

**TAX INCREMENT FINANCE
AND DEVELOPMENT PLAN**

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

Original Plan Adopted December 15, 1987

Plan Amendment No. 1 May 13, 1991

Plan Amendment No. 2 December 9, 1991

Plan Amendment No. 3 October 9, 2000

Plan Revised Expanded Downtown District April 14, 2003

Plan Amendment No. 4 March 15, 2004

Plan Amendment No. 5 May 16, 2022

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SECTION 1

INTRODUCTION AND GENERAL OVERVIEW

The Village of Baldwin Downtown Development Authority (“DDA”) was established by ordinance on June 8, 1987. State law, through the stipulation of certain criteria, requires a determination of necessity to establish a downtown development authority. 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 provided for the establishment of a downtown development authority when the Village Council determines that it is in the public’s best interest. In 2018, the State legislature combined the existing tax increment financing statutes, including Act 197, into a single public act. The new Act is the “RECODIFIED TAX INCREMENT FINANCING ACT,” Act 57 of 2018 (“Act 57”). A copy of the DDA portion of Act 57, as amended, which is found in Part 2 of Act 57, is included in the appendix of this Tax Increment Finance and Development Plan (the “Plan”).

The DDA’s downtown development district 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) originally approved a Development Plan and a Tax Increment Financing plan for the newly established DDA on May 13, 1991. The downtown district encompasses 366 acres in the heart of the Village. The original Plan outlined a comprehensive approach to solving problems in the Village relative to the DDA area. Projects were specified that supported local legislative goals, protected, and assisted businesses, and ensured a quality of growth that would enhance the overall quality of the area.

The intent of development projects proposed in the development area then and now, 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 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 continue to 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 that effectively enhance the overall image and character of the area.

Tax increment financing (TIF), the financing tool authorized by Act 57, 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 DDA then, is to encourage economic growth through proper planning and provision of necessary and desirable public improvements.

In April 2003, the Village Council expanded the original area of the DDA's downtown district and added eighty-eight parcels as shown in ***Figure 1***. This third revision of the original development Plan is very similar to its predecessor. The extent of the Plan amendment has been kept to a minimum to adjust, refine, and prioritize proposed projects. This will provide a clearer definition of projects as they move closer to being implemented. Over the last several years, the DDA Board has directed its efforts toward the planning and design of the redevelopment of the core blocks along M-37. The focus of this redevelopment was to improve sidewalks, lighting, parking, and add intersection bump outs and streetscape amenities. Expansion and definition of the range of proposed improvements involves a variety of components. In addition to the redevelopment projects, the Plan includes marketing and promotional activities to enhance the visibility and attractiveness of the downtown district. The following text refers to the entire district over which

the DDA maintains jurisdiction as most recently established, identified, and certified by Village ordinance according to Act 57.

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 DDA's Tax Increment Finance and Development Plan.

December 15, 1987: Council approved the original Tax Increment Finance and Development Plan.

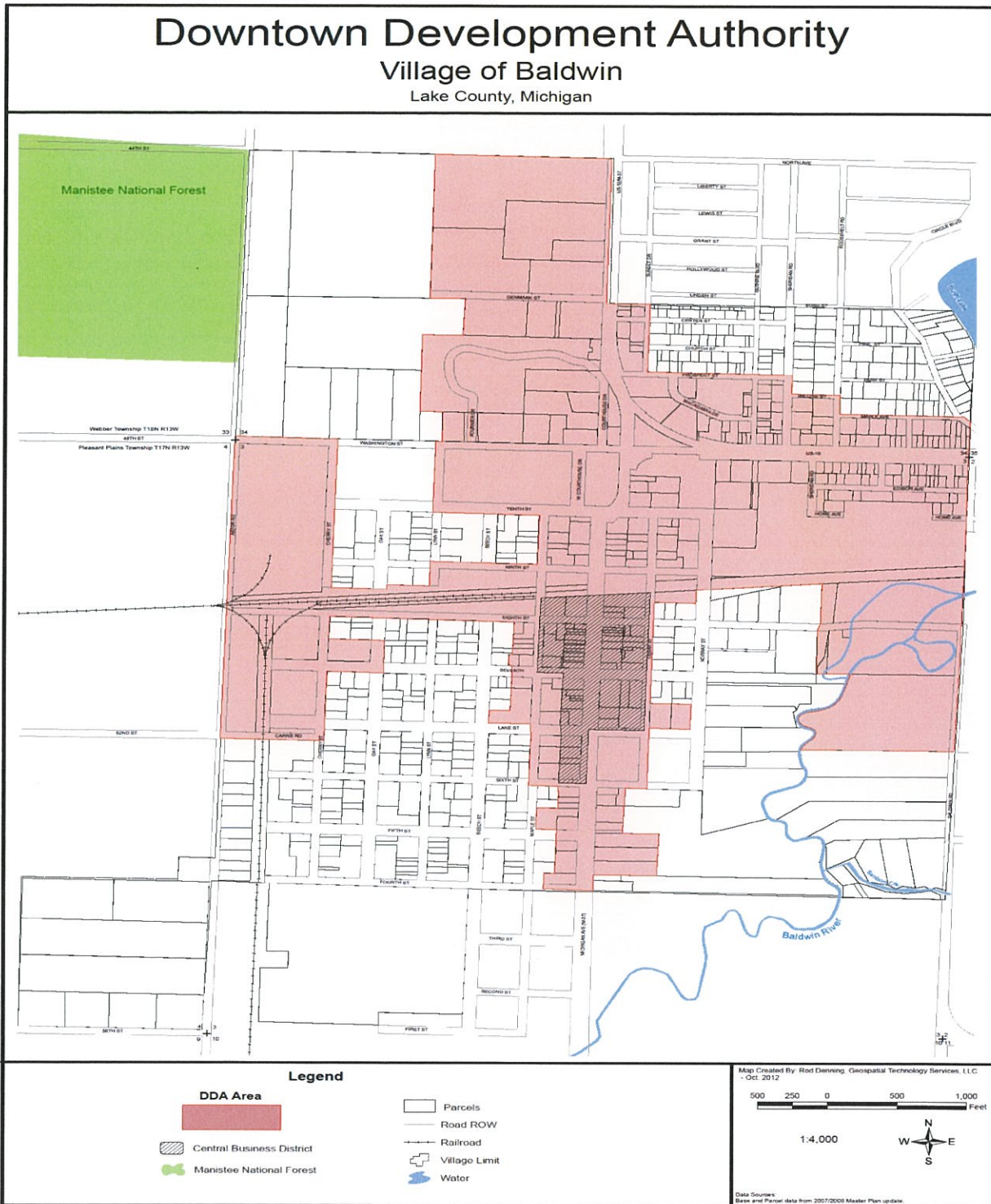
May 13, 1991: After notice and public hearing, the Village Council adopted a revised Tax Increment Finance and Development Plan ("Amendment No. 1") by ordinance.

December 9, 1991: The Village Council adopted a subsequent amendment to the Plan ("Amendment No. 2") to correct an error in the Plan adopted May 13, 1991, which referenced an incorrect initial assessed value.

October 9, 2000: The Plan was further amended to revise the public improvement projects and extend the term to 2020 ("Amendment No. 3").

April 14, 2003: The Village Council held a public hearing and adopted an ordinance to expand the downtown district of the DDA.

FIGURE 1 – DDA BOUNDARY



March 15, 2004: The Village Council held a public hearing and adopted an ordinance to further revise the public improvement projects, expand the Development area and extend the term of the Plan to 2024 (“Amendment No. 4”).

May 16, 2022: The Plan was further amended to revise the public improvement projects and extend the term to 2042 (“Amendment No. 5”).

PLANNING AND ZONING

According to Act 57, 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 downtown district has been determined as indicated in **Figure 1**. No expansion of land area or property is being added to the DDA downtown district and development area by virtue of this Plan amendment.

The major land use categories for the real property within the DDA is as follows:

TABLE 1 EXISTING LAND USE (By Properties)		
Real property land use categories by number of properties		
Land Use Type		
	Number Of Properties	% Of Total
Single-Family Residential		
Multi-Family Residential	62	20.33
Vacant Residential	3	0.98
Industrial	11	3.61
Commercial	3	0.98
Vacant	59	19.34
Public/Institutional	109	35.74
Total	58	19.02

When analyzing existing land use and, thus, potential business district uses, 75.32 percent of all

real property is currently used for non-residential purposes. Vacant land is the predominant land use classification in the DDA by number of tax parcels. This is deceiving because many of these vacant parcels are extremely small and not developable. Less than one-fourth of all parcels are classified as residential. It is reasonable to expect a downtown business district to consist of a combination of commercial, vacant, and public properties. See **Table 1** for a summary of existing land uses.

Another means of quantifying land use is by the amount of land area or acreage the various uses occupy. When using this technique for analyzing existing land use, 75.32 percent of the area of all real property is currently used for non-residential purposes. The major land use categories for the real property within the DDA is as follows:

TABLE 1 a EXISTING LAND USE (By Acres)		
Real property land use categories by number of acres		
Land Use Type	No. Of Acres	% Of Total
Single-Family Residential	22.33	7.79
Multi-Family Residential	19.99	6.98
Vacant Residential	3.38	1.18
Industrial	0.27	0.09
Commercial	81.60	28.48
Vacant	52.22	18.22
Public/Institutional	106.80	37.27
Total	286.56	100.0

Using this method, Public/Institutional land is the single most predominant land use classification in the DDA. Less than one-fifth of all land area is used as residential. Likewise, less than one-fifth of the total acreage is vacant.

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.

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 274 real properties in the district comprise a total 2021 Taxable Value of \$7,910,226. There are currently only 7 personal properties of taxable value associated with the district. There has been as many as 100 within the DDA since its inception. However, due to personal property tax reform, the number of actively taxed personal properties has declined significantly. The DDA's 1990 SEV distribution among the assessment categories appears in Table 2 while the DDA's 2021 Taxable Value distribution among the assessment categories appears in Table 3.

The total revenue generated to the DDA from all property in 2021 was \$135,074.91. Contributing taxing jurisdictions according to their various millage levies include the Village of Baldwin, Webber and Pleasant Plains Townships, and Lake County. 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.

TABLE 2 SUMMARY OF 1990 (BASE YEAR) ASSESSMENTS			
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 2021 ASSESSMENTS			
Type	Number	Captured Taxable Value	% Of Total
Real Property	274	\$7,257,973	92.4
Personal Property	61	\$652,433	7.6
Facility Exemptions	0	(\$482,500)	0.0
Total	366	\$7,910,226	100.0

The total revenue generated to the DDA from all property in 2021 was \$135,074.91. Contributing taxing jurisdictions according to their various millage levies include the Village of Baldwin, Webber and Pleasant Plains Townships, and Lake County. 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 for a public improvement project helps offset improvement costs. Not only does tax increment financing increase revenues to the Village, but 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. This program through the potential expansion of public services and other public improvements meets the best interests of the public. Prior to 1990, there was significant decline in property values and district wide growth

had been less than that of the Village as a whole. Commercial improvement projects resulting from subsequent investments in public infrastructure by the DDA has been significant enough to generate moderate annual tax increment revenue. When combined with potential future increases, the growth in revenue will continue to be substantial.

