

LAKEVIEW DISTRICT

DOWNTOWN DEVELOPMENT AUTHORITY & TAX INCREMENT FINANCING PLAN



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Above: Rendering of potential Minges 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.”

Introduction to Lakeview District DDA Plan

Adopted in April 2025 as a City of Battle Creek Master Plan amendment, 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.



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)

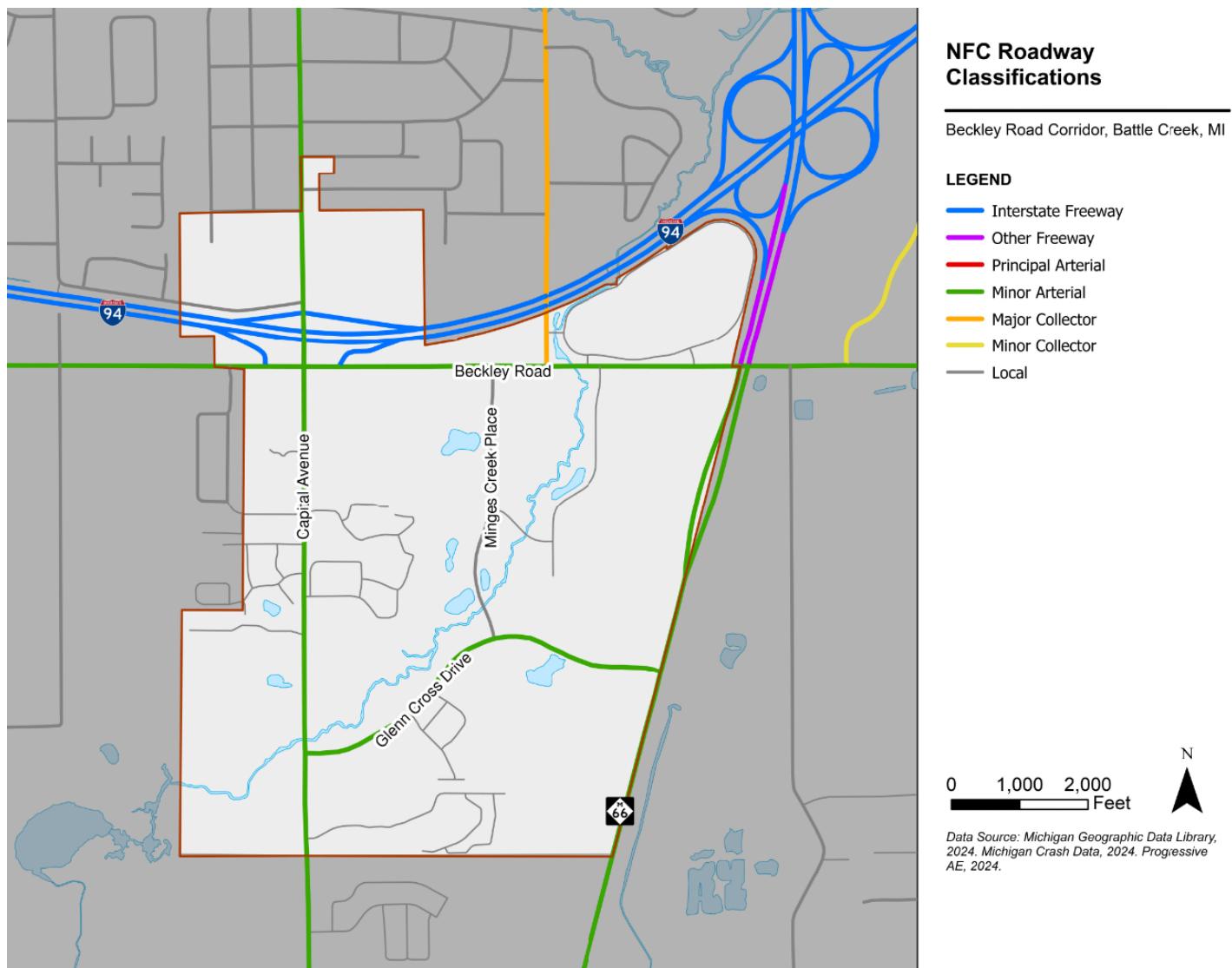
The 727-acre Lakeview District (LDDA) is located in the far southwestern portion of Battle Creek and is largely defined by I-94 to the north, M-66 to the east, Glenn Valley Drive to the south, and Capital Avenue to the west. Brickyard Creek runs from southwest to northeast through the district before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



