

City of Albion
Downtown Development Authority

Albion
Downtown Development Plan No. 2
and Tax Increment Financing Plan No. 2

June 1992

City of Albion
**ALBION DEVELOPMENT PLAN NO. 2 and
TAX INCREMENT FINANCING PLAN**
June 1992

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TABLE OF CONTENTS

BACKGROUND AND PURPOSE

Purpose of the Downtown Development Authority	1
Creation of the Albion Downtown Development Authority	1
Basis for the Tax Increment Finance Plan and Development Plan	1
The Relationship Between Development Plan No. 1 and No. 2	2

GENERAL DEVELOPMENT PLAN FOR ALBION

The Downtown Development Authority Concept Plan	4
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DEVELOPMENT PLAN

1. Designation of Boundaries of the Development Plan	6
2. Location and Extent of Existing Streets and other Facilities	6
3. Location and Extent of Proposed Public and Private Land Uses	8
4. Legal Description of the Development Area	8
5. Existing Improvements to be Demolished, Repaired or Altered	9
6. Location, Extent, Character and Estimated Cost of Improvements	9
Development District Projects	
7. Statement of the Construction or Stages of Construction Planned	12
8. Parts of the Development to be Left as Open Space	12
9. Portions of the Development Area to Sell, Donate, Exchange or Lease	12
10. Desired Zoning Changes and Changes in Streets	12
11. Estimate of the Cost of Development, Proposed Method of Financing	12
12. Designation of Person(s) To Benefit from Improvements	13
13. Procedures for Bidding Conveyance of Property	13
14. Estimate Number of Persons Residing in the Development Area	13
15. Plan for Establishing Priority for the Relocation of Persons Displaced	14
16. Provision for the Costs of Relocation	14
17. A Plan for Compliance with Act 227 of PA of 1972	14

TAX INCREMENT FINANCING PLAN

1. Definitions as Used in This Plan	15
2. Purpose of the Tax Increment Financing Plan	15
3. Explanation of the Tax Increment Procedure	16
4. Taxing Jurisdictions Agreements	16
5. Property Valuations and Captured Revenue	17
6. Maximum Indebtedness	20
7. Use of Captured Revenues	20
8. Duration of the Program	20
9. Plan Impact on Local Taxing Jurisdictions	20
10. Release of Captured Revenues	21
11. Assumptions of Tax Increment Financing Plan No. 2	22

MAPS

1	Downtown Development Authority District	3
2	Development Plan Project Areas	5
3	Development Area Land Use	7

TABLES

1	Estimated Cost of Improvements	10
2	Anticipated Captured Assessed Valuation	18
3	Anticipated Captured Revenue	19
4	Anticipated Millage to Be Captured	20
5	Historical and Projected Assessed Valuation	21

EXHIBITS

A	Public Finance Documentation	
	Tax Increment Revenue Bonds, Series 1992	A - 1
	Tax Increment Revenue Bonds, Series 2004	A - 2
B	Organizational Documentation	
	Ordinance 88-2-1988 "DDA Ordinance"	B - 1
	Ordinance 88-9-1988 "Development Plan and TIF Plan"	B - 2
	Ordinance 92-2-1992 "Development Plan No.2 and TIF Plan No. 2	B - 6
	Organizational Documentation	B - 8
C	Development Area District Property Information	
	Listing of Properties	C - 1
D	Development Area Citizen Council Comments	
	Minutes December 7, 1988 Meeting	D - 1
	Minutes March 23, 1992 Meeting	D - 3

BACKGROUND AND PURPOSE

Purpose Of The Downtown Development Authority Act

Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration of business districts; to promote economic growth and revitalization; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation of the authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of tax increment financing in the accomplishment of specific downtown development activities contained in locally-adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities chose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

Creation of the Albion Downtown Development Authority

In April of 1988, the City of Albion City Council adopted Ordinance 88-2 that created the Albion Downtown Development Authority (DDA). The Downtown Development Authority District created by this ordinance is illustrated on Map 1 and a copy of this Ordinance is included in Exhibit B.

The Authority was given all the powers and duties prescribed for a downtown development authority pursuant to the Act, with the exception of the power to levy an ad valorem property tax.

Basis For The Tax Increment Finance Plan and Development Plan

The Downtown Development Authority Act provides the legal mechanism for local officials to address the need for economic development in the business district. In Albion, the Downtown Development Authority District, subject of this Development Plan, can be generally described as incorporating commercial properties along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan and Vine Streets. This Development Plan (herein referred to as Development Plan No. 2) amends and clarifies the 1988 Development Plan. It calls for the retention of the "Development Area" established in the 1988 Development Plan as the area designated by the Downtown Development Authority for implementing certain development initiatives and tax increment financing procedures set forth in the Act.

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a "downtown district" as being in a business district that is specifically designated by ordinance of the governing body of the municipality and a "business district" as being an area in the downtown of a municipality zoned and used principally for business.

For purposes of financing activities of the Authority within a district, tax increment plans can be established. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a downtown district. The legal basis or support for the Tax Increment and Development Plans are identified in Act 197 of the Public Acts of 1975, as amended.

This Development Plan and Tax Increment Plan will define projects specific to that portion of the Development Area created through Ordinance 88-9 and amend the projects and financing outlined in the 1988 Development Plan and Tax Increment Plan adopted by the Albion City Council through Ordinance 88-9. It is the intent of Development Plan No. 2 and Tax Increment Plan No. 2 to amend the 1988 Development Plan and 1988 Tax Increment Financing Plan to finance the projects referenced in Table 1 as identified in the Albion Downtown Master Plan, prepared by Beckett & Raeder, in cooperation with the Albion Downtown Development Authority.

The Relationship Between Development Plan No. 1 and Development Plan No. 2

Development Plan No. 2 describes in Section 4 (page 8) the Development Area proposed by the Downtown Development Authority for development of specific projects and expenditure of tax increment revenues. This Development Area comprises all the Downtown Development Authority District. Development Plan No. 1, adopted by the City Council on December 19, 1988, is amended by Development Plan No. 2.

Further, the Tax Increment Plans that relate to both Development Plans are included in the same Development Area as also amended through the same process.

Map 1 Albion Downtown Development Authority District



GENERAL DEVELOPMENT PLAN FOR ALBION

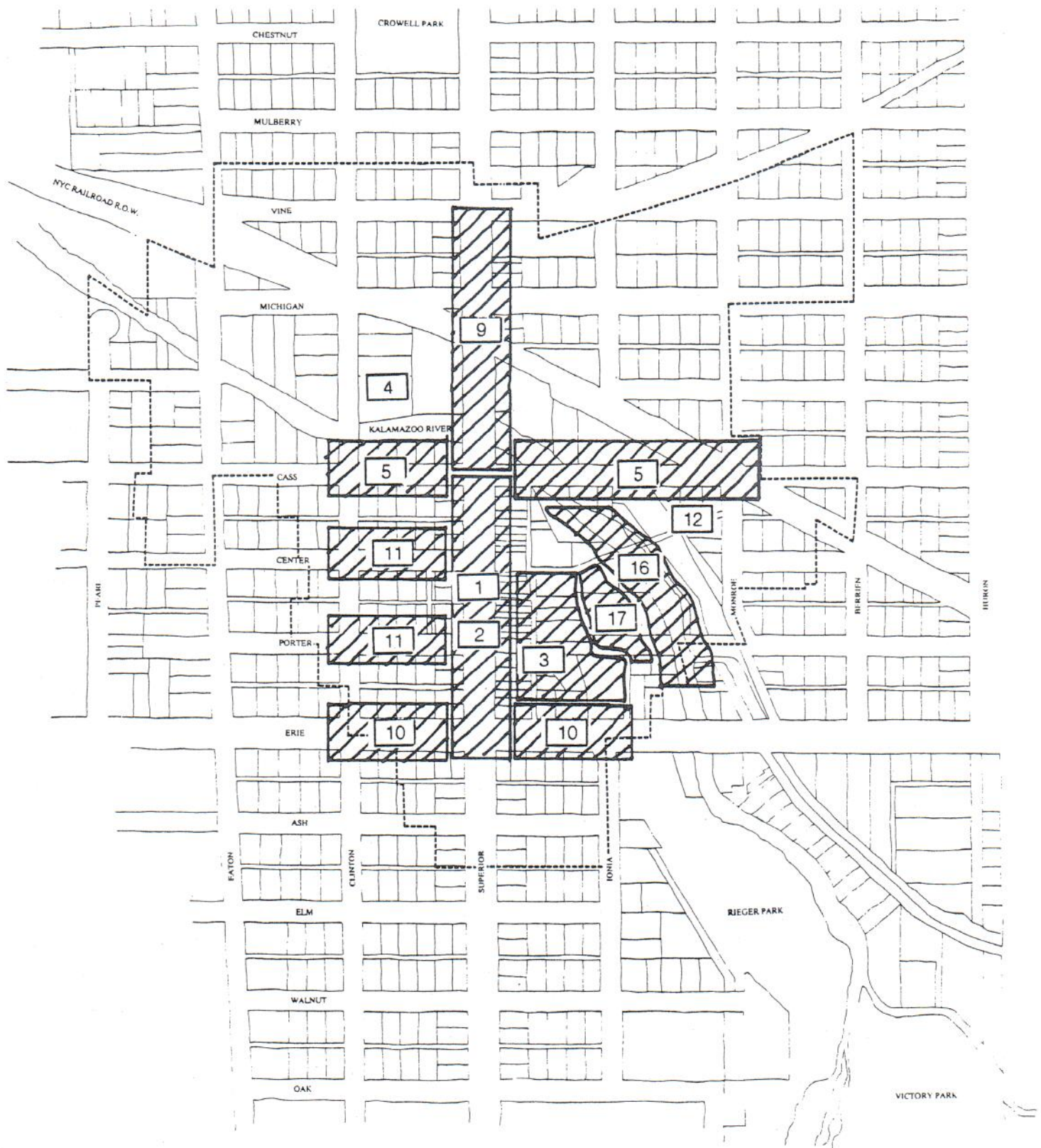
The need for establishing the Development District described in Section 4 (referred to as "Development Area") is founded on the basis that the future success of Albion's current effort to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The business district within the Development Area can be characterized as an aggregation of different commercial zones that reflect the historic development of the community. Many of the commercial zones within the City of Albion have developed along the major traffic corridors and the Kalamazoo River. The predominant downtown commercial area is recognized as Superior Street between Erie and Michigan Avenue.

The principal business district is located along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan and Vine Streets. The area has been the subject of previous redevelopment plans, which were prepared in 1980 by the Albion Commercial Revitalization Committee under the title of the "Commercial Areas Improvement Plan." Currently, the Albion Downtown Development Authority is working with the firm of Beckett & Raeder to prepare a Downtown Master Plan. This plan identifies several multi-year public improvement projects within the business district.

Development Plan No. 2 amends the 1988 Development Plan through its incorporation of projects developed in the 1991 Albion Downtown Master Plan. Projects are illustrated on the following map entitled "Development Plan No. 2 Project Areas".

Map 2 Development Plan No. 2 Project Areas



DEVELOPMENT PLAN NO. 2

1. Designation of Boundaries of the Development Area

The Development Area boundary is located within the jurisdictional limits of the City of Albion and the City of Albion Downtown Development Authority. The City of Albion established the Downtown Development Authority pursuant to Act 197 of Public Acts of 1975 through adoption and publication of Ordinance 88-2. The Downtown Development Authority Development Area boundary is illustrated on Map 1 and can be generally described as the commercial properties along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan and Vine Streets.

2. Location and Extent of Existing Streets and other Public Facilities within the Development Area: Location, Character and Extent of Existing Public and Private Land Uses.

Existing land uses within the Development Area are composed of public and private land uses. The locations of these land uses are illustrated on Map 3.

