

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA

Regular Meeting of
April 23, 2019 4:30 pm
Conference Room 302 A, City Hall, Battle Creek, MI

1. Welcome
2. Approve minutes of regular meeting of **April 24, 2018**
3. Approve FY 2018 audit statement
4. Approve FY 2018 Annual Report
5. Approve of FY 2020 Budget
6. Board member comments
7. Public comment
8. Adjourn



NEXT MEETING SCHEDULED FOR OCTOBER 22, 2019

**LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES OF THE REGULAR MEETING OF APRIL 24, 2018**

MEMBERS PRESENT: Jamie Brown, Dr. David Rost, Rebecca Fleury, Anmar Atchu, Dr. Jeff Colquhoun, Larry Harper

OTHERS: Attorney Nelson Karre, Assistant City Manager Dearing, City Finance Director Linda Morrison

On motion by Brown, supported by Atchu, the Board approved of the minutes of the special meeting of September 26, 2017 as submitted.

**MOTION CARRIED
RES. NO. 2018-03**

The Board reviewed the FY 2017 audit report. Linda Morrison reviewed for the Board. Member Brown questioned the fund balances shown.

On motion by Harper, supported by Brown, the Board approved of FY 2017 audit report as submitted.

**MOTION CARRIED
RES. NO. 2018-04**

The Board reviewed the FY 2017 annual report.

On motion by Brown, supported by Atchu, the Board approved of FY 2017 annual report as submitted.

**MOTION CARRIED
RES. NO. 2018-05**

The Board reviewed the FY 2019 budget.

On motion by Harper, supported by Brown, the Board approved of the FY 2019 budget as submitted.

**MOTION CARRIED
RES. NO. 2018-6**

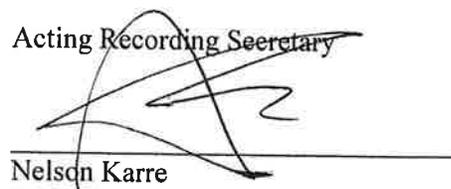
The Board discussed development occurring in the District. Larry Harper described plans and ideas Lakeview Square Mall is pursuing. Nelson Karre mentioned the legal possibility of the City Commission consolidating the boards of City's two DDA districts. They City has not pursued that idea, and there was no interest at the Board level to recommend it to the City.

There being no other business, the meeting adjourned at 5:0pm

NEXT MEETING

The next regular meeting is scheduled for October 23, 2018.

Acting Recording Secretary


Nelson Karre

**LAKEVIEW DOWNTOWN DEVELOPMENT
AUTHORITY**
(A Component Unit of the
City of Battle Creek, Michigan)

**Year Ended
June 30, 2018**

**Financial
Statements**

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

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INDEPENDENT AUDITORS' REPORT

December 26, 2018

To the Board of Directors of the
Lakeview Downtown Development Authority
City of Battle Creek, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Lakeview Downtown Development Authority, a component unit of the City of Battle Creek, Michigan* (the "Authority") as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Independent Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority, as of June 30, 2018, and the respective changes in financial position thereof and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Rehmann Johnson LLC

MANAGEMENT'S DISCUSSION AND ANALYSIS

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

The Lakeview Downtown Development Authority (the "Authority") was established October 27, 1981, pursuant to Public Act 197 of 1975. The Authority is a component unit of the City of Battle Creek, Michigan and presents this management discussion and analysis of its financial performance as an overview of financial activities for the fiscal year ended June 30, 2018.

Using this Annual Report

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements are comprised of the following:

- The statement of net position and governmental fund balance sheet presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position/fund balance. Over time, increases or decreases in net position/fund balance may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
- The statement of activities and governmental fund revenues, expenditures and changes in fund balances presents information showing how the Authority's net position/fund balance changed during the most recent fiscal year.
- The statement of revenues, expenditures and changes in fund balance - budget and actual - general fund presents information showing the comparison of the Authority's actual revenues and expenditures to what was budgeted.
- The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Financial Analysis

The net position of the Authority is summarized for the purpose of determining the overall fiscal position. As shown below, the Authority's assets exceeded liabilities by \$97,092 at the end of the fiscal year.