DESCRIPTION OF DEVELOPMENT AREA BOUNDARIES

The development area, including the expanded area added in 2003, encompasses 366 acres centrally located within the Village of Baldwin. State highway M-37 (Michigan Avenue) forms the primary spine of the district. The development area 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, Part of Section 3, T17N, R13W, Pleasant Plains Township, and Section 34, T18N, R13W, Webber Township, Lake County, Michigan, is 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 North 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, Plat 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 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 the North right-of-way line approximately 48 feet; thence Northerly approximately 264 feet; thence Westerly approximately 165 feet to the West line of the Southeast ¼ of the Southwest ¼ of said Section; thence Northerly along said West line to a point 330 feet South of the North line of the Southeast 1/4 of the Southwest ¼ of said section; thence Easterly to a point 1050 feet West of the East line of the Southwest ¼ of said section; thence Northerly to the South line of the Northeast ¼ of the Southwest ¼ of said section (also Denmark Street); thence Westerly along said South line to the West line of the Northeast ¼ of the Southwest ¼ of said section; 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 line of the Southwest 1/4 of Section 34; thence Southerly along said East line approximately 1320 feet to the North line of the Southwest ¼ of the Southeast ¼ of Section 34; thence Easterly along said North line approximately 315 feet to the East right-of-way line of Sunset Drive; thence Southerly along said East right-of-way line approximately 615 feet to the North right-of-way line of Prospect Street; thence Easterly along said North right-of-way line approximately 1039 feet to the East right-of-way line of Sheridan Road; thence Southerly along said East right-of-way line approximately 155 feet to the North right-of-way line of Willow Street; thence Easterly along said North right-of-way line approximately 350 feet to the East right-of-way line of Roosevelt Road; thence Southerly along said East right-of-way line approximately 170 feet to the North right-of-way line of Maple Avenue; thence Easterly along said North right-of-way line approximately 850 feet to the East right-of-way line of Circle Blvd.; thence Southeasterly along said East right-of-way line to the East line of Section 34; thence Southerly along the East line of Section 34 to the Northeast corner of Section 3, Pleasant Plains Township; thence continuing South along the East line of said Section 3 to the South line of the Northeast 1/4 of Section 3; thence Westerly along said South line to the centerline of the 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 Easterly 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 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 approximately 916 feet to the Northwest corner of Lot 12, Block 25, Plat of Village of Baldwin; thence Easterly along the North

line of Lots 5 and 12 to the West right-of-way line of Norway Street; thence Southerly along said West right-of-way line to the North right-of-way line of Lake Street; thence Westerly along the said North right-of-way line to the East right-of-way line of Cedar Street; thence Southerly along said East right-of-way line approximately 586 feet to the South right-of-way line of Sixth Street; thence Easterly along said South right-of-way line to a point which is approximately 264 feet East of the West line of the Southeast 1/4 of Section 3; thence Southerly parallel to said West line approximately 418 feet to the North right-of-way line of Fifth Street extended; thence Easterly parallel to the South line of Section 3 approximately 264 feet; thence Southerly approximately 379.5 feet to a point 140 feet North of the South line of the Northeast 1/4 of the Southeast 1/4 of Section 3; thence Westerly approximately 468 feet to the East right-of-way line of Michigan Avenue (M-37); thence Southerly approximately 140 feet 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 South line 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 approximately 600 feet to the North right-of-way line of Lake Street; thence Westerly along said North right-of-way line approximately 300 feet to the Southwest corner of Lot 9, Block 22, Plat of Village of Baldwin; thence Northerly 100 feet along the West line of said Block 22 to the Northwest corner of Lot 10, said Block 22; thence East 150 feet to the Northeast corner of Lot 10, said Block 22; thence Northerly to the North right-of-way line of Seventh Street and the Southeast corner of Lot 9, Block 15, Plat of Village of Baldwin; thence Westerly 25 feet; thence Northerly 100 feet to the North line of Lot 10, said Block 15; thence Easterly 25 feet along the North line of said Lot 10 to the Northeast corner of said Lot 10; thence Northerly approximately 300 feet along the West line of Lots 1-6, Block 15, Plat of Village of Baldwin 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 lines 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, 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	635	A	None	None
Sunset Drive	50	22	600	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
BOULEVARDS						
Guthrie Boulevard	40	22	635	A	None	None
ROADS						
Astor Road	33	22	2770	C	None	None
Carrs Road	66	22	700	A	None	None
Courthouse Drive	66	22	1200	A	None	None
Roosevelt Road North of US-10	50	22	460	A	None	None
Roosevelt Road South of US-10	50	22	210	A	None	None
Sheridan Road North of US-10	66	22	635	A	None	None
Sheridan Road South of US-10	50	22	475	A	None	None
Streets						
Cedar Street	66	22	2450	A	None	None
Cherry Street North of Railroad	66	22	1340	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
BOULEVARDS						
Guthrie Boulevard	40	22	635	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 Astor	66	22	3000	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

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	635	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	1200	A	None	None
Seventh Street West of Oak	100	22	650	A	None	None
Seventh Street Maple to Cedar	100	22	1000	A	None	None
Sixth Street	66	22	820	A	None	None
Tenth Street	100	22	2000	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
BOULEVARDS						
Guthrie Boulevard	40	22	635	A	None	None
Washington Street M-37 to Lynn	66	22	1270	A	None	None
Center Street	50	20	250	A	None	None
Evergreen Street	50	20	250	A	None	None
Willow Street	33	20	300	A	None	None
Denmark Street	66	24	1200	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
Maple Avenue	33	20	850	A	None	None
HIGHWAYS						

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	635	A	None	None
US-10	150	22	2400	A	None	None
US-10 North Cutoff	66	22	800	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 Prospect to Denmark	100	50	650	A	None	None
US-10/M-37 Denmark To North Avenue	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 sanitary sewer collection system is provided on all major streets within the DDA. 11,000 feet of sewer main exists within the DDA. The existing collection system is a gravity system that conveys wastewater to the village's two pumping stations. There is a lift station on US-10 at the east Village limits, as well as a station located on M-37 south of the Village. From the pumping stations, the wastewater is transported via force main to the treatment facility located south of the village adjacent to the airport. The wastewater treatment facility is an activated sludge removal system biohazard 0% discharge type facility. It has the capacity to treat 1.5 million gallons per day and is currently operating at 57% of capacity.

Municipal Water System

Public water mains are located within all streets in the DDA district. The water system was upgraded in 2003 with the addition of an elevated storage tank, a new well and well house, and new water main throughout the DDA. The Village system consists of four wells, three of which are located within the DDA. The system includes two elevated storage tanks, one of which is located within the DDA boundary, with a combined storage capacity of 400,000 gallons. The water distribution system consists of a high-pressure district and a low-pressure district and will maintain water pressures of 40 to 60 pounds per square inch.

The Village 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 sufficient capacity to accommodate a large amount of residential, commercial, and industrial growth and to allow some expansion of the water distribution system outside the Village.

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 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 east to the Baldwin River.

Park And Recreation Areas

Hollister Park, located between Washington Street and Tenth Street, west of Courthouse Drive and within the downtown district, is the Village’s only park facility. The Park features a playground with swings and a sandbox, a picnic area, two ball fields, two tennis courts, a basketball court, skateboard area, an archery range, a horseshoe pit, an equipment booth, and a refreshment stand.

Public Lands and Buildings

There are 58 publicly owned properties that exist within the development district. Public lands consist of the Village offices, Road Commission, County Courthouse, school property, and parks, and vacant parcels owned by the State of Michigan, Lake County, and the Village.

Semipublic Properties

There are nineteen such semipublic properties within the DDA boundaries including churches, lodges and fraternal orders, social services, nonprofit agencies, and utilities.

Public Utilities

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

Land Use

As of 2021, the Village tax roll had 274 real properties in the development area. **Tables 1 & 2** summarize the land use composition within the DDA. **Table 5** provides a complete description of the tax parcels included within the development area from the 2021 tax roll.

Of the 274 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 downtown district is as follows:

TABLE 5 SUMMARY OF 2021 LAND USES							
	No. Of Parcels	% Of Parcel s	SEV	% Of SEV	Acres	% Of Acres	<i>Average</i>
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	305	100.0	\$6,544,271	100.0	242.2	100.0	100.0

Appendix “B” provides information on each parcel included within the development area from the 2021 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.

These 274 properties contain 287 acres. The district itself encompasses 366 acres. The 79-acre difference in area primarily consists of street, alley, highway, and railroad rights-of-way.

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 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 Plan. The schematic design plans and updated Plan were both completed at a cost of \$24,000.

In 2001 and 2002, the DDA financed streetscape improvements including lighting, irrigation, sidewalks, etc. to the intersection of US-10 and Michigan Avenue (M-37), at a cost of \$250,000.

In 2002 and 2003, the DDA financed streetscape improvements along Michigan Avenue between Washington Avenue and Sixth Street. This project cost of \$1,000,000 and included new sidewalks, lighting, irrigation, landscaping, etc.

In 2017, the DDA financed the "World's Largest Brown Trout" sculpture project, including landscaping, on Michigan Avenue (M-37) and the Pere Marquette Trail crossing, at a cost of \$153,000.

FUNCTIONAL GOALS AND POLICIES

The 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 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. Successful revitalization efforts also require 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, and retaining existing businesses, all of which will result in increasing the downtown district's tax base and increasing property values.

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 and the DDA to utilize tax increment financing for public purposes, which will in turn, halt the deterioration in property values throughout the downtown district, thereby increasing tax revenues in the future for the Village and other affected taxing jurisdictions. 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.

1. 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:
2. The development of an information center with a public restroom in the central business district.
3. Cultural activities and band shell relocation/expansion.
4. 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 "**Fields & Streams**" theme.
5. Public open space and streetscape improvement work.
6. Demolition and clearance of selected properties and buildings.
7. 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.
8. Property appraisals, title searches, legal services, purchase negotiations, eminent

domain proceedings (if necessary), and payment for real and personal property acquisitions.

9. Relocation assistance payments and compensation payments to displaced businesses and individuals (if necessary).
10. Planning promotional costs associated with stimulating business development in the DDA's area of operations.
11. Administrative costs associated with carrying out the Plan.
12. The need for improved parking in the central business district.
13. The design and implementation a Marketing Strategy to attract a larger customer base.
14. The beautification of the downtown district through a coordinated streetscaping program, especially along M-37, and the need to improve the visual attractiveness of the entrances to the Village in the downtown district. These improvements could include streetscaping, lighting, seasonal displays, improved Village entry signs, etc.
15. The infrastructure needed to stimulate development in the Village's core area.