Public Land Uses

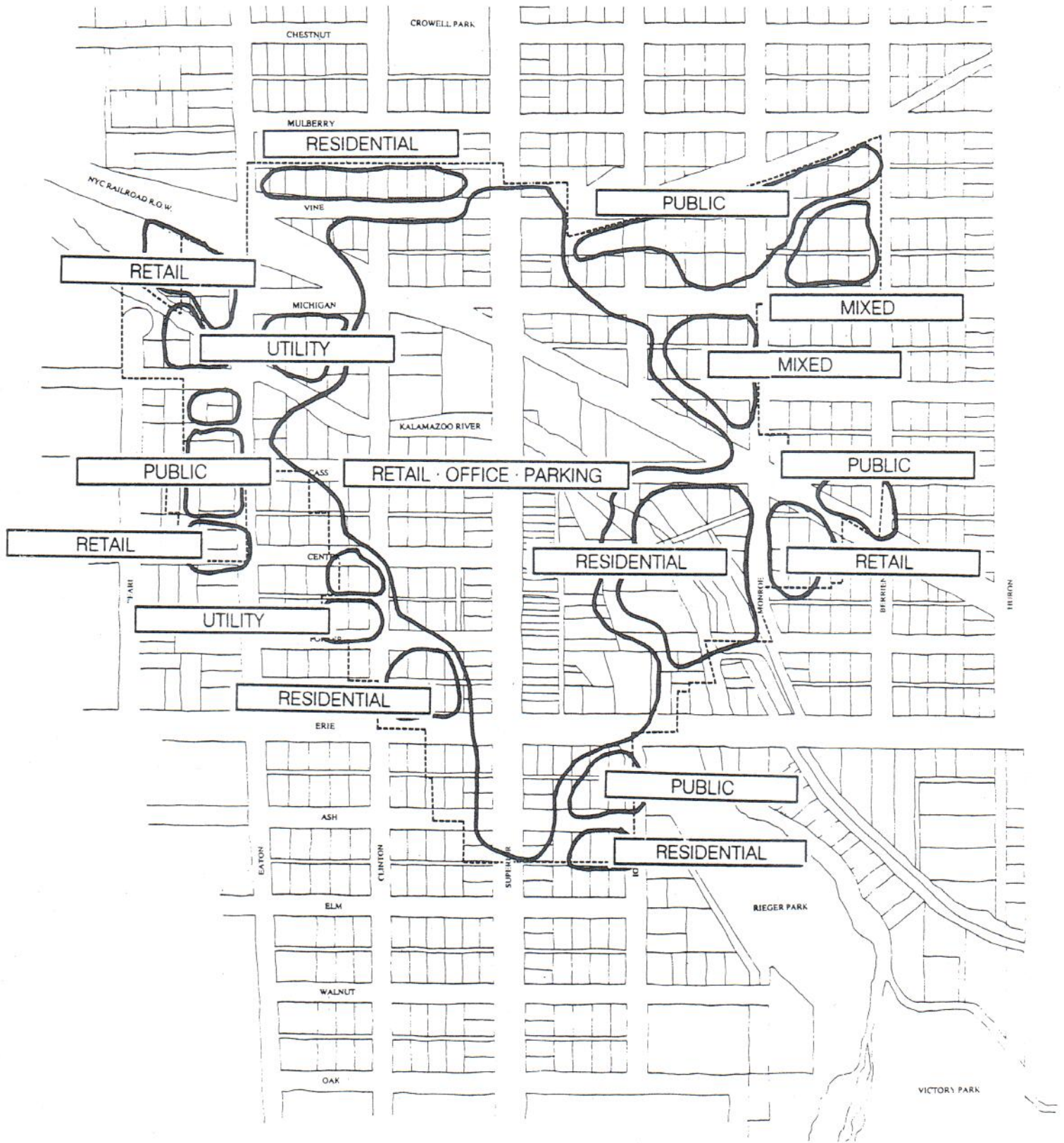
Public land uses, within the Development Area, include right-of-ways under the jurisdiction of the City of Albion, County of Calhoun, and the State of Michigan. Included within the Development Area are alleys that run behind the retail and office land uses fronting on major streets.

In addition to the circulation system described, other public land uses including open space and public parks occur within the Development Area. The City of Albion owns Lloyd, Bournellis and Molder Parks; all located within the Development Area. Rieger, Victory and Crowell Parks are located adjacent to but outside the Development Area.

Private Land Uses

- A. Residential - There are 60 detached single family dwellings and 46 multiple family dwellings within the development area.
- B. Commercial - The majority of property within the Development Area consists of commercial property. Uses include professional and medical offices, retail and general merchandising, banking, and service.
- C. Industrial - There are industrial land uses within the Development Area consisting of the Albion grain elevator.
- D. Transportation - The Consolidated Rail (New York Central Rail) traverses the Development Area along the north side of the Kalamazoo River.

Map 3
Development Plan No. 2 Land Use



Recreational Uses

Lloyd and Bournellis Parks flank the Kalamazoo River within the Development Area. Molder Park is located at the junction of North Superior and Michigan. Further west near the Depot is a park area owned by Consolidated Rail.

Educational Uses

The Albion Public Library is the only educational land use within that portion of the Development Area covered by Development Plan No. 2.

Vacant Land

The largest tract of undeveloped property within the Development Area is owned by a single private entity and City of Albion, and is located between Cass and Center Streets east of Clinton Street. Four of the five vacant lots, located along Center Street, are under the ownership of this entity.

3. Location and Extent of Proposed Public and Private Land Uses.

Development Plan No. 2 envisions the integration of public and private land uses as a method of strengthening the economic base of the Development Area. This will be accomplished by improving the public infrastructure adjacent to existing private development. Major investment in the overall Downtown Development Authority District will occur as outlined in the Development Plan No. 1 and Tax Increment Plan No. 1 adopted by the City in 1988 and the Albion Downtown Master Plan.

4. Legal Description of the Development Area

Beginning at the intersection of the centerline of S. Ionia Street and the centerline of the east-west alley in Block 74 of the Original Plat of the Village (now City) of Albion; thence heading west along said alley to the south line (extended) of Lot 6, Block 75 of the Original Plat; thence north to the centerline of W. Ash Street; thence west to a line 38 feet west of the west line of Lot 9, Block 64 of the Original Plat; thence north to the centerline of the vacated alley in said block; thence west to the east line (extended) of Lot 2 in said block; thence north to the centerline of W. Erie Street; thence west to the centerline of S. Clinton Street; thence north to the south line (extended) of Lot 5, Block 62 of the Original Plat; thence west to the west line of said Lot 5; thence north to the center line of W. Porter Street; thence west to a line 19.42 feet west of the west line of Lot 7, Block 51 of the Original Plat; thence north to the centerline of the alley in said block; thence east to the center of Lot 4 (extended) of Said block; thence north to the centerline of W. Center Street; thence west to the west line (extended) of Lot 8, Block 50 of the Original Plat; thence north to the centerline of the alley in said block; thence west along said alley to the west line (extended) of Lot 3 in said block; thence north to the centerline of W. Cass Street; thence west to the intersection of Eaton and W. Cass Streets; thence south along S. Eaton Street to the intersection of S. Eaton and W. Center Streets; thence west to the west line (extended) of Lot 2, Block 93 of Warner and Church's Addition; thence north to the northwest corner of said lot; thence west 33 feet; thence north to the centerline of W. Cass Street; thence east to the west line (extended) of Lot 1 of Block 97 of Warner and Church's Addition; thence north along said line to the centerline of Washington Street; thence west to the west line of Pearl Street; thence north along said line to the centerline of the Kalamazoo River; thence southeasterly along the centerline of the Kalamazoo River to a Point which is 200 feet west of the west line of N. Eaton Street; thence north to centerline of the Conrail spur tracks; thence easterly to the centerline of N. Eaton Street; thence north to the centerline (extended) of the vacated ally in Block 21 of the Original Plat; thence easterly along centerline of said alley to the centerline of N. Clinton Street; thence continuing easterly along the centerline of the east-west alley in Block 20 of the Original Plat to the centerline of N. Superior Street; thence south along N. Superior Street to the north line (extended) of Lot 12, Block 19 of the Original Plat; thence east to the east line of Lot 10 of said block; thence south to the centerline of the Conrail spur tracks; thence northeasterly along said line to the centerline of N. Berrien Street; thence south to the intersection of Berrien Street and E. Michigan Avenue; thence west to the intersection of E. Michigan Avenue and Monroe Street; thence south to the

centerline (extended) of the vacated alley in Block 39 of the Original Plat; thence east along the centerline of said alley to the east line (extended) of Lot 10 of said block; thence south to the centerline of E. Cass Street; thence east to the intersection of E. Cass and Berrien Streets; thence south to the centerline of the Conrail right-of-way; thence northwesterly to a line which is 100 feet west of the west line of S. Berrien Street; thence south to a line approximately 177 feet north of the north line of Porter Street; thence west 32 feet; thence south 41 feet to a line which is 33 feet north of the south line of Lots 1, 2, 3, of Block 53 of the Original Plat; thence west along said line to the centerline of S. Monroe Street; thence southeasterly to the centerline of E. Porter Street; thence west to the centerline of Kalamazoo River; thence southeasterly along said river to a line which is 45.6 feet south of the north line of Lot 24 of the Assessor's Replat of Mill Reserve and Block 48 of the Original Plat"; thence westerly to the northwest corner of Lot 35 of said Plat; thence south 22.4 feet; thence west 36 feet; thence south to the centerline of E. Erie Street; thence west to the intersection of E. Erie and S. Ionia Streets; thence southerly to the place of beginning.

5. Existing Improvements in the Development Area to be Demolished, Repaired or Altered and Time Required for Completion.

The proposed development program for the Development Area incorporates the integration of public and private improvements. The overall project descriptions and schedule of phasing for projects in Development Plan No. 2 have been delineated in the next section by their respective location within the Development Area. However, the scope of change from existing conditions is outlined below.

The Downtown Development Authority redevelopment concept calls for the renovation of existing public improvements such as the sidewalks, landscaping and terrace areas and construction of new improvements such as riverwalks, pedestrian areas, and off-street parking lots. Initially, the majority of improvements made to the downtown area will be focused on Superior Street. These will include the MDOT Superior Street project involving the removal and replacement of the roadway and installation of streetscape improvements between the curb and building face. These will result in demolition and repair of existing infrastructure. The Albion Downtown Master Plan envisions the installation of off-street parking facilities which will require demolition of certain appurtenances.

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

Projects proposed for implementation are based on the Albion Downtown Master Plan for Development Area involving various improvements. Cost estimates listed in Table 1 are very preliminary and will be refined as design plans are completed for individual projects.

Funding for the public improvement projects delineated below is proposed from a variety of sources in addition to tax increments revenues such as;

- special assessment districts (SAD's),
- historic preservation grants,
- recreation monies through the Michigan Recreation Bond Program and Land and Water Conservation Fund program, and
- Michigan Small Cities Community Development Block Grant program funds.

Table 1
Estimated Costs of Improvements

			Involvement				Phasing
			DDA	S.A.D.	Grant	City	
	<i>Project Description</i>	<i>Cost</i>					
1	MDOT Superior Street Project	110,000	.			.	1993
2	Superior Street - Phase I	200,000	.	.			1993
3	Marketplace Parking and Service Alley	280,000	.			.	1992
4	Weiner Parking Lot Redevelopment	75,000	.				1992-1993
5	Cass Streetscape & Bridge Improvements	140,000	.	.			1994
6	Facade Program and Guidelines	40,000	.		.	.	Ongoing
7	Building Demolition Program	30,000	.				Ongoing
8	Zoning Ordinance Revision	3,000				.	1992
9	Superior Street - Phase II	200,000	.	.			1995-2000
10	Erie Streetscape and Roadway	93,000	.	.			1995-2000
11	Center and Porter Streetscape	100,000	.	.			1995-2000
12	Lloyd and Bournelis Park Improvements	175,000	.		.	.	1995-2005
13	Alley Improvements	150,000	.			.	Ongoing
14	National Register Nomination	30,000	.		.	.	Ongoing
15	Selective Property Acquisition	150,000	.				Ongoing
16	Riverfront Walkway	480,000	.		.	.	1994-2005
17	Stoffer Plaza and Marketplace	200,000	.		.		2000-2015
18	Marketing, Engineering & Planning Studies	20,000	.				Ongoing
	Total Program in 1992 Dollars	2,476,000					

MDOT Superior Street Project - MDOT will repave Superior Street in summer of 1993. A component of the project is the replacement of the brick pavers on Superior Street that requires a local contribution from the City of Albion.

