitary sewers and water mains in the development subarea.	Public right-of-way throughout the development subarea.	\$40,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Stormwater	Funding for constructing, reconstructing, adding or improving stormwater infrastructure in the development subarea.	Public right-of-way throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Fiber	Funding for contracts to expand the existing fiber optic network in the development subarea area.	Public right-of-way throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(o) permits "Contract for broadband service and wireless technology service in the downtown district."
Parking (construction, resurfacing, striping)	Funding for construction, reconstruction, maintenance and improvement of public parking lots including resurfacing, striping and landscaping in the development subarea.	Existing parking areas throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Streetscape	Funding for streetscape improvements including, decorative gateways, specialty lighting, plantings, furniture and non-motorized infrastructure.	Public right-of-way throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Public Transportation	Funding to support the replacement and repair of public transportation bus stops, shelters and other infrastructure to create attractive, place based transportation connections.	Existing public transportation locations throughout the development subarea.	\$5,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Property acquisition and development	Funding for acquisition of additional rights-of-way as may be necessary for public purposes.	Throughout the development subarea.	\$35,000.00	2027	MCL 125.4207(1)(h)

Park development	Funding for construction, reconstruction and maintenance and repair of the existing and additional public spaces in the development subarea.	Exiting and new park locations as may be added throughout the development subarea.	\$50,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Linear path	Funding for construction and additions to the Linear Path.	Along the Kalamazoo River and including any additions within the development subarea.	\$75,000.00	2027	MCL 125.4207(1)(c), (g), (i), (m)
Environmental assessment	Funding to provide for Phase I and II environmental assessment as well as the preparation of due care plans, etc. as needed for development projects.	Target development projects throughout the development subarea.	\$10,000.00	2027	MCL 125.4207(1)(g), (h) and (m) (if publicly owned land and public facilities); if privately-owned property, arguably permitted under MCL 125.4207(1)(i) - "Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them."
Programming Small Business Development	Funding for small business development support including business liaison services, small business incentives (e.g. grants and low interests loans for architectural drawings, code review, design and engineering, fire suppression, building rental, technical assistance, operations and marketing).	Throughout the development subarea.	\$15,000.00	2027	MCL 125.4207(1)(r) permits a DDA to "Create, operate, and fund retail business incubators in the downtown district." But, must comply with MCL 125.4207(2): "the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following: (a) The lease or rental rate that may be below the fair market rate as determined by the board. (b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months. (c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district. (d) A copy of the business plan of the tenant that contains measurable goals and objectives. (e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board."
Real Estate and façade improvement programs	Funding for an exterior façade matching grant program.	Business locations within the development subarea.			MCL 125.4207(1)(q) - Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.
Marketing and Events					

General subarea marketing	Funding for general marketing for the development subarea including printed materials, social media postings, website content, event marketing and business promotion.	Throughout the development subarea.	\$8,750.00	2027	MCL 125.4207(1)(n) - that benefit only retail and general marketing of the downtown district
Event programming	Funding for ongoing support for various city sponsored events including holiday celebrations, festivals, block parties, etc. to market and support the subarea	Throughout the development subarea.	\$2,500.00	2027	MCL 125.4207(1)(e), (g), and (n) - that benefit only retail and general marketing of the downtown district

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Attachment G – Initial Assessed Value

Parcel Number	Parcel Address	1979 SEV (\$)
RB02-00-034	15 NE CAPITAL AVE	330,535
RB02-00-036	9 NE CAPITAL AVE	21,655
RB02-00-037	2-8 W MICHIGAN AVE	275,000
RB02-00-039	10 W MICHIGAN AVE	20,710
RB02-00-040	12 W MICHIGAN AVE	50,355
RB02-00-041	16 W MICHIGAN AVE	26,440
RB02-00-042	18 W MICHIGAN AVE	39,110
RB02-00-043	20 W MICHIGAN AVE	88,405
RB02-00-044	24-26 W MICHIGAN AVE	51,680
RB02-00-045	28 W MICHIGAN AVE	85,045
RB02-00-046	34 W MICHIGAN AVE	23,035
RB02-00-047	36 W MICHIGAN AVE	48,255
RB02-00-048	38 W MICHIGAN AVE	35,655
RB02-00-049	40-46 W MICHIGAN AVE	53,690
RB02-00-050	48-54 W MICHIGAN AVE	223,095
RB02-00-051	56-62 W MICHIGAN AVE	87,625
RB02-00-052	66 W MICHIGAN AVE	105,715
RB02-00-053	63 W MICHIGAN AVE	103,430
RB02-00-054	59 W MICHIGAN AVE	153,170
RB02-00-055	49 W MICHIGAN AVE	404,640
RB02-00-056	43-47 W MICHIGAN AVE	89,675
RB02-00-057	41 W MICHIGAN AVE	170,570
RB02-00-058	33-37 W MICHIGAN AVE	154,755
RB02-00-059	23 W MICHIGAN AVE	569,570
RB02-00-060	17 W MICHIGAN AVE	126,135
RB02-00-061	13 W MICHIGAN AVE	39,675
RB02-00-062	7-9 W MICHIGAN AVE	54,560
RB02-00-063	5 W MICHIGAN AVE	11,290
RB02-00-064	1 W MICHIGAN AVE	321,000
RB02-00-066	18 SW CAPITAL AVE	13,955
RB02-00-067	20 SW CAPITAL AVE	10,520
RB02-00-070	W JACKSON ST	17,270
RB02-00-077	45 W MICHIGAN AVE	45,840
RB02-00-079	W JACKSON ST	20,170
RB02-00-084	W JACKSON ST	0
RB03-00-029	110 W MICHIGAN AVE	106,840
RB03-00-030	104 W MICHIGAN AVE	33,190
RB03-00-031	96 W MICHIGAN AVE	47,640
RB03-00-032	92 W MICHIGAN AVE	77,350
RB03-00-033	86-90 W MICHIGAN AVE	44,300

