

**TAX INCREMENT FINANCE
AND DEVELOPMENT PLAN**

**VILLAGE OF BALDWIN
DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**

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PLAN ADOPTED APRIL 11, 1991

PLAN REVISED OCTOBER 2000

Project No. F98205BD

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SECTION 1 • INTRODUCTION AND GENERAL OVERVIEW

The Village of Baldwin DDA was established by ordinance on June 8, 1987. The determination of necessity for establishing a DDA is provided by law through the stipulation of certain criteria. Each of these criteria is addressed below based on information assembled from tax records, property maps, plats, zoning maps, and land use data.

The DDA was created according to Act 197 of Public Acts of 1975 of the State of Michigan, as amended (Act 197). Act 197 provides for the establishment of a downtown development authority when the Village council determines that it is in the public's best interest. A copy of Act 197, as amended, is included as an appendix to this plan. Act 197 was established to provide a tool for cities to correct and prevent deterioration in business districts, encourage economic development and activity; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to provide for the creation and implementation of development plans; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to permit the issuance of bonds and other evidences of indebtedness by an authority; and to authorize the use of tax increment financing.

The Village of Baldwin Downtown Development Authority (DDA) district encompasses approximately 324 acres in the heart of the Village (Figure 1). It contains primarily commercial, institutional (public), and residential components. The district supports many businesses that provide jobs, tax base, goods, and services to the Village and surrounding residents. The downtown district functions as the business core of the community. Expectations for growth and approximate extent of proposed development are discussed in more detail in following sections.

The DDA provides a mechanism for the Village to organize for, plan, and implement the revitalization of the downtown. It is the objective of the DDA board, through this plan, to stabilize conditions for those residing here, assist businesses in locating or expanding, and improve the quality of life. The Village of Baldwin (Village) approved a development plan and a tax increment financing plan for the newly established Downtown Development Authority (DDA) on May 13, 1991. The plan outlines a comprehensive approach to solving problems of the Village relative to the DDA area. Projects have been

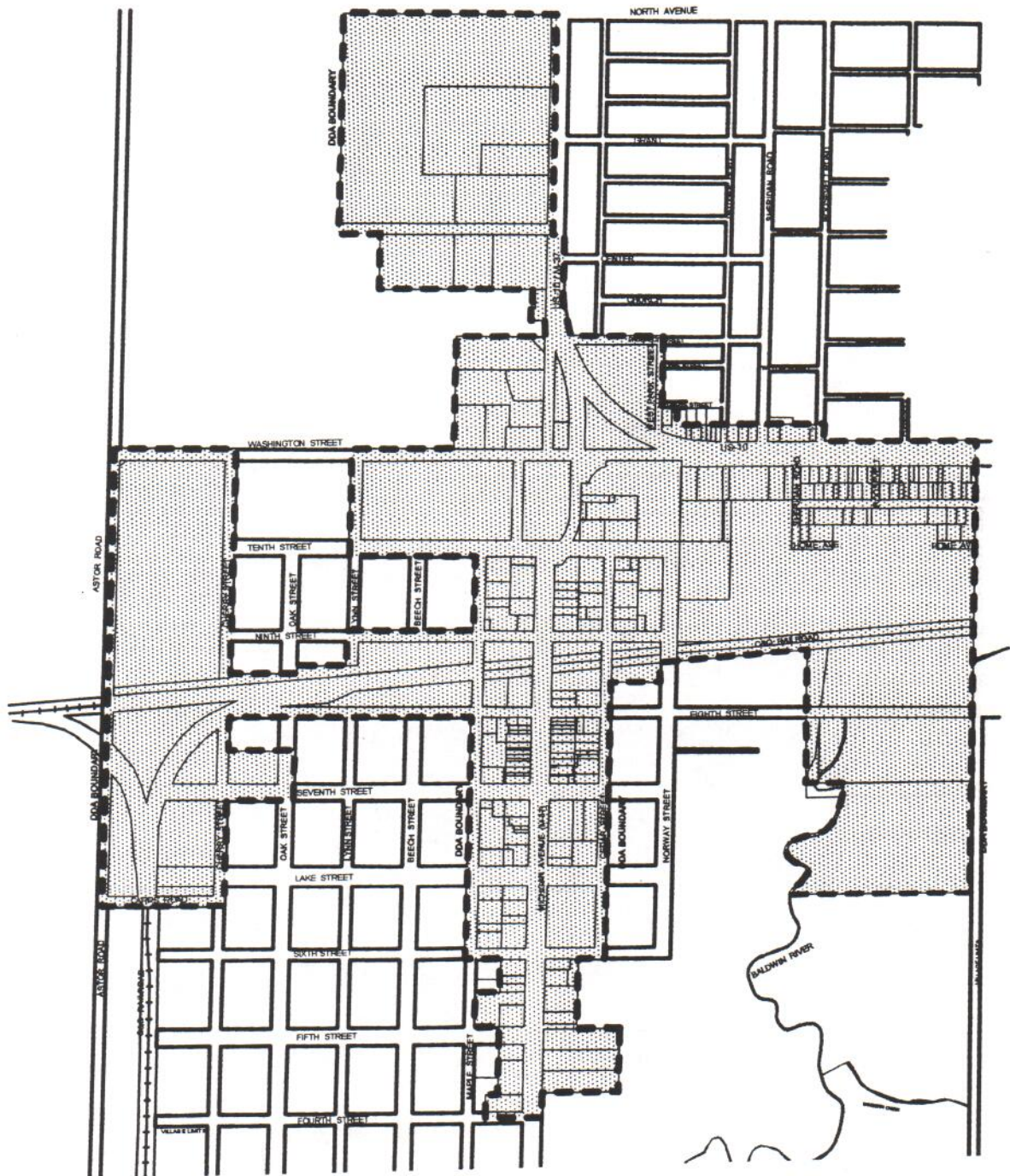


FIGURE 1 - VILLAGE OF BALDWIN DDA DISTRICT

specified that support local legislative goals, protect and assist businesses, and ensure a quality of growth that will enhance the overall quality of the area.

The intent of the development projects proposed within the development area is twofold: first, to foster the revitalization of the commercial component; and second, to provide the atmosphere for supporting development and an improved character to the DDA district. The success of the Village of Baldwin Downtown Development Authority (DDA) is contingent upon functional and recognizable land use arrangements, development control, public service enhancement, and basic infrastructure improvements. Many individual and cooperative efforts will lead to its success in the coming years, It is hoped that the DDA will ultimately have a positive influence on the future of the Village. The projects and activities outlined in this plan have been conceived and defined to serve the needs of the community. The DDA board of directors is pleased to present this plan to the Village council and citizens of the community and expresses its optimism about the future.

There is little doubt that the public interest would clearly benefit from a coordinated program of revitalization of the Village's business sector. The aim of the DDA is to finance certain public improvements within its boundaries and effectively enhance the overall image and character of the area.

Tax Increment Financing (TIF), the financing tool authorized by Act 197, provides a mechanism for communities to address local problems and concerns by financing needed planning and development. Without this financing tool, implementation of the projects outlined in this Plan would be difficult. The primary focus of the Village of Baldwin DDA then, is to encourage economic growth through proper planning and provision of necessary and desirable public improvements.

In conformance with this, the development plan is being amended. The revised development plan is nearly identical to its predecessor. The extent of the plan amendment will be kept to a minimum to cover the extension of the term and to slightly adjust and prioritize proposed projects. This will provide a clearer definition of projects as they move closer to being implemented. This plan amendment is intended to provide a greater financing base through the extension of the term. During most of 1998 and 1999 the Downtown Development Authority (DDA) Board directed its efforts toward the planning and design of the redevelopment of the core blocks along M-37. The focus of this redevelopment

project is to improve sidewalks, lighting, parking, and add intersection bump outs and streetscape amenities. Coordination and consolidation of the range of proposed improvements involve a variety of components. The following text refers to the entire district over which the authority maintains jurisdiction as most recently established, identified and certified by Village ordinance according to Act 197, P.A. 1975, as amended.

HISTORY

June 8, 1987: Village of Baldwin (Baldwin) held a public hearing concerning the establishment of a DDA.

June 8, 1987: The Village Council (Council) adopted an ordinance creating the DDA. The Council, simultaneously, designated the area of operations of the DDA.

August 20, 1987: The Council approved the appointment of the DDA Board of Directors.

October 21, 1987: First meeting of DDA held.

November 9, 1987: Council held a public hearing to consider the Development Plan of the DDA.

December 15, 1987: Council approved the original tax increment financing and development plan.

May 13, 1991: Revised Development and Tax Increment Finance Plan (Plan) of the DDA was adopted by ordinance of the Council.

December 9, 1991: The Plan was amended to correct an error in the May 13, 1991, Plan, which referenced an incorrect initial assessed value.

April 24, 2000: The Village Council held a public hearing to consider revisions to the DDA Development Plan.

October 9, 2000: The Village Council adopted Ordinance 10-2000-01 to amend the development plan.

PLANNING AND ZONING

According to Act 197, the legislative body must first identify a "downtown district" as an area in a business district of the municipality. A business district means an area in the downtown of a municipality zoned and used principally for business. The DDA boundaries have been determined as indicated in Figure 1.

When analyzing existing land use and, thus, potential uses, 28.4 percent of all property is currently used for business (commercial and industrial). The major uses for the properties within the DDA are as follows:

TABLE 1 • EXISTING LAND USE		
Land Use Type	No. Of Properties	% of Total
Residential	52	22.0
Industrial	3	1.3
Commercial	64	27.1
Vacant	64	27.1
Public/Institutional	53	22.5
Total	236	100.0

Commercial and vacant land uses are the predominant land use classifications in the DDA. However, there are a relatively small percentage of parcels classified as residential. It is reasonable to expect a downtown business district to consist predominantly of a combination of commercial, vacant, and public properties.

DECLINING PROPERTY VALUES

The governing body must determine that a downtown development authority is necessary to halt property value deterioration and to promote economic growth. The Attorney General has determined that deterioration means a decline in value of at least three or more properties.

Between 1979 and 1990, 104 properties (36.5 percent of both real and personal property) in the district experienced absolute declines in value. These decreases in value were determined by tax records and are recorded as state equalized values (SEV), not market values. Decreases in market values have not been documented in this report. Sales transaction records and other types of information are not always readily available making this kind of analysis for a district containing this many properties very difficult.

ECONOMIC GROWTH

The purpose of a DDA is to eliminate deterioration of property values and increase property values by promoting economic growth. The mechanism available to accomplish this is primarily the use of tax increment revenue to finance public improvements. It is the accomplishment of public improvements that yields benefits to the public and fosters economic development. Better public facilities attract business and industry, particularly when new facilities are important to new investments. Simultaneously, the quality of both public and private investment can be maximized and perpetuated for long-term benefit. The property owner and the public sector share in the economic development process.

The 236 real properties in the proposed district comprise a total 1999 Captured Value of \$5,987,529. There are also 56 personal properties associated with the district for a total of 292 properties. The DDA's 1990 SEV distribution among the assessment categories appears in Table 2 while the DDA's 1999 Taxable Value distribution among the assessment categories appears in Table 3.

Type	Number	SEV	% of Total
Real Property	235	\$2,573,112	72.7
Personal Property	49	\$487,098	13.7
Facility Exemptions	1	\$482,500	13.6
Total	285	\$3,542,710	100.0

TABLE 3 • SUMMARY OF 1999 ASSESSMENTS			
Type	Number	Captured Taxable Value	% of Total
Real Property	236	\$5,987,529	89.4
Personal Property	56	\$709,337	11.6
Facility Exemptions	0	\$0	0.0
Total	292	\$6,696,866	100.0

The total revenue generated to the DDA from all property in 1999 was \$97,706.88. Contributing taxing jurisdictions include the Village of Baldwin, Webber and Pleasant Plains Townships, and Lake County according to their various millage levies. With tax increment financing in effect since 1990, the tax revenues from the initial assessed values established in 1990 continue to be distributed to these authorities unchanged. Only the taxes from taxable values that exceed the initial assessed values (the captured assessed values) are being diverted to the DDA.

CONCLUSION

The use of tax increment financing in public improvement projects helps offset improvement costs. Not only does tax increment financing greatly increase revenues to the Village, it also frees up money to be used in other areas of the Village that might otherwise have been spent in the DDA district. This is revenue available for expenditure on public improvements obtained without the Village raising taxes, assessing property owners, or going into debt. The best interests of the public are met by this program through the potential expansion of public services and other public improvements. There has been a significant decline in property values and district wide growth has been considerably less than that of the Village as a whole. The recent commercial improvement projects are significant enough to generate moderate annual tax increment revenue. When combined with potential future increases, the revenue could be substantial.

DESCRIPTION OF DEVELOPMENT AREA BOUNDARIES

The development area generally encompasses an area centrally located within the Village of Baldwin. State highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area generally extends west to include properties adjacent to the C&O Railroad right-of-way. The east boundary extends to the east Village limits and includes property between US-10 and the Baldwin River. The northern boundary extends to the Village limits at North Avenue. The southern portion of the development area includes most properties on either side of M-37 (Michigan Avenue) and extends to the Village limits at Fourth Street.

LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

The Village of Baldwin Downtown Development Authority development area boundary, being part of Section 34 of Webber Township and Section 3 of Pleasant Plains Township, Lake County, Michigan, more particularly described as follows:

Part of Section 3, T17N. R13W, Pleasant Plains Township, and Section 34, T18N9 R13W, Webber Township, Lake County, Michigan, more particularly described as follows: Beginning at the Southwest corner of Section 34, Webber Township, said corner also being the centerline of the intersection of Washington Street and Astor Road; thence Northerly along the West line of Section 34 (centerline of Astor Road) to the North right-of-way line of Washington Street; thence Easterly along said right-of-way line to the extended East right-of-way line of Cherry Street; thence Southerly along said East right-of-way line to the South line of Block 8 of the Village of Baldwin; thence Easterly along said South line extended to the East right-of-way line of Oak Street; thence Northerly along said East right-of-way line to the South line of Block 9 of the Village of Baldwin; thence Easterly along said South line to the West right-of-way line of Lynn Street; thence Northerly along said West right-of-way line to the extended North right-of-way line of Ninth Street; thence Easterly along said North right-of-way line to the West right-of-way line of Maple Street; thence Northerly along said West right-of-way line to the South right-of-way line of Tenth Street; thence Westerly along said South right-of-way line to the West right-of-way line of Lynn Street; thence Northerly along said West right-of-way line to the North right-of-way line of Washington

Street; thence Easterly along said North right-of-way line to a point that is 570 feet West of the East line of the Southwest 1/4 of Section 34; thence North 264 feet; thence West 2 feet; thence 404 feet; thence East 540 feet to the West right-of-way line of Highway US-10/State Highway 37; thence North along said West right-of-way line 100 feet; thence West 92 feet; thence North 71 feet; thence East 30 feet; thence North 43 feet; thence West 20 feet; thence North 79 feet; thence West 935 feet; thence Northerly approximately 333 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of Section 34 which is approximately 1,075 feet West of the East line of the Southwest 1/4 of Section 34; thence Westerly along said South line approximately 252 feet to the West line of the Northeast 1/4 of the Southwest 1/4 of Section 34; which is approximately 252 feet to the West line of the Northeast 1/4 of the Southwest 1/4 of Section 34; thence Northerly along said West line to the North line of the Southwest 1/4 of Section 34; thence Easterly along said North line to the East right-of-way of Highway US-10/State Highway 37; thence Southerly along said East right-of-way line to the North right-of-way line of Prospect Street; thence Easterly along said North right-of-way line to the extended East right-of-way line of West Park Street; thence Southerly along said East right-of-way line to the South right-of-way line of Grove Street; thence Easterly along said South right-of-way line to the West line of Lot 19, Block 84, of Lakeland Acres No. 3; thence Southerly along said West line to the South line of said Lot 19; thence Easterly along the North line of Lots 2 through 10, Block 84, and Lots 1 through 6, Block 83, of Lakeland Acres No. 3 and the North line of Lots 9 through 16, Block 15, of Lakeland Acres to the East right-of-way line of Roosevelt Road; thence Southerly along said East right-of-way line to the North right-of-way line of Highway US-10; thence Easterly along said North right-of-way line to the East line of Section 34; thence Southerly along the East line of Section 34 and Section 3, Pleasant Plains Township, to the South line of the Northeast 1/4 of Section 3; thence Westerly along said South line to the centerline of Baldwin River; thence Northerly along said river to a point on the extended South line of Carter and Runyan's Addition; thence Westerly along said line to a point that is 1,023 feet West of the East line of Section 3; thence Northerly to a point on the South right-of-way line of the C & O Railroad which is 902.7 feet East of the West right-of-way line of Norway Street; thence Westerly along said South right-of-way line to the West right-of-

way line of Norway Street; thence Southerly along said West right-of-way line to the North line of Lots 1 and 6 Block 11, Plat of Village of Baldwin; thence Westerly along said North lot line to the East right-of-way line of Cedar Street; thence Southerly along said East right-of-way line to the North right-of-way line of Sixth Street; thence Easterly along said North right-of-way line to a point which is approximately 817 feet East of the West line of the Southeast 1/4 of Section 3; thence Southerly parallel to said West line approximately 478 feet; thence Easterly parallel to the South line of Section 3 to a point on the centerline of the Baldwin River; thence Southerly along said river to the South line of the North 1/2 of the Southeast 1/4 of Section 3; thence Westerly along said South line to the West line of said Southeast 1/4; thence continuing Westerly along the centerline of Fourth Street to a point 75 feet East of the East right-of-way line of Maple Street; thence northerly to the North line of Lot 20, Block 12, J.F. Gray's Addition A; thence Easterly along said North lot line to the West line of Lots 1 through 12 of said Block 12; thence Northerly along said lot line to the North right-of-way line of Fifth Street; thence Westerly along said North right-of-way line to the East right-of-way line to Maple Street; thence Northerly along said East right-of-way line to the North line of Lot 24, Block 1. J.F. Gray's Addition A; thence Easterly along said North lot line to the West line of Lots 1 through 8 of said Block 1; thence Northerly along said lot line to the South right-of-way line of Sixth Street; thence Westerly along said South right-of-way line to the West right-of-way line of Maple Street; thence Northerly along said West right-of-way line to the South right-of-way line of Eighth Street; thence Westerly along said South right-of-way line to the East right-of-way line of Cherry Street; thence Southerly along said East right-of-way line to the South line of Lots 4 and 13, Block 18, Plat of Village of Baldwin; thence Easterly along said South lot line to the East right-of-way line of Oak Street; thence Southerly along said East right-of-way line to the South right-of-way line of Seventh Street; thence Westerly along said South right-of-way line to the East right-of-way line of Cherry Street; thence Southerly along said East right-of-way line to the extended South right-of-way line of Carrs Road; thence Westerly along said South right-of-way line to the West line of Section 3. said line also being the centerline of Astor Road; thence Northerly along said West line to the point of beginning.

The above description is based on assessment records, plats, and related information and, as such, is intended to include only complete tax parcels of record.

PUBLIC PROPERTIES AND FACILITIES

EXISTING STREETS

Most of the public streets within the development area include entire rights-of-way and, as such, fall under the jurisdiction of the development plan. In a few cases, the development area boundary includes only a part of the street right-of-way. In other cases, the DDA boundary creates two segments of the same street. Where the street configuration changes within the DDA, the inventory of conditions has been divided into street segments.

An inventory of existing streets within the development area can be found in Table 4. The following public streets are within the development area:

TABLE 4 • STREET INVENTORY						
STREET NAME	R.O.W. WIDTH (FEET)	SURFACE WIDTH (FEET)	LENGTH IN DDA (FEET)	SURFACE TYPE*	CURBS AND GUTTERS	SIDEWALKS
BOULEVARDS						
Guthrie Boulevard	40	22	100	A	None	None
ROADS						
Astor Road	33	22	2770	C	None	None
Carrs Road	66	22	700	A	None	None
Courthouse Road	66	22	480	A	None	None
Roosevelt Road North of US-10	50	22	100	A	None	None
Roosevelt Road South of US-10	50	22	210	A	None	None
Sheridan Road North of US-10	66	22	100	A	None	None
Sheridan Road South of US-10	50	22	475	A	None	None

TABLE 4 • STREET INVENTORY						
STREET NAME	R.O.W. WIDTH (FEET)	SURFACE WIDTH (FEET)	LENGTH IN DDA (FEET)	SURFACE TYPE*	CURBS AND GUTTERS	SIDEWALKS
STREETS						
Cedar Street	66	22	2450	A	None	None
Cherry Street North of Railroad	66	22	1340	A	None	None
Cherry Street South of Railroad	66	22	1100	A	None	None
Eighth Street East End	66	22	1000	A	None	None
Eighth Street Cedar to Cherry	66	22	2200	A	None	None
Fifth Street	100	22	150	A	None	None
Fourth Street	33	22	230	A	None	None
Lynn Street Ninth to R/R	66	22	150	A	None	None
Lynn Street Tenth to Washington	66	22	480	A	None	None
Lake Street	120	22	720	A	None	None
Maple Street	66	22	2420	A	None	None
Ninth Street	66	22	1850	A	None	None
Norway Street	100	22	740	A	None	None
Oak Street	100	22	300	A	None	None
Prospect Street	50	22	560	A	None	None
Seventh Street West of Oak	100	22	650	A	None	None
Seventh Street Maple to Cedar	100	22	720	A	None	None
Sixth Street	66	22	720	A	None	None
Tenth Street	100	22	1850	A	None	None
Washington Street West of Cherry	66	22	680	A	None	None

TABLE 4 • STREET INVENTORY

STREET NAME	R.O.W. WIDTH (FEET)	SURFACE WIDTH (FEET)	LENGTH IN DDA (FEET)	SURFACE TYPE*	CURBS AND GUTTERS	SIDEWALKS
Washington Street M-37 to Lynn	66	22	1270	A	None	None
AVENUES						
Edison Avenue	50	22	1070	A	None	None
Home Avenue East End	50	22	230	A	None	None
Home Avenue West End	50	22	250	A	None	None
HIGHWAYS						
US-10	150	22	2400	A	None	None
US-10 North Cutoff	66	22	1000	A	None	None
M-37 Tenth to Fourth	120	70	3530	A	Complete	Partial
M-37 Washington to Tenth	66	60	600	A	None	None
M-37 Prospect to Washington	100	60	700	A	None	None
US-10/M-37 To North Avenue South Segment	100	50	650	A	None	None
US-10/M-37 To North Avenue North Segment	40	40	1320	A	None	None
*Surface Type: A = Mixed Bituminous Surface (1' or more on Gravel) B = Mixed Bituminous Surface (1' or more on Concrete) C = Gravel D = Concrete E = Brick/Stone						

SANITARY SEWER

The sewers in the alleyways parallel to M-37 and the main sewer line along M-37 serve as the primary collectors connecting the DDA area to the Village sanitary sewer facility. The sanitary sewer collection system is generally located on major streets. Approximately 11,000 feet of sewer main exists within the Village. Most of the existing sewer is located within the DDA. The existing collection system is a gravity system that conveys wastewater to a pump station located on M-37 south of the Village. From there the wastewater is transported via a force main to the treatment facility located adjacent to the airport.

MUNICIPAL WATER SYSTEM

Nearly all of the DDA is serviced by the Village water system. Adequately sized water main is connected to most streets in the DDA district, although a few side streets are serviced by older, smaller distribution mains. Many old valves are buried or cannot be found, and undersized (4- and 6-inch) water main exists in some places. Generally, the water system is serving the needs of the community. The Village of Baldwin provides water to the Village and parts of Pleasant Plains and Webber Townships. The Village system, installed in the early 1970s, has three wells and two elevated tanks with a storage capacity of 170,000 gallons. The system includes a 10-inch water main connecting the elevated storage tank at Hollister Park to the well and tank at the Baldwin Community Schools site. The system maintains a water pressure of 52 to 60 pounds per square inch.

The Baldwin water system has a capacity of 4 million gallons per day (mgd), which far exceeds the current consumption of 0.2 to 0.4 mgd. The Village water system, therefore, has a capacity adequate to accommodate a large amount of residential, commercial, and industrial growth and to allow some expansion of the water distribution system outside the Village. The Village of Baldwin municipal water system is schematically shown on Figure 2, the municipal water system map.

STORM SEWER

The Village of Baldwin is located over sandy soils with a gently sloping topography toward the Baldwin River in the southeast. Soils are permeable and runoff infiltrates the surface relatively quickly. The

Michigan Department of Transportation has placed storm sewers along M-37 through the business district. An outfall pipe runs south along M-37 (Michigan Avenue within the DDA boundaries) with flows being directed to the south to the Baldwin River.

PARK AND RECREATION AREAS

Hollister Park, located between Washington Street and Tenth Street, west of Courthouse Drive, is the Village's only park facility. The park features a playground with swings and a sandbox, a picnic area, two ballfields, two tennis courts, a basketball court, an archery range, a horseshoe pit, an equipment booth, and a refreshment stand. Stevenson's Fish Farm, located on Eighth Street at the east end of the Village, is an access point for canoeing and fishing on the Baldwin River. The park also has a picnic area, limited camping, paid pond fishing for trout, and fish observation at the trout rearing ponds.

PUBLIC LANDS AND BUILDINGS

There are 64 publicly owned properties that exist within the development district, as shown in Figure 3. Public lands consist of the township and Village offices, county garage, Lake County Courthouse, school property, and parks, and vacant parcels owned by the Village.

SEMIPUBLIC PROPERTIES

Churches, lodges and fraternal orders, social services, nonprofit agencies, utilities, etc., There are nineteen such semipublic properties within the DDA boundaries. The locations of these properties are also identified in Figure 3.

PUBLIC UTILITIES

The public utilities in the DDA are AT&T Telephone, Consumers Power Company, C-Tec Cable Systems (cable television), and Michigan Consolidated Gas Company.

LAND USE

As of 1999, the Village tax roll had 236 properties in the development area. Table 5 summarizes the land use composition within the DDA. Table 6 provides a complete description of each parcel included within the development area from the 1999 tax roll.

Of the 236 properties within the district, 67 of them (28.4 percent) are either commercial or industrial and currently used for business. Public and vacant land uses represent 49.6 percent of all properties. Current land use in the proposed district is as follows:

	No. of Parcels	% of Parcels	SEV	% of SEV	Acres	% of Acres	Average %
Commercial	64	27.1	\$3,810,300	58.2	39.4	16.3	33.8
Industrial	3	1.3	\$303,500	4.6	44.5	18.4	8.1
Public/ Semipublic	53	22.5	\$78,500	1.2	100.0	41.3	21.7
Residential	52	22.0	\$2,317,578	35.5	46.1	19.0	25.5
Vacant	64	27.1	\$34,393	0.5	12.2	5.0	10.9
TOTAL	236	100.0	\$6,544,271	100.0	242.2	100.0	100.0

Table 6 provides information on each parcel included within the development area from the 1999 tax roll. The largest land use category is Commercial with 27.1 percent of the parcels and 58.2 percent of the SEV. The central section of the Village of Baldwin DDA (several blocks along Michigan Avenue between Washington and Lake Streets) is primarily commercial with some public and residential land concentrated between Washington and Tenth Streets. The DDA contains a mix of land uses along US-10; a large industrial parcel, the former fish rearing facility, the Oak Village care center, the regional health care center, and the Kahill senior citizens' center.

These 236 properties contain approximately 242 acres. The district itself encompasses approximately 324 acres. The difference in area primarily consists of street, alley, highway, and railroad rights-of-way.

PARCEL NUMBER	PROPERTY CLASS	SEV	OWNER	LAND USE
41 123 003 00	201	\$20,200	O'CONNOR MICHAEL & MEAD///	COMMERCIAL
41 113 005 00	201	\$1,300	LAKE COUNTY STATE BANK///	COMMERCIAL
41 113 016 50	201	\$18,800	JONES RON D & MARY ANN JT///	COMMERCIAL
41 102 014 00	201	\$12,300	NELSON BLANCHE J///	COMMERCIAL
41 102 015 00	201	\$9,500	COYKENDALL CHARLES E &///	COMMERCIAL
41 114 009 00	201	\$95,400	BROWN BEN (DEC) & JESSIE///	COMMERCIAL
41 113 005 20	201	\$1,300	JAMIESON KIM & TERRI HW///	COMMERCIAL
41 103 002 00	201	\$158,400	CRAWFORD FOODS///	COMMERCIAL
42 034 021 01	201	\$11,100	VANDENBERG GARY L///	COMMERCIAL
42 034 022 00	201	\$29,700	ACI STORES///	COMMERCIAL
42 034 016 02	201	\$460,300	KAHILL VILLAGE///	COMMERCIAL
41 114 005 00	201	\$31,300	WHITE JUDITH///	COMMERCIAL
41 114 004 20	201	\$8,200	PIONEER GROUP PROPERTIES///	COMMERCIAL
41 113 006 01	201	\$4,600	LAKE OSCEOLA STATE BANK///	COMMERCIAL
41 113 013 00	201	\$30,900	JAMIESON KIM & TERRI HW///	COMMERCIAL
41 114 006 50	201	\$27,100	WICKER KENNETH & CHERYL HW///	COMMERCIAL
41 113 011 00	201	\$49,300	LAKE-OSCEOLA STATE BANK///	COMMERCIAL
41 114 005 50	201	\$19,100	MITCHELL EDITH///	COMMERCIAL
41 114 004 00	201	\$24,700	RUSSELL LEE ANN & ET AL///	COMMERCIAL
41 124 001 50	201	\$5,000	LAKE OSCEOLA STATE BANK///	COMMERCIAL
41 113 006 01	201	\$4,600	LAKE OSCEOLA STATE BANK///	COMMERCIAL
41 124 012 01	201	\$1,247,200	LAKE OSCEOLA STATE BANK///	COMMERCIAL
41 003 044 00	201	\$46,900	STEVENSON DAVID///	COMMERCIAL
41 113 014 00	201	\$58,200	PATTIE DRUG INC A MICH CORP///	COMMERCIAL
41 003 055 01	201	\$7,700	BALDWIN LUMBER CO///	COMMERCIAL
41 123 003 51	201	\$43,800	DAMATIS PARTNERSHIP///	COMMERCIAL
41 114 002 00	201	\$35,700	GRIFFIN RONALD W///	COMMERCIAL
41 003 029 50	201	\$38,500	KORT KEVIN & BARBARA HW///	COMMERCIAL
41 113 010 00	201	\$112,200	LAKE-OSCEOLA STATE BANK///	COMMERCIAL
41 114 007 50	201	\$15,000	PETTENGILL THEODORE///	COMMERCIAL
41 114 011 00	201	\$44,200	LARSON GORDON R & JANE A///	COMMERCIAL
41 003 027 50	201	\$67,500	WEEKS JOHN R & D'SOUZA///	COMMERCIAL
41 114 008 00	201	\$74,500	PETTENGILL THEODORE R///	COMMERCIAL
41 110 004 00	201	\$12,500	ROCK JAMES & CINDA HW///	COMMERCIAL
41 003 027 25	201	\$3,800	JONES JOHN///	COMMERCIAL
41 110 003 00	201	\$29,300	FOREST DUANE R & JOAN S///	COMMERCIAL
41 113 015 00	201	\$37,700	BALDWIN DEPARTMENT STORE///	COMMERCIAL
41 114 002 60	201	\$22,600	COLE CHARLES R///	COMMERCIAL
41 113 005 40	201	\$4,800	LAKE-OSCEOLA STATE BANK///	COMMERCIAL
41 123 001 00	201	\$52,300	WEAVER OIL INC A MICHIGAN///	COMMERCIAL
41 114 015 00	201	\$66,100	LARSON GOREDON R & JANE A///	COMMERCIAL
42 034 021 60	201	\$70,600	BLARNEY CASTLE OIL CO///	COMMERCIAL
41 114 001 50	201	\$10,300	ECKHOFF DONALD K & LINDA J///	COMMERCIAL
41 113 015 50	201	\$23,400	TRUXTON JAMES & HEIDI///	COMMERCIAL
41 123 004 00	201	\$8,800	DAMATIS A CO-PARTNERSHIP///	COMMERCIAL
41 530 015 00	201	\$16,200	HALL LEO W & BONNIE J HW///	COMMERCIAL
41 114 002 30	201	\$13,800	KATT PEGGY///	COMMERCIAL
41 123 004 50	201	\$13,000	DAMATI'S///	COMMERCIAL
41 113 016 00	201	\$219,500	JENSEN SHROYER & ANDERSON///	COMMERCIAL
41 123 011 00	201	\$16,300	KNUTH OIL CO INC///	COMMERCIAL
41 124 009 00	201	\$39,000	ED'S SPORT SHOP///	COMMERCIAL

41 123 007 01	201	\$212,700	STAR 9 INC///	COMMERCIAL
41 113 011 50	201	\$1,300	LAKE-OSCEOLA STATE BANK///	COMMERCIAL
41 123 007 50	201	\$6,800	STAR 9 INC///	COMMERCIAL
41 114 006 00	201	\$11,000	DUFFING NOEL ETAL JT///	COMMERCIAL
41 124 009 50	201	\$61,200	BRAGINTON SHERDA///	COMMERCIAL
41 114 007 00	201	\$26,500	LAKE COUNTY ABSTRACT CO INC///	COMMERCIAL
41 128 001 00	201	\$34,100	LEWELLYN DAVID & KAREN HW///	COMMERCIAL
41 128 003 00	201	\$6,200	LEWELLYN DAVID P & K///	COMMERCIAL
41 003 079 00	201	\$19,400	WETHER ROBERT L &///	COMMERCIAL
41 201 012 00	201	\$55,100	TEODECKI FRANCIS JR TRUST///	COMMERCIAL
41 003 078 00	201	\$59,800	FARMER DWAYNE M///	COMMERCIAL
41 128 006 00	201	\$28,200	GRACE THOMAS & JUDY///	COMMERCIAL
41 128 005 00	201	\$3,500	GRACE THOMAS & JUDY HW///	COMMERCIAL
64		\$4,000,300		
41 003 048 00	201	\$180,700	NORTHERN PROPANE GAS CO///	INDUSTRIAL
41 003 023 00	201	\$119,500	PACKING MATERIAL CO INC///	INDUSTRIAL
41 003 039 00	201	\$3,300	CONSUMERS POWER COOMPANY///	INDUSTRIAL
3		\$303,500		
41 003 055 50	090		LAKE COUNTY///	PUBLIC/INSTITUTIONAL
41 127 001 00	090		U S FOREST///	PUBLIC/INSTITUTIONAL
41 530 029 00	090		STATE ///	PUBLIC/INSTITUTIONAL
41 003 024 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
42 315 008 00	090		1ST BAPTIST CHURCH///	PUBLIC/INSTITUTIONAL
42 034 016 10	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 025 25	101	\$11,400	DNR///	PUBLIC/INSTITUTIONAL
41 124 006 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 124 001 01	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 025 00	090		COUNTY ROAD COMMISSION///	PUBLIC/INSTITUTIONAL
41 003 056 50	090		CSX RAILROAD///	PUBLIC/INSTITUTIONAL
41 113 001 50	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 113 004 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 050 00	201	\$15,800	C & O RR CO///	PUBLIC/INSTITUTIONAL
41 003 028 00	090		LAKE COUNTY HABITAT FOR///	PUBLIC/INSTITUTIONAL
41 113 008 01	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 027 01	090		DIST HEALTH DEPT 5///	PUBLIC/INSTITUTIONAL
41 003 025 50	090		C & O RAILROAD///	PUBLIC/INSTITUTIONAL
41 113 009 01	090		PATHFINDER COMMUNITY///	PUBLIC/INSTITUTIONAL
41 003 047 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 045 00	090		STATE ///	PUBLIC/INSTITUTIONAL
41 114 009 10	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 531 026 00	090		STATE///	PUBLIC/INSTITUTIONAL
41 003 028 51	090		LAKE COUNTY BLDG AUTHORITY///	PUBLIC/INSTITUTIONAL
41 102 016 00	090		COUNTY OF LAKE///	PUBLIC/INSTITUTIONAL
41 003 051 00	201	\$16,200	C & O RR CO///	PUBLIC/INSTITUTIONAL
42 034 005 00	090		COUNTY OF LAKE///	PUBLIC/INSTITUTIONAL
42 034 017 01	090		LAKE COUNTY///	PUBLIC/INSTITUTIONAL
42 034 017 25	090		NHF SUB LAKE///	PUBLIC/INSTITUTIONAL
42 034 003 00	090		COUNTY OF LAKE///	PUBLIC/INSTITUTIONAL
41 003 030 00	090		COUNTY OF LAKE///	PUBLIC/INSTITUTIONAL
42 034 003 01	090		REGIONAL HEALTH CARE INC///	PUBLIC/INSTITUTIONAL
42 034 003 05	090		REGIONAL HEALTH CARE INC///	PUBLIC/INSTITUTIONAL
42 034 001 20	090		BALDWIN FAMILY HEALTH CARE///	PUBLIC/INSTITUTIONAL
41 003 038 00	090		DNR///	PUBLIC/INSTITUTIONAL

