

LAKEVIEW DOWNTOWN DEVELOPMENT AUTHORITY

AGENDA

Regularly Scheduled Meeting

July 22, 2025, 4:30 pm

Conference Room 302A – City Hall

10 N. Division Street

- | | |
|---|-------|
| 1. Welcome and introductions (as needed) | Chair |
| 2. Approval of minutes April 22, 2025 (action required) | Chair |
| 3. Financials | Staff |
| a. Fiscal Year 2025 preliminary year-end financials | |
| 4. Project updates | Staff |
| a. LDDA Development and TIF Plan (action required) | |
| b. Mall and Related Development | |
| 5. Public comments | |
| 6. Board member comments | |
| 7. Adjourn | |

Attachments

- Agenda
- Minutes from April 22, 2025
- Fiscal Year 2025 preliminary year-end financials
- LDDA TIF & Development Plan

NEXT MEETING SCHEDULED FOR October 28, 2025, City Hall, Room 302A

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

Tuesday, April 22, 2025 at 4:30pm – Room 302A, City Hall

MEMBERS PRESENT: David Rost, Dave Schweitzer, T.R. Shaw, Marcie Gillette

ABSENT: Anmar Atchu, Mark Steinbrunner

OTHERS PRESENT: Ted Dearing – Assistant City Manager, Aaron Kuhn – Revenue Services Director,
Patti Worden – Executive Assistant

Call to order: David Rost called the meeting to order at 4:31pm.

Approval of Minutes:

MOTION: Dave Schweitzer moved that the Lakeview Downtown Development Authority Board of Directors approve the meeting minutes from January 28, 2025. Marcie Gillette and T.R. Shaw supported the motion. Unanimously approved.

Financials

Fiscal Year 2026 Budget

Aaron Kuhn discussed the Fiscal Year 2026 Budget.

Ted Dearing discussed his Memo about the Fiscal Year 2026 Budget and the TIF Capture Analysis.

T.R. Shaw moved that the Lakeview Downtown Development Authority Board of Directors approve the Fiscal Year 2026 Budget as presented. Dave Schweitzer supported the motion. Unanimously approved.

Project Update:

LDDA Development and TIF Plan

Ted Dearing discussed next steps after the study, having an updated LDDA Plan and TIF Plan. He reported the consultants are working on the Plans and should have drafts for our review in the next couple of weeks. Funding for the projects would come from the TIF dollars.

Ted discussed the timeline document he provided at the meeting, noting the timeline will need to go before the City Commission for adoption after they receive a recommendation from this Board. Ted discussed there being a process to follow, public notice, etc., with the idea of having the timeline adopted at the October 7th City Commission Meeting.

Ted recommended the LDDA Meetings be held quarterly, with the next meeting being in July for this Board to adopt the Plan.

There was discussion about the number of members on the LDDA. Ted advised that once the Development Plan and TIF Plan are in place, we may want to get some property owners to serve on the board. Sometime in the Fall or close thereto, having the board back up to 10-16 members, with 5-6 of them being property owners. It was noted that a lot of the property owners are not local.

Marcie Gillette asked about the possibility of having hybrid meetings for the property owners that are not local.

Mall Development

Ted Dearing discussed developments at the mall and noted that Olive Garden will likely open in early May. Texas Roadhouse is underway. Jimmy John's bought a pad by the West side of Olive Garden.

There was discussion about the mall owners, GK Development and where they are located. Ted has been talking with representatives in the Chicago area. Other LDDA Members thought they have offices in Florida as well.

Public Comments:

Joe Zeigler - PO Box 4181 / 210 Center Street, Battle Creek MI 49016

Joe had the following comments about various matters:

- He asked about the possibility of a property owner being able to designate a resident tenant to attend the LDDA Meetings on their behalf.
- He mentioned the Historic Youth Building being listed for sale for 2.7 million.
- Joe commented that he looked at the LDDA Plan and had questions about the drain that goes under Sears, noting it was originally the Brickyard stream. He played in the stream/creek next to Riverside when he was a young boy and he thinks the pipe was for drainage. He also mentioned there being a lot of clay in that area.
- Joe is in favor of the greening area and asked what kind of greening, formal, etc. He asked about maintenance costs and who would pay those. Joe discussed native plantings and the benefits it brings, how it changes open spaces and can be unique. He mentioned the possibility of getting Leila Arboretum and Kellogg Biological involved if the City pursues native plantings.

Ted Dearing noted the drawings show more of a formal greening area and it would likely be the responsibility of the LDDA to take on the maintenance costs.

- Joe asked about the area where he thinks the Brickyard was and suggested it might be a nice place to extend the linear path and connect with Capital Avenue so people could move that way to businesses North of Beckley Road.

Dave Schweitzer commented he didn't think the consultants looked at that area.

- Joe thanked Ted Dearing for all he has done for the City.

There was discussion about boundary modifications, tax jurisdictions and the need to be careful about changing boundaries which allows people to opt out.

It was noted that old Lakeview is part of the DDA. Columbia BID does not collect an assessment, but Dickman BID does collect.

Board Member Comments

Dave Schweitzer shared that he liked Joe Zeigler's idea about native plantings and it not being as much work as formal plantings. He added that this process is becoming very interesting. He thinks the decision of where to start first is really important and will be a challenge to figure out where the public gets the most impact.

Ted Dearing mentioned the need to review Whitmark Drive and the possibility of taking that over and re-rerouting it.

David Rost commented that he loved Joe Zeigler's native planting idea.

Adjourn:

MOTION: Dave Schweitzer made a motion to adjourn. T.R. Shaw supported the motion.
Unanimously approved.

The Meeting was adjourned at 5:19pm.

