Adopted 4-8-80

Ordinance No. 8-80

TAX INCREMENT FINANCING AND DEVELOPMENT PLAN

Battle Creek Downtown
Development Authority

Development Plan Number One

AN ORDINANCE TO ADOPT THE TAX INCREMENT FINANCING AND DEVELOPMENT PLAN OF THE BATTLE CREEK DOWNTOWN DEVELOPMENT AUTHORITY, DEVELOPMENT PLAN NO. 1

ORDINANCE NO. 8-80

THE CITY OF BATTLE CREEK ORDAINS:

Section 1. The Tax Increment Financing and Development Plan of the Battle Creek Downtown Development Authority is hereby adopted pursuant to Michigan Compiled Laws Section 125.1669, and does specifically find that said Plan constitutes a public purpose.

Section 2. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 3. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect ten (10) days from the date of its adoption in accordance with the provisions of Section 4.3(B) of Chapter 4 of the City Charter.

I. INTRODUCTION.

A. Purpose of the Downtown Development Authority Act.

Act 197, Public Acts of Michigan, 1975, commonly referred to as The Downtown Development Authority Act was created in part to correct and prevent deterioration in business districts, to authorize the acquisition and disposal of interests in real and personal property, to authorize the creation and implementation of development plans in the districts, to promote the economic growth of the districts, to authorize the issuance of bonds and other evidence of indebtedness and to authorize the use of tax increment financing. The full Act in its entirety is set forth in Attachment 1. The Act seeks to reverse historical trends which have lead to a loss of population, jobs, and business in our cities, notably in the downtown areas. It seeks to accomplish that goal by providing city planners through a downtown development authority with tools to revitalize downtown areas. Those tools may be used by downtown development authorities in different ways depending on the problems facing a particular downtown district and the particular plan which has been developed to benefit such a district. The Battle Creek Downtown Development Authority will show through this document how the tools given it by the Act will be creatively used to revitalize the downtown Battle Creek area.

B. Creation of the Battle Creek Downtown Development Authority and the Battle Creek Downtown District.

On March 6, 1979, the City Commission of the City of Battle

Creek adopted Ordinance Number 479 which created the City of Battle Creek Downtown Development Authority. A copy of that Ordinance is reproduced in full in Attachment 2. The Authority was given all of the powers and duties described for a downtown development authority pursuant to Act 197 of the Public Acts of 1975 for the State of Michigan, except the Authority was prohibited from levying and collecting all or any part of the tax referred to in Section 12(1) of the Act. The City Commission also designated the boundaries within which the Downtown Development Authority may legally work. These boundaries are shown in Attachment 3 which contains a map outlining the downtown district. A legal description of the downtown district can be found in Ordinance 479.

C. Activities of the Battle Creek Downtown Development Authority.

This plan represents the first major activity of the Battle Creek Downtown Development Authority. The plan will outline how the Authority will revitalize the entire downtown district through construction and operation of the Kellogg Center, Commons Area/Atrium, expanded parking facilities, and construction of an overpass at Washington Avenue to facilitate traffic flow into these new facilities. These activities of the Downtown Development Authority will also facilitate construction of private facilities by the R.B.M. Hotel Corporation which will construct a 248-room hotel and 50,000 square feet of retail shops adjacent to the Kellogg Center and Commons Area/Atrium. The overall effect of this coordinating activity will have a dramatic affect upon the entire downtown district.

D. <u>Purpose of this Tax Increment Financing Plan for Battle Creek Downtown Development Area Number One</u>.

The purpose of this tax increment financing plan, including the development plan for the development area, is to provide the legal authority and procedures for public financial participation necessary to assist in the construction and operation of the Kellogg Center, Commons Area/Atrium, expanded parking facilities, and the Washington Street overpass. With the financing of those projects it will also assist in making possible the construction of the private hotel and retail facilities closely connected with the Downtown Development Authority's plans.

This tax increment financing and development plan will first designate the development area, then present the development plan, and finally present the tax increment financing plan.

II. DEVELOPMENT AREA NUMBER ONE.

Because of the dramatic impact which the development plan will have on the entire downtown area, the development area will encompass the entire downtown district. A map of the downtown district and development area number one is contained in Attachment Number 3 and a legal description of the downtown district and development area number one is contained in Attachment 2 which is the oridinance creating the downtown district. The Kellogg Center, Commons Area/Atrium, expanded parking facilities, private hotel facilities and retail shopping facilities will be constructed within a one (1) block area in the center of the downtown district. This area will commonly be referred to as "McCamly Square". The Washington Street overpass will be built where Washington Street crosses the Grand Trunk Western Railway track and the Kalamazoo River channel between Dickman Road and Hamlin Street. Attachment 4 contains a map of the downtown district and downtown development area showing the location of McCamly Square and the Washington Street overpass.

III. DEVELOPMENT PLAN.

Section 17 of the Act reproduced in Attachment 1 requires that when tax increment financing is used to finance a development a development plan must be prepared containing all of the information required by Section 17(2). Therefore, this development plan will closely follow the requirement mandated by Section 17 and each lettered paragraph will seek to supply the information required in the corresponding lettered paragraph of Section 17(2).

A. Designation of Boundaries of the Development Area in Relation to Highways, Streets and Streams.

Because the development plan is applicable to the entire downtown district, the development area will encompass the entire downtown district. Attachment 3 contains a map of the downtown district/development area and shows the relation of the development area to highways, streets, and streams. Attachment 4 is a map of the downtown district/development area showing the McCamly Square area and Washington Street overpass area. This map shows the relation of these two (2) areas to the entire downtown district.

B. Location and Extent of Existing Streets, Public Facilities, and Present and Future Categories of Public and Private Land Use.

Attachment 3 fully shows the location and extent of existing streets in the development area. The development area is primarily zoned for commercial and industrial use. Attachment 5 is a map of the development area showing the zoning. Attachment 6 is a map showing the location of public facilities and land use within the development area. The development area also includes the necessary public utilities to service commercial and industrial uses. A legal description of the development area is found in Attachment 2. This development plan invisions no zoning changes. The development plan invisions the construction of facilities which are fully described hereinafter to be used for commerical, recreational and educational purposes.

C. Alteration and Repair of Existing Improvements and Time for Completion.

In order to construct the Kellogg Center and to replace City parking, the eight (8) commercial buildings presently existing on the property known as McCamly Square will be demolished. To the extent necessary, the street, curb, gutter and sidewalk on McCamly, Hamblin and Capital Avenue, S.W. will be reparied. All alterations and repairs should be completed by July, 1981.

D. Location, Extent, Character, Estimated Cost and Time for Completion of Improvements.

Attachment 7 contains a site plan for the McCamly Square area. It shows the location of the proposed Kellogg Center, Commons Area/Atrium, expanded parking facilities, hotel, and retail stores. Attachment 4 contains a map showing the location of the Washington Street overpass.

The Kellogg Center will consist of a two story single span structure having a gross "footprint" of approximately 50,000 square feet and will contain a regulation size hockey/ice rink, 1,500 permanent seats, 3,500-3,900 movable or portable seats and 12,000 square feet of exhibit space, together with offices, restrooms, locker rooms, mechanical rooms and other necessary and appropriate improvements. The estimated costs of repairs, alterations and improvements for the Kellogg Center are as follows:

Land	$	518,729.00
FF&E		474,390.00
A/E Fees		247,632.00
CCDC Development Fee		57,000.00
Construction Cost		4,702,249.00
Total	$	6,000,000.00

The Kellogg Center is to be constructed in one (1) stage commencing on or about March 1, 1980, and to be completed by September 1, 1981.

The Commons Area/Atrium would be a two story single span structure having a gross "footprint" of approximately 15,000 square feet which would provide access to the Kellogg Center and the Stouffer Hotel and retail shops complex immediately adjacent thereto, together with plantings, steps, escalators, fountains, and other necessary and appropriate structures located therein. The estimated costs of the repairs, alterations and improvements for the Commons Area/Atrium will be as follows:

Land	$	233,000.00
A/E Fees		65,000.00
CCDC Development Fee		10,000.00
Construction Cost		1,226,000.00
Total	$	1,534,000.00

The Commons Area/Atrium is to be constructed in one (1) stage commencing on or about March 1, 1980 and to be completed by September 1, 1981.

The City parking replacement will consist of bituminous paving, together with necessary curb and gutter, ticket booths, gates, park guards and other improvements necessary and appropriate therefor to provide parking for three hundred (300) cars. The estimated cost of repairs, alterations and improvements for the City parking replacement were included within the cost of the Commons Area/Atrium. The expansion of City parking was to be constructed in several stages to coincide with the construction of the Kellogg Center and the Common Area/Atrium commencing on or about October 1, 1979, with the final completion to be on or about September 1, 1981.

The overpass at Washington Street will consist of a grade separation structure four (4) lanes in width, together with the necessary and appropriate entrance and exit ramps therefrom and improvements to the streets and highways leading to and away therefrom. The estimated cost of repairs, alterations and improvements for the Washington Street overpass will be $3,200,000. The overpass at Washington Street is to be constructed in one (1) stage commencing on July 1, 1980 and to completed on October 31, 1981.

E. Construction Stages and Completion Time.

A statement of the stages of construction planned and the estimated time of completion of each stage have been fully set forth in Paragraph D of this development plan.

F. Use of Open Space.

The description of any parts of the development area to be left as open space and the use contemplated for this space has been fully set forth in the Site Plan contained in Attachment 7 and in Attachments 5 and 6 which show present and proposed land use and location of public facilities.

G. Lease of Portion of Development Area.

In conjunction with the operation of the Kellogg Center it may be neccesary and desirable from time to time for the downtown development authority to lease, on either short or long term basis, parking spaces in the City's public parking system. The Kellogg Center will be leased from time to time to individuals and organizations, including the R.B.M. Hotel Corporation, the owner of the hotel immediately adjacent thereto, upon such rates and terms as shall be determined from time to time by the authority.

H. Zoning, Street and Utility Changes.

No zoning changes are contemplated for the development area. The overpass at Washington Street will necessitate changes in streets, street levels and intersections as hereinbefore set forth. In conjunction with the construction of the overpass at Washington Street it will be necessary to alter the intersection at Washington Avenue and Dickman Road and Hamblin Avenue. In conjunction with the construction of the Kellogg Center, it may be necessary to alter the intersections at Hamblin and Capital Avenue, S.W. and/or McCamly Street.

In conjunction with the construction of the Kellogg Center or the Commons Area/Atrium, it may be necessary, as part of the site excavation and preparation, to relocate a portion of the existing utilities, such as the storm sewer, sanitary sewer, potable water, electricity, natural gas or telephone systems located on the property described in the map showing McCamly Square contained in Attachment 4.

I. Costs and Proposed Financing.

The total cost of all of the facilities to be constructed under this development plan in the development area is estimated as follows:

Kellogg Center	$ 6,000,000.00
Commons Area/Atrium - Parking expansion	1,534,000.00
Washington Street Overpass	3,200,000.00
Total	$10,734,000.00

The following are the sources of financing for the aforementioned projects:

A grant from the W.K. Kellogg Foundation (including interest)	$ 6,000,000.00
The issuance of tax increment bonds under the Act, the net proceeds of which will provide	3,200,000.00
Community Development Block Grant funds of the City of Battle Creek	534,000.00
Loan from the Albert L. and Louise B. Miller Foundation, Inc.	1,000,000.00
Total	$ 10,734,000.00

The estimated costs stated above include a 2.65% fee to the Turner Corporation Company for Construction Management services, a 1% fee to the Cereal City Development Corporation for development and supervision of construction except no fee shall be paid to Cereal City Development Corporation for Community Development Block Grant Funds and Cereal City Development Corporation fees in regard to tax increment bonds shall not exceed $2,500.00, and a fee of approximately 5.7% to TMP Associates for architectural and engineering services.

J. Portion of Development to be Conveyed.

The addition of parking spaces and the overpass at Washington Street will, after construction, be conveyed to the City of Battle Creek and dedicated to public use in accordance with the laws of the State of Michigan and the Charter of the City of Battle Creek, in such case made and provided.

K. Procedures for Bidding.

Cereal City Development Corporation, as agent for the Authority, has contracted with the Turner Construction Company to act as Construction Manager for the construction of the Kellogg Center and the Commons Area/Atrium. Under that contract the Turner Construction Company will solicit bids for the architectural, mechanical and electrical components of those facilities. The construction of the expansion of city parking will be handled by the City of Battle Creek through its statutory and Charter bidding procedures. The Authority will direct that the construction of the overpass at Washington Street will be engineered, designed and constructed under the City's statutory and Charter authority and the procedures for bidding provided therein.

L,M,N,O. Relocation of Persons and Families.

It is estimated that less then 100 persons live within the development area. Most of these persons rent rooms within the development area. It is not anticipated that the development plan will in any way disturb such rental arrangements and therefore no new location of families or individuals is contemplated.

P. Private Construction.

In conjunction with the construction of Kellogg Center and Commons Area/Atrium, the R.B.M. Hotel Corporation will be constructing immediately adjacent thereto a 248-room hotel and 50,000 square feet of retail shops. The estimated cost of those facilities is $16,400,000. The construction is expected to commence on February 15, 1980, and to be completed on or about September 1, 1981.

IV. TAX INCREMENT FINANCING PLAN FOR BATTLE CREEK DOWNTOWN DEVELOPMENT AREA NUMBER ONE.

A. Introduction.

This tax increment financing plan is established to make possible the financing, operation and maintenance of the public improvements necessary or desirable for the development of the downtown development area number one in accordance with the development plan for that area.

B. Tax Increment Financing Procedure.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development and a tax increment financing plan. Following the adoption of that Ordinance, the municipal and county treasurers are required by law to transmit to the Downtown Development Authority that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area". The amounts so transmitted are hereinafter referred to as "Tax Increment Revenue". The "Captured Assessed Value" is defined as the amount in any year by which the current assessed value of all real and personal property in the development area (including the assessed value that appears on the tax roles under Act 198 of the Public Acts of 1974 or Act 255 of the Public Acts of 1978) exceeds the assessed value of all the real and personal property in the development area as determined on the assessment roles of the City then in effect on the date of the approval of this Ordinance, i.e., December 31, 1978. Attached hereto as Attachment 8 is a schedule of the current assessed value of all real and personal property in the development area. Attached hereto as Attachment 9 is a calculation of the estimated assessed value of all improvements currently under construction or committed to be completed by December 31st of the years 1980, 1981 and 1982, and an estimate of the increase in the assessed value of existing real and personal property based upon the experience of the assessor of the City. The total assessed value stated in Attachment 9, less the assessed value in Attachment 8, is the estimated captured assessed value.