41 003 035 00	090		DNR///	PUBLIC/INSTITUTIONAL
41 003 034 00	201	\$2,100	DNR///	PUBLIC/INSTITUTIONAL
41 003 046 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 049 00	201	\$1,800	C & O RR CO///	PUBLIC/INSTITUTIONAL
41 003 054 00	201	\$23,400	C & O RR CO///	PUBLIC/INSTITUTIONAL
41 113 001 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 114 001 00	090		LAKE COUNTY///	PUBLIC/INSTITUTIONAL
42 034 001 50	090		LAKE COUNTY CARE CENTER INC///	PUBLIC/INSTITUTIONAL
41 003 053 00	201	\$2,200	C & O RR CO///	PUBLIC/INSTITUTIONAL
41 110 001 00	090		TOWNSHIP OF PLEASANT PLAINS///	PUBLIC/INSTITUTIONAL
41 118 005 00	090		SCHOOL DIST #2///	PUBLIC/INSTITUTIONAL
41 103 008 00	090		ST ANNS CHURCH///	PUBLIC/INSTITUTIONAL
41 114 014 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 056 00	201	\$3,300	C & O RR CO///	PUBLIC/INSTITUTIONAL
41 003 037 00	201	\$2,300	DNR///	PUBLIC/INSTITUTIONAL
41 003 036 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 003 040 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
41 113 003 00	090		VILLAGE OF BALDWIN///	PUBLIC/INSTITUTIONAL
53		\$78,500		
41 101 018 00	401	\$8,400	WEBB WILLIE///	RESIDENTIAL
41 103 001 00	401	\$27,100	HILL PONOLA///	RESIDENTIAL
41 101 012 01	401	\$7,300	MI	RESIDENTIAL
41 003 033 00	401	\$13,700	KORT KEVIN J///	RESIDENTIAL
41 102 009 00	401	\$9,600	COYKENDALL WILLIAM///	RESIDENTIAL
41 102 001 00	401	\$6,800	ALLISON EMILY M///	RESIDENTIAL
41 101 008 00	401	\$5,500	RASMUSSEN RICHARD///	RESIDENTIAL
41 102 007 01	401	\$12,200	MAXWELL FELICIA///	RESIDENTIAL
41 101 001 00	401	\$6,600	FOX REGINALD & BIDGETT HW///	RESIDENTIAL
41 532 011 00	401	\$1,800	BRYAN TIMOTHY H///	RESIDENTIAL
41 532 019 00	401	\$2,000	REED CITY HOSPITAL///	RESIDENTIAL
41 102 012 00	401	\$11,400	WOOD CHARLES///	RESIDENTIAL
41 101 018 50	401	\$5,100	FOX RODNEY///	RESIDENTIAL
41 102 013 00	401	\$16,100	VIDA JOHN///	RESIDENTIAL
41 530 004 00	401	\$15,500	THOMAS WALLACE & MARCIA HW///	RESIDENTIAL
41 103 013 00	401	\$11,500	HALLBERG GERALD A & DEBRA///	RESIDENTIAL
41 101 005 00	401	\$20,300	JENNINGS LAVELLA & LENORA///	RESIDENTIAL
41 530 011 00	401	\$7,500	HALL LEO & BONNIE HW///	RESIDENTIAL
41 102 005 01	401	\$16,500	FRALEY STEVEN///	RESIDENTIAL
41 530 014 00	401	\$14,800	ELLIOTT BARBARA///	RESIDENTIAL
41 102 004 01	401	\$13,700	EBMEYER DOROTHY///	RESIDENTIAL
41 530 018 00	401	\$10,200	HALL LEO & BONNIE HW///	RESIDENTIAL
41 531 008 00	401	\$8,500	HALL LEO & BONNIE HW///	RESIDENTIAL
41 531 010 00	401	\$11,300	FITZ-BEST CYNTHIA///	RESIDENTIAL
41 003 026 00	401	\$12,300	MILLS DIANE///	RESIDENTIAL
42 315 011 02	401	\$26,075	BROOKS JOSEPH JR & CAROL HW///	RESIDENTIAL
42 383 003 00	401	\$5,818	MC KINSTREY GERALD JR///	RESIDENTIAL
41 101 013 00	401	\$13,800	BROOKS ELNORA///	RESIDENTIAL
42 384 007 00	401	\$3,428	VANDENBERG GARY L///	RESIDENTIAL
41 003 032 00	401	\$17,300	ALLISON EMILY M///	RESIDENTIAL
42 384 001 00	401	\$9,038	COUSAR DANIEL & YASMIN///	RESIDENTIAL
42 034 007 00	401	\$41,970	WILLIAMS DORTHY A///	RESIDENTIAL
42 034 016 20	401	\$38,749	NICHOLS ALFRED D & TROYCIE///	RESIDENTIAL
42 034 016 30	201	\$448,000	KAHLIL VILLAGE APT///	RESIDENTIAL

42 034 017 50	201	\$1,096,800	OAK VILLAGE CARE CENTER///	RESIDENTIAL
41 101 010 01	401	\$2,900	GOOLSBY DERON///	RESIDENTIAL
41 201 005 00	401	\$6,300	STROUSE DORIS A///	RESIDENTIAL
41 201 007 00	401	\$10,100	NYLAND NADIA C///	RESIDENTIAL
41 003 075 00	401	\$13,400	TOLER JEROME & VERDA HW///	RESIDENTIAL
41 212 013 00	401	\$12,900	ALLISON DONALD & SHIRLEY TR///	RESIDENTIAL
41 003 083 00	401	\$12,100	VANDENBERGE ROBIN R & ROBIN///	RESIDENTIAL
41 003 082 00	401	\$11,600	SPITLER GARY & KAREN HW///	RESIDENTIAL
41 123 009 00	401	\$14,500	CALAS SYLVIA///	RESIDENTIAL
41 201 009 00	401	\$3,600	ALLISON GORDON C & EMILY M///	RESIDENTIAL
41 212 005 01	401	\$20,000	ALLISON DONALD & SHIRLEY HW///	RESIDENTIAL
41 102 010 01	401	\$9,400	RIVERS RONALD A///	RESIDENTIAL
41 003 073 00	401	\$7,100	TOLER JEROME & VERDA V HW///	RESIDENTIAL
41 212 001 01	401	\$9,400	ALLISON GORDON & EMILY HW///	RESIDENTIAL
41 531 014 00	401	\$23,400	MC KINSTRY GERALD & ALICE///	RESIDENTIAL
41 123 016 00	401	\$9,700	TRUXTON JAMES H & HEIDI M///	RESIDENTIAL
41 128 009 00	401	\$10,000	DOUGLAS JAMES///	RESIDENTIAL
41 003 081 00	401	\$7,500	WETHERELL ROBERT L &///	RESIDENTIAL
52		\$2,160,578		
41 532 013 00	401	\$500	IDEAL CHOICE INC///	VACANT
41 532 006 00	401	\$1,000	THOMPSON HARTZELL & BARBARA///	VACANT
41 123 015 00	401	\$1,200	WEAVER OIL INC///	VACANT
41 532 037 00	401	\$1,200	FIELDS VICTORIA E///	VACANT
41 532 046 00	090		DUSETT JR RUSSELL &///	VACANT
41 532 048 00	401	\$1,000	KRISEL ROBERT D & HALLA HW///	VACANT
41 532 001 00	401	\$500	BOLES JAMES LEWIS///	VACANT
41 532 003 00	401	\$800	GROULX DORCEY N & ALICIA HW///	VACANT
41 532 015 00	401	\$800	LEE ALFRED///	VACANT
41 532 027 00	090		RUPERSBURG YVONNE &///	VACANT
41 128 015 00	401	\$700	LEWELLYN DAVID & KAREN HW///	VACANT
41 532 031 00	090		RUPERSBURG YVONNE &///	VACANT
41 530 033 00	090		NAVRATIL ANTHONY///	VACANT
41 128 012 00	401	\$1,100	LEWELLYN DAVID & KAREN HW///	VACANT
41 532 032 00	090		RUPERSBURG YVONNE &///	VACANT
41 530 031 00	401	\$400	THOMAS WALLACE & MARCIA HW///	VACANT
41 128 011 00	401	\$500	DOUGLAS JAMES///	VACANT
41 530 027 00	401	\$700	WILLIAMS LARNEY///	VACANT
41 532 043 00	401	\$300	CHUPP EDWARD L///	VACANT
41 201 001 00	401	\$1,300	MCQUEEN SALLY JO///	VACANT
41 532 044 00	090		DUSETT JR RUSSELL &///	VACANT
41 103 008 50	090		BABCOCK BISHOP ALLEN J///	VACANT
41 103 016 00	090		49304	VACANT
41 103 010 00	090		BREITENBECK JOSEPH///	VACANT
41 530 039 00	401	\$700	WEEKS JOHN R & DEBRA JT FRs///	VACANT
41 530 025 00	401	\$400	HALL LEO & BONNIE HW///	VACANT
41 530 038 00	090		COOPER STEPHEN & LISA HW///	VACANT
41 530 023 00	401	\$700	LOWERY JAMES & ELSIE///	VACANT
41 530 021 00	401	\$700	THOMAS WALLACE & MARCIA HW///	VACANT
41 101 016 00	401	\$500	FOX RODNEY///	VACANT
41 103 014 00	401	\$900	CRAWFORD FOODS///	VACANT
41 103 006 00	090		BABCOCK BISHOP ALLEN J///	VACANT
41 003 052 00	401	\$200	WOOD MAXWELL L///	VACANT
41 531 027 00	401	\$500	KIRKLING WILLIAM///	VACANT

41 531 024 00	090			VACANT
41 531 023 00	401	\$1,000	ZILL JUSTIN M///	VACANT
41 530 034 00	401	\$700	HUSNER DAVID///	VACANT
41 531 012 01	401	\$700	WILLIAMSON MYRTLE &///	VACANT
41 531 021 00	401	\$500	ELDRIDGE ROBERT & THELMA///	VACANT
41 531 016 00	090		ANDERSON ORA///	VACANT
41 530 002 00	401	\$700	HALL LEO & BONNIE HW///	VACANT
41 530 008 00	401	\$400	BROWN FLORIDA PHILLIPS///	VACANT
41 530 032 00	401	\$400	DIMODICA EDWARD J///	VACANT
41 530 009 00	401	\$700	THOMAS WALLACE & MARCIA HW///	VACANT
41 530 013 00	401	\$400	WILLIAMS MARY///	VACANT
41 530 017 00	401	\$400	HALL LEO & BONNIE HW///	VACANT
41 531 001 00	401	\$400	THOMAS WALLACE B & MARCIA K///	VACANT
41 531 002 00	401	\$1,400	KIRKLING FREDRIKA///	VACANT
41 531 004 00	401	\$400	THOMAS WALLACE B & MARCIA K///	VACANT
41 531 005 00	401	\$1,100	BRINSON MATTIE W///	VACANT
41 531 006 00	401	\$700	MODEST JR EDDIE///	VACANT
41 003 027 30	201	\$1,700	WEEKS JOHN R & D'SOUZA///	VACANT
42 315 016 01	401	\$416	BROOKS JOSEPH JR & CAROL HW///	VACANT
42 383 005 00	401	\$312	WEEKS JOHN & DEBRA FRS///	VACANT
42 383 001 00	401	\$831	HATLAS MIKE & HELEN HW///	VACANT
42 384 010 00	401	\$312	WEEKS JOHN & DOLORES///	VACANT
42 384 021 00	401	\$312	VANDENBERG GARY L///	VACANT
41 003 074 00	401	\$800	TOLER VERDA V///	VACANT
42 384 009 00	401	\$312	CHANNER JACQUELINE M///	VACANT
42 384 008 00	401	\$312	WEEKS JOHN & DOLORES///	VACANT
42 384 005 00	401	\$727	VANDENBERG GARY L///	VACANT
41 102 007 50	401	\$300	COYKENDALL WILLIAM///	VACANT
42 384 004 00	401	\$416	WEEKS JOHN & DEBRA///	VACANT
42 034 006 00	401	\$1,143	GORMAN GLEN P & CARRIE A HW///	VACANT
64		\$34,393		
236		\$6,577,271		

ZONING

Zoned districts are vital to the objectives of the Baldwin DDA as they allow for the regulation of development and assist in the implementation of measures defined within the proposed improvements section. Properties having either commercial or industrial zoning make up 88.1 percent (207 parcels) of all property within the DDA. The existing zoning map (Figure 4) depicts the location of the zoning districts.

DDA PROJECTS FUNDED AND COMPLETED

In 1993, the DDA assisted in the financing of the new performing arts stage. The project cost was \$14,000.

The Village's lack of a sanitary sewer system and treatment facility was a primary factor influencing the establishment of a DDA. Businesses in the downtown were having difficulty operating on individual septic systems. District health department officials had noted several failures of septic systems along Michigan Avenue. It was believed that not having public sanitary sewers servicing the DDA was a limiting factor to future development. In 1996 Sanitary Sewers were constructed along M-37 and connected to a newly constructed wastewater treatment facility located south of the Village at the Airport.

In 1997, the DDA financed the new public parking lot between Lake and 7th Streets behind the Village offices. The lot was paved and lighted at a cost of \$23,000 and was completed in conjunction with the new bank building and parking lot.

During 1998 and 1999, the DDA, in conjunction with their consultant, prepared schematic design plans for Michigan Avenue (M-37) streetscape and updated the DDA development plan. The schematic design plans and updated development plan were both completed at a cost of \$24,000.

FUNCTIONAL GOALS AND POLICIES

The perceived mission of the Baldwin DDA is to “create a functional, attractive business district to meet the needs of the community.” The functional goals outlined below concern the development of the downtown development district and address specific areas of particular attention in order to carry out this mission in the development of the downtown. The policy recommendations represent methods of implementing the functional goals.

Goal: Encourage an improved environment for development and redevelopment of commercial buildings and land.

Policy Recommendations

- Develop a cooperative relationship between property owners, businesses, service clubs, and private developers in the district.
- Acquire land within the district, and prepare sites for expansion of commercial facilities.
- Encourage in-fill development of vacant parcels.
- Discourage incompatible land uses in the district through proper land use controls.
- Coordinate public improvements with planned, private investment. Use public improvements in the district as a catalyst for private investment.
- Complete an inventory of business types and conduct a survey to determine residents' needs and attitudes regarding local business as well as to identify spending patterns and market preferences.

Goal: Improve overall parking and circulation.

Policy Recommendations

- Improve circulation patterns for automobile and pedestrian traffic.
- Consider improved parking and circulation in the rear of commercial buildings in the downtown to improve the general appearance and access.

Goal: Improve the overall appearance of the downtown area.

Policy Recommendations

- Provide amenities, such as street lighting, landscaping, signs, street and sidewalk improvements, and other amenities, to foster a more pleasing environment.
- Conduct a design plan, establish a theme, and identify public space needs and beautification standards.
- Unify streetscape and storefronts with cohesive design aspects and compatible architecture.
- Lend order to the downtown environment and enhance the architectural statement of downtown buildings by regulating the size, location, and appearance of business signs.

Goal: Create an aesthetically pleasing environment.

Policy Recommendations

- Use signs and signalization to coordinate public improvements.
- Make better utilization of existing natural features within the DDA such as the Pere Marquette Trail right-of-way for the development of public spaces and recreational uses.
- Acquire land within the district for the creation of green space and treescapes.

Goal: Encourage development of additional public spaces in the district, and improve the existing facilities.

Policy Recommendations

- Encourage improvements to existing facilities.
- Provide an information center.
- Provide additional amenities, such as public rest rooms, farmers market, and an outdoor entertainment facility for concerts, plays, etc.
- Provide sidewalk-extensions to coordinate with existing facilities.
- Encourage street widening or bike routes to provide for pedestrian and bicycle traffic.

Goal: Strive for improved infrastructure and utilities within the development district.

Policy Recommendations

- Study the need for expanding the water, sanitary, and storm sewer systems for the district and improve as necessary.
- Provide street improvements where necessary within the district,
- Expand and improve the existing sidewalks in the district where appropriate.

PROPOSED IMPROVEMENTS

The DDA believes that successful revitalization requires a commitment from both the public and private sectors. Sometimes, timely planning and development of the infrastructure to support development, renovations of existing structures, and other physical improvements geared toward creating new jobs, attracting new businesses, retaining existing businesses, increasing the Village's tax base, and increasing property values are essential.

The DDA has identified both short and long-term activities and improvements that fulfill its objectives of revitalizing the Village. A long-term commitment is needed to implement the recommendations of the DDA. This commitment is being met by an extended period of 20 years over which the DDA intends to operate.

This document is designed to provide the legal authority for the Village of Baldwin to utilize Tax Increment Financing for public purposes which will, in turn, halt the deterioration in property values throughout the Village. The DDA has become aware of several areas of concern that should be explored to determine their long-term effect on the DDA's area of operation.

Activities that the DDA has identified as requiring improvement, support, attention, or areas of concern and for which the plan amendment outlines financing for the following activities, include, but are not limited to:

1. The development of an information center with a public restroom in the central business district.
2. Cultural activities and band shell relocation/expansion.
3. A planning effort to identify the proper mix of activities and promotions needed to allow the Village to take advantage of tourism and business potential of the "Field & Stream" theme.
4. Public open space and streetscape improvement work.
5. Demolition and clearance of selected properties and buildings.
6. Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate other public facilities and buildings, including public restrooms, information centers, and public parking lots that, in the opinion of the DDA, are appropriate to the execution of the development plan.
7. Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceedings (if necessary), and payment for real and personal property acquisitions.
8. Relocation assistance payments and compensation payments to displaced businesses and individuals (if necessary).
9. Planning promotional costs associated with stimulating business development in the DDA's area of operations.
10. Administrative costs associated with carrying out the development and financing plan.
11. The need for improved parking in the central business district.
12. The design and implementation of a marketing plan to attract a larger customer base.

13. The beautification of the Village through a coordinated streetscaping program, especially along M-37, and the need to improve the visual attractiveness of the entrances to the Village. These improvements could include streetscaping, lighting, seasonal displays, improved Village entry signs, etc.
14. The infrastructure needed to stimulate development in the Village's core area.

It is recognized by the DDA that the projects listed above may be beyond the scope of the DDA to complete with its own limited resources. It is hoped that with the assistance of possible grants from other government entities and private involvement from property owners and corporate contributions, the implementation of the above-mentioned items will be possible.

Projected revenues over the life of this plan are expected to be approximately \$3.67 million. Once it is determined how projects are going to be financed, a realistic approach to project completion can be developed. Also, certain projects must be completed according to schedules (i.e., underground work should be completed before aboveground work). By consensus of the DDA board, some projects are perceived as having a more urgent need than others.

The following projects are considered crucial because the DDA expects them to provide significant incentives to new investment and the development of ongoing projects. These public improvement projects may be financed through a variety of sources as identified in Table 7. The following high priority items warrant their inclusion into the Development Plan and Tax Increment Financing Plan.

LAND USE PLAN

The Village needs to update their land use plan. The DDA can contribute its proportional share for this type of project.

Total Estimated Project Cost:	\$30,000
Estimated DDA Cost:	\$15,000
Estimated Completion:	2000

TRAFFIC STUDY

Hire a consultant to prepare an objective study of current and projected traffic volumes and evaluate the use of traffic signals, lane widths, and parking issues.

Total Estimated Project Cost:	\$30,000
Estimated DDA Cost:	\$30,000
Estimated Completion:	2000

M-37 STREETScape AND SIDEWALK IMPROVEMENTS (BETWEEN 6TH STREET AND US-10)

Pedestrian scale streetscape improvements should be developed along Michigan Avenue (M-37). Intersection improvements at the intersections of Lake, 7th, 8th, and 9th Streets should include proper identification of pedestrian crossings, signalization, curb cuts/ramps, and adequate waiting space with minimized crossing distances for pedestrians. Intersection improvements simultaneously address appearance, safety, amenities, and parking issues.

Improving pedestrian safety at M-37 crossings in downtown area may include physical improvements such as curb projections at intersections, traffic signals and signage, or other traffic calming devices. It is important to downscale improvement projects to maintain a pedestrian orientation to the downtown.

Driveway and parking opening should be kept to a minimum along M-37. The pavement profiles on side streets such as Lake and 7th Streets should be narrowed.

Visual accents, such as new street lighting, banners, and landscaping, are highly visible and have tremendous impact. These accents help to improve the overall community image and help foster a positive business environment. Additional enhancements including pedestrian scale lighting, signage, and site furniture such as benches, waste receptacles, and planters should be considered. The selection and placement of all items should express basic design principles. Each element should complement the others. Sidewalk improvements and additions are included in the overall scope of this project.

This project would include demolition of existing surfaces and structures and may require filling old unused coal bins/vaults located under the sidewalk in front or beside buildings.

Focal points should be established at primary entrances to the downtown area calling attention to the downtown. The focal points help maintain a consistent identity through signage, lighting, Planting, etc.

Sidewalk improvements are necessary from the senior housing north of Washington along the west side of M-37 and along the east side of M-37 between 4th and 6th Streets.

Total Estimated Project Cost:	\$1,000,000
Estimated DDA Cost:	\$750,000
Estimated Completion:	2001

ZONING CHANGES

The Village commercial center zoning district standards could be revised to provide for reduced setbacks, add more screening, buffering, along streets and parking areas. Zero lot line developments could be allowed in the main two blocks. Industrial uses may need to be revised in the DDA area. Sign provisions should be evaluated. Consider sign restrictions for the M-37 and US-10 corridors especially regarding temporary signs. A downtown overlay district is an option for zoning. This would allow the zero lot line concept without impairing the provisions and standards in other parts of the commercial zoning district. This type of overlay district could prohibit gas stations, fast food restaurants, and get parking to locate behind the stores. It could be scaled to a Village setting like a Village square having all driveway openings under control. Site plan review standards should be reviewed to ensure that curbing, landscaping, outside storage, and other visual and aesthetic considerations are properly addressed.

Review zoning ordinance for C-1 compatibility with desired downtown character minimizing strip developments and drive through establishments. Ensure that front yard screening and landscaping

treatments along M-37 and US-10 are appropriate. Driveway and parking lot openings should be kept to a minimum along US-10 and M-37.

Total Estimated Project Cost: \$15,000
Estimated DDA Cost: \$7,500
Estimated Completion: 2001

M-37/US-10 INTERSECTION AREA IMPROVEMENTS

Improve the appearance of the right-of-way and public properties adjacent to the intersection. The auto oriented streetscape elements and tree planting treatments should be extended north on M-37 and along US-10 east to the Village limits. North CBD entryway signs should be placed so that motorists traveling west on US-10 and south on M-37 can tell easily that they are entering the CBD. Continue to maintain and enhance the view of the Courthouse from all directions at the intersection. Encourage the County Road Commission to enhance/screen their property near the intersection. Consider landscape treatments such as low shrubs, plants, flower beds and street trees.

Total Estimated Project Cost: \$150,000
Estimated DDA Cost: \$100,000
Estimated Completion: 2001

BUILDING FACADES AND REAR ENTRANCE APPEARANCE

Undertake an architectural study of the downtown buildings including an assistance/incentive program for property owners. Improve the appearance of rear entrances to retail buildings in the downtown between 7th and 8th Streets.

Total Estimated Project Cost: \$300,000
Estimated DDA Cost: \$150,000
Estimated Completion: 2001

MARKET STUDY/PROMOTIONAL STRATEGY AND BUSINESS PROMOTION/ASSISTANCE

The DDA may want to attract new businesses and maintain existing occupancy in the business district. The development of promotional literature and providing assistance to potential interests will enable the DDA to actively seek additional businesses, such as retail, service, and professional offices.

The success of these types of activities should contribute toward positive growth with community involvement, support, and enthusiasm. It may be beneficial to appoint a dedicated volunteer or hire a director to coordinate these efforts. The provision of promotional brochures, publications, advertising, banners, and decorations fall within this category as well as tenant search and recruitment.

A major goal of the DDA will be to attract new businesses and maintain existing occupancy in the business district. The development of promotional literature and providing assistance to potential interests will enable the DDA to actively seek additional businesses such as retail, service, and professional office.

The DDA has determined that an opportunity exists to develop a community-wide strategy to attract a greater customer base. The DDA plans to develop a strategy and promotional effort for this purpose.

A market study would identify the trading area of the downtown district and provide detailed information concerning consumer spending patterns within the market area. Data will be collected by a questionnaire distributed throughout the assumed market area. Information will be cross-tabulated and compared to other known information on consumer spending. The result will be a document containing this information and recommendations on strategies for improving market share and business in downtown Baldwin. Civic image and community pride are other key elements that will help contribute to the growth and development in the Village. Well-organized activities and events sponsored by the DDA are methods by which the community can begin to strengthen its image. The DDA should help sponsor local festivals.

Total Estimated Project Cost:	\$40,000
Estimated DDA Cost:	\$40,000
Estimated Completion:	2002

MDNR TRAILHEAD DEVELOPMENT AND REFORESTATION AT M-37 (EAST)

The large open areas along the Pere Marquette trail east of M-37 and the land west of M-37 owned by MDNR and C&O Railroad could be recreated as urban forests. Alternative adaptations could include interpretive trails with species identification.

Total Estimated Project Cost:	\$300,000
Estimated DDA Cost:	\$200,000
Estimated Completion:	2002

SIGNAGE PROGRAM

This project will include a complete signage program for the entire DDA. Attractive and well coordinated new street signs, directional signs, and informational signs will not only add aesthetic value to the DDA but will also assist pedestrian and vehicular circulation. Directional and informational signs along M-37 and US-10 should include public parking locations and attractions. Attractive entryway signs should be placed at the Village limits, or other appropriate locations, welcoming people to the Village. Signs for parking, information, chamber of commerce, parks, government buildings, etc. could be initiated. A sign program could include a map sign showing the location of businesses.

Total Estimated Project Cost:	\$45,000
Estimated DDA Cost:	\$45,000
Estimated Completion:	2002

PERE MARQUETTE TRAIL AND RECREATION ENHANCEMENTS

The intersection of M-37 and the Pere Marquette Trail would make an excellent location for expanding the recreational aspects of the trail. It provides access to the trail as a starting/ending point and a staging area. Pedestrian connections between the Pere Marquette Trail and other potential tourist sites and attractions should be developed. Additional trails should be designated and developed along the wetlands adjacent to the former DNR rearing ponds along the Baldwin River. The 30 acres of MDNR land could be leased for this project development. The path ways should be paved and there are two

bridges to be built. There is approximately 1,200 feet of river located within the DDA. A combination of boardwalk and rough wood chip trail with 1,500 feet of wooden walkways in wetland areas would meet this goal. It may be necessary to obtain some easements from property owners adjacent to the river. The campground might accommodate 25 to 30 sites. Pere Marquette Trail and recreation enhancements should include the Baldwin River backwater natural area, fish-rearing ponds/river trail loop, and rustic camping south of the fish-rearing ponds.

Total Estimated Project Cost: \$300,000
Estimated DDA Cost: \$200,000
Estimated Completion: 2002

HOLLISTER PARK IMPROVEMENTS

Numerous improvements are desirable at the Hollister Recreational Complex from paving of parking areas to new play equipment, fencing, scoreboards, etc. This project should include reworking the ballfields, parking, restrooms, and improving accessibility. The DDA should also assist the Village in the development of a Community Recreation Plan.

Total Estimated Project Cost: \$400,000
Estimated DDA Cost: \$300,000
Estimated Completion: 2003

WEST SIDE BUSINESS DISTRICT PARKING AREA IMPROVEMENTS

The DDA plans to improve the parking areas behind the commercial buildings on the west side of the block between 7th and 8th Streets. This project could involve the acquisition and demolition of buildings. This project will include general improvements to existing alleyway and parking areas to maximize parking potentials, minimize circulation conflicts, and clearly define service areas and pedestrian walkways. Improvements include increasing the number of parking spaces available through more efficient usage of the available space, resurfacing, and improving lighting, landscaping and circulation.

Site lighting, landscaping, signage, and site furniture may be included in the overall project. Parking lot reconstruction will include demolition of existing surfaces and structures, new pavement, and pedestrian walkways, and trash receptacle areas. Bicycle parking, benches and litter receptacles should also be considered.

It may be desirable to acquire additional property to maximize site potentials and to put utilities underground, etc. Parking improvements could include changes to the alignment and use of alleyways, trails, rights-of-way, and street ends.

Total Estimated Project Cost:	\$200,000
Estimated DDA Cost:	\$150,000
Estimated Completion:	2003

MUNICIPAL WATER SYSTEM

Many undersized and aging water mains exist within the DDA. In many places, new water mains should be installed to correct these problems. This would increase pressure and improve fire protection capabilities, causing a potential reduction in insurance costs to businesses and, therefore, encouraging more development. It would include new 8" and 12-inch water mains in various places to accommodate pressure, service, and fire-flow requirements. Improvements would include installation of fire hydrants, replacement of valves, new meters, and other required appurtenances. Several specific projects should be completed. These include:

- New water distribution mains on M-37 north of Washington Street to resolve pressure deficiencies.

Total Estimated Project Cost:	\$100,000
Estimated DDA Cost:	\$100,000
Estimated Completion:	2001

- New water distribution mains near the intersection of US-10/M-37/Washington Street to replace undersized lines.

Total Estimated Project Cost: \$100,000

Estimated DDA Cost: \$100,000

Estimated Completion: 2001

- Replace piping and connections and install new water distribution mains on the corner of Courthouse Street and Tenth Street to improve pressure.

Total Estimated Project Cost: \$100,000

Estimated DDA Cost: \$100,000

Estimated Completion: 2001

- Pipe Network Analysis to inventory and locate all existing valves.

Total Estimated Project Cost: \$100,000

Estimated DDA Cost: \$50,000

Estimated Completion: 2002

- Valve replacement program.

Total Estimated Project Cost: \$100,000

Estimated DDA Cost: \$50,000

Estimated Completion: 2003

- Meter replacement program.

Total Estimated Project Cost: \$100,000

Estimated DDA Cost: \$50,000

Estimated Completion: 2004

TOURIST INFORMATION/RECEPTION CENTER

Develop a tourist orientation center west of M-37 adjacent to the MDNR Trailhead and the downtown area. Perhaps create an information center near the trails right-of-way to be used for public restrooms and an information center, possibly incorporating a unique theme. Part of the theme could include a Gallery showcasing local arts and crafts. The center could also function as the local Chamber of Commerce office. The facility could be made more affordable by combining functions and combining the use of personnel. The information center could also serve as a winter activity warming hut if done in conjunction with the trail improvements and within a reasonable distance of the trail head. If not, a warming house for winter trail users could become a separate project.

Total Estimated Project Cost: \$600,000
Estimated DDA Cost: \$400,000
Estimated Completion: 2003

FESTIVAL/PERFORMANCE STAGE

Improve, expand or relocate the Wenger Pavilion as an attraction for summer visitors. Both existing and new local festivals could take place here in an improved and expanded format.

Total Estimated Project Cost: \$150,000
Estimated DDA Cost: \$100,000
Estimated Completion: 2003

MUNICIPAL CAMPUS

A new municipal campus located downtown could include a consolidated mix of uses such as a new municipal office, library, future fire station, police station, and possibly Township and state offices.

Total Estimated Project Cost: \$400,000
Estimated DDA Cost: \$300,000
Estimated Completion: 2004

ALLEYWAY DEDICATION

Blocks 13 & 14 have private mid block services drives bisecting the blocks. Staggered property lines indicate that there may once have been public alleyways in both blocks. The reestablishment of these alleys would provide a clear distinction between the public and private responsibilities, and would allow the Village to take over repair and maintenance responsibilities. It is proposed that the DDA acquire a 20-foot-wide right-of-way and dedicate this as a public alleyway.

Total Estimated Project Cost:	\$10,000
Estimated DDA Cost:	\$10,000
Estimated Completion:	2005

OVERHEAD UTILITIES BURIAL

The need for burying utilities within the central business district has been identified. The project should identify existing conditions of such utilities as telephone, electric, and cable television transmission lines within the DDA and should make recommendations for the combined underground placement of these utilities.

The cost of burying overhead utility lines is proportional to the congestion in the area. Congestion means the size and number of lines and wires owned by the various utilities and the extent of improvements already on the ground. The major overhead utilities (Consumers Power Company and Ameritech Telephone Company) have different requirements for their respective distribution grids consisting of overhead utility wires.

Consumers Power Company has a scheduled replacement program to maintain its overhead lines, but it does not necessarily bury new power lines when existing lines need to be replaced because of obsolescence, damage, or upgrading. Transformers and services to customers, besides main line power requirements, account for some of the cost of congestion.

Ameritech Telephone Company generally has a less complex overhead distribution system. Technological innovations in the communications industry make it practical for the telephone company

to replace existing lines more frequently than the electric utility, and there is the possibility of putting new facilities underground. For both utilities, the extent of the distribution network and the type and number of customers are elements of the total cost for converting overhead to underground.