RB03-00-034	80-84 W MICHIGAN AVE	76,225
RB03-00-035	76 W MICHIGAN AVE	1,081,330
RB03-00-036	68 W MICHIGAN AVE	750,000
RB03-00-037	67 W MICHIGAN AVE	75,745
RB03-00-038	73 W MICHIGAN AVE	80,730
RB03-00-039	79-83 W MICHIGAN AVE	71,000
RB03-00-040	85 W MICHIGAN AVE	32,230
RB03-00-041	89 W MICHIGAN AVE	17,850
RB03-00-042	91-95 W MICHIGAN AVE	38,505
RB03-00-043	97 W MICHIGAN AVE	12,735
RB03-00-044	99 W MICHIGAN AVE	56,970
RB03-00-045	103 W MICHIGAN AVE	176,830
RB03-00-046	115-117 W MICHIGAN AVE	21,925
RB03-00-047	119 W MICHIGAN AVE	28,720
RB03-00-048	15 CARLYLE ST	31,395
RB03-00-052	92 W JACKSON ST	16,940
RB03-00-053	W JACKSON ST	6,880
RB03-00-056	64 S McCAMLY ST	0
RB03-00-057	50 S McCAMLY ST	117,345
RB03-00-058	79 W JACKSON ST	42,660
RB03-00-059	83 W JACKSON ST	23,935
RB03-00-061	103 W JACKSON ST	8,100
RB03-00-062	CARLYLE ST	0
RB03-00-063	123 W MICHIGAN AVE	79,715
RB03-00-065	JACKSON & CARLYLE	0
RB04-00-054	129-145 W MICHIGAN AVE	25,325
RB04-00-055	149 W MICHIGAN AVE	14,925
RB04-00-056	SEWAGE PUMP STATION	0
RB04-00-058	157 W MICHIGAN AVE	12,915
RB04-00-060	169 W MICHIGAN AVE	45,950
RB08-00-008	DIVISION ST	0
RB08-00-009	80 E STATE ST	0
RB08-00-012	53-55 E MICHIGAN AVE	15,975
RB08-00-013	49 E MICHIGAN AVE	19,930
RB08-00-014	54-56 E STATE ST	8,840
RB08-00-015	43 E MICHIGAN AVE	28,740
RB08-00-016	41 E MICHIGAN AVE	10,230
RB08-00-017	37 E MICHIGAN AVE	14,080
RB08-00-019	39 E MICHIGAN AVE	19,850
RB08-00-021	31-35 E MICHIGAN AVE	99,200
RB08-00-022	27-29 E MICHIGAN AVE	31,960
RB08-00-023	10 MONROE ST	8,240
RB08-00-027	23 E MICHIGAN AVE	384,945

RB08-00-030	20-24 E MICHIGAN AVE	27,505
RB08-00-031	26 E MICHIGAN AVE	33,685
RB08-00-032	30 E MICHIGAN AVE	8,505
RB08-00-034	32 E MICHIGAN AVE	14,790
RB08-00-036	34 E MICHIGAN AVE	30,305
RB08-00-038	36 E MICHIGAN AVE	25,000
RB08-00-040	46 E MICHIGAN AVE	38,865
RB08-00-041	54 E MICHIGAN AVE	53,990
RB08-00-042	58 E MICHIGAN AVE	14,725
RB08-00-044	62 E MICHIGAN AVE	35,865
RB08-00-045	66-68 E MICHIGAN AVE	15,760
RB08-00-046	70 E MICHIGAN AVE	5,980
RB08-00-048	74 E MICHIGAN AVE	6,635
RB08-00-050	84 E MICHIGAN AVE	0
RB08-00-066	47 E JACKSON ST	8,795
RB08-00-068	9 S MADISON ST	4,270
RB08-00-069	21 E JACKSON ST	15,975
RB08-00-070	8-18 S MONROE ST	10,250
RB08-00-073	54-70 E JACKSON ST	55,705
RB08-00-080	72 E JACKSON ST	29,555
RB08-00-081	82 E JACKSON ST	7,115
RB08-00-084	E JACKSON ST	6,955
RB08-00-086	94 E JACKSON ST	43,850
0039-00-001	64 S McCAMLY ST	69,955
0039-00-006	20 WATER ST	13,630
0039-00-012	CARLYLE ST	0
0039-00-015	WATER ST	3,445
0039-00-019	94 HAMBLIN AVE	33,910
0039-00-023	HAMBLIN AVE	4,835
0039-00-025	108 HAMBLIN AVE	13,770
0039-00-029	79 CARLYLE ST	11,900
0039-00-030	HAMBLIN AVE	1,340
0039-00-045	90 S McCAMLY ST	616,330
0039-00-075	108 S McCAMLY ST	279,270
0039-00-090	CARLYLE ST	7,330
0039-00-092	CARLYLE ST	1,025
0039-00-096	CARLYLE ST	440
0039-00-121	HAMBLIN AVE	0
0039-00-122	HAMBLIN AVE	7,425
0039-00-340	150 S McCAMLY ST	2,011,800
0203-00-004	S DIVISION ST	5,060
0203-00-005	S DIVISION ST	5,500
0203-00-006	S DIVISION ST	4,560