The tax levy of all taxing jurisdictions is currently 63.8704 mills. Consequently, under this tax increment financing plan the estimated annual tax increment revenue to be paid by the County from municipal treasurers to the Downtown Development Authority will be the sums set forth in Attachment 10. Under this tax increment financing plan the entire captured assessed value is to be utilized by the Authority for the purposes and for the period as hereinafter set forth.

C. Bonded Indebtedness to be Incurred.

The total amount of bonded indebtedness to be incurred under this development plan is estimated at $3,200,000.

D. Expenditures of Tax Increment Revenue.

The tax increment revenue paid to the Authority by the municipal and county treasurers are to be disbursed by the Authority from time to time in such manner as the Authority may deem necessary and appropriate in order to carry out the purposes of the development plan, including but not limited to the following:

(1) The principal, interest and reserved payments required for the bonded indebtedness incurred.

(2) The interest payments required on the $1,000,000 land contract with Cereal City Development Corporation for the purchase of the Commons Area/Atrium.

(3) The annual operating deficits, if any, of the Kellogg Center and Commons Area/Atrium.

(4) The interest payments on any sums that the authority should borrow during the construction of the Kellogg Center and Commons Area/Atrium.

(5) The necessary and appropriate annual administrative expenses of the Authority.

(6) Payments required to establish and maintain a capital replacement reserve.

(7) Payments required to establish and maintain a capital expenditure reserve.

(8) Payments required to establish and maintain a sinking fund to provide funds for constructing parking facilities.

(9) Payments which represent the Authority's share of the cost of establishing and maintaining a visitor's and convention bureau, or similar organization in such amounts as the Authority may deem appropriate from time to time.

(10) Payments which represent the Authority's share of the cost of establishing and maintaining an individual office association non-profit corporation or a similar agency, for the promotion and development of facilities, activities and events within the development area.

(11) Payments to pay the costs of any additional improvements to the development area that are determined necessary by the Downtown Development Authority and approved by the City

Commission.

The Downtown Development Authority may modify its priority of payments at any time if within its discretion such modification is necessary to facilitate the development plan then existing.

E. Annual Surplus of Tax Increment Revenues.

To the extent that the tax increment revenues of the Authority in any year exceed the sum necessary for the Authority to meet the commitments and payments as set forth above, said surplus funds shall revert proportionately to the respective taxing bodies as provided in Section 15(2) of the Act.

F. Duration of Plan.

The tax increment financing plan shall last thirty (30) years except as the same may be modified from time to time by the City Commission of the City of Battle Creek upon notice and upon public hearing and agreements as required by the Act.

G. Impact on Assessed Values.

The overall impact of the development area is anticipated to generate increased economic activity in the development area and throughout the County causing an increase in assessed values of all taxing jurisdictions in the development area and throughout the County. The actual projected impact is set forth in Attachment 10.

H. Use of the Captured Assessed Value.

The development and tax increment financing plan provides for the use of all of the captured assessed value by the Downtown Development Authority for the purpose herein set forth.

I. Reports.

The Downtown Development Authority shall submit annually to the Battle Creek City Commission a report on the status of the tax increment financing account. Such report shall comply with the requirements of Section 15(3) of the Downtown Development Authority Act as set forth in Attachment 1.

Attachment No. 1

Act 197, Public Acts of Michigan, 1975

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AN ACT to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing.

The People of the State of Michigan enact

§ 5.3010(1) Definitions.] Sec. 1. As used in this act:

(a) "Authority" means a downtown development authority created pursuant to this act.

(b) "Board" means the governing body of an authority.

(c) "Business district" means an area in the downtown of a municipality zoned and used principally for business.

(d) "Chief executive officer" means the mayor or city manager of a city, the president of a village or the supervisor of a township.

(e) "Development area" means that area to which a development plan is applicable.

(f) "Development plan" means that information and those requirements for a development set forth in section 17.

(g) "Development program" means the implementation of the development plan.

(h) "Downtown district" means an area in a business district which is specifically designated by ordinance of the governing body of the municipality pursuant to this act.

(i) "Governing body of a municipality" means the elected body of a municipality having legislative powers.

(j) "Municipality" means a city, village, or township.

(k) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(l) "Public facility" means a street, plaza, pedestrian mall, and any improvements thereto including street furniture and beautification, park, parking facility, recreational facility, right of way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, building, and access routes to any of the foregoing, designed and dedicated to use by the public generally, or used by a public agency. (MCL §125.1651.)

§ 5.3010(2) Creation; limitation.] Sec. 2. (1) A municipality may establish an authority. No parcel of property shall be included in more than 1 authority created by this act.

Public body corporate; powers; enumeration, construction.] (2) The authority shall be a public body corporate which may sue and be sued in any court of this state. The authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of the authority. (MCL §125.1652.)

[illegible] authority; resolution of intent.] Sec. 3. (1) When the governing body of [illegible] municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body of that municipality may, by resolution, declare its intention to create and provide for the operation of an authority.

Public hearing on adoption of ordinance and boundaries; notice, manner, contents; individual rights; incorporation and elimination of lands.] (2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 nor more than 40 days before the date of the hearing. Notice shall also be mailed to the property taxpayers of record in the proposed district not less than 20 days before the hearing. Failure to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

Adoption of ordinance; subject to applicable statutory or charter provisions; filing and publication.] (3) After the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

Alteration or amendment of boundaries.] (4) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district in accordance with the same requirements prescribed for adopting the ordinance creating the authority. (MCL §125.1653.)

§ 5.3010(4) Board, membership; qualifications; term; vacancy; compensation and expenses; chairperson.] SEC. 4. (1) The authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality and [not less than] 8 [or more than 12] members ♦ [as determined] by the governing body of the municipality. ♦ [Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority] of the members shall be persons having an interest in property located in the downtown district. ♦ [Not less than] 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, ♦ [an equal number of the members, as near as is practicable,] shall be appointed for 1 year, ♦ 2 years, ♦ 3 years, and ♦ 4 years. A member shall hold office until the member's successor is appointed. Thereafter, ♦ [each] member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The ♦ [chairperson] of the board shall be elected by the board.

Oath of office.] (2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Open Meetings Act, compliance; rules; special meetings.] (3) [The business which the board may perform shall be conducted at a public meeting of the board held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976.] The board shall adopt rules [consistent with Act No. 267 of the Public Acts of 1976] governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held when called in the manner provided in the rules of the board. ♦

Removal of board member for cause; judicial review.] (4) Pursuant to notice and [after having been given] an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

Expenses and financial records, open to public.] (5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

Freedom of Information Act, compliance.] [(6) In addition to the items and records prescribed in subsection (5), a writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.]

(MCL §125.1654.)

§ 5.3010(5) Director: oath and bond; chief executive officer; powers and duties; report; acting director.] SEC. 5. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of his office, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board, and shall render to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his office, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

Treasurer; duties; bond.] (2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated to him by the board and shall furnish bond in an amount as prescribed by the board.

Secretary; duties.] (3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

Legal counsel; duties.] (4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

Other personnel.] (5) The board may employ other personnel deemed necessary by the board. (MCL §125.1655.)

§ 5.3010(6) Participation in municipal retirement and insurance programs.] SEC. 6. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees. (MCL §125.1656.)

§5.3010(7) Powers of board.] SEC. 7. The boa[rd m]ay:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(c) Plan and propose the construction, the renovation, repair remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the downtown district.

(d) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(e) Implement any plan of development in the downtown district necessary to achieve the purposes of this act, in accordance with the powers of the authority as granted by this act.

(f) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(g) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto.

(h) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(i) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(j) Lease any building or property under its control, or any part thereof.

(k) Accept grants and donations of property, labor, or other things of value from a public or private source.

(l) Acquire and construct public facilities. (MCL §125.1657.)

§5.3010(9) Relocation assistance by authority.] SEC. 9. The authority shall be deemed an instrumentality of a political subdivision for purposes of Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws. (MCL §125.1659.)

Statutory reference. Act No. 227 of 1972, above referred to, is §8.215(1) et seq., infra.

§5.3010(10) Condemnation; transfer of property.] SEC. 10. A municipality may take private property under Act No. 149 of the Public Acts of 1911, as amended, being sections 213.21 to 213.41 of the Michigan Compiled Laws, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public. (MCL §125.1660.)

Statutory reference. Act No. 149 of 1911, above referred to, is §8.11 et seq., infra.

§5.3010(11) Funds, sources.] SEC. 11. (1) The activities of the authority shall be financed from one or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Proceeds of a tax imposed pursuant to section 12.

(c) Moneys borrowed and to be repaid as authorized by section 13.

(d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(e) Proceeds of a tax increment financing plan, established under sections 14 to 16.

(f) Moneys obtained from other sources approved by the governing body of the municipality.

Deposit and payment of moneys.] (2) Moneys received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement pursuant to this act. Except as provided in this act, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than moneys received by the municipality pursuant to this section, for or on account of the activities of the authority. (MCL §125.1661.)

§5.3010(12) Taxing power; rate; collection; payment and credit.] SEC. 12. (1) An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of financing only the operations of the authority.

Tax anticipation notes, borrowing.] (2) The municipality may at the request of the authority borrow money and issue its notes therefor pursuant to Act No. 202 of the Public Acts of 1943, as amended, being sections 131.1 to 138.2 of the Michigan Compiled

Laws, in anticipation of collection of the ad valorem tax orized in this section. (MCL §125.1662.)

Statutory reference. Act No. 202 of 1943, above referred to, is §5.3188(1) et seq., infra.

§5.3010(13) Revenue bonds, borrowing; pledge of full faith and credit.] SEC. 13. The authority may borrow money and issue its negotiable revenue bonds therefor pursuant to Act No. 94 of the Public Acts of 1933, as amended, being sections 141.101 to 141.139 of the Michigan Compiled Laws. Revenue bonds issued by the authority shall not except as hereinafter provided be deemed a debt of the municipality or the state. The municipality by majority vote of the members of its governing body may pledge its full faith and credit to support the authority's revenue bonds. (MCL §125.1663.)

Statutory reference. Act No. 94 of 1933, above referred to, is §5.2731 et seq., supra.

§5.3010(14) Captured assessed value; initial assessed value.] SEC. 14. (1) As used in this section and sections 15 and 16:

(a) "Captured assessed value" means the amount in any 1 year, by which the current assessed value of the project area[, including the assessed value of property for which a commercial facilities exemption certificate has been issued pursuant to Act No. 255 of the Public Acts of 1978, being sections 207.651 to 207.668 of the Michigan Compiled Laws,] exceeds the initial assessed value.

(b) "Initial assessed value" means the most recently assessed value of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved. Property exempt from taxation at the time of the determination of the initial assessed value shall be included as zero. [For the purpose of determining initial assessed value, property for which a commercial facilities exemption certificate issued pursuant to Act No. 255 of the Public Acts of 1978 is in effect shall not be considered to be property which is exempt from taxation.]

Tax increment financing plan, contents.] (2) When the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 17, a detailed explanation of the tax increment procedure, the amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with section 15. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

Approval of plan, manner.] (3) Approval of the tax increment financing plan shall be ♦ [pursuant to] the notice, hearing, and disclosure provisions of section 18. ♦ [If] the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the plans together.

Meeting with county and school board, purpose; recommendations; permissible agreements.] (4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the members of the county board of commissioners of a county in which any portion of the development area is located and to the members of the school board of any school district in which any portion of the development area is located to meet with the governing body

The authority shall fully inform members of the county boards of commissioners and of the school boards of the fiscal and economic implications of the proposed development area. The members of the county boards of commissioners and of the school boards may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the county board of commissioners, the school boards, and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

Modification of plan.] (5) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan. (MCL §125.1664.)

History.
As amended by Pub Acts 1979, No. 26, imd eff June 6.

Statutory reference.
Act No. 255 of 1978, above referred to, is §§7.800(51)–7.800(68), infra.

§ 5.3010(15) Amount of tax increment; transmission to authority; inclusions.] Sec. 15. (1) The amount of tax increment to be transmitted to the authority by the municipal and county treasurers shall be that portion of the tax levy of all taxing bodies paid each year on real and personal property in the project area on the captured assessed value. [For the purpose of this section, that portion of a commercial facilities tax levied pursuant to section 12 of the Act No. 255 of the Public Acts of 1978, being section 207.662 of the Michigan Compiled Laws, which is attributable to the captured assessed value of the facility shall be included as a part of the tax increment to be transmitted to the authority.]

Expenditure of tax increment; surplus; existing levy limits; abolition.] (2) The authority shall expend the tax increments received for the development program only ♦ [pursuant to] the tax increment financing plan. Surplus funds shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing levy limit laws. The governing body of the municipality may abolish the tax increment financing plan when it finds that the purposes for which it was established are accomplished.

Report; contents; publication.] (3) Annually the authority shall submit to the governing body of the municipality a report on the status of the tax increment financing account. The report shall include: the amount and source of revenue in the account; the amount and purpose of expenditures from the account; the amount of principal and interest on any outstanding bonded indebtedness; the initial assessed value of the project area; the captured assessed value retained by the authority; the tax increments received; and any additional information the governing body ♦ [considers] necessary. The report shall be published in a newspaper of general circulation in the municipality.

(MCL §125.1665.)

§ 5.3010(16) General obligation bonds; full faith and credit; terms; estimate of revenue, approval; limitations and restrictions.] Sec. 16. The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations herein set forth to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The bonds shall mature in not more than 30 years and shall be subject to Act No. 202 of the Public Acts of 1943, as amended, being sections 131.1 to 138.2 of the Michigan Compiled Laws. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenue to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body, in the resolution authorizing the bonds, and when approved by the municipal finance commission shall be conclusive for purposes of this section. A municipality may not pledge for annual debt service requirements in any 1 year in excess of 80% of the estimated tax increment revenue to be received from a development area for that year, and the total aggregate amount of borrowing shall not exceed an amount which the 80% of the estimated tax increment will service as to annual principal and interest requirements. The bonds issued under this section shall be considered a single series for the purposes of Act No. 202 of the Public Acts of 1943, as amended. (MCL §125.1666.)

Statutory reference. Act No. 202 of 1943, above referred to, is §5.3188(1) et seq., infra.