Existing Street Network

Sec. 217.2(b)

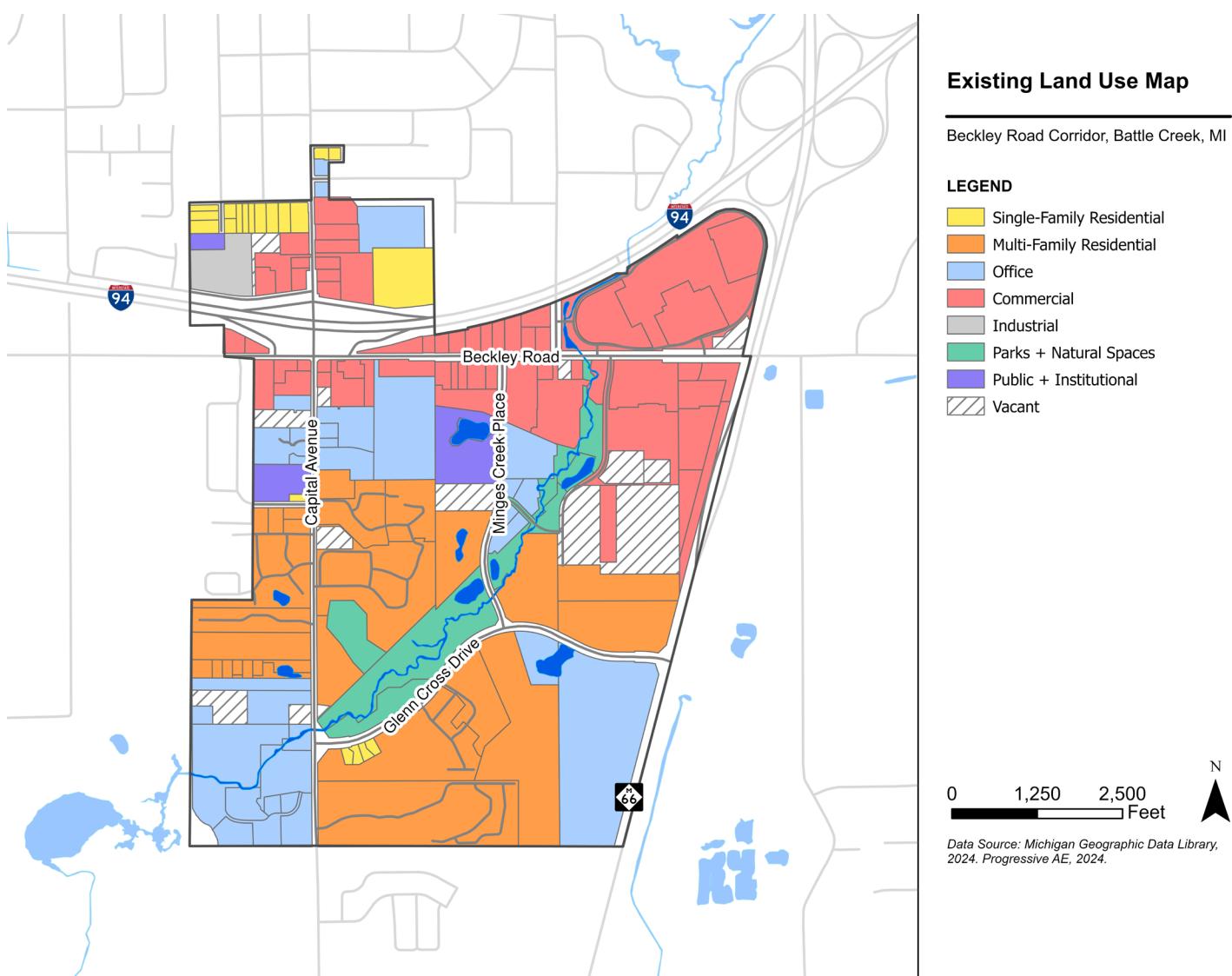
The Lakeview District is centered around a few arterial roadways, namely Beckley Road and Capital Avenue. I-94 passes through the north of the district and M-66 forms the district's eastern boundary.