The cost of congestion also depends upon improvements within the right-of-way where the new facilities would be located. The existence of sidewalks, trees, landscaping, driveways, curbs, and paved cross streets increase costs because they all must be restored.

The lowest cost would be incurred by accomplishing the burial of utility lines at the earliest possible time. However, not so soon that the work is being done just before a utility making a change itself. Therefore, coordination with the utilities is critical. The best time to act would be when either one or both of the major utilities are planning replacement, expansion, or extension of existing overhead facilities.

An infrastructure or capital improvement program should be developed to identify standards for the placement of utility improvements within the rights-of-way of the DDA. This is necessary to coordinate improvements and to eliminate costly duplication. This document could also specify the timing of burying overhead utilities and related restoration activities.

As a preventive measure the Village could create an underground utility district where all new utilities would have to go in underground. This could be accomplished by adopting an underground utility ordinance. Initially, the Village should work with the power company to minimize utility poles and lines along M-37 and US-10.

Total Estimated Project Cost:	\$300,000
Estimated DDA Cost:	\$200,000
Estimated Completion:	2007

PROPERTY ACQUISITION

It may be desirable and/or necessary to acquire, demolish, rehabilitate, or redevelop dilapidated properties located throughout the DDA to accomplish various improvement projects. Following

acquisition, it may be necessary to undertake site preparation activities, such as demolition, hauling debris, backfilling, drainage and grading, and excavation. Potential development projects include but are not limited to immediate expansion of parks, parking, or commercial facilities. Additional property that could be leased or offered for private development in the future may be acquired by the DDA as it becomes available. It may be necessary to obtain rights-of-way to be used as alleys in the core area to allow parking lot access and utility corridors. The DDA may look at purchasing property along the railroad right-of-way for recreational use, such as a linear park, greater public access, public parking, or development property. Areas considered for acquisition include the east side of M-37 between 7th and 8th streets. Acquisition costs include necessary legal fees and appraisals, etc. Acquisition of property by the DDA can be by eminent domain.

Total Estimated Project Cost: \$500,000
Estimated DDA Cost: \$500,000
Estimated Completion: 2002 - 2010

STORM WATER DRAINAGE SYSTEM

Consideration should be given to conducting a master storm water management plan as a first step in improving drainage within the district. Drainage improvements may include land and easement acquisition and the installation of culverts, underground piping, open ditches, and retention/detention basins. The proposed improvements would most likely include concrete pipes, manholes, and catch basins, where necessary, to upgrade parts of the drainage system affected by other improvements. (Pere Marquette Watershed Council/Tea-21)

Total Estimated Project Cost: \$300,000
Estimated DDA Cost: \$150,000
Estimated Completion: 2010

PROJECT MAINTENANCE AND REPAIR

It will be necessary to maintain and repair all constructed improvements. An annual budget of \$15,000 should be adequate for this purpose.

Total Estimated Project Cost:	\$300,000
Estimated DDA Cost:	\$300,000
Estimated Completion:	2020

ADMINISTRATION AND OPERATIONS

For the purposes of this plan, administration and operations expenses will include expenses for day-to-day operations. This includes the fees, salaries, and costs related to secretarial and financial assistance, an annual audit, the preparation of reports, etc., and other necessary items for the continuation of the DDA. The authority will reserve an annual amount of \$5,000 for operation and administration.

Total Estimated Project Cost:	\$100,000
Estimated DDA Cost:	\$100,000
Estimated Completion:	2020

STAGES OF CONSTRUCTION

Construction of the activities being proposed above will be accomplished during construction seasons. It is expected that expenditures of significant size would be desirable in 2001 and 2002. A bond issue may be necessary to complete the scheduled activities. These include the first proposed project of the DDA involving (1) the reconstruction of six blocks of M-37, (2) the reconstruction of one block of US-10, and (3) improvements at the M-37/US-10 intersection.

Additional improvements and continuation of the streetscape improvements on US-10 are anticipated as funding becomes available.

Other identified projects will proceed as revenues become available such as utility extensions, parking lots, alleyways, and recreation improvements.

OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE

Currently, there are several vacant lots that may remain open space depending on when and if they are developed. No specific open space use is currently contemplated for the DDA except those incorporated into public areas within and along alleys, parking lots, rights-of-way, etc.

CONVEYANCE

All public improvements accomplished by the authority and any land, property, or equipment, etc., obtained to complete the plans set forth in this document may be conveyed to the Village, at no cost, at the discretion of the DDA board of directors. At the time of dissolution of the authority, all property then in its control would become the property of the Village of Baldwin. It is possible that the DDA may also convey property within its control to a private party, but no specific plans of this type exist at this time. The procedures for bidding, leasing, purchasing, or conveying, in any manner, of all or some of the development upon its completion will be consistent with those procedures already in place for the Village.

CHANGES IN ZONING, STREETS, AND UTILITIES

A DESCRIPTION OF DESIRED ZONING CHANGES

The primary means for ensuring implementation of private development objectives complementing the public improvements proposed in the development plan is through the Village zoning ordinance. This plan serves as a guide in the implementation of public improvements financed by the DDA or associated parties. The zoning ordinance should reflect the development patterns outlined in the DDA's design plan. Therefore, reviewing and updating the zoning ordinance as necessary, by the planning commission and Village council, is essential. No specific changes have yet been recommended. The zoning ordinance is currently under review.

A DESCRIPTION OF DESIRED CHANGES IN STREETS, STREET LEVELS, OR INTERSECTIONS

Some disruption of pavement, shoulders, gutters, sidewalks, and drainage along roadways will occur within the scope of this plan. The only changes anticipated in local streets, street levels, or intersections involve improvements as described herein, such as resurfacing and upgrading. The proposed street and parking area reconstructions provide for better drainage and as such may necessitate some minor changes in final grades.

A DESCRIPTION OF DESIRED CHANGES IN UTILITIES

Improvements in lighting, drainage, water, and sewer are anticipated, along with public utilities, such as electric, telephone, and cable television being put underground. Storm drainage improvements may be necessary based on the results of a Storm water study

DEVELOPMENT COSTS

The proposed development costs are expected to be \$5,985,000. Table 7 provides a summary of proposed development activities. Aside from repayment of potential debt obligations, projects are expected to be completed within the next ten years. The total projected income, if no bond is used, is estimated to be \$3,831,320. The total projected income of cumulative reserve revenues, bond issue, and reserve balance is estimated at \$2,427,268. The difference between this and the total annual revenue is the interest required for debt service. Table 7 also provides a summary of the proposed development activities and their projected costs.

The funding sources listed are options the DDA could utilize to finance various projects. Capital improvement projects can be financed through tax increment bonds, revenue bonds, general obligation bonds of the Village, or special assessment programs. Specific projects may also qualify for a variety of grant funds.

Figures 5 through 14 illustrate the proposed improvement projects described above.

TABLE 7 • SUMMARY OF PROPOSED DEVELOPMENT ACTIVITIES				
Proposed Development Project	Cost	DDA SHARE	Year	Anticipated Methods of Financing
Land Use Plan	\$30,000	\$15,000	2000	1, 3
Traffic Study	\$30,000	\$30,000	2000	1
M-37 Streetscape and Sidewalk Improvements	\$1,000,000	\$750,000	2001	2, 4
Zoning Changes	\$30,000	\$15,000	2001	1, 3
M-37/US-10 Intersection Area Improvements	\$150,000	\$150,000	2001	2, 4
Building Facade Program	\$100,000	\$100,000	2001	1, 5
Market Study	\$40,000	\$40,000	2002	1
MDNR Trailhead Development	\$300,000	\$200,000	2002	2, 4
Signage Program	\$45,000	\$45,000	2002	1, 3
Pere Marquette Trail Enhancements	\$300,000	\$200,000	2002	2, 4
Hollister Park Improvements	\$400,000	\$300,000	2003	2, 3, 4
West Side Parking Improvements	\$200,000	\$150,000	2003	2, 5
Municipal Water System	\$600,000	\$450,000	2001 to 2004	2, 3
Tourist Information/Reception	\$600,000	\$400,000	2003	1, 4
Festival/Performance Stage	\$150,000	\$100,000	2003	1, 4
Municipal Campus	\$400,000	\$300,000	2004	1, 3
Alleyway Dedication	\$10,000	\$10,000	2005	1, 3
Overhead Utilities Burial	\$300,000	\$200,000	2007	2, 4

TABLE 7 • SUMMARY OF PROPOSED DEVELOPMENT ACTIVITIES				
Proposed Development Project	Cost	DDA SHARE	Year	Anticipated Methods of Financing
Property Acquisition	\$500,000	\$500,000	2002 to 2010	1
Storm Water Drainage System	\$300,000	\$150,000	2010	2, 3
Project Maintenance	\$300,000	\$300,000	2020	1
Administration and Operations	\$200,000	\$200,000	2020	1
TOTAL	\$5,985,000	\$4,605,000		
1 = Annual Tax Increments 2 = Tax Increment Bonds 3 = Village Funds 4 = State, Federal, and Private Grants 5 = Special Assessments				

Projects constructed partially within the DDA as the result of larger Village-wide projects typically have a percent benefit ratio to the DDA. DDA costs for these projects would reflect the portion or benefit that occurs within the DDA. Some projects have been identified as having a possible combination of funding sources. If the DDA is not expected to provide 100 percent of the total project cost, additional funding sources are anticipated.

The costs of projects have been estimated based on 1999 dollars. Actual project costs may increase in the particular year the project is expected to be completed. This possible increase in project costs reflects typical economic trends, future rates of inflation, material and labor cost increases, etc. In this manner, project costs would be expected to increase three to 5 percent per year.

PROPOSED METHOD OF FINANCING THE DEVELOPMENT

The authority anticipates a 1999 income of approximately \$97,000 based on improvements that have occurred within the development area since 1990 (see revenue projections in Section 2). Year 2000

revenues are expected to be approximately \$109,234 and year 2001 revenues will reach \$119,511, based on the anticipated increase in captured value resulting from proposed development projects. Annual revenues are expected to increase slightly over the life of the plan based on growth in real and personal property and the associated increase in tax revenues.

ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING

The improvement schedule identified above will be financed from tax increment bond issues, cumulative reserve revenues, grants, and other sources as they may become available. These revenues will be allocated according to this plan and the bylaws of the authority. The authority will establish an account or accounts as depository for funds. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought on a continuing basis. The village finds it desirable to pursue other sources of funding in order to better utilize tax increment revenues and further the development capabilities of the Village. Consequently, the authority expects to utilize grants from the state and federal governments for any eligible project or activity; grants from private foundations; appropriations and shared expense from the Village, other municipal entities, or other local governmental agencies; and other sources as identified in the authority's bylaws, local ordinances or resolutions, and Act 197 of P.A. 1975, as amended.

RESIDENTIAL POPULATION AND THE DISPLACEMENT OF PERSONS

There are 58 occupied single family dwelling units within the development district, representing approximately 166 persons. There are also approximately 100 apartment units representing approximately 287 residents. The 1990 census indicates that the Village of Baldwin has an average of 2.87 persons per household. Applied uniformly over the households, this yields a total population of approximately 453 persons. There is no anticipated displacement or relocation required because of this development plan. Table 8 summarizes the residential population within the DDA.

TABLE 8 • RESIDENTIAL POPULATION		
	Number of Units	Number of Persons
Single Family	58	166
Multiple Family (Apartments)	100	287
TOTAL	158	453

DEVELOPMENT AREA CITIZENS' COUNCIL

If the development area has 100 or more residents residing within it, a development area citizens' council must be appointed at least 90 days before the public hearing on the plan. Assuming a population density of 2.37 persons per household, the 100-resident limit would be attained with 42 total households. This figure would include occupied housing units within the development district. Since the proposed district contains an estimated 158 dwelling units, the population is well above 100 persons. Based on these figures, it was determined necessary to appoint a citizens' council composed of residents of the DDA district. The Village council appointed the 10-member citizen's council on January 10, 2000. (See Appendix B.)

SECTION 2 • TAX INCREMENT FINANCING PLAN

WHY THIS PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE THAT COULD NOT OTHERWISE BE EXPECTED

The primary objective of the DDA concept is to create economic expansion. The major objective of the development plan is to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. A constraint inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time. Tax increment financing is considered an equitable method to help develop the projects identified herein and to give the DDA some financial leverage that it previously did not have. A significant portion of the final financing package will consist of public participation through cooperative joint funding and the use of tax increment financing. The Village's commitment to establish a DDA is an important and necessary ingredient upon which to accomplish the Development Plan. The successful financial packaging of the entire development over the intended 20-year period will serve to fulfill the objectives of the Village of Baldwin. However, the entire range of projects will not be completed without commitment through the Tax Increment Finance and Development Plan. New commercial tenants can take advantage of the improvements detailed in the Development Plan. Bonds issued as the result of new development create a self-fulfilling situation; in that, the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is captured from SEV increases that otherwise would not have occurred.

DETERMINATION OF INITIAL ASSESSED VALUE

In 1990, there were 235 real properties within the development area, with a total value of \$2,573,112. In addition, there were 40 personal properties totaling \$487,097. There was also one commercial facilities exemption certificate with a value of \$482,500. This yields a total initial assessed value of the development district of \$3,542,710.

TAXABLE PROPERTIES AND VALUES

There are currently 236 real properties within the development area with a total 1999 taxable value (as of December 31, 1998) of \$5,987,529. There are also 56 personal properties with a total value of \$709,337. These aggregate properties constitute the current assessed value of all DDA property. The current "captured assessed value" of the DDA is \$3,154,157.

Personal property is identified slightly differently than real property and, for the purposes of determining initial assessed value (base year SEV), falls into three categories. First are those personals that are located entirely at one real property location. These can easily be cross-referenced to a single real property location and are always 100 percent within the district. Second are those that are identified by one tax number but located at multiple locations. These locations may be all within the district, or they may be located both outside and within the district. For those that cannot be positively linked to real property locations within the district, a methodology must be used to determine the amount of that personal property that is within the district. The third class of personal property is that which is fairly evenly distributed throughout the community but only partially within the DDA. Typically, this class of personal property includes transmission liens owned by public utilities (gas, electric, and telephone) and cable television companies. A suitable method must be established to determine the estimated amount of that property attributable to the DDA district. This methodology must be consistently applied every year.

Personal properties having a single location and a single tax number are accounted for annually by simply determining changes in value, ownership, etc., the same as any real property. Personal property may be withdrawn from some premises and have a zero assessment, and new personal property may be added with a base year of zero.

The multiple-location, single-tax number personal property located entirely within the district is also accounted for annually in the same manner. Multi-locational property not located 100 percent within the DDA is determined by the number of locations within the district, relative to the total number of locations.

Linear-locational personal property is allocated to the district based on a proportional multiplier determined by the mean of these three factors as they existed in 1990:

1. The number of parcels in the DDA district relative to the number of parcels in the Village.
(236/743 = 31.8 percent)
2. The total real property Taxable Value of the DDA district relative to the total real property Taxable value of the Village.
(\$6,696,866/\$9,739,696 = 68.8 percent)
3. The number of acres in the development area compared to the area of the Village.
(324/790 = 41.0 percent)

The result of this analysis is that the DDA represents approximately 47 percent of the total Village. Therefore, the SEV to be used for the linear personal property designations will be 47 percent of current total SEV. The following is a listing of multiple and linear personal properties by types and their respective base year SEVs.

TABLE 9 • PERSONAL PROPERTY DESIGNATIONS						
	Type	Tax Number	Name	Total SEV	% of SEV	SEV In DDA
A	Linear (47%)	4190006700	Consumers Power Company	\$195,900	47	\$92,073
		4190008400	MichCon Gas Co.	\$174,100	47	\$81,827
		4190008900	C-Tec Cable Systems	\$24,300	47	\$11,421
		4290000101	Consumers Power Company	\$50,200	47	\$23,594
B	Multilocalational (Entirely Within District)	None				
C	Multilocalational (Both in and out of District)	None				

DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE

THE TAX INCREMENT PROCEDURE

The theory of tax increment financing is that investment in public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development were undertaken. Therefore, it is important to earmark part of the resulting increased tax revenue for paying the cost of providing public improvements in that area. A tax increment financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

The plan must be adopted by the local legislative body following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

CAPTURED ASSESSED VALUE

The captured assessed value (CAV) is determined at the end of each year of the plan and is equal to the difference between the initial assessed value and the current assessed value. The initial assessed values (base year values) for DDA properties are derived from the 1990 tax roll as indicated in Tables 10 and 11. Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority. This tax base growth is called the "captured assessed value" (CAV). Specifically, it is the increase in taxable value (not SEV) of the project area in any given year over the valuation of that area at the time the tax increment financing plan was adopted. In future years, the initial assessed value base year may be from a more current year because of a property split, new personal property, etc., but will be added at a zero initial assessed value. The total captured assessed value will be used by the authority.

TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipality and all other political subdivisions levying taxes in the development area to the captured assessed value,

Since the plan may provide for the use of part or all of the captured assessed value, the DDA may enter into agreements with each of the taxing units to share a portion of the captured assessed value. At this time, no agreements with any of the taxing jurisdictions are on file.

RELEASE OF CAPTURED ASSESSED VALUE

When the specified Development and Tax Increment Financing Plan is accomplished, the captured assessed value is released. The taxing units receive all the taxes levied on it from that point forward.

JUSTIFICATION FOR TAX INCREMENT FINANCING

The justification of tax increment financing is that the captured assessed value would not have occurred without the stimulation of the public investment resulting from Plan implementation. Since only the growth in tax base (the captured assessed value) in the development district is used to finance the development plan, the taxing units continue to receive their full tax levy on the levy on the initial assessed value of property in the development area. The initial assessed value is the tax base in existence at the time of adoption of the development plan. Subsequently, the short-term investment made by the taxing units, in foregoing part of the initial growth in tax revenues, is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base. In addition, any tax revenue generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units.

PREPARATION OF TAX INCREMENT WORKSHEETS

Each year, within 30 days of the date that the state finally equalizes SEV (the fourth Monday in May), or, before the day summer taxes are first due (July 1), the Village or the DDA will prepare the Tax Increment Work Sheet. The Tax Increment Work Sheet will be prepared in a manner similar to Tables 10 and 11. It will include a complete listing of all properties within the development area (real, personal, and facilities' exemptions). The Tax Increment Work Sheet will contain a complete listing of all properties within the development area (real, personal, and facilities' exemptions) and include the following required information:

- Identification of type of property (real, personal, etc.).
- Property code and/or tax identification number.
- Name of owner of record.
- Initial assessed (base year) SEV for each property and totals for all property within the district.
- Current year SEV amount totals for assessed values of the district.
- Total millage being levied by all taxing jurisdictions.
- Total CAV for all property in the district.
- Tax revenue from the CAV.,
- Amount of current taxes due the DDA based on total CAVs.
- Data deemed necessary for the accounting and reporting of DDA taxes.

The Village treasurer will provide information on the taxes paid on the abated property and the ad valorem millage rate so that the current assessed value can be determined. The initial assessed value of all abated property is being determined accurately by dividing the dollar amount of specific taxes paid by the ad valorem millage rate.

This worksheet will be prepared again before the day winter taxes are first due (December 1).

DDA Property In Pleasant Plains Township

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1999 VALUE	CAV	MILLAGE	REVENUE
1990	R	41 003 023 00	PACKING MATERIAL CO INC	\$107,600	\$110,355	\$2,755	30.35900	\$83.64
1990	R	41 003 024 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 003 025 00	COUNTY ROAD COMMISSION	0	0	\$0	30.35900	\$0.00
1995	R	41 003 025 25	DNR	0	9,956	\$9,956	30.35900	\$302.25
1990	R	41 003 025 50	C & O RAILROAD	3,500	0	(\$3,500)	30.35900	(\$106.26)
1990	R	41 003 026 00	MILLS	7,500	11,417	\$3,917	30.35900	\$118.92
1990	R	41 003 027 00	J B J COMPANY - SPLIT 1996	98,000	0	(\$98,000)	30.35900	(\$2,975.18)
1996	R	41 003 027 01	DISTRICT HEALTH DEPARTMENT 5	0	0	\$0	30.35900	\$0.00
1996	R	41 003 027 25	JONES	0	3,752	\$3,752	30.35900	\$113.91
1996	R	41 003 027 30	WEEKS & D'SOUZA	0	1,700	\$1,700	30.35900	\$51.61
1990	R	41 003 027 50	WEEKS & D'SOUZA	55,400	61,877	\$6,477	30.35900	\$196.64
1990	R	41 003 028 00	LAKE COUNTY HABITAT FOR HUMANITY INC.	9,480	0	(\$9,480)	30.35900	(\$287.80)
1990	R	41 003 028 50	COUNTY OF LAKE	0	0	\$0	30.35900	\$0.00
1999	R	41 003 028 51	LAKE COUNTY BUILDING AUTHORITY	0	0	\$0	30.35900	\$0.00
1990	R	41 003 029 00	COUNTY OF LAKE	0	0	\$0	30.35900	\$0.00
1993	R	41 003 029 50	KORT	0	34,280	\$34,280	30.35900	\$1,040.71
1990	R	41 003 030 00	COUNTY OF LAKE	0	0	\$0	30.35900	\$0.00
1990	R	41 003 031 00	Delete 1993	0	0	\$0	30.35900	\$0.00
1990	R	41 003 032 00	ALLISON	9,900	17,300	\$7,400	30.35900	\$224.66
1990	R	41 003 033 00	KORT	8,700	9,940	\$1,240	30.35900	\$37.65
1990	R	41 003 034 00	DNR	1,300	2,000	\$700	30.35900	\$21.25
1990	R	41 003 035 00	DNR	1,000	0	(\$1,000)	30.35900	(\$30.36)
1990	R	41 003 036 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 003 037 00	DNR	1,500	2,251	\$751	30.35900	\$22.80
1990	R	41 003 038 00	DNR	1,500	0	(\$1,500)	30.35900	(\$45.54)
1990	R	41 003 039 00	CONSUMERS POWER COMPANY	2,700	2,700	\$0	30.35900	\$0.00
1990	R	41 003 040 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1996	R	41 003 044 00	STEVENSON	0	45,126	\$45,126	30.35900	\$1,369.98
1990	R	41 003 045 00	STATE OF MICHIGAN	0	0	\$0	30.35900	\$0.00
1990	R	41 003 046 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 003 047 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 003 048 00	NORTHERN PROPANE GAS CO	169,322	174,404	\$5,082	30.35900	\$154.28
1990	R	41 003 049 00	C & O RAILROAD CO	1,500	1,750	\$250	30.35900	\$7.59
1990	R	41 003 050 00	C & O RAILROAD CO	2,000	15,058	\$13,058	30.35900	\$396.43
1990	R	41 003 051 00	C & O RAILROAD CO	2,500	15,548	\$13,048	30.35900	\$396.12
1990	R	41 003 052 00	WOOD	200	200	\$0	30.35900	\$0.00
1990	R	41 003 053 00	C & O RAILROAD CO	2,000	2,171	\$171	30.35900	\$5.19
1990	R	41 003 054 00	C & O RAILROAD CO	2,000	13,363	\$11,363	30.35900	\$344.97
1990	R	41 003 055 00	C & O RAILROAD - split	2,500	0	(\$2,500)	30.35900	(\$75.90)
1995	R	41 003 055 01	BALDWIN LUMBER CO	0	7,504	\$7,504	30.35900	\$227.81
1995	R	41 003 055 50	LAKE COUNTY	0	0	\$0	30.35900	\$0.00
1990	R	41 003 056 00	C & O RAILROAD CO	2,000	3,201	\$1,201	30.35900	\$36.46
1993	R	41 003 056 50	CSX RAILROAD	0	0	\$0	30.35900	\$0.00
1990	R	41 003 073 00	TOLER	4,000	4,570	\$570	30.35900	\$17.30
1990	R	41 003 074 00	TOLER	800	800	\$0	30.35900	\$0.00
1990	R	41 003 075 00	TOLER	9,200	10,586	\$1,386	30.35900	\$42.08
1990	R	41 003 078 00	FARMER	39,000	56,500	\$17,500	30.35900	\$531.28
1990	R	41 003 079 00	WETHER	9,200	11,447	\$2,247	30.35900	\$68.22
1990	R	41 003 081 00	WETHERELL	1,500	4,419	\$2,919	30.35900	\$88.62
1990	R	41 003 082 00	SPITLER	6,800	8,075	\$1,275	30.35900	\$38.71
1990	R	41 003 083 00	VANDENBERGE	7,200	12,100	\$4,900	30.35900	\$148.76
1990	R	41 101 001 00	FOX	3,800	4,803	\$1,003	30.35900	\$30.45
1990	R	41 101 005 00	JENNINGS	13,300	15,218	\$1,918	30.35900	\$58.23
1990	R	41 101 008 00	RASMUSSEN	3,200	3,691	\$491	30.35900	\$14.91
1990	R	41 101 010 00	HATLAS - split	2,000	0	(\$2,000)	30.35900	(\$60.72)
1991	R	41 101 010 01	HOXSIE	0	1,653	\$1,653	30.35900	\$50.18
1990	R	41 101 012 00	DE GROOT - split	4,100	0	(\$4,100)	30.35900	(\$124.47)
1991	R	41 101 012 01	DE GROOT	0	7,300	\$7,300	30.35900	\$221.62
1990	R	41 101 013 00	BROOKS	13,550	12,665	(\$885)	30.35900	(\$26.87)
1990	R	41 101 016 00	FOX	7,600	500	(\$7,100)	30.35900	(\$215.55)
1990	R	41 101 018 00	WEBB	5,400	5,894	\$494	30.35900	\$15.00
1990	R	41 101 018 50	FOX	3,300	3,740	\$440	30.35900	\$13.36
1990	R	41 102 001 00	ALLISON	3,100	6,800	\$3,700	30.35900	\$112.33
1990	R	41 102 004 00	EBMEYER - split	9,000	0	(\$9,000)	30.35900	(\$273.23)
1991	R	41 102 004 01	EBMEYER	0	12,619	\$12,619	30.35900	\$383.10
1990	R	41 102 005 00	KINNEY - split	11,100	0	(\$11,100)	30.35900	(\$336.98)
1991	R	41 102 005 01	FRALEY	0	11,588	\$11,588	30.35900	\$351.80
1990	R	41 102 007 00	MAXWELL - split 1998	5,400	0	(\$5,400)	30.35900	(\$163.94)
1991	R	41 102 007 01	MAXWELL	0	5,894	\$5,894	30.35900	\$178.94
1991	R	41 102 007 50	COYKENDALL	0	251	\$251	30.35900	\$7.62
1990	R	41 102 009 00	COYKENDALL	5,900	6,754	\$854	30.35900	\$25.93

1990	R	41 102 010 00	MORRIS	3,200	0	(\$3,200)	30.35900	(\$97.15)
1999	R	41 102 010 01	RIVERS	0	9,400	\$9,400	30.35900	\$285.37
1990	R	41 102 011 00	RIVERS	5,600	0	(\$5,600)	30.35900	(\$170.01)
1990	R	41 102 011 50	RIVERS	800	0	(\$800)	30.35900	(\$24.29)
1990	R	41 102 012 00	WOOD	5,000	5,683	\$683	30.35900	\$20.74
1990	R	41 102 013 00	VIDA	10,800	12,502	\$1,702	30.35900	\$51.67
1990	R	41 102 014 00	NELSON	11,400	11,787	\$387	30.35900	\$11.75
1990	R	41 102 015 00	COYKENDALL	7,900	9,500	\$1,600	30.35900	\$48.57
1990	R	41 102 016 00	COUNTY OF LAKE	0	0	\$0	30.35900	\$0.00
1990	R	41 103 001 00	HILL	23,800	27,100	\$3,300	30.35900	\$100.18
1990	R	41 103 002 00	CRAWFORD FOODS	118,000	146,398	\$28,398	30.35900	\$862.13
1990	R	41 103 006 00	BABCOCK	0	0	\$0	30.35900	\$0.00
1990	R	41 103 008 00	ST ANNS CHURCH	0	0	\$0	30.35900	\$0.00
1990	R	41 103 008 50	BABCOCK	0	0	\$0	30.35900	\$0.00
1990	R	41 103 010 00	BREITENBECK	0	0	\$0	30.35900	\$0.00
1990	R	41 103 013 00	HALLBERG	5,700	7,513	\$1,813	30.35900	\$55.04
1990	R	41 103 014 00	CRAWFORD FOODS	500	563	\$63	30.35900	\$1.91
1990	R	41 103 016 00	PEOPLE HELPING PEOPLE	21,400	0	(\$21,400)	30.35900	(\$649.68)
1990	R	41 110 001 00	TWP OF PLEASANT PLAINS	0	0	\$0	30.35900	\$0.00
1990	R	41 110 003 00	FOREST	24,840	27,225	\$2,385	30.35900	\$72.41
1990	R	41 110 004 00	ROCK	8,500	11,557	\$3,057	30.35900	\$92.81
1990	R	41 113 001 00	VILLAGE OF BALDWIN	1,300	0	(\$1,300)	30.35900	(\$39.47)
1990	R	41 113 001 50	VILLAGE OF BALDWIN	5,600	0	(\$5,600)	30.35900	(\$170.01)
1990	R	41 113 003 00	VILLAGE OF BALDWIN	6,900	0	(\$6,900)	30.35900	(\$209.48)
1990	R	41 113 004 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 113 005 00	LAKE COUNTY STATE BANK	1,100	1,250	\$150	30.35900	\$4.55
1990	R	41 113 005 20	JAMIESON	1,100	1,250	\$150	30.35900	\$4.55
1990	R	41 113 005 40	LAKE OSCEOLA STATE BANK	4,500	4,692	\$192	30.35900	\$5.83
1990	R	41 113 006 00	LAKE COUNTY STATE BANK	500	0	(\$500)	30.35900	(\$15.18)
1999	R	41 113 006 01	LAKE OSCEOLA STATE BANK	0	4,600	\$4,600	30.35900	\$139.65
1990	R	41 113 008 00	VILLAGE OF BALDWIN	2,500	0	(\$2,500)	30.35900	(\$75.90)
1999	R	41 113 008 01	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 113 009 00	PATHFINDER LIBRARY - COMBINED 1997	22,200	0	(\$22,200)	30.35900	(\$673.97)
1997	R	41 113 009 01	PATHFINDER COMMUNITY LIBRARY	0	0	\$0	30.35900	\$0.00
1990	R	41 113 009 50	PATHFINDER LIBRARY - COMBINED 1997	0	0	\$0	30.35900	\$0.00
1990	R	41 113 010 00	LAKE-OSCEOLA STATE BANK	119,200	108,281	(\$10,919)	30.35900	(\$331.49)
1990	R	41 113 011 00	LAKE-OSCEOLA STATE BANK	62,700	47,604	(\$15,096)	30.35900	(\$458.30)
1990	R	41 113 011 50	LAKE-OSCEOLA STATE BANK	1,200	1,250	\$50	30.35900	\$1.52
1990	R	41 113 013 00	JAMIESON	24,700	28,677	\$3,977	30.35900	\$120.74
1990	R	41 113 014 00	PATTIE DRUG INC	50,400	53,812	\$3,412	30.35900	\$103.58
1990	R	41 113 015 00	BALDWIN DEPARTMENT STORE	32,600	33,895	\$1,295	30.35900	\$39.31
1990	R	41 113 015 50	TRUXTON	18,300	21,723	\$3,423	30.35900	\$103.92
1990	R	41 113 016 00	JENSEN SHROYER & ANDERSON	25,600	27,345	\$1,745	30.35900	\$52.98
1990	R	41 113 016 50	JONES	16,300	17,540	\$1,240	30.35900	\$37.65
1990	R	41 114 001 00	LAKE COUNTY	27,300	0	(\$27,300)	30.35900	(\$828.80)
1990	R	41 114 001 50	ECKHOFF	8,300	10,160	\$1,860	30.35900	\$56.47
1990	R	41 114 002 00	GRIFFIN	21,900	33,119	\$11,219	30.35900	\$340.60
1990	R	41 114 002 30	KATT	8,500	12,581	\$4,081	30.35900	\$123.90
1990	R	41 114 002 60	COLE	19,700	21,022	\$1,322	30.35900	\$40.13
1990	R	41 114 004 00	RUSSELL	24,700	22,883	(\$1,817)	30.35900	(\$55.16)
1990	R	41 114 004 20	PIONEER GROUP PROPERTIES LLC	7,200	8,200	\$1,000	30.35900	\$30.36
1990	R	41 114 005 00	WHITE	27,200	28,987	\$1,787	30.35900	\$54.25
1990	R	41 114 005 50	MITCHELL	16,670	17,781	\$1,111	30.35900	\$33.73
1990	R	41 114 006 00	DUFFING	9,700	10,385	\$685	30.35900	\$20.80
1990	R	41 114 006 50	WICKER	21,600	25,579	\$3,979	30.35900	\$120.80
1990	R	41 114 007 00	LAKE COUNTY ABSTRACT CO INC	21,600	25,682	\$4,082	30.35900	\$123.93
1990	R	41 114 007 50	PETTENGILL	13,100	13,928	\$828	30.35900	\$25.14
1990	R	41 114 008 00	PETTENGILL	64,400	68,851	\$4,451	30.35900	\$135.13
1990	R	41 114 009 00	BROWN	82,700	88,242	\$5,542	30.35900	\$168.25
1990	R	41 114 009 10	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 114 011 00	ALLISON	22,000	41,094	\$19,094	30.35900	\$579.67
1990	R	41 114 014 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 114 015 00	ALLISON	57,100	60,986	\$3,886	30.35900	\$117.98
1990	R	41 118 005 00	SCHOOL DISTRICT #2	0	0	\$0	30.35900	\$0.00
1990	R	41 123 001 00	WEAVER OIL INC.	26,400	45,502	\$19,102	30.35900	\$579.92
1990	R	41 123 003 00	O'CONNOR	15,900	18,810	\$2,910	30.35900	\$88.34
1990	R	41 123 003 50	KNUTH OIL CO. INC. - DELETE 1992	31,200	0	(\$31,200)	30.35900	(\$947.20)
1992	R	41 123 003 51	DAMATIS PARTNERSHIP	0	40,613	\$40,613	30.35900	\$1,232.97
1990	R	41 123 004 00	DAMATIS A CO-PARTNERSHIP	4,650	5,372	\$722	30.35900	\$21.92
1990	R	41 123 004 50	DAMATI'S	9,130	10,586	\$1,456	30.35900	\$44.20
1990	R	41 123 007 00	KNUTH OIL CO INC - DELETE 1992	46,200	0	(\$46,200)	30.35900	(\$1,402.59)
1992	R	41 123 007 01	STAR 9 INC	0	207,162	\$207,162	30.35900	\$6,289.23
1990	R	41 123 007 50	STAR 9 INC	1,100	6,800	\$5,700	30.35900	\$173.05