Lakeview Downtown Development Authority
Financial Statement
Year Ended June 30, 2025

Revenue

Item

Tax Incremental Revenue	\$3,072,141.88	(1)
Investment Income	\$72,838.29	
Rental Income	\$25,000.00	
TOTAL	\$3,169,980.17	

(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	\$13,759.00	
Audit fees	\$3,000.00	(2)
Contingency	\$0.00	
Unexpended funds - City	\$1,704,159.21	(3)
Unexpended funds - County	\$745,891.39	(3)
Unexpended funds - KCC	\$390,503.14	(3)
TOTAL	\$2,857,312.73	

(2) To City Finance Department

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

LDDA RESOLUTION

**BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY,
CALHOUN COUNTY, MICHIGAN**

Minutes of a _____ meeting of the Board of Directors of the Battle Creek Lakeview
Downtown Development Authority, held at Battle Creek City Hall, 10 N. Division Street, Battle
Creek, Michigan, on the 22nd day of July 2025, at 4:30 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution were offered by Member _____ and seconded
by Member _____:

WHEREAS, the Battle Creek Township Board of Trustees, pursuant to the provisions of
Act 197 of the Public Acts of Michigan of 1975, as amended (“Act 197”), now Part 2 of Act 57 of
the Public Acts of Michigan of 2018, as amended (“Act 57”) previously adopted Ordinance No.
280 on October 26, 1981 (the “Ordinance”), to establish the Lakeview Downtown Development
Authority (the “Authority”) and designate the boundaries of the Authority’s development area (the
“Development Area”); and

WHEREAS, the Authority prepared, approved and recommended the Tax Increment
Financing and Development Plan (the “Plan”) to the Battle Creek Township Board of Trustees;
and

WHEREAS, the Battle Creek Township Board of Trustees subsequently approved the Plan
in accordance with Act 197 by adoption of Ordinance 285 on February 23, 1982; and

WHEREAS, the Authority has previously approved and recommended to the Battle Creek
Township Board of Trustees and subsequently, the Battle Creek City Commission, and the Battle
Creek Township Board of Trustees and City Commission has previously approved amendments
to the Plan; and

WHEREAS, the Authority determines that it is necessary for the achievement of the purposes of Act 57 to update and revise the Plan and undertake additional projects within the Development Area to encourage new investment within the City and the Development Area; and

WHEREAS, the Authority prepared an amendment to the Plan; and

WHEREAS, the Authority has revised the proposed amendment to the Plan to reflect a majority of the comments and input received from an extensive, district-wide planning process; and

WHEREAS, the form of the revised proposed update to the Plan (the “2025 Amendment”) is on file with the Authority Secretary.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The 2025 Amendment to the Plan is necessary for the achievement of the purposes of Act 57 and the Ordinance.
2. The 2025 Amendment to the Plan is in compliance with Sections 214, 217 and 219 and all other applicable requirements of Act 57.
3. The 2025 Amendment to the Plan, as prepared and including those comments and input from various stakeholders, in the form on file with the Authority Secretary is hereby approved.
4. A copy of the 2025 Amendment to the Plan, which sets forth in full the fiscal and economic implications of the tax increment financing proposed therein, together with a certified copy of this resolution, shall be submitted to the City Commission.
5. The City Commission is hereby requested to hold a public hearing on the 2025 Amendment to the Plan pursuant to Act 57 at the earliest possible time. The City Commission is further requested to adopt an ordinance to approve the 2025 Amendment to the Plan following said public hearing.

6. If the City Commission approves the 2025 Amendment to the Plan in accordance with the requirements of Act 57, the Authority shall proceed with diligence to implement the 2025 Amendment to the Plan in accordance with its terms.

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

YEAS: Members: _____

NAYS: Members: _____

ABSENT: Members: _____

RESOLUTION DECLARED ADOPTED.

_____, Administrator
Battle Creek Downtown Development Authority

STATE OF MICHIGAN)
) ss.
COUNTY OF CALHOUN)

The foregoing instrument was acknowledged before me this _____ day of May, 2025 by Ted Dearing, Interim City Manager for the City of Battle Creek, a Michigan municipal corporation, pursuant to Resolution No. 127 dated May 20, 2025.

Notary Public

_____,
_____ County, Michigan
Acting in the County of Calhoun
My Commission Expires:

LAKEVIEW DISTRICT

DOWNTOWN DEVELOPMENT AUTHORITY & TAX INCREMENT FINANCING PLAN



DRAFT



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Appendix





Above: Rendering of potential Mingos Creek Mall redevelopment.

Lakeview District Plan Vision Statement

“Battle Creek’s Lakeview District will be a vibrant, sustainable neighborhood through enhanced connectivity and walkability, diverse housing options, thriving commercial businesses, and expansive and resilient green spaces.”

1

Introduction to Lakeview District DDA Plan

Adopted in April 2025, the Lakeview District Plan was the result of a year-long planning process that established a future vision for the Lakeview District. Focused on “breathing new life” into this suburban commercial district, this plan focused on improving three key aspects of the district:

Placemaking – Creating places where people want to be and spend time outside of their cars

Green Infrastructure – Transform large empty parking lots into green spaces and places for people, while further enhancing the Brickyard Creek Trail

Reducing Car Dependence – Create transportation choice for people living and visiting the Lakeview District in how they get around and experience the place

To achieve this, the Lakeview District Plan identified strategic improvements with the intent of spurring private development and new growth in this area. The Lakeview Downtown Development Authority (LDDA) was established in 1981 and is empowered to develop a Downtown Development Authority (DDA) and Tax Increment Financing (TIF) Plan to fund these improvements over time.