Existing Land Uses

Sec. 217.2(b)

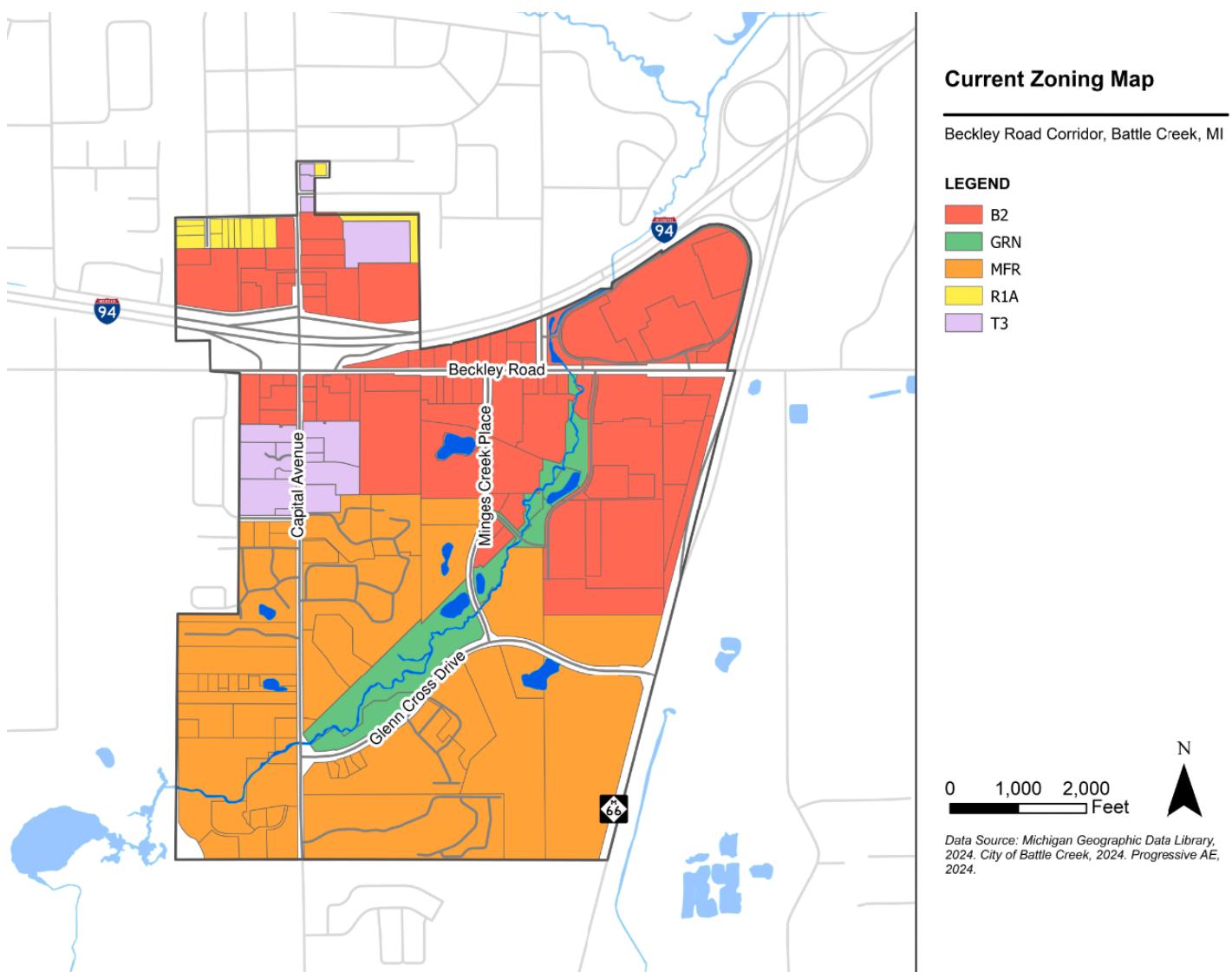
Most of the Lakeview District (LDDA) is composed of multi-family residential complexes (34.0%), commercial land uses (23.8%), and office uses (21.4%). Most commercial land uses are focused along Beckley Road and Capital Avenue and include strip shopping centers, big box retail, and fast-food establishments. 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 (R1A) 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	Low	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	High	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.