0203-00-008	195 E FOUNTAIN ST	46,375
0203-00-011	77 S MONROE ST	63,750
0203-00-013	FOUNTAIN & MONROE	6,625
0203-00-017	71 S MONROE ST	67,555
0203-00-018	S MONROE ST	2,205
0262-45-006	49 N DIVISION ST	17,300
0339-00-009	48 SW CAPITAL AVE	7,650
0339-00-012	50 SW CAPITAL AVE	22,780
0339-00-014	56-58 SW CAPITAL AVE	17,655
0339-00-015	60-62 SW CAPITAL AVE	19,245
0339-00-016	SW CAPITAL AVE	5,780
0339-00-020	16 HAMBLIN AVE	70,280
0339-00-022	HAMBLIN AVE	2,450
0339-00-026	32-48 HAMBLIN AVE	92,765
0339-00-036	61 S McCAMLY ST	50,845
0339-00-040	HAMBLIN AVE	0
0339-00-041	SW CAPITAL AVE	1,665
0339-00-043	HAMBLIN AVE	270
0339-00-044	76 SW CAPITAL AVE	4,130
0339-00-045	78 SW CAPITAL AVE	2,890
0339-00-046	SW CAPITAL AVE	1,500
0339-00-047	SW CAPITAL AVE	1,670
0339-00-048	86 SW CAPITAL AVE	11,300
0339-00-049	SW CAPITAL AVE	1,885
0339-00-052	92 SW CAPITAL AVE	13,805
0339-00-053	100 SW CAPITAL AVE	5,800
0339-00-058	106 SW CAPITAL AVE	0
0339-00-060	SW CAPITAL AVE	1,530
0339-00-062	132 SW CAPITAL AVE	34,905
0339-00-065	RR TRACK	0
0339-00-074	SW CAPITAL AVE	26,215
0339-00-076	32 LIBERTY ST	8,305
0339-00-078	34-36 LIBERTY ST	33,695
0339-00-086	S McCAMLY ST	6,515
0339-00-092	107 McCAMLY ST	17,685
0388-00-024	MONROE ST	0
0388-00-027	46 N MONROE ST	29,905
0388-00-030	N MONROE ST	2,235
0388-00-033	85 N DIVISION ST	93,860
0388-00-035	N MONROE ST	0
0388-00-042	66 NE CAPITAL AVE	0
0863-06-001	45 LIBERTY ST	36,585
0747-00-001	87 SW CAPITAL AVE	752,295

0747-00-019	61-73 SW CAPITAL AVE	68,245
0747-00-022	45 SW CAPITAL AVE	48,780
0747-00-023	43 SW CAPITAL AVE	5,410
0747-00-025	41 SW CAPITAL AVE	5,745
0747-00-026	37 SW CAPITAL AVE	11,000
0747-00-029	2 E JACKSON ST	72,250
0747-00-034	33 S MADISON ST	16,840
0747-00-037	S MADISON ST	3,690
0747-00-046	76 BEACON ST	7,510
0747-00-057	163 E FOUNTAIN ST	10,225
0747-00-056	75 BEACON ST	0
<i>Missing real property from page #42 of DDA document</i>		687,365
ABB0-00-001	1 SW CAPITAL AVE	5,000
ABB0-00-101	101 BAILEY BLDG	2,000
ABB0-00-210	210 BAILEY BLDG	1,465
BCB0-00-310	311 CAPITAL BLDG	0
CFF0-00-020	20 FIRST FEDERAL BLDG	6,800
CFF0-00-200	200 FIRST FEDERAL BLDG	3,970
CFF0-00-217	217 FIRST FEDERAL BLDG	625
DMB0-00-100	102 MICHIGAN NATIONAL BANK	4,240
DMB0-00-108	108 MICHIGAN NATIONAL BANK	3,000
DMB0-00-312	312 MICHIGAN NATIONAL BANK	11,090
DMB0-00-315	315 MICHIGAN NATIONAL BANK	6,065
DMB0-00-401	401 MICHIGAN NATIONAL BANK	1,245
DMB0-00-406	406 MICHIGAN NATIONAL BANK	0
DMB0-00-411	411 MICHIGAN NATIONAL BANK	3,460
DMB0-00-415	415 MICHIGAN NATIONAL BANK	18,060
DMB0-00-416	416 MICHIGAN NATIONAL BANK	325
DMB0-00-417	417 MICHIGAN NATIONAL BANK	590
DMB0-00-418	418 MICHIGAN NATIONAL BANK	16,870
DMB0-00-501	501 MICHIGAN NATIONAL BANK	5,150
DMB0-00-510	510 MICHIGAN NATIONAL BANK	220
DMB0-00-512	512 MICHIGAN NATIONAL BANK	1,105
DMB0-00-515	515 MICHIGAN NATIONAL BANK	1,285
DMB0-00-517	517 MICHIGAN NATIONAL BANK	590
DMB0-00-518	518 MICHIGAN NATIONAL BANK	170
DMB0-00-603	603 MICHIGAN NATIONAL BANK	0
DMB0-00-607	607 MICHIGAN NATIONAL BANK	3,540
DMB0-00-609	609 MICHIGAN NATIONAL BANK	0
DMB0-00-612	612 MICHIGAN NATIONAL BANK	4,545
DMB0-00-613	613 MICHIGAN NATIONAL BANK	0
DMB0-00-614	614 MICHIGAN NATIONAL BANK	245
DMB0-00-616	616 MICHIGAN NATIONAL BANK	3,300