The Lakeview District Downtown Development (DDA) and Tax Increment Financing (TIF) Plan is enabled through the Tax Increment Financing Act (Act 57 of 2018). This plan provides the City with financial tools and incentives to encourage new development and redevelopment of existing spaces while establishing streetscape and road improvements to improve mobility throughout the district. These changes will enable the district to grow incrementally with the intent of it becoming a more walkable, mixed-use environment over time.



2

Development Plan

This section addresses the requirements listed in Sec. 217 of the Tax Increment Financing Act (Act 57 of 2018)

Location of Lakeview Downtown Development Authority (LDDA)

Sec. 217.2(a)

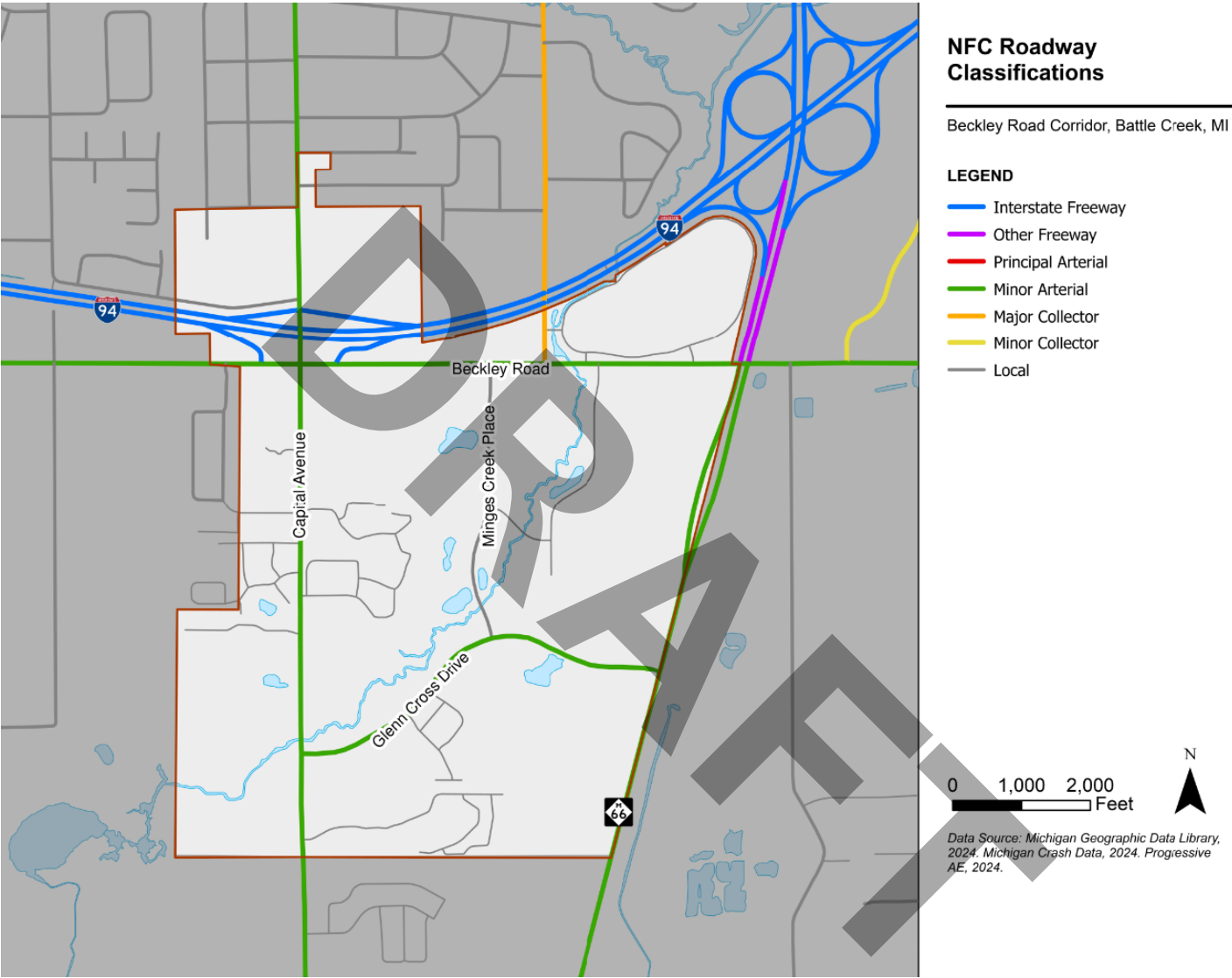
The 727-acre Lakeview District (LDDA) is located in the far southwestern portion of Battle Creek and is largely defined by I-94 to the north, M-66 to the east, Glenn Valley Drive to the south, and Capital Avenue to the west. Brickyard Creek runs from southwest to northeast through the district before entering a culvert near the Lakeview Square Mall area.



Existing Street Network

Sec. 217.2(b)