It is recognized by the DDA that the projects listed may be beyond the scope of the DDA to complete with its own limited resources. It is hoped that with the assistance of 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 remaining life of this Plan are expected to be approximately \$3.55 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. The DDA Board members prioritized the projects in the order presented below. These public improvement projects may be financed through a variety of sources as identified in **Table 6**. The following projects represent the scope of perceived projects that will accomplish the objectives of the DDA and the Development Plan and Tax Increment Financing Plan.

1. West Side Business District Parking Area and Alleyway Improvements

The DDA should improve the alleyway, utilities, and parking behind the commercial buildings on the west side of the block between 7th and 8th Streets. This project could involve the acquisition of right-of-way and easements, as necessary. Improvements would include a dedicated and paved alleyway and parking to maximize parking potentials, minimize circulation conflicts, and clearly define service areas and pedestrian walkways, increasing the number of parking spaces available through more efficient usage of the available space, resurfacing, improving lighting, landscaping, and circulation. Existing overhead utilities include telephone, electric, and cable television transmission lines.

Lighting, landscaping, signage, and site furniture could be included in the overall project. Reconstruction will include relocation of the utility poles to the west side of the alleyway, demolition of existing surfaces and structures, new asphalt pavement, and pedestrian walkways. Bicycle parking, benches and litter receptacles should also be considered.

Several of the businesses in that area have complained for years about freezing water and sanitary sewer lines during the winter months. Storm drainage issues also plague this area. Therefore, repairing the service lines and improving drainage are major objectives of this project. Consumers Energy will be responsible for relocating the utility poles. The alleyway will be asphalt and the parking areas either asphalt or crushed asphalt or crushed concrete.

Total Estimated Project Cost:	\$360,000 (\$395,000 all asphalt)
Estimated DDA Cost:	\$395,000
Estimated Completion:	2022

2. 8th Street Streetscape and Sidewalk Improvements

The pedestrian scale streetscape improvements that have been completed throughout most of the downtown should be extended east along 8th Street between Michigan Avenue and Cedar Streets and west along 8th Street between Michigan Avenue and Maple Streets. The extent of these improvements should include custom streetlights, curb, trees, sidewalk, and irrigation on both sides.

Total Estimated Project Cost:	\$100,000 per block
Estimated DDA Cost:	\$200,000
Estimated Completion:	2023

3. Downtown Security Cameras

Security cameras would be installed throughout most of the downtown along Michigan Avenue (M-37/US-10). The extent of this project would include custom cameras.

Total Estimated Project Cost:	\$50,000
Estimated DDA Cost:	\$25,000
Estimated Completion:	2024

4. Baldwin River RV Campground

Bringing RV campers into the Village limits could do much to increase the recreational aspects of the downtown. There are two large parcels of land, along the Baldwin River east of M-37 north and south of 8th Street to the east Village limits, currently owned by the Village or in private ownership that could be ideally used as campgrounds including coordinated and adjacent amenities such as walking and hiking trails to downtown businesses, parks, or other nearby entertainment spots. Pedestrian connections between the campground and other potential tourist sites and attractions should be developed, especially along the River and the Pere Marquette Trail. The 18.4 acres of the former DNR rearing ponds and the 30 acres of land south of the rearing ponds could be used for this project. A campground might accommodate 25 to 30 sites and be owned and operated by a private entity. The DDA can facilitate the development of this

land by assisting with legal expenses, conceptual design, demolition of the dam and other structures, and marketing.

Total Estimated Project Cost: \$1,800,000
Estimated DDA Cost: \$ 100,000
Estimated Completion: 2025

5. Recreation Enhancements Adjacent to the Pere Marquette Trail

Extend trail related development activities east and west of the Trailhead at M-37 along the Pere Marquette Trail to increase the recreational aspects of the trail. The large open areas along the Pere Marquette trail east of M-37 and the land west of M-37 currently in a variety of ownership including the C & O Railroad could be recreated as urban forests and park space including alternative adaptations such as interpretive nature trails with species identification. 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 MDNR rearing ponds along the Baldwin River. The pathways should be paved and there could be pedestrian bridges built. There is approximately 1,200 feet of river located within the DDA. A combination of boardwalk and “compacted aggregate” trails with wooden walkways in wetland areas would meet this goal. It may be necessary to obtain some easements from property owners adjacent to the river. Trail and recreation enhancements should include the Baldwin River backwater natural area and former MDNR rearing ponds river trail loop.

Total Estimated Project Cost: \$900,000
Estimated DDA Cost: \$300,000
Estimated Completion: 2026

6. 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 ball fields, parking, restrooms, and improving accessibility. The former Village DPW building could be converted into a covered pavilion picnic area. The DDA could also assist the

Village in the development of a Community Recreation Plan.

Total Estimated Project Cost:	\$750,000
Estimated DDA Cost:	\$250,000
Estimated Completion:	2027

7. Electronic Message Board

Since 2000, the DDA has advertised current events using a cable strung across Main Street using two aluminum supports. These supports have been a constant problem and continue to fail in high winds. The solution could be switching to an electronic message board in its place. It is envisioned that this could be a remotely operated two-sided sign of 50-60 square feet located at the northwest corner of the Lake County Historical Society Museum.

Total Estimated Project Cost:	\$50,000
Estimated DDA Cost:	\$10,000
Estimated Completion:	2027

8. Electric Car Charging Station

An electric vehicle charging station, also called an EV or PEV (personal electric vehicle) charging station, electric recharging point, charging point, charge point and EVSE (electric vehicle supply equipment), is an element in an infrastructure that supplies electric energy for the recharging of electric vehicles such as plug-in electric vehicles, including electric cars and plug-in hybrids. The global production market for pure electric and plug-in hybrid electric (PHEV) vehicles is expected to grow significantly. Most EV owners can charge their vehicles at home during overnight hours but charging opportunities away from home are needed to allow longer trips and increase the confidence of potential car buyers considering EV purchases. Priority locations for publicly available EV charging equipment include areas with concentrations of retail, recreation, and public services. These destinations commonly have parking durations long enough to create opportunities for charging for both employees and customers. Current research indicates the presence of charging stations at a commercial business will bring in new customers and drive

repeat traffic. Providing charging opportunities for employees provides a valuable amenity and demonstrates environmental leadership.

Total Estimated Project Cost:	\$35,000
Estimated DDA Cost:	\$7,500
Estimated Completion:	2028

9. Market Study/Promotional Strategy and Business Promotion/Assistance

This project is intended to attract new businesses and maintain existing occupancy in the business district. An opportunity exists to develop a community-wide strategy and promotional effort to attract a greater customer base. The development of promotional literature and helping potential investors will enable the DDA to actively seek additional businesses, such as retail, service, and professional offices.

The success of these types of activities would be enhanced when combined 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 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:	\$150,000
Estimated DDA Cost:	\$ 75,000

Estimated Completion: ongoing

10. Downtown Public Address System

An outdoor speaker system installed throughout most of the downtown. The extent of these improvements should include speakers and connections. The sound system should include commercial grade speakers integrating with the main amplifier for a consistent level of sound throughout the downtown area, along with wireless microphone access. This way, announcers and MCs do not have to be stuck in one place or dragging around a long cord. They can walk up and down the entire downtown and still be heard for announcing parades or during big events. It might include a music service and a way for businesses to insert their own messages or advertisements right into the music stream.

Total Estimated Project Cost: \$50,000
Estimated DDA Cost: \$25,000
Estimated Completion: 2030

11. Public Art

The Brown Trout Sculpture has been a huge success for the Village and has attracted a great deal of attention. The DDA should build on the success of this project and engage in competitions for new public art or sculptures throughout the downtown. One idea could be constructing a fisherman reeling in a fish the on the west side of M-37 to scale with the Brown Trout Sculpture.

Total Estimated Project Cost: \$100,000
Estimated DDA Cost: \$50,000
Estimated Completion: ongoing

12. Hollister Park Spray Pad

The surface of a spray pad should be a nonporous surface such as a broom finished concrete to prevent mold or other biological organism build-up, and non-slip to prevent injury and be impervious to water. The above grade spray features include valves to change spray values of

individual interactive spray features and have on site accessible control. The Spray Pad should have fiberglass spray features, sprays, drains, pumps, filtration, controls, manifold, and sensors.

Total Estimated Project Cost: \$200,000
Estimated DDA Cost: \$50,000
Estimated Completion: 2032

13. US-10 Alternative Route Downtown

Investigate the possibility of creating an alternate route into downtown for traffic going to and from the East along US-10. One route would connect the extension of Sheridan Street to the south and 9th Street or 10th Street to the east. This project would enhance the redevelopment potential of the former industrial property located there.

Total Estimated Project Cost: \$300,000 (add 30% for extension of 9th Street)
Estimated DDA Cost: \$150,000
Estimated Completion: 2033

14. 7th Street Streetscape and Sidewalk Improvements

The pedestrian scale streetscape improvements that have been completed throughout most of the downtown should be extended east along 7th Street between Michigan Avenue and Cedar Street and west along 7th Street between Michigan Avenue and Maple Street. The extent of these improvements should include custom streetlights, curb, trees, sidewalk, and irrigation on both sides.

Total Estimated Project Cost: \$100,000 per block
Estimated DDA Cost: \$200,000
Estimated Completion: 2034

15. East Side Business District Parking Area and Alleyway Improvements

The DDA should improve the parking areas behind the commercial buildings on the east side of

the block between 7th and 8th Streets. This project could involve the acquisition of right-of-way and other property, as necessary. Improvements should include a dedicated and paved alleyway and consolidated public parking lot to maximize parking potentials, minimize circulation conflicts, and clearly define service areas and pedestrian walkways, increasing the number of parking spaces available through more efficient usage of the available space, resurfacing, improving lighting, landscaping, and circulation.

Burying overhead utilities within this area would help eliminate visual clutter and make room for additional parking and better circulation. This part of the project should identify existing conditions of such utilities as telephone, electric, and cable television transmission lines and should make recommendations for the combined underground placement of these utilities. Lighting, landscaping, signage, and site furniture should be included in the overall project. Parking lot reconstruction will include demolition of existing surfaces and structures, new pavement, and pedestrian walkways. 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 the alleyway, and Wenger pavilion. An improved, expanded or relocated Wenger Pavilion could serve as an even better attraction for summer visitors. Both existing and new local festivals could take place here in an improved and expanded format. The reestablishment of a dedicated and publicly owned alley would provide a clear distinction between the public and private responsibilities and would allow the DDA/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:	\$710,000
Estimated DDA Cost:	\$710,000
Estimated Completion:	2035

16. Music Venue at Lake and Cedar Streets

Many people come to Baldwin to enjoy recreational activities, but then leave the area without fulfilling their goal. Thousands of recreational dollars that could be spent in Baldwin area restaurants, gas stations and retail establishments are being lost. These lost retail dollars

translate into lost jobs. The vacant site at the NE corner of Lake and Cedar Streets is a prime development site. It has been suggested that the site could consist of a major landmark development.