1990	R	41 123 009 00	CALAS	6,400	11,162	\$4,762	30.35900	\$144.57
1992	R	41 123 011 00	KNUTH OIL CO INC	0	11,513	\$11,513	30.35900	\$349.52
1990	R	41 123 012 00	KNUTH OIL CO., INC - DELETE 1992	8,500	0	(\$8,500)	30.35900	(\$258.05)
1990	R	41 123 015 00	WEAVER OIL INC.	500	1,200	\$700	30.35900	\$21.25
1990	R	41 123 016 00	TRUXTON	4,500	5,343	\$843	30.35900	\$25.59
1990	R	41 124 001 00	LAKE OSCEOLA STATE BANK	8,400	0	(\$8,400)	30.35900	(\$255.02)
1999	R	41 124 001 01	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1999	R	41 124 001 50	LAKE OSCEOLA STATE BANK	0	5,000	\$5,000	30.35900	\$151.80
1990	R	41 124 005 00	VILLAGE OF BALDWIN	7,200	0	(\$7,200)	30.35900	(\$218.58)
1990	R	41 124 006 00	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 124 009 00	ED'S SPORT SHOP	33,800	36,190	\$2,390	30.35900	\$72.56
1990	R	41 124 009 50	BRAGINTON	53,100	56,714	\$3,614	30.35900	\$109.72
1990	R	41 124 012 00	--COMBINED 1998--	11,700	0	(\$11,700)	30.35900	(\$355.20)
1998	R	41 124 012 01	LAKE OSCEOLA STATE BANK	0	1,236,088	\$1,236,088	30.35900	\$37,526.40
1990	R	41 124 014 00	--COMBINED 1998--	28,200	0	(\$28,200)	30.35900	(\$856.12)
1990	R	41 124 015 00	--COMBINED 1998--	36,000	0	(\$36,000)	30.35900	(\$1,092.92)
1990	R	41 124 015 50	--COMBINED 1998--	22,400	0	(\$22,400)	30.35900	(\$680.04)
1990	R	41 127 001 00	--COMBINED 1998--	0	0	\$0	30.35900	\$0.00
1990	R	41 128 001 00	LEWELLYN	27,500	32,199	\$4,699	30.35900	\$142.66
1990	R	41 128 003 00	LEWELLYN	5,000	5,962	\$962	30.35900	\$29.21
1990	R	41 128 005 00	GRACE	3,800	3,500	(\$300)	30.35900	(\$9.11)
1990	R	41 128 006 00	GRACE	23,880	26,535	\$2,655	30.35900	\$80.60
1990	R	41 128 009 00	DOUGLAS	7,000	7,340	\$340	30.35900	\$10.32
1990	R	41 128 011 00	DOUGLAS	500	500	\$0	30.35900	\$0.00
1990	R	41 128 012 00	LEWELLYN	1,100	1,100	\$0	30.35900	\$0.00
1990	R	41 128 015 00	LEWELLYN	700	700	\$0	30.35900	\$0.00
1990	R	41 201 001 00	MCQUEEN	600	676	\$76	30.35900	\$2.31
1990	R	41 201 005 00	STROUSE	5,300	6,239	\$939	30.35900	\$28.51
1990	R	41 201 007 00	NYLAND	4,650	10,100	\$5,450	30.35900	\$165.46
1990	R	41 201 009 00	ALLISON	2,800	3,484	\$684	30.35900	\$20.77
1990	R	41 201 012 00	TEODECKI	48,200	51,310	\$3,110	30.35900	\$94.42
1990	R	41 212 001 00	ALLISON - split 1998	5,600	0	(\$5,600)	30.35900	(\$170.01)
1992	R	41 212 001 01	ALLISON	0	5,485	\$5,485	30.35900	\$166.52
1998	R	41 212 005 00	ALLISON	0	0	\$0	30.35900	\$0.00
1998	R	41 212 005 01	ALLISON	0	20,000	\$20,000	30.35900	\$607.18
1990	R	41 212 009 00	ALLISON	11,200	0	(\$11,200)	30.35900	(\$340.02)
1990	R	41 212 013 00	ALLISON	8,600	10,236	\$1,636	30.35900	\$49.67
1990	R	41 530 001 00	THOMAS	500	0	(\$500)	30.35900	(\$15.18)
1999	R	41 530 001 01	VILLAGE OF BALDWIN	0	0	\$0	30.35900	\$0.00
1990	R	41 530 002 00	HALL	400	450	\$50	30.35900	\$1.52
1990	R	41 530 004 00	THOMAS	11,600	11,703	\$103	30.35900	\$3.13
1990	R	41 530 008 00	BROWN	200	223	\$23	30.35900	\$0.70
1990	R	41 530 009 00	THOMAS	300	700	\$400	30.35900	\$12.14
1990	R	41 530 011 00	HALL	4,800	5,491	\$691	30.35900	\$20.98
1990	R	41 530 013 00	WILLIAMS	0	353	\$353	30.35900	\$10.72
1990	R	41 530 014 00	ELLIOTT	10,100	10,718	\$618	30.35900	\$18.76
1990	R	41 530 015 00	HALL	13,800	15,589	\$1,789	30.35900	\$54.31
1990	R	41 530 017 00	HALL	400	353	(\$47)	30.35900	(\$1.43)
1990	R	41 530 018 00	HALL	6,540	7,493	\$953	30.35900	\$28.93
1999	R	41 530 021 00	THOMAS	0	700	\$700	30.35900	\$21.25
1990	R	41 530 023 00	LOWERY	300	336	\$36	30.35900	\$1.09
1990	R	41 530 025 00	HALL	200	223	\$23	30.35900	\$0.70
1990	R	41 530 027 00	C/O DOCK MC DOWELL JR	300	336	\$36	30.35900	\$1.09
1990	R	41 530 029 00	STATE OF MICHIGAN	0	0	\$0	30.35900	\$0.00
1990	R	41 530 031 00	THOMAS	200	353	\$153	30.35900	\$4.64
1990	R	41 530 032 00	DIMODICA	200	223	\$23	30.35900	\$0.70
1990	R	41 530 033 00	OJAVAN INVESTORS INC	200	0	(\$200)	30.35900	(\$6.07)
1990	R	41 530 034 00	HUSNER	300	336	\$36	30.35900	\$1.09
1990	R	41 530 038 00	COOPER	200	0	(\$200)	30.35900	(\$6.07)
1990	R	41 530 039 00	WEEKS	300	700	\$400	30.35900	\$12.14
1990	R	41 531 001 00	THOMAS	200	400	\$200	30.35900	\$6.07
1990	R	41 531 002 00	KIRKCLING	500	563	\$63	30.35900	\$1.91
1990	R	41 531 004 00	THOMAS	200	400	\$200	30.35900	\$6.07
1990	R	41 531 005 00	C/O FELIX CAMPBELL	500	563	\$63	30.35900	\$1.91
1990	R	41 531 006 00	MODEST JR	300	336	\$36	30.35900	\$1.09
1990	R	41 531 008 00	HALL	5,600	6,410	\$810	30.35900	\$24.59
1990	R	41 531 010 00	FRITZ-BEST	6,500	7,625	\$1,125	30.35900	\$34.15
1990	R	41 531 012 00	MC KINSTRY - split 1998	7,200	0	(\$7,200)	30.35900	(\$218.58)
1994	R	41 531 012 01	MC KINSTRY	0	700	\$700	30.35900	\$21.25
1994	R	41 531 014 00	MC KINSTRY	0	20,861	\$20,861	30.35900	\$633.32
1990	R	41 531 016 00	ANDERSON	6,600	0	(\$6,600)	30.35900	(\$200.37)
1990	R	41 531 021 00	ELDRIDGE	300	336	\$36	30.35900	\$1.09
1990	R	41 531 023 00	ZILL	200	1,000	\$800	30.35900	\$24.29

1990	R	41 531 024 00	STATE OF MICHIGAN	0	0	\$0	30.35900	\$0.00
1990	R	41 531 026 00	STATE OF MICHIGAN	0	0	\$0	30.35900	\$0.00
1990	R	41 531 027 00	C/O FREDRIKA KIRKLING	300	336	\$36	30.35900	\$1.09
1990	R	41 532 001 00	BOLES	300	336	\$36	30.35900	\$1.09
1990	R	41 532 003 00	GROULX	500	800	\$300	30.35900	\$9.11
1990	R	41 532 006 00	THOMPSON	800	902	\$102	30.35900	\$3.10
1990	R	41 532 011 00	BRYAN	0	1,778	\$1,778	30.35900	\$53.98
1990	R	41 532 013 00	IDEAL CHOICE INC	300	500	\$200	30.35900	\$6.07
1990	R	41 532 015 00	LEE	600	676	\$76	30.35900	\$2.31
1990	R	41 532 019 00	REED CITY HOSPITAL	1,200	1,469	\$269	30.35900	\$8.17
1990	R	41 532 027 00	RUPERSBURG	800	0	(\$800)	30.35900	(\$24.29)
1990	R	41 532 031 00	RUPERSBURG	200	0	(\$200)	30.35900	(\$6.07)
1990	R	41 532 032 00	RUPERSBURG	600	0	(\$600)	30.35900	(\$18.22)
1990	R	41 532 037 00	FIELDS	900	1,200	\$300	30.35900	\$9.11
1990	R	41 532 043 00	CHUPP	200	300	\$100	30.35900	\$3.04
1990	R	41 532 044 00	DUSETT JR	300	0	(\$300)	30.35900	(\$9.11)
1990	R	41 532 046 00	DUSETT JR	300	0	(\$300)	30.35900	(\$9.11)
1990	R	41 532 048 00	KRISEL	0	1,000	\$1,000	30.35900	\$30.36
count:	235			\$2,356,312	\$3,852,539	\$1,496,227		\$45,423.96
1990	P	41 900 003 00	PACKING MATERIAL CO INC	2,807	12,710	\$9,903	30.35900	\$300.65
1990	P	41 900 008 00	JERRY'S BEST FOODS INC	28,984	61,004	\$32,020	30.35900	\$972.10
1990	P	41 900 008 50	G-TECH	649	1,010	\$361	30.35900	\$10.96
1990	P	41 900 009 00	CONINE PUBLISHING	1,404	418	(\$986)	30.35900	(\$29.93)
1990	P	41 900 011 40	DELETE-1994	1,993	0	(\$1,993)	30.35900	(\$60.51)
1990	P	41 900 014 00	WESTGATE OIL COMP INC	8,920	0	(\$8,920)	30.35900	(\$270.80)
1990	P	41 900 015 20	GREIN'S SERVICE	754	0	(\$754)	30.35900	(\$22.89)
1990	P	41 900 016 60	FERRELLGAS INC	3,446	170	(\$3,276)	30.35900	(\$99.46)
1990	P	41 900 018 00	KNUTH OIL CO	5,270	5,270	\$0	30.35900	\$0.00
1990	P	41 900 019 00	DOLLAR STORE	2,039	1,000	(\$1,039)	30.35900	(\$31.54)
1990	P	41 900 019 20	DELETE-1996	1,493	0	(\$1,493)	30.35900	(\$45.33)
1990	P	41 900 020 00	THE WEEKENDER	1,600	0	(\$1,600)	30.35900	(\$48.57)
1990	P	41 900 021 00	RUSSEL	17,554	1,500	(\$16,054)	30.35900	(\$487.38)
1990	P	41 900 021 10	GONE - 1999	1,600	0	(\$1,600)	30.35900	(\$48.57)
1990	P	41 900 023 00	BALDWIN DEPARTMENT STORE	410	0	(\$410)	30.35900	(\$12.45)
1990	P	41 900 024 00	PATTIES DRUG CO	10,300	11,300	\$1,000	30.35900	\$30.36
1993	P	41 900 024 50	G-TECH CORP	0	1,010	\$1,010	30.35900	\$30.66
1997	P	41 900 024 75	CHANNEL ONE COMMUNICATION	0	720	\$720	30.35900	\$21.86
1990	P	41 900 025 00	JONES ICE CREAM	11,258	20,240	\$8,982	30.35900	\$272.68
1990	P	41 900 026 00	WENGER INSURANCE	3,858	5,980	\$2,122	30.35900	\$64.42
1990	P	41 900 027 00	GONE - 1999	248	0	(\$248)	30.35900	(\$7.53)
1990	P	41 900 029 00	COLES INSURANCE	5,804	3,030	(\$2,774)	30.35900	(\$84.22)
1990	P	41 900 030 00	SPORTS ONE	3,949	8,400	\$4,451	30.35900	\$135.13
1990	P	41 900 032 00	BEN FRANKLIN VARIETY STORE	7,867	2,120	(\$5,747)	30.35900	(\$174.47)
1990	P	41 900 033 00	LOG BAR	4,771	7,630	\$2,859	30.35900	\$86.80
1990	P	41 900 035 00	VILLAGE RESTAURANT	3,174	21,160	\$17,986	30.35900	\$546.04
1990	P	41 900 037 00	LAKE CO ABSTRACT CO	11,442	3,030	(\$8,412)	30.35900	(\$255.38)
1990	P	41 900 037 20	A T & T CREDIT CORP	1,246	530	(\$716)	30.35900	(\$21.74)
1993	P	41 900 037 50	ERVIN LEASING COMPANY	0	6,590	\$6,590	30.35900	\$200.07
1990	P	41 900 039 00	BALDWIN LUMBER CO	4,362	3,710	(\$652)	30.35900	(\$19.79)
1990	P	41 900 042 00	WEAVER OIL INC	6,510	42,730	\$36,220	30.35900	\$1,099.60
1997	P	41 900 042 10	GTECH CORPORATION	0	1,010	\$1,010	30.35900	\$30.66
1990	P	41 900 043 00	GONE - 1999	1,000	0	(\$1,000)	30.35900	(\$30.36)
1994	P	41 900 044 50	M&M PRINTING & GRAPHICS	0	2,048	\$2,048	30.35900	\$62.18
1990	P	41 900 045 00	POMPEII'S	5,981	9,200	\$3,219	30.35900	\$97.73
1990	P	41 900 046 00	STAR 9 INC	13,000	8,890	(\$4,110)	30.35900	(\$124.78)
1990	P	41 900 048 00	BALDWIN LANES	1,963	20,948	\$18,985	30.35900	\$576.37
1990	P	41 900 049 00	EDS SPORT SHOP	1,195	449	(\$746)	30.35900	(\$22.65)
1990	P	41 900 050 00	GONE - 1992	1,400	0	(\$1,400)	30.35900	(\$42.50)
1990	P	41 900 051 00	WETHERELL LAND SURVEYING	5,842	9,998	\$4,156	30.35900	\$126.17
1990	P	41 900 052 00	GONE - 1999	606	0	(\$606)	30.35900	(\$18.40)
1990	P	41 900 053 00	GONE - 1994	400	0	(\$400)	30.35900	(\$12.14)
1990	P	41 900 054 00	DAIRY QUEEN	7,280	10,970	\$3,690	30.35900	\$112.02
1990	P	41 900 066 00	WISDOM HOUSE	1,400	454	(\$946)	30.35900	(\$28.72)
1990	P	41 900 067 00	CONSUMERS POWER CO	56,565	84,237	\$27,672	30.35900	\$840.10
1990	P	41 900 071 00	PEPSI COLA COMPANY	4,639	6,810	\$2,171	30.35900	\$65.91
1990	P	41 900 072 00	DOLLY'S FAMILY DINING	10,507	7,930	(\$2,577)	30.35900	(\$78.24)
1990	P	41 900 073 00	GONE - 1999	4,500	0	(\$4,500)	30.35900	(\$136.62)
1990	P	41 900 075 00	JENSEN-SHROYER-ANDERSON	2,138	5,620	\$3,482	30.35900	\$105.71
1990	P	41 900 081 00	GONE - 1999	63	0	(\$63)	30.35900	(\$1.91)
1990	P	41 900 082 00	GONE - 1997	2,271	0	(\$2,271)	30.35900	(\$68.95)
1990	P	41 900 084 00	MICHCON GAS CO	74,046	74,863	\$817	30.35900	\$24.80
1990	P	41 900 089 00	C-TECH CABLE SYSTEMS	9,398	10,449	\$1,051	30.35900	\$31.92
1990	P	41 900 092 00	KORT ATTY AT LAW	3,000	3,000	\$0	30.35900	\$0.00

1990	P	41 900 096 00	GONE - 1999	1,548	0	(\$1,548)	30.35900	(\$47.00)
1990	P	41 900 100 00	RADALAS-VENDOR	1,500	600	(\$900)	30.35900	(\$27.32)
1990	P	41 900 101 00	GONE - 1999	700	0	(\$700)	30.35900	(\$21.25)
1990	P	41 900 102 00	GONE - 1997	1,122	0	(\$1,122)	30.35900	(\$34.06)
1990	P	41 900 103 00	H & R BLOCK	1,088	1,588	\$500	30.35900	\$15.18
1990	P	41 900 106 00	GONE - 1999	3,500	0	(\$3,500)	30.35900	(\$106.26)
1990	P	41 900 107 00	GONE - 1999	23	0	(\$23)	30.35900	(\$0.70)
1990	P	41 900 108 00	GONE - 1999	1,393	0	(\$1,393)	30.35900	(\$42.29)
1990	P	41 900 109 00	HALLMARK MARKETING CORP	462	876	\$414	30.35900	\$12.57
1990	P	41 900 110 00	ADT SECURITY SYSTEMS	2,000	0	(\$2,000)	30.35900	(\$60.72)
1990	P	41 900 112 00	GONE - 1999	781	0	(\$781)	30.35900	(\$23.71)
1990	P	41 900 113 00	VIDIO-SCHMIDIO	6,000	6,000	\$0	30.35900	\$0.00
1990	P	41 900 114 00	PITNEY BOWES CO	4,000	5,240	\$1,240	30.35900	\$37.65
1991	P	41 900 115 00	RANDCO VARIETY OUTLET	0	0	\$0	30.35900	\$0.00
1991	P	41 900 117 00	ADT SECURITY SYSTEMS	0	0	\$0	30.35900	\$0.00
1999	P	41 900 118 00	KNUTH OIL CO	0	4,130	\$4,130	30.35900	\$125.38
1993	P	41 900 119 00	MI COCA COLA BOTTLING CO	0	11,930	\$11,930	30.35900	\$362.18
1996	P	41 900 121 00	PHOTO BOUTIQUE	0	520	\$520	30.35900	\$15.79
1998	P	41 900 122 00	STAR 9 INC	0	55,840	\$55,840	30.35900	\$1,695.25
count:	73			\$385,022	\$564,862	\$179,840		\$5,459.75
total:	308		real:	\$2,356,312	\$3,852,539	\$1,496,227		\$45,423.96
TRI R = REAL PROPERTY			personal:	\$385,022	\$564,862	\$179,840		\$5,459.75
TRI P = PERSONAL PROPERTY			grand total:	\$2,741,334	\$4,417,401	\$1,676,067		\$50,883.70
TRI C = COMMERCIAL FACILITIES			annual growth:	-8.70%	24.03%			
			average annual growth:		4.96%			
			personal property:	16.34%	14.66%			
			real property:	83.66%	85.34%			

TABLE 11 • TAX INCREMENT WORKSHEET

DDA Property in Webber Township

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1999 VALUE	CAV	MILLAGE	REVENUE
1990	R	42 034 001 20	BALDWIN FAMILY HEALTH CARE	0	0	\$0	31.23150	\$0.00
1990	R	42 034 001 50	LAKE COUNTY CARE CENTER	8,600	0	(\$8,600)	31.23150	(\$268.59)
1990	R	42 034 003 00	COUNTY OF LAKE	0	0	\$0	31.23150	\$0.00
1990	R	42 034 003 01	REGIONAL HEALTH CARE INC	0	0	\$0	31.23150	\$0.00
1990	R	42 034 003 05	REGIONAL HEALTH CARE INC	0	0	\$0	31.23150	\$0.00
1990	R	42 034 005 00	COUNTY OF LAKE	14,300	0	(\$14,300)	31.23150	(\$446.61)
1990	R	42 034 006 00	GORMAN	1,500	1,016	(\$484)	31.23150	(\$15.12)
1990	R	42 034 007 00	WILLIAMS	20,000	27,211	\$7,211	31.23150	\$225.21
1990	R	42 034 016 01	GONE - 1996	2,200	0	(\$2,200)	31.23150	(\$68.71)
1991	R	42 034 016 02	KAHILL VILLAGE	0	460,300	\$460,300	31.23150	\$14,375.86
1990	R	42 034 016 10	VILLAGE OF BALDWIN	0	0	\$0	31.23150	\$0.00
1990	R	42 034 016 20	NICHOLS	16,100	18,979	\$2,879	31.23150	\$89.92
1991	R	42 034 016 30	KAHLIL VILLAGE APARTMENTS	0	448,000	\$448,000	31.23150	\$13,991.71
1990	R	42 034 017 00	LAKE COUNTY - split 1992	0	0	\$0	31.23150	\$0.00
1992	R	42 034 017 01	LAKE COUNTY	0	0	\$0	31.23150	\$0.00
1992	R	42 034 017 25	NHF SUB LAKE	0	0	\$0	31.23150	\$0.00
1990	R	42 034 017 50	OAK VILLAGE CARE CENTER	18,000	1,025,691	\$1,007,691	31.23150	\$31,471.70
1990	R	42 034 021 01	VANDEMBERG	5,100	11,100	\$6,000	31.23150	\$187.39
1990	R	42 034 021 60	BLARNEY CASTLE OIL CO	70,100	70,600	\$500	31.23150	\$15.62
1990	R	42 034 022 00	ACI STORES	28,600	29,700	\$1,100	31.23150	\$34.35
1991	R	42 315 008 00	FIRST BAPTIST CHURCH OF BALDWIN	0	0	\$0	31.23150	\$0.00
1990	R	42 315 009 00	FIRST BAPTIST CHURCH - split 1991	0	0	\$0	31.23150	\$0.00
1990	R	42 315 011 02	BROOKS	20,400	24,049	\$3,649	31.23150	\$113.96
1990	R	42 315 016 01	BROOKS	0	406	\$406	31.23150	\$12.68
1990	R	42 383 001 00	HATLAS	600	706	\$106	31.23150	\$3.31
1990	R	42 383 003 00	MCKINSTREY	4,300	5,067	\$767	31.23150	\$23.95
1990	R	42 383 005 00	WEEKS	0	292	\$292	31.23150	\$9.12
1990	R	42 384 001 00	COUSAR	5,800	6,835	\$1,035	31.23150	\$32.32
1990	R	42 384 004 00	WEEKS	0	352	\$352	31.23150	\$10.99
1990	R	42 384 005 00	VANDEMBERG	600	711	\$111	31.23150	\$3.47
1990	R	42 384 007 00	VANDEMBERG	300	3,063	\$2,763	31.23150	\$86.29
1990	R	42 384 008 00	WEEKS	0	304	\$304	31.23150	\$9.49
1990	R	42 384 009 00	CHANNER	300	304	\$4	31.23150	\$0.12
1990	R	42 384 010 00	WEEKS	0	304	\$304	31.23150	\$9.49
count:	34			\$216,800	\$2,134,990	\$1,918,190		\$59,907.95
1990	P	42 900 001 00	CONSUMERS POWER CO	11,239	0	(\$11,239)	31.23150	(\$351.02)
1996	P	42 900 001 01	CONSUMERS POWER CO	0	21,586	\$21,586	31.23150	\$674.16
1990	P	42 900 002 00	CONSUMERS POWER CO	5,290	0	(\$5,290)	31.23150	(\$165.21)
1990	P	42 900 004 00	GONE - 1999	5,500	0	(\$5,500)	31.23150	(\$171.77)
1990	P	42 900 006 00	LAKE COUNTY CARE CENTER INC	59,046	90,800	\$31,754	31.23150	\$991.73
1990	P	42 900 007 00	BLARNEY CASTLE OIL CO	21,000	9,500	(\$11,500)	31.23150	(\$359.16)
1993	P	42 900 008 00	G TECH CORPORATION	0	460	\$460	31.23150	\$14.37
1994	P	42 900 009 00	AT&T CREDIT CORP	0	6,529	\$6,529	31.23150	\$203.91
1994	P	42 900 010 00	ACI STORES	0	8,300	\$8,300	31.23150	\$259.22
1996	P	42 900 011 00	HILL-ROM COMPANY INC	0	7,000	\$7,000	31.23150	\$218.62
1996	P	42 900 012 00	PEOPLES TELEPHONE CO INC	0	0	\$0	31.23150	\$0.00
1997	P	42 900 013 00	COCA COLA	0	300	\$300	31.23150	\$9.37
count:	12			\$102,075	\$144,475	\$42,400		\$1,324.21
1990	C	42 850 001 00	OAK VILLAGE CARE CENTER	482,500	0	(\$482,500)	31.23150	(\$15,069.20)
count:	1			482,500	0	(\$482,500)		(\$15,069.20)
total:	47			real: \$216,800	\$2,134,990	\$1,918,190		\$59,907.95
TRI R = REAL PROPERTY				personal:	\$102,075	\$144,475	\$42,400	\$1,324.21
TRI P = PERSONAL PROPERTY				tax abated:	\$482,500	\$0	(\$482,500)	(\$15,069.20)
TRI C = COMMERCIAL FACILITIES				grand total:	\$801,375	\$2,279,465	\$1,478,090	\$46,162.96
				annual growth:		1.38%		
				average annual growth:		19.12%		
				personal property:	47.08%	6.77%		
				real property:	52.92%	93.23%		

\$5,987,529

Total \$97,706.88

\$709,337

\$0

\$6,696,866

PREPARATION OF TAXING JURISDICTION REPORTS

A summary of the Tax Increment Work Sheet called the 'Taxing Jurisdiction Report' will be prepared for the appropriate taxing jurisdictions. It will list:

1. Each taxing jurisdiction in which the development area is located,
2. The IAV of all real and personal property in the development area,
3. The current millage rates of each taxing jurisdiction on both real and personal property,
4. The special tax rolls prepared for property for which facilities exemption certificates have been awarded, and
5. The tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area.

The Village treasurer will transmit copies of the Taxing Jurisdiction Report, together with a notice that the report has been prepared pursuant to Act 197, Public Acts of 1975, as amended, to the Village, township and county treasurers, and the DDA.

ANNUAL UPDATES OF TAX INCREMENT WORKSHEETS AND TAXING JURISDICTION REPORTS

Each tax collection period before the time tax bills are mailed to the owners of property in the development area, the municipal treasurer will prepare an updated tax increment work sheet and taxing jurisdiction report. The updated reports will show the information required above and the captured assessed value for that year. Copies of the updated taxing jurisdiction reports will be transmitted to the same persons as the base year report, together with a notice that it has been prepared in accordance with the development plan, pursuant to Act 197, P.A. 1975, as amended.

ESTABLISHMENT OF PROJECT FUND; APPROVAL OF DEPOSITORY

The treasurer of the DDA will establish a depository in a bank or banks or other financial institution or institutions, approved by the board of directors of the authority, to be designated the DDA Fund. All monies received by the DDA pursuant to the development plan will be deposited in the fund. All monies in that fund and earnings thereon will be used only in accordance with the development plan, the authority's bylaws, and related municipal ordinances and resolutions.

PAYMENT OF TAX INCREMENTS TO THE DDA

The Village and Township Treasurers will, as ad valorem taxes are collected on the property in the development area, pay that proportion of the taxes, except penalties and collection fees, that the captured assessed value bears to the initial assessed value to the treasurer of the DDA for deposit in the fund. Distribution of tax collections from captured values commences to the treasurer of the DDA on the same date or dates and in the same way in which the municipal and township treasurers are required to remit taxes to each of the taxing jurisdictions. Since each dollar collected from the development area contains the proceeds of the tax on the initial and captured assessed values, the amounts should, therefore, be distributed pro rata (captured assessed value divided by the current assessed value; initial assessed value divided by current assessed value) for each dollar collected.

Provisions of Section 43(3) of the Property Tax Act (M.C.L. 211.43(3)) apply to the distribution of all taxes, including taxes collected within the DDA district. This section specifies that tax collections on hand must be distributed within 10 business days of the 1st and 15th of each month.

IMPLEMENTING PUBLIC IMPROVEMENTS

The public makes an investment in public improvements and potentially in facilities to be leased or sold to private owners to stimulate private investment in a specific development district. The investment must be made in response to a declining business climate and tax base that the public wishes to protect and develop.

ISSUING BONDS

Bonds may be issued to finance the improvements, This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds, these bonds are retired in a manner prescribed by the authority.

TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipality and all other political subdivisions levying taxes in the development area to the CAV.

Since the plan may provide for the use of part or all of the CAV, the DDA may enter into agreements with each of the taxing units to share a portion of the CAV of the district. At this time, the authority has determined that it will use all of the CAV to undertake projects and paying the principal and interest on any outstanding bond issues.

Should a political subdivision levying taxes in the development area vote extra millage for specific projects (for example, street building and repair inside or outside the DDA area or additional fire or police protection), such increased millage will also be included in the CAV.

USE OF REVENUE FOR BOND PAYMENTS

The DDA commits and pledges all tax increment revenue to the retirement of debt in cooperation with the municipality or other entity allowed by law to assist the DDA in debt financing. All tax increment revenue is obligated for the purposes identified in this plan. When the DDA finances projects or activities with bonds, the payment of principal and interest on those bonds will be its priority.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The authority intends to finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. The bonds may be issued by the authority, the Village, or by other authorized public entities on behalf of the authority. Whichever bonding method is selected, the authority intends to use tax increment revenues to pay, directly or indirectly, the debt service on bonds issued to pay the costs of the improvements described in the development plan.

Based on several assumptions regarding tax increment revenue, it would be most advantageous to initiate bonded indebtedness in 2001. However, should conditions become desirable to wait until some later date, bonds could be sold anytime to help finance the development plan. Should investment occur at a greater rate than that anticipated or if issuance is deferred beyond 2001, a greater amount of indebtedness could be incurred. It is not anticipated that bonded indebtedness will exceed the maximum amount of \$3,000,000.

Future bond issues may be necessary to implement the proposed projects and activities during the term of the plan. The cost estimates provided in the development plan do not include the cost of interest should they require bonding to complete. All bonding methods (i.e., revenue, general obligation, and tax increment) that might be employed are subject to the provisions of Act 197. All revenues of the DDA are committed to repaying the principal and interest on all bonds issued, on a priority basis. Any and all projects and activities of the DDA could benefit from the sale and use of bond proceeds.

The proposed repayment schedule for a potential \$1.655 mil. in bonds has been calculated by using 80 percent of the total revenue available to the DDA annually. The maximum amount of bonded indebtedness over the life of the plan is not expected to exceed \$3,000,000. A hypothetical bond issue amortization schedule for a proposed \$1.655 mil. issued in 2001 is included in Appendix C.

In the event the DDA, either itself or through the Village, is obligated to repay all or part of future bond issues, the cumulative maximum indebtedness each year on one or more such issues will not exceed the total principal and interest amounts required to retire bonds in the amount of \$3,000,000.

DURATION OF THE PROGRAM

The duration of the Tax Increment Financing and Development Plan will be 20 years from the December 31st following the date the municipality adopts this plan and will expire on December 31, 2020, or until the following two conditions have been met:

1. The purposes for which the development plan was established have been accomplished.
2. The principal and interest on any outstanding bonds issued have been paid or funds sufficient to make payment have been segregated.

The end date does not prevent the DDA from receiving all tax increments it is entitled to receive from taxes levied on December 1, 2020.

ESTIMATE OF THE ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES

The Revenue Projections (Table 12) have been used to determine most of the fiscal aspects of the plan, including the projected total revenue available to the authority annually over the life of the plan. The net "tax increment revenue" is further divided into "bondable revenue" (80 percent) and "reserve revenue" (20 percent). Annual tax increment revenue may be used as it is received each year for projects, operations, administration, etc., or may be accumulated until sufficient sums are attained to undertake larger projects. Annual revenues may be used in the same manner every year, including debt service if bonding is used as a financing mechanism. The reserve revenue would be the amount available for expenditure annually if a bond using the maximum was issued. Revenue projections assume that investments will occur as specific identified projects or as annual increases in both real and personal property based on the development district's historical SEV performance.

Over the past 10 years, the DDA district's SEV has increased an average of 12.04 percent per year. That portion of the DDA in Pleasant Plains Township grew at an average rate of 4.96 percent and in Webber Township at 19.12 percent. However, it may be unrealistic to justify a long-term projection

at 10 or 12 percent growth per year. Assuming a modest investment climate, a projected annual increase of 6.02 percent will be used (just one-half of the previous established growth rate). This 6.02 percent is supported by the fact that 89 percent of the current value of the DDA is real property and only 11 percent is personal property. However, real property increases are expected to increase at a decreasing rate. A reduction of 10 percent per year has been calculated into the revenue projections such that the rate of growth diminishes to merely 0.73 percent in the year 2019.

Personal property is expected to decrease nearly 7.0 percent per year and is depreciated in the spreadsheet. This results in the rate of growth reaching a maximum and then decreasing throughout the life of the plan. The captured assessed value shown for any given year is the total anticipated investment including the depreciation of personal property.

The average projected rate of growth is just 2.55 percent per year. This anticipated growth is for all forms of valuation increases including improvements to existing properties, new construction, and inflationary increases in both existing and future developments. Conversely, personal property increases are reduced by depreciation of value using the 15-year depreciation schedule most commonly associated with equipment and machinery.

The initial assessed value includes both real and personal property. It may also include personal property that is located throughout the district, such as property owned by utility companies. To determine the portion of the multi locational properties included in the district, a percentage was determined based on the ratio of the district's total acreage, SEV, and number of parcels to the entire Village. The average of these three techniques provided a rounded figure of 47 percent, representing the portion of these properties to be allocated to the district.

The Revenue Projections (see Table 12) reflect a reasonable projection of revenue over the life of this plan based on the growth rate already experienced. The authority intends on using all revenues resulting from the captured assessed value to finance the development plan. However, annual tax increment revenues may increase or decrease over time due to changing conditions, such as:

- Additional investment within the development area not currently anticipated.

- Effects of inflation and changing interest rates on existing property values and new development projects.
- Assessed personal property values depreciating at varying rates and periods.
- Tax laws and local response to development incentives, such as tax abatements.
- Local adjustments or changes regarding valuation trends.

It is assumed that there will be continued increases in revenue as the result of these factors and the climate for continued investment within the DDA seems positive. Therefore, to be cautious about future growth, a figure starting at 6.02 percent in 1999 has been used. This is a reasonable increase for this year. For 2000, a growth factor of 5.42 percent is anticipated, which is subsequently reduced by 10 percent per year, declining to under 1.0 percent in the last year of the plan. This is an important assumption based on several factors affecting future growth within the DDA, such as:

- There is ample vacant land within the DDA to be developed.
- Property values are increasing at a greater rate than in the past.
- There are known developments proposed within the DDA.

It is assumed that there will be offsetting increases and decreases from the above-mentioned factors. The DDA intends to use all of the revenue generated to undertake its development plans.

ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE TAXING JURISDICTIONS

Tax increment financing, while being one of the most effective tools for the municipality to fund necessary improvements, is no different from other public development programs. Along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the CAV in the development district. It is important to note that the impact on the revenues of the taxing jurisdictions occurs on only the increase in taxable value from properties within the DDA and does not affect revenues from the base year values. The impact of these revenue reallocations on each taxing jurisdiction will be proportional to the ratio of the millage rate and the total SEV of the respective jurisdiction.