A comparative analysis of the data is presented below:

	Net Position as of June 30,	
	2018	2017
Assets		
Current and other assets	\$ 103,655	\$ 109,757
Liabilities		
Accounts payable	<u>6,563</u>	<u>6,563</u>
Net position		
Unrestricted	<u>\$ 97,092</u>	<u>\$ 103,194</u>

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Management's Discussion and Analysis

When comparing the current fiscal year to the previous fiscal year, net position decreased by \$6,102.

	Changes in Net Position for the Year Ending June 30,	
	2018	2017
Total revenues	\$ 1,936,380	\$ 1,910,180
Total expenses	<u>1,942,482</u>	<u>1,905,652</u>
Change in net position	(6,102)	4,528
Net position, beginning of year	<u>103,194</u>	<u>98,666</u>
Net position, end of year	<u>\$ 97,092</u>	<u>\$ 103,194</u>

Economic Factors

The Lakeview Downtown Development Authority's expenses are governed by the laws of the State of Michigan. During 2018, total expenses were \$1,942,482.

Contacting the Authority

This financial report is designed to provide a general overview of the Lakeview Downtown Development Authority's finances and to show accountability for the money it receives and expends. The financial statements can be found on the City's website: www.battlecreekmi.gov. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Finance Director, P.O. Box 1717, Battle Creek, MI 49016-1717.

BASIC FINANCIAL STATEMENTS

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Statement of Net Position and Governmental Funds

Balance Sheet

June 30, 2018

	General	Capital Projects	Total Governmental Funds	Adjustments	Statement of Net Position
Assets					
Pooled cash and investments	\$ 53,211	\$ 46,648	\$ 99,859	\$ -	\$ 99,859
Interest receivable	3,796	-	3,796	-	3,796
Total assets	<u>\$ 57,007</u>	<u>\$ 46,648</u>	<u>\$ 103,655</u>	<u>-</u>	<u>103,655</u>
Liabilities					
Accounts payable	\$ 6,563	\$ -	\$ 6,563	-	6,563
Fund balances					
Committed for capital projects	-	46,648	46,648	(46,648)	-
Unassigned	50,444	-	50,444	(50,444)	-
Total fund balances	<u>50,444</u>	<u>46,648</u>	<u>97,092</u>	<u>(97,092)</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 57,007</u>	<u>\$ 46,648</u>	<u>\$ 103,655</u>	<u>(97,092)</u>	<u>6,563</u>
Net position					
Unrestricted				<u>\$ 97,092</u>	<u>\$ 97,092</u>

The accompanying notes are an integral part of these financial statements.

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances For the Year Ended June 30, 2018

	General	Capital Projects	Total Governmental Funds	Adjustments	Statement of Activities
Revenues					
Property taxes	\$ 1,896,538	\$ -	\$ 1,896,538	\$ -	\$ 1,896,538
Intergovernmental	51,895	-	51,895	-	51,895
Unrestricted investment earnings (loss)	(12,053)	-	(12,053)	-	(12,053)
Total revenues	1,936,380	-	1,936,380	-	1,936,380
Expenditures/expenses					
Community development	1,942,482	-	1,942,482	-	1,942,482
Change in fund balance/ net position	(6,102)	-	(6,102)	-	(6,102)
Fund balances/net position					
Beginning of year	56,546	46,648	103,194	-	103,194
End of year	\$ 50,444	\$ 46,648	\$ 97,092	\$ -	\$ 97,092

The accompanying notes are an integral part of these financial statements.

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual - General Fund For the Year Ended June 30, 2018

	Budget (Original and Final)	Actual	Actual Over (Under) Final Budget
Revenues			
Property taxes	\$ 1,909,371	\$ 1,896,538	\$ (12,833)
Intergovernmental	48,634	51,895	3,261
Unrestricted investment earnings (loss)	8,000	(12,053)	(20,053)
Total revenues	1,966,005	1,936,380	(29,625)
Expenditures			
Community development	1,966,005	1,942,482	(23,523)
Net change in fund balance	-	(6,102)	(6,102)
Fund balance, beginning of year	56,546	56,546	-
Fund balance, end of year	\$ 56,546	\$ 50,444	\$ (6,102)

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Notes to Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

These financial statements present the activities of the Lakeview Downtown Development Authority (the "Authority"). The Authority was established October 27, 1981, pursuant to Public Act 197 of 1975. The primary purpose of the Authority is to revitalize and encourage economic activity in the Lakeview business district. The Authority's activities are primarily funded through tax increment financing.