Superior Street - Phase I. Installation of streetscape improvements between Cass Street and Erie Street along Superior Street. Streetscape improvements include upgrading the pedestrian area from the back of curb to the building face consisting of new concrete pavement as necessary, concrete brick pavers, pedestrian light fixtures, street furnishings, and pedestrian amenities.

Marketplace Parking and Service Alley - Reworking of parking and circulation with associated landscaping and utility work.

Weiner Parking Lot Redevelopment - The Weiner Corporation owns a parking lot on the north side of the Kalamazoo River across from City Hall. This project would involve the long term leasing or purchase of the parking lot with installation of improvements to improve the parking lot surface, landscaping, signage, and rear building access.

Cass Streetscape and Bridge Improvements- Streetscape improvements one block east and west of Superior Street. Scope of work is similar to Phase I Superior Street improvements, though planting of additional street trees would be included as there are fewer existing trees in this area. Includes the construction of a pedestrian sidewalk on the southern edge of the Cass Street bridge deck. Also included would

be a widening of the Cass Street entrance to the Plaza/Marketplace area adjacent to the bridge and enhancing use of the rear alley for customer as well as delivery traffic.

Facade Program and Guidelines - Provide assistance with the renovation of building facades according to specific historic preservation guidelines.

Building Demolition Program - Several downtown buildings are in an advanced state of disrepair and can be classified as dilapidated and substandard. Funds would be used to subsidize a portion of the demolition costs.

Zoning Ordinance Revision - Revise those sections of the City Zoning Ordinance and City Code that deal with regulation of the downtown area, including sign regulations and use restrictions. Prepare a unified sign ordinance for the downtown that is sympathetic to and compatible with the historic character of downtown buildings.

Superior Streetscape: Phase II - Install streetscape improvements south of Erie Street to Ash Street and north of Cass Street to Vine Street. Scope of work is similar to Phase I, plus the planting of additional street trees. Also included would be similar improvements to the Michigan Avenue commercial corridor east of Superior Street.

Erie Streetscape and Roadway Improvements - Install streetscape improvements one block east and west of Superior Street. Scope of work is similar to Phase I Superior Street improvements, plus the planting of additional street trees. This project also includes contribution to the local matching funds of any reconstruction of the road surface in this area.

Center and Porter Streetscape - Install streetscape improvements between Superior Street and Clinton Street. Scope of work is similar to Phase I Superior Street improvements, plus the planting of additional street trees.

Lloyd and Bournellis Park Improvements - Renovate Lloyd Park to make connections with other project areas. Make improvements to Bournellis Park to provide better views of river.

Alley Improvements - Repave alleys with concrete and concrete pavers, and add landscaping and pedestrian lighting where appropriate.

National Register Nomination - A National Historic District designation would provide property owners the opportunity to use Historic Investment Tax Credits (ITC's) when renovating their buildings. Engage the services of an historic preservation consultant to prepare an historic district nomination for submission to the National Register.

Selective Property Acquisition - Acquire specific properties in conformance with the Downtown Development Master Plan.

Riverfront Walkway - Construct walkway and associated landscaping, interpretive signage, furnishings, decks, pedestrian bridges and river edge stabilization as required along the Kalamazoo River from Erie Street northwest to the western boundary of the DDA district.

Stoffer Plaza and Marketplace - Enhance the existing plaza including possible expansion or reorientation of Stoffer Plaza and the farmers' market with construction of additional plaza space and overhead canopy, development of green space, landscaping and furnishings.

Marketing, Engineering and Planning Studies - Engage professional services to conduct project specific studies as appropriate

7. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion.

The time schedule for construction of the public improvement program for projects enumerated in Development Plan No. 2 is outlined in the preceding Section.

8. Parts of the Development Area to be Left as Open Space and Contemplated Use.

Concerning the public improvements outlined, open space within that portion of the Development Area covered by Development Plan No. 2, will be confined to right-of-ways, pedestrian walks along streetscapes developed as linear parks, and walkways along the Kalamazoo River.

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

Currently there are no properties that the Downtown Development Authority owns that it desires to sell, donate, exchange, or lease to or from the City of Albion.

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

The Albion Planning Commission has recently revised the City's Master Plan. Zoning revisions based on the Master Plan could be suggested for the Development Area. However the Downtown Development Authority has not requested the aforementioned and is not aware of any suggested zoning revisions. In order to encourage the utilization of upper story apartments, regulate the type and size of exterior signage, and promote the renovation of historic properties, the DDA and City Planning Commission need to jointly review and revise applicable sections.

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

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the Development Area. Further, the Downtown Development Authority may request the City to sponsor a revenue bond using the proceeds of the tax increments as debt service payment to finance the improvements. In addition, funds may be sought from special assessment districts (SAD's), historic preservation grants, recreation moneys through the Michigan Recreation Bond Program and Land and Water Conservation Fund program and Michigan Small Cities Community Development Block Grant program funds.

12. Designation of Person or Persons, Natural or Corporate, to whom all or a portion of the Development is to be Leased, Sold, or Conveyed in any manner and for whose benefit the Project is being undertaken if that information is available to the Authority.

The public improvements undertaken pursuant to Development Plan No. 2 will remain in public ownership for the public benefit. Although components of the projects outlined (ie. streetscape, off-street parking facilities, riverwalks, etc.) benefit adjacent commercial property owners, they are public assets to be managed by the municipality.

13. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of all or a portion of the Development upon its completion, if there is no expressed or implied Agreement between the Authority and Persons, Natural or Corporate, that all or a portion of the Development will be Leased, Sold, or Conveyed to those Persons.

Right now there are no agreements for property conveyance between the City of Albion, Albion Downtown Development Authority or any person(s), natural or corporation for properties within that portion of the Development Area covered by Development Plan No. 2. All land acquisitions will be according to the procedures of Act 344 of the Michigan Public Acts of 1945, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 as amended; and the regulations promulgated thereunder by the U.S. Department of Housing and Urban Development. Under no circumstance would residential occupied property be acquired.

Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to requirements specified in Act 197 of Public Acts of 1975, as amended, with the consent of the City Council. If needed, more detailed procedures will be developed before the transactions, according to applicable city policy and Michigan state law.

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

On the basis of a review of the properties within the Downtown Development Authority district and Development Area it is estimated that over 100 individuals reside within the expanded Development Area. This estimate is based on the 1990 U.S. Bureau of Census and individual site checks in the Development Area. Development Plan No. 2 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within that portion of the Development Area covered by Development Plan No. 2. To ensure that citizen input in the development process is provided, the City and Downtown Development Authority have established a Development Area Citizen Council to review and make recommendations on the Development Plan. The result of this review process can be found in the Appendix.

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

Development Plan No. 2 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. If it becomes necessary to address relocation at some future date the Downtown Development Authority shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19, 1988, by the City of Albion, and with the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

16. 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.

Development Plan No. 2 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 are not addressed. If it becomes necessary to address relocation at some future date the Downtown Development Authority shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19, 1988, by the City of Albion, and with the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

17. A Plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972.

Act 227 of Public Acts of 1972 is an Act to provide financial assistance, advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The Development Area covered by Development Plan No. 2. does not require the acquisition of property and displacement of persons and a plan for compliance with Act 227 is not addressed. If it becomes necessary to address relocation at some future date the Downtown Development Authority shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19, 1988, by the City of Albion, and with the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

TAX INCREMENT FINANCING PLAN NO. 2

1. Definitions as Used in This Plan.

- a. "Captured Assessed Value" (the "CAV") means the amount in any one (1) year by which the current assessed value, as equalized, of the eligible property identified in the tax increment financing plan, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in subdivision (c), exceeds the initial assessed value. The State Tax Commission shall prescribe the method for calculating captured assessed value.
- b. "Initial Assessed Value" (the "IAV") means the assessed value, as equalized, of the eligible property identified in the tax increment financing plan at the time the ordinance establishing the tax increment financing plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax shall be determined as provided in subdivision (c).
- c. "Specific Local Taxes" mean a tax levied under Act 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the commercial redevelopment act, Act No. 255 of the Public Acts of 1978, being section 207.651 to 207.668 of the Michigan Compiled Laws, the enterprise zone act, Act No. 224 of the Public Acts of 1985, being sections 125.2101 to 125.2122 of the Michigan Compiled Laws, Act 189 of the Public Acts of 1953, being sections 211.181 to 211.182 of the Michigan Compiled Laws, and the technology park development act, Act No. 385 of the Public Acts of 1984, being sections 207.701 to 207.718 of the Michigan Compiled Laws. The initial assessed value or current assessed value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.

2. Purpose of the Tax Increment Financing Plan

The City of Albion's Downtown Development Area, adopted December 19, 1988, has experienced notable property value deterioration over the past decade. In order to halt property tax value deterioration, increase property tax valuations and facilitate the overall economic growth of its business district, it is deemed to be beneficial and necessary to create and provide for the operation of a downtown development authority in the City under the provisions of Act 197 Public Acts of Michigan, 1975 as amended (the "Act").

The Authority has determined that a tax increment financing plan is necessary for the achievement of the purposes of the Act and it is authorized to prepare and submit said plan to the governing body. The Tax Increment Financing Plan (the "Plan"), set forth herein shall include a development plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located and a statement of the portion of the captured assessed value to be used by the Authority.

3. Explanation of the Tax Increment Procedure

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- a. In order to provide a downtown development authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors which cause growth in value.
- b. At the time the ordinance establishing a tax increment financing plan is approved, the sum of the most recently assessed values, as equalized, of those taxable properties located within the development area is established as the "Initial Assessed Value" (the "IAV"). Property exempt from taxation at the time of determination of the Initial Assessed Value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Assessed Value."
- c. The amount by which the total assessed value exceeds the IAV is the Captured Assessed Value (the "CAV"). During the period in which a tax increment financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the IAV. Property taxes paid on a predetermined portion of the CAV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. Taxing Jurisdiction Agreements.

Tax increment revenues for the Downtown Development Authority result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions which levy taxes in the development area to the captured assessed value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District. Should the Authority find it necessary to use all of the captured revenue, it shall be clearly stated in this plan.

The Authority intends to utilize all captured revenue from the District until the projects addressed in Development Plan No. 2 are completed and until any bonded indebtedness is paid.

5. Property Valuations and Captured Revenue.

The property valuation on which incremental tax revenues will be captured is the difference between the Initial Assessed Valuation and the Current Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of Albion, the Albion Public Schools, the County of Calhoun, Kellogg County Community College, Albion County Intermediate School District, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- a. The Initial Assessed Valuation is established based on the 1988 state equalized valuations on real and personal property on all non-exempt parcels within that portion of the Development Area covered by Development Plan No. 2. The Initial Assessed Valuation of the Authority is \$4,965,636 as set forth below.

Initial Assessed Value

Total Real Property	\$3,232,916
Total Personal Property	\$1,732,720
Total SEV	\$4,965,636

- b. The anticipated Captured Assessed Value is equivalent to the annual total assessed value within the Authority boundaries less the Initial Assessed Value as described above. The CAV then becomes the basis for the property tax levy on which incremental taxes are collected. The CAV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated to be undertaken by the Downtown Development Authority. For projection purposes, the growth factor applied to annual valuation is 2.0%. The 1989, 1990, and 1991 tax years reflect the actual increase in the S.E.V. and the 1992 tax year builds in the legislated S.E.V. freeze. A more detailed depiction of the Captured Assessed Valuations can be found in Table 5.
- c. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Assessed Value of the eligible property included in the Development Area. The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

Table 2
Anticipated Captured Assessed Valuation

<i>Tax Year</i>	<i>Captured Assessed Value</i>
1988	0
1989	142,114
1990	169,245
1991	826,434
1992	816,614
1993	764,010
1994	878,603
1995	995,488
1996	1,114,710
1997	1,236,317
1998	1,360,356
1999	1,486,876
2000	1,615,926
2001	1,747,557
2002	1,881,821
2003	2,018,771
2004	2,158,459
2005	2,300,941
2006	2,446,272
2007	2,594,510
2008	2,745,713
2009	2,899,940
2010	3,057,252
2011	3,217,709
2012	3,381,376
2013	3,548,317
2014	3,718,596
2015	3,892,280
2016	4,069,439
2017	4,250,140
2018	4,434,456

For instance, if the tax rate is 68.00 mills per \$1,000 of assessed valuation, the tax increment will be 68.00 mills applied to the total captured assessed valuation unless tax abatements have been granted to specific businesses whereby the tax increment may be collected on a lower assessed valuation.