For predicting future increases in the SEVs, there are assumptions that have to be made. First, it is assumed that there is a lag time involved between the current investment climate and reportable SEV increases. Second, there is a relationship between past and future SEVs. The average annual percentage increase is expected to be less than it has been in the past few years. To make projections as realistic as possible, for the purposes of this analysis, future SEVs will be assumed to grow at a rate below that indicated by the past records. In order to predict the impact of tax increment financing on each of the respective Jurisdictions, two critical pieces of information are required:

1. The first is the amount of private investment expected to occur in the development district as new construction, expansion, renovation, or the addition of personal property. In the short term, this type of investment information is somewhat available although it is limited and not firmly committed. In the long term, this information becomes much more speculative and, therefore, much less reliable. This plan assumes moderate annual increases in investments that are likely to occur over the life of the plan period.
2. The second piece of information needed is the rate of increases in the SEV of each taxing jurisdiction. Varying rates of increases in SEV were exhibited by each taxing jurisdiction that levy taxes within the DDA development area. However, a trend is evident from analyzing the history of the taxing jurisdictions' SEVs that they are increasing at an increasing rate. This may be attributable to a variety of conditions; but most obvious, perhaps, is the trend of increasing property values linked to historically favorable annual inflation rates.

Although the trend may be for SEVs to increase at an increasing rate, the rates of increase for the purposes of this impact analysis, will be held constant.

Table 13 illustrates the average annual increase in SEVs over the past 9 years for all 4 affected taxing jurisdictions levying taxes within the DDA and will therefore be affected by the use of tax increment financing. This table shows Webber Township having a larger annual growth rate than any other taxing jurisdiction; with a 17.13 percent average annual increase. Lake County slightly outpaced the Village and Pleasant Plains Township over the same nine-year period. The average annual growth rate for all taxing jurisdictions equaled 8.69 percent. However, since Webber Township appears to be a severe

anomaly, removing them from future projection seems logical. The remaining three jurisdictions averaged 5.87 percent. This could further be rounded down to just 5.00 percent. This proposed annual 5.00 percent rate of increase will be used to predict the future annual growth of all of the taxing jurisdictions within the Baldwin DDA District for the term of the development plan. This effect however, is somewhat offset by the annual rate of growth of the DDA district, which is projected at an annual rate averaging 2.55 percent per year. The result is that the impact of tax increment financing is reduced over time.

TABLE 13 • TAXING JURISDICTION SEV HISTORIES (10 YEARS)			
Taxing Jurisdictions	1990	1999	Average Annual Increase (%)
Village of Baldwin	\$6,478,259	\$10,777,138	5.59
Lake County	\$175,142,380	\$279,996,372	6.65
Pleasant Plains Township	\$24,913,424	\$36,980,878	5.38
Webber Township	\$13,233,941	\$33,641,748	17.13
AVERAGE			8.69

SPREADSHEET BREAKDOWN

Tables 15 through 18 provide an analysis of the impact of tax increment financing on each taxing jurisdiction over the life of the development plan. The impact analyses to the taxing jurisdictions are produced in the following manner:

- Line 1 - State Equalized Value: This entry gives the respective SEV of the taxing jurisdiction. Each jurisdiction has different boundaries and a respectively different SEV. These figures are expected to increase throughout the life of the plan at the rate described above.
- Line 2 - Development and Investment Within DDA: This entry gives the value of the anticipated increases for each year that development occurs in the development area.

- Line 3 - Adjusted State Equalized Value: This entry gives the same information as Line 1 with the addition of development area investment increases throughout the life of the plan. This entry gives the state equalized value, plus the increase in SEV within the DDA.
- Line 4 - Millage Rate: This entry gives the 1999 millage rate for each taxing jurisdiction.
- Line 5 - SEV Revenue Due Without DDA: The values shown in this row of the spreadsheet are the result of the millage rate applied to the SEV values given in Line 1 plus the increases in Line 2.
- Line 6 - SEV Revenue Due with DDA: This row of figures is the product of the millage rate and the SEV excluding the DDA increases.
- Line 7 - Impact: The difference between the amounts shown in Line 5 and Line 6 is given in Line 7 in both actual dollars and percent of total revenue.

This general format is used for all of the impact charts included in the appendix of the Plan. It is important to realize that the figures showing percentages represent decreases in future increases only. In other words, a 2 percent impact results in an increase for that year of 98 percent instead of 100 percent.

PLEASANT PLAINS TOWNSHIP IMPACT

Table 15 shows the impact of the plan on Pleasant Plains Township. The percent of impact averages 4.87 percent.

WEBBER TOWNSHIP IMPACT

Table 16 shows the impact of the plan on Webber Township. The percent of impact averages 5.35 percent.

LAKE COUNTY IMPACT

The impact to each respective taxing jurisdiction is proportional to the millage/SEV ratio of that jurisdiction. As this ratio increases, the impact on the taxing jurisdiction decreases. With the county,

since the ratio is very high, the impact is very low. The impact is no more than 1.40 percent in any given year. Table 17 gives a review of the impact of tax increment financing on the county. The average impact to the county is just 1.29 percent.

VILLAGE OF BALDWIN IMPACT

Table 18 shows the impact of tax increment revenue collections on the Village. The Village will have the highest percentage of CAV within the DDA compared to its total SEV and, as such, will experience the greatest impact. Because of this relatively high percentage of the Village's total SEV in the district, the relative percent of impact reaches nearly 37 percent per year. The impact slowly declines to approximately 28.0 percent by the end of the plan period. The percent of impact averages 33.39 percent.

GENERAL IMPACT

There are certain factors that are constant for all of the impact analyses. Real property increases are expected to increase at a decreasing rate. A reduction of 10 percent per year has been calculated into the DDA rate of growth projections. Personal property is expected to decrease nearly 7.0 percent per year and is likewise depreciated in the spreadsheet.

The following table portrays the current taxing jurisdictions from whose millages, tax increment revenues will be produced. The total millage is for the entire tax year. The Village's portion of the levy is collected in the summer tax collection period. The County and both townships collect their taxes in the winter tax collection period. The tax increment revenue produced depends on the DDA's captured assessed value and the millage rate. However, the less of a percentage of each taxing jurisdiction's total SEV within the DDA the less of an impact tax increment financing will have.

TABLE 14 • TAXING JURISDICTION MILLAGE RATES

		Millage Rate	1999 SEV	% in DDA
Village of Baldwin	Operating	15.0000	\$10,777,138	62.1
Lake County	Allocated	6.8288	\$279,996,372	
	Senior Citizen	0.736		2.4
	Sheriff	1.472		
	EMS	1.3992		
Pleasant Plains Township	Allocated	0.9846	\$36,980,878	11.9
	Fire	1.9692		
	Library	0.9846		
	Cemetery	0.9846		
Webber Township	Allocated	.9659	\$33,641,748	6.8
	Fire	1.9318		
	Township Improvement	2.8978		

STATEMENT ABOUT WHETHER PLAN PROVIDES FOR THE USE OF SOME OR ALL OF THE CAPTURED VALUE

The total cost of the development program is estimated to be \$5,985,000. The DDA is expecting to provide only about 76 percent of the total cost of the development program with \$4,605,000 being financed by tax increment revenues from the DDA. The estimated tax increment revenues as projected in Table 12 are based on assumptions about historical trends combined with new development projects. The total revenue to the DDA over the twenty year life of the DDA is projected to be \$3,831,320. This is considerably short of the \$5.985 mil. necessary to complete the program and the

\$4.605 mil. identified as the DDA portion. Therefore, all of the available revenues from the Captured Value will be necessary to accomplish the Plan.

METHOD FOR EXCLUDING GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION

Property valuation increases resulting from inflation are not excluded in the anticipated captured assessed value set forth in the Revenue Projections Schedule (see Table 12).

APPENDIX A • MERCHANT AND CONSUMER SURVEY RESULTS

**VILLAGE OF BALDWIN
DOWNTOWN DEVELOPMENT AUTHORITY
MERCHANT AND CONSUMER SURVEYS**

INTRODUCTION

These surveys were conducted by the Baldwin DDA during April and May 1999. Members of the DDA distributed copies of the 13-question merchant survey to businesses throughout the community. Eleven of the questionnaires were returned. A surprising aspect of the results was the selectivity that respondents displayed in answering specific questions. The following represents interesting information for consideration by the DDA. The DDA offers their thanks to those that participated.

MERCHANT SURVEY RESULTS

Of the 11 merchant survey results returned, several issues such as sidewalk repair, trash receptacles, and public seating were determined to be important. There were some indications that improvements to the alley behind the commercial buildings on the west side of Michigan Avenue were needed.

CONSUMER SURVEY RESULTS

The consumer surveys were mailed to taxpayers owning property in close proximity to M-37. Of the 520 distributed, 53 were returned. As with the merchant survey, there were a wide diversity of responses and relatively few overwhelming conclusions.

Tab sheet

VILLAGE OF BALDWIN MERCHANT SURVEY

THIS SURVEY IS BEING CONDUCTED BY THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY (DDA).

You have been selected to receive this questionnaire because you are an owner of property or a business located on M-37. Your response is important to the DDA in determining the future of Downtown Baldwin. We appreciate the few minutes it will take you to answer the questions.

When you have completed the questionnaire, please fold it so that the return address is on the outside, staple or tape closed, and place in the mail. Please return by April 15, 1999. **Thank you.**

Name of business: _____

Type of business: _____

Owner: _____

Address: _____

Telephone: _____ Fax: _____ E-mail: _____

(Optional) Your name and title: _____

(Optional) Do you own or rent the building you are in? OWN RENT

PLEASE ANSWER ONLY THOSE QUESTIONS THAT ARE RELEVANT TO YOU

PLEASE CHECK (✓) ALL THAT APPLY

1. With 1 being the best, how would you rate Downtown for the following?

	1	2	3	4
a. Comfortable places to sit outside:	<input type="checkbox"/>	<input checked="" type="checkbox"/> / / /	<input type="checkbox"/> /	<input checked="" type="checkbox"/> / / / / /
b. Number of events, festivals, and special downtown promotions:	<input checked="" type="checkbox"/> /	<input checked="" type="checkbox"/> / / /	<input type="checkbox"/> / /	<input type="checkbox"/> / /
c. Appearance of the buildings:	<input type="checkbox"/>	<input checked="" type="checkbox"/> / / / /	<input type="checkbox"/> / / / /	<input type="checkbox"/> /
d. Appearance of the surroundings:	<input type="checkbox"/>	<input checked="" type="checkbox"/> / / / / /	<input type="checkbox"/> /	<input type="checkbox"/> / /

2. Do you think parking improvements are needed?

YES NO

If YES, what kind?

- Number of spaces /
- Ease of use
- Location (Proximity to your business)
- Other (Describe) west alley

3. Do you think sidewalk improvements are needed?

YES NO

If YES, what kind?

- Additional /
- Repair /// /
- Replacement /// /
- Other (Describe) /

4. Do you think street and alley improvements are needed?

YES ~~///~~
//

NO ~~///~~

If YES, where?

- M-37
- Lake Street /
- 7th Street /
- Alleys (East) //
- 8th Street /
- Alleys (West) ~~///~~

Other (Describe): /

5. Do you think lighting is:

- Adequate ~~///~~ ~~///~~ ~~///~~ ~~///~~
- Attractive
- Right location
- Other (Describe): //

6. In Downtown Baldwin is there a need for a set policy on building and property maintenance and appearance?

~~///~~ / ~~///~~ ~~///~~ ~~///~~
 YES NO

Comments: _____

7. Do you feel that your building requires improvements?

YES NO

~~///~~ / ~~///~~

If YES, what improvements would you like to make?

- Storefront //
- Rear entrance /
- Interior /
- Other (Describe): //

8. In your opinion, which of the following need improvement?

- Trees and other landscaping ~~///~~ ~~///~~ ~~///~~
- Public toilet facilities ~~///~~
- Lighting /
- Banners/decorations //
- Benches/trash receptacles ~~///~~ ~~///~~ ~~///~~
- Picnic areas ~~///~~
- Information kiosk //
- Other (Describe): //

<p>9. Does Downtown need more public space or open area for events?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>/// /// //</p>	<p>10. Would you agree to a special assessment to help pay for improvements?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> MAYBE</p> <p>/ /// ///</p>
<p>11. Would you be willing to participate in a coordinated Downtown promotional and advertising campaign?</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>/// /// //</p> <p>Comments: /</p> <hr/> <hr/> <hr/>	
<p>12. Who or what groups could the Downtown merchants better serve?</p> <hr/> <hr/> <hr/> <hr/>	<p>13. Other improvements you would like to see or additional comments:</p> <p>/</p> <hr/> <hr/> <hr/> <hr/>

If you have completed this questionnaire, please fold it accordingly, staple or tape closed, and place in the mail. Please return by April 15, 1999.

THANK YOU FOR YOUR HELP!

Final

VILLAGE OF BALDWIN OVERALL CONSUMER SURVEY TABULATION

THIS SURVEY IS BEING CONDUCTED BY THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY (DDA).

Resident: You have been selected to assist us in determining the future of Downtown Baldwin. Your responses are important to us. Please take time to answer the questionnaire the best you can. Your answers will help us make recommendations as to how the Downtown can be improved.

When you have completed the form, please fold it so that the return address is on the outside, staple or tape closed, and place in the mail. Please return by April 15, 1999. Thank you.

PLEASE CHECK (✓) ALL THAT APPLY

<p>1. In your opinion, lighting levels Downtown are:</p> <p><input type="checkbox"/> Excellent 3</p> <p><input type="checkbox"/> Good 32</p> <p><input type="checkbox"/> Fair 14</p> <p><input type="checkbox"/> Poor 1</p> <p>Comments: _____</p>	<p>2. In general, parking opportunities Downtown are:</p> <p><input type="checkbox"/> Adequate 33</p> <p><input type="checkbox"/> Well located 6</p> <p><input type="checkbox"/> Pleasant 4</p> <p>Comments: _____</p>														
<p>3. Do you have a hard time finding a parking spot close to the area in which you want to shop Downtown?</p> <p>Monday through Thursday 7 <input type="checkbox"/> YES <input type="checkbox"/> NO 32</p> <p>Friday through Sunday 8 <input type="checkbox"/> YES <input type="checkbox"/> NO 31</p> <p>Comments: _____</p>	<p>4. In your opinion, sidewalks Downtown:</p> <p><input type="checkbox"/> Are in excellent condition 3</p> <p><input type="checkbox"/> Are in good condition 35</p> <p><input type="checkbox"/> Need repair 7</p> <p><input type="checkbox"/> Need replacement 3</p> <p>Comments: _____</p>														
<p>5. Do you feel that there should be a traffic light Downtown?</p> <p><input type="checkbox"/> YES 26</p> <p><input type="checkbox"/> NO 14</p> <p>If yes, at what intersection(s)?</p> <p>M-37 & 10th - 12</p> <p>M-37 & 7th - 8</p>	<p>6. Do you feel that the appearance Downtown should be improved to attract customers?</p> <p><input type="checkbox"/> YES 31</p> <p><input type="checkbox"/> NO 13</p> <p>If YES, please answer Item No. 7 below.</p>														
<p>7. If you answered YES to Item No. 6, what improvements would you like to see?</p> <table border="0"> <tr> <td><input type="checkbox"/> Keep sidewalks cleaner 7</td> <td><input type="checkbox"/> Public restroom facilities 19</td> </tr> <tr> <td><input type="checkbox"/> Remove dilapidated buildings 22</td> <td><input type="checkbox"/> Banners/decorations 2</td> </tr> <tr> <td><input type="checkbox"/> Restore old buildings 16</td> <td><input type="checkbox"/> More public open space 3</td> </tr> <tr> <td><input type="checkbox"/> Remove unnecessary/unattractive objects 18</td> <td><input type="checkbox"/> Benches/trash receptacles 17</td> </tr> <tr> <td><input type="checkbox"/> Parking 2</td> <td><input type="checkbox"/> Picnic areas 9</td> </tr> <tr> <td><input type="checkbox"/> Lighting 2</td> <td><input type="checkbox"/> Information kiosk 1</td> </tr> <tr> <td><input type="checkbox"/> Trees and other landscaping 14</td> <td><input type="checkbox"/> Better snow removal 7</td> </tr> </table> <p>Other Suggestions: _____</p>		<input type="checkbox"/> Keep sidewalks cleaner 7	<input type="checkbox"/> Public restroom facilities 19	<input type="checkbox"/> Remove dilapidated buildings 22	<input type="checkbox"/> Banners/decorations 2	<input type="checkbox"/> Restore old buildings 16	<input type="checkbox"/> More public open space 3	<input type="checkbox"/> Remove unnecessary/unattractive objects 18	<input type="checkbox"/> Benches/trash receptacles 17	<input type="checkbox"/> Parking 2	<input type="checkbox"/> Picnic areas 9	<input type="checkbox"/> Lighting 2	<input type="checkbox"/> Information kiosk 1	<input type="checkbox"/> Trees and other landscaping 14	<input type="checkbox"/> Better snow removal 7
<input type="checkbox"/> Keep sidewalks cleaner 7	<input type="checkbox"/> Public restroom facilities 19														
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<input type="checkbox"/> Parking 2	<input type="checkbox"/> Picnic areas 9														
<input type="checkbox"/> Lighting 2	<input type="checkbox"/> Information kiosk 1														
<input type="checkbox"/> Trees and other landscaping 14	<input type="checkbox"/> Better snow removal 7														
<p>8. Do you feel there is a need for any of the following activities?</p> <p><input type="checkbox"/> Music Concerts 20</p> <p><input type="checkbox"/> Arts/Theater 15</p> <p><input type="checkbox"/> Ethnic Festivals 9</p> <p><input type="checkbox"/> Sports Festivals 7</p> <p><input type="checkbox"/> Outdoor Activities 10</p> <p>Other: _____</p>															
<p>9. Who or what group could Downtown better serve?</p> <p>tourists 4</p> <p>elderly 3</p> <p>MISC.</p>	<p>10. What other improvements would you like to see?</p> <p>dump station</p> <p>public station phone</p> <p>MISC.</p>														

APPENDIX B • DEVELOPMENT AREA CITIZENS' COUNCIL RESOLUTION

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN**

RESOLUTION TO ESTABLISH A DEVELOPMENT AREA CITIZENS COUNCIL

The Village Council of the Village of Baldwin, Lake County, Michigan, hereby proposes to establish a development area citizens council in accordance with Section 21 of the Downtown Development Authority Act (Act 197, P.A. 1975, as amended).

This resolution being presented at a regular meeting of the Village Council of Baldwin, Lake County, Michigan, held in the Village Hall in said Village on January 10, 2000, at 7 p.m., local time.

Present: F. Olson, H. Truxton, D. Bragington, C. Vicent, R. Bhine, M. Gelmurray, J. Truxton,
President

Absent: None

WHEREAS, the Village of Baldwin as authorized by the provisions of Act 197, Public Acts of Michigan, 1975, has created a Downtown Development Authority by ordinance; and

WHEREAS, the Village Council is authorized by the provisions of Act 197, P.A., 1975, to establish a development area; and the development area has residing within it 100 or more residents; and

WHEREAS, the Village Council determines that it is in the best interest of the Village of Baldwin to revise the development and tax increment financing plan; and

WHEREAS, it is necessary to establish a development area citizens council, therefore, as required by Act 197.

NOW THEREFORE BE IT RESOLVED:

A development area citizens council shall be established as follows:

1. The development area citizens council shall be established at least 90 days before the public hearing on the development and tax increment financing plan. The development area citizens council shall consist of not less than nine members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. Members of a development area citizens council shall be at least 18 years of age.
2. A development area citizens council shall be representative of the development area.
3. The development area citizens council shall act as an advisory body to the authority and the governing body in the adoption of the development and tax increment financing plan.
4. Periodically, a representative of the authority responsible for preparation of a development and 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 and tax increment financing plan.

5. 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 meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

6. A record of the meetings of a development area citizens council, including information and data presented, shall be maintained.

7. 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.

8. 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.

9. Within 20 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.

10. 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 percent 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 two-thirds 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.

11. The development area citizens council shall consist of the following 10 appointed members:

See attached list.

**CITIZEN REVIEW BOARD
FOR
VILLAGE OF BALDWIN DDA**

Appointed January 10, 2000

This Review Board is required by statute to review the DDA street plan. The plan will come before the Council for further review and input before being implemented.

Gary Spitler
Rochester Smith
Artie Smith (Mrs. Rochester Smith)
Sylvia Calas
George Calas
Sean Vida
Tony A. McConnell
Father Joe Fix
Steve Jones
Nadia Nyland

Submitted January 10, 2000

J:\DOC98\R98205BD\REVIEWBOARD.WPD

APPENDIX C • HYPOTHETICAL MAXIMUM BOND

BALDWIN DDA - BOND POTENTIAL

BOND PRINCIPAL AND INTEREST SUPPORT SCHEDULE

BOND AMOUNT: \$1,655,000

INT.RATE: 6.00%

ISSUE DATE: APRIL 1, 2001

YEAR	PRINCIPAL	APRIL 1	OCTOBER 1	TOTAL	REVENUE	BALANCE
2000	0	0	0	0	77,583	77,583
2001	0	0	49,650	49,650	87,388	115,320
2002	25,000	49,650	48,900	123,550	96,737	88,508
2003	25,000	48,900	48,150	122,050	105,603	72,060
2004	25,000	48,150	47,400	120,550	113,966	65,477
2005	30,000	47,400	46,500	123,900	121,820	63,397
2006	55,000	46,500	44,850	146,350	129,165	46,211
2007	60,000	44,850	43,050	147,900	136,007	34,318
2008	75,000	43,050	40,800	158,850	142,360	17,829
2009	80,000	40,800	38,400	159,200	148,241	6,869
2010	80,000	38,400	36,000	154,400	153,669	6,138
2011	90,000	36,000	33,300	159,300	158,666	5,504
2012	100,000	33,300	30,300	163,600	163,258	5,162
2013	110,000	30,300	27,000	167,300	167,467	5,329
2014	125,000	27,000	23,250	175,250	171,320	1,399
2015	130,000	23,250	19,350	172,600	174,839	3,638
2016	140,000	19,350	15,150	174,500	178,050	7,187
2017	155,000	15,150	10,500	180,650	180,975	7,512
2018	170,000	10,500	5,400	185,900	183,636	5,248
2019	180,000	5,400	0	185,400	186,055	5,904
TOTAL	1,655,000	607,950	607,950	2,870,900	2,876,804	5,904

APPENDIX D • SUMMER AND WINTER TAX COLLECTION DATA

SUMMER TAX COLLECTION					
* ALL Property *	MILLAGE	BASE YEAR S.E.V.	CURRENT YEAR S.E.V.	C.A.V.	TAX INCREMENT REVENUE
TAXING JURISDICTION					
Village Of Baldwin:					
Operating.....	14.95098	\$2,741,334	\$3,561,418	\$820,083	\$12,261.05
Village of Baldwin Sub-Totals:	14.95098				

42 WEBBER WINTER TAX COLLECTION					
* ALL Property *	MILLAGE	BASE YEAR S.E.V.	CURRENT YEAR S.E.V.	C.A.V.	TAX INCREMENT REVENUE
TAXING JURISDICTION					
Webber Township:					
ALLOCATED.....	0.96590	\$801,375	\$2,279,465	\$1,478,090	\$1,427.69
FIRE.....	1.93180	\$801,375	\$2,279,465	\$1,478,090	\$2,855.37
TWP IMPROVEMENT.....	2.89780	\$801,375	\$2,279,465	\$1,478,090	\$4,283.21
Lake County:					
ALLOCATED.....	6.82880	\$801,375	\$2,279,465	\$1,478,090	\$10,093.58
AMBULANCE.....	1.39920	\$801,375	\$2,279,465	\$1,478,090	\$2,068.14
SHERIFF.....	1.47200	\$801,375	\$2,279,465	\$1,478,090	\$2,175.75
SENIOR CITIZEN.....	0.73600	\$801,375	\$2,279,465	\$1,478,090	\$1,087.87
Webber Twp sub-totals:	5.79550	\$801,375	\$2,279,465	\$1,478,090	\$8,566.27
county	10.43600	\$801,375	\$2,279,465	\$1,478,090	\$15,425.35
total:	16.23150	\$801,375	\$2,279,465	\$1,478,090	\$23,991.61

41 PLEASANT PLAINS WINTER TAX COLLECTION					
* ALL Property *	MILLAGE	BASE YEAR S.E.V.	CURRENT YEAR S.E.V.	C.A.V.	TAX INCREMENT REVENUE
TAXING JURISDICTION					
Pleasant Plains Township:					
ALLOCATED.....	0.98460	\$2,741,334	\$4,417,401	\$1,676,067	\$1,650.26
FIRE.....	1.96920	\$2,741,334	\$4,417,401	\$1,676,067	\$3,300.51
LIBRARY.....	0.98460	\$2,741,334	\$4,417,401	\$1,676,067	\$1,650.26
CEMETERY.....	0.98460	\$2,741,334	\$4,417,401	\$1,676,067	\$1,650.26
Lake County:					
ALLOCATED.....	6.82880	\$2,741,334	\$4,417,401	\$1,676,067	\$11,445.52
AMBULANCE.....	1.39920	\$2,741,334	\$4,417,401	\$1,676,067	\$2,345.15
SHERIFF.....	1.47200	\$2,741,334	\$4,417,401	\$1,676,067	\$2,467.17
SENIOR CITIZEN.....	0.73600	\$2,741,334	\$4,417,401	\$1,676,067	\$1,233.58
Pleasant Plains Twp sub-totals:	4.92300	\$2,741,334	\$4,417,401	\$1,676,067	\$8,251.28
county	10.43600	\$2,741,334	\$4,417,401	\$1,676,067	\$17,491.43
total:	15.35900	\$2,741,334	\$4,417,401	\$1,676,067	\$25,742.71

TOTALS

Pleasant Plains Twp sub-totals:	4.92300	\$2,741,334	\$4,417,401	\$1,676,067	\$25,742.71
Webber Twp sub-totals:	16.23150	\$801,375	\$2,279,465	\$1,478,090	\$23,991.61
total:		\$3,542,710	\$6,696,866	\$3,154,156	\$49,734.32

APPENDIX E • LIST OF DOCUMENTS

RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING

NOTICE OF PUBLIC HEARING

POSTED IN TWENTY PLACES

LETTERS FOR PUBLIC HEARING

AFFIDAVIT

ORDINANCE NO. 10-2000-01

Adopted: _____
Effective: _____

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN**

RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING

A RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING ON THE APPROVAL OF A TAX INCREMENT FINANCE AND DEVELOPMENT PLAN OF THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY (DDA) PURSUANT TO SECTION 18 OF ACT 197, PUBLIC ACTS OF 1975 AS AMENDED.

The Village of Baldwin, Lake County, Michigan

RESOLVES

At a regular meeting of the Village Council of Baldwin, Lake County, Michigan, held in the Village Hall on the 20th day of March, 2000, at 7:00 p.m., local time.

PRESENT: Fred Olson, Junior Rhine, Harold Truxton, Clarence Vincent, Clyde Welford,
James Truxton

ABSENT: Mike Gilmurray

The following resolution was offered by Clarence Vincent and seconded by Harold Truxton.

WHEREAS, the Village of Baldwin has established a DDA and designated a downtown district pursuant to Act 197; and

WHEREAS, the Village proposes the consideration of a Tax Increment Finance and Development Plan by ordinance, that identifies development and rehabilitation activities intended to occur in the development district; and

WHEREAS, the development authority has prepared the proposed Tax Increment Financing and Development Plan; and

WHEREAS, the Village Council has reviewed the document and determines that it is necessary to conduct public hearing, therefore, as required by Act 197.

NOW, THEREFORE, BE IT RESOLVED, as follows:

The Village Council of Baldwin shall conduct a public hearing on April 24, 2000, 7:00 p.m., local time, in the Village Hall, Baldwin, Michigan, to consider the approval of the proposed Tax Increment Finance and Development Plan of the DDA.

ADOPTED: Ayes: 6

Nays: 0

STATE OF MICHIGAN)
) ss
COUNTY OF LAKE)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council of Baldwin, County of Lake, state of Michigan, at a regular meeting held on March 20, 2000, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1967, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Lillian Clary-Welti, Clerk
Village of Baldwin

**VILLAGE OF BALDWIN
COUNTY OF LAKE, MICHIGAN**

NOTICE OF PUBLIC HEARING

**ON THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY PROPOSED
DEVELOPMENT PLAN AMENDMENTS**

TO ALL INTERESTED PERSONS IN THE VILLAGE OF BALDWIN:

TAKE NOTICE that the Village Council of Baldwin, Michigan, will hold a public hearing on April 24, 2000, at 7 p.m., in the Village Hall, 887 - 7th Street, Baldwin, Michigan, to consider the adoption of an ordinance approving amendments to the development plan of the Downtown Development Authority of the Village of Baldwin, pursuant to Act 197 of the Public Acts of Michigan for 1975.

The development area generally encompasses an area centrally located within the Village of Baldwin (the Village). State Highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area generally extends west to include properties adjacent to the C&O Railroad right-of-way. The east boundary extends to the east Village limits and includes property between US-10 and the Baldwin River. The northern boundary extends to the Village limits at North Avenue. The southern portion of the development area includes most properties on either side of M-37 (Michigan Avenue) and extends to the Village limits at Fourth Street.

The proposed Tax Increment Finance and Development Plan in its amended form can be inspected at the Village offices, 887 - 7th Street, daily between 9 a.m. and 4 p.m.

FURTHER INFORMATION including review of maps, plats, and a description of the development plan are available for public inspection at the Village offices. All aspects of the development plan will be open for discussion at the public hearing.

This notice is given by order of the Village Council of Baldwin, Michigan.

Lillian Clary-Welti

Lillian Clary-Welti, Clerk
Village of Baldwin

March 20, 2000

Date

**VILLAGE OF BALDWIN
COUNTY OF LAKE, MICHIGAN
NOTICE OF PUBLIC HEARING
ON THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY PROPOSED DEVELOPMENT PLAN AMENDMENTS**

TO ALL INTERESTED PERSONS IN THE VILLAGE OF BALDWIN:
TAKE NOTICE that the Village Council of Baldwin, Michigan, will hold a public hearing on April 24, 2000, at 7 p.m., in the Village Hall, 887 - 7th Street, Baldwin, Michigan, to consider the adoption of an ordinance approving amendments to the development plan of the Downtown Development Authority of the Village of Baldwin, pursuant to Act 197 of the public Acts of Michigan for 1975.

The development area generally encompasses an area centrally located within the Village of Baldwin (the Village), State Highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area generally extends west to include properties adjacent to the C&O Railroad right-of-way. The east boundary extends to the east Village limits and includes property between US-10 and the Baldwin River. The northern boundary extends to the Village limits at North Avenue. The southern portion of the development area includes most properties on either side of M-37 (Michigan Avenue) and extends to the Village limits at Fourth Street.

The proposed Tax Increment Finance and Development Plan in its amended form can be inspected at the Village offices, 887 - 7th Street, daily between 9 a.m. and 4 p.m.
FURTHER INFORMATION including review of maps, plans, and a description of the development plan are available for public inspection at the Village offices. All aspects of the development plan will be open for discussion at the public hearing.
This notice is given by order of the Village Council of Baldwin, Michigan.

Lillian Clary-Welt, Clerk
Village of Baldwin
March 20, 2000

Interested parties may call supervisor Myron Venniger at 747-2083 for details and placement of the signs. Bids may be mailed to Township Clerk, Jon Nortley, 1015 N. Timber Wolf Trail, Baldwin, MI 49304 to be received by April 1, 2000. Bids will be reviewed at the April 26, 2000 meeting. Successful bidder will be notified.

Peacock Township

Peacock Township with approximately 1537 parcels is accepting resumes for the position of Township Assessor. Resumes to be mailed to the Township Clerk, Jon Nortley, 1015 N. Timber Wolf Trail, Baldwin, MI 49304 to be received by April 19, 2000. Resumes will be reviewed at the April 26, 2000 regular meeting. Interested applicants should plan to attend the April 26 meeting. Successful applicant will be notified.

**BOARD OF EDUCATION
NOMINATING PETITIONS**

Nominating Petitions are available in the Superintendent's Office of the Baldwin Community Schools, 525 West Fourth Street, Baldwin, Michigan 49304 from 8:00 a.m. to 3:00 p.m. for individuals interested in running for the available two 4-year terms. Qualifications include: 1) U.S. Citizenship; 2) 18 years of age or over; 3) 30 days residence in the state and district; 4) registered elector in the school district.
Nominating Petitions and Affidavit of Identity must be filed in the Superintendent's Office no later than 4:00 p.m., Monday, April 10, 2000.

VILLAGE OF BALDWIN
 COUNTY OF LAKE, MICHIGAN
 NOTICE OF PUBLIC HEARING
 ON THE VILLAGE OF BALDWIN DOWNTOWN DEVELOP-
 MENT AUTHORITY PROPOSED DEVELOPMENT PLAN
 AMENDMENTS

TO ALL INTERESTED PERSONS IN THE VILLAGE OF BALDWIN:

TAKE NOTICE that the Village Council of Baldwin, Michigan, will hold a public hearing on April 24, 2000, at 7 p.m., in the Village Hall, 887 - 7th Street, Baldwin, Michigan, to consider the adoption of an ordinance approving amendments to the development plan of the Downtown Development Authority of the Village of Baldwin, pursuant to Act 197 of the public Acts of Michigan for 1975.

The development area generally encompasses an area centrally located within the Village of Baldwin (the Village). State Highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area generally extends west to include properties adjacent to the C&O Railroad right-of-way. The east boundary extends to the east Village limits and includes property between US-10 and the Baldwin River. The northern boundary extends to the Village limits at North Avenue. The southern portion of the development area includes most properties on either side of M-37 (Michigan Avenue) and extends to the Village limits at Fourth Street.

The proposed Tax Increment Finance and Development Plan in its amended form can be inspected at the Village office, 887 - 7th Street, daily between 9 a.m. and 4 p.m.

FURTHER INFORMATION including review of maps, plats, and a description of the development plan are available for public inspection at the Village offices. All aspects of the development plan will be open for discussion at the public hearing.

This notice is given by order of the Village Council of Baldwin, Michigan.

Lillian Clary Welt, Clerk
 Village of Baldwin
 March 20, 2000

PEACOCK TOWNSHIP

The Peacock Township Board will hold a public hearing on the proposed township budget for fiscal year 2000/2001 at the Peacock Township Hall on March 29, 2000 at 6:30 p.m.

THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING. A copy of the budget is available for public inspection by calling 745-2628. Jon Nortley, Township Clerk
AT THE BOARDS DISCRETION, OTHER BUSINESS MAY BE PRESENTED AT THIS MEETING.