The Authority is a component unit of the City of Battle Creek, Michigan (the "City") because the City appoints the Authority's Board of Directors, it has the ability to significantly influence the Authority's operations, and it is financially accountable for the Authority. Accordingly, the Authority is presented as a discrete component unit in the City's financial statements and is an integral part of that reporting entity.

Government-wide and Fund Financial Statements

As permitted by generally accepted accounting principles, the Authority uses an alternative approach reserved for single program governments to present combined government-wide and fund financial statements by using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column. Accordingly, this is presented in the statement of net position and governmental funds balance sheet and the statement of activities and governmental fund revenues, expenditures and changes in fund balances. Major individual governmental funds are reported as separate columns in the aforementioned basic financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial information is reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Governmental fund financial information is reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Notes to Financial Statements

The Authority reports the following major governmental funds:

The *general fund* is the Authority's primary operating fund. It accounts for all financial resources of the Authority, except those accounted for and reported in another fund.

The *capital projects fund* accounts for all financial resources restricted, committed or assigned to expenditures for the acquisition or construction of capital assets.

The effect of interfund activity has been eliminated from the government-wide financial statements.

Fund Balances

Governmental funds report *nonspendable fund balance* for amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. *Restricted fund balance* is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. *Committed fund balance* is reported for amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board. A formal resolution of the Board is required to establish, modify, or rescind a fund balance commitment. The Authority currently has no nonspendable or restricted fund balances. The Authority also has no assigned fund balance as the Board has not yet given authority for the making of such assignments; assigned fund balances are neither restricted nor committed. Unassigned fund balance is the residual classification for the general fund.

When the government incurs expenditures for purposes for which various fund balance classifications can be used, it is the government's policy to use restricted fund balance first, then committed, assigned, and finally unassigned fund balance.

Budgetary Information

The general fund is under formal budgetary control and its budget is prepared on the same modified accrual basis used to reflect actual results. The Authority follows the City budget process in establishing the budgetary data reflected in the financial statements:

- The Authority submits a proposed budget to the City Manager. After review and approval, the City Manager submits a recommended operating budget to the City Commission. Public hearings are held to obtain taxpayer comments. The budget is legally adopted through a City Commission resolution prior to the beginning of the budgetary year for the Authority's funds.
- The budget is adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts are as originally adopted and amended by the City Commission during the year. No budget amendments were made during the year.

For the year ended June 30, 2018, the Authority's general fund expenditures were within budget.

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Notes to Financial Statements

2. POOLED CASH AND INVESTMENTS

At year-end, the carrying amount of the Authority's pooled cash and investments, which were deposited entirely in the City's internal cash management pool, was \$99,859. Because it is infeasible to allocate risk to individual component units or pool participants, aggregate cash and investment categorizations are presented in the City's basic financial statements.

3. PROPERTY TAXES

Property tax revenue is derived pursuant to a tax increment financing agreement between the Authority and various applicable taxing districts. Real and personal property taxes are levied and attach as an enforceable lien on properties located within the boundaries of the tax increment financing district. The City bills and collects the taxes on behalf of the Authority. Delinquent taxes on ad valorem real property are purchased by the County of Calhoun. Property tax revenue is recognized when levied in the government-wide financial statements and in the fund financial statements to the extent that it is available to pay current obligations.

Except for property taxes captured from local schools that exceed contractual obligations, the Authority is entitled to all taxes levied on property within the Lakeview Downtown Development Authority district to the extent that the current taxable value exceeds the base year taxable value. The Lakeview Downtown Development Authority district was established in 1981 and then expanded in 1991. Taxable values of ad valorem property for the 2017 levy are summarized below:

Total taxable value	\$ 83,554,346
Less: base year value	<u>8,693,117</u>
Capture increment	<u>\$ 74,861,229</u>

4. DEVELOPMENT PROJECTS AND COMMITMENTS

The Authority has entered into a development agreement with the City whereby the Authority reimburses the City for costs to construct certain public improvements. At June 30, 2018, the Authority has committed \$46,648 to existing projects. The funds not committed to existing projects would be available for new projects approved by the Authority.

5. CONTINGENCIES

The Authority is currently involved in various tax appeals pending before the Michigan Tax Tribunal. The appeals cover various commercial and industrial properties for 2018. Due to the large number of appeals currently before the Tribunal, the time frame for resolution of these matters is unknown at this time. An estimate of the Authority's maximum exposure is approximately \$3.3 million in taxable value. The City is vigorously defending all litigation.