Total Estimated Project Cost:	\$300,000
Estimated DDA Cost:	\$150,000
Estimated Completion:	2036

17. Project Maintenance and Repair

It will be necessary to maintain and repair all constructed improvements. An annual budget of \$20,000 should be adequate for this purpose. This line item includes the 5% annual contribution to the equipment and furnishings replacement fund.

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

18. 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 DDA will reserve an annual amount of \$15,000 for operation and administration.

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

19. 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:	ongoing

All the estimates of cost for the projects identified above and included within this Plan are estimates and the DDA reserves the right to modify and update the estimates for all or some of the projects over time without further amending the Plan.

STAGES OF CONSTRUCTION

Construction of the activities being proposed above will be primarily accomplished during construction seasons. It is expected that expenditures of significant size would be desirable in 2022 and 2023. A bond issue may be necessary to complete the scheduled activities. The most imminent project is the westside alleyway project. Other identified projects will proceed as revenues become available such as the electric car charging stations, and recreation improvements are anticipated as funding becomes available.

The estimates of time for completion of construction of the Projects identified above and included within this Plan are estimates and the DDA reserves the right to modify and update the estimates of construction completion for all or some of the projects over time without further amending the Plan.

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 DDA 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 DDA, 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. 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. New streets are proposed linking downtown with US-10 and parallel to the curve at the US-10 M-37 intersection.

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 \$7,325,000. **Table 6** provides a summary of proposed development activities and their projected costs. The DDA's portion of total costs is expected to be \$3,987,500. Aside from repayment of potential debt obligations, projects are to be completed within the next twenty years. The total projected income through the year 2024 is estimated to be \$3,834,173.

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.

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 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 2021 dollars. Actual project costs may increase in the particular year the project is completed. This 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.

**TABLE 6
SUMMARY OF PROPOSED DEVELOPMENT ACTIVITIES**

Proposed Development Project	COST	DDA SHARE	YEAR	Anticipated Method of Financing
West Side Alleyway & Parking Improvements	\$395,000	\$395,000	2022	1
8 th Street Streetscape and Sidewalk Improvements	\$200,000	\$200,000	2023	2
Downtown Security Cameras	\$50,000	\$25,000	2024	1, 4
Baldwin River RV Campground	\$1,800,000	\$100,000	2025	2, 3, 4, 5
Pere Marquette Trail Enhancements	\$900,000	\$300,000	2026	2, 3, 4
Hollister Park Improvements	\$750,000	\$250,000	2027	1, 3, 4
Electronic Message Board	\$50,000	\$10,000	2027	1, 3, 4
Electric Car Charging Station	\$35,000	\$7,500	2028	1, 3
Market Study	\$150,000	\$75,000	ongoing	1, 3
Downtown Public Address System	\$50,000	\$25,000	2030	1, 4
Public Art	\$100,000	\$50,000	ongoing	1, 3
Hollister Park Spray Pad	\$200,000	\$50,000	2032	1, 2, 3, 4
US-10 Alternate Route Downtown	\$300,000	\$150,000	2033	2, 4
7 th Street Streetscape and Sidewalk Improvements	\$200,000	\$200,000	2034	2

East Side Parking Improvements	\$710,000	\$710,000	2035	1, 2
Music Venue @ Lake St. & Cedar St.	\$300,000	\$150,000	2036	1, 3
Project Maintenance and Repair	\$400,000	\$400,000	Ongoing	1
Administration and Operations	\$400,000	\$400,000	Ongoing	1
Property Acquisition	\$500,000	\$500,000	Ongoing	1
TOTAL	\$7,490,000	\$3,997,500		

1 = DDA Annual Revenue

2 = DDA Bond

3 = Grants

4 = Village

5 = Private Funds

All the estimates of cost for the projects identified in Table 6 above are estimates and the DDA reserves the right to modify and update the estimates for all or some of the proposed projects over time without further amending the Plan.

PROPOSED METHOD OF FINANCING THE DEVELOPMENT

The DDA anticipates a 2021 income of \$145,126 based on improvements that have occurred within the development area since 1990 (see revenue projections in Section 2). Year 2022 revenues are expected to be \$147,499 and year 2023 revenues will reach \$149,896, 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 annual tax increments, 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 DDA's bylaws. The DDA 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 to better utilize tax increment revenues and further the development capabilities of the Village. Consequently, the DDA 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 DDA's bylaws, local ordinances or resolutions, and Act 57, as amended.

RESIDENTIAL POPULATION AND THE DISPLACEMENT OF PERSONS

The 2020 census indicates that the Village of Baldwin has an average of 2.87 persons per household. There are 58 occupied single-family dwelling units within the development district, representing 166 persons. There are also approximately 100 apartment units representing 287 residents. This yields a total population of 453 persons. There is no anticipated displacement or relocation required because of this development plan. **Table 7** describes all the DDA households.

TABLE 7 DDA HOUSEHOLDS		
	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. The Village Council appointed a 10-member development area citizen council on January 10, 2000, composed of residents of the DDA district. The citizen council was notified of the Plan amendment

and their participation was requested.

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 Plan.

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 yielded a total initial assessed value of the development district of \$3,683,110. Since the DDA development area was expanded in 2004 to include new property outside the previous development area, the initial assessed value was increased by the amount of current taxable value for those newly added parcels. The expanded area contains 87 real property parcels having a base year (2003) value of \$322,910. These aggregate properties constitute the current assessed value of all DDA property. The revised initial assessed value of all DDA property is \$4,006,020. However, since Webber and Pleasant Plains Townships have “opted out” of this expanded area, only the Village and County contribute tax increments for this portion of the DDA.

Taxable Properties and Values

There are currently 274 real properties within the development area with a total 2021 taxable value (as of December 31, 2021) of \$7,257,793. There are also 6 personal properties with a total value of \$652,433. **Appendix B** lists each property within the DDA.

Personal property is identified slightly differently than real property and, for the purposes of determining assessed value 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 evenly distributed throughout the community but only partially within the DDA. Typically, this class of personal property includes transmission lines 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.

TABLE 8 LINEAR AND MULTI-LOCATION PERSONAL PROPERTIES					
	Type	Tax Number	Name	Base Year Value	2021 computed formula value
A	Single real property location	4190004200	Wesco Inc 38	\$6,510	\$71,000
		4290000000	Blarney Castle Oil Co.	\$21,000	\$67,650
		4290001200	Family Dollar Store	\$0	\$74,750
B	Linear (47%)	4190006700	Consumers Power Company	\$56,565	\$239,489
		4190008400	MichCon Gas Co.	\$74,046	\$55,672
		4290000101	Consumers Power Company	\$16,529	\$63,521
C	Multi-location (Both in and out of District)	None			
D	Multi-locational (Entirely Within District)	None			

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. In 2021 the following

conditions exist:

1. The number of real property parcels in the DDA district relative to the total number of real property parcels in the Village. ($274/661 = 41.5$ percent)
2. The total real property Taxable Value of the DDA district relative to the total real property Taxable value of the Village.
($\$7,910,226/\$13,737,100 = 51.9$ percent)
3. The number of acres in the DDA district compared to the total area of the Village.
($366/812 = 45.1$ percent)

The result of this analysis is that in 2021 the DDA represents 47 percent of the total Village. Therefore, the taxable value to be used for the linear personal property designations will be computed as 47 percent of each year's current taxable value. The following is a listing of all personal properties by types and their respective base year SEVs.

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 local legislative body, following consultation with the taxing units involved and a public hearing as required by statute, must adopt the Plan. 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 9 and 10** and **Table 11** for the DDA expansion area added in 2003. Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the DDA. 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 DDA will use the total captured assessed value.

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 taxing jurisdictions levying taxes in the development area on the captured assessed value of the properties in the development district.

Since the Plan may provide for the use of part or all the captured assessed value, the DDA may enter into agreements with the Village and each of the taxing units to share a portion of the captured assessed value. Currently, there are no such tax sharing agreements between the DDA, the Village and any of the taxing jurisdictions in effect.

RELEASE OF CAPTURED ASSESSED VALUE

When the specified purposes of the Plan are accomplished, the captured assessed value is released, and the affected taxing jurisdictions receive all the tax revenues derived from the levy of taxes on the assessed value of property in the district 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 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 is 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 DDA will prepare the Tax Increment Work Sheet. The Tax Increment Work Sheet will be prepared as portrayed in Appendices "A" and "B". It will include a complete listing of all properties within the development area (real, personal, and facility exemptions). The Tax Increment Work Sheet will contain a complete listing of all properties within the development area (real, personal, and facility 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).

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 57 to the Village, township, and county treasurers, and the DDA.

ANNUAL UPDATES OF TAX INCREMENT WORKSHEETS AND TAXING JURISDICTION REPORTS

Every tax collection period before 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 DDA board, 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 Plan, the DDA'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 (MCL 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 set forth in the Plan, however the issuance of bonds is not mandatory, as tax increments received may be used in any manner the DDA desires, provided those uses are described in this Plan and permitted pursuant to Act 57. Should increments be sufficient to warrant the selling of bonds, the bonds are retired in a manner prescribed by the DDA in accordance with Act 57 and applicable state law.

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 affected taxing jurisdictions levying taxes in the development area to the CAV.

Since the Plan may provide for the use of part or all 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 DDA has determined that it will use all the CAV to undertake projects and paying the principal and interest on any outstanding bond issues.

Should an affected taxing jurisdiction 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 Village (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 DDA intends to finance, in whole or in part, the projects identified in this Plan through the issuance of bonds. The bonds may be issued by the DDA, the Village, or by other authorized public entities on behalf of the DDA. Whichever bonding method is selected, the DDA 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.

Bonds could be sold anytime to help finance the projects set forth in the Plan. Should investment occur at a greater rate than that anticipated, a greater amount of indebtedness could be incurred. It is not anticipated that bonded indebtedness will exceed the maximum amount of \$3.0 million.

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 Plan do not include the cost of interest or financing costs for the issuance of bonds. All bonding methods (i.e., revenue, general obligation, and tax increment) that might be employed are subject to the provisions of Act 57 and applicable state law. All revenues of the DDA are committed to repaying the principal and interest on all bonds issued, on a priority basis. All projects and activities of the DDA could benefit from the sale and use of bond proceeds.

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 \$5.0 million.