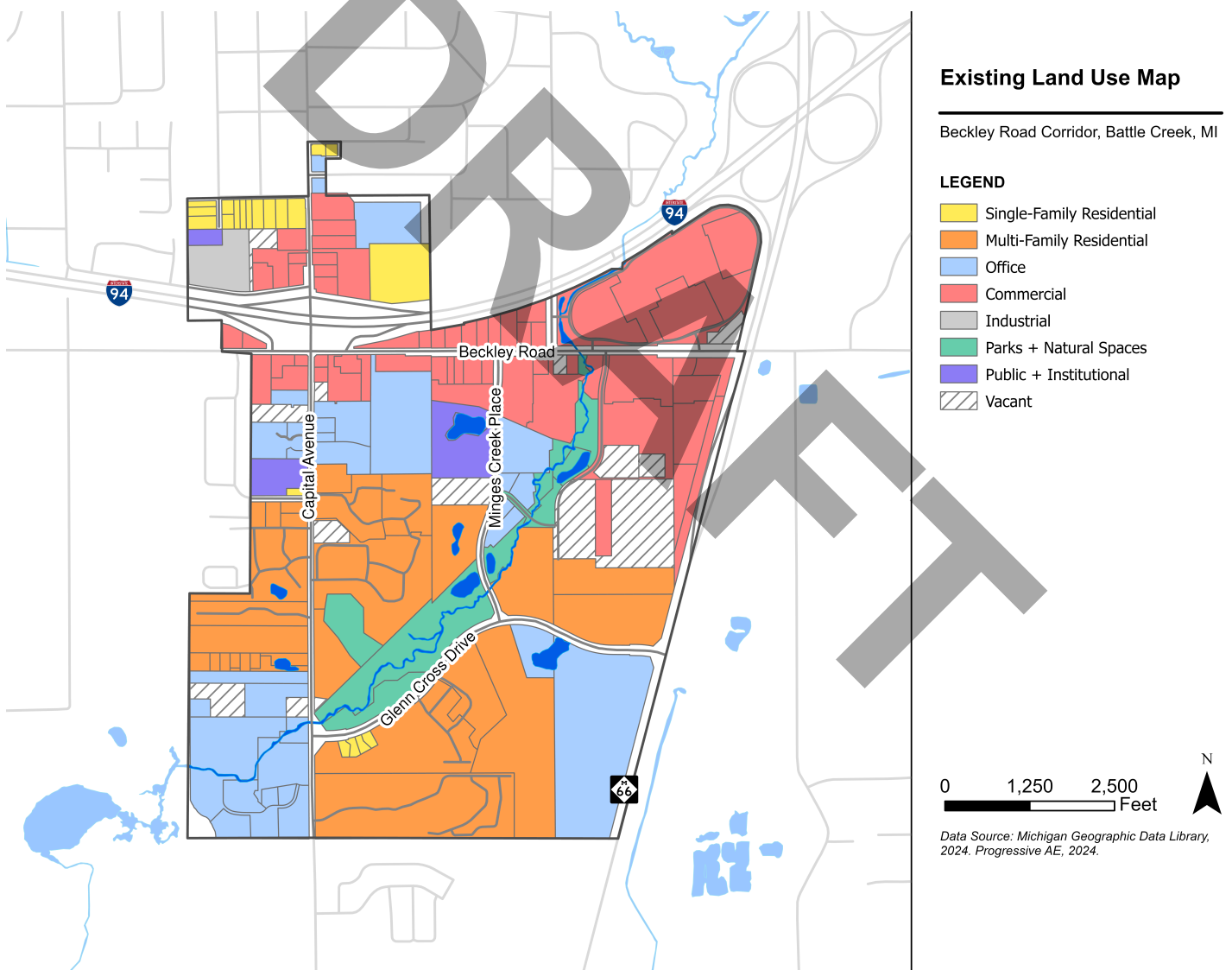
The Lakeview District is centered around a few arterial roadways, namely Beckley Road and Capital Avenue. I-94 passes through the north of the district and M-66 forms the district’s eastern boundary.



Existing Land Uses

Sec. 217.2(b)

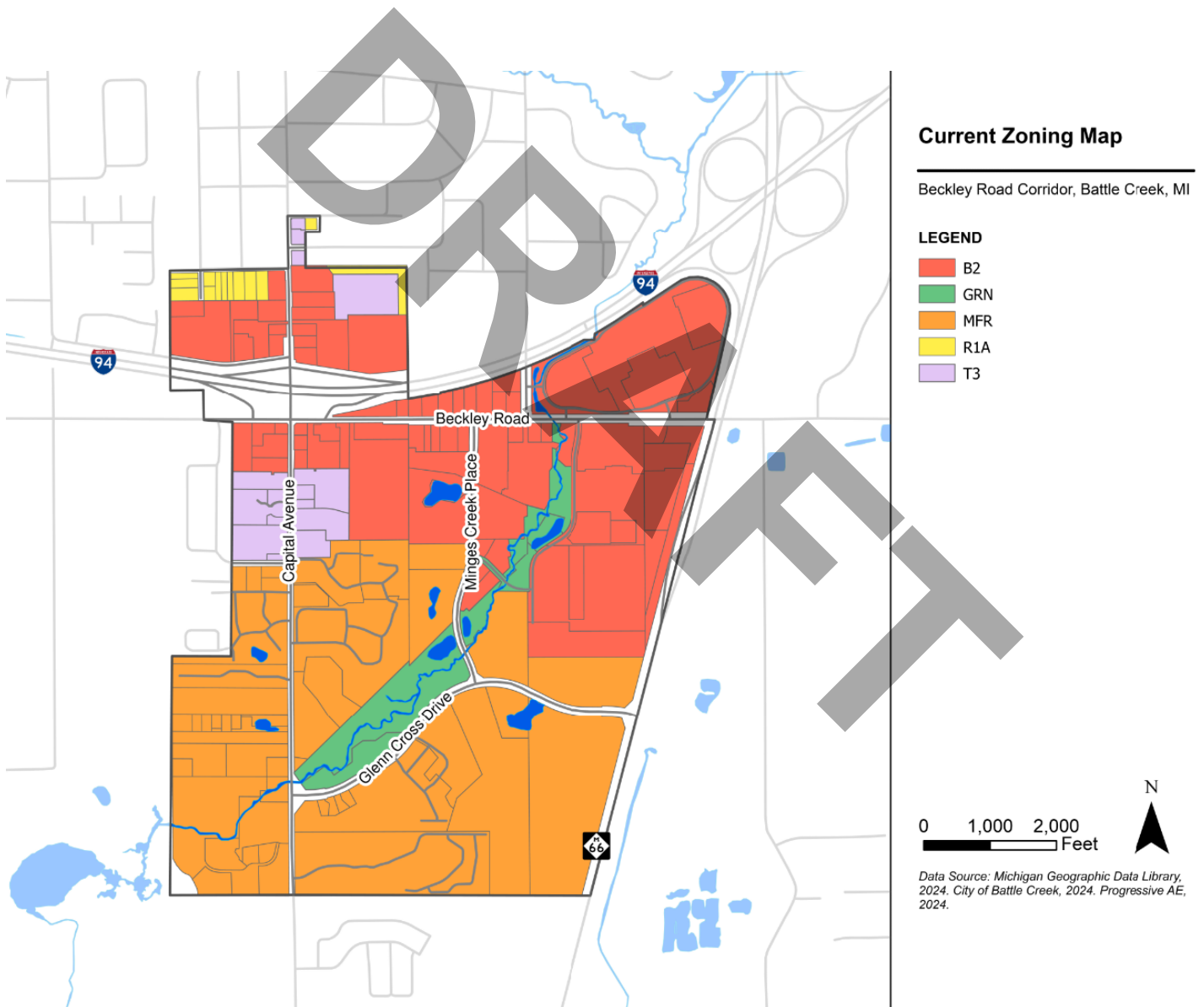
Most of the Lakeview District (LDDA) is composed of multi-family residential complexes (34.0%), commercial land uses (23.8%), and office uses (21.4%). Most commercial land uses are focused along Beckley Road and Capital Avenue and include strip shopping centers, big box retail, and fast-food establishments. Residential land uses are largely apartment-style complexes focused along Capital Avenue and Glenn Cross Drive. Professional office parks are another prevalent land use within the district, with many medical offices located along Capital Avenue. Surface parking lots are also a prominent land use throughout the district, as 143.3 acres are dedicated towards parking. Public facilities within the LDDA area include the Helen Warner Library on Minges Creek Place and public open space along the Brickyard Creek (Linear Trail) area. A legal description of the development area is included in Appendix A.