§ 5.3010(17) Development plan; conditions.] Sec. 17 (1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 13 or tax increment financing as authorized in sections 14, 15, and 16, it shall prepare a development plan.

Contents.] (2) The development plan shall contain:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold or conveyed in any manner and for whose benefit the project [illegible] undertaken if that information is available to the authority.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.

(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

(p) Other material which the authority, local public agency, or governing body deems pertinent. (MCL §125.1667.)

Statutory reference. Act No. 227 of 1972, above referred to, is §8.215(61) et seq., infra.

§ 5.3010(18) Public hearing on development plan; notice.] Sec. 18. (1) The governing body, before adoption of an ordinance approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing.

Contents of notice; conduct of hearing; record.] (2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in [illegible] tion to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body deems appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat. (MCL §125.1668.)

§ 5.3010(19) Determination of public purpose; approval, rejection or modification; ordinance, criteria.] Sec. 19. (1) The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice thereof given in accordance with section 18, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by ordinance based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) The plan meets the requirements set forth in section 17.

(c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of this act.

(e) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.

(f) The development plan is in reasonable accord with the master plan of the municipality.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

Amendments; approval or rejection.] (2) Amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection. (MCL §125.1669.)

§ 5.3010(20) Relocation, written notice; modification.] Sec. 20. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause. (MCL §125.1670.)

§ 5.3010(21) Development area citizens council; establishment; time; membership; qualifications.] Sec. 21. (1) If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

Representation.] (2) A development area citizens council shall be representative of the development area. (MCL §125.1671.)

§ 5.3010(22) Same; duties.] Sec. 22. A development area citizens council established pursuant to this act shall act as an advisory body to the authority and the governing body in the adoption of the development or tax increment financing plans. (MCL §125.1672.)

§ 5.3010(23) Same; consultation.] Sec. 23. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan. (MCL §125.1673.)

§ 5.3010(24) Same; public meetings; notice.] Sec. 24. (1) Meetings of the development area citizens council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meeting of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

Record.] (2) A record of the meetings of a development are citizens council, including information and data presented, shall be maintained by the council.

Availability of information.] (3) A development area citizens council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

Failure to organize citizens council; effect.] (4) Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this act, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this act. (MCL §125.1674.)

§ 5.3010(25) Existence of citizens district council; designation as development area citizens council.] Sec. 25. In a development area where a citizens district council established according to Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws, already exists the governing body may designate it as the development area citizens council authorized by this act. (MCL §125.1675.)

- **Statutory reference.** Act No. 344 of 1945, above referred to, is § 5.3501 et seq., infra.

§ 5.3010(26) Development area citizens council; findings, recommendations; notice.] Sec. 26. Within 30 days after the public hearing on a development or tax increment financing plan, the development area citizens council shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan. (MCL §125.1676.)

§ 5.3010(27) Same; dissolution.] Sec. 27. A development area citizens council may not be required and, if formed, may be dissolved in any of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with section 18 and by a 2/3 vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

(b) When there are less than 18 residents, real property owners, or representatives of establishments located in the development area eligible to serve on the development area citizens council.

(c) Upon termination of the authority by ordinance of the governing body. (MCL §125.1677.)

§ 5.3010(28) Budget; approval; inclusion of funds.] Sec. 28. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this act or by the governing body of the municipality.

Assessments for handling and auditing costs; annual payment of certain costs.] (2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget. (MCL §125.1678.)

§ 5.3010(29) Historical facility, building or structure preservation.] Sec. 29. (1) A public facility, building, or structure which is determined by the municipality to have significant historical interests shall be preserved in a manner as deemed necessary

sary by the municipality in accordance with laws relating to the preservation of historical sites.

Referral of proposed changes.] (2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under Public Act No. 169 of the Public Acts of 1970, being sections 399.201 to 399.212 of the Michigan Compiled Laws, or the secretary of state for review. (MCL §125.1679.)

Statutory reference. Act No. 169 of 1970, above referred to, is §5.3407(1) et seq., infra

§ 5.3010(30) Dissolution of authority upon completion of purposes; title of property.] SEC. 30. An authority which has completed the purposes for which it was organized shall be dissolved by ordinance of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority shall belong to the municipality. (MCL §126.1680.)

Attachment No. 2

Ordinance Number 497 establishing
Battle Creek Downtown Development Authority

(E1)

AN ORDINANCE TO AMEND CHAPTER 3 OF THE CODE OF THE CITY OF BATTLE CREEK BY ADDING NEW SECTIONS TO BE KNOWN AS SECTIONS 1.83 THROUGH 1.87 INCLUSIVE, ESTABLISHING A DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO ACT 197 OF THE PUBLIC ACTS OF 1975 OF THE STATE OF MICHIGAN.

ORDINANCE NO. Four Seventy-Nine

THE CITY OF BATTLE CREEK ORDAINS:

Section 1. Chapter 3 of the Code of the City of Battle Creek is hereby amended so as to add Sections 1.83 through 1.87 which shall read as follows:

"Section 1.83 Downtown Development Authority - Created. Pursuant to the authority vested in this Commission by Act 197 of the Public Acts of 1975 of the State of Michigan, as it may be amended from time to time, the Battle Creek Downtown Development Authority shall be and is hereby created.

"Section 1.84 Downtown Development Authority - Powers and Duties. Except as otherwise provided herein, the Battle Creek Downtown Development Authority shall exercise such powers and duties as provided by and in accordance with the terms of Act 197 of the Public Acts of 1975 of the State of Michigan, being MCLA 125.1651 et seq; MSA 5.3010(1) et seq; including but not limited to the definition of a development area; the origination of a development plan, and the implementation of a development program as provided in this Act.

"Section 1.85 Downtown District - Boundaries Designated. Pursuant to the requirements of Act 197 of the Public Acts of 1975, the boundaries of the Downtown District are described as follows:

"Beginning at the intersection of the centerlines of VanBuren Street and North Division Street; thence southerly along the centerline of Division Street to the centerline of Fountain Street; thence westerly along the centerline of Fountain Street to the centerline of Dickman Road; thence westerly along the centerline of Dickman Road to the centerline of South Washington Avenue; thence northerly along the centerline of South Washington Avenue to the centerline of Hamblin Avenue; thence easterly along the centerline of Hamblin Avenue to the centerline of Barney Street; thence north along the centerline of Barney Street to the centerline of West Michigan Avenue; thence easterly along the centerline of West Michigan Avenue to the centerline of State Street; thence north and east along the centerline of State Street to the centerline of North McCamly Street; thence north along the centerline of North McCamly Street to the centerline of West VanBuren Street; thence easterly along the centerline of West Van Buren Street to the centerline of Division Street, the place of beginning.

"Section 1.86 Budget. No funds of the Authority shall be disbursed except as provided for in the budget of the Authority. No budget shall be adopted by the Board of the Authority until it has been approved by the City Commission of the City of Battle Creek.

"Section 1.87 Taxing Power. The Authority is hereby prohibited from levying and collecting all or any part of the tax referred to in Section 12(1) of Act 197 of the Public Acts of 1979 of the State of Michigan."

Section 2. Should any section, clause or phrase of this Ordinance be declared to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

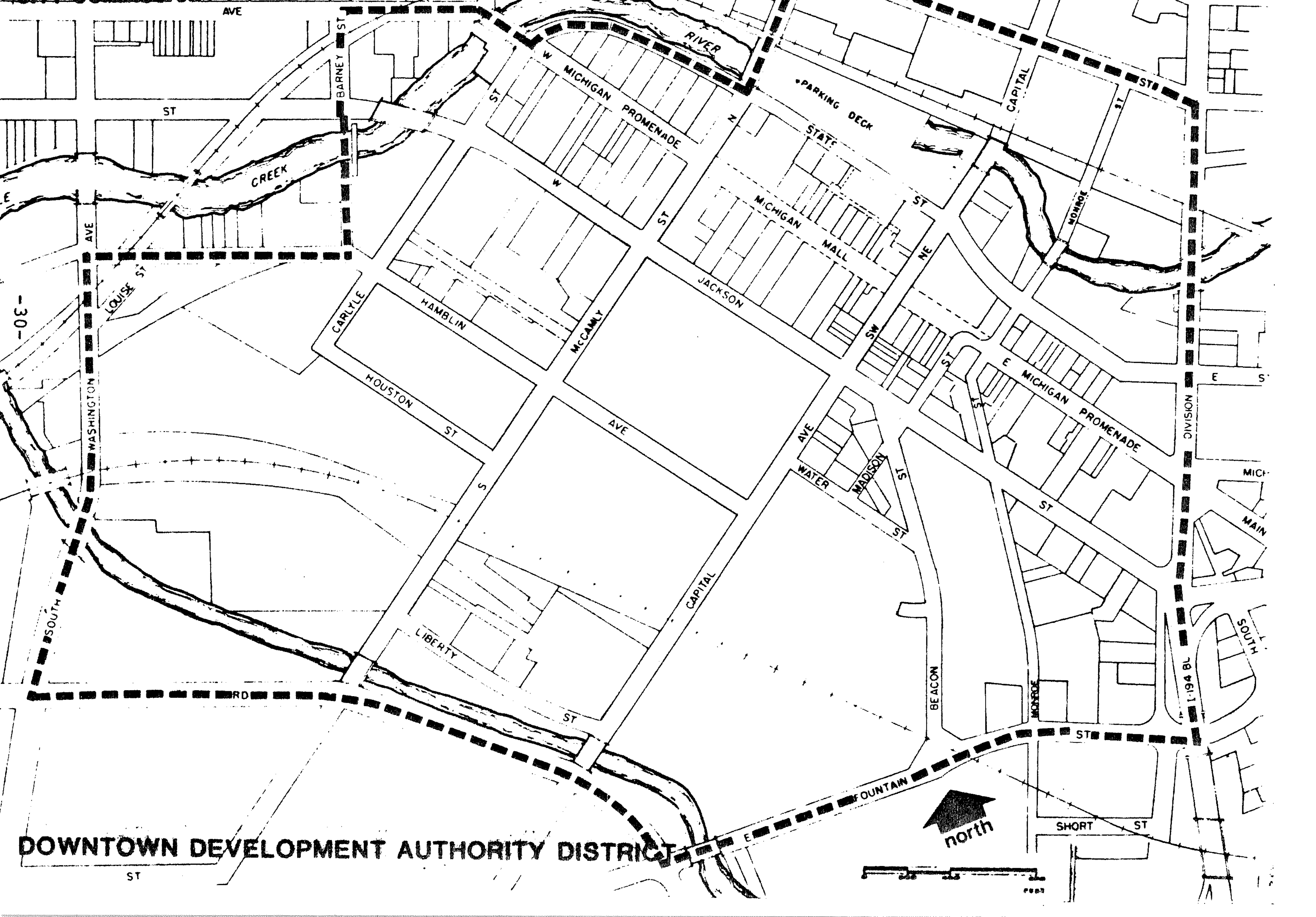
Section 3. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect ten days from the date of its adoption in accordance with the provisions of Section 4.3(B) of Chapter 4 of the City Charter.

Attachment No. 3

Map of Downtown Development Authority District

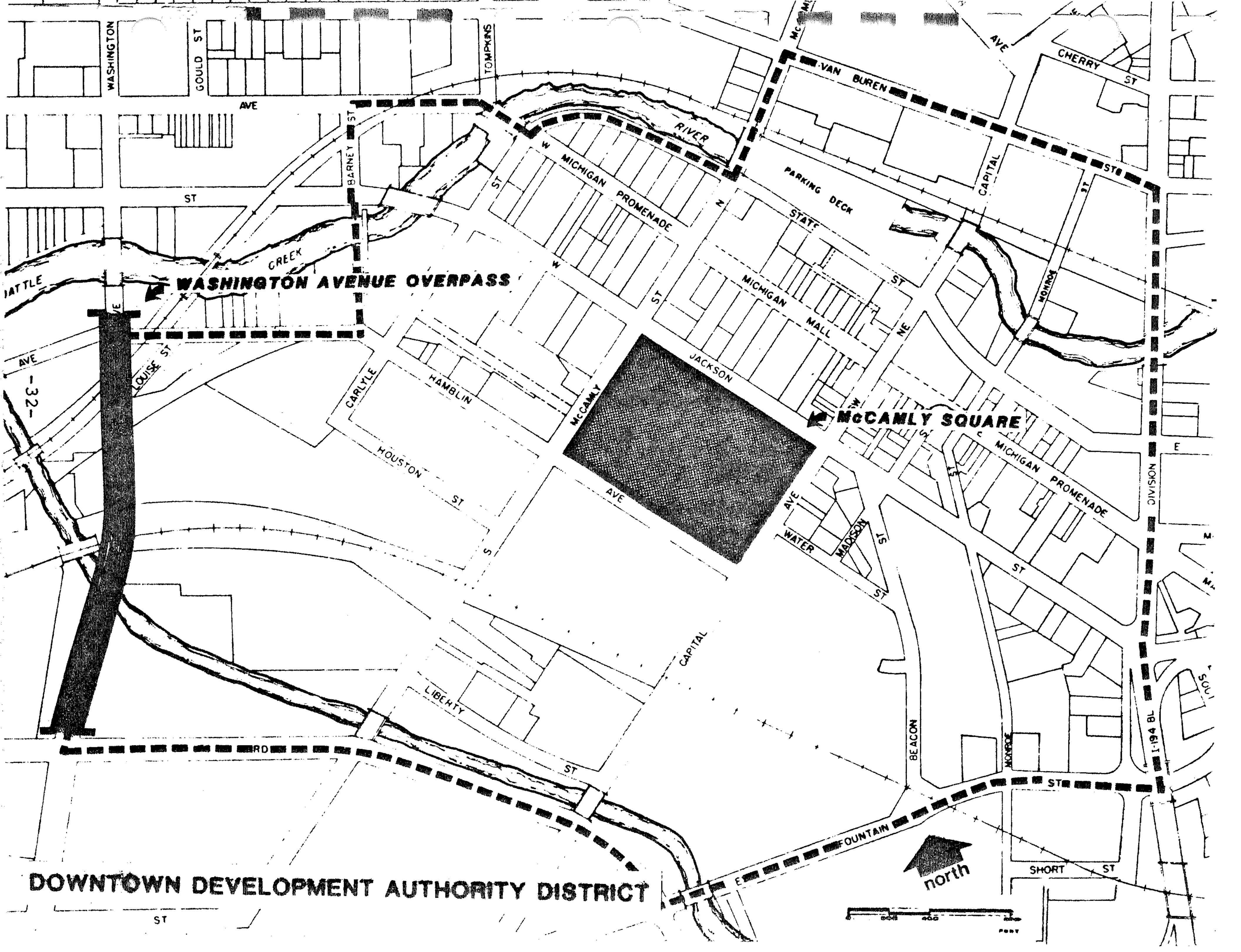
DOWNTOWN VELOPMENT AUTHORITY DISTRICT ESTABLISH BY RESOLUTION #650 AND ADOPTED MARCH 6, 1979, BY THE BATTLE CREEK CITY COMMISSION



DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

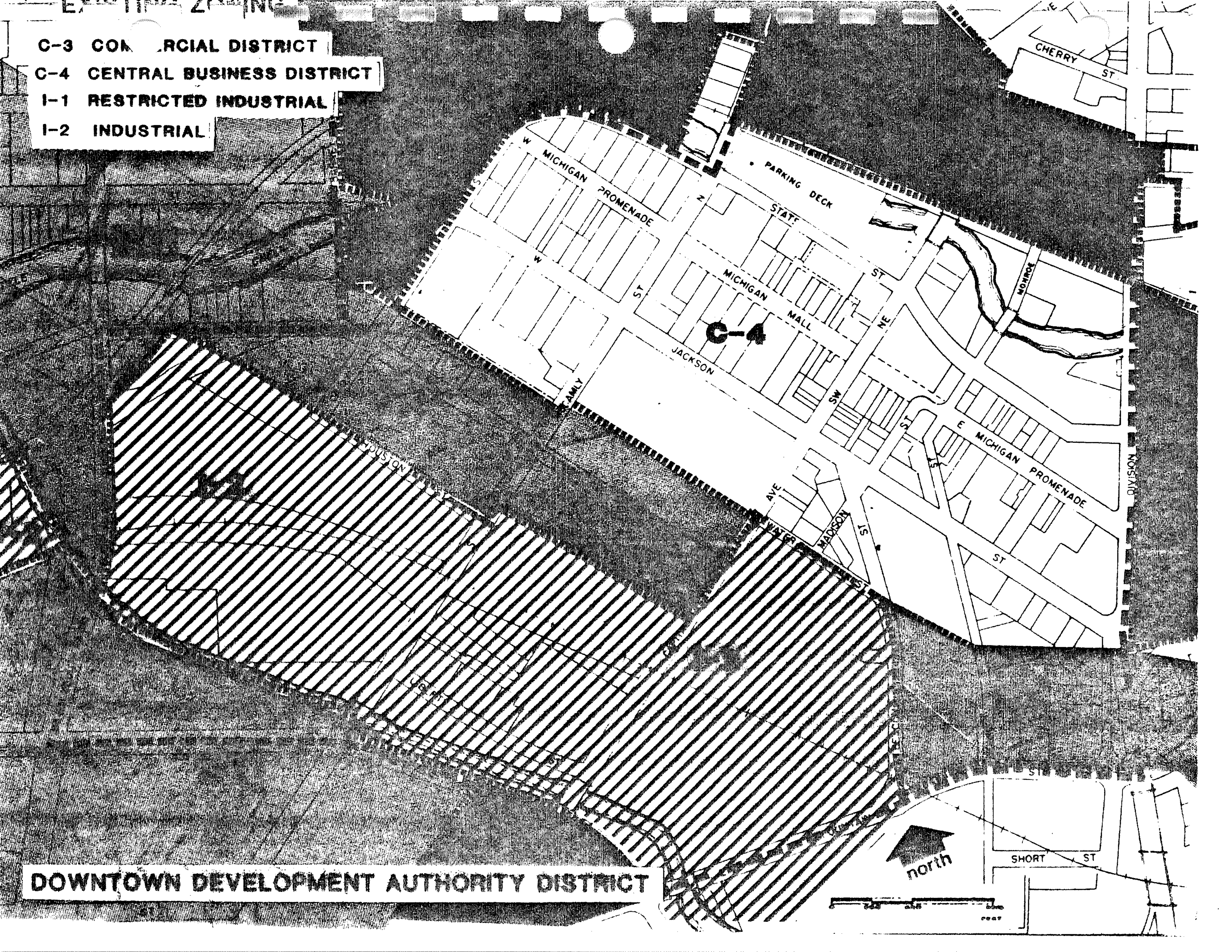
Attachment No. 4

Map of Downtown Development District
showing McCamly Square and Washington Street Overpass


WASHINGTON AVENUE OVERPASS
McCAMLY SQUARE
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT
north
VAN BUREN
CHERRY ST
MICHIGAN PROMENADE
MICHIGAN MALL
PARKING DECK
STATE ST
JACKSON ST
McCAMLY
CAPITAL
MONROE
DIVISION
I-194 BL
FOUNTAIN ST
BEACON
WATER
MADISON ST
LIBERTY
HOUSTON ST
HAMBLIN
CARLYLE
LOUISE ST
BARNEY ST
TOMPKINS
GOULD ST
WASHINGTON AVE
RIVER
CREEK
SHORT ST

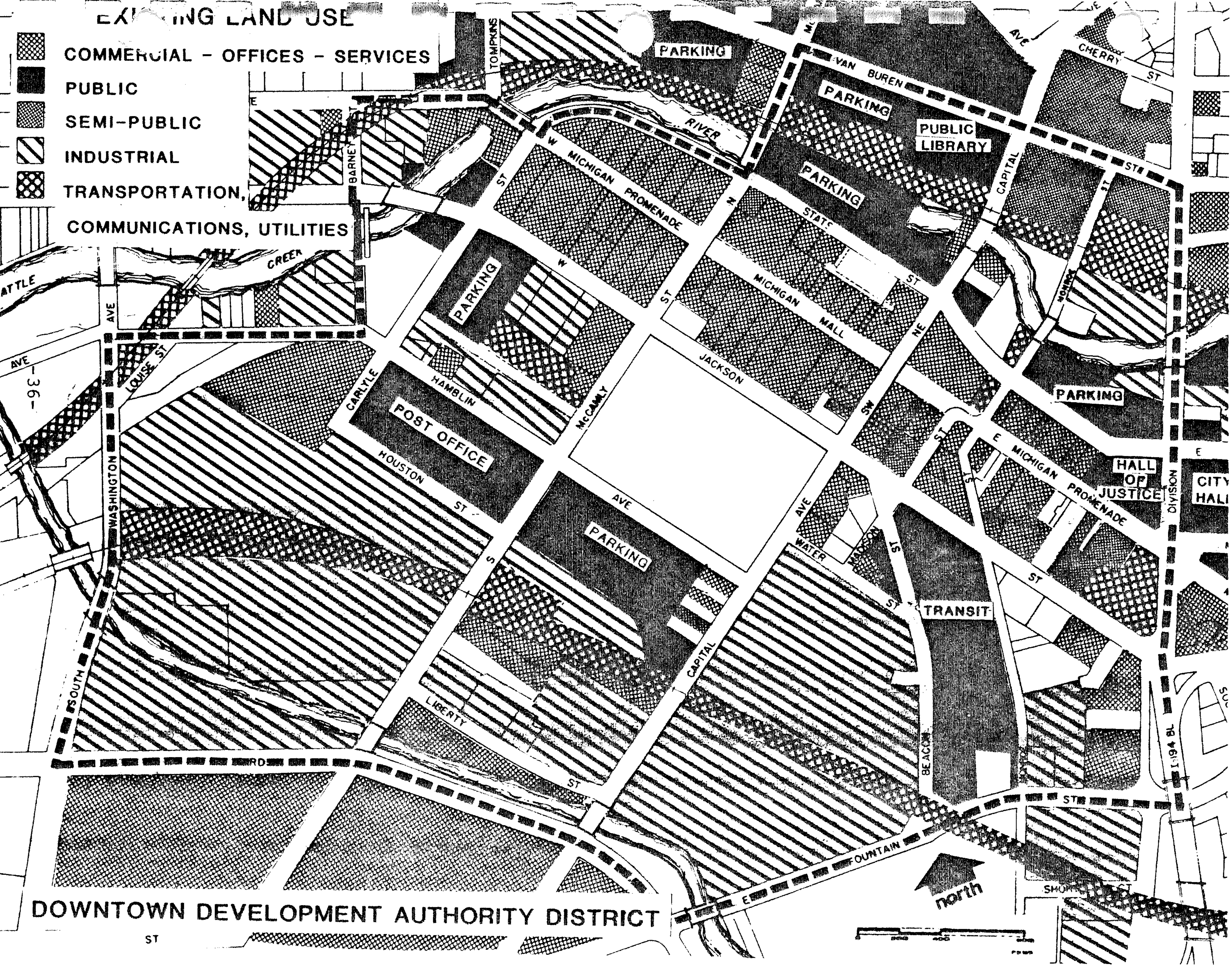
Attachment No. 5

Map of Downtown Development District
showing existing zoning


C-3 COM RCIAL DISTRICT
C-4 CENTRAL BUSINESS DISTRICT
I-1 RESTRICTED INDUSTRIAL
I-2 INDUSTRIAL
C-4
CHERRY ST
PARKING DECK
W MICHIGAN PROMENADE
N STATE ST
MICHIGAN MALL
NE
SW
JACKSON
MONROE
E MICHIGAN PROMENADE
DIVISION
WATER ST
MADISON
AVE
SHORT ST
north
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

Attachment No. 6

Map of Downtown Development District
showing existing land use and public facilities

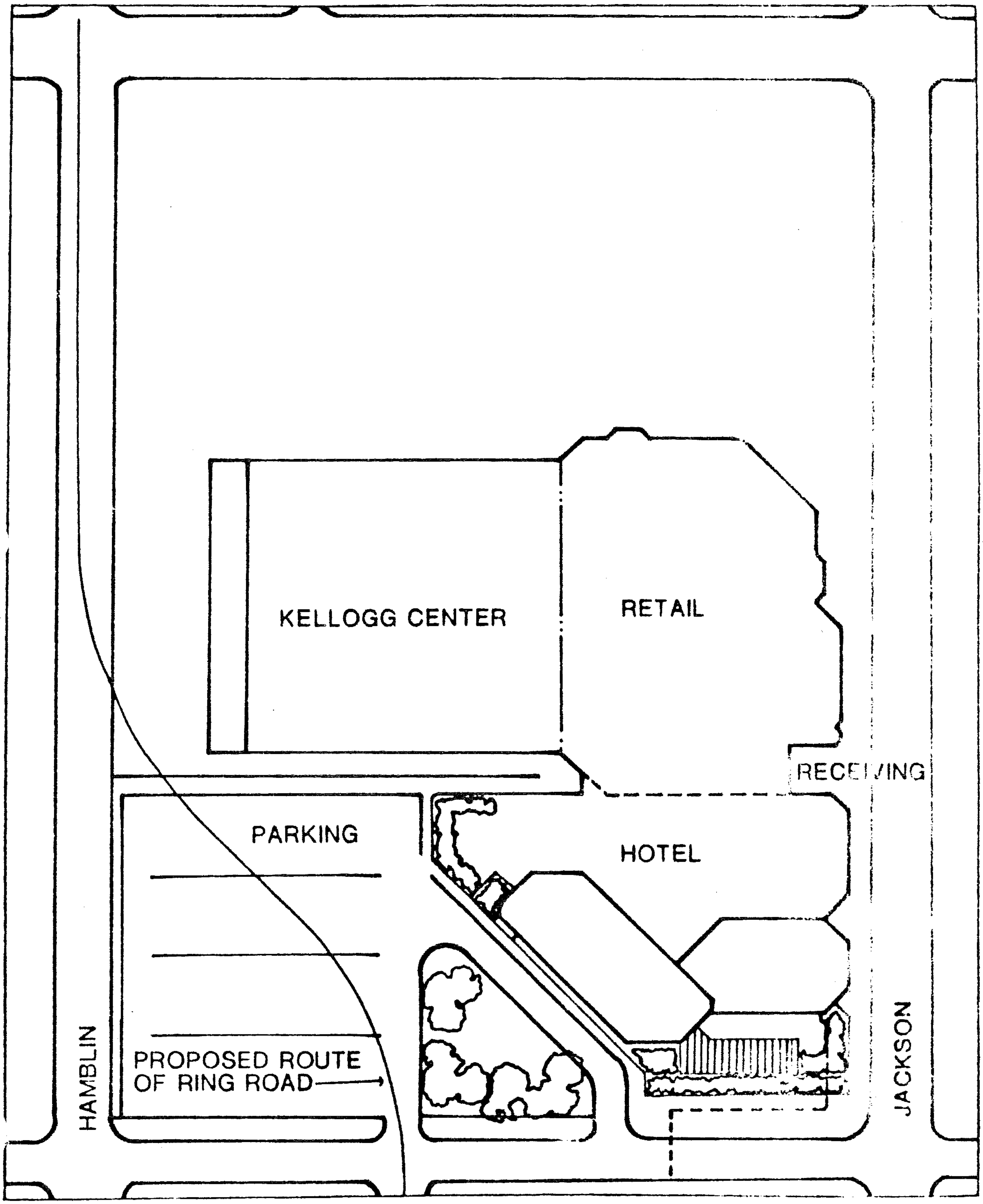


EXISTING LAND USE
COMMERCIAL - OFFICES - SERVICES
PUBLIC
SEMI-PUBLIC
INDUSTRIAL
TRANSPORTATION, COMMUNICATIONS, UTILITIES
PARKING
PUBLIC LIBRARY
HALL OF JUSTICE
CITY HALL
POST OFFICE
TRANSIT
VAN BUREN
CHERRY ST
W MICHIGAN PROMENADE
E MICHIGAN PROMENADE
MICHIGAN MALL
JACKSON
McCAMLY
HAMBLIN
HOUSTON ST
CARLYLE
WASHINGTON
SOUTH
LIBERTY
CAPITAL
DIVISION
I-194 BL
BEACON
FOUNTAIN
WATER ST
MADISON ST
MONROE
STATE ST
TOMPKINS
BARNETT
LOUISE ST
RIVER
CREEK
north
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