The City Treasurer will collect the general property taxes from property owners in the DDA. After taxes are collected, the Treasurer will deduct that portion of the total tax that is captured assessed value of the DDA and distribute them to the DDA to use for purposes outlined in the development plan.

A review of the millage rates for all Local Taxing Jurisdictions in the DDA, as anticipated by the City, is as set forth in section 8 below (referenced in Table 4).

Table 3
Anticipated Captured Revenue

<i>Tax Year</i>	<i>Captured Assessed Value</i>	<i>Total Captured Revenues</i>
1988	0	0
1989	142,114	9,494
1990	169,245	11,503
1991	826,434	54,863
1992	816,614	54,211
1993	764,010	51,929
1994	878,603	59,718
1995	995,488	67,663
1996	1,114,710	75,766
1997	1,236,317	84,032
1998	1,360,356	92,462
1999	1,486,876	101,062
2000	1,615,926	109,833
2001	1,747,557	118,780
2002	1,881,821	127,906
2003	2,018,771	137,214
2004	2,158,459	146,709
2005	2,300,941	156,393
2006	2,446,272	166,271
2007	2,594,510	176,347
2008	2,745,713	186,624
2009	2,899,940	197,107
2010	3,057,252	207,799
2011	3,217,709	218,705
2012	3,381,376	229,830
2013	3,548,317	241,177
2014	3,718,596	252,750
2015	3,892,280	264,556
2016	4,069,439	276,597
2017	4,250,140	288,879
2018	4,434,456	301,407

6. Maximum Indebtedness.

It is anticipated that the maximum amount of indebtedness to be incurred based on 1991 costs will not exceed \$1,500,000 for projects identified in Development Plan No. 2. A description of the various projects and the actual amounts expected to be financed are as set forth in Section 6 of the Development Plan. Revenues captured will be used to accomplish projects in both Development Areas.

7. Use of Captured Revenues

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 1 of the Development Plan. Further, captured revenues can be used to finance current financial obligations of the DDA, to pay for costs incurred by the City/DDA in implementing both the Development Plan and the Tax Increment Financing Plan, and to pay for costs associated with the administration and operation of the Development and Tax Increment Plan.

8. Duration of the Program

The duration of the Development Plan shall extend through the life of the bond issues or other debt obligations of the Authority, or the final completions of the financing required to accomplish all projects delineated in the Development Plan, or the collection of taxes levied through December of 2018, whichever is earlier.

Table 4
Anticipated Millage To Be Captured

	<i>Millage</i>
<i>Taxing Jurisdiction</i>	<i>Rates</i>
City of Albion Operating	12.50
Public Safety Officer Pension	0.65
Public Safety Communication System	0.00
City of Albion Debt Service	1.00
County of Calhoun	5.54
County Jail	3.00
Kellogg Community College	2.94
Intermediate Schools	6.25
Albion Public Schools	35.82
County Medical Care	0.25
Captured Millage	67.95

9. Plan Impact on Local Taxing Jurisdictions

The Authority recognizes that future development in the City's business district will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in this plan. It is expected that the affected local taxing jurisdictions will not experience a gain in property tax revenues from the

Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time.

10. Release of Captured Revenues

When the Development and Financing Plans have been accomplished, the captured revenue is released and the local taxing jurisdictions receive all the taxes levied on it from that point on.

Table 5
Revised Tax Increment Financing Forecast

<i>Tax Year</i>	<i>Projected Values</i>	<i>Annual % Change</i>	<i>Total Assessed Value</i>	<i>Captured Assessed Value</i>	<i>Total Captured Revenues</i>	<i>Accumulated Captured Revenues</i>
1988	4,965,636			0	0	0
1989	5,107,750	2.86%	5,107,750	142,114	9,494	9,494
1990	5,139,381	0.62%	5,139,381	169,245	11,503	20,998
1991	5,782,250	12.51%	5,782,250	826,434	54,863	75,861
1992	5,782,250	0.00%	5,782,250	816,614	54,211	130,072
1993	5,729,646	2.00%	5,729,646	764,010	51,929	182,001
1994	5,844,239	2.00%	5,844,239	878,603	59,718	241,719
1995	5,961,124	2.00%	5,961,124	995,488	67,663	309,382
1996	6,080,346	2.00%	6,080,346	1,114,710	75,766	385,148
1997	6,201,953	2.00%	6,201,953	1,236,317	84,032	469,179
1998	6,325,992	2.00%	6,325,992	1,360,356	92,462	561,642
1999	6,452,512	2.00%	6,452,512	1,486,876	101,062	662,704
2000	6,581,562	2.00%	6,581,562	1,615,926	109,833	772,537
2001	6,713,193	2.00%	6,713,193	1,747,557	118,780	891,317
2002	6,847,457	2.00%	6,847,457	1,881,821	127,906	1,019,224
2003	6,984,407	2.00%	6,984,407	2,018,771	137,214	1,156,438
2004	7,124,095	2.00%	7,124,095	2,158,459	146,709	1,303,147
2005	7,266,577	2.00%	7,266,577	2,300,941	156,393	1,459,540
2006	7,411,908	2.00%	7,411,908	2,446,272	166,271	1,625,812
2007	7,560,146	2.00%	7,560,146	2,594,510	176,347	1,802,159
2008	7,711,349	2.00%	7,711,349	2,745,713	186,624	1,988,783
2009	7,865,576	2.00%	7,865,576	2,899,940	197,107	2,185,890
2010	8,022,888	2.00%	8,022,888	3,057,252	207,799	2,393,689
2011	8,183,345	2.00%	8,183,345	3,217,709	218,705	2,612,394
2012	8,347,012	2.00%	8,347,012	3,381,376	229,830	2,842,224
2013	8,513,953	2.00%	8,513,953	3,548,317	241,177	3,083,401
2014	8,684,232	2.00%	8,684,232	3,718,596	252,750	3,336,151
2015	8,857,916	2.00%	8,857,916	3,892,280	264,556	3,600,707
2016	9,035,075	2.00%	9,035,075	4,069,439	276,597	3,877,304
2017	9,215,776	2.00%	9,215,776	4,250,140	288,879	4,166,183
2018	9,400,092	2.00%	9,400,092	4,434,456	301,407	4,467,590

11. Assumptions of Tax Increment Financing Plan No. 2

The following assumptions were considered in the formulation of the Tax Increment Financing Plan No. 2 for the Albion Downtown Development Authority:

- A. Real Property valuations are based on the 1992 actual State Equalized Value (S.E.V.) and increases by 2% each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors.
- B. Personal property valuations are based on the 1992 actual value and increases a net of depreciation 2% each year thereafter. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors.
- C. Commercial facilities exemptions certificates (CFEC) are unavailable to properties within the Downtown Development District. Those commercial facilities tax exemptions previously approved by the City expired in 1991. As a result, tax abatements will not be a factor in the tax increment revenue forecast.
- D. Two property tax reductions proposal will appear on the November 1992 state election ballot, and both could effect Tax Increment Financing. House Joint Resolution H (HJR-H) would limit residential SEV increases to the lesser of the inflation rate or 5%, until a property is sold; and the Governor's tax proposal would limit SEV increases on all properties to the lesser of the inflation rate or 3%. However, since the Tax Increment Revenue Forecast is predicated on a 2% annual SEV increase, the forecasted captured revenue is expected to be unaffected by either ballot proposal.
- E. Although the Michigan Legislature has been discussing the abolition of tax increment financing at the subcommittee level, no proposals have been submitted to the Legislative floor for consideration, and all discussions have included the grandfathering of tax increment financing agencies that have incurred bonded indebtedness.
- F. The projected debt service payments are based on the 1.25 debt coverage ratio. The actual debt coverage ratio at the time of issuance of bonds will be determined by the Public Finance Advisor, in conjunction with Bond Counsel, pursuant to applicable federal and state statutes regulating the sale of these securities.
- G. Costs provided for the various DDA projects enumerated in Table 1 are estimated costs in 1992 dollars. Final costs are determined after the acceptance of bids at the time of construction. The effects of inflation may also have an undetermined amount of influence on these cost figures.

Exhibit A
Public Finance Documentation

CITY OF ALBION DOWNTOWN DEVELOPMENT AUTHORITY

TAX INCREMENT DEVELOPMENT REVENUE BONDS, SERIES 1992

Schedule of Projected Captured Tax Increments, Pro Forma Debt Service Requirements and Excess Captured Revenues

Fiscal Year Ending June 30	Captured Tax Increment Revenues	80% of all Captured Revenue Available for Debt Service	Total Annual Principal Due October 1st	Coupon	Interest Due Oct. 1st	Interest Due April 1st	Total Annual Principal & Interest Pmt.	Total Annual Excess DDA Revenues	Debt Service Coverage Ratio
1992	\$54,211	\$43,368.80				\$20,416.67	\$20,416.67	\$33,794.33	2.66
1993	\$51,929	\$41,543.20	\$5,000	6.50%	\$16,250.00	\$16,087.50	\$37,337.50	\$14,591.50	1.39
1994	\$59,748	\$47,798.40	\$10,000	6.50%	\$16,087.50	\$15,762.50	\$41,850.00	\$17,898.00	1.43
1995	\$67,663	\$54,130.40	\$15,000	6.50%	\$15,762.50	\$15,275.00	\$46,037.50	\$21,625.50	1.47
1996	\$75,766	\$60,612.80	\$25,000	6.50%	\$15,275.00	\$14,462.50	\$54,737.50	\$21,028.50	1.36
1997	\$84,032	\$67,225.60	\$35,000	6.50%	\$14,462.50	\$13,325.00	\$62,787.50	\$21,244.50	1.34
1998	\$92,462	\$73,969.60	\$45,000	6.50%	\$13,325.00	\$11,862.50	\$70,187.50	\$22,274.50	1.32
1999	\$101,062	\$80,849.60	\$55,000	6.50%	\$11,862.50	\$10,075.00	\$76,937.50	\$24,124.50	1.31
2000	\$109,833	\$87,866.40	\$60,000	6.50%	\$10,075.00	\$8,125.00	\$78,200.00	\$31,633.00	1.40
2001	\$118,780	\$95,024.00	\$70,000	6.50%	\$8,125.00	\$5,850.00	\$83,975.00	\$34,805.00	1.41
2002	\$127,906	\$102,324.80	\$80,000	6.50%	\$5,850.00	\$3,250.00	\$89,100.00	\$38,806.00	1.44
2003	\$137,214	\$109,771.20	\$100,000	6.50%	\$3,250.00	\$0.00	\$103,250.00	\$33,964.00	1.33
2004	\$146,709	\$117,367.20						\$146,709.00	
TOTALS	\$1,227,315		\$500,000		\$130,325.00	\$134,491.67	\$764,816.67	\$462,498.33	