Existing Zoning

Sec. 217.2(b)

610 acres of the LDDA area is zoned for high-density residential (MFR) and regional commercial (B2) uses. The remaining land uses are zoned for professional office and less-intensive commercial land uses along Capital Avenue as well as single-family residential kabd uses north of I-94. Sensitive natural areas along Brickyard Creek are zoned for the “Green District” which seeks to preserve these natural spaces.



Existing Population

Sec. 217.2(l-n;o)

The LDDA area is home to over 3,000 people and features a higher population density than the Battle Creek average. The area's median age (30.5 years old) is lower than Battle Creek's median age (38.4 years old) and the area's median household income is lower (\$40,244) compared to Battle Creek's median household income (\$49,428). There is no anticipated displacement of these residents since redevelopment and improvement projects are anticipated to not require demolition of existing housing units. However, if there is the need for relocation of any individuals, the LDDA, when required, will provide the cost of relocation and reimbursement in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as well as the Relocation Assistance Act (Act 227 of 1972).

Lakeview District Vision and Themes

Overall vision and themes were developed through the year-long planning process for the Lakeview District Plan. This feedback was gathered through numerous community open houses, online community surveys and webinars, neighborhood presentations, and focus group meetings. This established the following vision statement and guiding themes:

Vision: *"Battle Creek's Lakeview District will be a vibrant, sustainable neighborhood through enhanced connectivity and walkability, diverse housing options, thriving commercial businesses, and expansive and resilient green spaces."*

Guiding Themes:

Placemaking – *Creating places where people want to be and spend time outside of their cars*

Green Infrastructure – *Transform large empty parking lots into green spaces and places for people, while further enhancing the Brickyard Creek Trail*

Reducing Car Dependence – *Create transportation choice for people living and visiting the Lakeview District in how they get around and experience the place*

Please refer to the Lakeview District Plan for additional details on community engagement and how collected feedback informed development of this vision and themes.

Proposed Improvements

Sec. 217.2(c-i)

This Development Plan identifies proposed improvements within the LDDA area. The following section describes these improvements, estimated costs and financing methods, and anticipated timeline.

Project Name	Project Description	Status	Priority	Timeline	Estimated Cost	Funding Sources	Displacement
Former Sears	Facilitate creek daylighting and public park at former Sears site	Pending	High	2025-2035	\$50,000,000	Bonds, EGLE, Grants, DDA revenue	No
Events	Pop-up style public events that generate excitement and draw crowds to the LDDA	Pending	Medium	2025-2035	\$250,000	DDA revenue	No
Green Infrastructure	Develop and support new green infrastructure to mitigate flood risk	Pending	Medium	Ongoing	\$5,000,000	DDA revenue, EGLE	No
Trails and Parks	Connect Brickyard Trail to other amenities; expand trail network; create public parkspace	Pending	Medium	2025-2055	\$10,000,000	DDA revenue, bonds, DNR	No
Lakeview District Branding and Promotion	Create rebranding and promotional materials for the Lakeview District	Pending	Low	2025-2030	\$100,000	DDA revenue	No
Roadway Infrastructure Development	Partner with BCATS and City of Battle Creek to create multimodal road networks and traffic safety improvements	Pending	Medium	2025-2035	\$10,000,000	DDA revenue, bonds, BCATS, MDOT, USDOT	No
Property Acquisition	Strategic acquisition of other sites within the LDDA to achieve redevelopment and attract new housing and commercial improvements	Pending	Medium	Ongoing	\$1,000,000	DDA revenue	No
Administration and Consulting Services	Ongoing admin and/or consulting services to leverage DDA funds for bonds, grants, or other initiatives	Pending	Medium	Ongoing	\$100,000 annually	DDA funding	No

Construction Statement

Sec. 217.2(e)

Construction and its stages remain in the pre-planning phase; no construction timelines are confirmed at the time of this plan being approved.