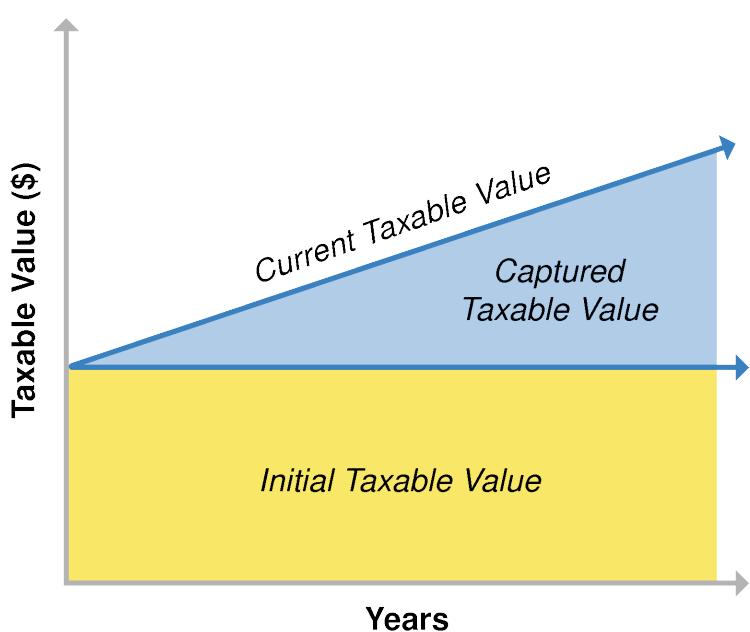
Below: Rendering of potential Lakeview Square Mall redevelopment.



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 2026 until 2030. **From 2026 to 2030, the LDDA will capture \$500,000, \$600,000, \$800,000, \$1 million, and \$1.1 million in each respective year.**

Impact on Participating Jurisdictions, 2026 - 2030						
Year	Total Captured Value	City of Battle Creek Retained Capture (53.58%)	Calhoun County Retained Capture (24.32%)	KCC Retained Capture (12.73%)	TACC Retained Capture (9.38%)	Total Desired LDDA Tax Capture
2026	\$108,665,432	\$126,570	\$54,847	\$29,533	\$289,050	\$500,000
2027	\$111,012,603	\$321,454	\$145,892	\$76,385	\$56,269	\$600,000
2028	\$113,406,717	\$428,606	\$194,523	\$101,846	\$75,026	\$800,000
2029	\$115,848,714	\$535,757	\$243,153	\$127,308	\$93,782	\$1,000,000
2030	\$118,339,551	\$589,333	\$267,469	\$140,038	\$103,160	\$1,100,000

Moving forward from 2030 and onward, the LDDA will keep 35 percent of capturable tax revenue from City of Battle Creek, Calhoun County, Kellogg Community College, and the Transportation Authority of Calhoun County. **In 2031, that will result in \$1,200,009 in projected revenue.**