ANNUAL REPORT
Fiscal Year 2017-2018
Lakeview (Battle Creek) Downtown Development Authority
Development Area Number One

INTRODUCTION

This report on the status of the Lakeview (Battle Creek) Downtown Development Authority's Tax Increment Financing Authority is submitted to the Battle Creek City Commission in accordance with Section 15(3) of the Downtown Development Authority Act, Act 197 of the Public Acts of 1975, as amended. This report covers the fiscal year ended June 30, 2018.

AMOUNT OF REVENUES, EXPENDITURES AND FUND BALANCE

	General	Debt Service	Capital Projects
REVENUES			
Property Taxes - current	\$ 1,877,542	\$ -	\$ -
Property Taxes - prior period delinquent collections and other	18,996	-	-
State Aid Revenue LCSA - Appropriation Share	51,895	-	-
Interest	(12,053)	-	-
Sale of assets and other	-	-	-
Total revenues	1,936,380	-	-
EXPENDITURES			
General government	8,240	-	-
Capital outlay - infrastructure	-	-	-
Distribution to other taxing units	1,934,242	-	-
Debt service:	-	-	-
Principal	-	-	-
Interest	-	-	-
Total expenditures	1,942,482	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(6,102)	-	-
OTHER FINANCING SOURCES (USES)			
Operating transfers in	-	-	-
Operating transfers out	-	-	-
Total other financing sources	-	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(6,102)	-	-
FUND BALANCES - Beginning of Year	56,546	-	46,648
FUND BALANCES - End of Year	\$ 50,444	\$ -	\$ 46,648

THE INITIAL ASSESSED VALUE OF THE PROJECT AREA

The Initial Assessed Value, i.e. the aggregate Taxable Value of all real and personal property not exempt from taxation located within the defined development area at the time of the approval of the original Tax Increment Financing and Development Plan, was \$8,693,117.

THE CAPTURED ASSESSED VALUE RETAINED BY THE AUTHORITY

Captured Assessed Value retained by the Authority, (i.e., the aggregate current Taxable Value for all real estate and personal property not exempt from taxation located within the development area, less the initial assessed value at the time of the adoption of the original Tax Increment Financing and Development Plan) was \$74,861,229 for fiscal year ending June 30, 2018. It was this captured assessed value which produced the tax increment revenue to the Authority. A breakdown of the captured value and tax increment revenue is shown below.

CAPTURED VALUES	Current Taxable Value	Initial (base year) Assessed Value	Captured Value
Ad valorem PRE Real	\$ 3,032,716	\$ 287,753	\$ 2,744,963
Ad valorem non-PRE Real	\$ 72,759,290	\$ 6,868,272	\$ 65,891,018
Ad valorem commercial personal	\$ 7,403,974	\$ 196,161	\$ 7,207,813
Ad valorem utility personal	\$ 333,873	\$ -	\$ 333,873
Ad valorem other personal	\$ -	\$ 1,340,931	\$ (1,340,931)
IFT-Fzn Ad Val Rates PA 210 of 2005	\$ 24,493	\$ -	\$ 24,493
TOTAL	83,554,346	8,693,117	74,861,229

Tax Increment Revenue Received	
from Battle Creek City-oper/streets/p&f pension	1,178,599
from Kellogg Community College	270,427
from Calhoun County - operating	428,517
TOTAL	<u>1,877,542</u>

Respectfully submitted,

David Rost, Chair of the Board
Lakeview (Battle Creek) Downtown Development Authority

**LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY
2019-2020 Fiscal Year Budget**

REVENUE

<u>ITEM</u>	<u>AMOUNT</u>
Tax Increment Revenue	\$2,015,164 (1)
Interest Income	<u>\$ 8,000</u>
Total	\$2,023,164

(1) Assumes captured assessed value of \$79,734,192 and capture of City, KCC and County Millage in FY 2019/2020

EXPENSES

<u>ITEM</u>	<u>AMOUNT</u>
1. Professional/Administrative Service Fees	\$2,500 (2)
2. Audit Fees	\$3,000 (2)
3. Contingency	\$0
4. Unexpended Funds	<u>\$2,017,664 (3)</u>
TOTAL	\$2,023,164

(2) To City Finance Dept.

(3) Expected to be returned proportionately to City, KCC, and Calhoun County.