DMB0-00-701	701 MICHIGAN NATIONAL BANK	0
DMB0-00-709	709 MICHIGAN NATIONAL BANK	25,690
DMB0-00-715	715 MICHIGAN NATIONAL BANK	210
DMB0-00-716	716 MICHIGAN NATIONAL BANK	1,595
DMB0-00-801	801 MICHIGAN NATIONAL BANK	1,000
DMB0-00-802	802 MICHIGAN NATIONAL BANK	1,000
DMB0-00-804	804 MICHIGAN NATIONAL BANK	1,960
DMB0-00-805	805 MICHIGAN NATIONAL BANK	545
DMB0-00-809	809 MICHIGAN NATIONAL BANK	12,000
DMB0-00-811	811 MICHIGAN NATIONAL BANK	2,530
EMM0-00-001	1 MINI MALL	655
EMM0-00-002	2 MINI MALL	825
EMM0-00-003	3 MINI MALL	2,080
EMM0-00-004	4 MINI MALL	5,000
EMM0-00-007	7 MINI MALL	2,000
EMM0-00-008	8 MINI MALL	0
EMM0-00-009	9 MINI MALL	1,825
EMM0-00-011	11 MINI MALL	15,000
EMM0-00-012	12 MINI MALL	0
EMM0-00-013	13 MINI MALL	1,935
EMM0-00-016	16 MINI MALL	10,000
EMM0-00-017	41 W MICHIGAN AVE	3,280
EMM0-00-019	19 MINI MALL	3,490
EMM0-00-021	21 MINI MALL	5,000
EMM0-00-022	39 W MICHIGAN AVE	3,000
FSB0-00-001	1 SECURITY BANK CORRIDOR	930
FSB0-00-004	4 SECURITY BANK CORRIDOR	1,415
FSB0-00-005	5 SECURITY BANK CORRIDOR	840
FSB0-00-005A	5 SECURITY BANK CORRIDOR	0
FSB0-00-009	9 SECURITY BANK CORRIDOR	7,715
FSB0-00-010	10 SECURITY BANK CORRIDOR	0
FSB0-00-402	402 SECURITY BANK BLDG	26,575
FSB0-00-501	501 SECURITY BANK BLDG	1,405
FSB0-00-612	612 SECURITY BANK BLDG	2,225
FSB0-00-909	909 SECURITY BANK BLDG	15,915
FSB0-00-914	914 SECURITY BANK BLDG	2,365
FSB0-01-009	1009 SECURITY BANK BLDG	20,000
FSB0-01-115	1115 SECURITY BANK BLDG	325
FSB0-01-201	1201 SECURITY BANK BLDG	6,925
FSB0-01-206	1206 SECURITY BANK BLDG	1,495
FSB0-01-211	1211 SECURITY BANK BLDG	5,000
FSB0-01-212	1212 SECURITY BANK BLDG	0
FSB0-01-407	1407 SECURITY BANK BLDG	10,000