City of Battle Creek Lakeview Downtown Development Authority

Projected Captured Value

* Real & Personal
based on 2026 x2%

LDDA			Available Capture from Taxing Jurisdictions					
Year	Real & Personal Property Value*	Base Year Value	Total Captured Value	City of Battle Creek Retained Capture (35%)	Calhoun County Retained Capture (35%)	KCC Retained Capture (35%)	TACC Retained Capture (35%)	Total Retained Capture (35%)
Millage Rates			15.196	6.8967	3.6109	2.66	9.9273	
2031	\$129,573,321	\$8,693,117	\$120,880,204	\$642,913	\$291,786	\$152,770	\$112,539	\$1,200,009
2032	\$132,164,787	\$8,693,117	\$123,471,670	\$656,696	\$298,041	\$156,045	\$114,952	\$1,225,735
2033	\$134,808,083	\$8,693,117	\$126,114,966	\$670,755	\$304,422	\$159,386	\$117,413	\$1,251,976
2034	\$137,504,245	\$8,693,117	\$128,811,128	\$685,095	\$310,930	\$162,793	\$119,923	\$1,278,742
2035	\$140,254,330	\$8,693,117	\$131,561,213	\$699,721	\$317,568	\$166,269	\$122,483	\$1,306,042
2036	\$143,059,416	\$8,693,117	\$134,366,299	\$714,641	\$324,339	\$169,814	\$125,095	\$1,333,889
2037	\$145,920,605	\$8,693,117	\$137,227,488	\$729,858	\$331,246	\$173,430	\$127,759	\$1,362,293
2038	\$148,839,017	\$8,693,117	\$140,145,900	\$745,380	\$338,290	\$177,118	\$130,476	\$1,391,265
2039	\$151,815,797	\$8,693,117	\$143,122,680	\$761,212	\$345,476	\$180,881	\$133,247	\$1,420,816
2040	\$154,852,113	\$8,693,117	\$146,158,996	\$777,361	\$352,805	\$184,718	\$136,074	\$1,450,958

City of Battle Creek Lakeview Downtown Development Authority Projected Captured Value

* Real & Personal
based on 2026 x2%

LDDA				Available Capture from Taxing Jurisdictions				
Year	Real & Personal Property Value*	Base Year Value	Total Captured Value	City of Battle Creek Retained Capture (35%)	Calhoun County Retained Capture (35%)	KCC Retained Capture (35%)	TACC Retained Capture (35%)	Total Retained Capture (35%)
Millage Rates				15.196	6.8967	3.6109	2.66	9.9273
2041	\$157,949,155	\$8,693,117	\$149,256,038	\$793,833	\$360,281	\$188,632	\$138,957	\$1,481,703
2042	\$161,108,138	\$8,693,117	\$152,415,021	\$810,635	\$367,906	\$192,624	\$141,898	\$1,513,064
2043	\$164,330,301	\$8,693,117	\$155,637,184	\$827,772	\$375,684	\$196,697	\$144,898	\$1,545,051
2044	\$167,616,907	\$8,693,117	\$158,923,790	\$845,252	\$383,617	\$200,850	\$147,958	\$1,577,678
2045	\$170,969,245	\$8,693,117	\$162,276,128	\$863,082	\$391,709	\$205,087	\$151,079	\$1,610,957
2046	\$174,388,630	\$8,693,117	\$165,695,513	\$881,268	\$399,963	\$209,408	\$154,263	\$1,644,902
2047	\$177,876,403	\$8,693,117	\$169,183,286	\$899,818	\$408,382	\$213,816	\$157,510	\$1,679,526
2048	\$181,433,931	\$8,693,117	\$172,740,814	\$918,739	\$416,970	\$218,312	\$160,822	\$1,714,843
2049	\$185,062,610	\$8,693,117	\$176,369,493	\$938,039	\$425,729	\$222,898	\$164,200	\$1,750,866
2050	\$188,763,862	\$8,693,117	\$180,070,745	\$957,724	\$434,663	\$227,576	\$167,646	\$1,787,609
2051	\$192,539,139	\$8,693,117	\$183,846,022	\$977,803	\$443,776	\$232,347	\$171,161	\$1,825,087
2052	\$196,389,922	\$8,693,117	\$187,696,805	\$998,284	\$453,071	\$237,214	\$174,746	\$1,863,315
2053	\$200,317,720	\$8,693,117	\$191,624,603	\$1,019,175	\$462,552	\$242,178	\$178,403	\$1,902,307
2054	\$204,324,075	\$8,693,117	\$195,630,958	\$1,040,483	\$472,223	\$247,241	\$182,132	\$1,942,079
2055	\$208,410,556	\$8,693,117	\$199,717,439	\$1,062,217	\$482,087	\$252,406	\$185,937	\$1,982,647