City of Albion Downtown Development Authority									
Revised Tax Increment Financing Forecast									
Tax Year	Projected Values	Annual % Change	Total Assessed Value	Captured Assessed Value	Total Captured Revenues	80% Debt Service	Annual Principal Interest Bond #1	Annual Principal Interest Bond #2	Accumulated Captured Revenues
1988	4,965,636			0	0				0
1989	5,107,750	2.86%	5,107,750	142,114	9,494				9,494
1990	5,139,381	0.62%	5,139,381	169,245	11,503				20,998
1991	5,782,250	12.51%	5,782,250	826,434	54,863				75,861
1992	5,782,250	0.00%	5,782,250	816,614	54,211	43,369	20,417		109,655
1993	5,729,646	2.00%	5,729,646	764,010	51,929	41,543	37,338		124,246
1994	5,844,239	2.00%	5,844,239	878,603	59,718	47,774	41,850		142,114
1995	5,961,124	2.00%	5,961,124	995,488	67,663	54,130	46,038		163,739
1996	6,080,346	2.00%	6,080,346	1,114,710	75,766	60,613	54,738		184,767
1997	6,201,953	2.00%	6,201,953	1,236,317	84,032	67,225	62,788		206,010
1998	6,325,992	2.00%	6,325,992	1,360,356	92,462	73,970	70,188		228,285
1999	6,452,512	2.00%	6,452,512	1,486,876	101,062	80,850	76,938		252,409
2000	6,581,562	2.00%	6,581,562	1,615,926	109,833	87,867	78,200		284,042
2001	6,713,193	2.00%	6,713,193	1,747,557	118,780	95,024	83,975		318,847
2002	6,847,457	2.00%	6,847,457	1,881,821	127,906	102,325	89,100		357,654
2003	6,984,407	2.00%	6,984,407	2,018,771	137,214	109,772	103,250		391,618
2004	7,124,095	2.00%	7,124,095	2,158,459	146,709	117,367		93,600	444,727
2005	7,266,577	2.00%	7,266,577	2,300,941	156,393	125,115		93,600	507,520
2006	7,411,908	2.00%	7,411,908	2,446,272	166,271	133,017		93,600	580,192
2007	7,560,146	2.00%	7,560,146	2,594,510	176,347	141,078		93,600	662,939
2008	7,711,349	2.00%	7,711,349	2,745,713	186,624	149,299		93,600	755,963
2009	7,865,576	2.00%	7,865,576	2,899,940	197,107	157,686		93,600	859,470
2010	8,022,888	2.00%	8,022,888	3,057,252	207,799	166,239		93,600	973,669
2011	8,183,345	2.00%	8,183,345	3,217,709	218,705	174,964		93,600	1,098,774
2012	8,347,012	2.00%	8,347,012	3,381,376	229,830	183,864		93,600	1,235,004
2013	8,513,953	2.00%	8,513,953	3,548,317	241,177	192,941		93,600	1,382,581
2014	8,684,232	2.00%	8,684,232	3,718,596	252,750	202,200		93,600	1,541,731
2015	8,857,916	2.00%	8,857,916	3,892,280	264,556	211,644		93,600	1,712,687
2016	9,035,075	2.00%	9,035,075	4,069,439	276,597	221,278		93,600	1,989,284
2017	9,215,776	2.00%	9,215,776	4,250,140	288,879	231,103	Bond #1 - \$500,000 Bond #2 - \$800,000		2,278,163
2018	9,400,092	2.00%	9,400,092	4,434,456	301,407	241,125			2,579,570

Exhibit B
Organizational Documentation

ORDINANCE NO. 88-2 1988

AN ORDINANCE TO ENLARGE CHAPTER 2 OF THE CODE OF THE CITY OF ALBION BY ADDING ARTICLE VII "DOWNTOWN DEVELOPMENT AUTHORITY" AND TO ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY AND DESIGNATE THE BOUNDARIES OF THE DISTRICT IN WHICH THE AUTHORITY SHALL EXERCISE ITS POWERS.

THE CITY OF ALBION ORDAINS:

Section 1: TITLE: An Ordinance to enlarge Chapter 2 of the Code of the City of Albion by adding Article VII "Downtown Development Authority" and to establish a Downtown Development Authority and designate the boundaries of the district in which the Authority shall exercise its powers.

Section 2: Chapter 2 of the Code of the City of Albion is hereby enlarged and amended to read as follows:

ARTICLE VII. DOWNTOWN DEVELOPMENT AUTHORITY

Section 2-180: Pursuant to the authority vested in the council by Act 197 of the Public Acts of 1975 of the State, as amended, a Downtown Development Authority is hereby created.

Section 2-181: Definitions.

- (a) The definitions of Act 197 of the Public Acts of 1975 of the State as amended are hereby adopted except that "Chief Executive Officer" means the Mayor of the City of Albion.

Section 2-182: Powers and Duties. Except as otherwise provided herein, the Downtown Development Authority shall exercise such powers and duties as are provided by and in accordance with the provisions of Act 197 of the Public Acts of 1975 of the State, being MCLA 125.651, et seq. and MSA 5.3010(1), et seq., including, but not limited to, the definition of a development area, the origination of a development plan in the implementation of a development program, as provided in such Act.

Section 2-183: Downtown Development District Boundaries. The boundaries of the Downtown District are as follows:

Beginning at the intersection of the centerline of S. Ionia Street and the centerline of the east-west alley in Block 74 of the Original Plat of the Village (now City) of Albion; thence heading west along said alley to the south line (extended) of Lot 6, Block 75 of the Original Plat;

thence north to the centerline of W. Ash Street; thence west to a line 38 feet west of the west line of Lot 9, Block 64 of the Original Plat; thence north to the centerline of the vacated alley in said block; thence west to the east line (extended) of Lot 2 in said block; thence north to the centerline of W. Erie Street; thence west to the centerline of S. Clinton Street; thence north to the south line (extended) of Lot 5, Block 62 of the Original Plat; thence west to the west line of said Lot 5; thence north to the center line of W. Porter Street; thence west to a line 19.42 feet west of the west line of Lot 7, Block 51 of the Original Plat; thence north to the centerline of the alley in said block; thence east to the center of Lot 4 (extended) of said block; thence north to the centerline of W. Center Street; thence west to the west line (extended) of Lot 8, Block 50 of the Original Plat; thence north to the centerline of the alley in said block; thence west along said alley to the west line (extended) of Lot 3 in said block; thence north to the centerline of W. Cass Street; thence west to the intersection of Eaton and W. Cass Streets; thence south along S. Eaton Street to the intersection of S. Eaton and W. Center Streets; thence west to the west line (extended) of Lot 2, Block 93 of Warner and Church's Addition; thence north to the northwest corner of said lot; thence west 33 feet; thence north to the centerline of W. Cass Street; thence east to the west line (extended) of Lot 1 of Block 97 of Warner and Church's Addition; thence north along said line to the centerline of Washington Street; thence west to the west line of Pearl Street; thence north along said line to the centerline of the Kalamazoo River; thence southeasterly along the centerline of the Kalamazoo River to a Point which is 200 feet west of the west line of N. Eaton Street; thence north to centerline of the Conrail spur tracks; thence easterly to the centerline of N. Eaton Street; thence north to the centerline (extended) of the vacated alley in Block 21 of the Original Plat; thence easterly along the centerline of said alley to the centerline of N. Clinton Street; thence continuing easterly along the centerline of the east-west alley in Block 20 of the Original Plat to the centerline of N. Superior Street; thence south along N. Superior Street to the north line (extended) of Lot 12, Block 19 of the Original Plat; thence east to the east line of Lot 10 of said block; thence south to the centerline of the Conrail spur tracks; thence northeasterly along said line to the centerline of N. Berrien Street; thence south to the intersection of Berrien Street and E. Michigan Avenue; thence west to the intersection of E. Michigan Avenue and Monroe Street; thence south to the centerline (extended) of the vacated alley in Block 39 of the Original Plat; thence east along the centerline of said alley to the east

line (extended) of Lot 10 of said block; thence south to the centerline of E. Cass Street; thence east to the intersection of E. Cass and Berrien Streets; thence south to the centerline of the Conrail right-of-way; thence northwesterly to a line which is 100 feet west of the west line of S. Berrien Street; thence south to a line approximately 177 feet north of the north line of Porter Street; thence west 32 feet; thence south 41 feet to a line which is 33 feet north of the south line of Lots 1, 2, and 3 of Block 53 of the Original Plat; thence west along said line to the centerline of S. Monroe Street; thence southeasterly to the centerline of E. Porter Street; thence west to the centerline of the Kalamazoo River; thence southeasterly along said river to a line which is 45.6 feet south of the north line of Lot 24 of the "Assessor's Replat of Mill Reserve and Block 48 of the Original Plat"; thence westerly to the northwest corner of Lot 25 of said Plat; thence south 22.4 feet; thence west 36 feet; thence south to the centerline of E. Erie Street; thence west to the intersection of E. Erie and S. Ionia Streets; thence southerly to the place of beginning.

Section 2-184: Budget. No funds of the Downtown Development Authority shall be disbursed, except as provided for in the budget of the Authority. No budget shall be adopted by the Board of the Authority until it has been approved by the City Commission.

Section 2-185: Taxing Power. The Downtown Development Authority is hereby prohibited from levying and collecting all or any part of the tax referred to in Section 12(1) of Act 197 of the Public Acts of 1975 of the State.

Section 2-186: Bond. Before qualifying as the Director of the Downtown Development Authority the person so hired shall take and subscribe to the Constitutional Oath and furnish bond by qualifying as an insured public official under the Albion Blanket Insurance Program.

Section 3: SEPARABILITY: If any section, sub-section, sentence, phrase or portion of this Amendment to the City of Albion Code of Ordinances is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4: ORDINANCES REPEALED: All sections or parts of sections of this Code, Ordinances and parts of Ordinances in conflict with provisions of this Ordinance are hereby repealed.

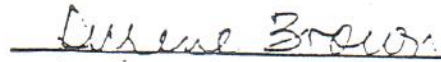
Section 5: EFFECTIVE DATE: This Ordinance shall take effect after publication in the Albion Recorder and on May 1, 1988.

First reading
(After Public Hearing):
March 21, 1988.

Second reading and adoption
April 4, 1988.



Marc R. Puckett, Clerk



Durene Brown - Mayor ProTem

ORDINANCE NO. 88-9-1988

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CODE OF THE CITY OF ALBION BY ADDING SECTION 2-190, TO ADOPT DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLANS, AS PROPOSED AND ADOPTED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF ALBION.

THE CITY OF ALBION ORDAINS:

Section 1: TITLE: An ordinance to amend Chapter 2 of the Code of the City of Albion by adding Section 2-190, to adopt Downtown Development and Tax Increment Financing Plans, as proposed and adopted by the Downtown Development Authority of the City of Albion.

Section 2: Chapter 2 of the Code of the City of Albion is hereby enlarged and amended to include the following:

Section 2-190: Plans. The Downtown Development and Tax Increment Financing Plans, as adopted by the Downtown Development Authority of the City of Albion on December 16, 1988, and as hereafter amended, in accordance with this code and Public Act 197 of 1975, as amended, are hereby adopted by reference as if set out at length herein for the purpose of promoting downtown development under the above Act and Chapter 2, Article VII of the Code of Ordinances.

Section 3: SEPARABILITY: If any section, sub-section, sentence, phrase or portion of this Amendment to the City of Albion Code of Ordinances is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4: ORDINANCES REPEALED. All sections or parts of sections of the Code, Ordinances and parts of Ordinances in conflict with provisions of this Ordinance are hereby repealed.

Section 5: EFFECTIVE DATE: This Ordinance shall take affect after publication in the Albion Recorder and on January 15, 1989.

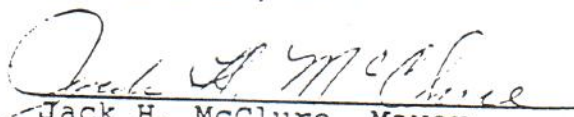
First reading:

December 5, 1988


Marc R. Puckett, Clerk

Second reading and adoption
(After Public Hearing):

December 19, 1988


Jack H. McClure, Mayor

ORDINANCE NO. 92-2-1992

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CODE OF THE CITY OF ALBION BY REPEALING EXISTING SECTION 2-190 AND BY ADDING NEW SECTION 2-190, TO ADOPT AN AMENDMENT TO DOWNTOWN DEVELOPMENT AND TAX INCREMENT FINANCING PLANS, AS ADOPTED AND RECOMMENDED BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF ALBION.

The City Council, having recognized that there has been deterioration of property value in the Downtown District and in the Downtown Development Area of the City of Albion, and having reviewed the Downtown Development and Tax Increment Financing Plan (Development Plan No. 2 and Tax Increment Plan No. 2), and having held a public hearing regarding these Plans, hereby finds as follows:

- (1) The Plan constitutes a public purpose and is in the best interests of the City and the residents of the City of Albion in general.
- (2) The Development Plan and Tax Increment Financing Plan meets the mandatory requirements of Section 17(2) of Act 197 of 1975, as amended ("Act 197").
- (3) The proposed methods of financing the projects described in the Plans are feasible and the Authority has the ability to arrange the financing necessary to accomplish the projects.
- (4) The development described in the Development Plan and Tax Increment Financing Plan is reasonable and necessary to carry out the purposes of Act 197.
- (5) Any land to be acquired by the Authority or the City under the Plan is reasonably necessary to carry out the purposes of Act 197 in an efficient and economically satisfactory manner.
- (6) The Plan is in reasonable accord with the master plan of the City.
- (7) Services such as fire and police protection and utilities will be adequate to serve the Downtown Development Area after development as provided in the Development Plan and Tax Increment Financing Plan.
- (8) Any changes in zoning, streets, street levels, intersections and utilities contemplated in the Plan are reasonably necessary for the development of the Downtown District and for the City.

