

**LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY**

**AGENDA**

Regularly Scheduled Meeting

**January 28, 4:30 pm**

**Conference Room 302A – City Hall**

10 N. Division Street

- |   |       |
|---|-------|
| 1. Welcome and introductions (as needed)                  | Chair |
| 2. Approval of minutes October 22, 2024 (action required) | Chair |
| 3. Annual Audit   | Staff |
| a. Approval of the FY 2024 Annual Audit                   |       |
| b. Approval of the FY 2024 Annual Report                  |       |
| 4. Financials   |       |
| a. Interim financials through December 31, 2024           | Staff |
| 5. Project updates  | Staff |
| a. Beckley Rd. corridor study next steps                  |       |
| 6. Public comments  |       |
| 7. Board member comment                                   |       |
| 8. Adjourn  |       |

**Attachments**

- Agenda
- Minutes from October 22, 2024
- FY 2024 Annual Audit
- FY 2024 Annual Report
- Interim financials through December 31, 2024
- Corridor Study – First Steps implementation overview
- LDDA TACC millage capture

**NEXT MEETING SCHEDULED FOR APRIL 22, 2025, City Hall, Room 302A**

**LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS – Meeting Minutes**

**Tuesday, October 22, 2024 at 4:30pm – Room 302A, City Hall**

**MEMBERS PRESENT:** David Rost, Dave Schweitzer, T.R. Shaw, Anmar Atchu, Mark Steinbrunner

**ABSENT:** Rebecca Fleury – City Manager

**OTHERS PRESENT:** Ted Dearing – Assistant City Manager, Aaron Kuhn – Assistant Revenue Services Director, John Hart – Downtown Development Director, Eric Kehoe – Progressive AE Consultant, Patti Worden – Executive Assistant

**Call to order:** David Rost called the meeting to order at 4:30pm.

**Approval of Minutes:**

**MOTION:** Anmar Atchu moved that the Lakeview Downtown Development Authority Board of Directors approve the meeting minutes from April 23, 2024. Dave Schweitzer supported the motion. Unanimously approved.

**Project Update:**

**Beckley Road Corridor Study**

Eric Kehoe, Progressive AE Consultant, provided an in-depth update on the status of the city's Beckley Road corridor study.

**Mall Development**

Ted Dearing reported that most of the Mall Development information was already discussed in the Beckley Road Corridor Study. He shared that Olive Garden is coming along with Texas Roadhouse, although the Texas Roadhouse arrival has been delayed by parking concerns received from Horrock's.

**Weed Control**

Ted Dearing shared that the City has a contract in place for weed control and things are looking great on Beckley Road for the public property in front of the cemetery and by the water tower.

**Public Comments:**

There were no public comments.

**Board Member Comments**

Board members commented on state funding for infrastructure projects, the status of the former Kmart site downtown, next steps for the corridor study project including the creation of an updated development plan for the LDDA. The board inquired about the possibility of holding its next meeting in January prior to the initiation of the city's budgeting process.

**Adjourn:**

**MOTION:** Dave Schweitzer made a motion to adjourn. Anmar Atchu supported the motion. Unanimously approved. The Meeting was adjourned at 5:57pm.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	City of Battle Creek	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	Downtown Development Authority	LDDA #1	2024
Year AUTHORITY (not TIF plan) was created:	1981		
Year TIF plan was created or last amended to extend its duration:	2004		
Current TIF plan scheduled expiration date:	2034		
Did TIF plan expire in FY24?	No		
Year of first tax increment revenue capture:			
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No		
If yes, authorization for capturing school tax:			
Year school tax capture is scheduled to expire:	2034		

Revenue:	Tax Increment Revenue	\$	2,372,988
	Property taxes - from DDA millage only	\$	-
	Interest	\$	98,479
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
	Other income (grants, fees, donations, etc.)	\$	25,000
	Total	\$	2,496,467