\$43,043,361

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 \$642,193 after the initial 5-year step-up.

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 \$291,786 after the initial 5 year step-up.

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 \$152,770 after the initial 5 year step-up.

Transportation Authority of Calhoun County - A 35 percent tax capture on the Transportation Authority of Calhoun County's share of property taxes within the LDDA is proposed, which is projected to be \$112,539 after the initial 5 year step-up.



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 centerline of M-66; thence southwesterly along said centerline of M-66 to the south line of Section 36, T2S, R8W and the south City limits; thence westerly along the South City limits line and the south lines of said Section 36 and Section 35, Town 2 South, Range 8 West, to the east 1/8 line of said Section 35; thence north along said east 1/8 line, to the east and west 1/4 line of Section 35; thence east 660 feet; thence north 2,607 feet more or less along the west line of the east 1/2 of the east 1/2 of the northeast 1/4 of said Section 35 to the south line of Beckley Road; thence west 322 feet along said south street line; thence north 341 feet to the south right-of-way of Interstate 94; thence westerly along said south line to the east 1/8 line of Section 26, Town 2 South, Range 8 West; thence north along said east 1/8 line to the westerly extension of the north line of Mason Road as shown in the plat of "Old Mill Gardens" in the southeast 1/4 of said Section 26 as recorded in Liber 7 of plats, page 03; thence east along said north line of Mason Road and westerly extension thereof, to the west line of Capital Avenue Southwest; thence north along the west line of Capital Avenue Southwest to the westerly extension of the north line of Rebecca Road; thence east 363 feet along said north line of Rebecca Road; thence south 182 feet along the west line of Lot 41 and the northerly extension thereof of the plat of Shortridge in the southwest 1/4 of Section 25, Town 2 South, Range 8 West as recorded in Liber 7 of plat, page 35 to the southwest corner of said Lot 41; thence west to a point which lies 200 feet east of the west line of said Section 25; thence south 401.64 feet parallel with said west section line; thence east along the south line of the Flat of Oakside Park and westerly extension thereof as recorded in Liber 11 of plats, page 8, 1,127.87 feet to the west 1/8 line of said Section 25; thence south along said 1/8 line to the southerly right-of-way line of Interstate 94; thence easterly along said right-of-way to the point of beginning, excepting and reserving therefrom the following described land: beginning at a point on the east line of Capital Avenue, Southwest which lies 1,129.6 feet north of the east and west 1/4 line of Section 36, Town 2 South, Range 8 West, City of Battle Creek, Calhoun County, Michigan, and running thence east 440 feet; thence north 198 feet; thence east 883.4 feet; thence south 1,352.3 feet to the northwesterly line of an abandoned railroad right of way; thence south 46 degrees, 11' 20" W., 1,587.2 feet along said abandoned railroad right of way; thence N. 81 degrees, 32' 37" W., 148.28 feet to the east line of Capital Avenue Southwest ; thence north along said east line of Capital Avenue Southwest to the point of beginning.