CHERRY VALLEY TOWNSHIP

Notice: The Township Board will hold a Public Hearing on the proposed Township Budget for the 2000-2001 fiscal year at the township hall on March 28, 2000 at 6:00 p.m. The fiscal year end meeting to follow. A copy of the proposed budget is available for public inspection by calling the clerk: 745-3513.
THE PROPERTY TAX MILLAGE RATE PROPOSED TO BE LEVIED TO SUPPORT THE PROPOSED BUDGET WILL BE A SUBJECT OF THIS HEARING.

Andrea Shepherd, Clerk

VILLAGE OF BALDWIN
COUNTY OF LAKE, MICHIGAN

NOTICE OF PUBLIC HEARING

ON THE VILLAGE OF BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY PROPOSED
DEVELOPMENT PLAN AMENDMENTS

TO ALL INTERESTED PERSONS IN THE VILLAGE OF BALDWIN:

TAKE NOTICE that the Village Council of Baldwin, Michigan, will hold a public hearing on April 24, 2000, at 7 p.m., in the Village Hall, 887 - 7th Street, Baldwin, Michigan, to consider the adoption of an ordinance approving amendments to the development plan of the Downtown Development Authority of the Village of Baldwin, pursuant to Act 197 of the Public Acts of Michigan for 1975.

The development area generally encompasses an area centrally located within the Village of Baldwin (the Village). State Highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area generally extends west to include properties adjacent to the C&O Railroad right-of-way. The east boundary extends to the east Village limits and includes property between US-10 and the Baldwin River. The northern boundary extends to the Village limits at North Avenue. The southern portion of the development area includes most properties on either side of M-37 (Michigan Avenue) and extends to the Village limits at Fourth Street.

The proposed Tax Increment Finance and Development Plan in its amended form can be inspected at the Village offices, 887 - 7th Street, daily between 9 a.m. and 4 p.m.

FURTHER INFORMATION including review of maps, plats, and a description of the development plan are available for public inspection at the Village offices. All aspects of the development plan will be open for discussion at the public hearing.

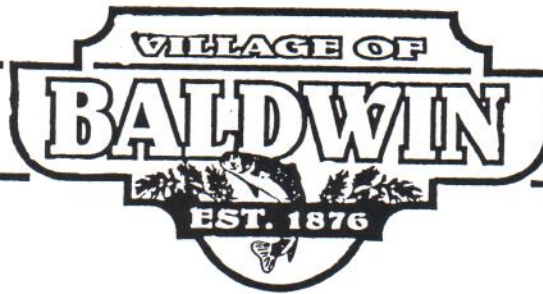
This notice is given by order of the Village Council of Baldwin, Michigan.

ON 3-21-2000

Lillian Clary-Welti
Lillian Clary-Welti, Clerk
Village of Baldwin

March 20, 2000
Date

- ① Post Office
- ② KAHUNA
- ③ Ben Fr. Store
- ④ Valley Coffee S.
- ⑤ Pandora Box
- ⑥ Flower Shop
- ⑦ Cole Ins
- ⑧ H & R. Black
- ⑨ Pottier Drug
- ⑩ Walco Station
- ⑪ Wenger Dr.
- ⑫ Pathfinder Lila
- ⑬ Village Hall
- ⑭ L.C. Abstract
- ⑮ L.O.S. Bank
- ⑯ Baldwin Housing
- ⑰ Co. Extension 4-H
- ⑱ Lake Co Courthouse
- ⑲ Lake Co Chamber
- ⑳ Jones Icecream



March 7, 2000

Mr. Charles Young, Chairman
Lake County Building
Baldwin, MI 49304

Re: Tax Increment Finance and Development Plan

Dear Mr. Young:


The Village of Baldwin is in the process of amending its existing Tax Increment Finance and Development Plan of the Downtown Development Authority (DDA). The Village Council has set the date of April 24, 2000, for the public hearing on the plan. The members of the County Board may present their recommendations at the public hearing.

Enclosed is a copy of the proposed plan in its amended form. It would be appreciated if you would make this plan available to the County Board members for their review.

If the County Board members would like to meet with the Village Council before the public hearing, please let us know as soon as possible. Your comments would be most welcome.

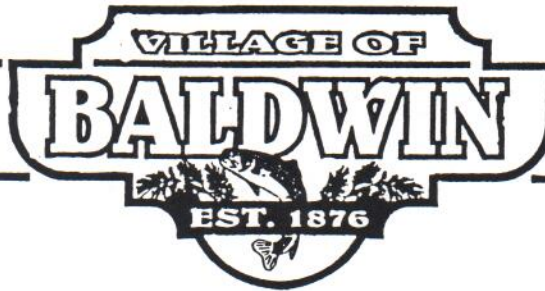
Please contact the Village offices 231-745-3587 if you have any questions.

Sincerely,


Lillian Clary-Welti, Clerk
Village of Baldwin

Enclosure

l4/jal



(6)745-3587 Fax (616)745-9260

P.O. Box 339, Baldwin, MI 49306

March 7, 2000

Ms. Louise Russell, Supervisor
Webber Township
P.O. Box 939
Baldwin, MI 49304-0939

Re: Tax Increment Finance and Development Plan

Dear Ms. Russell:


The Village of Baldwin is in the process of amending its existing Tax Increment Finance and Development Plan of the Downtown Development Authority (DDA). The Village Council has set the date of April 24, 2000, for the public hearing on the plan. The members of the Township Board may present their recommendations at the public hearing.

Enclosed is a copy of the proposed plan in its amended form. It would be appreciated if you would make this plan available to the Township Board members for their review.

If the Township Board members would like to meet with the Village Council before the public hearing, please let us know as soon as possible. Your comments would be most welcome.

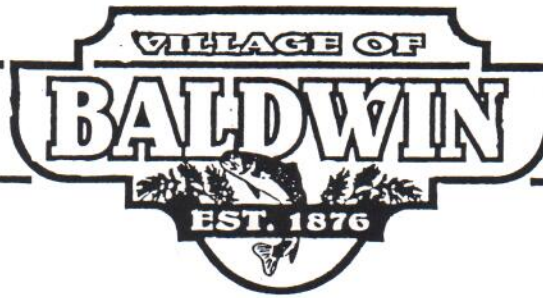
Please contact the Village offices at 231-745-3587 if you have any questions.

Sincerely,


Lillian Clary-Welti, Clerk
Village of Baldwin

Enclosure

l1/jal



March 7, 2000

Mr. Howard Knapp, Supervisor
Pleasant Plains Township
P.O. Box 239
Baldwin, MI 49304-0239

Re: Tax Increment Finance and Development Plan

Dear Mr. Knapp:

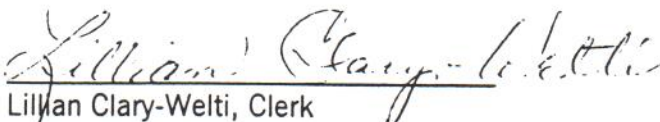
The Village of Baldwin (Village) is in the process of amending its existing Tax Increment Finance and Development Plan (the Plan) of the Downtown Development Authority (DDA). The Village Council has set the date of April 24, 2000, for the public hearing on the plan. The members of the Township Board may present their recommendations at the public hearing.

Enclosed is a copy of the proposed plan in its amended form. It would be appreciated if you would make this plan available to the Township Board members for their review.

If the Township Board members would like to meet with the Village Council before the public hearing, please let us know as soon as possible. Your comments would be most welcome.

Please contact the Village offices at 231-745-3587 if you have any questions.

Sincerely,


Lillian Clary-Welti, Clerk
Village of Baldwin

Enclosure

13/jal

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN
ORDINANCE NO. 10-2000-01**

AN ORDINANCE TO AMEND THE DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE BALDWIN DOWNTOWN DEVELOPMENT AUTHORITY (DDA) PURSUANT TO SECTION 19 OF ACT 197, PUBLIC ACTS OF 1975, AS AMENDED.

The Village of Baldwin, Lake County, Michigan, Ordains:

At a regular meeting of the Village Council of the Village of Baldwin, Lake County, Michigan, held in the Village Hall on the 9th day of October, 2000, at 7:00 p.m., local time.

PRESENT: Mike Gilmurray, Fred Olson, Junior Rhine, Harold Truxton, Clarence Vincent,
Jim Truxton, Clyde Welford

ABSENT: None

The following ordinance was offered by Mike Gilmurray and seconded by Junior Rhine.

WHEREAS, the Baldwin DDA has completed a development and tax increment finance plan that identifies specific development and rehabilitation activities to occur in the district described in Attachment A; and

WHEREAS, the Baldwin Village Council has held a public hearing on a development and tax increment finance plan for the DDA, pursuant to Act 197, Public Acts of 1975, as amended; and

WHEREAS, the Village Council has approved a resolution determining that the plan constitutes a public purpose; and

WHEREAS, the plan meets the requirements set forth in Section 14 (2) and Section 17 (2) of the act; and

WHEREAS, the proposed method of financing the development is feasible and the DDA has the ability to arrange the financing; and

WHEREAS, the development is reasonable and necessary to carry out the purposes of Act 197; and

WHEREAS, the land to be acquired within the development area is reasonably necessary to carry out the purposes of the plan and the act; and

WHEREAS, the development plan is in reasonable accord with the master plan of the Village; and

WHEREAS, public services, such as fire and police protection and utilities, are or will be adequate to service the development area; and

WHEREAS, changes in zoning, streets, street levels, intersections, and utilities, are reasonably necessary for the project and for the municipality.

WHEREAS, the plan previously adopted did not include all of the personal property in the valuation and the appropriate valuation is \$3,542,710.

NOW THEREFORE BE IT RESOLVED, that the health and welfare of the public will be adversely affected if the ordinance is not given immediate effect. Therefore, the ordinance is effective upon publication.

ADOPTED: Ayes: 7

Nays: 0

Ordinance declared adopted: October 9, 2000.

CERTIFICATION

I, _____, Village Clerk of the Village of Baldwin, Lake County, Michigan, do hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Village Council of the Village of Baldwin, County of Lake, State of Michigan, at a regular meeting held on October 9, 2000, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open meetings Act, being Act 267, Public Acts of Michigan, 1967, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Village of Baldwin Clerk

APPENDIX F • P.A. 1975, NO. 197

DOWNTOWN DEVELOPMENT AUTHORITY

Act 197 of 1975

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; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

The People of the State of Michigan enact:

125.1651 Definitions. [M.S.A. 5.3010(1)]

Sec. 1. As used in this act:

- (a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.
- (b) "Assessed value" means 1 of the following:
 - (i) For valuations made before January 1, 1995, the state equalized valuation as determined under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.
 - (ii) For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.
- (c) "Authority" means a downtown development authority created pursuant to this act.
- (d) "Board" means the governing body of an authority.
- (e) "Business district" means an area in the downtown of a municipality zoned and used principally for business.
- (f) "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 specific local taxes are paid in lieu of property taxes as determined in subdivision (x), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.
- (g) "Chief executive officer" means the mayor or city manager of a city, the president or village manager of a village, or the supervisor of a township or, if designated by the township board for purposes of this act, the township superintendent or township manager of a township.
- (h) "Development area" means that area to which a development plan is applicable.
- (i) "Development plan" means that information and those requirements for a development set forth in section 17.
- (j) "Development program" means the implementation of the development plan.
- (k) "Downtown district" means an area in a business district that is specifically designated by ordinance of the governing body of the municipality pursuant to this act.
- (l) "Eligible advance" means an advance made before August 19, 1993.
- (m) "Eligible obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority before August 19, 1993 and its subsequent refunding by a qualified refunding obligation. Eligible obligation includes an authority's written agreement entered into before August 19, 1993 to pay an obligation issued after August 18, 1993 and before December 31, 1996 by another entity on behalf of the authority.
- (n) "Fiscal year" means the fiscal year of the authority.

DOWNTOWN DEVELOPMENT AUTHORITY

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

(p) "Initial assessed value" means the assessed value, as equalized, 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, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. 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 specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (x). In the case of a municipality having a population of less than 35,000 which established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.

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

(r) "Obligation" means a written promise to pay, whether evidenced by a contract, agreement, lease, sublease, bond, or note, or a requirement to pay imposed by law. An obligation does not include a payment required solely because of default upon an obligation, employee salaries, or consideration paid for the use of municipal offices. An obligation does not include those bonds that have been economically defeased by refunding bonds issued under this act. Obligation includes, but is not limited to, the following:

(i) A requirement to pay proceeds derived from ad valorem property taxes or taxes levied in lieu of ad valorem property taxes.

(ii) A management contract or a contract for professional services.

(iii) A payment required on a contract, agreement, bond, or note if the requirement to make or assume the payment arose before August 19, 1993.

(iv) A requirement to pay or reimburse a person for the cost of insurance for, or to maintain, property subject to a lease, land contract, purchase agreement, or other agreement.

(v) A letter of credit, paying agent, transfer agent, bond registrar, or trustee fee associated with a contract, agreement, bond, or note.

(s) "On behalf of an authority", in relation to an eligible advance made by a municipality, or an eligible obligation or other protected obligation issued or incurred by a municipality, means in anticipation that an authority would transfer tax increment revenues or reimburse the municipality from tax increment revenues in an amount sufficient to fully make payment required by the eligible advance made by the municipality, or eligible obligation or other protected obligation issued or incurred by the municipality, if the anticipation of the transfer or receipt of tax increment revenues from the authority is pursuant to or evidenced by 1 or more of the following:

(i) A reimbursement agreement between the municipality and an authority it established.

(ii) A requirement imposed by law that the authority transfer tax increment revenues to the municipality.

(iii) A resolution of the authority agreeing to make payments to the incorporating unit.

(iv) Provisions in a tax increment financing plan describing the project for which the obligation was incurred.

(t) "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.

(u) "Other protected obligation" means:

DOWNTOWN DEVELOPMENT AUTHORITY

(i) A qualified refunding obligation issued to refund an obligation described in subparagraph (ii), (iii), or (iv), an obligation that is not a qualified refunding obligation that is issued to refund an eligible obligation, or a qualified refunding obligation issued to refund an obligation described in this subparagraph.

(ii) An obligation issued or incurred by an authority or by a municipality on behalf of an authority after August 19, 1993, but before December 31, 1994, to finance a project described in a tax increment finance plan approved by the municipality in accordance with this act before December 31, 1993, for which a contract for final design is entered into by or on behalf of the municipality or authority before March 1, 1994.

(iii) An obligation incurred by an authority or municipality after August 19, 1993, to reimburse a party to a development agreement entered into by a municipality or authority before August 19, 1993, for a project described in a tax increment financing plan approved in accordance with this act before August 19, 1993, and undertaken and installed by that party in accordance with the development agreement.

(iv) An obligation incurred by the authority evidenced by or to finance a contract to purchase real property within a development area or a contract to develop that property within the development area, or both, if all of the following requirements are met:

(A) The authority purchased the real property in 1993.

(B) Before June 30, 1995, the authority enters a contract for the development of the real property located within the development area.

(C) In 1993, the authority or municipality on behalf of the authority received approval for a grant from both of the following:

(I) The department of natural resources for site reclamation of the real property.

(II) The department of consumer and industry services for development of the real property.

(v) An ongoing management or professional services contract with the governing body of a county which was entered into before March 1, 1994 and which was preceded by a series of limited term management or professional services contracts with the governing body of the county, the last of which was entered into before August 19, 1993.

(vi) A loan from a municipality to an authority if the loan was approved by the legislative body of the municipality on April 18, 1994.

(vii) Funds expended to match a grant received by a municipality on behalf of an authority for sidewalk improvements from the Michigan department of transportation if the legislative body of the municipality approved the grant application on April 5, 1993 and the grant was received by the municipality in June 1993.

(viii) For taxes captured in 1994, an obligation described in this subparagraph issued or incurred to finance a project. An obligation is considered issued or incurred to finance a project described in this subparagraph only if all of the following are met:

(A) The obligation requires raising capital for the project or paying for the project, whether or not a borrowing is involved.

(B) The obligation was part of a development plan and the tax increment financing plan was approved by a municipality on May 6, 1991.

(C) The obligation is in the form of a written memorandum of understanding between a municipality and a public utility dated October 27, 1994.

(D) The authority or municipality captured school taxes during 1994.

(v) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall 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. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, which improvement is made to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, 1972 PA 230, MCL 125.1501 to 125.1531.

(w) "Qualified refunding obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority to refund an obligation if the refunding obligation meets both of the following:

(i) The net present value of the principal and interest to be paid on the refunding obligation, including

DOWNTOWN DEVELOPMENT AUTHORITY

the cost of issuance, will be less than the net present value of the principal and interest to be paid on the obligation being refunded, as calculated using a method approved by the department of treasury.

(ii) The net present value of the sum of the tax increment revenues described in subdivision (z)(ii) and the distributions under section 13b to repay the refunding obligation will not be greater than the net present value of the sum of the tax increment revenues described in subdivision (z)(ii) and the distributions under section 13 b to repay the obligation being refunded, as calculated using a method approved by the department of treasury.

(x) "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(y) "State fiscal year" means the annual period commencing October 1 of each year.

(z) "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area, subject to the following requirements:

(i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this act.

(ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.

(iii) Tax increment revenues do not include any of the following:

(A) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.

(B) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.

(C) Ad valorem property taxes exempted from capture under section 3(3) or specific local taxes attributable to such ad valorem property taxes.

(iv) The amount of tax increment revenues authorized to be included under subparagraph (ii), and required to be transmitted to the authority under section 14(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):

(A) The percentage which the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.

(B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii).

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 221, Imd. Eff. Jan. 10, 1986;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1994, Act 280, Imd. Eff. July 11, 1994;—Am. 1994, Act 330, Imd. Eff. Oct. 14, 1994;—Am. 1994, Act 381, Imd. Eff. Dec. 28, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996;—Am. 1996, Act 454, Imd. Eff. Dec. 19, 1996;—Am. 1997, Act 202, Imd. Eff. Jan. 13,

1998.

Compiler's note: Enacting section 1 of Act 202 of 1997 provides: "The provisions of section 1 and section 13b, as amended by this amendatory act, are retroactive and effective for taxes levied after 1993."

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1651a Legislative findings. [M.S.A. 5.3010(1a)]

Sec. 1a. The legislature finds all of the following:

- (a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.
- (b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.
- (c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.
- (d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.
- (e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this act and in the exercise of this power to mandate the transfer of tax increment revenues by city, village, township, school district, and county treasurers to authorities created under this act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.
- (f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.
- (g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.
- (h) That the provisions of this act are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

History: Add. 1988, Act 425, Imd. Eff. Dec. 27, 1988.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1652 Authority; establishment; restriction; public body corporate; powers generally. [M.S.A. 5.3010(2)]

Sec. 2. (1) Except as otherwise provided in this subsection, a municipality may establish 1 authority. If, before November 1, 1985, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 3a, a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this act.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An 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 an authority.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1653 Resolution of intent to create and provide for operation of authority; public hearing on proposed ordinance creating authority and designating boundaries of downtown district; notice; exemption of taxes from capture; adoption, filing, and publication of ordinance; altering

DOWNTOWN DEVELOPMENT AUTHORITY

or amending boundaries. [M.S.A. 5.3010(3)]

Sec. 3. (1) When the governing body of a 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 may, by resolution, declare its intention to create and provide for the operation of an authority.

(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 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed district and for a public hearing to be held after February 15, 1994 to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Failure of a property taxpayer 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 or an official from a taxing jurisdiction with millage that would be subject to capture 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 the notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) Not more than 60 days after a public hearing held after February 15, 1994, the governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution takes effect when filed with that clerk and remains effective until a copy of a resolution rescinding that resolution is filed with that clerk.

(4) Not less than 60 days 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.

(5) 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 pursuant to the same requirements for adopting the ordinance creating the authority.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1653a Authority of annexing or consolidated municipality; obligations, agreements, and bonds. [M.S.A. 5.3010(3a)]

Sec. 3a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation.

History: Add. 1985, Act 159, Imd. Eff. Nov. 15, 1985.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1653b Ratification and validation of ordinance and actions; applicability of section. [M.S.A. 5.3010(3b)]

Sec. 3b. (1) An ordinance enacted by a municipality that has a population of less than 50,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, if the notice was published or posted at least 15 days before the hearing or the authority was established in 1984 by a village that filed the ordinance with the secretary of state not later than March, 1986. This section applies only to an ordinance adopted by a municipality before February 1, 1991, and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority, the incorporating municipality, or a county on behalf of the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 3(4) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before October 1, 1991. As used in this section, "notice was published" means publication of the notice occurred at least once.

(2) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 3,000 before June 15, 1988 rather than by adoption of an ordinance is ratified and validated, if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

History: Add. 1989, Act 242, Imd. Eff. Dec. 21, 1989;—Am. 1991, Act 66, Imd. Eff. July 3, 1991;—Am. 1993, Act 42, Imd. Eff. May 27, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1653c Proceedings or findings; validity. [M.S.A. 5.3010(3c)]

Sec. 3c. The validity of the proceedings or findings establishing an authority, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan is conclusive with respect to the capture of tax increment revenues for an other protected obligation that is a bond issued after October 1, 1994.

History: Add. 1994, Act 381, Imd. Eff. Dec. 28, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1654 Board; appointment, terms, and qualifications of members; vacancy; compensation and expenses; election of chairperson; oath; conducting business at public meeting; public notice; special meetings; removal of members; review; expense items and financial records; availability of writings to public; single board governing all authorities; member as resident or having interest in property; planning commission serving as board in certain municipalities. [M.S.A. 5.3010(4)]

Sec. 4. (1) Except as provided in subsections (7) and (8), an 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

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chairperson of the board shall be elected by the board.

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

(3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, 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 if called in the manner provided in the rules of the board.

(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.

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

(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 the freedom of information act, Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

(7) By resolution of its governing body, a municipality having more than 1 authority may establish a single board to govern all authorities in the municipality. The governing body may designate the board of an existing authority as the board for all authorities or may establish by resolution a new board in the same manner as provided in subsection (1). A member of a board governing more than 1 authority may be a resident of or have an interest in property in any of the downtown districts controlled by the board in order to meet the requirements of this section.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to Act No. 285 of the Public Acts of 1931, being sections 125.31 to 125.45 of the Michigan Compiled Laws, serve as the board provided for in subsection (1).

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1978, Act 521, Imd. Eff. Dec. 20, 1978;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985;—Am. 1987, Act 66, Imd. Eff. June 25, 1987.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1655 Director, acting director, treasurer, secretary, legal counsel, and other personnel. [M.S.A. 5.3010(5)]

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.

(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

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board and shall furnish bond in an amount as prescribed by the board.

(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.

(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.

(5) The board may employ other personnel deemed necessary by the board.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1656 Participation of employees in municipal retirement and insurance programs. [M.S.A. 5.3010(6)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1657 Powers of board. [M.S.A. 5.3010(7)]

Sec. 7. The board may:

- (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, 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) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the state construction code act of 1972, Act No. 230 of the Public Acts of 1972, being sections 125.1501 to 125.1531 of the Michigan Compiled Laws.
- (e) 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.
- (f) 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.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) 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.
- (i) 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.
- (j) 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.
- (k) Lease any building or property under its control, or any part thereof.
- (l) Accept grants and donations of property, labor, or other things of value from a public or private

source.

(m) Acquire and construct public facilities.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1985, Act 221, Imd. Eff. Jan. 10, 1986.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1658 Board serving as planning commission; agenda. [M.S.A. 5.3010(8)]

Sec. 8. If a board created under this act serves as the planning commission under section 2 of Act No. 285 of the Public Acts of 1931, being section 125.32 of the Michigan Compiled Laws, the board shall include planning commission business in its agenda.

History: Add. 1987, Act 66, Imd. Eff. June 25, 1987.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1659 Authority as instrumentality of political subdivision. [M.S.A. 5.3010(9)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1660 Taking, transfer, and use of private property. [M.S.A. 5.3010(10)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1661 Financing activities of authority; disposition of money received by authority; municipal obligations. [M.S.A. 5.3010(11)]

Sec. 11. (1) The activities of the authority shall be financed from 1 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) Money borrowed and to be repaid as authorized by sections 13 and 13a.

(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) Proceeds from a special assessment district created as provided by law.

(g) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(h) Money obtained pursuant to section 13b.

(i) Revenue from the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611a of the Michigan Compiled Laws.

(j) Revenue from the federal data facility act, Act No. 126 of the Public Acts of 1993, being sections 3.951 to 3.961 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611b of the Michigan Compiled Laws.

(2) Money 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

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in this act, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than money received by the municipality pursuant to this section, for or on account of the activities of the authority.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1662 Ad valorem tax; borrowing in anticipation of collection. [M.S.A. 5.3010(12)]

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 the authority.

(2) The municipality may at the request of the authority borrow money and issue its notes therefor pursuant to the municipal finance act, 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 authorized in this section.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1983, Act 86, Imd. Eff. June 16, 1983.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1663 Revenue bonds. [M.S.A. 5.3010(13)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1663a Borrowing money; issuing revenue bonds or notes; purpose; costs; security; pledge and lien of pledge valid and binding; filing or recordation not required; tax exemption; bonds or notes neither liability nor debt of municipality; statement; investment and deposit of bonds and notes. [M.S.A. 5.3010(13a)]

Sec. 13a. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing property in connection with the implementation of a development plan in the downtown district or to refund or refund in advance bonds or notes issued pursuant to this section. The costs which may be financed by the issuance of revenue bonds or notes may include the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the downtown district; any engineering, architectural, legal, accounting, or financial expenses; the costs necessary or incidental to the borrowing of money; interest on the bonds or notes during the period of construction; a reserve for payment of principal and interest on the bonds or notes; and a reserve for operation and maintenance until sufficient revenues have developed. The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection therewith.

(2) A pledge made by the authority shall be valid and binding from the time the pledge is made. The money or property pledged by the authority immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the authority, irrespective of whether the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other

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instrument by which a pledge is created need be filed or recorded.

(3) Bonds or notes issued pursuant to this section shall be exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes shall be exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(4) The municipality shall not be liable on bonds or notes of the authority issued pursuant to this section and the bonds or notes shall not be a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(5) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: Add. 1981, Act 151, Imd. Eff. Nov. 19, 1981.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1663b Insufficient tax increment revenues to repay advance or pay obligation; contents, time, and payment of claim; appropriation and distribution of aggregate amount; limitations; distribution subject to lien; obligation as debt or liability; certification of distribution amount; basis for calculation of distributions and claim reports. [M.S.A. 5.3010(13b)]

Sec. 13b. (1) If the amount of tax increment revenues lost as a result of the reduction of taxes levied by local school districts for school operating purposes required by the millage limitations under section 1211 of the school code of 1976, 1976 PA 451, MCL 380.1211, reduced by the amount of tax increment revenues received from the capture of taxes levied under or attributable to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, will cause the tax increment revenues received in a fiscal year by an authority under section 15 to be insufficient to repay an eligible advance or to pay an eligible obligation, the legislature shall appropriate and distribute to the authority the amount described in subsection (5).

(2) Not less than 30 days before the first day of a fiscal year, an authority eligible to retain tax increment revenues from taxes levied by a local or intermediate school district or this state or to receive a distribution under this section for that fiscal year shall file a claim with the department of treasury. The claim shall include the following information:

(a) The property tax millage rates levied in 1993 by local school districts within the jurisdictional area of the authority for school operating purposes.

(b) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(c) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(d) The tax increment revenues the authority estimates it would have received for that fiscal year if property taxes were levied by local school districts within the jurisdictional area of the authority for school operating purposes at the millage rates described in subdivision (a) and if no property taxes were levied by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(e) A list and documentation of eligible obligations and eligible advances and the payments due on each of those eligible obligations or eligible advances in that fiscal year, and the total amount of all the payments due on those eligible obligations and eligible advances in that fiscal year.

(f) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation or the repayment of an eligible advance. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development project.

(g) The amount of a distribution received pursuant to this act for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

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(h) A list and documentation of other protected obligations and the payments due on each of those other protected obligations in that fiscal year, and the total amount of all the payments due on those other protected obligations in that fiscal year.

(3) For the fiscal year that commences after September 30, 1993 and before October 1, 1994, an authority may make a claim with all information required by subsection (2) at any time after March 15, 1994.

(4) After review and verification of claims submitted pursuant to this section, amounts appropriated by the state in compliance with this act shall be distributed as 2 equal payments on March 1 and September 1 after receipt of a claim. An authority shall allocate a distribution it receives for an eligible obligation issued on behalf of a municipality to the municipality.

(5) Subject to subsections (6) and (7), the aggregate amount to be appropriated and distributed pursuant to this section to an authority shall be the sum of the amounts determined pursuant to subdivisions (a) and (b) minus the amount determined pursuant to subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if property taxes were levied by local school districts for school operating purposes at the millage rates described in subsection (2)(a) and if no property taxes were levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, exceed the tax increment revenues the authority actually received for the fiscal year.

(b) A shortfall required to be reported pursuant to subsection (2)(g) that had not previously increased a distribution.

(c) An excess amount required to be reported pursuant to subsection (2)(g) that had not previously decreased a distribution.

(6) The amount distributed under subsection (5) shall not exceed the difference between the amount described in subsection (2)(e) and the sum of the amounts described in subsection (2)(c) and (f).

(7) If, based upon the tax increment financing plan in effect on August 19, 1993, the payment due on eligible obligations or eligible advances anticipates the use of excess prior year tax increment revenues permitted by law to be retained by the authority, and if the sum of the amounts described in subsection (2)(c) and (f) plus the amount to be distributed under subsections (5) and (6) is less than the amount described in subsection (2)(e), the amount to be distributed under subsections (5) and (6) shall be increased by the amount of the shortfall. However, the amount authorized to be distributed pursuant to this section shall not exceed that portion of the cumulative difference, for each preceding fiscal year, between the amount that could have been distributed pursuant to subsection (5) and the amount actually distributed pursuant to subsections (5) and (6) and this subsection.

(8) A distribution under this section replacing tax increment revenues pledged by an authority or a municipality is subject to the lien of the pledge, whether or not there has been physical delivery of the distribution.

(9) Obligations for which distributions are made pursuant to this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(10) Not later than July 1 of each year, the authority shall certify to the local tax collecting treasurer the amount of the distribution required under subsection (5), calculated without regard to the receipt of tax increment revenues attributable to local or intermediate school district taxes or attributable to taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(11) Calculations of distributions under this section and claims reports required to be made under subsection (2) shall be made on the basis of each development area of the authority.

(12) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

History: Add. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1994, Act 280, Imd. Eff. July 11, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996;—Am. 1996, Act 454, Imd. Eff. Dec. 19, 1996;—Am. 1997, Act 202, Imd. Eff. Jan. 13, 1998.

Compiler's note: Enacting section 1 of Act 202 of 1997 provides: "The provisions of section 1 and section 13b, as amended by this amendatory act, are retroactive and effective for taxes levied after 1993."

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1664 Tax increment financing plan; preparation and contents; limitation; definition; public hearing; fiscal and economic implications; recommendations; agreements; modification of plan. [M.S.A. 5.3010(14)]

Sec. 14. (1) 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 maximum amount of bonded indebtedness to be incurred, and 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. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Act No. 62 of the Public Acts of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. For purposes of this subsection, tax increment revenues used to pay bonds issued by a municipality under section 16(1) shall be considered to be used by the tax increment financing plan rather than shared with the municipality. The limitation of this subsection does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, Act No. 224 of the Public Acts of 1985, being section 125.2113 of the Michigan Compiled Laws.

(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 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions 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.

(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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1979, Act 26, Imd. Eff. June 6, 1979;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1986, Act 229, Imd. Eff. Oct. 1, 1986;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1989, Act 108, Imd. Eff. June 23, 1989;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1665 Transmitting and expending tax increments revenues; reversion of surplus funds; abolition of tax increment financing plan; conditions; annual report on status of tax increment financing account; contents; publication. [M.S.A. 5.3010(15)]

Sec. 15. (1) The municipal and county treasurers shall transmit to the authority tax increment revenues.

(2) The authority shall expend the tax increment revenues received for the development program only

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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 property tax limitations. 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. However, the tax increment financing plan shall not be abolished until the principal of, and interest on, bonds issued pursuant to section 16 have been paid or funds sufficient to make the payment have been segregated.

(3) Annually the authority shall submit to the governing body of the municipality and the state tax commission a report on the status of the tax increment financing account. The report shall be published in a newspaper of general circulation in the municipality and shall include the following:

- (a) The amount and source of revenue in the account.
- (b) The amount in any bond reserve account.
- (c) The amount and purpose of expenditures from the account.
- (d) The amount of principal and interest on any outstanding bonded indebtedness.
- (e) The initial assessed value of the project area.
- (f) The captured assessed value retained by the authority.
- (g) The tax increment revenues received.
- (h) The number of jobs created as a result of the implementation of the tax increment financing plan.
- (i) Any additional information the governing body or the state tax commission considers necessary.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1979, Act 26, Imd. Eff. June 6, 1979;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1986, Act 229, Imd. Eff. Oct. 1, 1986;—Am. 1988, Act 425, Imd. Eff. Dec. 27, 1988;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1666 General obligation bonds and tax increment bonds; qualified refunding obligation. [M.S.A. 5.3010(16)]

Sec. 16. (1) The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan or to refund bonds issued under this section and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality pursuant to section 11. The bonds shall mature in not more than 30 years and shall be subject to the municipal finance act, Act No. 202 of the Public Acts of 1943, being sections 131.1 to 139.3 of the Michigan Compiled Laws. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 11 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. If the bonds are approved by the department of treasury in those instances in which an exception to prior approval is not available under section 11 of chapter III of Act No. 202 of the Public Acts of 1943, being section 133.11 of the Michigan Compiled Laws, or if the governing body of the municipality adopts the resolution authorizing the bonds and prior approval of the department of treasury is not required pursuant to section 11 of chapter III of Act No. 202 of the Public Acts of 1943, the estimate of the anticipated tax increment revenues and other revenue available under section 11 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of Act No. 202 of the Public Acts of 1943.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan or to refund or refund in advance obligations issued under this act. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority pursuant to this subsection may be secured by any other revenues identified in

section 11 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued pursuant to this subsection. The bonds shall mature in not more than 30 years and shall bear interest and be payable upon the terms and conditions determined by the authority in the resolution approving the bonds and shall be sold at public or private sale by the authority. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Except for the requirement of Act No. 202 of the Public Acts of 1943 that the authority receive the approval or an exception from approval from the department of treasury prior to the issuance of bonds under this subsection, the terms of Act No. 202 of the Public Acts of 1943 shall not apply to bonds issued pursuant to this subsection that pledge revenue received pursuant to section 11 for repayment of the bonds.