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	\$ 528,955	6.6617
From cities	\$ 1,538,030	15.7580
From townships		0.0000
From villages		0.0000
From libraries (if levied separately)		0.0000
From community colleges	\$ 306,004	3.6109
From regional authorities (type name in next cell)		0.0000
From regional authorities (type name in next cell)		0.0000
From regional authorities (type name in next cell)		0.0000
From local school districts-operating		0.0000
From local school districts-debt		0.0000
From intermediate school districts		0.0000
From State Education Tax (SET)		0.0000
From state share of IFT and other specific taxes (school taxes)		0.0000
Total	\$ 2,372,988	

Expenditures	Professional Services	\$ 5,500
	Attorney Fees	\$ -
	Contribution-Other Govt Entities	\$ 881,314
	Transfer to Primary Government	\$ 1,548,141
Transfers to other municipal fund (list fund name)		
Transfers to other municipal fund (list fund name)		
	Transfers to General Fund	
	Total	\$ 2,434,955
Total outstanding non-bonded Indebtedness	Principal	\$ -
	Interest	\$ -
Total outstanding bonded Indebtedness	Principal	\$ -
	Interest	\$ -
	Total	\$ -

Bond Reserve Fund Balance	\$ -
Unencumbered Fund Balance	\$ 171,695
Encumbered Fund Balance	\$ 46,648

CAPTURED VALUES				Overall Tax rates captured by TIF plan	
PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	TIF Revenue	
Ad valorem PRE Real	\$ 3,470,221	\$ 298,691	\$ 3,171,530	26.2666000	\$83,305.31
Ad valorem non-PRE Real	\$ 85,399,327	\$ 6,857,334	\$ 78,541,993	26.2666000	\$2,063,031.11
Ad valorem industrial personal	\$ -	\$ -	\$ -	0.0000000	\$0.00
Ad valorem commercial personal	\$ 9,542,453	\$ 196,161	\$ 9,346,292	26.2666000	\$245,495.31
Ad valorem utility personal	\$ 624,108	\$ -	\$ 624,108	26.2666000	\$16,393.20
Ad valorem other personal	\$ -	\$ 1,340,931	\$ (1,340,931)	26.2666000	(\$35,221.70)
IFT New Facility real property, 0% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -	\$ -	\$ -	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Commercial Rehabilitation Act	\$ 359,711	\$ -	\$ 359,711	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -	\$ -	\$ -	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -	\$ -	\$ -	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -	\$ -	\$ -	0.0000000	\$0.00
Total Captured Value	\$ 8,693,117	\$ -	\$ 90,702,703	Total TIF Revenue	\$2,373,003.23

**Lakeview Downtown Development Authority**  
**Financial Statement**  
**Six Months Ended December 31, 2024**

Revenue

Item

Tax Incremental Revenue	\$2,434,074.14	(1)
Investment Income	\$36,892.45	
Rental Income	\$25,000.00	
TOTAL	\$2,495,966.59	

(1) Assumes captured taxable value of \$106,595,702  
and capture of City, KCC and County Millage in FY 2024/2025

Expense

Item

Professional/administrative fees	\$10,500.00	
Audit fees	\$0.00	(2)
Contingency	\$0.00	
Unexpended funds - City	\$1,491,128.55	(3)
Unexpended funds - County	\$652,650.26	(3)
Unexpended funds - KCC	\$341,687.78	(3)
TOTAL	\$2,495,966.59	

(2) To City Finance Department

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

First Steps: Implementation Matrix

Project	Description	Lead	Funding Sources	Next Steps
LDDA Tax Increment Financing	Amend the LDDA development and TIF Plan to restart tax increment captures from City, County, and Kellogg Community College	City staff liaison to LDDA	General Fund	1) Create new DDA Plan and go through approval process 2) Confirm capture amount with taxing jurisdictions
Zoning Reform	Amend City zoning code to support this Plan's strategies	City staff	General Fund; Grant Funding	See following section
Development Incentive Materials	Create an incentive sheet that explains available incentives for redevelopment within the LDDA	City staff	General Fund	See following section
Reinhabitation	Utilize quick, pop-up style events to activate and test out redevelopment in the LDDA	LDDA consultants + City Staff	LDDA Tax Capture	1) Work with property owners to pick a site for activation 2) Celebrate a "parking day" or similar event that brings entertainment, games, and/or food vendors for the day
Tactical Road Design	Utilize quick, pop-up style road redesign materials to test out road improvements	LDDA consultants + City Staff	LDDA Tax Capture	1) Measure current road use for all users 2) Work with City to determine location for tactical road changes 3) Set out road changes for period of time to measure traffic flow, pedestrian use, and other changes
Submit Prioritized Road and Pedestrian Upgrades to BCATS	Use funding from BCATS to support suburban retrofitting, calming traffic, and creating infrastructure for people walking, biking, and rolling.	City Staff + BCATS Staff	BCATS; Grant Funding	1) Coordinate with BCATS on developing budget request 2) Prioritize road redesign and pedestrian improvements