Open Space

Sec. 217.2(f)

Any existing green spaces within the LDDA, including the Brickyard Creek Trail, are anticipated to remain as such through the duration of this plan. The plan identifies several places throughout the LDDA as sites for new open space features, including the former Sears site and areas within the existing surface parking at Target and ABC Warehouse.

Ownership

Sec. 217.2(g)

The DDA does not have any specific plan to sell, donate, exchange, or lease any land or structure to or from the City at this time.

Zoning and Street Changes

Sec. 217.2(h)

The LDDA does not anticipate additional zoning changes beyond the recommendations outlined in the city's Master Plan. Similarly, street changes are anticipated to increase road safety and provide better amenities for people walking, biking, and using public transportation.

Estimated Cost of Development

Sec. 217.2(i)

The estimated cost of specific projects anticipated in the Development Plan is approximately \$80 million, as outlined in the Proposed Improvements section of this plan.

Pursuant to Part 2 of Act 57, as amended, the costs of development may be financed by private contributions or donations received by the LDDA, Federal and State grants, tax increment financing revenues, revenue bonds issued pursuant to Act 94 of 1933, as amended, general obligation bonds issued by the City payable from the anticipated tax increment revenues available for payment of debt service on such bond, tax increment bonds issued by the LDDA pledging solely the tax increments, other revenues of the LDDA, and other dedicated City funds.

It is expected that the LDDA will use its revenue to further leverage additional funding to complete the development plan. This may be in the form of bond issuances, grants, or donations.



Conveyance of Development

Sec. 217.2(j-k)

All public improvement projects undertaken as part of this Plan will remain in the public ownership for the public benefit.

No development is anticipated to be sold, leased, or conveyed to an individual at the time of this Plan's adoption. The LDDA does not have any plan to sell, donate, exchange, or lease any land or structure at this time. However, it may be necessary for property to be acquired through fee simple purchase or easement acquisition to achieve the Plan's overall vision.

Residential Population and Displacement of Persons

Sec. 217.2(l-n)

There are approximately 3,000 persons residing in the development area. There is no anticipated displacement or relocation required for this Plan. If there is the need for relocation of any individuals, the LDDA, when required, will provide for the cost of relocation and reimbursement of expenses in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Below: Rendering of potential Lakeview Square Mall redevelopment.

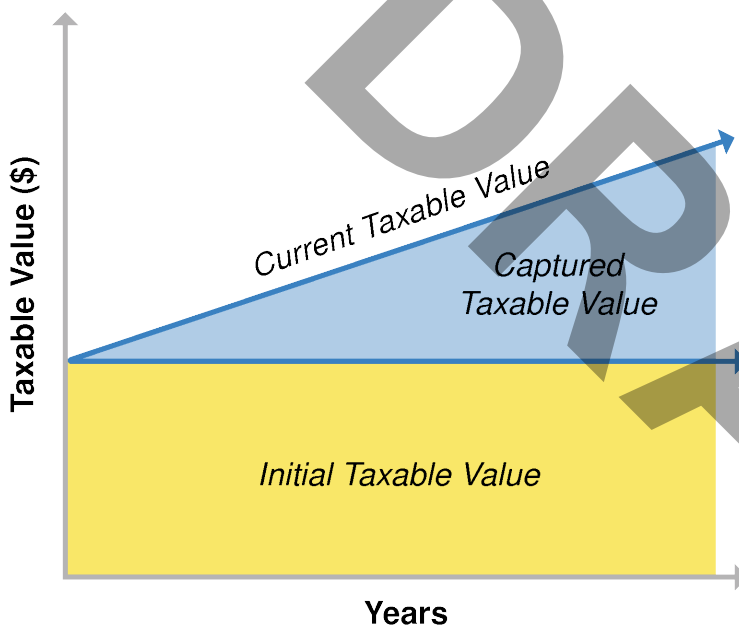


3

Tax Increment Financing Plan

This section addresses the requirements listed in Sec. 313 of the Tax Increment Financing Act (Act 57 of 2018)

This Tax Increment Financing (TIF) Plan is established to make financing public improvements within the Lakeview District Downtown Authority (LDDA) area possible in accordance with the Development Plan's proposed improvements. These improvements can include the construction, renovation, and restoration of public facilities and buildings, as well as the creation of long-term development plans and the execution of any necessary improvements to fulfill the objectives of the Development Plan.



Above: Chart demonstrating how tax increment financing (TIF) operates.

To fund these projects, the act authorizes the use of tax increment financing (TIF) or similar development programs. These programs are outlined in a TIF Plan, which must be approved by the local governing body. TIF allows the LDDA to capture tax revenues generated by the increase in property values within the designated area, which may result from new construction, rehabilitation, or other improvements.

At the time of this Plan's approval, the "Initial Assessed Value" is set based on the assessed property value at the establishment of the LDDA and the approval of the original Development and TIF Plans. For this Plan, local taxing jurisdictions include the City of Battle Creek, Calhoun County, and Kellogg Community College. Setting the base year as the taxable values of 1981, any future increases in tax revenue generated within the DDA is "captured" by the DDA, as opposed to being distributed to the taxing jurisdictions.

For the LDDA, the initial assessed value will be the assessed value of all real and personal property in the development area as of the original Development and TIF Plan. Based on those plans, the initial taxable value of the LDDA is \$8,693,117, which includes both real and personal property.

Projection of Captured Values and Revenues

Sec. 313.1(b)

The plan is based on anticipated redevelopment and increased property values within the LDDA area. In general, these funds will be used to enhance and redevelop physical infrastructure and publicly owned areas within the DDA, in order to support future private investment.