DURATION OF THE PROGRAM

The duration of this Plan will be 20 years from the December 31st following the date the

municipality adopts this Plan and will expire on December 31, 2042, or until the following two conditions have been met:

1. The purposes for which the 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, 2042.

ESTIMATE OF THE ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES

The Revenue Projections (*Table 9*) have been used to determine most of the fiscal aspects of the Plan, including the projected total revenue available to the DDA 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.

The average projected rate of growth over all twenty years, including depreciation, is just 1.00 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 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 9***) reflect a reasonable projection of revenue over the life of this Plan based on the growth rate already experienced. The DDA intends on using all revenues resulting from the captured assessed value to finance the 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. 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 the revenue generated to undertake its development plans.

**TABLE 9
REVENUE PROJECTIONS**

		REVENUE PROJECTIONS																				
PROJECTED GROWTH RATE YEAR	1.00% 2021	1.00% 2022	1.00% 2023	1.00% 2024	1.00% 2025	1.00% 2026	1.00% 2027	1.00% 2028	1.00% 2029	1.00% 2030	1.00% 2031	1.00% 2032	1.00% 2033	1.00% 2034	1.00% 2035	1.00% 2036	1.00% 2037	1.00% 2038	1.00% 2039	1.00% 2040	1.00% 2041	1.00% 2042
STATE EQUALIZED VALUATION (S.E.V.)	\$7,910,226	\$7,989,328	\$8,069,222	\$8,149,914	\$8,231,413	\$8,313,727	\$8,396,864	\$8,480,833	\$8,566,641	\$8,651,298	\$8,737,811	\$8,826,189	\$8,913,441	\$9,002,675	\$9,092,601	\$9,183,527	\$9,276,362	\$9,368,116	\$9,461,797	\$9,556,415	\$9,651,979	\$9,748,499
CAPTURED ASSESSED VALUE ==	3,904,205	3,983,307	4,063,201	4,143,893	4,225,392	4,307,706	4,390,843	4,474,812	4,559,620	4,645,277	4,731,790	4,819,168	4,907,420	4,996,554	5,086,580	5,177,506	5,269,341	5,362,095	5,455,776	5,550,394	5,645,958	5,742,478
TOTAL MILLAGE RATE (AVERAGE OF TWO TOWNSHIPS) ==	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000	31.00000
TAX INCREMENT REVENUE (collected for the following year) ==	121,030	123,483	125,959	128,461	130,987	133,539	136,116	138,719	141,348	144,004	146,685	149,394	152,130	154,893	157,684	160,503	163,350	166,225	169,129	172,062	175,025	178,017
STATE REIMBURSEMENT	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
CUMMULATIVE ANNUAL REVENUE ==	200,000	351,483	505,442	661,902	820,890	982,428	1,146,545	1,313,264	1,482,612	1,654,616	1,829,301	2,006,695	2,186,825	2,369,718	2,555,402	2,743,905	2,935,255	3,129,480	3,326,609	3,526,671	3,729,696	3,935,712

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.

Assumptions must be made to predict future increases in the SEVs. 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. 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 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 duration of the Plan.
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 levies taxes within the DDA development area. However, a trend is evident from analyzing the history of the taxing jurisdictions' SEVs: the SEVs are increasing at an increasing rate. This may be attributable to a variety of

conditions; but most obvious 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.

GENERAL IMPACT

There are certain factors that are constant for all the impact analyses. Real property increases are expected to increase at a decreasing rate. 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.

TABLE 10 TAXING JURISDICTION MILLAGE RATES		
		2021 Millage Rates
Village of Baldwin	Operating	14.3830
Lake County	Allocated	5.9298
	Senior Citizen	0.6507
	Road Patrol	3.0000
	911 Service	1.7500
	Ambulance	1.0000
	Yates Dial-a-ride	0.3828
Pleasant Plains Township	Allocated	0.9324
	Fire	1.8651
	Library	0.0000
	Roads	0.4661

TABLE 10 TAXING JURISDICTION MILLAGE RATES		
		2021 Millage Rates
Webber Township	Allocated	0.9642
	Fire	1.9287
	Township Improvement	2.8932

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.

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 \$7.49 million. The DDA is expecting to provide only about 54 percent of the total cost of the development program with \$3.99 million being financed by tax increment revenues from the DDA. The estimated tax increment revenues as projected in Table 9 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 \$3,935,712. This is just short of the \$3.99 million identified as the DDA portion. Therefore, all 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 9)

APPENDIX A

SUMMER AND WINTER TAX COLLECTION DATA

VILLAGE OF BALDWIN DDA
2021 SUMMER TAX INCREMENT REVENUE

SUMMER TAX COLLECTION ORIGINAL AREA						
		BASE YEAR	CURRENT TAXABLE		TAX INCREMENT	
* All Property *	MILLAGE	S.E.V.	VALUE	C.A.V.	REVENUE	
Taxing Jurisdiction						
Village Of Baldwin:						
OPERATING.....	14.28310	\$3,683,110	\$7,436,310	\$3,753,200	\$53,607.34	
Lake County:						
ALLOCATED.....	5.92980	\$3,683,110	\$7,436,310	\$3,753,200	\$22,255.73	
Village of Baldwin sub-total:	14.28310	\$3,683,110	\$7,436,310	\$3,753,200	\$53,607.34	
Lake County sub-total:	5.92980	\$3,683,110	\$7,436,310	\$3,753,200	\$22,255.73	
total:	20.21290				\$75,863.06	
SUMMER TAX COLLECTION EXPANDED AREA						
		BASE YEAR	CURRENT TAXABLE		TAX INCREMENT	
* All Property *	MILLAGE	S.E.V.	VALUE	C.A.V.	REVENUE	
Taxing Jurisdiction						
Village Of Baldwin:						
Operating.....	14.28310	\$322,910	\$473,916	\$151,006	\$2,156.83	
Lake County:						
ALLOCATED.....	5.92980	\$322,910	\$473,916	\$151,006	\$895.44	
Village of Baldwin sub-total:	14.28310	\$322,910	\$473,916	\$151,006	\$2,156.83	
Lake County sub-total:	5.92980	\$322,910	\$473,916	\$151,006	\$895.44	
total:	20.21290				\$3,052.27	
Village of Baldwin Total:	14.28310	\$4,006,020	\$7,910,226	\$3,904,206	\$55,764.17	
Lake County Total:	5.92980	\$4,006,020	\$7,910,226	\$3,904,206	\$23,151.16	

Village of Baldwin
2021 Winter Tax Increments

42 Webber Portion		WINTER TAX COLLECTION			
	MILLAGE	BASE YEAR S.E.V.	CURRENT TAXABLE VALUE	C.A.V.	TAX INCREMENT REVENUE
* ALL Property * TAXING JURISDICTION					
Webber Township:					
ALLOCATED.....	0.96420	\$801,375	\$5,202,700	\$4,401,325	\$4,243.76
FIRE.....	1.92870	\$801,375	\$5,202,700	\$4,401,325	\$8,488.84
TWP IMPROVEMENT.....	2.89320	\$801,375	\$5,202,700	\$4,401,325	\$12,733.91
Lake County:					
ALLOCATED.....	0.00000	\$801,375	\$5,202,700	\$4,401,325	\$0.00
AMBULANCE.....	1.00000	\$801,375	\$5,202,700	\$4,401,325	\$4,401.32
911 SERVICE.....	1.75000	\$801,375	\$5,202,700	\$4,401,325	\$7,702.32
ROAD PATROL.....	3.00000	\$801,375	\$5,202,700	\$4,401,325	\$13,203.97
SENIOR CITIZEN.....	0.65070	\$801,375	\$5,202,700	\$4,401,325	\$2,863.94
YATES DIAL-A-RIDE.....	0.38280	\$801,375	\$5,202,700	\$4,401,325	\$1,684.83
Webber Twp sub-total:	5.78610	\$801,375	\$5,202,700	\$4,401,325	\$25,466.51
Lake County subtotal:	6.78350	\$801,375	\$5,202,700	\$4,401,325	\$29,856.39
total:	12.56960	\$801,375	\$5,202,700	\$4,401,325	\$55,322.89
41 Pleasant Plains Portion		WINTER TAX COLLECTION			
	MILLAGE	BASE YEAR S.E.V.	CURRENT TAXABLE VALUE	C.A.V.	TAX INCREMENT REVENUE
* ALL Property * TAXING JURISDICTION					
Pleasant Plains Township:					
ALLOCATED.....	0.93240	\$2,881,734	\$4,040,709	\$1,158,975	\$1,080.63
FIRE.....	1.86510	\$2,881,734	\$4,040,709	\$1,158,975	\$2,161.60
LIBRARY.....	0.00000	\$2,881,734	\$4,040,709	\$1,158,975	\$0.00
ROADS.....	0.46610	\$2,881,734	\$4,040,709	\$1,158,975	\$540.20
Lake County:					
ALLOCATED.....	0.00000	\$2,881,734	\$4,040,709	\$1,158,975	\$0.00
AMBULANCE.....	1.00000	\$2,881,734	\$4,040,709	\$1,158,975	\$1,158.97
911 SERVICE.....	1.75000	\$2,881,734	\$4,040,709	\$1,158,975	\$2,028.21
ROAD PATROL.....	3.00000	\$2,881,734	\$4,040,709	\$1,158,975	\$3,476.92
SENIOR CITIZEN.....	0.65070	\$2,881,734	\$4,040,709	\$1,158,975	\$754.14
YATES DIAL-A-RIDE.....	0.38280	\$2,881,734	\$4,040,709	\$1,158,975	\$443.66
Pleasant Plains Twp sub-total:	3.26360	\$2,881,734	\$4,040,709	\$1,158,975	\$3,782.43
Lake County sub-total:	6.78350	\$2,881,734	\$4,040,709	\$1,158,975	\$7,861.90
total:	10.04710	\$2,881,734	\$4,040,709	\$1,158,975	\$11,644.33
TOTALS					
Lake County:	6.78350	\$3,683,110	\$9,243,409	\$5,560,299	\$37,718.29
Pleasant Plains Twp total:	3.26360	\$2,881,734	\$4,040,709	\$1,158,975	\$3,782.43
Webber Twp total:	5.78610	\$801,375	\$5,202,700	\$4,401,325	\$25,466.51
total:	15.83320	\$3,683,110	\$9,243,409	\$5,560,299	\$66,967.23