FSB0-01-506	1506 SECURITY BANK BLDG	720
FSB0-01-507	1507 SECURITY BANK BLDG	2,110
FSB0-01-509	1509 SECURITY BANK BLDG	7,000
FSB0-01-515	1515 SECURITY BANK BLDG	120
FSB0-01-605	1605 SECURITY BANK BLDG	740
FSB0-01-605A	1605 SECURITY BANK BLDG	3,070
FSB0-01-609	1609 SECURITY BANK BLDG	710
FSB0-01-610	1610 SECURITY BANK BLDG	3,660
FSB0-01-800	1800 SECURITY BANK BLDG	6,715
HWA0-00-008	8 WILLIAMS ARCADE	0
HWA0-00-012	12 WILLIAMS ARCADE	0
IWT0-00-010	10 WOLVERINE TOWER	1,475
IWT0-00-806	806 WOLVERINE TOWER	0
IWT0-01-505	1500 WOLVERINE TOWER	1,445
IWT0-01-800	1800 WOLVERINE TOWER	2,605
JCN2-00-008	8 NE CAPITAL AVE	15,000
JCN2-00-012	12 NE CAPITAL AVE	6,835
JCN2-00-020	20 NE CAPITAL AVE	1,130
JCN2-00-034	34 NE CAPITAL AVE	2,590
JCN2-00-038	38 NE CAPITAL AVE	1,975
JCN2-00-040	40 NE CAPITAL AVE	1,030
JCN3-00-009	9 NE CAPITAL AVE	10,000
JCN3-00-015A	15 NE CAPITAL AVE	8,620
JCN3-00-043	43 NE CAPITAL AVE	0
JCN3-00-045	45 NE CAPITAL AVE	470
JCN3-00-047	47 NE CAPITAL AVE	0
KCS2-00-020	20 SW CAPITAL AVE	1,730
KCS2-00-048	48 SW CAPITAL AVE	10,075
KCS2-00-050	50 SW CAPITAL AVE	0
KCS2-00-050B	50 SW CAPITAL AVE	1,000
KCS2-00-056	56 SW CAPITAL AVE	855
KCS2-00-060	60 SW CAPITAL AVE	7,000
KCS2-00-065	65 SW CAPITAL AVE	2,490
KCS2-00-078	78 SW CAPITAL AVE	0
KCS2-00-086	86 SW CAPITAL AVE	180
KCS2-00-090	90 SW CAPITAL AVE	8,160
KCS2-00-100	100 SW CAPITAL AVE	6,440
KCS2-00-132	132 SW CAPITAL AVE	1,280
KCS3-00-011	11 SW CAPITAL AVE	610
KCS3-00-011A	11 SW CAPITAL AVE	1,000
KCS3-00-013	13 SW CAPITAL AVE	1,650
KCS3-00-015	15 SW CAPITAL AVE	8,105
KCS3-00-017	17 SW CAPITAL AVE	1,620

KCS3-00-017A	17 SW CAPITAL AVE	495
KCS3-00-019	19 SW CAPITAL AVE	8,320
KCS3-00-021	21 SW CAPITAL AVE	10,725
KCS3-00-037	37 SW CAPITAL AVE	5,000
KCS3-00-041	41 SW CAPITAL AVE	320
KCS3-00-047	47 SW CAPITAL AVE	1,500
KCS3-00-061	61 SW CAPITAL AVE	915
KCS3-00-087	87 SW CAPITAL AVE	548,065
LME2-00-002	2 E MICHIGAN AVE	7,000
LME2-00-004	4 E MICHIGAN AVE	3,155
LME2-00-006	6 E MICHIGAN AVE	20,770
LME2-00-008	8 E MICHIGAN AVE	3,160
LME2-00-010A	10 E MICHIGAN AVE	1,155
LME2-00-016	16 E MICHIGAN AVE	9,560
LME2-00-020	20 E MICHIGAN AVE	1,370
LME2-00-026	26 E MICHIGAN AVE	24,270
LME2-00-030	30 E MICHIGAN AVE	1,785
LME2-00-032	32 E MICHIGAN AVE	0
LME2-00-032A	32 E MICHIGAN AVE	9,235
LME2-00-034	34 E MICHIGAN AVE	0
LME2-00-036	36 E MICHIGAN AVE	0
LME2-00-046	46 E MICHIGAN AVE	0
LME2-00-052	52 E MICHIGAN AVE	4,535
LME2-00-062	62 E MICHIGAN AVE	11,105
LME2-00-066	66 E MICHIGAN AVE	250
LME2-00-066A	66 E MICHIGAN AVE	5,000
LME2-00-066B	66 E MICHIGAN AVE	2,000
LME2-00-068	68 E MICHIGAN AVE	3,270
LME2-00-070	70 E MICHIGAN AVE	4,125
LME3-00-001	1 E MICHIGAN AVE	5,010
LME3-00-003	3 E MICHIGAN AVE	2,225
LME3-00-005	5 E MICHIGAN AVE	10,000
LME3-00-007	7 E MICHIGAN AVE	1,860
LME3-00-015	15 E MICHIGAN AVE	2,905
LME3-00-017	17 E MICHIGAN AVE	4,000
LME3-00-019	19 E MICHIGAN AVE	5,715
LME3-00-023	23 E MICHIGAN AVE	1,047,850
LME3-00-035	35 E MICHIGAN AVE	19,225
LME3-00-035A	35 E MICHIGAN AVE	0
LME3-00-037	37 E MICHIGAN AVE	320
LME3-00-039	39 E MICHIGAN AVE	2,690
LME3-00-039A	39 E MICHIGAN AVE	57,655
LME3-00-041	41 E MICHIGAN AVE	5,000