This projection is based on current tax rates. If taxing jurisdictions raise their millage, for example, more revenues will be captured through the LDDA. Additionally, this projects an annual growth rate of two percent which is a historically conservative growth rate.

The LDDA has agreed to provide a “step-up” capture from 2025 until 2029. **From 2025 to 2029, the LDDA will capture \$500,000, \$600,000, \$800,000, \$1 million, and \$1.25 million in each respective year.**

Impact on Participating Jurisdictions, 2025 - 2029						
Year	Total Captured Value	City of Battle Creek	Calhoun County	KCC	TACC	Total Desired LDDA Tax Capture
2025	\$ 106,595,702	\$ 125,948.72	\$ 55,791.97	\$ 29,209.26	\$ 289,050	\$ 500,000.00
2026	\$ 108,727,616	\$ 182,202.64	\$ 80,710.97	\$ 42,255.33	\$ 294,831	\$ 600,000.00
2027	\$ 110,902,168	\$ 298,093.03	\$ 132,047.36	\$ 69,131.93	\$ 300,728	\$ 800,000.00
2028	\$ 113,120,212	\$ 413,913.01	\$ 183,352.57	\$ 95,992.20	\$306,742	\$ 1,000,000.00
2029	\$ 115,382,616	\$ 559,513.92	\$ 247,849.93	\$ 129,759.08	\$ 312,877	\$ 1,250,000.00

Moving forward from 2030 and onward, the LDDA will keep 35 percent of capturable tax revenue from City of Battle Creek, Calhoun County, and Kellogg Community College, and 100 percent of capturable tax revenue from TACC. **In 2030, that will be \$1,425,030 in projected revenue.**

City of Battle Creek Lakeview Downtown Development Authority

Projected Captured Value

* Real & Personal
based on 2025 x2%

LDDA				Available Capture from Taxing Jurisdictions					
Year	Real & Personal Property Value*	Base Year Value	Total Captured Value	City of Battle Creek	Calhoun County	KCC	TACC	Total	35% Capture from Jurisdictions & 100% Capture from TACC
Millage Rates				15.57	6.8967	3.6109	2.66	26.0776	11.78716
2030	\$129,589,882	\$8,693,117	\$120,896,765	\$1,882,363	\$833,789	\$436,546	\$321,585	\$3,474,283	\$1,425,030
2031	\$132,181,680	\$8,693,117	\$123,488,563	\$1,922,717	\$851,664	\$445,905	\$328,480	\$3,548,765	\$1,455,579
2032	\$134,825,313	\$8,693,117	\$126,132,196	\$1,963,878	\$869,896	\$455,451	\$335,512	\$3,624,737	\$1,486,740
2033	\$137,521,819	\$8,693,117	\$128,828,702	\$2,005,863	\$888,493	\$465,188	\$342,684	\$3,702,228	\$1,518,525
2034	\$140,272,256	\$8,693,117	\$131,579,139	\$2,048,687	\$907,462	\$475,119	\$350,001	\$3,781,269	\$1,550,944
2035	\$143,077,701	\$8,693,117	\$134,384,584	\$2,092,368	\$926,810	\$485,249	\$357,463	\$3,861,890	\$1,584,013
2036	\$145,939,255	\$8,693,117	\$137,246,138	\$2,136,922	\$946,545	\$495,582	\$365,075	\$3,944,125	\$1,617,742
2037	\$148,858,040	\$8,693,117	\$140,164,923	\$2,182,368	\$966,675	\$506,122	\$372,839	\$4,028,003	\$1,652,146
2038	\$151,835,201	\$8,693,117	\$143,142,084	\$2,228,722	\$987,208	\$516,872	\$380,758	\$4,113,560	\$1,687,239
2039	\$154,871,905	\$8,693,117	\$146,178,788	\$2,276,004	\$1,008,151	\$527,837	\$388,836	\$4,200,828	\$1,723,033

City of Battle Creek Lakeview Downtown Development Authority

Projected Captured Value

* Real & Personal
based on 2025 x2%

LDDA				Available Capture from Taxing Jurisdictions					
Year	Real & Personal Property Value*	Base Year Value	Total Captured Value	City of Battle Creek	Calhoun County	KCC	TACC	Total	35% Capture from Jurisdictions & 100% Capture from TACC
Millage Rates				15.57	6.8967	3.6109	2.66	26.0776	11.78716
2040	\$157,969,343	\$8,693,117	\$149,276,226	\$2,324,231	\$1,029,513	\$539,022	\$397,075	\$4,289,840	\$1,759,543
2041	\$161,128,730	\$8,693,117	\$152,435,613	\$2,373,422	\$1,051,303	\$550,430	\$405,479	\$4,380,634	\$1,796,783
2042	\$164,351,305	\$8,693,117	\$155,658,188	\$2,423,598	\$1,073,528	\$562,066	\$414,051	\$4,473,243	\$1,834,768
2043	\$167,638,331	\$8,693,117	\$158,945,214	\$2,474,777	\$1,096,197	\$573,935	\$422,794	\$4,567,704	\$1,873,513
2044	\$170,991,097	\$8,693,117	\$162,297,980	\$2,526,980	\$1,119,320	\$586,042	\$431,713	\$4,664,054	\$1,913,032
2045	\$174,410,919	\$8,693,117	\$165,717,802	\$2,580,226	\$1,142,906	\$598,390	\$440,809	\$4,762,332	\$1,953,342
2046	\$177,899,138	\$8,693,117	\$169,206,021	\$2,634,538	\$1,166,963	\$610,986	\$450,088	\$4,862,575	\$1,994,458
2047	\$181,457,120	\$8,693,117	\$172,764,003	\$2,689,936	\$1,191,502	\$623,834	\$459,552	\$4,964,823	\$2,036,397
2048	\$185,086,263	\$8,693,117	\$176,393,146	\$2,746,441	\$1,216,531	\$636,938	\$469,206	\$5,069,116	\$2,079,174
2049	\$188,787,988	\$8,693,117	\$180,094,871	\$2,804,077	\$1,242,060	\$650,305	\$479,052	\$5,175,494	\$2,122,807
2050	\$192,563,748	\$8,693,117	\$183,870,631	\$2,862,866	\$1,268,101	\$663,938	\$489,096	\$5,284,001	\$2,167,313
2051	\$196,415,023	\$8,693,117	\$187,721,906	\$2,922,830	\$1,294,662	\$677,845	\$499,340	\$5,394,677	\$2,212,708
2052	\$200,343,323	\$8,693,117	\$191,650,206	\$2,983,994	\$1,321,754	\$692,030	\$509,790	\$5,507,567	\$2,259,012
2053	\$204,350,190	\$8,693,117	\$195,657,073	\$3,046,381	\$1,349,388	\$706,498	\$520,448	\$5,622,715	\$2,306,241
2054	\$208,437,193	\$8,693,117	\$199,744,076	\$3,110,015	\$1,377,575	\$721,256	\$531,319	\$5,740,165	\$2,354,415