LAKE COUNTY		EXPANDED DDA AREA			
	MILLAGE	BASE YEAR S.E.V.	CURRENT TAXABLE VALUE	C.A.V.	TAX INCREMENT REVENUE
Lake County:					
ALLOCATED.....	0.00000	\$322,910	\$426,313	\$103,403	\$0.00
AMBULANCE.....	1.00000	\$322,910	\$426,313	\$103,403	\$103.40
911 SERVICE.....	1.75000	\$322,910	\$426,313	\$103,403	\$180.96
ROAD PATROL.....	3.00000	\$322,910	\$426,313	\$103,403	\$310.21
SENIOR CITIZEN.....	0.65070	\$322,910	\$426,313	\$103,403	\$67.28
TRANSPORTATION.....	0.38280	\$322,910	\$426,313	\$103,403	\$39.58
Sub-total:	6.78350	\$322,910	\$426,313	\$103,403	\$701.43
Lake County Total:		\$4,006,020	\$9,669,722	\$5,663,702	\$38,419.73

APPENDIX B

LIST OF PARCELS IN THE DDA BY TAXING JURISDICTION

VILLAGE OF BALDWIN DDA
(Pleasant Plains Portion)

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	2021 VALUE	CAV	MILLAGE	REVENUE
1990	R	41 003 023 00	ACTION PALLETS INC	\$107,600	\$0	(\$107,600)	14.28310	(\$1,536.86)
2019	R	41 003 023 05	LAKE COUNTY ROAD COMMISSION	\$0	\$0	\$0	14.28310	\$0.00
2019	R	41 003 023 10	LATANYA M HILL	\$0	\$14,398	\$14,398	14.28310	\$205.65
1990	R	41 003 024 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 003 025 00	LAKE COUNTY ROAD COMMISSION	0	0	\$0	14.28310	\$0.00
1995	R	41 003 025 25	COMBINED 2002	0	0	\$0	14.28310	\$0.00
2002	R	41 003 025 26	MDNR	0	46,944	\$46,944	14.28310	\$670.51
1990	R	41 003 025 50	CSX TRANSPORTATION	3,500	0	(\$3,500)	14.28310	(\$49.99)
1990	R	41 003 026 00	MILLS/JOHNSON	7,500	14,441	\$6,941	14.28310	\$99.14
1990	R	41 003 027 00	SPLIT 1996	98,000	0	(\$98,000)	14.28310	(\$1,399.74)
1996	R	41 003 027 01	BALDWIN FAMILY HEALTH CARE	0	0	\$0	14.28310	\$0.00
1996	R	41 003 027 25	gone	0	0	\$0	14.28310	\$0.00
2005	R	41 003 027 26	TRUXTON	0	1,844	\$1,844	14.28310	\$26.34
1996	R	41 003 027 30	PJR INC	0	2,768	\$2,768	14.28310	\$39.54
1990	R	41 003 027 50	PJR INC	55,400	58,896	\$3,496	14.28310	\$49.93
1990	R	41 003 028 00	gone	9,480	0	(\$9,480)	14.28310	(\$135.40)
1990	R	41 003 028 50	COMBINED 1999	0	0	\$0	14.28310	\$0.00
1999	R	41 003 028 51	LAKE COUNTY BUILDING AUTHORITY	0	0	\$0	14.28310	\$0.00
1990	R	41 003 029 00	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1993	R	41 003 029 50	SPLIT 2004	0	0	\$0	14.28310	\$0.00
2004	R	41 003 029 51	LAKE COUNTY ROAD COMMISSION	0	0	\$0	14.28310	\$0.00
2004	R	41 003 029 75	BALDWIN PROFESSIONAL OFFICE	0	0	\$0	14.28310	\$0.00
1990	R	41 003 030 00	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1990	R	41 003 031 00	DELETE 1993	0	0	\$0	14.28310	\$0.00
1990	R	41 003 032 00	ALLISON	9,900	27,446	\$17,546	14.28310	\$250.61
1990	R	41 003 033 00	LAKE COUNTY ROAD COMMISSION	8,700	0	(\$8,700)	14.28310	(\$124.26)
1990	R	41 003 034 00	gone	1,300	0	(\$1,300)	14.28310	(\$18.57)
2004	R	41 003 034 01	COMBINED 2002	0	0	\$0	14.28310	\$0.00
1990	R	41 003 035 00	MDNR	1,000	0	(\$1,000)	14.28310	(\$14.28)
1990	R	41 003 036 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 003 037 00	COMBINED 2000	1,500	0	(\$1,500)	14.28310	(\$21.42)
1990	R	41 003 038 00	MDNR	1,500	0	(\$1,500)	14.28310	(\$21.42)
1990	R	41 003 039 00	CONSUMERS ENERGY COMPANY	2,700	2,129	(\$571)	14.28310	(\$8.16)
1990	R	41 003 040 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1996	R	41 003 044 00	STEVENSON	0	74,000	\$74,000	14.28310	\$1,056.95
1990	R	41 003 045 00	STATE OF MICHIGAN	0	0	\$0	14.28310	\$0.00
1990	R	41 003 046 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 003 047 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 003 048 00	NORTHERN PROPANE GAS CO	169,322	131,623	(\$37,699)	14.28310	(\$538.46)
1990	R	41 003 049 00	CSX TRANSPORTATION	1,500	2,765	\$1,265	14.28310	\$18.07
1990	R	41 003 050 00	CSX TRANSPORTATION	2,000	21,143	\$19,143	14.28310	\$273.42
1990	R	41 003 051 00	CSX TRANSPORTATION	2,500	19,944	\$17,444	14.28310	\$249.15
1990	R	41 003 052 00	LAKE COUNTY LAND BANK	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 003 053 00	CSX TRANSPORTATION	2,000	3,416	\$1,416	14.28310	\$20.22
1990	R	41 003 054 00	CSX TRANSPORTATION	2,000	10,352	\$8,352	14.28310	\$119.29
1990	R	41 003 055 00	SPLIT 1995	2,500	0	(\$2,500)	14.28310	(\$35.71)
1995	R	41 003 055 01	BALDWIN LUMBER CO	0	33,400	\$33,400	14.28310	\$477.06
1995	R	41 003 055 50	LAKE COUNTY HISTORICAL SOCIETY	0	0	\$0	14.28310	\$0.00
1990	R	41 003 056 00	CSX TRANSPORTATION	2,000	4,397	\$2,397	14.28310	\$34.24
1993	R	41 003 056 50	CSX TRANSPORTATION	0	0	\$0	14.28310	\$0.00
1990	R	41 003 073 00	TOLER	4,000	574	(\$3,426)	14.28310	(\$48.93)
1990	R	41 003 074 00	TOLER	800	919	\$119	14.28310	\$1.70
1990	R	41 003 075 00	TOLER	9,200	432	(\$8,768)	14.28310	(\$125.23)
1990	R	41 003 078 00	J.M.S. ENTERPRISES	39,000	53,000	\$14,000	14.28310	\$199.96
1990	R	41 003 079 00	JOHNSON	9,200	26,864	\$17,664	14.28310	\$252.30
1990	R	41 003 081 00	JOHNSON	1,500	4,270	\$2,770	14.28310	\$39.56
1990	R	41 003 082 00	SPITLER	6,800	16,166	\$9,366	14.28310	\$133.78
1990	R	41 003 083 00	VANDENBERGE	7,200	19,190	\$11,990	14.28310	\$171.25
1990	R	41 101 001 00	FOX	3,800	2,653	(\$1,147)	14.28310	(\$16.38)
1990	R	41 101 005 00	JENNINGS	13,300	24,141	\$10,841	14.28310	\$154.84
1990	R	41 101 008 00	CALAS	3,200	0	(\$3,200)	14.28310	(\$45.71)
2005	R	41 101 008 01	CALAS	0	10,944	\$10,944	14.28310	\$156.31
1990	R	41 101 010 00	HATLAS - split	2,000	0	(\$2,000)	14.28310	(\$28.57)
1991	R	41 101 010 01	JOHNSON-split	0	0	\$0	14.28310	\$0.00
1990	R	41 101 012 00	DE GROOT - split	4,100	0	(\$4,100)	14.28310	(\$58.56)
1991	R	41 101 012 01	DEWITT	0	11,320	\$11,320	14.28310	\$161.68
1990	R	41 101 013 00	WILKERSON	13,550	13,225	(\$325)	14.28310	(\$4.64)
1990	R	41 101 016 00	PALMER	7,600	800	(\$6,800)	14.28310	(\$97.13)
1990	R	41 101 018 00	FOX ENTERPRISES 2 LLC	5,400	0	(\$5,400)	14.28310	(\$77.13)
1990	R	41 101 018 50	FOX	3,300	10,100	\$6,800	14.28310	\$97.13
1990	R	41 102 001 00	ALLISON	3,100	2,479	(\$621)	14.28310	(\$8.87)
1990	R	41 102 004 00	EBMEYER - split	9,000	0	(\$9,000)	14.28310	(\$128.55)
1991	R	41 102 004 01	BATES	0	18,303	\$18,303	14.28310	\$261.42
1990	R	41 102 005 00	KINNEY - split	11,100	0	(\$11,100)	14.28310	(\$158.54)
1991	R	41 102 005 01	VOETSCH	0	20,760	\$20,760	14.28310	\$296.52
1990	R	41 102 007 00	MAXWELL - split 1998	5,400	0	(\$5,400)	14.28310	(\$77.13)
1991	R	41 102 007 01	HILTS	0	0	\$0	14.28310	\$0.00
2014	R	42 102 007 02	HILTS	0	3,549	\$3,549	14.28310	\$50.69
1991	R	41 102 007 50	COYKENDALL-split	0	0	\$0	14.28310	\$0.00
1990	R	41 102 009 00	HILTS	5,900	0	(\$5,900)	14.28310	(\$84.27)
1990	R	41 102 010 00	COMBINED 1999	3,200	0	(\$3,200)	14.28310	(\$45.71)
1999	R	41 102 010 01	RIVERS	0	1,033	\$1,033	14.28310	\$14.75
1990	R	41 102 011 00	COMBINED 1999	5,600	0	(\$5,600)	14.28310	(\$79.99)
1990	R	41 102 011 50	COMBINED 1999	800	0	(\$800)	14.28310	(\$11.43)
1990	R	41 102 012 00	HARRY	5,000	432	(\$4,568)	14.28310	(\$65.25)
1990	R	41 102 013 00	NICHOLS	10,800	18,729	\$7,929	14.28310	\$113.25

VILLAGE OF BALDWIN DDA
(Pleasant Plains Portion)