LME3-00-045	45 E MICHIGAN AVE	2,155
LME3-00-049	49 E MICHIGAN AVE	4,700
LME3-00-053	53 E MICHIGAN AVE	5,205
MMW2-00-002	2 W MICHIGAN AVE	780
MMW2-00-002A	2 W MICHIGAN AVE	10,000
MMW2-00-002B	2 W MICHIGAN AVE	10,870
MMW2-00-008	8 W MICHIGAN AVE	0
MMW2-00-010	10 W MICHIGAN AVE	12,000
MMW2-00-012	12 W MICHIGAN AVE	3,210
MMW2-00-014	14 W MICHIGAN AVE	25,000
MMW2-00-022	22 W MICHIGAN AVE	61,870
MMW2-00-026	26 W MICHIGAN AVE	8,665
MMW2-00-028	28 W MICHIGAN AVE	10,515
MMW2-00-034	34 W MICHIGAN AVE	1,315
MMW2-00-036	36 W MICHIGAN AVE	11,165
MMW2-00-036A	36 W MICHIGAN AVE	10,760
MMW2-00-038	38 W MICHIGAN AVE	810
MMW2-00-040	40 W MICHIGAN AVE	3,155
MMW2-00-042	42 W MICHIGAN AVE	5,255
MMW2-00-044	44 W MICHIGAN AVE	5,000
MMW2-00-046	46 W MICHIGAN AVE	5,000
MMW2-00-048	48 W MICHIGAN AVE	22,880
MMW2-00-056	56 W MICHIGAN AVE	405
MMW2-00-058	58 W MICHIGAN AVE	1,230
MMW2-00-066	66 W MICHIGAN AVE	10,110
MMW2-00-068	68 W MICHIGAN AVE	6,690
MMW2-00-078	78 W MICHIGAN AVE	365,700
MMW2-00-086	86 W MICHIGAN AVE	1,325
MMW2-00-090	90 W MICHIGAN AVE	4,375
MMW2-00-098	98 W MICHIGAN AVE	25,000
MMW3-00-005	5 W MICHIGAN AVE	0
MMW3-00-009	9 W MICHIGAN AVE	0
MMW3-00-013	13 W MICHIGAN AVE	10,990
MMW3-00-021	21 W MICHIGAN AVE	10,130
MMW3-00-023	23 W MICHIGAN AVE	30,000
MMW3-00-027	27 W MICHIGAN AVE	115
MMW3-00-029	29 W MICHIGAN AVE	505
MMW3-00-031	31 W MICHIGAN AVE	610
MMW3-00-035	35 W MICHIGAN AVE	16,470
MMW3-00-043	43 W MICHIGAN AVE	2,160
MMW3-00-045	45 W MICHIGAN AVE	2,735
MMW3-00-047	47 W MICHIGAN AVE	12,030
MMW3-00-051	51 W MICHIGAN AVE	88,935

MMW3-00-065	65 W MICHIGAN AVE	5,880
MMW3-00-065B	65 W MICHIGAN AVE	710
MMW3-00-073	73 W MICHIGAN AVE	2,415
MMW3-00-075	75 W MICHIGAN AVE	0
MMW3-00-079	79 W MICHIGAN AVE	5,000
MMW3-00-085	85 W MICHIGAN AVE	24,430
MMW3-00-091	91 W MICHIGAN AVE	6,400
MMW3-00-095	95 W MICHIGAN AVE	3,125
MMW3-00-097	97 W MICHIGAN AVE	40,000
MMW3-00-099	99 W MICHIGAN AVE	6,055
MMW3-00-117	117 W MICHIGAN AVE	150
MMW3-00-119	119 W MICHIGAN AVE	5,000
MMW3-00-121	121 W MICHIGAN AVE	5,000
MMW3-00-123	123 W MICHIGAN AVE	8,655
MMW3-00-127	127 W MICHIGAN AVE	800
MMW3-00-137	137 W MICHIGAN AVE	2,990
MMW3-00-139	139 W MICHIGAN AVE	1,130
MMW3-00-139B	139.5 W MICHIGAN AVE	0
MMW3-00-143	143 W MICHIGAN AVE	1,000
MMW3-00-145	145 W MICHIGAN AVE	470
MMW3-00-169	169 W MICHIGAN AVE	30,000
NP00-00-146	76 BEACON ST	205
NP00-00-229	15 CARLYLE ST	5,000
NP00-00-230	15 CARLYLE ST	5,050
NP00-00-237	79 CARLYLE ST	2,275
NP00-00-336	49 N DIVISION ST	10,000
NP00-00-337	85 N DIVISION ST	220
NP00-00-337B	85 N DIVISION ST	1,005
OP00-00-540	30 HAMBLIN AVE	15,000
OP00-00-546	32 HAMBLIN AVE	450
OP00-00-546B	34 HAMBLIN AVE	5,000
OP00-00-547	42 HAMBLIN AVE	565
OP00-00-549	94 HAMBLIN AVE	0
OP00-00-549A	94 HAMBLIN AVE	345
OP00-00-550A	100 HAMBLIN AVE	455
OP00-00-639	21 E JACKSON ST	5,650
OP00-00-649	68 E JACKSON ST	7,440
OP00-00-650	72 E JACKSON ST	5,320
OP00-00-653	94 E JACKSON ST	855
PP00-00-853	45 LIBERTY ST	1,965
PP00-00-855A	46 LIBERTY ST	35,740
PP00-00-862	46 LIBERTY ST	500
PP00-00-869	7 N MADISON ST	260