(3) Notwithstanding any other provision of this act, if the state treasurer determines that an authority or municipality can issue a qualified refunding obligation and the authority or municipality does not make a good faith effort to issue the qualified refunding obligation as determined by the state treasurer, the state treasurer may reduce the amount claimed by the authority or municipality under section 13b by an amount equal to the net present value saving that would have been realized had the authority or municipality refunded the obligation or the state treasurer may require a reduction in the capture of tax increment revenues from taxes levied by a local or intermediate school district or this state by an amount equal to the net present value savings that would have been realized had the authority or municipality refunded the obligation. This subsection does not authorize the state treasurer to require the authority or municipality to pledge security greater than the security pledged for the obligation being refunded.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1981, Act 34, Imd. Eff. May 11, 1981;—Am. 1983, Act 34, Imd. Eff. May 10, 1983;—Am. 1985, Act 159, Imd. Eff. Nov. 15, 1985;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994;—Am. 1996, Act 269, Imd. Eff. June 12, 1996.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1667 Development plan; preparation; contents; improvements related to qualified facility. [M.S.A. 5.3010(17)]

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.

(2) The development plan shall contain all of the following:

(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, 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 that 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, or

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 is being 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 units 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 U.S.C. 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 that the authority, local public agency, or governing body considers pertinent.

(3) A development plan may provide for improvements related to a qualified facility, as defined in the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, that is located outside of the boundaries of the development area but within the district, including the cost of construction, renovation, rehabilitation, or acquisition of that qualified facility or of public facilities and improvements related to that qualified facility.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1992, Act 279, Imd. Eff. Dec. 18, 1992;—Am. 1993, Act 122, Imd. Eff. July 20, 1993.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1668 Ordinance approving development plan or tax increment financing plan; public hearing; notice; record. [M.S.A. 5.3010(18)]

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.

(2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation 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

DOWNTOWN DEVELOPMENT AUTHORITY

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1669 Development plan or tax increment financing plan as constituting public purpose; determination; ordinance; considerations. [M.S.A. 5.3010(19)]

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 (2).

(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.

(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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1670 Notice to vacate. [M.S.A. 5.3010(20)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1671 Development area citizens council; establishment; appointment and qualifications of members; representative of development area. [M.S.A. 5.3010(21)]

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.

(2) A development area citizens council shall be representative of the development area.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1672 Development area citizens council; advisory body. [M.S.A. 5.3010(22)]

Sec. 22. A development area citizens council established pursuant to this act shall act an advisory

body to the authority and the governing body in the adoption of the development or tax increment financing plans.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1673 Consultation. [M.S.A. 5.3010(23)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1674 Development area citizens council; meetings; notice; record; information and technical assistance; failure to organize, consult, or advise. [M.S.A. 5.3010(24)]

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 meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

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

(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.

(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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1675 Citizens district council as development area citizens council. [M.S.A. 5.3010(25)]

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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1676 Notice of findings and recommendations. [M.S.A. 5.3010(26)]

Sec. 26. Within 20 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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1677 Development area citizens council; dissolution. [M.S.A. 5.3010(27)]

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

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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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1678 Budget; cost of handling and auditing funds. [M.S.A. 5.3010(28)]

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.

(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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1679 Historic sites. [M.S.A. 5.3010(29)]

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

(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.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1680 Dissolution of authority; disposition of property and assets; reinstatement of authority; contesting validity of proceedings, findings, and determinations. [M.S.A. 5.3010(30)]

Sec. 30. (1) An authority that 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 belong to the municipality.

(2) An authority established under this act before December 31, 1988, that is dissolved by ordinance of the governing body before September 30, 1990 and that is reinstated by ordinance of the governing body after notice and public hearing as provided in section 3(2) shall not be invalidated pursuant to a claim that, based upon the standards set forth in section 3(1), a governing body improperly determined that the necessary conditions existed for the reinstatement of an authority under the act if at the time the governing body established the authority the governing body determined or could have determined that the necessary conditions existed for the establishment of an authority under this act or could have determined that establishment of an authority under this act would serve to promote economic growth and notwithstanding that the boundaries of the downtown district are altered at the time of reinstatement of the authority.

(3) In the resolution of intent, the municipality shall set a date for the holding of a public hearing on the adoption of a proposed ordinance reinstating the authority. The procedure for publishing the notice of hearing, holding the hearing, and adopting the ordinance reinstating the authority shall be as provided in section 3(2), (4), and (5).

(4) The validity of the proceedings, findings, and determinations reinstating an authority shall be

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conclusive unless contested in a court of competent jurisdiction within 60 days after the last of the following occurs:

- (a) Publication of the ordinance reinstating the authority as adopted.
- (b) Filing of the ordinance reinstating the authority with the secretary of state.
- (c) May 27, 1993.

History: 1975, Act 197, Imd. Eff. Aug. 13, 1975;—Am. 1993, Act 42, Imd. Eff. May 27, 1993;—Am. 1993, Act 323, Eff. Mar. 15, 1994.

Popular name: Downtown Development Authority Act

Popular name: DDA

125.1681 Proceedings to compel enforcement of act; rules. [M.S.A. 5.3010(31)]

Sec. 31. (1) The state tax commission may institute proceedings to compel enforcement of this act.

(2) The state tax commission may promulgate rules necessary for the administration of this act pursuant to the administrative procedures act of 1969, Act No. 306 of the Public Acts of 1969, being sections 24.201 to 24.328 of the Michigan Compiled Laws.

History: Add. 1988, Act 425, Imd. Eff. Dec. 27, 1988.

Compiler's note: Section 2 of Act 425 of 1988 provides: "This amendatory act is effective beginning with taxes levied in 1989. However, for taxes levied before 1989, tax increment revenues based on the definition of initial assessed value provided for in this amendatory act that were received by an authority are validated."

Popular name: Downtown Development Authority Act

Popular name: DDA

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PLEASANT PLAINS TOWNSHIP																						
APPRECIATION RATE	5.00																					
	1990	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1) STATE EQUALIZED VALUE (With 5.00 % Appreciation)	24,913,424	36,980,878	38,829,922	40,771,418	42,809,989	44,950,488	47,198,013	49,557,913	52,035,809	54,637,600	57,369,479	60,237,953	63,249,851	66,412,344	69,732,961	73,219,609	76,880,589	80,724,619	84,760,850	88,998,892	93,448,837	98,121,279
2) DEVELOPMENT AND INVESTMENT (Only Within D.D.A.)	0	1,577,078	1,776,388	1,943,507	2,103,522	2,254,788	2,397,177	2,530,643	2,655,267	2,771,228	2,878,787	2,978,263	3,070,025	3,154,468	3,232,010	3,303,075	3,368,089	3,427,473	3,481,636	3,530,972	3,575,858	3,616,652
3) STATE EQUALIZED VALUE (Appreciation + D. & I.)	24,913,424	38,557,956	40,606,310	42,714,925	44,913,511	47,205,277	49,595,190	52,088,556	54,691,076	57,408,828	60,248,266	63,216,217	66,319,876	69,566,812	72,964,970	76,522,684	80,248,679	84,152,092	88,242,486	92,529,864	97,024,695	101,737,931
4) MILLAGE RATE	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300	4.92300
5) S.E.V. REVENUE DUE TOWNSHIP (Without T.I.F.)	122,649	189,821	199,905	210,286	221,109	232,392	244,157	256,432	269,244	282,624	296,602	311,213	326,493	342,477	359,207	376,721	395,064	414,281	434,418	455,525	477,653	500,856
6) S.E.V. REVENUE DUE TOWNSHIP (With T.I.F.)	122,649	182,057	191,160	200,718	210,754	221,291	232,356	243,974	256,172	268,981	282,430	296,551	311,379	326,948	343,295	360,460	378,483	397,407	417,278	438,142	460,049	483,051
7) DIFFERENCE IN TOTAL REVENUE																						
a.) Actual dollars	\$0	\$7,764	\$8,745	\$9,568	\$10,356	\$11,100	\$11,801	\$12,458	\$13,072	\$13,643	\$14,172	\$14,662	\$15,114	\$15,529	\$15,911	\$16,261	\$16,581	\$16,873	\$17,140	\$17,383	\$17,604	\$17,805
b.) Percent	0.00	4.26	4.57	4.77	4.91	5.02	5.08	5.11	5.10	5.07	5.02	4.94	4.85	4.75	4.63	4.51	4.38	4.25	4.11	3.97	3.83	3.69

WEBBER TOWNSHIP																						
APPRECIATION RATE	5.00																					
	1990	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1) STATE EQUALIZED VALUE (With 5.00 % Appreciation)	13,233,941	33,641,748	35,323,835	37,090,027	38,944,529	40,891,755	42,936,343	45,083,160	47,337,318	49,704,184	52,189,393	54,798,863	57,538,806	60,415,746	63,436,533	66,608,360	69,938,778	73,435,717	77,107,503	80,962,878	85,011,022	89,261,573
2) DEVELOPMENT AND INVESTMENT (Only Within D.D.A.)	0	1,577,078	1,776,388	1,943,507	2,103,522	2,254,788	2,397,177	2,530,643	2,655,267	2,771,228	2,878,787	2,978,263	3,070,025	3,154,468	3,232,010	3,303,075	3,368,089	3,427,473	3,481,636	3,530,972	3,575,858	3,616,652
3) STATE EQUALIZED VALUE (Appreciation + D. & I.)	13,233,941	35,218,826	37,100,224	39,033,534	41,048,051	43,146,543	45,333,519	47,613,803	49,992,585	52,475,412	55,068,180	57,777,126	60,608,830	63,570,214	66,668,543	69,911,435	73,306,867	76,863,190	80,589,138	84,493,849	88,586,879	92,878,225
4) MILLAGE RATE	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550	5.79550
5) S.E.V. REVENUE DUE TOWNSHIP (Without T.I.F.)	76,697	204,111	215,014	226,219	237,894	250,056	262,730	275,946	289,732	304,121	319,148	334,847	351,258	368,421	386,378	405,172	424,850	445,461	467,054	489,684	513,405	538,276
6) S.E.V. REVENUE DUE TOWNSHIP (With T.I.F.)	76,697	194,971	204,719	214,955	225,703	236,988	248,838	261,279	274,343	288,061	302,464	317,587	333,466	350,139	367,646	386,029	405,330	425,597	446,877	469,220	492,681	517,315
7) DIFFERENCE IN TOTAL REVENUE																						
a.) Actual dollars	\$0	\$9,140	\$10,295	\$11,264	\$12,191	\$13,068	\$13,893	\$14,666	\$15,389	\$16,061	\$16,684	\$17,261	\$17,792	\$18,282	\$18,731	\$19,143	\$19,520	\$19,864	\$20,178	\$20,464	\$20,724	\$20,960
b.) Percent	0.00	4.69	5.03	5.24	5.40	5.51	5.58	5.61	5.61	5.58	5.52	5.43	5.34	5.22	5.09	4.96	4.82	4.67	4.52	4.36	4.21	4.05

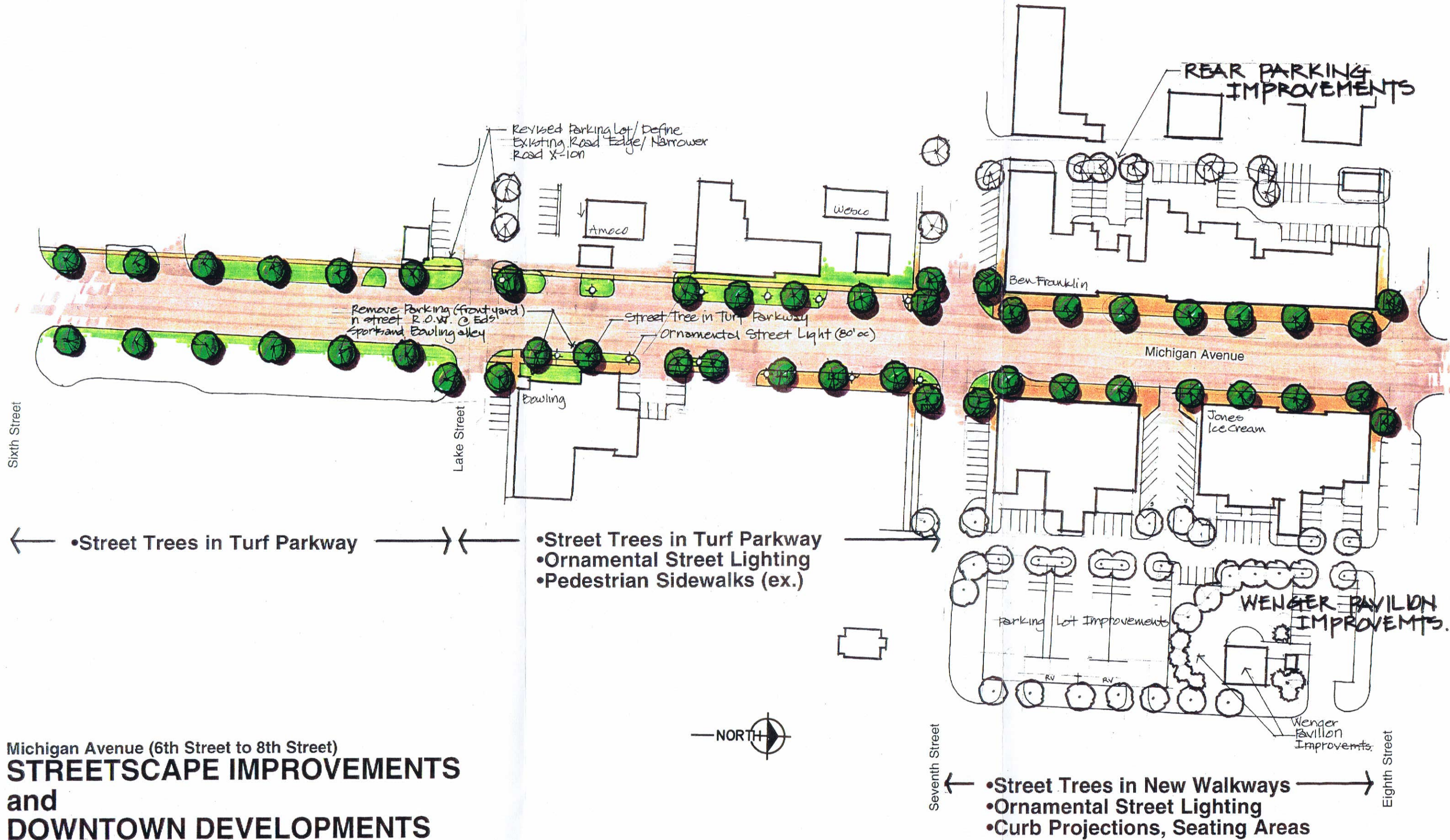
PAGE 2-12-A

		REVENUE PROJECTIONS																				
PROJECTED GROWTH RATE YEAR	1990	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
STATE EQUALIZED VALUATION (S.E.V.)	\$3,542,710	\$6,696,866	\$6,239,113	\$6,637,733	\$6,971,969	\$7,292,001	\$7,594,533	\$7,879,310	\$8,146,242	\$8,395,490	\$8,627,413	\$8,842,529	\$9,041,483	\$9,225,005	\$9,393,892	\$9,548,975	\$9,691,106	\$9,821,134	\$9,939,902	\$10,048,228	\$10,146,899	\$10,236,672
S.E.V. INVESTMENT (REAL)																						
CATO JR. ==																						
JBJ COMPANY ==																						
OAK VILLAGE CARE CENTER ==																						
STAR 9 INC ==																						
KAHLIL VILLAGE ==	300,700																					
LAKE OSCEOLA STATE BANK ==																						
KAHLIL VILLAGE APARTMENTS ==																						
OTHER ==	15,545	344,059	288,487	276,227	261,122	245,798	230,396	215,132	200,178	185,672	171,721	158,403	145,770	133,856	122,676	112,231	102,511	93,498	85,166	77,485	70,421	63,940
S.E.V. INVESTMENT (PERSONAL)																						
STAR 9 INC ==																						
A T & T CREDIT CORPORATION ==	6,860																					
OAK VILLAGE CARE CENTER ==																						
OTHER ==	(13,002)	59,113	49,566	47,459	44,864	42,231	39,585	36,962	34,393	31,901	29,504	27,215	25,045	22,998	21,077	19,283	17,613	16,064	14,633	13,313	12,099	10,986
CAPTURED ASSESSED VALUE ==		3,154,156	3,552,777	3,887,013	4,207,045	4,509,577	4,794,354	5,061,286	5,310,534	5,542,457	5,757,573	5,956,527	6,140,049	6,308,936	6,464,019	6,606,149	6,736,178	6,854,946	6,963,271	7,061,943	7,151,716	7,233,304
TOTAL MILLAGE RATE (AVERAGE OF TWO TOWNSHIPS) ==	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525	30.79525
TAX INCREMENT REVENUE (collected for the following year) ==	0	97,133	109,409	119,702	129,557	138,874	147,643	155,864	163,539	170,681	177,306	183,433	189,084	194,285	199,061	203,438	207,442	211,100	214,436	217,474	220,239	222,751
CUMMULATIVE ANNUAL REVENUE ==		(33,561)	75,848	195,549	325,106	463,980	611,623	767,487	931,026	1,101,707	1,279,013	1,462,446	1,651,530	1,845,815	2,044,877	2,248,315	2,455,757	2,666,857	2,881,292	3,098,767	3,319,006	3,541,757
BONDABLE REVENUE (80%) ==		77,706	87,527	95,761	103,646	111,099	118,115	124,691	130,831	136,545	141,845	146,746	151,267	155,428	159,249	162,750	165,954	168,880	171,549	173,979	176,191	178,201
RESERVE REVENUE (20%) ==		19,427	21,882	23,940	25,911	27,775	29,529	31,173	32,708	34,136	35,461	36,687	37,817	38,857	39,812	40,688	41,488	42,220	42,887	43,495	44,048	44,550
CUMMULATIVE RESERVE ==		(6,712)	15,170	39,110	65,021	92,796	122,325	153,497	186,205	220,341	255,803	292,489	330,306	369,163	408,975	449,663	491,151	533,371	576,258	619,753	663,801	708,351

FIGURE 5 • STREETSCAPE IMPROVEMENTS AND DOWNTOWN DEVELOPMENTS
Michigan Avenue (8th Street to US-10)



FIGURE 6 • STREETScape IMPROVEMENTS AND DOWNTOWN DEVELOPMENTS
Michigan Avenue (6th Street to 8th Street)



← •Street Trees in Turf Parkway →

•Street Trees in Turf Parkway
•Ornamental Street Lighting
•Pedestrian Sidewalks (ex.)

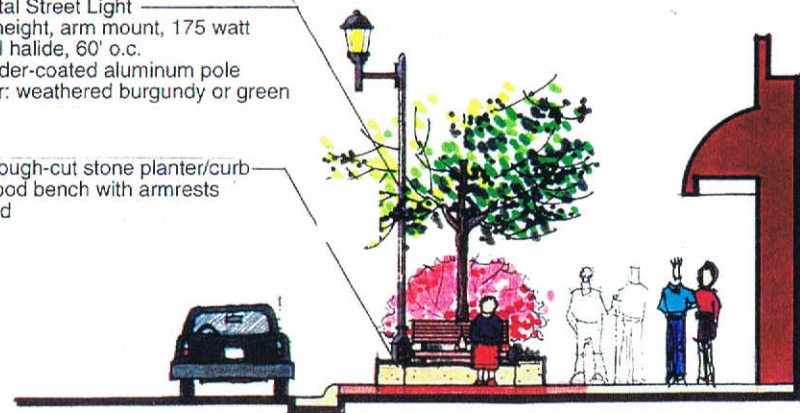
← •Street Trees in New Walkways
•Ornamental Street Lighting
•Curb Projections, Seating Areas →

Michigan Avenue (6th Street to 8th Street)
**STREETScape IMPROVEMENTS
and
DOWNTOWN DEVELOPMENTS**

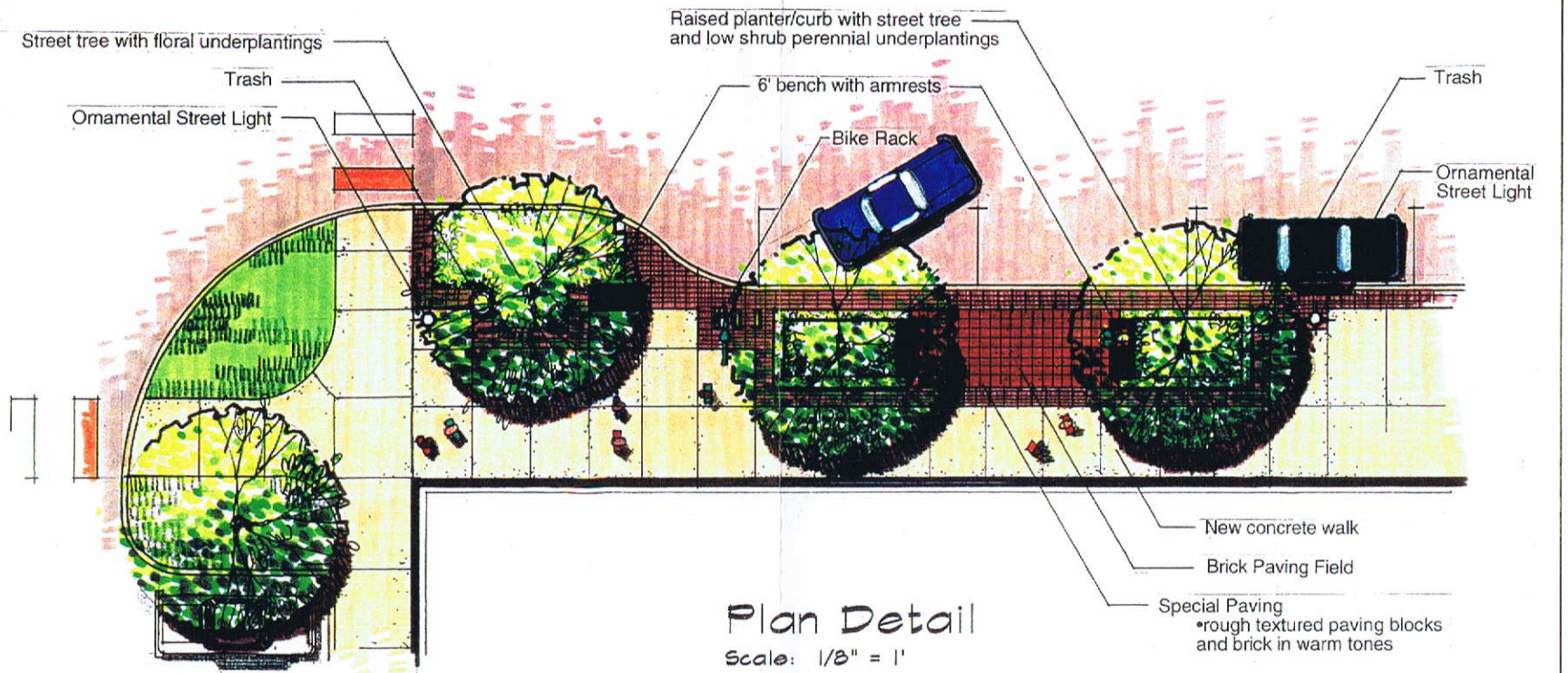
Scale: 1"= 50'

Ornamental Street Light
 •16' height, arm mount, 175 watt metal halide, 60' o.c.
 •powder-coated aluminum pole
 •color: weathered burgundy or green

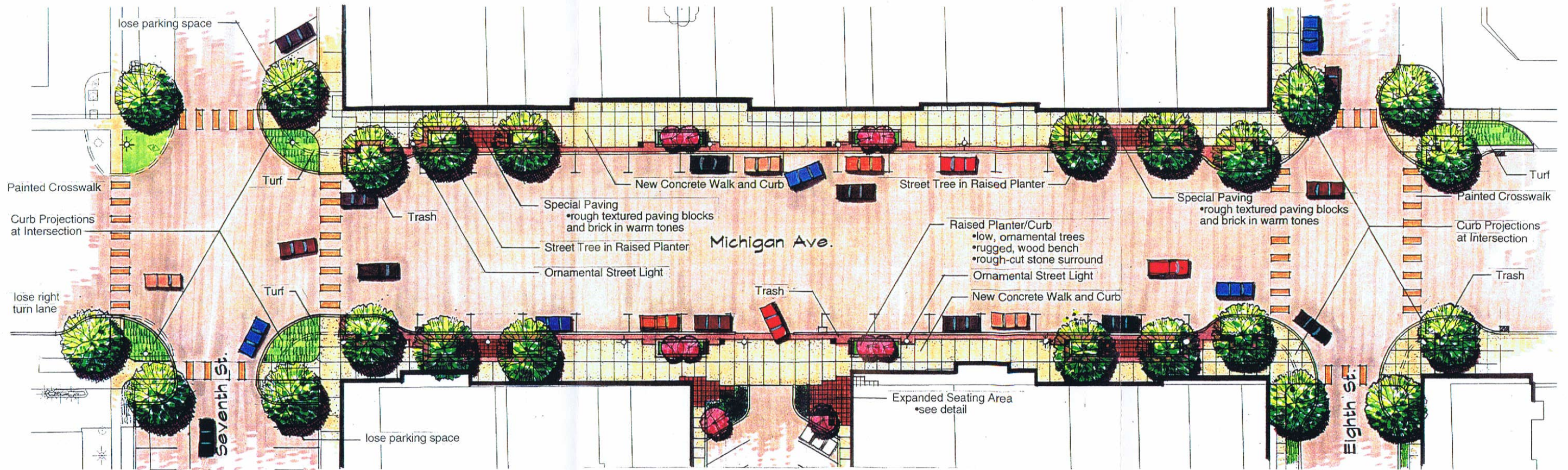
Raised, rough-cut stone planter/curb with 6' wood bench with armrests at one end



Walk Section
 Scale: 1/4" = 1'



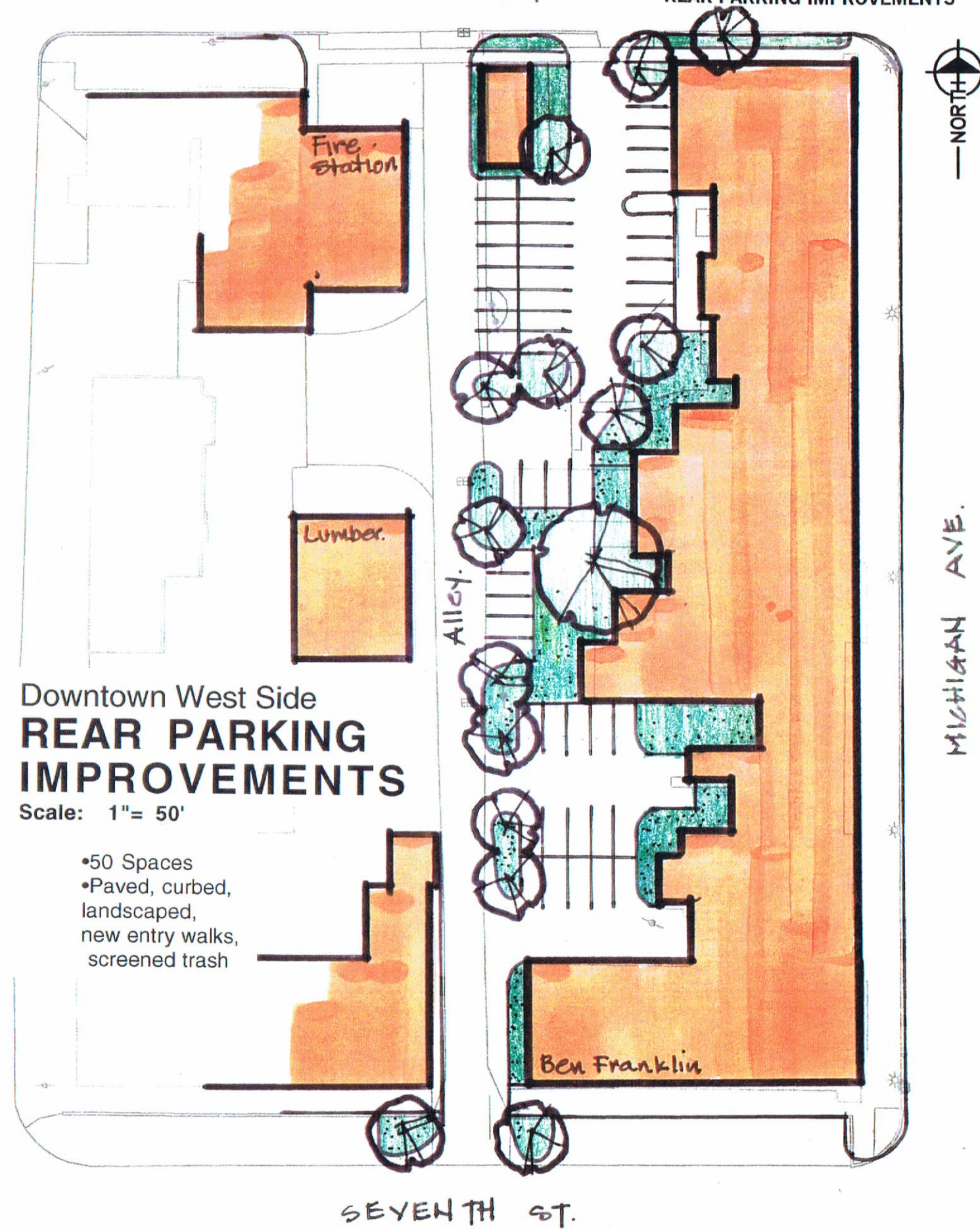
Plan Detail
 Scale: 1/8" = 1'



Site Development Plan
 Baldwin Downtown Development Authority
 Scale: 1" = 20'
 December 2, 1999

MATERIALS SELECTION / DESIGN APPROACH:
 Site furnishings, street lights, construction materials were selected to reflect an "Old Fishing Village" theme:
 •simple rugged, unpretentious detailing
 •use of natural materials: stone, wood
 •low maintenance
 •accommodate senior users





Downtown West Side
**REAR PARKING
IMPROVEMENTS**

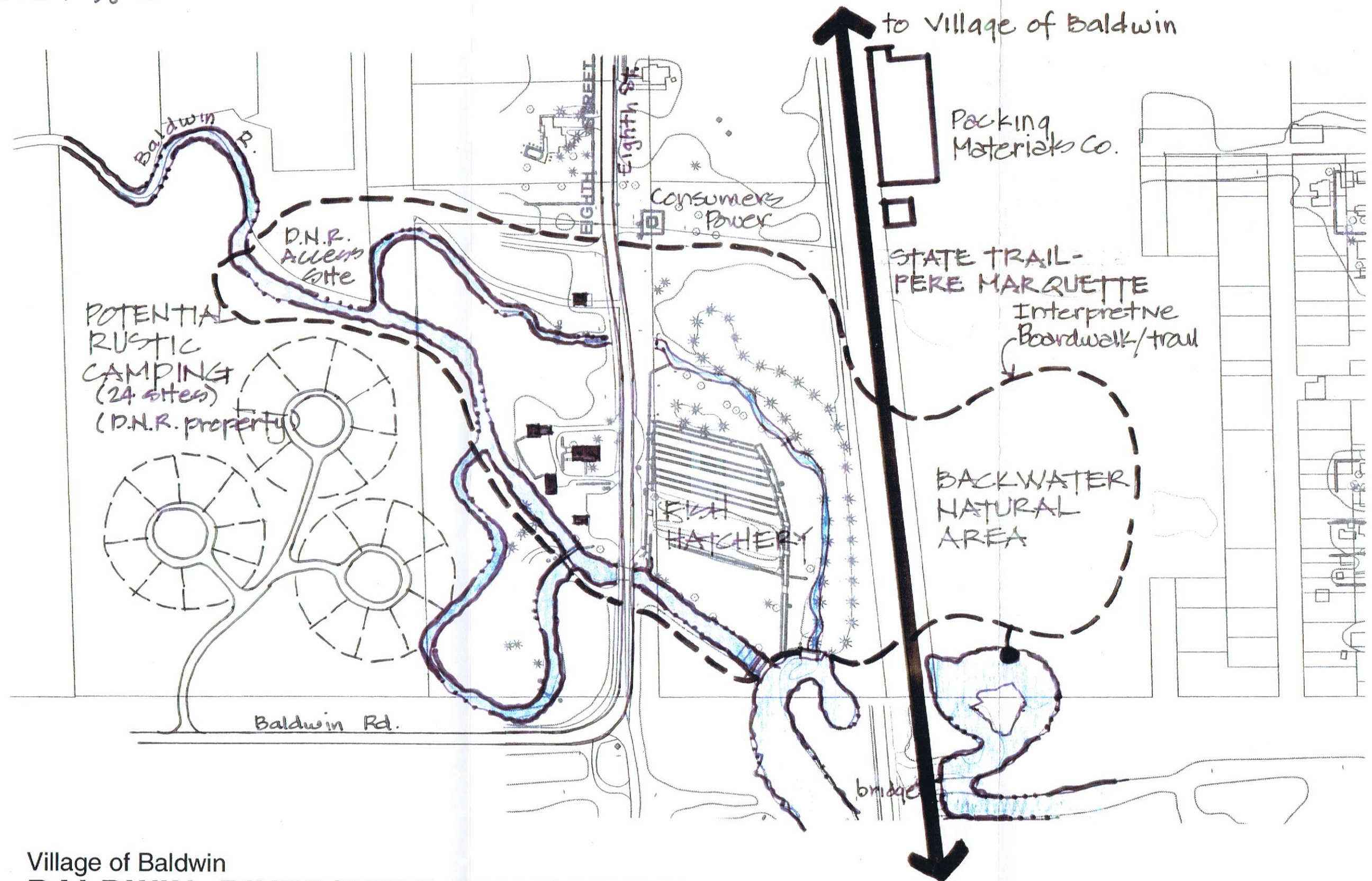
Scale: 1" = 50'

- 50 Spaces
- Paved, curbed, landscaped, new entry walks, screened trash

SEVENTH ST.

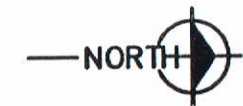
MICHIGAN AVE.