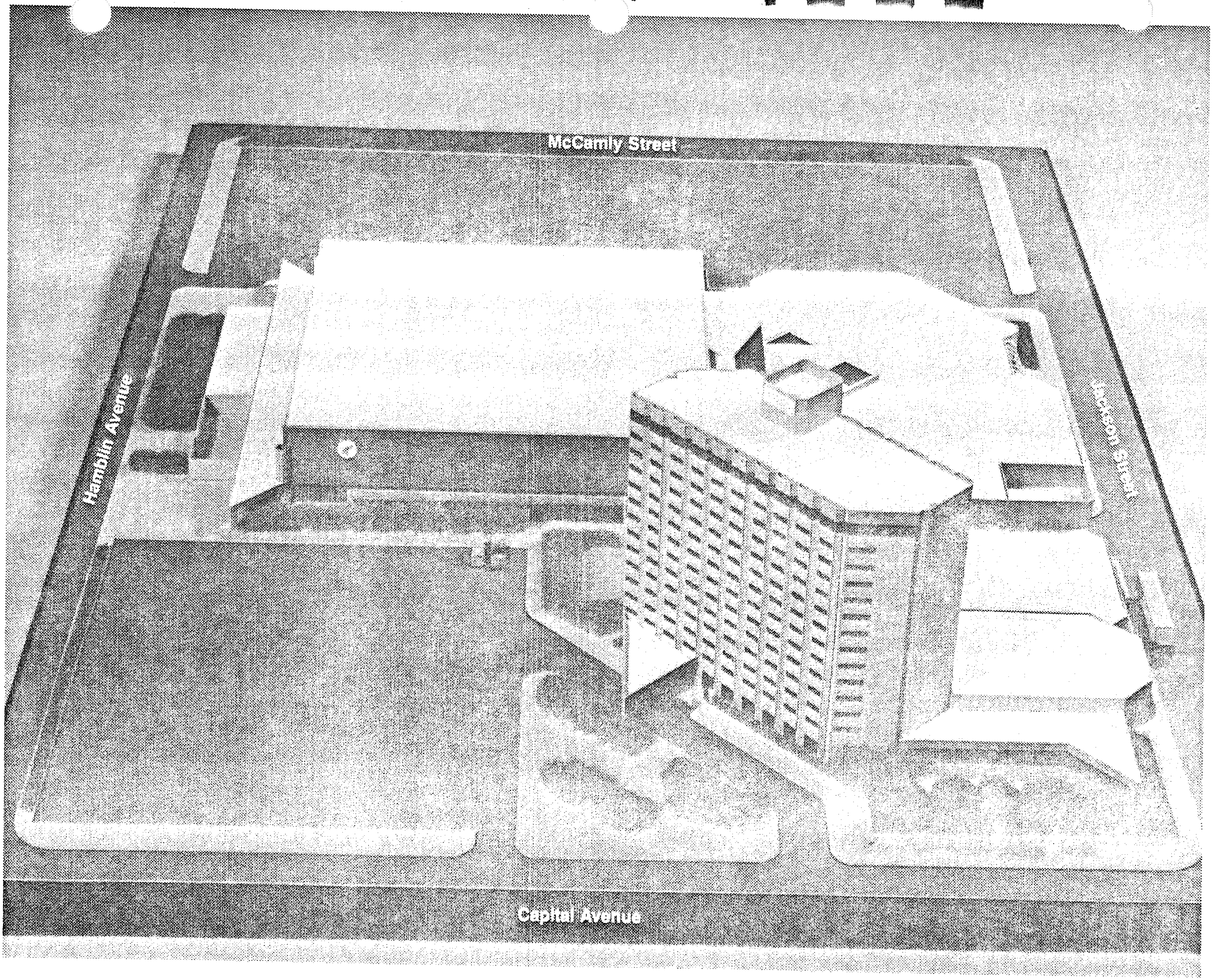
Attachment No. 7

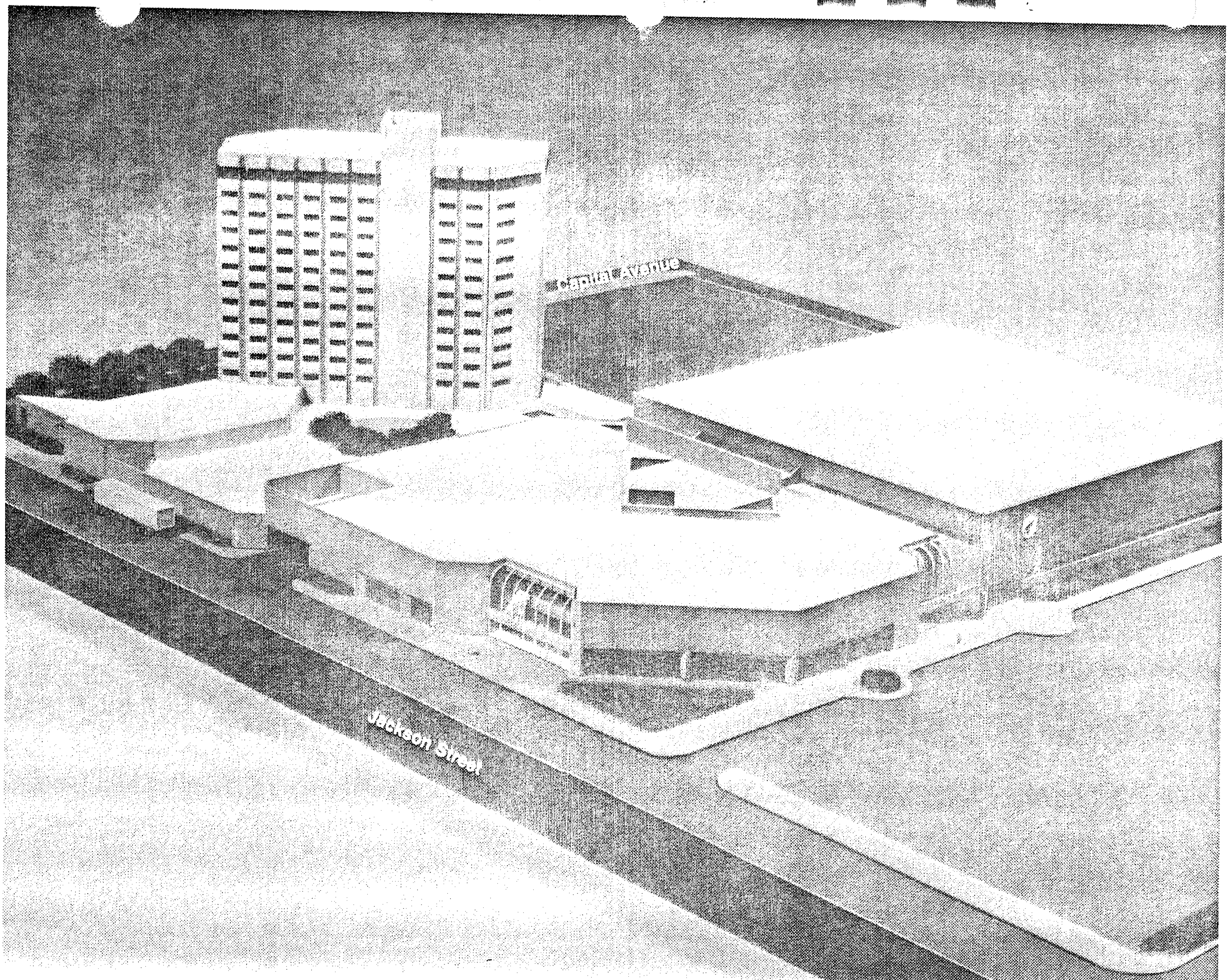
Maps and drawings representing
site plan for McCamly Square

PROPOSED SITE PLAN



RCRC


McCamly Street
Hamblin Avenue
Jackson Street
Capital Avenue


Jackson Street

Attachment No. 8

Assessed values for real and personal property in the Downtown Development District

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
RB02-00-034	15 Capital Ave., N.E.	$ 324,016	$ 330,535
RB02-00-036	9 Capital Ave., N.E.	21,230	21,655
RB02-00-037	2-8 Michigan Ave., W.	257,369	275,000
RB02-00-039	10 Michigan Ave., W.	20,301	20,710
RB02-00-040	12 Michigan Ave., W.	49,823	50,355
RB02-00-041	16 Michigan Ave., W.	25,918	26,440
RB02-00-042	18 Michigan Ave., W.	38,337	39,110
RB02-00-043	20 Michigan Ave., W.	67,455	88,405
RB02-00-044	24-26 Michigan Ave., W.	50,662	51,680
RB02-00-045	28 Michigan Ave., W.	83,367	85,045
RB02-00-046	34 Michigan Ave., W.	22,583	23,035
RB02-00-047	36 Michigan Ave., W.	47,305	48,255
RB02-00-048	38 Michigan Ave., W.	34,949	35,655
RB02-00-049	40-46 Michigan Ave., W.	52,629	53,690
RB02-00-050	48-54 Michigan Ave., W.	243,691	223,095
RB02-00-051	56-62 Michigan Ave., W.	85,894	87,625
RB02-00-052	66 Michigan Ave., W.	103,631	105,715
RB02-00-053	63 Michigan Ave., W.	130,483	103,430
RB02-00-054	59 Michigan Ave., W.	150,150	153,170
RB02-00-055	49 Michigan Ave., W.	457,121	404,640
RB02-00-056	43-47 Michigan Ave., W.	87,908	89,675
RB02-00-057	41 Michigan Ave., W.	157,387	170,570
RB02-00-058	33-37 Michigan Ave., W.	151,702	154,755
RB02-00-059	23 Michigan Ave., W.	532,736	569,570
RB02-00-060	17 Michigan Ave., W.	140,762	126,135
RB02-00-061	13 Michigan Ave., W.	38,893	39,675
RB02-00-062	7-9 Michigan Ave., W.	53,483	54,560
RB02-00-063	5 Michigan Ave., W.	11,066	11,290
RB02-00-064	1 Michigan Ave., W.	314,670	321,000
RB02-00-066	18 Capital Ave., S.W.	13,678	13,955
RB02-00-067	20 Capital Ave., S.W.	10,311	10,520
RB02-00-070	Jackson St., W.	16,929	17,270
RB02-00-077	45 Michigan Ave., W.	44,935	45,840
RB02-00-079	Jackson St., W.	19,772	20,170
RB02-00-084	Jackson St. Parking Lot	0	0
RB03-00-029	110 Michigan Ave., W.	100,317	106,840
RB03-00-030	104 Michigan Ave., W.	32,537	33,190
RB03-00-031	96 Michigan Ave., W.	46,550	47,640
RB03-00-032	92 Michigan Ave., W.	75,825	77,350
RB03-00-033	86-90 Michigan Ave., W.	43,424	44,300
RB03-00-034	80-84 Michigan Ave., W.	74,724	76,225
RB03-00-035	76 Michigan Ave., W.	944,010	1,081,330
RB03-00-036	68 Michigan Ave., W.	926,042	750,000
RB03-00-037	67 Michigan Ave., W.	74,252	75,745
RB03-00-038	73 Michigan Ave., W.	79,140	80,730
RB03-00-039	79-83 Michigan Ave., W.	111,194	71,000
RB03-00-040	85 Michigan Ave., W.	31,593	32,230
RB03-00-041	89 Michigan Ave., W.	17,496	17,850
RB03-00-042	91-95 Michigan Ave., W.	40,299	38,505
RB03-00-043	97 Michigan Ave., W.	12,482	12,735
		$6,471,031	$6,417,900

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
RB03-00-044	99 Michigan Ave., W.	$ 62,934	$ 56,970
RB03-00-045	103 Michigan Ave., W.	173,341	176,830
RB03-00-046	115-117 Michigan Ave., W.	21,492	21,925
RB03-00-047	119 Michigan Ave., W.	28,152	28,720
RB03-00-048	15 Carlyle St.	30,775	31,395
RB03-00-052	92 Jackson St., W.	16,604	16,940
RB03-00-053	Jackson St., W.	6,744	6,880
RB03-00-056	64 McCamly St., S. (Rear)	0	0
RB03-00-057	50 McCamly St., S.	115,033	117,345
RB03-00-058	79 Jackson St., W.	41,820	42,660
RB03-00-059	83 Jackson St., W.	23,464	23,935
RB03-00-061	103 Jackson St., W.	7,940	8,100
RB03-00-062	Carlyle St. Parking Lot	0	0
RB03-00-063	123 Michigan Ave., W.	78,143	79,715
RB03-00-065	Jackson & Carlyle	0	0
RB04-00-054	129-145 Michigan Ave., W.	24,618	25,325
RB04-00-055	149 Michigan Ave., W.	14,632	14,925
RB04-00-056	Sewage Pump Station	0	0
RB04-00-058	157 Michigan Ave., W.	15,031	12,915
RB04-00-060	169 Michigan Ave., W.	47,746	45,950
RB08-00-008	Division St. Parking Lot	0	0
RB08-00-009	80 State St., E.	0	0
RB08-00-012	53-55 Michigan Ave., E.	15,660	15,975
RB08-00-013	49 Michigan Ave., E.	9,209	19,930
RB08-00-014	54-56 State St., E.	8,664	8,840
RB08-00-015	43 Michigan Ave., E.	28,173	28,740
RB08-00-016	41 Michigan Ave., E.	10,027	10,230
RB08-00-017	37 Michigan Ave., E.	13,804	14,080
RB08-00-019	39 Michigan Ave., E.	19,457	19,850
RB08-00-021	31-35 Michigan Ave., E.	97,244	99,200
RB08-00-022	27-29 Michigan Ave., E.	31,331	31,960
RB08-00-023	10 Monroe St., N.	8,077	8,240
RB08-00-027	23 Michigan Ave., E.	377,352	384,945
RB08-00-030	20-24 Michigan Ave., E.	26,962	27,505
RB08-00-031	26 Michigan Ave., E.	33,019	33,685
RB08-00-032	30 Michigan Ave., E.	8,339	8,505
RB08-00-034	32 Michigan Ave., E.	14,496	14,790
RB08-00-036	34 Michigan Ave., E.	25,945	30,305
RB08-00-038	36 Michigan Ave., E.	33,072	25,000
RB08-00-040	46 Michigan Ave., E.	52,445	38,865
RB08-00-041	54 Michigan Ave., E.	52,927	53,990
RB08-00-042	58 Michigan Ave., E.	14,433	14,725
RB08-00-044	62 Michigan Ave., E.	31,467	35,865
RB08-00-045	66-68 Michigan Ave., E.	15,450	15,760
RB08-00-046	70 Michigan Ave., E.	5,863	5,980
RB08-00-048	74 Michigan Ave., E.	6,503	6,635
RB08-00-050	84 Michigan Ave., E.	0	0
RB08-00-066	47 Jackson St., E.	8,622	8,795
RB08-00-068	9 Madison St., S.	4,185	4,270
RB08-00-069	21 Jackson St., E.	15,660	15,975
		$1,676,855	$1,693,170