\$46,364,497

Estimated Impact on Taxing Jurisdictions

Sec. 313.1(i)

This plan intends to increase economic activity within the LDDA – one of the most regionally-significant commercial corridors within Calhoun County. The increase in new development, raised property assessments, and new employment within the corridor has the potential to increase additional tax revenue to taxing jurisdictions. The participating taxing jurisdictions are listed below:

City of Battle Creek – a 35 percent tax capture on City of Battle Creek property taxes on properties within the LDDA is proposed, which is projected to be \$851,239 in the first year. This is estimated to be 2.18% of Battle Creek's overall tax revenue.

Calhoun County – A 35 percent tax capture on Calhoun County's property taxes on properties within the LDDA is proposed, which is projected to be \$374,768 in the first year. This is estimated to be 0.77% of Calhoun County's overall tax revenue.

Kellogg Community College – A 35 percent tax capture on Kellogg Community College's property taxes on properties within the LDDA is proposed, which is projected to be \$196,217 in the first year. This is estimated to be 1.07% of Kellogg Community College's overall tax revenue.





Above: Rendering of potential Minges Creek Mall redevelopment.

Special Thanks

Battle Creek City Commission

Lakeview District Downtown Development Authority



PROGRESSIVE
COMPANIES



Appendix

LDDA Area Legal Description

Beginning at the southwest corner of Interstate 94 and M-66 and running thence southerly along the westerly right-of-way line of M-66 to the north line of Section 36, Town 2 South, Range 8 West, City of Battle Creek, Calhoun County, Michigan; thence east along said north section line to the construction center line of M-66; thence southwesterly along said center line of M-66 to the south City limits; thence westerly along the south City limit line to the east right-of-way line of Capital Avenue Southwest; thence south along said east right-of-way line of Capital Avenue Southwest to the south line of Section 36; thence west along the south line of said Section 36; thence west along the south line of said Section 36 and Section 35, Town 2 South, Range 8 West, 1,355 feet to the east 1/8 line of said Section 35; thence north along said east 1/8 line, to the east and west 1/4 line of Section 35; thence east 660 feet; thence north 2,607 feet more or less along the west line of the east 1/2 of the east 1/2 of the northeast 1/4 of said Section 35 to the south line of Beckley Road; thence west 322 feet along said south street line; thence north 341 feet to the south right-of-way of Interstate 94; thence westerly along said south line to the east 1/8 line of Section 26, Town 2 South, Range 8 West; thence north along said east 1/8 line to the westerly extension of the north line of Mason Road as shown in the plat of "Old Mill Gardens" in the southeast 1/4 line of said Section 26 as recorded in Liber 7 of plats, page 03; thence east along said north line of Mason Road and westerly extension thereof, to the west line of Capital Avenue Southwest; thence north along the west line of Capital Avenue Southwest to the westerly extension of the north line of Rebecca Road; thence east 363 feet along said north line of Rebecca Road; thence south 182 feet along the west line of Lot 41 and the northerly extension thereof of the plat of Shortridge in the southwest 1/4 of Section 25, Town 2 South, Range 8 West as recorded in Liber 7 of plats, page 35 to the southwest corner of said Lot 41; thence west to a point which lies .200 feet east of the west line of said Section 25; thence south 401.64 feet parallel with said west section line; thence east along the south line of the plat of Oakside Park and westerly extension thereof as recorded in Liber 11 of plats, page 8, 1,127.87 feet to the west 1/8 line of said Section 25; thence south along said 1/8 line to the southerly right-of-way line of Interstate 94; thence easterly along said right-of-way to the point of beginning, excepting and reserving therefrom the following described land: Beginning at a point on the east line of Capital Avenue, Southwest which lies 1,129.6 feet north of the east and west 1/4 line of Section 36, Town 2 South, Range 8 West, City of Battle Creek, Calhoun County, Michigan and running thence east 440 feet; thence north 198 feet; thence east 883.4 feet; thence south 1,352.3 feet to the northwesterly line of an abandoned railroad right-of-way; thence S. 46 degrees, 11', 20" W., 1,587.2 feet along said abandoned railroad right-of-way; thence N. 81 degrees, 32' 37" W., 148.28 feet to the east line of Capital Avenue Southwest; thence north along said east line of Capital Avenue Southwest to the point of beginning.