Lakeview Downtown Development Authority (LDDA)  
 Millage overview - Transportation Authority of Calhoun County (TACC)

TACC Millage = 2.66

Source	Value	Millage Rate	Capture
Ad Valorem taxes	\$106,595,702	1	<u>\$106,596</u> <b>\$106,596</b>
Ad Valorem taxes	\$106,595,702	2	<u>\$213,191</u> <b>\$213,191</b>
Ad Valorem taxes	\$106,595,702	0.66	<u>\$70,353</u> <b>\$70,353</b>
Ad Valorem taxes	\$106,595,702	2.66	<u>\$283,545</u> <b>\$283,545</b>

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

Year Ended  
June 30, 2024

Financial  
Statements

**Rehmann**

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# LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

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## INDEPENDENT AUDITORS' REPORT

December 23, 2024

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

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the 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, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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, 2024, 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.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Independent Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.



In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Independent Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 23, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Lehmann Johnson LLC". The signature is written in a cursive, flowing style.

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## **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, 2024.

### 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 funds balance sheet presents information on all of the Authority's assets, liabilities, and deferred inflows of resources, with the difference 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 and deferred inflows of resources by \$218,343 at the end of the fiscal year.



## LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

### Management's Discussion and Analysis

A comparative analysis of the data is presented below:

	Net Position as of June 30,	
	2024	2023
<b>Assets</b>		
Current and other assets	\$ 1,236,419	\$ 1,063,231
<b>Liabilities</b>		
Other liabilities	881,314	749,720
<b>Deferred inflows of resources</b>	<u>136,762</u>	<u>156,678</u>
<b>Net position</b>		
Unrestricted	<u>\$ 218,343</u>	<u>\$ 156,833</u>

When comparing the current fiscal year to the previous fiscal year, net position increased by \$61,510. This increase is a result of a continued high interest rate environment leading to significantly higher investment returns.

	Changes in Net Position for the Year Ending June 30,	
	2024	2023
<b>Total revenues</b>	\$ 2,496,466	\$ 2,042,985
<b>Total expenses</b>	<u>2,434,956</u>	<u>2,023,301</u>
<b>Change in net position</b>	61,510	19,684
Net position, beginning of year	<u>156,833</u>	<u>137,149</u>
<b>Net position, end of year</b>	<u>\$ 218,343</u>	<u>\$ 156,833</u>

### General Fund Budgetary Highlights

The general fund original adopted and final budget reflected no change in fund balance. The actual increase of fund balance for the fiscal year of \$61,510 is a positive variance from the budget primarily due to a \$75,578 increase in investment returns for the year.

# LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

## Management's Discussion and Analysis

### Economic Factors

The Lakeview Downtown Development Authority's expenses are governed by the laws of the State of Michigan. During 2024, total expenses were \$2,434,956.

### 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](http://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 Revenue Services 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, 2024