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
RB08-00-070	8-18 Monroe St., S.	$ 10,048	$ 10,250
RB08-00-073	54-70 Jackson St., E.	56,719	55,705
RB08-00-080	72 Jackson St., E.	28,971	29,555
RB08-00-081	82 Jackson St., E.	6,975	7,115
RB08-00-084	Jackson St., E.	6,818	6,955
RB08-00-086	94 Jackson St., E.	42,984	43,850
0039-00-001	64 McCamly St., S.	57,952	69,955
0039-00-006	20 Water St.	13,363	13,630
0039-00-012	Carlyle St. (Parking Lot)	0	0
0039-00-015	Water St.	3,377	3,445
0039-00-019	94 Hamblin Ave.	33,240	33,910
0039-00-023	Hamblin Ave.	4,741	4,835
0039-00-025	108 Hamblin Ave.	13,499	13,770
0039-00-029	79 Carlyle St.	11,664	11,900
0039-00-030	Hamblin Ave.	1,311	1,340
0039-00-045	90 McCamly St., S.	604,177	616,330
0039-00-075	108 McCamly St., S.	273,763	279,270
0039-00-090	Carlyle St.	7,185	7,330
0039-00-092	Carlyle St.	1,007	1,025
0039-00-096	Carlyle St.	430	440
0039-00-121	Hamblin Ave. (County)	0	0
0039-00-122	Hamblin Ave.	7,279	7,425
0039-00-340	150 McCamly St., S.	1,972,126	2,011,800
0203-00-004	Division St., S.	4,961	5,060
0203-00-005	Division St., S.	5,391	5,500
0203-00-006	Division St., S.	4,468	4,560
0203-00-008	195 Fountain St., E.	45,459	46,375
0203-00-011	77 Monroe St., S.	62,493	63,750
0203-00-013	Fountain & Monroe	6,493	6,625
0203-00-017	71 Monroe St., S.	45,323	67,555
0203-00-018	Monroe St., S.	2,161	2,205
0262-45-006	49 Division St., N.	16,961	17,300
0339-00-009	48 Capital Ave., S.W.	5,968	7,650
0339-00-012	50 Capital Ave., S.W.	16,363	22,780
0339-00-014	56-58 Capital Ave., S.W.	6,965	17,655
0339-00-015	60-62 Capital Ave., S.W.	12,597	19,245
0339-00-016	Capital Ave., S.W.	5,664	5,780
0339-00-020	16 Hamblin Ave.	42,229	70,280
0339-00-022	Hamblin Ave.	2,402	2,450
0339-00-026	32-48 Hamblin Ave.	75,584	92,765
0339-00-036	61 McCamly St., S.	52,445	50,845
0339-00-040	Hamblin Ave. (City)	0	0
0339-00-041	Capital Ave., S.W.	1,631	1,665
0339-00-043	Hamblin Ave. (rear)	262	270
0339-00-044	76 Capital Ave., S.W.	4,049	4,130
0339-00-045	78 Capital Ave., S.W.	2,832	2,890
0339-00-046	Capital Ave., S.W.	1,468	1,500
0339-00-047	Capital Ave., S.W.	1,636	1,670
0339-00-048	86 Capital Ave., S.W.	11,076	11,300
0339-00-049	Capital Ave., S.W.	1,846	1,885
		$3,596,356	$3,763,525

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
0339-00-052	92 Capital Ave., S.W.	$ 13,531	$ 13,805
0339-00-053	100 Capital Ave., S.W. (land)	5,685	5,800
0339-00-058	106 Capital Ave., S.W. (RR)	0	0
0339-00-060	Capital Ave., S.W.	1,500	1,530
0339-00-062	132 Capital Ave., S.W.	34,215	34,905
0339-00-065	RR track	0	0
0339-00-074	Capital Ave., S.W.	25,698	26,215
0339-00-076	32 Liberty St.	8,139	8,305
0339-00-078	34-36 Liberty St.	33,030	33,695
0339-00-086	McCamly St., S.	6,388	6,515
0339-00-092	107 McCamly St., S. (land)	17,338	17,685
0388-00-024	Monroe St. Parking Lot	0	0
0388-00-027	46 Monroe St.	29,317	29,905
0388-00-030	Monroe St., N.	2,192	2,235
0388-00-033	85 Division St., N.	92,010	93,860
0388-00-035	Monroe St., N. (St. Phillips)	0	0
0388-00-042	66 Capital Ave., N.E. (St. Thomas)	0	0
0863-06-001	45 Liberty St.	35,862	36,585
0747-00-001	87 Capital Ave., S.W.	735,620	752,295
0747-00-019	61-73 Capital Ave., S.W.	66,899	68,245
0747-00-022	45 Capital Ave., S.W.	47,819	48,780
0747-00-023	43 Capital Ave., S.W.	5,024	5,410
0747-00-025	41 Capital Ave., S.W.	5,633	5,745
0747-00-026	37 Capital Ave., S.W.	10,783	11,000
0747-00-029	2 Jackson St., E.	46,708	72,250
0747-00-034	33 Madison St., S.	16,510	16,840
0747-00-037	Madison St., S.	3,619	3,690
0747-00-046	76 Beacon St.	7,363	7,510
0747-00-057	163 Fountain St., E.	12,293	10,225
0747-00-056	75 Beacon St. (Bus Garage)	0	0
		$ 1,263,176	$ 1,313,030
TOTAL REAL EQUALIZED VALUES		$13,668,454	$13,874,990

PERSONAL PROPERTIES IN THE DOWNTOWN DEVELOPMENT DISTRICT

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
ABB0-00-001	1 Capital Ave., S.W.	$ 2,950	$ 5,000
ABB0-00-101	101 Bailey Bldg.	1,225	2,000
ABB0-00-210	210 Bailey Bldg.	1,565	1,465
BCB0-00-310	311 Capital Bldg.	110	0
CFF0-00-020	20 First Federal Bldg.	11,045	6,800
CFF0-00-200	200 First Federal Bldg.	5,500	3,970
CFF0-00-217	217 First Federal Bldg.	700	625
DMB0-00-100	102 Michigan National Bank	3,770	4,240
DMB0-00-108	108 Michigan National Bank	2,000	3,000
DMB0-00-312	312 Michigan National Bank	6,165	11,090
DMB0-00-315	315 Michigan National Bank	6,645	6,065
DMB0-00-401	401 Michigan National Bank	1,325	1,245
DMB0-00-406	406 Michigan National Bank	2,000	0
DMB0-00-411	411 Michigan National Bank	3,540	3,460
DMB0-00-415	415 Michigan National Bank	5,160	18,060
DMB0-00-416	416 Michigan National Bank	330	325
DMB0-00-417	417 Michigan National Bank	0	590
DMB0-00-418	418 Michigan National Bank	0	16,870
DMB0-00-501	501 Michigan National Bank	5,770	5,150
DMB0-00-510	510 Michigan National Bank	0	220
DMB0-00-512	512 Michigan National Bank	455	1,105
DMB0-00-515	515 Michigan National Bank	810	1,285
DMB0-00-517	517 Michigan National Bank	0	590
MB0-00-518	518 Michigan National Bank	170	170
DMB0-00-603	603 Michigan National Bank	770	0
DMB0-00-607	607 Michigan National Bank	2,910	3,540
DMB0-00-609	609 Michigan National Bank	470	0
DMB0-00-612	612 Michigan National Bank	4,450	4,545
DMB0-00-613	613 Michigan National Bank	1,290	0
DMB0-00-614	614 Michigan National Bank	270	245
DMB0-00-616	616 Michigan National Bank	3,665	3,300
DMB0-00-701	701 Michigan National Bank	4,000	0
DMB0-00-709	709 Michigan National Bank	27,810	25,690
DMB0-00-715	715 Michigan National Bank	220	210
DMB0-00-716	716 Michigan National Bank	1,690	1,595
DMB0-00-801	801 Michigan National Bank	0	1,000
DMB0-00-802	802 Michigan National Bank	105	1,000
DMB0-00-804	804 Michigan National Bank	2,140	1,960
DMB0-00-805	805 Michigan National Bank	445	545
DMB0-00-809	809 Michigan National Bank	8,000	12,000
DMB0-00-811	811 Michigan National Bank	1,145	2,530
EMM0-00-001	1 Mini Mall	2,695	655
EMM0-00-002	2 Mini Mall	850	825
EMM0-00-003	3 Mini Mall	2,330	2,080
EMM0-00-004	4 Mini Mall	2,960	5,000
EMM0-00-007	7 Mini Mall	700	2,000
EMM0-00-008	8 Mini Mall	525	0
EMM0-00-009	9 Mini Mall	2,035	1,825
MM0-00-010	11 Mini Mall	10,000	15,000
MM0-00-012	12 Mini Mall	5,000	0
		$147,710	$178,870

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
EMMO-00-013	13 Mini Mall	$ 4,000	$ 1,935
EMMO-00-016	16 Mini Mall	5,000	10,000
EMMO-00-017	41 Michigan Ave., W.	0	3,280
EMMO-00-019	19 Mini Mall	3,905	3,490
EMMO-00-021	21 Mini Mall	1,210	5,000
EMMO-00-022	39 Michigan Ave., W.	2,000	3,000
FSBO-00-001	1 Security Bank Corridor	1,045	930
FSBO-00-004	4 Security Bank Corridor	1,385	1,415
FSBO-00-005	5 Security Bank Corridor	0	840
FSBO-00-005A	5 Security Bank Corridor	700	0
FSBO-00-009	9 Security Bank Corridor	4,390	7,715
FSBO-00-010	10 Security Bank Corridor	740	0
FSBO-00-402	402 Security Bank Bldg.	28,700	26,575
FSBO-00-501	501 Security Bank Bldg.	0	1,405
FSBO-00-612	612 Security Bank Bldg.	2,355	2,225
FSBO-00-909	909 Security Bank Bldg.	20,000	15,915
FSBO-00-914	914 Security Bank Bldg.	2,735	2,365
FSBO-01-009	1009 Security Bank Bldg.	15,000	20,000
FSBO-01-115	1115 Security Bank Bldg.	335	325
FSBO-01-201	1201 Security Bank Bldg.	4,180	6,925
FSBO-01-206	1206 Security Bank Bldg.	0	1,495
FSBO-01-211	1211 Security Bank Bldg.	0	5,000
FSBO-01-212	1212 Security Bank Bldg.	2,000	0
FSBO-01-407	1407 Security Bank Bldg.	0	10,000
FSBO-01-506	1506 Security Bank Bldg.	265	720
FSBO-01-507	1507 Security Bank Bldg.	1,190	2,110
FSBO-01-509	1509 Security Bank Bldg.	5,000	7,000
FSBO-01-515	1515 Security Bank Bldg.	0	120
FSBO-01-605	1605 Security Bank Bldg.	1,425	740
FSBO-01-605A	1605 Security Bank Bldg.	3,185	3,070
FSBO-01-609	1609 Security Bank Bldg.	725	710
FSBO-01-610	1610 Security Bank Bldg.	6,155	3,660
FSBO-01-800	1800 Security Bank Bldg.	7,080	6,715
HWAO-00-008	8 Williams Arcade	330	0
HWAO-00-012	12 Williams Arcade	2,150	0
IWTO-00-010	10 Wolverine Tower	1,605	1,475
IWTO-00-806	806 Wolverine Tower	2,000	0
IWTO-01-505	1500 Wolverine Tower	1,545	1,445
IWTO-01-800	1800 Wolverine Tower	2,610	2,605
JCN2-00-008	8 Capital Ave., N.E.	10,000	15,000
JCN2-00-012	12 Capital Ave., N.E.	4,000	6,835
JCN2-00-020	20 Capital Ave., N.E.	1,265	1,130
JCN2-00-034	34 Capital Ave., N.E.	9,340	2,590
JCN2-00-038	38 Capital Ave., N.E.	2,325	1,975
JCN2-00-040	40 Capital Ave., N.E.	1,190	1,030
JCN3-00-009	9 Capital Ave., N.E.	5,000	10,000
JCN3-00-015A	15 Capital Ave., N.E.	8,705	8,620
JCN3-00-043	43 Capital Ave., N.E.	185	0
JCN3-00-045	45 Capital Ave., N.E.	500	470
JCN3-00-047	47 Capital Ave., N.E.	1,935	0
		$179,390	$207,855