1990	R	41 102 014 00	MITCHELL	11,400	0	(\$11,400)	14.28310	(\$162.83)
2018	R	41 102 014 01	THE CONSCIOUS CHURCH OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 102 015 00	HOLLAND	7,900	0	(\$7,900)	14.28310	(\$112.84)
1990	R	41 102 016 00	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1990	R	41 103 001 00	HILL	23,800	26,451	\$2,651	14.28310	\$37.86
1990	R	41 103 002 00	MIDWEST V LLC	118,000	0	(\$118,000)	14.28310	(\$1,685.41)
2021	R	41 103 002 01	1047 MICHIGAN LLC	118,000	239,000	\$121,000	14.28310	\$1,728.26
1990	R	41 103 006 00	ST ANN/ST IGNATIUS CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	41 103 006 01	ST ANN/ST IGNATIUS CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	41 103 008 00	ST ANN/ST IGNATIUS CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	41 103 008 50	ST ANN/ST IGNATIUS CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	41 103 010 00	ST ANN/ST IGNATIUS CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	41 103 013 00	ST ANN/ST IGNATIUS CHURCH	5,700	0	(\$5,700)	14.28310	(\$81.41)
1990	R	41 103 014 00	MIDWEST V LLC	500	0	(\$500)	14.28310	(\$7.14)
1990	R	41 103 016 00	PEOPLE HELPING PEOPLE	21,400	0	(\$21,400)	14.28310	(\$305.66)
1990	R	41 110 001 00	TROUT HOUSE LLC	0	33,200	\$33,200	14.28310	\$474.20
1990	R	41 110 003 00	MCCLAIN	24,840	23,600	(\$1,240)	14.28310	(\$17.71)
1990	R	41 110 004 00	ROCK	8,500	15,704	\$7,204	14.28310	\$102.90
1990	R	41 113 001 00	VILLAGE OF BALDWIN	1,300	0	(\$1,300)	14.28310	(\$18.57)
1990	R	41 113 001 50	VILLAGE OF BALDWIN	5,600	0	(\$5,600)	14.28310	(\$79.99)
1990	R	41 113 003 00	VILLAGE OF BALDWIN	6,900	0	(\$6,900)	14.28310	(\$98.55)
1990	R	41 113 004 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 113 005 00	COMBINED 2000	1,100	0	(\$1,100)	14.28310	(\$15.71)
2000	R	41 113 005 01	LAKE OSCEOLA STATE BANK	0	10,736	\$10,736	14.28310	\$153.34
1990	R	41 113 005 20	HARBIN	1,100	1,900	\$800	14.28310	\$11.43
1990	R	41 113 005 40	SPLIT & COMBINED 2000	4,500	0	(\$4,500)	14.28310	(\$64.27)
1990	R	41 113 006 00	SPLIT 1999	500	0	(\$500)	14.28310	(\$7.14)
1999	R	41 113 006 01	SPLIT & COMBINED 2000	0	0	\$0	14.28310	\$0.00
1990	R	41 113 008 00	SPLIT 1999	2,500	0	(\$2,500)	14.28310	(\$35.71)
1999	R	41 113 008 01	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 113 009 00	PATHFINDER LIBRARY - COMBINED 1997	22,200	0	(\$22,200)	14.28310	(\$317.08)
1997	R	41 113 009 01	PATHFINDER COMMUNITY LIBRARY	0	0	\$0	14.28310	\$0.00
1990	R	41 113 009 50	PATHFINDER LIBRARY - COMBINED 1997	0	0	\$0	14.28310	\$0.00
1990	R	41 113 010 00	COMBINED 2000	119,200	0	(\$119,200)	14.28310	(\$1,702.55)
2000	R	41 113 010 01	LAKE OSCEOLA STATE BANK	0	87,500	\$87,500	14.28310	\$1,249.77
1990	R	41 113 011 00	COMBINED 2000	62,700	0	(\$62,700)	14.28310	(\$895.55)
1990	R	41 113 011 50	COMBINED 2000	1,200	0	(\$1,200)	14.28310	(\$17.14)
1990	R	41 113 013 00	HARBIN	24,700	39,400	\$14,700	14.28310	\$209.96
1990	R	41 113 014 00	RM ENTERPRISES	50,400	73,700	\$23,300	14.28310	\$332.80
1990	R	41 113 015 00	876 MICHIGAN AVE LLC	32,600	28,200	(\$4,400)	14.28310	(\$62.85)
1990	R	41 113 015 50	TRUXTON	18,300	25,212	\$6,912	14.28310	\$98.72
1990	R	41 113 016 00	JENSEN SHROYER & ANDERSON	25,600	34,000	\$8,400	14.28310	\$119.98
1990	R	41 113 016 50	JAROKI BUILDING LLC	16,300	26,000	\$9,700	14.28310	\$138.55
1990	R	41 114 001 00	LAKE COUNTY CC	27,300	0	(\$27,300)	14.28310	(\$389.93)
1990	R	41 114 001 50	GRAVATT	8,300	12,801	\$4,501	14.28310	\$64.29
1990	R	41 114 002 00	DEBBIES SPORTSMANS LOUNGE	21,900	33,562	\$11,662	14.28310	\$166.57
2021	R	41 114 002 01	VILLAGE OF BALDWIN	2,900	0	(\$2,900)	14.28310	(\$312.80)
1990	R	41 114 002 30	CAMBRIDGE	81,500	14,200	\$5,700	14.28310	\$81.41
1990	R	41 114 002 60	COLE	19,700	17,434	(\$2,266)	14.28310	(\$32.37)
1990	R	41 114 004 00	COLECREEK LLC	24,700	22,768	(\$1,932)	14.28310	(\$27.59)
1990	R	41 114 004 20	HARTMAN	7,200	15,763	\$8,563	14.28310	\$122.31
1990	R	41 114 005 00	STONE	27,200	38,100	\$10,900	14.28310	\$155.69
1990	R	41 114 005 50	SHOEMAKER	16,670	26,500	\$9,830	14.28310	\$140.40
1990	R	41 114 006 00	DUFFING	9,700	9,200	(\$500)	14.28310	(\$7.14)
1990	R	41 114 006 50	MCCLAIN	21,600	26,100	\$4,500	14.28310	\$64.27
1990	R	41 114 007 00	LAKE COUNTY ABSTRACT CO INC	21,600	0	(\$21,600)	14.28310	(\$308.51)
1990	R	41 114 007 50	WESTERHOF	13,100	16,100	\$3,000	14.28310	\$42.85
1990	R	41 114 008 00	HUTCHINS	64,400	43,000	(\$21,400)	14.28310	(\$305.66)
1990	R	41 114 009 00	PROCTOR	82,700	48,982	(\$33,718)	14.28310	(\$481.60)
1990	R	41 114 009 10	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 114 011 00	BALDWIN LUMBER CO	22,000	27,210	\$5,210	14.28310	\$74.41
1990	R	41 114 014 00	TRUXTON	0	0	\$0	14.28310	\$0.00
2021	R	41 114 014 01	TRUXTON	0	19,900	\$19,900	14.28310	\$284.23
1990	R	41 114 015 00	BALDWIN LUMBER CO	57,100	35,600	(\$21,500)	14.28310	(\$307.09)
1990	R	41 118 005 00	BALDWIN BAPTIST CHURCH	0	2,653	\$2,653	14.28310	\$37.89
1990	R	41 123 001 00	WESCO INC 38	26,400	55,757	\$29,357	14.28310	\$419.31
1990	R	41 123 003 00	LAND MANAGEMENT	15,900	8,432	(\$7,468)	14.28310	(\$106.67)
1990	R	41 123 003 50	KNUTH OIL CO. INC. - DELETE 1992	31,200	0	(\$31,200)	14.28310	(\$445.63)
1992	R	41 123 003 51	DAMATIS PARTNERSHIP-split	0	0	\$0	14.28310	\$0.00
2013	R	42 123 003 52	PONPEI'S PIZZA BALDWIN LLC	0	58,700	\$58,700	14.28310	\$838.42
1990	R	41 123 004 00	PONPEI'S PIZZA BALDWIN LLC	4,650	7,400	\$2,750	14.28310	\$39.28
1990	R	41 123 004 50	DAMATI'S-split	9,130	0	(\$9,130)	14.28310	(\$130.40)
1990	R	41 123 007 00	KNUTH OIL CO INC - DELETE 1992	46,200	0	(\$46,200)	14.28310	(\$659.88)
1992	R	41 123 007 01	ARMAN LLC	0	87,300	\$87,300	14.28310	\$1,246.91
1990	R	41 123 007 50	ARMAN LLC	1,100	4,752	\$3,652	14.28310	\$52.16
1990	R	41 123 009 00	CALAS	6,400	22,533	\$16,133	14.28310	\$230.43
1992	R	41 123 011 00	VANDENBERGE	0	16,400	\$16,400	14.28310	\$234.24
1990	R	41 123 012 00	KNUTH OIL CO. INC - DELETE 1992	8,500	0	(\$8,500)	14.28310	(\$121.41)
1990	R	41 123 015 00	WESCO INC 38	500	944	\$444	14.28310	\$6.34
1990	R	41 123 016 00	RANDALL	4,500	17,255	\$12,755	14.28310	\$182.18
1990	R	41 124 001 00	LAKE OSCEOLA STATE BANK - SPLIT 1999	8,400	0	(\$8,400)	14.28310	(\$119.98)
1999	R	41 124 001 01	VILLAGE OF BALDWIN	0	19,044	\$19,044	14.28310	\$272.01
1999	R	41 124 001 50	LAKE OSCEOLA STATE BANK	0	7,000	\$7,000	14.28310	\$99.98
1990	R	41 124 005 00	VILLAGE OF BALDWIN - SPLIT 1999	7,200	0	(\$7,200)	14.28310	(\$102.84)
1990	R	41 124 006 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 124 009 00	ED'S SPORT SHOP	33,800	36,206	\$2,406	14.28310	\$34.37
1990	R	41 124 009 50	MILLER	53,100	81,500	\$28,400	14.28310	\$405.64