PP00-00-870	9 N MADISON ST	500
PP00-00-873	11 N MADISON ST	10,000
PP00-00-875	9 S MADISON ST	3,000
PP00-00-876	12 S MADISON ST	3,000
PP00-00-883	35 S MADISON ST	1,000
PP00-00-984	14 N McCAMLY ST	15,000
PP00-01-000	33 N McCAMLY ST	385
PP00-01-037B	64 S McCAMLY ST	250,000
PP00-01-041A	107 S McCAMLY ST	9,800
PP00-01-046	150 S McCAMLY ST	561,450
PP00-01-046B	150 S McCAMLY ST	33,335
PP00-01-090	10 N MONROE ST	27,455
PP00-01-100	10 S MONROE ST	0
PP00-01-103	12 S MONROE ST	750
PP00-01-105	16 S MONROE ST	13,380
PP00-01-106	17 S MONROE ST	21,905
PP00-01-107	73 S MONROE ST	233,225
PP00-01-108	77 S MONROE ST	635
PP00-01-109	77 S MONROE ST	2,000
P189-00-140	JACKSON ST PARKING	7,200
P189-00-150	MONROE ST PARKING	7,910
RP00-01-304	10 E STATE ST	9,545
RP00-01-314	62 E STATE ST	6,000
RP00-01-322	10 W STATE ST	1,955
RP00-01-325	33 W STATE ST	295
RP00-01-339	35 W STATE ST	6,270
SP00-01-610	105 S WASHINGTON AVE	96,685
Total Real and Personal Property Value		18,550,465

Attachment H – Impact on Assessed Values

Year	DDA Taxable Value*	DDA Captured Value	TIF Millage**	Captured Dollars
2022	182,100,984.00	47,330,776.00	39.5030	1,869,707.64
2023	185,743,003.68	50,972,795.68	39.5030	2,013,578.35
2024	189,457,863.75	54,687,655.75	39.5030	2,160,326.47
2025	193,247,021.03	58,476,813.03	39.5030	2,310,009.55
2026	197,111,961.45	62,341,753.45	39.5030	2,462,686.29
2027	201,054,200.68	66,283,992.68	39.5030	2,618,416.56
2028	205,075,284.69	70,305,076.69	39.5030	2,777,261.44
2029	209,176,790.39	74,406,582.39	39.5030	2,939,283.22
2030	213,360,326.19	78,590,118.19	39.5030	3,104,545.44
2031	217,627,532.72	82,857,324.72	39.5030	3,273,112.90
2032	221,980,083.37	87,209,875.37	39.5030	3,445,051.71
2033	226,419,685.04	91,649,477.04	39.5030	3,620,429.29
2034	230,948,078.74	96,177,870.74	39.5030	3,799,314.43
Total Projected Capture Revenue				36,393,723.28

**Based on 2% adjustment annually*

***2022 Millage Rates*

Attachment I – Development Area Citizens Council Resolution
(With comments)

**BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AREA CITIZENS COUNCIL**

CALHOUN COUNTY, MICHIGAN

Minutes of a special meeting of the Battle Creek Downtown Development Authority Development Area Citizens Council, Calhoun County, Michigan, held at Battle Creek City Hall, 10 N. Division Street, Battle Creek, Michigan, on the 20th day of July, 2022, at 4:00 p.m. Local Time.

PRESENT: Members: Kristina Smith, John Bencsics, Chiezan Kyle Tomczyk, Carol Fix, Karrie Kirkham, and Mark Barber

ABSENT: Members: Danaisa Henderson, Kevin Patrick, and Marge Breitbach

The following preamble and resolution were offered by Member Kirkham and seconded by Member Fix:

**RESOLUTION TO APPROVE AND RECOMMEND AND PROVIDE
COMMENTS ON THE BATTLE CREEK DOWNTOWN DEVELOPMENT
AUTHORITY’S PROPOSED AMENDMENT TO TAX INCREMENT FINANCING AND
DEVELOPMENT PLAN**

WHEREAS, the City Commission of the Battle Creek (the “City”), pursuant to the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended (now, Part 2 of Act 57 of the Public Acts of Michigan of 2018, as amended (“Act 57”)) previously adopted Ordinance No. 4-79 on March 6, 1979 (the “Ordinance”), to establish the Battle Creek Downtown Development Authority (the “Authority”) and designate the boundaries of the Authority’s development area (the “Development Area”); and

WHEREAS, the City Commission adopted Ordinance 8-80 on April 8, 1980 approving the Authority’s Tax Increment Financing and Development Plan (the “Plan”); and

WHEREAS, the City Commission has adopted subsequent amendments to the Plan; and

WHEREAS, acting in accordance with Act 57, the City established the Authority's Development Area Citizens Council (the "Citizens Council"); and

WHEREAS, in accordance with Act 57, prior to approving and recommending a development plan and tax increment financing plan, or any amendments thereto, the Authority is to consult with and obtain the advice of the Citizens Council; and

WHEREAS, within 20 days after the public hearing on a development plan and tax increment financing plan, or any amendments thereto, the Citizens Council is required to notify the City, in writing, of the Citizens Council's findings and recommendations concerning a proposed development plan; and

WHEREAS, the Authority, with the advice and consultation of the Citizens Council, has prepared, approved and recommended the Authority's most recent amendment to the Plan (the "2022 Amendment") in the form on file with the City to the City Commission; and

WHEREAS, the Citizens Council has reviewed the 2022 Amendment to the Plan and provided comments on the 2022 Amendment to the Plan to the Authority and the City Commission in the form attached hereto as Exhibit A (the "Comments").