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
KCS2-00-020	20 Capital Ave., S.W.	$ 2,040	$ 1,730
KCS2-00-048	48 Capital Ave., S.W.	11,310	10,075
KCS2-00-050	50 Capital Ave., S.W.	1,000	0
KCS2-00-050B	50 Capital Ave., S.W.	0	1,000
KCS2-00-056	56 Capital Ave., S.W.	920	855
KCS2-00-060	60 Capital Ave., S.W.	5,295	7,000
KCS2-00-064	65 Capital Ave., S.W.	2,780	2,490
KCS2-00-078	78 Capital Ave., S.W.	5,000	0
KCS2-00-086	86 Capital Ave., S.W.	840	180
KCS2-00-090	90 Capital Ave., S.W.	6,460	8,160
KCS2-00-100	100 Capital Ave., S.W.	6,440	6,440
KCS2-00-132	132 Capital Ave., S.W.	10,805	1,280
KCS3-00-011	11 Capital Ave., S.W.	5,000	610
KCS3-00-011A	11 Capital Ave., S.W.	0	1,000
KCS3-00-013	13 Capital Ave., S.W.	2,980	1,650
KCS3-00-015	15 Capital Ave., S.W.	7,455	8,105
KCS3-00-017	17 Capital Ave., S.W.	1,620	1,620
KCS3-00-017A	17 Capital Ave., S.W.	435	495
KCS3-00-019	19 Capital Ave., S.W.	6,190	8,320
KCS3-00-021	21 Capital Ave., S.W.	10,000	10,725
KCS3-00-037	37 Capital Ave., S.W.	4,000	5,000
KCS3-00-041	41 Capital Ave., S.W.	320	320
KCS3-00-047	47 Capital Ave., S.W.	10,000	1,500
KCS3-00-061	61 Capital Ave., S.W.	3,655	915
KCS3-00-087	87 Capital Ave., S.W.	661,205	548,065
LME2-00-002	2 Michigan Ave., E.	5,000	7,000
LME2-00-004	4 Michigan Ave., E.	3,470	3,155
LME2-00-006	6 Michigan Ave., E.	19,400	20,770
LME2-00-008	8 Michigan Ave., E.	3,320	3,160
LME2-00-010A	10 Michigan Ave., E.	1,285	1,155
LME2-00-016	16 Michigan Ave., E.	9,010	9,560
LME2-00-020	20 Michigan Ave., E.	3,065	1,370
LME2-00-026	26 Michigan Ave., E.	20,000	24,270
LME2-00-030	30 Michigan Ave., E.	0	1,785
LME2-00-032	32 Michigan Ave., E.	600	0
LME2-00-032A	32 Michigan Ave., E.	8,810	9,235
LME2-00-034	34 Michigan Ave., E.	24,700	0
LME2-00-036	36 Michigan Ave., E.	375	0
LME2-00-046	46 Michigan Ave., E.	20,000	0
LME2-00-052	52 Michigan Ave., E.	2,105	4,535
LME2-00-062	62 Michigan Ave., E.	15,065	11,105
LME2-00-066	66 Michigan Ave., E.	250	250
LME2-00-066A	66 Michigan Ave., E.	4,000	5,000
LME2-00-066B	66 Michigan Ave., E.	1,000	2,000
LME2-00-068	68 Michigan Ave., E.	3,855	3,270
LME2-00-070	70 Michigan Ave., E.	2,465	4,125
LME3-00-001	1 Michigan Ave., E.	0	5,010
LME3-00-003	3 Michigan Ave., E.	2,465	2,225
ME3-00-005	5 Michigan Ave., E.	8,000	10,000
ME3-00-007	7 Michigan Ave., E.	1,640	1,860
		$925,630	$758,375

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
LME3-00-015	15 Michigan Ave., E.	$ 3,030	$ 2,905
LME3-00-017	17 Michigan Ave., E.	2,000	4,000
LME3-00-019	19 Michigan Ave., E.	5,865	5,715
LME3-00-023	23 Michigan Ave., E.	1,016,755	1,047,850
LME3-00-035	35 Michigan Ave., E.	100,000	19,225
LME3-00-035A	35 Michigan Ave., E.	22,590	0
LME3-00-037	37 Michigan Ave., E.	1,000	320
LME3-00-039	39 Michigan Ave., E.	2,615	2,690
LME3-00-039A	39 Michigan Ave., E.	0	57,655
LME3-00-041	41 Michigan Ave,, E.	670	5,000
LME3-00-045	45 Michigan Ave., E.	1,930	2,155
LME3-00-049	49 Michigan Ave., E.	2,370	4,700
LME3-00-053	53 Michigan Ave., E.	5,580	5,205
MMW2-00-002	2 Michigan Ave., W.	610	780
MMW2-00-002A	2 Michigan Ave., W.	5,000	10,000
MMW2-00-002B	2 Michigan Ave., W.	11,285	10,870
MMW2-00-008	8 Michigan Ave., W.	2,130	0
MMW2-00-010	10 Michigan Ave., W.	10,775	12,000
MMW2-00-012	12 Michigan Ave., W.	3,190	3,210
MMW2-00-014	14 Michigan Ave., W.	20,000	25,000
MMW2-00-022	22 Michigan Ave., W.	33,420	61,870
MMW2-00-026	26 Michigan Ave., W.	9,300	8,665
MMW2-00-028	28 Michigan Ave., W.	10,420	10,515
MMW2-00-034	34 Michigan Ave., W.	1,315	1,315
MMW2-00-036	36 Michigan Ave., W.	10,270	11,165
MMW2-00-036A	36 Michigan Ave., W.	11,060	10,760
MMW2-00-038	38 Michigan Ave., W.	900	810
MMW2-00-040	40 Michigan Ave., W.	3,285	3,155
MMW2-00-042	42 Michigan Ave., W.	4,335	5,255
MMW2-00-044	44 Michigan Ave., W.	2,190	5,000
MMW2-00-046	46 Michigan Ave., W.	2,355	5,000
MMW2-00-048	48 Michigan Ave., W.	20,180	22,880
MMW2-00-056	56 Michigan Ave., W.	475	405
MMW2-00-058	58 Michigan Ave., W.	1,375	1,230
MMW2-00-066	66 Michigan Ave., W.	9,535	10,110
MMW2-00-068	68 Michigan Ave., W.	30,000	6,690
MMW2-00-078	78 Michigan Ave., W.	390,405	365,700
MMW2-00-086	86 Michigan Ave., W.	1,405	1,325
MMW2-00-090	90 Michigan Ave., W.	4,675	4,375
MMW2-00-098	98 Michigan Ave., W.	20,000	25,000
MMW3-00-005	5 Michigan Ave., W.	3,085	0
MMW3-00-009	9 Michigan Ave., W.	440	0
MMW3-00-013	13 Michigan Ave., W.	11,780	10,990
MMW3-00-021	21 Michigan Ave., W.	1,220	10,130
MMW3-00-023	23 Michigan Ave., W.	20,000	30,000
MMW3-00-027	27 Michigan Ave., W.	1,000	115
MMW3-00-029	29 Michigan Ave., W.	820	505
MMW3-00-031	31 Michigan Ave., W.	660	610
MMW3-00-035	35 Michigan Ave., W.	16,400	16,470
		$1,839,700	$1,849,325

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
MMW3-00-043	43 Michigan Ave., W.	$ 2,385	$ 2,160
MMW3-00-045	45 Michigan Ave., W.	2,785	2,735
MMW3-00-047	47 Michigan Ave., W.	12,030	12,030
MMW3-00-051	51 Michigan Ave., W.	68,620	88,935
MMW3-00-065	65 Michigan Ave., W.	21,690	5,880
MMW3-00-065B	65 Michigan Ave., W.	460	710
MMW3-00-073	73 Michigan Ave., W.	2,615	2,415
MMW3-00-075	75 Michigan Ave., W.	2,535	0
MMW3-00-079	79 Michigan Ave., W.	4,000	5,000
MMW3-00-085	85 Michigan Ave., W.	26,090	24,430
MMW3-00-091	91 Michigan Ave., W.	7,100	6,400
MMW3-00-095	95 Michigan Ave., W.	3,000	3,125
MMW3-00-097	97 Michigan Ave., W.	30,000	40,000
MMW3-00-099	99 Michigan Ave., W.	5,995	6,055
MMW3-00-117	117 Michigan Ave., W.	150	150
MMW3-00-119	119 Michigan Ave., W.	4,000	5,000
MMW3-00-121	121 Michigan Ave., W.	4,000	5,000
MMW3-00-123	123 Michigan Ave., W.	9,015	8,655
MMW3-00-127	127 Michigan Ave., W.	0	800
MMW3-00-137	137 Michigan Ave., W.	3,150	2,990
MMW3-00-139	139 Michigan Ave., W.	1,380	1,130
MMW3-00-139B	139½ Michigan Ave., W.	2,000	0
MMW3-00-143	143 Michigan Ave., W.	5,000	1,000
MMW3-00-145	145 Michigan Ave., W.	315	470
MMW3-00-169	169 Michigan Ave., W.	20,000	30,000
NP00-00-146	76 Beacon St.	2,820	205
NP00-00-229	15 Carlyle St.	2,000	5,000
NP00-00-230	15 Carlyle St.	5,515	5,050
NP00-00-237	79 Carlyle St.	2,570	2,275
NP00-00-336	49 Division St., N.	8,360	10,000
NP00-00-337	85 Division St., N.	230	220
NP00-00-337B	85 Division St., N.	1,080	1,005
OP00-00-540	30 Hamblin Ave.	10,000	15,000
OP00-00-546	32 Hamblin Ave.	5,000	450
OP00-00-546B	34 Hamblin Ave.	0	5,000
OP00-00-547	42 Hamblin Ave.	615	565
OP00-00-549	94 Hamblin Ave.	235	0
OP00-00-549A	94 Hamblin Ave.	370	345
OP00-00-550A	110 Hamblin Ave.	375	455
OP00-00-639	21 Jackson St., E.	1,785	5,650
OP00-00-649	68 Jackson St., E.	1,930	7,440
OP00-00-650	72 Jackson St., E.	10,000	5,320
OP00-00-653	94 Jackson St., E.	845	855
PP00-00-853	45 Liberty St.	14,055	1,965
PP00-00-855A	46 Liberty St.	44,090	35,740
PP00-00-862	46 Liberty St.	215	500
PP00-00-869	7 Madison St., N.	275	260
PP00-00-870	9 Madison St., N.	115	500
PP00-00-873	11 Madison St., N.	1,975	10,000
P00-00-875	9 Madison St., S.	2,000	3,000
		$354,770	$371,870

ASSMT. NO.	STREET ADDRESS	1978 SEV	1979 SEV
PP00-00-876	12 Madison St., S.	$ 2,000	$ 3,000
PP00-00-883	35 Madison St., S.	0	1,000
PP00-00-984	14 McCamly St., N.	14,745	15,000
PP00-01-000	33 McCamly St., N.	425	385
PP00-01-037B	64 McCamly St., S.	206,755	250,000
PP00-01-041A	107 McCamly St., S. (bldg.)	0	9,800
PP00-01-046	150 McCamly St., S.	533,815	561,450
PP00-01-046B	150 McCamly St., S.	0	33,335
PP00-01-090	10 Monroe St., N.	20,000	27,455
PP00-01-100	10 Monroe St., S.	460	0
PP00-01-103	12 Monroe St., S.	4,000	750
PP00-01-105	16 Monroe St., S.	9,685	13,380
PP00-01-106	17 Monroe St., S.	0	21,905
PP00-01-107	73 Monroe St., S.	219,140	233,225
PP00-01-108	77 Monroe St., S.	850	635
PP00-01-109	77 Monroe St., S.	2,100	2,000
P189-00-140	Jackson St. Parking (Hebbies)	7,200	7,200
P189-00-150	Monroe St. Parking (B.C. Gas)	7,910	7,910
RP00-01-304	10 State St., E.	11,815	9,545
RP00-01-314	62 State St., E.	5,000	6,000
RP00-01-322	10 State St., W.	2,135	1,955
RP00-01-325	33 State St., W.	2,000	295
RP00-01-339	35 State St., W.	2,000	6,270
SP00-01-610	105 Washington Ave., S.	101,455	96,685
		$1,153,490	$1,309,180

TOTAL PERSONAL EQUALIZED VALUE		$4,600,690	$4,675,475

Attachment No. 9

Estimated assessed values for real
and personal property in the Downtown Development District

REAL PROPERTIES IN THE DOWNTOWN DEVELOPMENT DISTRICT

ASSMT. NO.	STREET ADDRESS	ESTIMATED 1980 SEV	
RB01-00-003	State St. Parking Lot	$ 0	
RB01-00-004	24 Capital Ave., N.E.	0	
RB01-00-005	28½ Capital Ave., N.E.	7,670	
RB01-00-006	32-40 Capital Ave., N.E.	28,805	
RB01-00-008	20 Capital Ave., N.E.	11,405	
RB01-00-009	16 Capital Ave., N.E.	30,020	
RB01-00-010	12 Capital Ave., N.E.	11,820	
RB01-00-012	10 State St., E.	0	w/RB01-00-009
RB01-00-013	Alley (City)	0	
RB01-00-014	12 State St., E.	5,755	
RB01-00-015	11 Madison St., N.	17,910	
RB01-00-017	10 Capital Ave., N.E.	9,255	
RB01-00-019	8 Capital Ave., N.E.	7,955	
RB01-00-023	7-9 Madison St., N.	7,895	
RB01-00-024	17-19 Michigan Ave., E.	14,100	
RB01-00-025	15 Michigan Ave., E.	12,740	
RB01-00-027	11 Michigan Ave., E.	26,590	
RB01-00-028	9 Michigan Ave., E.	13,855	
RB01-00-029	7 Michigan Ave., E.	17,355	
RB01-00-030	5 Michigan Ave., E.	18,025	
RB01-00-031	3 Michigan Ave., E.	17,235	
RB01-00-032	2 Capital Ave., N.E.	27,665	
RB01-00-033	2 Michigan Ave., E.	100,680	
RB01-00-034	6 Michigan Ave., E.	30,740	
RB01-00-035	10 Michigan Ave., E.	2,325	
RB01-00-036	12 Michigan Ave., E.	0	
RB01-00-037	16 Michigan Ave., E.	18,135	
RB01-00-038	18 Michigan Ave., E.	20,270	
RB01-00-039	12 Madison St., S.	5,215	
RB01-00-040	16-18 Madison St., S.	13,000	
RB01-00-041	19 Jackson St., E.	19,950	
RB01-00-042	21-23 Capital Ave., S.W.	23,580	
RB01-00-042A	9 Jackson St., E.	13,545	
RB01-00-043	19 Capital Ave., S.W.	21,860	
RB01-00-044	17 Capital Ave., S.W.	10,035	
RB01-00-045	15 Capital Ave., S.W.	9,155	
RB01-00-046	13 Capital Ave., S.W.	12,390	
RB02-00-010	3 Van Buren St., W.	0	
RB02-00-011	Auditorium Parking Lot	0	
RB02-00-012	42 McCamly St., N.	8,570	
RB02-00-014	55 Van Buren St., W.	0	
RB02-00-016	37 Capital Ave., N.E.	33,280	
RB02-00-017	Capital Ave., N.E. (park)	0	
RB02-00-018	10 State St., W.	0	
RB02-00-021	State St., W. Parking Lot	0	
RB02-00-024	12 McCamly St., N.	46,515	
RB02-00-027	39 State St., W.	10,160	
RB02-00-028	33 State St., W.	9,165	
RB02-00-030	21 State St., W.	28,530	
RB02-00-031	Alley	0	
		$723.155	