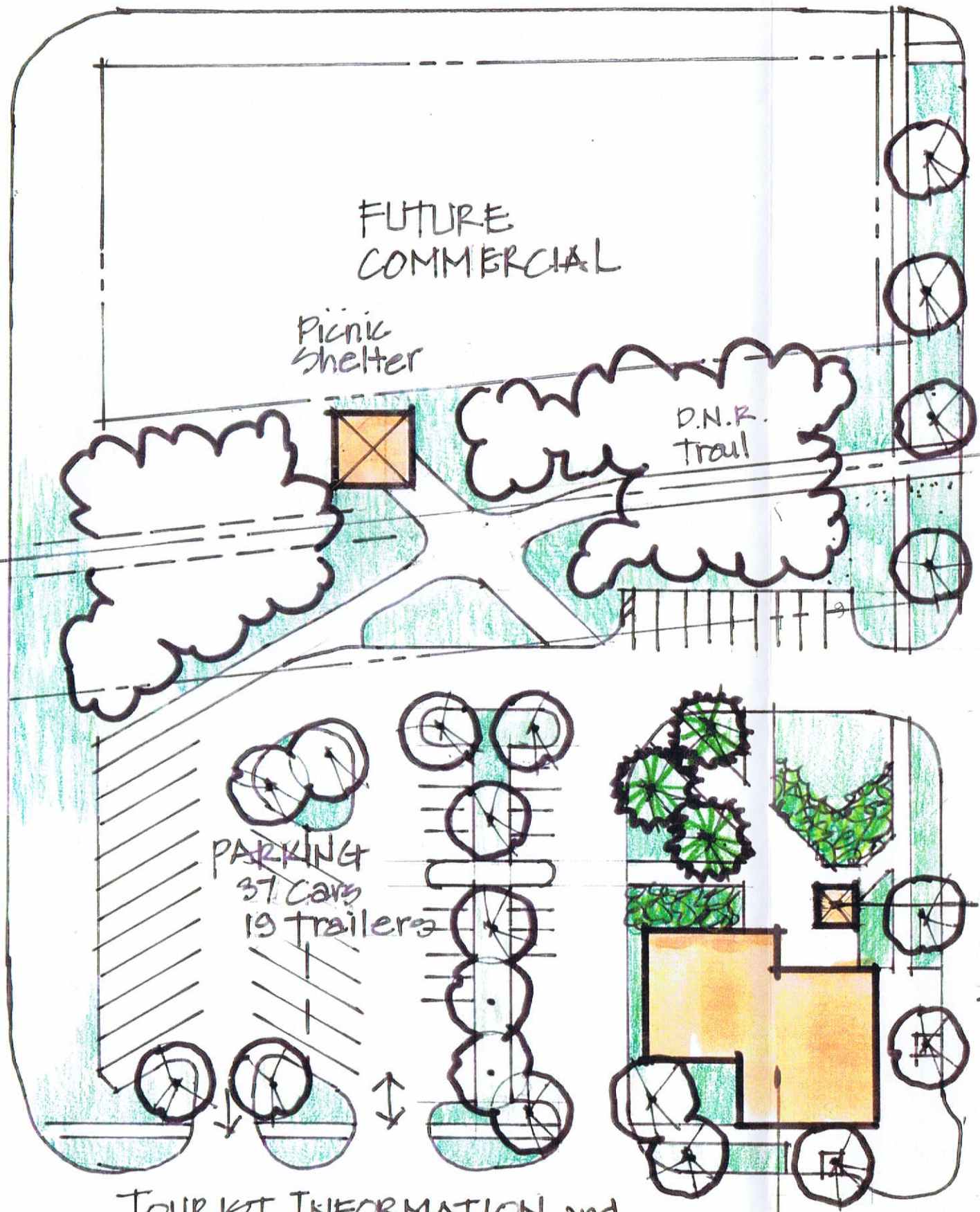




Village of Baldwin
**BALDWIN RIVER/PERE MARQUETTE
 TRAIL DEVELOPMENTS**

Scale: 1" = 200'

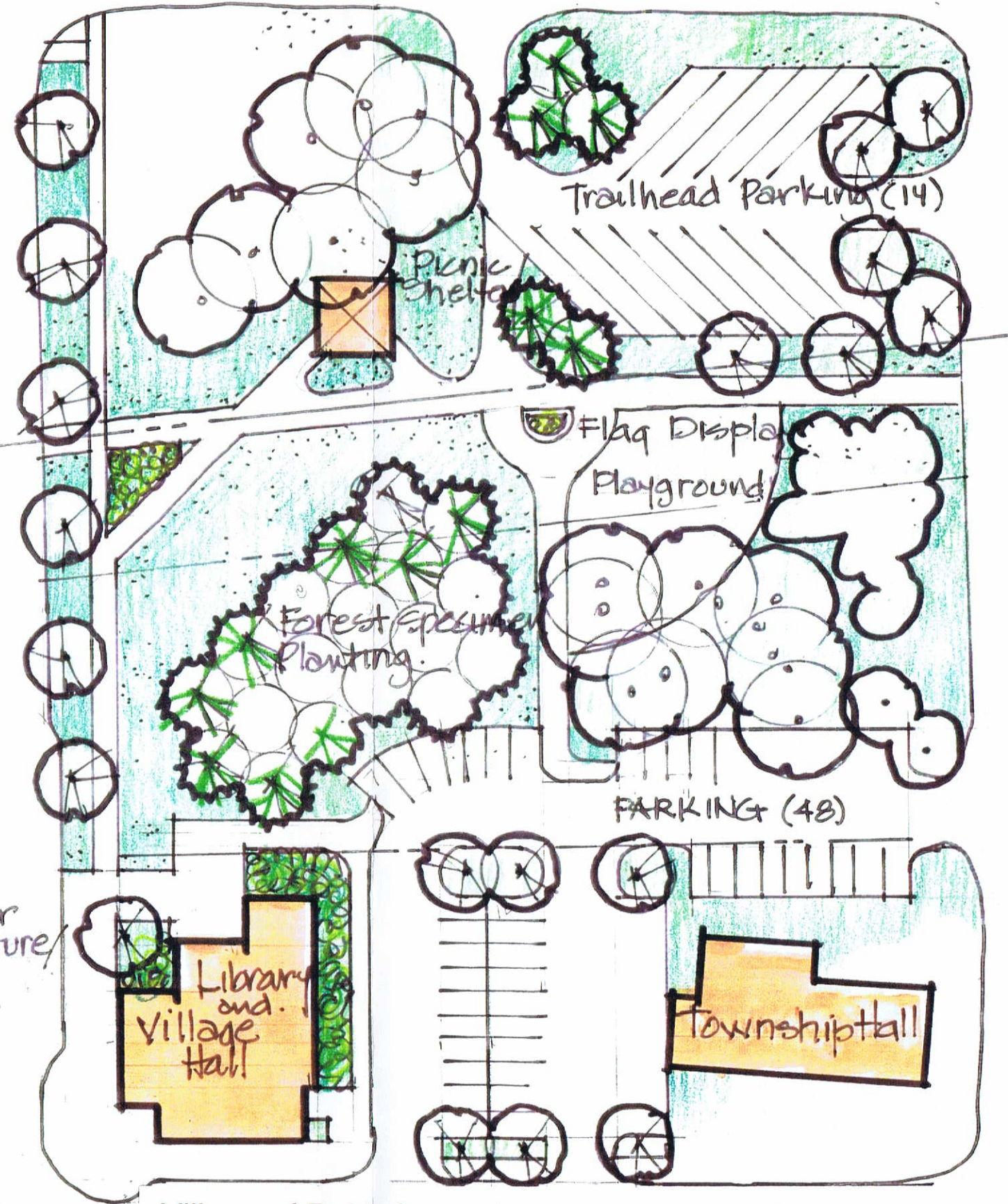




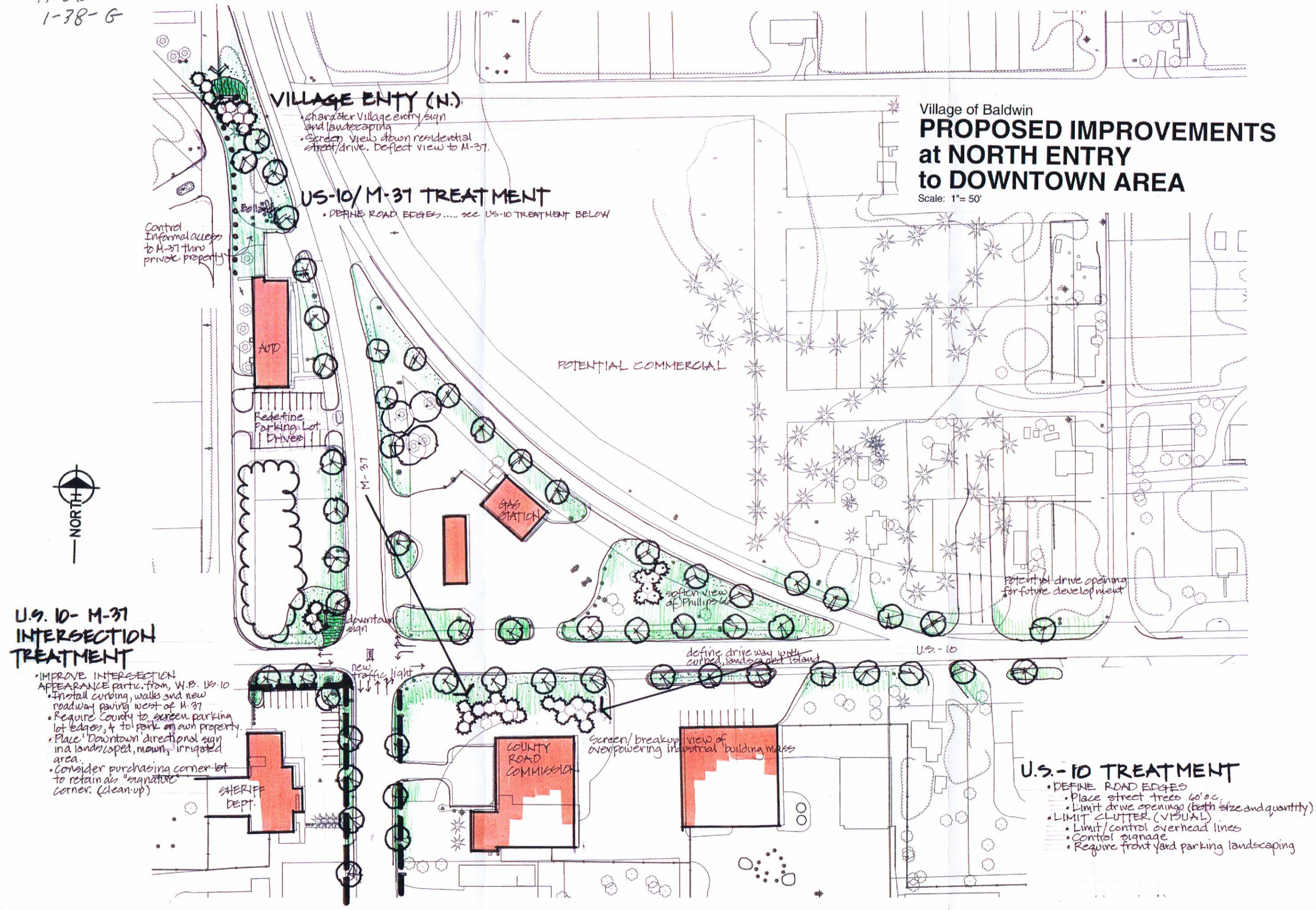
TOURIST INFORMATION and RECEPTION CENTER

- warming hut, restrooms
- Chamber of Commerce, gallery

MICHIGAN AVE.



Village of Baldwin
TOURIST and MUNICIPAL DOWNTOWN DEVELOPMENTS



VILLAGE ENTRY (N.)

- Character Village entry sign and landscaping
- Screen views down residential street/drive. Deflect view to M-37.

U.S.-10/M-37 TREATMENT

- DEFINE ROAD EDGES..... SEE US-10 TREATMENT BELOW

Village of Baldwin
**PROPOSED IMPROVEMENTS
at NORTH ENTRY
to DOWNTOWN AREA**

Scale: 1"= 50'

Control Informal access to M-37 thru private property

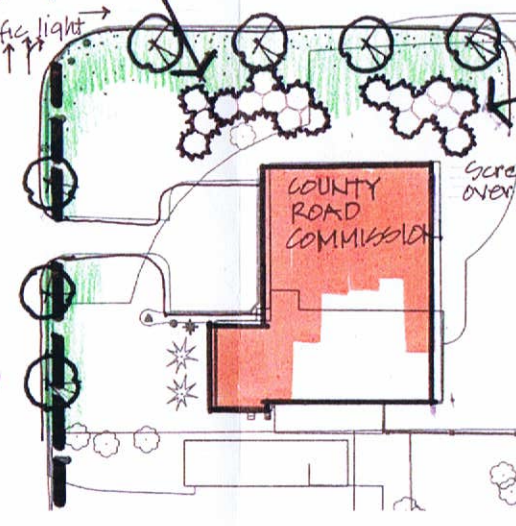
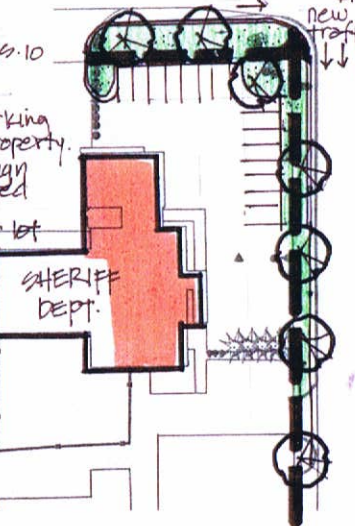
POTENTIAL COMMERCIAL

Potential drive opening for future development



**U.S. 10- M-37
INTERSECTION
TREATMENT**

- IMPROVE INTERSECTION APPEARANCE partic. from W.P. US-10
- Install curbing, walks and new roadway paving west of M-37
- Require County to screen parking lot edges, & to park on own property.
- Place 'Downtown' directional sign in landscaped, mowed, irrigated area.
- Consider purchasing corner lot to retain as "signature" corner. (clean-up)



Screen/breakup view of overpowering industrial building mass

define drive way with curbed, landscaped island

U.S.-10 TREATMENT

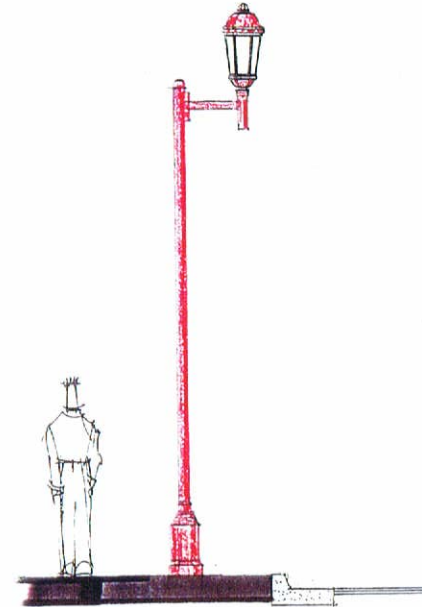
- DEFINE ROAD EDGES
- Place street trees 60' o.c.
- Limit drive openings (both size and quantity)
- LIMIT CLUTTER (VISUAL)
- Limit/control overhead lines
- Control signage
- Require front yard parking landscaping

FIGURE 11 • PROPOSED IMPROVEMENTS AT NORTH ENTRY TO DOWNTOWN AREA

FIGURE 12 • ORNAMENTAL STREET LIGHT, TYPICAL ROADWAY SECTION, BENCH, TRASH, TYPICAL EAST ELEVATION

Ornamental Street Light

•15' height, 175W MH
•powdercoated aluminum,
verde green or maroon



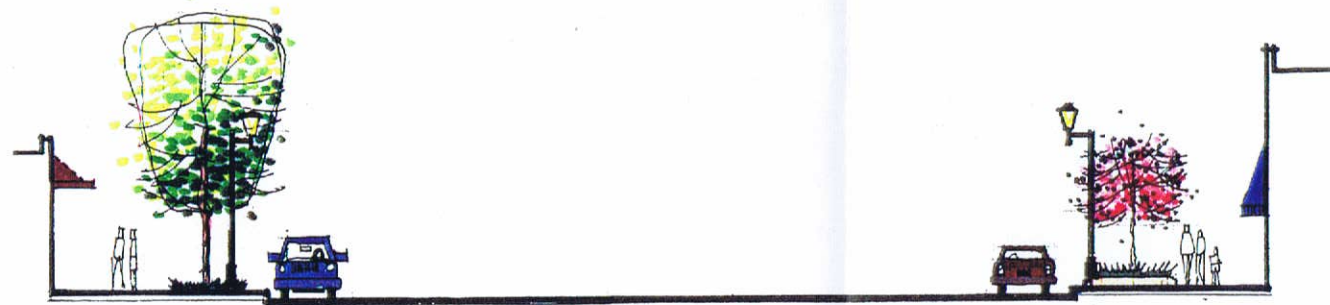
Street Light



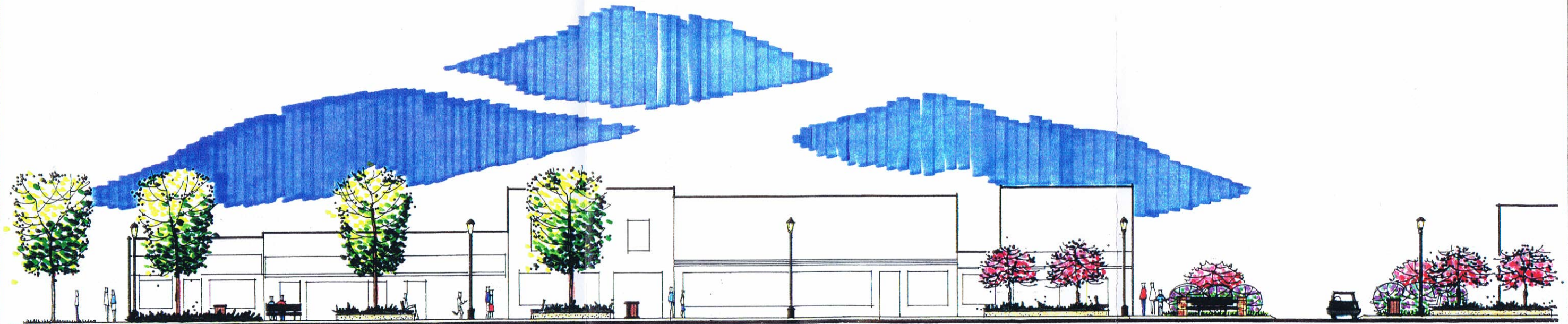
Bench



Trash



Typical Roadway Section
Baldwin Downtown Development Authority
Scale: 1/8" = 1'-0"



Typical East Elevation
Baldwin Downtown Development Authority
Scale: 1/8" = 1'-0"

fence/wall surround
• rough-cut stone piers
joined by hefty, rough
timbers

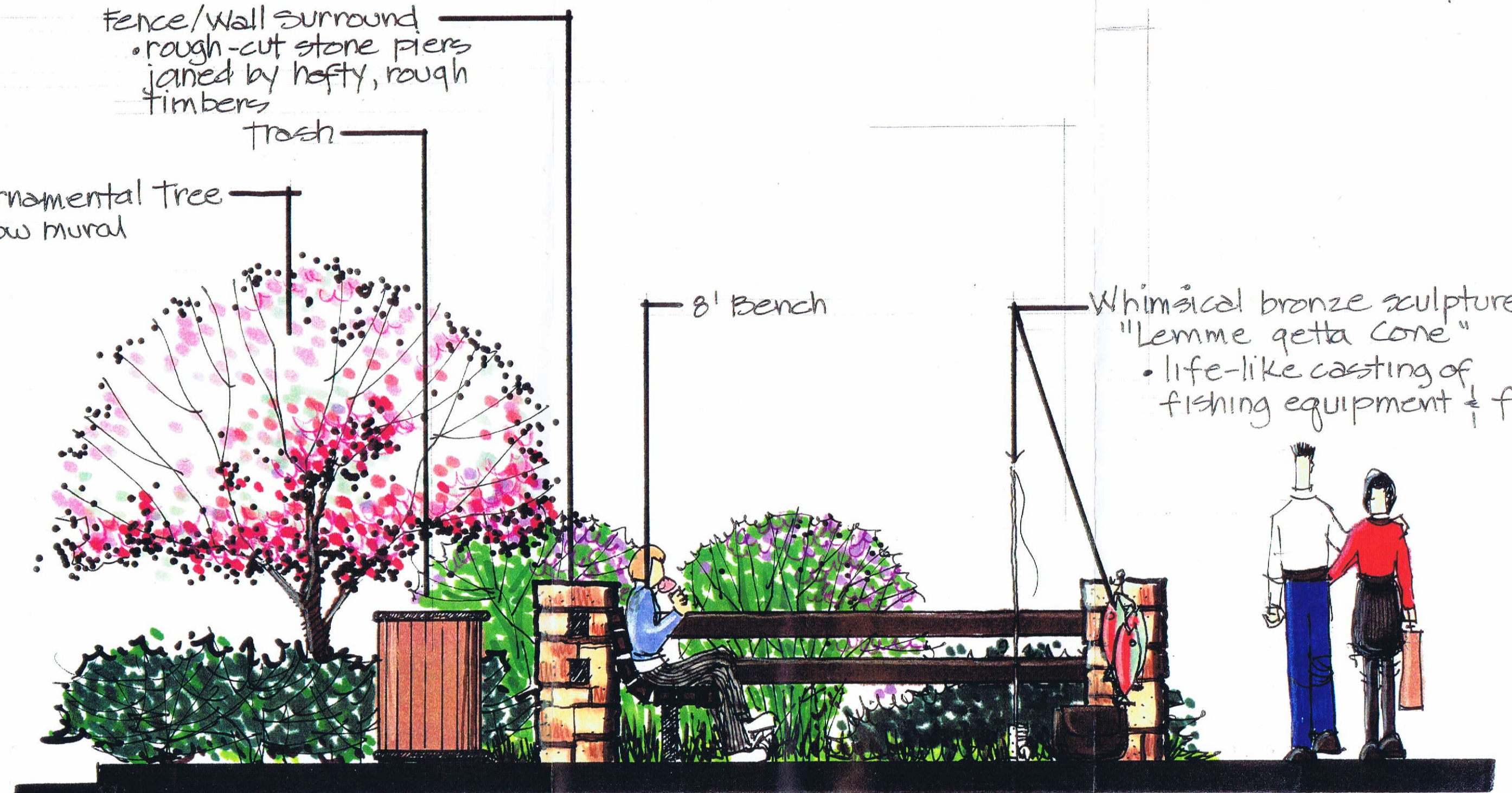
trash

Low, ornamental tree
• below mural

8' Bench

Whimsical bronze sculpture
"Lemme getta Cone"

• life-like casting of
fishing equipment & fish



Planting Area

Seating Area

Public Walk

Section 1/2" = 1'-0"

EXPANDED SEATING AREA

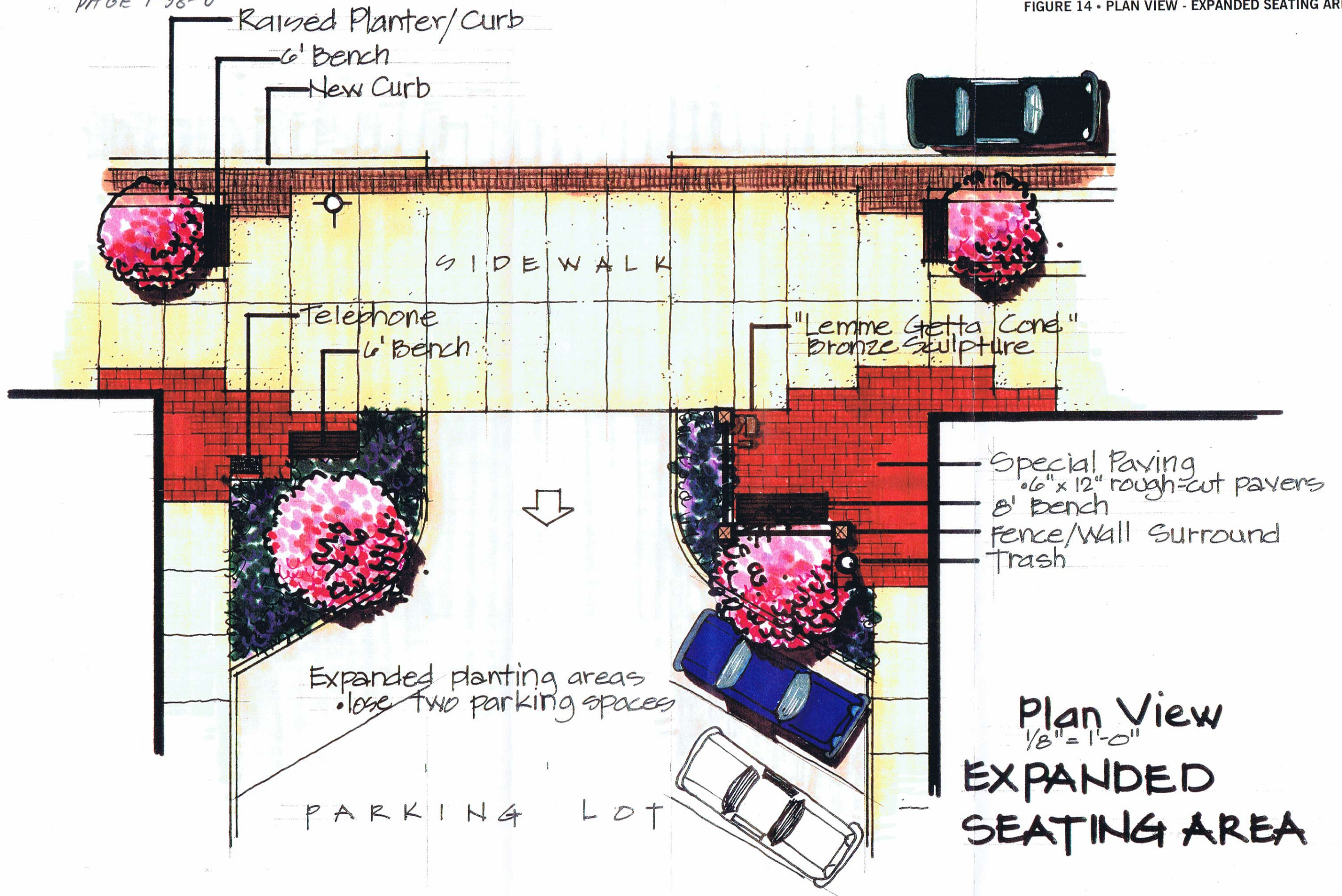
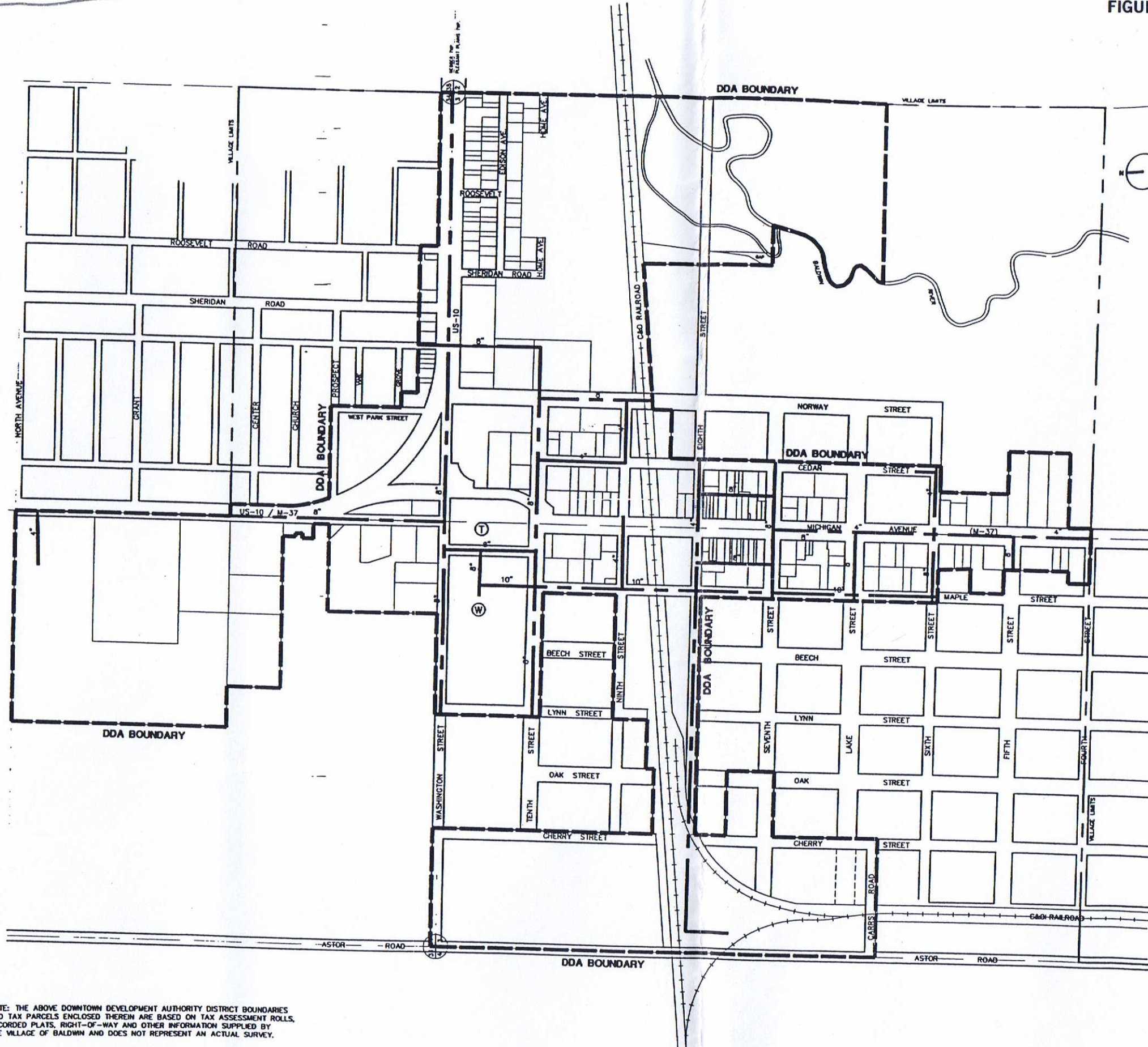


FIGURE 2 • MUNICIPAL WATER SYSTEM



VILLAGE OF BALDWIN
MUNICIPAL WATER SYSTEM

0' 100' 200' 300' 400'
SCALE 1"=300'

- LEGEND**
- WATERMAIN
 - ⊙ T TANK
 - ⊙ W WELL

NOTE: THE ABOVE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES AND TAX PARCELS ENCLOSED THEREIN ARE BASED ON TAX ASSESSMENT ROLLS, RECORDED PLATS, RIGHT-OF-WAY AND OTHER INFORMATION SUPPLIED BY THE VILLAGE OF BALDWIN AND DOES NOT REPRESENT AN ACTUAL SURVEY.

2842 Fuller Avenue, NE
Grand Rapids, MI 49505
616 961-2644
800 538-5560

Progressive
Architects Engineers Planners

VILLAGE OF BALDWIN
785 NORTH STREET
BALDWIN, MICHIGAN 49304

VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN

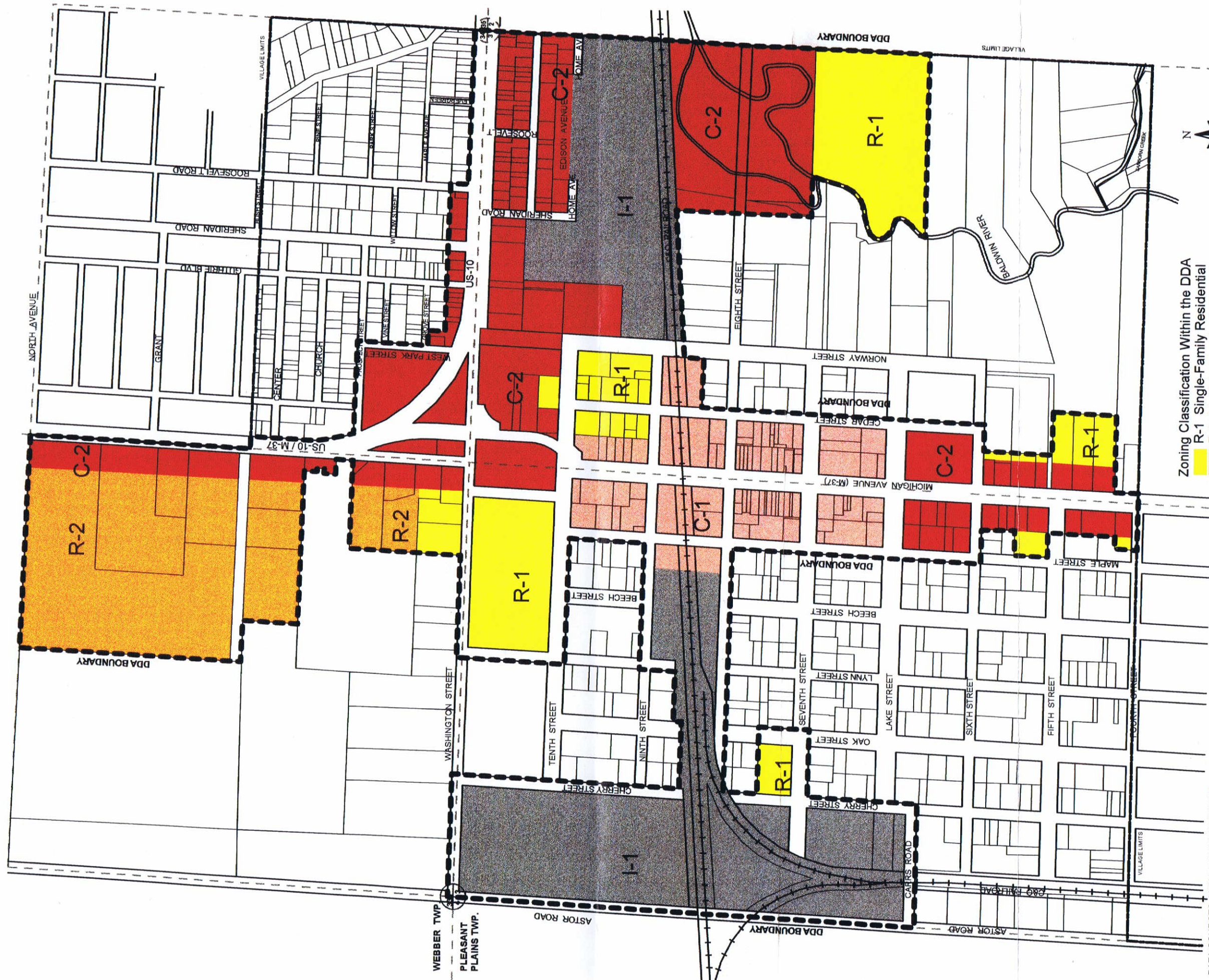
MUNICIPAL WATER SYSTEM

DATE	DESCRIPTION
4/7/91	SUBMITTED FOR APPROVALS

Progressive
Architects Engineers Planners

DATE
FILE NO 9010-28
DRAWN BY MFE
CHECKED BY RRT

DRAWING NUMBER



- Zoning Classification Within the DDA
- R-1 Single-Family Residential
 - R-2 Multiple-Family Residential
 - C-1 Village Center Commercial
 - C-2 General Commercial
 - I-1 Light Industrial
 - F-P Floodplain Overlay District



DATA SOURCES: MICHIGAN DEPARTMENT OF NATURAL RESOURCES MIRIS BASE MAP, 1978. LAKE COUNTY EQUALIZATION 1999 TAX ROLL. VILLAGE OF BALDWIN DDA, 1999. VILLAGE OF BALDWIN ZONING MAP, 1999.