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. In accordance with Section 226 of Act 57, the Citizens Council hereby:
 - a. finds that the 2022 Amendment to the Plan, in the form on file with the City, is necessary for the achievement of the purposes of Act 57 and the Ordinance establishing the Authority;
 - b. approves the Comments;

c. finds that the Comments constitute the Citizens Council’s “findings and recommendations” concerning the 2022 Amendment to the Plan;

d. recommends the Comments to the City Commission for consideration along with the 2022 Amendment to the Plan; and

e. waives the Citizens Council’s right to further supplement the Comments after the close of the City Commission’s public hearing on the 2022 Amendment to the Plan.

2. All resolutions or parts of resolutions in conflict herewith are hereby rescinded.

YEAS: Members: Smith, Bencsics, Tomczyk, Fix, Kirkham, and Barber

NAYS: Members: None

ABSTAIN: Members: None

RESOLUTION DECLARED ADOPTED.

Ted Dearing, Administrative Coordinator
Development Area Citizens Council of the Battle
Creek Downtown Development Authority

STATE OF MICHIGAN)
) ss.
COUNTY OF CALHOUN)

I, the undersigned, the duly qualified and acting Recording Secretary of the Development Area Citizens Council of the Battle Creek Downtown Development Authority, Calhoun County, Michigan (the “Citizens Council”), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Citizens Council at a special meeting on _____, 2022, the original of which is on file at the Downtown Development Authority’s office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting, notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on the 21st day of July, 2022.

Lisa Silkworth, Recording Secretary
Development Area Citizens Council of the Battle
Creek Downtown Development Authority

Exhibit A

Comments of Development Area Citizens Council

Re: Battle Creek Downtown Development Authority's 2022 Amendment to the Tax Increment Financing and Development Plan

General Comments:

- Request to add additional funding for the purchase and demolition of property on Bennett Street.
- Recommendation to incorporate the use of native Michigan plants as part of any river restoration efforts.
- Consider investments in spaces for youth (particularly on the north side) including:
 - Safe spaces as alternatives to unsafe living situations
 - Education and related programming that supports success
 - Funding and/or support for programming that facilitates social connections (for example, block parties).
 - Support for efforts that ensure safe living structures (code compliance, rental registration, etc. to ensure that dwellings are properly permitted and safe to occupy)
- Add language providing flexibility on budgets and dates for completion
- Additional support for affordable housing

Member Comments:

- Suggestion that a feasibility/marketing study is needed for the Columbia Avenue Lakefront development subarea to determine the feasibility of implementing elements such as housing or a public beach included in the subarea development plan in the city's master plan.
- Suggestion that clarification be provided that addresses how the conceptual plan as envisioned, contributes to the city's vision of being an extraordinary community where people chose to live work and play? What other elements of the plan support the city's vision as it relates to jobs and work, quality education and extra curricula experiences for youth.
- Concerns were expressed about the public beach included in the conceptual plan for the north end of the Lake. Questions were raised about the beach's contribution to the goals and objectives of the city to provide for an extraordinary community where people choose to live, work and play. Questions were are raised concerning how the beach will be supervised and patrolled.
- Concerns were raised about what impact the development of boat docks will have on current Condominium owners and how current owners will be compensated if existing docs are removed. Concerns were raised about the impact on existing residents (and their docks) should additional housing be built.
- What will access look like and will it create congestion? (Impact of multifamily additions).
- What type of businesses will be attracted to the site?
- Suggestion that information be provided on how citizens can stay connected and get involved in conversation with the potential to impact where they live.

- A question was raised concerning the city's authority to exercise eminent domain and its application in this plan.
- Suggestion that more detailed be provided on projects in each development subarea.
- Suggestion that an emphasis is needed on improved streetscapes and beautification of the Capital S.W., corridor, beyond fiber installation, leading into downtown as part of the plan.
- Concern for clarification from the DDA that the plan recommendation does not include direct investment by the DDA in public amenities, particularly a public beach. Staff confirmed that the Plan does not included a recommendation to directly fund such public amenities.

Public Comments

- Recommendation that a study be done to assess the environmental impact on the current habitat of any proposed redevelopment on or around the north end of the Lake. Concern for destruction of the natural habitat and the condition of the Lake.
- General support for development but Lake residents and other impacted citizens would like more time to digest the subarea plan. Consideration should be given to the properties on the north side of Columbia Ave within the Authority. There is a need to address blighted conditions along Capital Ave S.W. as a connector to downtown.
- Consider the cost/benefit of developing the area for housing/condos versus a public beach. A public beach at the location identified in the subarea plan does not make development sense.
- Consider the impact of the conceptual plan on existing property owners particularly when renderings depict changes. Be more interactive with the public in these situations and work to ensure neighbors are involved in the discussions.
- Residents need to be adequately informed of any potential development. Give consideration to impact of public beach on current boat launch.
- Better graphics with more clear delineation of projects is needed.
- Give careful consideration to how dollars are allocated
- Concern for development at the former Waterfront site that will impact current aesthetics and property values.
- Traffic congestion on Columbia is a concern and consideration should be given to how a public beach might impact the current traffic situation.
- Concern raised about the proliferation of marijuana businesses along Columbia Ave.
- Concern raised about the makeup of the committee including a lack diversity among members and the lack of general public awareness of the committee's work. Suggested that printed materials be available for viewing rather than a reliance on digital media.
- Concerns about the graphic presentation of the planning materials and the challenges of reading those materials with a suggestion to improve.