	General	Capital Projects	Total Governmental Funds	Adjustments	Statement of Net Position
<b>Assets</b>					
Pooled cash and investments	\$ 1,052,210	\$ 46,648	\$ 1,098,858	\$ -	\$ 1,098,858
Interest receivable	799	-	799	-	799
Lease receivable:					
Due within one year	20,697	-	20,697	-	20,697
Due in more than one year	116,065	-	116,065	-	116,065
<b>Total assets</b>	<u>\$ 1,189,771</u>	<u>\$ 46,648</u>	<u>\$ 1,236,419</u>	<u>-</u>	<u>1,236,419</u>
<b>Liabilities</b>					
Accounts payable	\$ 881,314	\$ -	\$ 881,314	-	881,314
<b>Deferred inflows of resources</b>					
Deferred lease amounts	136,762	-	136,762	-	136,762
<b>Fund balances</b>					
Committed for capital projects	-	46,648	46,648	(46,648)	-
Unassigned	171,695	-	171,695	(171,695)	-
<b>Total fund balances</b>	<u>171,695</u>	<u>46,648</u>	<u>218,343</u>	<u>(218,343)</u>	<u>-</u>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<u>\$ 1,189,771</u>	<u>\$ 46,648</u>	<u>\$ 1,236,419</u>	<u>(218,343)</u>	<u>-</u>
<b>Net position</b>					
Unrestricted				<u>\$ 218,343</u>	<u>\$ 218,343</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, 2024

	General	Capital Projects	Total Governmental Funds	Adjustments	Statement of Activities
<b>Revenues</b>					
Property taxes	\$ 2,372,988	\$ -	\$ 2,372,988	\$ -	\$ 2,372,988
Rents and leases	25,000	-	25,000	-	25,000
Unrestricted investment earnings	98,478	-	98,478	-	98,478
<b>Total revenues</b>	2,496,466	-	2,496,466	-	2,496,466
<b>Expenditures/expenses</b>					
Community development	2,434,956	-	2,434,956	-	2,434,956
<b>Change in fund balance/ net position</b>	61,510	-	61,510	-	61,510
<b>Fund balances/net position</b>					
Beginning of year	110,185	46,648	156,833	-	156,833
<b>End of year</b>	<u>\$ 171,695</u>	<u>\$ 46,648</u>	<u>\$ 218,343</u>	<u>\$ -</u>	<u>\$ 218,343</u>

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, 2024

	Original Budget	Final Budget	Actual	Actual Over (Under) Final Budget
<b>Revenues</b>				
Property taxes	\$ 2,306,732	\$ 2,306,732	\$ 2,372,988	\$ 66,256
Rents and leases	25,000	25,000	25,000	-
Unrestricted investment earnings	22,900	22,900	98,478	75,578
<b>Total revenues</b>	2,354,632	2,354,632	2,496,466	141,834
<b>Expenditures</b>				
Community development	2,354,632	2,354,632	2,434,956	80,324
<b>Net change in fund balance</b>	-	-	61,510	61,510
Fund balance, beginning of year	110,185	110,185	110,185	-
<b>Fund balance, end of year</b>	<u>\$ 110,185</u>	<u>\$ 110,185</u>	<u>\$ 171,695</u>	<u>\$ 61,510</u>

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.

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.

### Leases Receivable and Deferred Inflows of Resources

The Authority is a lessor for a noncancellable lease related to a billboard. The Authority recognizes a lease receivable and a deferred inflow of resources in the statement of net position and governmental funds balance sheet.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for prepaid lease payments received at lease inception. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts. The Authority uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable if certain changes occur that are expected to significantly affect the amount of the lease receivable.

### 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.

# LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

## Notes to Financial Statements

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, 2024, the Authority incurred general fund expenditures in excess of the amounts appropriated for community development of \$80,324.

## 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 \$1,098,858. 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. LEASES

The Authority is involved in an agreement as a lessor that qualifies as a long-term lease agreement. Below is a summary of the agreement. The agreement qualifies as long-term lease agreement as the Authority will not surrender control of the asset at the end of the term and the noncancelable term of the agreement surpasses one year. Total lease revenue for the year ended June 30, 2024 was \$25,000.

	Remaining Term of Agreement
Asset Type	
Billboard	5 years

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

Notes to Financial Statements

4. 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 2023 levy are summarized below:

Total taxable value	\$ 99,420,313
Less: base year value	<u>8,693,117</u>
Capture increment	<u><u>\$ 90,727,196</u></u>

5. 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, 2024, the Authority has committed \$46,648 to existing projects. The capital projects funds not committed to existing projects would be available for new projects approved by the Authority.

6. 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 2024. 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 \$720,000 in taxable value. The City is vigorously defending all litigation.

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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

December 23, 2024

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the 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, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 23, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Rehmann Lobson LLC". The signature is written in a cursive, flowing style.