THE CITY OF ALBION ORDAINS:

Section 1: TITLE: An ordinance to amend Chapter 2 of the Code of the City of Albion by repealing existing Section 2-190 and by adding new Section 2-190, to adopt an amendment to Downtown Development and Tax Increment Financing Plans, as adopted and recommended by the Downtown Development Authority of the City of Albion.

Section 2: Chapter 2 of the Code of the City of Albion is hereby amended as follows:

Existing Section 2-190 is hereby repealed in its entirety.

New Section 2-190 is hereby adopted as follows:

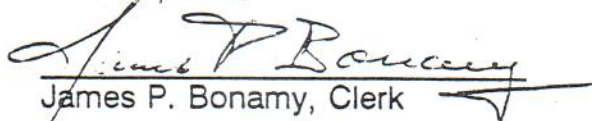
Section 2-190: Plans. The Downtown Development and Tax Increment Financing Plans, as adopted by the Downtown Development Authority of the City of Albion on December 16, 1988 and as amended by the Downtown Development Authority of the City of Albion on May 1, 1992, in accordance with this code and Public Act 197 of 1975, as amended, are hereby adopted by reference as if set out at length herein for the purpose of promoting downtown development under the above act and Chapter 2, Article VII of the Code of Ordinances.

Section 3: SEPARABILITY: If any section, sub-section, sentence, phrase or portion of this amendment to the City of Albion Code of Ordinances is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4: ORDINANCES REPEALED. All sections or parts of sections of the code, ordinances and parts of ordinances in conflict with provisions of this ordinance are hereby repealed.

Section 5: EFFECTIVE DATE: This ordinance shall take affect immediately and after publication in the Albion Recorder.

First reading and adoption
as an emergency ordinance:
June 15, 1992


James P. Bonamy, Clerk



Nicholas J. Jacobs, Mayor

EXHIBIT B
ORGANIZATIONAL DOCUMENTATION

The following additional documentation is on file at the City Clerk's office, City of Albion, 112 W. Cass Street, Albion, Michigan.

- * Resolution #88-6 declaring the City's intent to establish Downtown Development Authority.
- * Publication, posting and mailing of public hearing notices regarding establishment of DDA.
- * Public hearing documentation - minutes to the March 21, 1988 City Council meeting.
- * Ordinance #88-2 establishing DDA.
- * Publication of Ordinance #88-2 establishing DDA.
- * Delivery of Ordinance establishing DDA to Secretary of State.
- * Appointment of DDA Members - minutes to City Council meetings.
- * DDA By-laws.
- * City Council Resolution #88-34 establishing the Development Area Citizens Council and establishing a public hearing to consider adoption of the "Downtown Development and Tax Increment Financing Plan."
- * Appointment of Development Area Citizens Council - City Council minutes.
- * Publication, posting and mailing of public hearing notices regarding City Council adoption of Ordinance #88-9 approving Downtown Development and Tax Increment Financing Plan.
- * Public notice of Development Area Citizens Council Meeting with DDA Representatives.
- * Minutes of December 7, 1988 DACC meeting with DDA Representatives.

- * Minutes of December 16, 1988 DDA meeting adopting the "Downtown Development and Tax Increment Financing Plan."
- * Documentation on meeting with other taxing jurisdictions.
- * Public hearing documentation - minutes to the December 19, 1988 City Council meeting.
- * Ordinance #88-9 approving Downtown Development and Tax Increment Financing Plan.
- * DDA adoption of resolution on May 1, 1992 approving Plan amendments entitled "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- * Minutes to March 23, 1992 DACC meeting with DDA representatives regarding proposed Plan amendments.
- * City Council Resolution #92-20 establishing public hearing to consider adoption of "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- * Publication, posting and mailing of public hearing notices regarding City Council adoption of Ordinance #92-92 approving "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- * Documentation on meeting with other taxing jurisdictions.
- * Public hearing documentation - minutes to the June 15, 1992 City Council meeting.
- * Ordinance #92-2 approving Plan amendments in "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- * Publication of Ordinance #92-2 approving Plan amendments.

Exhibit C
Development Area District
Property Information

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
000-111-00	201	403 S. Superior St Albion	23,965	24,900	24,900	26,000
000-270-00	201	405 N. Berriedn St	10,650	21,300	21,300	23,600
000-332-00	201	2410 N Fifth St, Niles	13,015	12,800	12,300	13,700
000-348-00	201	32212 Bordner Rd, Burr OA	12,072	12,300	12,300	13,700
000-350-00	201	309 N Superior St	3,348	3,100	3,100	3,400
000-352-00	201	118 W Vine	10,547	10,800	10,800	12,000
000-382-00	201	309 N Superior St	55,335	60,800	60,800	67,500
000-407-00	201	117 E Michigan Ave	13,733	13,200	13,200	26,300
000-408-00	201	113 E Michigan	2,424	2,500	2,500	2,800
000-409-00	201	6181 Van Wert, Homer	11,668	12,600	12,600	14,000
000-411-00	201	P O Box 157 Homer	17,586	15,000	15,000	85,700
000-412-00	201	302 N. Superior	10,682	10,300	10,300	0
000-413-00	201	302 N Superior	7,898	8,700	8,700	0
000-414-00	201	PO Box 8499 Philadelphia	12,144	9,200	9,200	10,200
000-420-00	201	16512 Elmer Rd	13,195	17,600	20,000	22,200
000-420-01	201	16512 Elmer Rd	16,605	16,000	15,300	17,000
000-423-00	201	1706 E Mich, Lansing	35,185	35,800	35,950	39,900
000-426-00	201	8182 Maryland, St Louis	21,432	18,000	18,000	20,000
000-447-00	201	205 W. Cass T	24,164	27,000	27,000	30,000
000-448-00	201	319 E Michigan	10,367	9,900	9,900	11,000
000-449-00	201	319 E Michigan	164,900	200,000	200,000	222,000
000-449-01	201	520 N Mechanic, Jackson	1,360	1,250	1,250	1,400
000-540-00	201	202 E Michigan	10,142	10,100	10,100	11,200
000-544-00	201	1170 W Mich, Marshall	101,550	95,200	95,200	105,700
000-545-00	201	14289 29 Mile Rd	8,976	9,600	9,600	10,700
000-547-00	201	14289 29 Mile Rd	5,385	5,200	5,200	5,800
000-550-00	201	204 Perry St	18,221	19,800	19,800	22,000
000-560-00	201	503 S Main, Three Rivers	32,896	39,400	39,750	44,100
000-563-00	201	2881 Country Club Way	17,298	25,800	33,450	203,100
000-565-00	201	913 S Superior St	1,900	1,900	7,500	0
000-566-00	201	2881 Country Club Way	6,727	7,000	11,550	0
000-567-00	201	913 S Superior St	3,750	3,700	7,500	0
000-580-00	201	1004 S Locust Lane	63,186	62,700	62,700	69,600
000-581-00	201	28207 C Dr N	8,527	8,700	8,700	22,100
000-582-00	201	P O Box 133	7,540	7,600	7,600	8,400
000-583-00	201	714 Sycamore	5,475	9,000	9,000	10,000
000-584-00	201	201 N Superior St	7,675	7,100	7,100	7,900
000-585-00	201	719 N Clinton St	5,879	5,200	5,200	5,800
000-587-00	201	7460 Lee Rd, Jackson	7,989	6,700	6,700	7,400
000-588-00	201	28611 D. Dr N	25,467	27,100	27,100	30,100
000-589-00	201	1401 Little Rd	6,006	4,900	4,900	5,400

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
000-590-00	201	118 N Superior St	17,728	17,000	17,000	18,900
000-590-01	201	PO Box 95 Albion	4,128	2,900	2,900	3,200
000-601-00	201	PO Box 5004 Port Huron	45,218	43,400	43,400	48,200
000-604-00	201	1004 S. Locust Lane Albion	14,655	16,100	16,100	17,900
000-626-00	201	309 Superior St Albion	57,085	66,900	66,900	74,300
000-645-00	201	418 Linden Avenue Albion	40,974	39,200	39,200	43,500
000-661-00	201	212 E Michigan BC	8,707	9,700	9,700	10,800
000-669-00	201	PO Box 8499 Philadelphia	2,024	2,300	2,300	2,600
000-670-00	201	119 1/2 E Cass St	53,316	65,000	65,000	72,200
000-692-00	201	1014 N Berrien St	7,315	7,900	7,900	8,800
000-780-00	201	43 S Monroe St Coldwater	49,367	48,200	48,200	53,500
000-802-00	201	80 Woodman No 5 S Haven	9,110	8,600	8,600	4,400
000-803-00	201	11851 Van Wert Rd LF	4,937	3,800	3,800	2,200
000-804-00	201	4071 Anderson Dr	4,847	3,200	3,200	7,200
000-805-00	201	1101 E Erie	20,550	17,400	17,400	19,300
000-806-00	201	1000 Southwest Jackson	7,001	6,000	6,100	6,800
000-807-00	201	106 S Superior	12,013	11,000	11,000	12,200
000-808-00	201	1109 E Michigan Albion	19,029	17,700	17,700	19,600
000-810-00	201	1109 E Michigan Albion	10,519	11,300	11,300	12,500
000-811-00	201	2741 Country Way Albion	11,714	13,700	13,700	15,200
000-812-00	201	1109 E Michigan Albion	10,026	8,300	8,300	9,200
000-817-00	201	2741 Country Way Albion	8,123	4,800	4,800	5,300
000-836-00	201	Box 210 Albion	36,755	38,800	38,800	43,100
000-881-00	201	111 W Center St Albion	13,060	10,800	10,800	12,000
000-883-00	201	111 W Center St Albion	3,474	2,800	2,800	3,100
000-884-00	201	111 W Center St Albion	2,962	3,000	3,000	3,300
000-885-00	201	109-111 W Center St Albion	19,881	23,200	23,200	25,800
000-886-00	201	107 W Center Albion	2,451	1,800	1,800	2,000
000-888-00	201	200-202 S Superior Albion	18,849	13,600	13,600	17,100
000-890-00	201	206 S Superior Albion	20,555	20,000	20,000	22,200
000-891-00	201	12860 Maple St Albion	6,732	5,900	5,900	6,500
000-892-00	201	901 Haven Rd Albion	11,893	11,800	11,800	13,100
000-893-00	201	212 S Superior Albion	9,065	6,600	6,600	7,300
000-894-00	201	214 & 216 S Superior	17,637	12,200	12,200	13,500
000-895-00	201	108 W Porter Albion	13,240	12,400	12,400	13,800
000-896-00	201	839 Wooded Lane	9,335	8,600	8,600	9,500
000-897-00	201	2881 Country Club Way	14,137	8,900	8,900	9,900
000-898-00	201	2881 Country Club Way	2,070	1,000	1,000	1,100
001-023-00	201	111 E Porter Albion	5,924	2,500	2,500	2,800
001-024-00	201	206 S Superior St Albion	9,841	6,000	6,000	7,700
001-025-00	201	2110 D Dr. N Marshall	9,335	10,700	10,700	11,900