ASSMT. NO.	STREET ADDRESS	ESTIMATED 1980 SEV
RB02-00-034	15 Capital Ave., N.E.	$ 347,060
RB02-00-036	9 Capital Ave., N.E.	22,740
RB02-00-037	2-8 Michigan Ave., W.	288,750
RB02-00-039	10 Michigan Ave., W.	21,745
RB02-00-040	12 Michigan Ave., W.	52,875
RB02-00-041	16 Michigan Ave., W.	27,760
RB02-00-042	18 Michigan Ave., W.	41,065
RB02-00-043	20 Michigan Ave., W.	92,825
RB02-00-044	24-26 Michigan Ave., W.	54,265
RB02-00-045	28 Michigan Ave., W.	89,300
RB02-00-046	34 Michigan Ave., W.	24,185
RB02-00-047	36 Michigan Ave., W.	50,670
RB02-00-048	38 Michigan Ave., W.	37,440
RB02-00-049	40-46 Michigan Ave., W.	56,375
RB02-00-050	48-54 Michigan Ave., W.	234,250
RB02-00-051	56-62 Michigan Ave., W.	92,005
RB02-00-052	66 Michigan Ave., W.	111,000
RB02-00-053	63 Michigan Ave., W.	108,600
RB02-00-054	59 Michigan Ave., W.	160,830
RB02-00-055	49 Michigan Ave., W.	424,870
RB02-00-056	43-47 Michigan Ave., W.	94,160
RB02-00-057	41 Michigan Ave., W.	179,100
RB02-00-058	33-37 Michigan Ave., W.	162,495
RB02-00-059	23 Michigan Ave., W.	602,705
RB02-00-060	17 Michigan Ave., W.	132,440
RB02-00-061	13 Michigan Ave., W.	41,660
RB02-00-062	7-9 Michigan Ave., W.	91,645
RB02-00-063	5 Michigan Ave., W.	13,830
RB02-00-064	1 Michigan Ave., W.	337,050
RB02-00-066	18 Capital Ave., S.W.	23,810
RB02-00-067	20 Capital Ave., S.W.	11,045
RB02-00-070	Jackson St., W.	25,175
RB02-00-077	45 Michigan Ave., W.	48,130
RB02-00-079	Jackson St., W.	21,180
RB02-00-084	Jackson St. Parking Lot	0
RB03-00-029	110 Michigan Ave., W.	112,180
RB03-00-030	104 Michigan Ave., W.	34,850
RB03-00-031	96 Michigan Ave., W.	50,020
RB03-00-032	92 Michigan Ave., W.	57,570
RB03-00-033	86-90 Michigan Ave., W.	46,515
RB03-00-034	80-84 Michigan Ave., W.	80,035
RB03-00-035	76 Michigan Ave., W.	1,135,395
RB03-00-036	68 Michigan Ave., W.	787,500
RB03-00-037	67 Michigan Ave., W.	79,535
RB03-00-038	73 Michigan Ave., W.	84,765
RB03-00-039	79-83 Michigan Ave., W.	74,550
RB03-00-040	85 Michigan Ave., W.	33,840
RB03-00-041	89 Michigan Ave., W.	18,745
B03-00-042	91-95 Michigan Ave., W.	40,430
RB03-00-043	97 Michigan Ave., W.	13,370
		$6,772,335

ASSMT. NO.	STREET ADDRESS	ESTIMATED 1980 SEV
RB03-00-044	99 Michigan Ave., W.	$ 59,820
RB03-00-045	103 Michigan Ave., W.	185,670
RB03-00-046	115-117 Michigan Ave., W.	23,020
RB03-00-047	119 Michigan Ave., W.	30,155
RB03-00-048	15 Carlyle St.	32,965
RB03-00-052	92 Jackson St., W.	35,570
RB03-00-053	Jackson St., W.	7,225
RB03-00-056	64 McCamly St., S. (Rear)	0
RB03-00-057	50 McCamly St., S.	123,215
RB03-00-058	79 Jackson St., W.	44,795
RB03-00-059	83 Jackson St., W.	26,160
RB03-00-061	103 Jackson St., W.	9,165
RB03-00-062	Carlyle St. Parking Lot	0
RB03-00-063	123 Michigan Ave., W.	83,700
RB03-00-065	Jackson & Carlyle	0
RB04-00-054	129-145 Michigan Ave., W.	26,230
RB04-00-055	149 Michigan Ave., W.	14,925
RB04-00-056	Sewage Pump Station	0
RB04-00-058	157 Michigan Ave., W.	13,980
RB04-00-060	169 Michigan Ave., W.	48,710
RB08-00-008	Division St. Parking Lot	0
RB08-00-009	80 State St., E.	0
RB08-00-012	53-55 Michigan Ave., E.	16,775
RB08-00-013	49 Michigan Ave., E.	20,925
RB08-00-014	54-56 State St., E.	9,280
RB08-00-015	43 Michigan Ave., E.	30,175
RB08-00-016	41 Michigan Ave., E.	10,740
RB08-00-017	37 Michigan Ave., E.	14,785
RB08-00-019	39 Michigan Ave., E.	20,845
RB08-00-021	31-35 Michigan Ave., E.	111,860
RB08-00-022	27-29 Michigan Ave., E.	33,560
RB08-00-023	10 Monroe St., N.	15,395
RB08-00-027	23 Michigan Ave., E.	404,195
RB08-00-030	20-24 Michigan Ave., E.	28,880
RB08-00-031	26 Michigan Ave., E.	35,370
RB08-00-032	30 Michigan Ave., E.	8,930
RB08-00-034	32 Michigan Ave., E.	16,445
RB08-00-036	34 Michigan Ave., E.	31,820
RB08-00-038	36 Michigan Ave., E.	26,250
RB08-00-040	46 Michigan Ave., E.	40,810
RB08-00-041	54 Michigan Ave., E.	56,690
RB08-00-042	58 Michigan Ave., E.	15,460
RB08-00-044	62 Michigan Ave., E.	37,660
RB08-00-045	66-68 Michigan Ave., E.	16,550
RB08-00-046	70 Michigan Ave., E.	6,280
RB08-00-048	74 Michigan Ave., E.	6,965
RB08-00-050	84 Michigan Ave., E.	0
RB08-00-066	47 Jackson St., E.	9,235
B08-00-068	9 Madison St., S.	4,485
RB08-00-069	21 Jackson St., E.	16,775
		$1,812,445

ASSMT. NO.	STREET ADDRESS	ESTIMATED 1980 SEV
RB08-00-070	8-18 Monroe St., S.	$ 10,765
RB08-00-073	54-70 Jackson St., E.	59,020
RB08-00-080	72 Jackson St., E.	31,035
RB08-00-081	82 Jackson St., E.	7,470
RB08-00-084	Jackson St., E.	7,305
RB08-00-086	94 Jackson St., E.	46,045
0039-00-001	64 McCamly St., S.	73,455
0039-00-006	20 Water St.	24,780
0039-00-012	Carlyle St. (Parking Lot)	0
0039-00-015	Water St.	3,615
0039-00-019	94 Hamblin Ave.	35,605
0039-00-023	Hamblin Ave.	5,075
0039-00-025	108 Hamblin Ave.	14,460
0039-00-029	79 Carlyle St.	12,495
0039-00-030	Hamblin Ave.	1,405
0039-00-045	90 McCamly St., S.	654,005
0039-00-075	108 McCamly St., S.	279,270
0039-00-090	Carlyle St.	7,695
0039-00-092	Carlyle St.	1,075
0039-00-096	Carlyle St.	460
0039-00-121	Hamblin Ave. (County)	0
0039-00-122	Hamblin Ave.	7,425
0039-00-340	150 McCamly St., S.	2,011,800
0203-00-004	Division St., S.	5,315
0203-00-005	Division St., S.	5,775
0203-00-006	Division St., S.	4,790
0203-00-008	195 Fountain St., E.	48,695
0203-00-011	77 Monroe St., S.	66,940
0203-00-013	Fountain & Monroe	6,955
0203-00-017	71 Monroe St., S.	69,915
0203-00-018	Monroe St., S.	2,315
0262-45-006	49 Division St., N.	18,165
0339-00-009	48 Capital Ave., S.W.)	
0339-00-012	50 Capital Ave., S.W.)	
0339-00-014	56-58 Capital Ave., S.W.)	
0339-00-015	60-62 Capital Ave., S.W.)	
0339-00-016	Capital Ave., S.W.)	
0339-00-020	16 Hamblin Ave.)	0
0339-00-022	Hamblin Ave.)	
0339-00-026	32-48 Hamblin Ave.)	
0339-00-036	61 McCamly St., S.)	
0339-00-040	Hamblin Ave. (City)	0
0339-00-041	Capital Ave., S.W.	1,750
0339-00-043	Hamblin Ave. (rear)	285
0339-00-044	76 Capital Ave., S.W.	4,335
0339-00-045	78 Capital Ave., S.W.	3,035
0339-00-046	Capital Ave., S.W.	1,575
0339-00-047	Capital Ave., S.W.	1,755
0339-00-048	86 Capital Ave., S.W.	11,865
0339-00-049	Capital Ave., S.W.	1,980
		$3,549,705

ASSMT. NO.	STREET ADDRESS	ESTIMATED 1980 SEV
0339-00-052	92 Capital Ave., S.W.	$ 14,495
0339-00-053	100 Capital Ave., S.W. (land)	6,090
0339-00-058	106 Capital Ave., S.W. (RR)	0
0339-00-060	Capital Ave., S.W.	1,605
0339-00-062	132 Capital Ave., S.W.	36,650
0339-00-065	RR track	0
0339-00-074	Capital Ave., S.W.	27,525
0339-00-076	32 Liberty St.	8,720
0339-00-078	34-36 Liberty St.	35,380
0339-00-086	McCamly St., S.	6,840
0339-00-092	107 McCamly St., S. (land)	18,570
0388-00-024	Monroe St. Parking Lot	0
0388-00-027	46 Monroe St.	31,400
0388-00-030	Monroe St., N.	2,345
0388-00-033	85 Division St., N.	98,555
0388-00-035	Monroe St., N. (St. Phill	0
0388-00-042	66 Capital Ave., N.E. (St. T	0
0863-06-001	45 Liberty St.	38,415
0747-00-001	87 Capital Ave., S.W.	757,790
0747-00-019	61-73 Capital Ave., S.W.	71,660
0747-00-022	45 Capital Ave., S.W.	51,220
0747-00-023	43 Capital Ave., S.W.	5,680
0747-00-025	41 Capital Ave., S.W.	6,035
0747-00-026	37 Capital Ave., S.W.	11,550
0747-00-029	2 Jackson St., E.	166,040
0747-00-034	33 Madison St., S.	17,680
0747-00-037	Madison St., S.	3,875
0747-00-046	76 Beacon St.	7,885
0747-00-057	163 Fountain St., E.	10,225
0747-00-056	75 Beacon St. (Bus Garage)	0
		$ 1,436,230
TOTAL REAL EQUALIZED VALUES		$14,293,870

PERSONAL PROPERTIES IN THE DOWNTOWN DISTRICT

The 1980 estimated state equalized value was arrived at by adding a 5% growth rate to the 1979 state equalized value.

1979 SEV $4,675,475 x 1.05% (growth rate) = $4,909,250

Attachment No. 10

Calculations showing impact of Tax Increment Financing Plan on taxing jurisdictions within the Downtown Development District

CITY OF BATTLE CREEK, MICHIGAN

CITY ASSESSOR

ROOM 103, CITY HALL
PHONE 616-966-3369

SUMMARY OF ANTICIPATED TAX INCREMENTS
IN THE DOWNTOWN DEVELOPMENT DISTRICT

1979 State Equalized Value

Real Property	$13,874,990
Personal Property	4,675,475
Total	$18,550,465

Real Property Under P.A. 198	$ 611,130
Personal Property Under P.A. 198	1,367,095
Real Property under P.A. 255	31,705 +
Total	$ 2,009,930

Estimated 1980 State Equalized Value

Real Property	$14,293,870
Personal Property	4,909,250
Total	$19,203,120

Real Property Under P.A. 198	$ 1,115,870
Personal Property Under P.A. 198	6,213,320
Real Property Under P.A. 255	1,511,815 +
Total	$ 8,841,005

ESTIMATED ADDITIONAL TAXES
IN DOWNTOWN DEVELOPMENT DISTRICT

Estimated 1980 SEV--Real & Personal	$19,203,120
1979 SEV--Real & Personal	- 18,550,465
Projected Additional SEV for 1980	$ 652,655

Additional taxes due to increased state equalized value which each unit would not collect. Taxes are based on the only known millage rates at this time--1979 tax rates.

City	$652,655	x .015871	=	$10,358.29	
Calhoun County		x .0059899	=	3,909.34	
Calhoun County Intermediate		x .0037062	=	2,418.87	
Kellogg Community College		x .0019233	=	1,255.25	
Battle Creek Schools		x .03638	=	23,743.59	
Total additional taxes					$ 41,685.34

Estimated 1980 AV--Under P.A. 198 & 255	$ 8,841,005
1979 AV-Under P.A. 198 & 255	- 2,009,930
Projected Additional AV for 1980	$ 6,831,075

As is required by Public Acts 198 & 255, the properties under exemption are exempt 50% of what would their normal ad valorem taxes.

City	$6,831,075	x .015871	x 50%	=	$ 54,207.99	
Calhoun County		x .0059899	x 50%	=	20,458.73	
Calhoun County Intermediate		x .0037062	x 50%	=	12,658.67	
Kellogg Community College		x .0019233	x 50%	=	6,569.10	
Battle Creek Schools		x .03638	x 50%	=	125,257.25	
Total Additional Taxes						$219,151.74
						$260,837.08

1,480,110 x 16.138

= 23,886.02

McCAMLY SQUARE
PROJECTED 1981 ASSESSMENT YEAR
ESTIMATED VALUE AND TAXES BASED ON CURRENT INFORMATION

The project consists of a 15-story hotel and adjacent retail space located on eight acres bounded on the north by Jackson Street, on the west by McCamly Street, on the south by Hamblin Avenue, and on the east by Capital Avenue, S. W. This area is also to be known as "McCamly Square."

The construction of McCamly Square is expected to be completed (barring any delays) approximately September, 1981. I have reviewed the information available to date on possible construction cost, the projected income producing capabilities, and other information. It is anticipated that these properties will be assessed under Public Act 255. The projected assessed value is $7,879,050. Below are estimated 1981 taxes based on 1979 millage.

	Rate			Estimated Taxes
City	.015871	x 50%	=	$ 62,524.20
Calhoun County	.0059899	x 50%	=	23,597.36
Calhoun County Intermediate	.0037062	x 50%	=	14,600.67
Kellogg Community College	.0019233	x 50%	=	7,576.89
Battle Creek Schools	.03638	x 50%	=	143,319.92
Total Estimated Taxes				$251,619.04