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
001-026-00	201	1711 Charlotte Landing	5,655	5,200	5,200	5800
001-027-00	201	16067 27 1/2 MI Rd	16,740	16,000	16,000	17800
001-028-00	201	16220 E Jackson, Tekonsha	6,912	6,000	6,000	6,700
001-029-00	201	401 1/2 S Superior St	17,234	15,100	15,100	16,800
001-030-00	201	309 Bidwell St Albion	13,935	10,500	10,500	11,700
001-031-00	201	318 S Superior St Albion	20,869	17,500	17,500	19,400
001-032-00	201	318 S Superior St Albion	3,900	2,600	2,600	2,900
001-035-00	201	245 W Michigan	21,721	29,600	29,600	32,900
001-045-00	201	300 S Clinton Albion	17,951	19,200	18,200	20,200
001-083-00	201	109 W Erie Albion	19,972	19,100	19,100	21,200
001-085-00	201	400 S Superior St Albion	18,715	13,700	13,700	15,200
001-087-00	201	2741 Country Club Way	6,732	4,800	4,800	5,300
001-088-00	201	2741 Country Club Way	12,746	13,900	13,900	15,400
001-090-00	201	2741 Country Club Way	14,496	13,300	13,300	14,800
001-092-00	201	602 Bidwell St Albion	11,200	12,800	12,800	14,200
001-111-00	201	100 E Erie St Albion	7,854	7,700	7,700	8,500
001-112-00	201	27894 D Drive South	4,757	3,300	3,300	3,700
001-115-00	201	717 Bath Mills Rd Albion	8,661	4,900	4,900	5,400
001-116-00	201	106 108 E Erie St	21,273	19,400	19,400	21,500
001-117-00	201	608 S Superior St	14,765	12,700	12,700	14,100
001-118-00	201	1007 S Superior St	9,559	7,100	7,100	7,900
001-123-00	201	415 S Superior St Albion	6,866	5,300	5,300	5,900
001-124-00	201	415 S Superior St Albion	7,665	5,600	5,600	6,200
001-125-00	201	415 S Superior St Albion	4,488	8,400	8,400	9,300
001-126-00	201	415 S Superior St Albion	321,331	320,700	320,700	300,000
001-226-00	201	204 River St	3,844	4,400	4,400	4,900
001-246-00	201	504 S Superior St Albion	15,079	22,200	22,200	24,600
001-569-00	201	211 W Walnut St Albion	5,000	4,800	4,800	5,300
001-920-00	201	PO Box 8499 Philadelphia	4,182	3,900	3,900	4,300
002-055-00	201	118 N Superior	23,741	23,800	23,800	26,400
002-056-00	201	27383 C Dr N	8,976	9,100	9,100	10,100
002-057-00	201	118 N Superior	9,110	8,400	8,400	9,300
002-101-00	201	5450 Reynolds Rd Jackson	7,270	7,400	7,400	8,200
002-106-00	201	202 S Monroe Albion	8,937	13,400	13,400	14,900
002-109-00	201	202 S Monroe Albion	500	520	551	500
002-108-00	201	319 E Michigan Ave	105,824	105,824	105,824	187,000
002-114-01	201	828 Hall St Albion	6,777	6,900	6,900	7,700
002-116-00	201	210 E Porter St Albion	26,645	29,000	29,000	44,300
002-128-00	201	1100 Crescent Dr. Albion	0	33,350	33,350	49,700
002-133-00	201	1100 Crescent Dr. Albion	21,623	20,000	20,000	22,200
002-136-00	201	201 Market Place Albion	9,065	8,600	8,600	9,500

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
002-138-00	201	Market Place Albion	23,517	23,200	23,200	25,800
002-141-00	201	103 S Superior St Albion	15,348	13,100	13,100	14,500
002-142-00	201	105-107 S Superior St	15,259	36,600	36,600	62,000
002-143-00	201	1601 E Michigan	9,065	5,900	5,900	6,500
002-144-00	201	111 S Superior St	9,335	6,200	6,200	6,900
002-145-00	201	131 Bushong Dr.	9,335	7,000	7,000	7,800
002-146-00	201	1425 Carpenter Camden	8,976	7,700	7,700	8,500
002-147-00	201	1225 E Erie	6,508	5,000	5,000	5,600
002-148-00	201	2741 Country Way	9,694	7,700	7,700	8,500
002-149-00	201	PO Box 516 Oxford	29,845	29,600	29,600	32,900
002-151-00	201	One Jackson Square	85,046	91,900	91,900	102,000
002-154-00	201	2709 Norris Ave, Florida	8,707	7,400	7,400	10,200
002-155-00	201	25160 F Drive S Homer	5,969	5,700	5,700	6,300
002-156-00	201	2260 Scott Lake Pontiac	10,142	8,100	8,100	9,000
002-157-00	201	906 Hall St Albion	12,162	8,100	8,100	9,000
002-158-00	201	528 Neptune Albion	8,649	8,400	8,400	9,700
002-159-00	201	1007 Burr Oak	18,760	17,000	17,000	18,900
002-160-00	201	1100 Crescent Dr.	12,342	18,300	18,300	20,300
002-161-00	201	1100 Crescent Dr.	13,015	14,300	14,300	21,900
002-162-00	201	401 1/2 S Superior	8,527	8,200	8,200	6,200
002-163-00	201	403 S Superior St	8,347	8,400	8,400	6,300
002-164-00	201	901 Haven Rd Albion	12,835	12,400	12,400	13,800
002-165-00	201	612 Irwin Ave	18,311	18,800	18,800	20,900
012-961-00	201	PO Box 26 Albion	101,695	99,700	99,700	100,000
012-966-00	201	PO Box 158 Albion	10,502	11,500	11,500	12,800
013-001-00	201	PO Box 26 Albion	8,509	9,500	9,500	10,500
825-001-84	201	207 N. Superior St	0			0
			2,835,416	2,910,444	2,932,875	3,513,700
100-269-00	251	117 N Superior St	400	350	350	300
100-272-00	251	206 S Superior St	3,450	4,250	4,900	4,450
100-275-00	251	206 E Cass St	210	450	250	250
100-327-00	251	226 Interstate, Bradford	29,460	119,050	89,850	90,000
110-384-00	251	300 Clinton St S	6,050	5,800	5,600	5,450
200-412-00	251	PO Box 26 Albion	36,350	38,600	37,150	36,800
200-420-00	251	100 E Erie	5,500	4,350	5,220	5,300
200-429-00	251	102 E Erie	1,000	1,000	1,650	1,700
200-431-00	251	1425 Carpenter	3,070	2,850	3,400	3,000
200-465-00	251	114 W Erie	7,060	6,600	6,200	6,550
200-558-00	251	Market Place	30,800	21,200	23,150	17,600
200-562-00	251	201 Market Place	4,340	4,750	4,700	4,500
200-573-00	251	100 E. Michigan Ave	5,550	13,500	11,850	0

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
200-574-00	251	P.O. Box 157	7,250	7,000	6,400	27,800
200-582-00	251	6181 Vanwert Road	1,250	1,100	900	2,600
200-584-00	251	113 E. Michigan	1,100	1,320	250	300
200-589-00	251	117 Michigan Ave	140	140	150	150
200-598-00	251	202 E. Michigan Ave	7,630	8,200	9,150	17,500
200-608-00	251	14289 29 Mile Rd	1,340	1,300	0	0
200-669-00	251	101 S. Monroe	5,710	3,900	4,680	6,000
200-680-00	251	416 S. Superior	740	750	0	0
200-703-00	251	201 Perry	3,290	7,850	8,690	10,000
200-718-00	251	210 E. Porter St.	4,210	12,150	14,580	21,600
200-732-00	251	118 W. Vine St.	5,800	5,250	4,650	3,900
200-734-00	251	108 1/2 W. Porter	460	500	500	800
200-737-00	251	111 W. Porter	9,520	8,550	7,650	26,000
200-740-00	251	112 W. Porter	5,970	7,160	3,690	4,000
200-746-00	251	201 N. Clinton St	350	350	400	850
200-762-00	251	504 S. Superior St	420	400	0	0
300-762-00	251	504 S. Superior St	420	400	750	1,312
300-773-00	251	103 N. Superior	600	600	600	600
300-785-00	251	113 N. Superior	2,250	2,500	3,400	3,188
300-823-00	251	201 N. Superior	600	650	600	600
300-831-00	251	205 N. Superior	2,070	2,490	2,400	2,600
300-835-00	251	207 N. Superior	14,310	12,500	12,550	11,200
300-844-00	251	302 N. Superior	1,260	1,200	1,300	3,850
300-860-00	251	P.O. Box 850, Niles MI	14,820	13,200	11,800	11,250
300-873-00	251	101 S. Superior	3,750	2,600	2,200	3,000
300-880-00	251	103 S. Superior	38,370	57,900	54,000	0
300-882-00	251	104 S. Superior	950	400	700	700
300-892-00	251	106 S. Superior	2,660	2,550	2,150	2,450
300-906-00	251	205 W. Cass St	4,680	4,450	4,250	4,100
300-909-00	251	113 S. Superior	1,240	1,250	1,200	1,350
300-918-00	251	116 S. Superior	29,000	28,750	16,050	19,900
300-921-00	251	118 N. Superior	1,370	2,250	2,520	2,450
300-927-00	251	200 S. Superior	0	0	0	0
300-929-00	251	P.O. Box 516, Oxford	11,100	7,550	7,200	20,000
300-949-00	251	109 W. Erie St.	3,150	3,780	8,160	3,950
300-952-00	251	208 S. Superior	320	700	600	50
300-954-00	251	210 S. Superior	1,770	1,700	2,050	2,000
300-960-00	251	212 S. Superior	520	500	500	0
300-963-00	251	217 S. Superior	7,380	8,860	10,632	0
300-967-00	251	215 S Superior	0	0	10,450	15,800
300-982-00	251	302 S. Superior	0	0	0	0

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
300-987-00	251	306 11/2 S. Superior	780	750	0	0
300-992-00	251	P.O. Box 5004, Port Huron	1,219,000	1,213,450	1,222,600	1,218,348
301-004-00	251	312 S. Superior	5,550	4,650	5,580	3,400
301-007-00	251	313 S. Superior	2,300	2,200	1,550	1,450
301-012-00	251	318 S. Superior	24,830	23,150	21,520	12,350
301-021-00	251	403 S. Superior	11,550	13,860	17,650	12,900
301-029-00	251	400 S. Superior	0	100	100	1,000
301-034-00	251	404 S. Superior	1,000	950	950	850
301-134-00	251	8182 Maryland Ave	2,070	1,950	1,850	1,750
301-167-00	251	828 Hall St.	1,000	11,400	13,680	12,000
301-189-00	251	300 S. Superior St	680	650	600	600
301-198-00	251	P. O. Box 126	4,290	5,450	6,350	6,300
301-216-00	251	131 N Superior St	2,500	2,500	3,500	1,000
301-217-00	251	127 N Superior St	6,400	7,350	7,070	6,300
301-224-00	251	319 E. Michigan Ave	1,100	1,320	1,050	1,050
301-237-00	251	202 N. Superior St	7,340	8,500	12,200	11,700
301-238-00	251	208 S. Superior St	0	50	950	800
301-242-00	251	104 E Erie St	990	1,190	1,428	1,500
301-250-00	251	406 S. Superior St	1,180	1,420	1,704	0
301-258-00	251	127 E Cass St	4,190	5,030	6,036	7,000
301-261-00	251	221 S. Superior St	140	100	120	500
301-262-00	251	106 E Erie St	230	250	250	200
301-263-00	251	119 S. Superior St	4,420	3,750	3,750	3,300
301-271-00	251	102 N Monroe St	0	0	0	0
301-272-00	251	113 W Porter St	870	900	900	1,200
301-273-00	251	1715 Hamlin Rd West	5,300	5,050	4,850	4,600
301-289-00	251	110 E Michigan Ave	17,120	23,150	27,780	12,000
301-290-00	251	213 S. Superior St	1,230	950	0	0
301-291-00	251	201 1/2 S. Superior St	17,120	20,000	20,000	0
301-296-00	251	315 E. Michigan Ave	7,230	8,680	9,250	1,950
301-297-00	251	202 S Monroe St	17,800	21,360	25,632	5,550
301-319-00	251	117 S. Superior St	150	0	0	0
301-331-00	251	608 S. Superior St	1,710	1,000	840	1,200
301-344-00	251	203 N. Superior St	1,040	1,250	1,500	1,600
301-349-00	251	420 S. Superior St	600	720	2,000	1,750
301-352-00	251	225 S. Superior St	650	780	0	0
301-355-00	251	102 S. Superior St	70	50	60	200
301-359-00	251	214 E Michigan Ave	26,270	24,950	25,600	22,400
301-363-00	251	210 E. Cass St	0			100
301-365-00	251	105 W Porter St	3,010	2,550	3,060	2,050
301-379-00	251	416 S. Superior St	0	700	650	800

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
301-382-00	251	414 S. Superior St	0	200	240	300
301-384-00	251	105 S. Superior St	0	4,350	3,900	3,600
301-391-00	251	216 S. Superior	0			0
301-398-00	251	105 S. Superior St	0	5,900	7,800	6,900
301-399-00	251	105 S. Superior St	0	6,000	0	0
301-405-00	251	110 E Erie St	0			2,000
301-406-00	251	121 N Superior	0			700
301-407-00	251	306 S. Superior	0			3,700
301-408-00	251	304 S. Superior	0			0
301-409-00	251	214 S. Superior	0			2,000
301-410-00	251	204 S. Superior	0			4,000
301-411-00	251	213 S. Superior	0			3,500
301-412-00	251	108 S. Superior	0			2,500
301-413-00	251	PO Box 656 Albion	0			1,600
301-314-00	251	129 N Superior St	0			1,600
301-317-00	251	5793 Monroe Rd Olivet	0			2,000
301-318-00	251	223 S. Superior St	0			0
301-500-00	251	406 S. Superior St	0			600
301-502-00	251	321 Pearl Ave Oshkosh WI	0			69,750
301-504-00	251	202 S. Superior St	0			7,000
301-505-00	251	129 N Superior St	0			500
301-506-00	251	305 S Superior St	0			2,000
301-509-00	251	121 E Erie St	0			2,000
301-525-00	251	525 Austin Ave	0			5,200
			1,732,720	1,884,010	1,876,572	1,888,898
002-127-00	301	530 W Willow PO Box 30162	97,417	16,100	13,846	15,900
			97,417	16,100	13,846	15,900
000-347-00	401	25600 B Dr. N	11,750	12,220	12,953	17,600
000-349-00	401	206 E. Michigan	5,400	5,616	5,953	6,300
000-351-00	401	465 Bath Hills Rd	8,750	9,100	9,646	7,300
000-367-00	401	175 Boyes Dr, BC	3,600	3,744	3,969	4,800
000-368-00	401	708 N Clinton St	7,900	8,216	8,709	10,900
000-369-00	401	1008 N Albion St	4,750	4,940	5,236	7,200
000-541-00	401	711 Orchard Dr.	14,000	14,560	15,434	20,000
000-546-00	401	309 S Byron, Homer	11,800	12,272	13,008	11,500
000-548-00	401	1201 E Michigan	6,950	5,000	5,300	13,400
000-664-00	401	209 Perry St Albion	500	520	551	600
000-665-00	401	109 N Monroe Albion	5,500	5,720	6,063	7,800
000-666-00	401	16095 Comdon Rd Albion	4,800	4,992	5,292	6,300
001-021-00	401	278831 L Dr N	15,000	15,600	16,536	26,600
001-033-00	401	108 Erie	14,300	14,872	15,764	25,000

CITY OF ALBION						
Downtown Development Authority						
Tax Increment Financing Property List						
Property Number	Class	Location	Initial Assessed	1989 S.E.V.	1990 S.E.V.	1991 S.E.V.
001-034-00	401	112 Erie St Albion	14,000	14,560	15,434	22,000
001-224-00	401	116 E Ash	1,000	1,040	1,102	600
001-225-00	401	116 E Ash	13,700	14,248	15,103	15,600
002-052-00	401	1629 Harding, Northfield	450	468	496	500
002-102-00	401	1114 E Michigan Ave	4,000	4,160	4,410	9,000
002-102-01	401	1114 E Michigan Ave	3,700	3,848	4,079	2,400
002-103-00	401	1114 E Michigan Ave	4,500	4,680	4,961	16,700
002-104-00	401	300 Western Ave Lansing	12,750	13,260	14,056	20,500
002-108-12	401	210 S Monroe No. 12	13,000	13,520	14,331	13,200
002-108-16	401	200 S Monroe No. 16	14,000	14,560	15,434	14,300
002-108-17	401	200 S Monroe No.17	5,000	5,200	5,512	5,200
002-108-18	401	200 S Monroe No. 18	14,000	14,560	15,434	0
002-108-21	401	200 S Monroe No. 21	13,000	12,520	14,331	13,200
002-108-23	401	200 S Monroe No. 23	13,000	13,520	14,331	13,200
002-108-24	401	210 S Monroe No. 24	13,000	13,520	13,250	12,200
003-332-00	401	1210 Barnes Albion	16,000	16,640	17,638	16,300
013-003-00	401	311 Washington	8,500	8,840	9,370	8,600
013-004-00	401	1223 W Ottawa, Lansing	6,250	6,500	6,890	9,300
013-063-00	401	408 N Superior St	5,000	5,200	5,512	0
			289,850	298,216	316,088	358,100
000-867-00	500		0	0	0	0
002-150-00	500	PO Box 156 Albion	10,233	0	0	0
			10,233	0	0	0
	201	Commercial - Real	2,835,416	2,910,444	2,932,875	3,513,700
	251	Commercial - Personal	1,732,720	1,882,990	1,876,572	1,888,898
	301	Industrial - Real	97,417	16,100	13,846	15,900
	351	Industrial - Personal	0	0	0	0
	401	Residential - Real	289,850	298,216	316,088	358,100
	500	Quasi-Public	10,233	0	0	0
			4,955,816	5,107,750	5,139,381	5,776,598
				151,934	183,565	820,782
		1991 Initial Assessed Total				

Exhibit D
Development Area Citizen Council
Documentation

DOWNTOWN DEVELOPMENT AREA CITIZENS COUNCIL

Minutes - December 7, 1988

Present: Gus Dickerson, Bob Geyer, Trena Harris, Dick Hoeth, Mary Jennings

Absent: Julie Busch, Ramzi El Gharib, Tim Nolan, Jeff Wireman

Staff present: Bill Rieske

The meeting was called to order at 7:05 p.m. Rieske began by discussing the history of the Downtown Development Authority, and the role of the Development Area Citizens Council in the DDA Plan approval process. Essentially, under the DDA Act, the DACC is an advisory body to the DDA and City Council.

Discussion of the Plan started with tax increment financing. Rieske discussed the concept of tax increment financing as it related to the Development Plan and other funding issues. The DACC recommended that the assumption of constant millage rates be more explicitly mentioned in the list of assumptions for the Table 2 spreadsheet. The importance of this is that both City and School millage changes are under consideration at this time and may not be constant throughout the first five year period.

The discussion then turned to the Development Plan. The DACC mentioned that some commercial buildings are in poor shape, and it may not be feasible to renovate. Given the excessive capacity, and depending upon location, buildings should be demolished not exclusively for parking, but also for open space. Preservation of retail frontage along main street should remain a priority, but walkways to rear parking areas and open space may also be appropriate.

The DACC commented that offices and retail should be mixed in the downtown area, especially given the trend towards office and service centers. Offices, or any viable businesses, should be encouraged to locate downtown.

Regarding housing in the Central Business District, the DACC commented that upscale housing above commercial space will be unlikely unless other problems such as noise, code enforcement issues, and the low incomes of some downtown residents are addressed. The DACC recommended:

1. Property owners should have the option of developing second story residential space.
2. Any new housing in the downtown area should probably be located on the periphery.

Downtown Development Area Citizens Council
Minutes - December 7, 1988
Page 2

3. That the feasibility of a commercial homesteading program be explored, to encourage quality apartment development and owner occupancy.

By consensus, the DACC concluded that no further DACC meetings will be necessary prior to the adoption of the Downtown Development and Tax Increment Financing Plan. The DACC requested a copy of these comments, and indicated a continuing interest in the implementation of the Plan.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Bill Rieske, Recording Secretary

MINUTES

DEVELOPMENT AREA CITIZENS COUNCIL

Monday, March 23, 1992 - 7:30 P.M. - Second Story Conference Room

Members Present: Gus Dickerson, Joyce Face, Cynthia Hagerty, Frederick Koon, Anna Merritt, and Emmanuel Yewah

Members Absent: Neil Haack, Ralph Ilgenfritz, and Tim Nolan

Staff Present: Bill Rieske, Planning and Community Development Director

The meeting was called to order at 7:35 P.M. Joyce Face mentioned from the outset that she would need to leave the meeting at 8:00 P.M.

Rieske began by describing the packets that were sent to DACC members, and added a sample table of contents for a DDA Plan amendment, plus a table of projects and estimated cost furnished to the Albion DDA by the design firm Beckett and Raeder, Inc. He added that the DDA was looking into the basis for the estimates.

Purpose and Role of the DACC. Rieske discussed the history of downtown development, from the Commercial Revitalization Committee to Albion Downtown, Inc., to the establishment of the Downtown Development Authority, the DDA Plan approval process, and the role of the Development Area Citizens Council in this process. Essentially, under the DDA Act, the DACC is an advisory body to the DDA and City Council. He also explained that DACC is made up solely of residents of the DDA district.

Background and discussion of current DDA Plan. Rieske reported that the DDA had been established in order to take advantage of tax increment financing. He went through the projects listed in the original DDA Plan, and mentioned that the Plan would need to be amended in order take advantage of the DDA's statutory power to issue bonds.

A discussion of the causes of downtown decline ensued, and DACC members comments included:

Competition from other retail area has increased.

Leaders in Industry are no longer residents of the Albion area.

Albion College students no longer shop downtown, primarily due to the price and selection of goods and the overall product mix. (The DACC consensus was that students need to be taken into consideration when conducting downtown planning activities.)

Small businesses in Albion are best able to compete on the basis of service and convenience, not price. Albion has always been a blue collar community, so the price of goods will remain important.

Albion should be included in Channel 3's "Our Town" television feature.

Going "back to the roots" of Albion (the name of which arrived from a town in Great Britain), with a possible British theme and/or "sister city" program with the various Albions throughout the United States and the United Kingdom.

Background/discussion of proposed Plan amendment. Rieske referred to the preliminary spreadsheets that were mailed with the Agenda, and pointed out the benefits of bond financing - that there are too many projects chasing after too few dollars, and many projects need to be completed sooner rather than later, as would happen on a pay-as-you-go basis. He also noted that interest rates were down, indicating a more favorable climate for using debt financing.

He showed design concept diagrams by Beckett and Raeder, Inc., the Design Committee compilations by Rick Walkenspaw, plus Beckett and Raeder's Streetscape Design.

The discussion on the streetscape led to an update by Rieske of the Superior Street repaving project proposed by the Michigan Department of Transportation. He noted that the existing bricks would be retained by the City of Albion, and DACC members indicated their interest that these bricks be either sold for fund raising purposes or put to good use on another public improvements project.

For the Streetscape, the DACC had the following additional comments: (1) Planters should be maintained by adjacent property owners (who would have an interest in keeping them maintained), not by service groups, which tend to go tired of maintaining over time. (2) That the proposed benches, to provide seating for downtown users, be deleted, due to the noise generated at all hours by people loitering in those locations. DACC members felt that this is not conducive to quality residential or commercial development.

Regarding the overall design, cleanliness in the rear parking lots and alleys was a consideration. The grain elevator was mentioned as generating a lot of dust, which settles on and in cars as well as building interiors. Another concern was that

leaves from deciduous trees collect in alleys and parking lots due to the wind.

By consensus, DACC members supported the creation and enhancement of off-street parking near rear building entrances. They also said that property owners need the option of developing the upper levels, for apartments, retail, or office uses; and that especially for apartments, convenient parking and high-quality building improvements are a must.

Discussion of off-street parking lots led to comments on the Cass Street parking lot. It was suggested that this lot be used for public parking (no City employees). Rieske explained the policy being considered for City employee and vehicle parking. He reported that City use of the Wiener parking lot was being encouraged whenever possible.

Additional meeting dates. The DACC members mentioned that no additional meetings would be necessary as long as the DACC comments are given due consideration. DACC members expressed an interest in a continued involvement in the project planning stages (after the completion of the DDA Plan amendment). Accordingly, no additional meeting was scheduled prior to the adoption of the Downtown Development/Tax Increment Financing Plan.

Rieske said that he would write up meeting notes and send them to DACC members, as well as to the DDA Board and ultimately to City Council. He asked all members present to contact him with comments if they find that these minutes are in error.

The meeting was adjourned at 9:35 P.M.

Respectfully Submitted,

Bill Rieske
Planning and Community
Development Director