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1990	R	41 124 012 00	-COMBINED 1998-	11,700	0	(\$11,700)	14.28310	(\$167.11)
1998	R	41 124 012 01	LAKE OSCEOLA STATE BANK	0	770,400	\$770,400	14.28310	\$11,003.70
1990	R	41 124 014 00	-COMBINED 1998-	28,200	0	(\$28,200)	14.28310	(\$402.78)
1990	R	41 124 015 00	--COMBINED 1998--	36,000	0	(\$36,000)	14.28310	(\$514.19)
1990	R	41 124 015 50	-COMBINED 1998-	22,400	0	(\$22,400)	14.28310	(\$319.94)
1990	R	41 127 001 00	USDA FOREST SERVICE	0	0	\$0	14.28310	\$0.00
1990	R	41 128 001 00	LEWELLYN	27,500	34,700	\$7,200	14.28310	\$102.84
1990	R	41 128 003 00	LEWELLYN	5,000	2,767	(\$2,233)	14.28310	(\$31.89)
1990	R	41 128 005 00	FISHER FAMILY PROPERTIES LLC	3,800	4,968	\$1,168	14.28310	\$16.68
1990	R	41 128 006 00	FISHER FAMILY PROPERTIES LLC	23,880	48,425	\$24,545	14.28310	\$350.58
1990	R	41 128 009 00	COMBINED 2002	7,000	0	(\$7,000)	14.28310	(\$99.98)
2002	R	41 128 009 01	DOUGLAS	0	10,396	\$10,396	14.28310	\$148.49
1990	R	41 128 011 00	COMBINED 2002	500	0	(\$500)	14.28310	(\$7.14)
1990	R	41 128 012 00	LEWELLYN	1,100	1,267	\$167	14.28310	\$2.39
1990	R	41 128 015 00	LEWELLYN	700	919	\$219	14.28310	\$3.13
1990	R	41 201 001 00	MCQUEEN	600	919	\$319	14.28310	\$4.56
1990	R	41 201 005 00	WOODS	5,300	10,022	\$4,722	14.28310	\$67.44
1990	R	41 201 007 00	TRUXTON	4,650	12,975	\$8,325	14.28310	\$118.91
1990	R	41 201 009 00	ALLISON	2,800	2,422	(\$378)	14.28310	(\$5.40)
1990	R	41 201 012 00	TEODECKI	48,200	61,199	\$12,999	14.28310	\$185.67
1990	R	41 212 001 00	ALLISON - split 1998	5,600	0	(\$5,600)	14.28310	(\$79.99)
1992	R	41 212 001 01	ALLISON	0	1,267	\$1,267	14.28310	\$18.10
1998	R	41 212 005 00	ALLISON - COMBINED 1999	0	0	\$0	14.28310	\$0.00
1998	R	41 212 005 01	ALLISON	0	27,614	\$27,614	14.28310	\$394.41
1990	R	41 212 009 00	ALLISON - COMBINED 1999	11,200	0	(\$11,200)	14.28310	(\$159.97)
1990	R	41 212 013 00	ALLISON	8,600	16,233	\$7,633	14.28310	\$109.02
1990	R	41 530 001 00	THOMAS - SPLIT 1999	500	0	(\$500)	14.28310	(\$7.14)
1999	R	41 530 001 01	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 530 002 00	VILLAGE OF BALDWIN	400	0	(\$400)	14.28310	(\$5.71)
1990	R	41 530 004 00	THOMAS	11,600	18,938	\$7,338	14.28310	\$104.81
1990	R	41 530 008 00	BROWN	200	227	\$27	14.28310	\$0.39
1990	R	41 530 009 00	HUTCHINSON	300	0	(\$300)	14.28310	(\$4.28)
2021	R	41 530 009 01	HUTCHINSON	300	1,100	\$800	14.28310	\$11.43
1990	R	41 530 011 00	SCHROEDER	4,800	9,126	\$4,326	14.28310	\$61.79
1990	R	41 530 013 00	LAKE COUNTY LAND BANK	0	0	\$0	14.28310	\$0.00
2021	R	41 530 013 01	PRICE	0	20,600	\$20,600	14.28310	\$294.23
1990	R	41 530 014 00	PATTON	10,100	0	(\$10,100)	14.28310	(\$144.26)
1990	R	41 530 015 00	HALL=split	13,800	0	(\$13,800)	14.28310	(\$197.11)
2003	R	41 530 015 01	TRAVERSE GLOBAL HOLDINGS LLC	0	19,072	\$19,072	14.28310	\$272.41
1990	R	41 530 017 00	HALL-split	400	0	(\$400)	14.28310	(\$5.71)
2003	R	41 530 017 01	HALL	0	12,438	\$12,438	14.28310	\$177.65
1990	R	41 530 018 00	HALL-split	6,540	0	(\$6,540)	14.28310	(\$93.41)
1999	R	41 530 021 00	SAUNDERS	0	0	\$0	14.28310	\$0.00
2021	R	41 530 021 01	SAUNDERS	0	1,100	\$1,100	14.28310	\$15.71
1990	R	41 530 023 00	SAUNDERS	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 530 025 00	HALL-split	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 530 027 00	SHOBE	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 530 029 00	STATE OF MICHIGAN	0	0	\$0	14.28310	\$0.00
1990	R	41 530 031 00	HUTCHINSON	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 530 032 00	VILLAGE OF BALDWIN	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 530 033 00	HUTCHINSON	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 530 034 00	VILLAGE OF BALDWIN	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 530 038 00	LAKE COUNTY LAND BANK	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 530 039 00	VILLAGE OF BALDWIN	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 531 001 00	CERVANTES	200	0	(\$200)	14.28310	(\$2.86)
2021	R	41 531 001 00	CERVANTES	200	9,734	\$9,534	14.28310	\$136.18
1990	R	41 531 002 00	CERVANTES	500	0	(\$500)	14.28310	(\$7.14)
1990	R	41 531 004 00	CERVANTES	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 531 005 00	CERVANTES	500	0	(\$500)	14.28310	(\$7.14)
1990	R	41 531 006 00	MODEST JR	300	519	\$219	14.28310	\$3.13
1990	R	41 531 008 00	BIDWELL	5,600	13,283	\$7,683	14.28310	\$109.74
1990	R	41 531 010 00	LOOMIS	6,500	18,185	\$11,685	14.28310	\$166.90
1990	R	41 531 012 00	MC KINSTRY - split 1998	7,200	0	(\$7,200)	14.28310	(\$102.84)
1994	R	41 531 012 01	MCMILLAN	0	944	\$944	14.28310	\$13.48
1994	R	41 531 014 00	BIDWELL	0	25,815	\$25,815	14.28310	\$368.72
1990	R	41 531 016 00	ANDERSON	6,600	14,441	\$7,841	14.28310	\$111.99
2020	R	41 531 019 00	CERVANTES	0	600	\$600	14.28310	\$8.57
1990	R	41 531 021 00	REYNOLDS	300	538	\$238	14.28310	\$3.40
1990	R	41 531 023 00	VILLAGE OF BALDWIN	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 531 024 00	STATE OF MICHIGAN - COMBINED 1999	0	0	\$0	14.28310	\$0.00
1990	R	41 531 026 00	STATE OF MICHIGAN - COMBINED 1999	0	0	\$0	14.28310	\$0.00
1990	R	41 531 027 00	CERVANTES	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 532 001 00	RICHTER	300	0	(\$300)	14.28310	(\$4.28)
2020	R	41 532 001 00	RICHTER	0	3,346	\$3,346	14.28310	\$47.79
1990	R	41 532 003 00	RICHTER	500	0	(\$500)	14.28310	(\$7.14)
1990	R	41 532 006 00	RICHTER	800	0	(\$800)	14.28310	(\$11.43)
1990	R	41 532 011 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	41 532 013 00	CURRENT-split	300	0	(\$300)	14.28310	(\$4.28)
2006	R	41 532 013 01	HALL MANAGEMENT LLC	0	1,613	\$1,613	14.28310	\$23.04
1990	R	41 532 015 00	CURRENT-split	600	0	(\$600)	14.28310	(\$8.57)
1990	R	41 532 019 00	REED CITY HOSPITAL	1,200	2,316	\$1,116	14.28310	\$15.94
1990	R	41 532 027 00	STAUFFER - COMBINED 2000	800	0	(\$800)	14.28310	(\$11.43)
2000	R	41 532 027 01	SAUNDERS	0	2,400	\$2,400	14.28310	\$34.28
1990	R	41 532 031 00	STAUFFER - COMBINED 2000	200	0	(\$200)	14.28310	(\$2.86)
1990	R	41 532 032 00	STAUFFER - COMBINED 2000	600	0	(\$600)	14.28310	(\$8.57)
1990	R	41 532 037 00	BRONKE	900	1,800	\$900	14.28310	\$12.85
1990	R	41 532 043 00	VILLAGE OF BALDWIN	200	0	(\$200)	14.28310	(\$2.86)

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1990	R	41 532 044 00	FLASKA - COMBINED 2000	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 532 044 01	AUSTIN	0	600	\$600	14.28310	\$8.57
1990	R	41 532 046 00	DUSETT JR - COMBINED 2000	300	0	(\$300)	14.28310	(\$4.28)
1990	R	41 532 048 00	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
2021	R	41 714 027 50	BALDWIN CREEK LODGE LLC	0	23,400	\$23,400	14.28310	\$334.22
2020	R	41 890 004 10	TRAILRIDERS SNOWMOBILE CLUB INC	0	17,400	\$17,400	14.28310	\$248.53
count:	266			\$2,496,712	\$3,453,516	\$956,804		\$13,666
2002	P	41 900 001 00	GE CAPITAL INFORMATION TECH	\$0	0	\$0	14.28310	\$0.00
1990	P	41 900 003 00	ACTION PALLETS INC	2,807	0	(\$2,807)	14.28310	(\$40.09)
2002	P	41 900 004 00	AMERITECH CREDIT CORP (50%)	0	0	\$0	14.28310	\$0.00
2002	P	41 900 005 00	ACCESS CASH INTERNATIONAL	0	0	\$0	14.28310	\$0.00
2002	P	41 900 006 00	GREAT AMERICA LEASING	0	0	\$0	14.28310	\$0.00
2002	P	41 900 007 00	AGENT - IPS INC	0	0	\$0	14.28310	\$0.00
1990	P	41 900 008 00	XEROX CORPORATION TAX DEPT. (80%)	28,984	0	(\$28,984)	14.28310	(\$413.98)
1990	P	41 900 008 50	AMERITECH ADVANCED DATA	649	0	(\$649)	14.28310	(\$9.27)
1990	P	41 900 009 00	CONINE PUBLISHING	1,404	0	(\$1,404)	14.28310	(\$20.05)
2002	P	41 900 010 00	MCKNIGHT CUTLERY	0	0	\$0	14.28310	\$0.00
1990	P	41 900 011 40	DELETE-1994	1,993	0	(\$1,993)	14.28310	(\$28.47)
2002	P	41 900 012 00	GTECH CORPORATION	0	0	\$0	14.28310	\$0.00
1990	P	41 900 014 00	NEW FIRST DATA MERCHANT	8,920	0	(\$8,920)	14.28310	(\$127.41)
1990	P	41 900 015 20	RPM LLC	754	0	(\$754)	14.28310	(\$10.77)
1990	P	41 900 016 60	FERRELLGAS INC - GONE 2001	3,446	0	(\$3,446)	14.28310	(\$49.22)
1990	P	41 900 018 00	GE COMMERCIAL EQUIPMENT	5,270	0	(\$5,270)	14.28310	(\$75.27)
1990	P	41 900 019 00	DOLLAR STORE	2,039	0	(\$2,039)	14.28310	(\$29.12)
1990	P	41 900 019 20	DELETE-1995	1,493	0	(\$1,493)	14.28310	(\$21.32)
1990	P	41 900 020 00	LIFE EMS AMBULANCE	1,600	0	(\$1,600)	14.28310	(\$22.85)
1990	P	41 900 021 00	BALDWIN FAMILY HEALTHCARE	17,554	0	(\$17,554)	14.28310	(\$250.73)
1990	P	41 900 021 10	GONE - 1999	1,600	0	(\$1,600)	14.28310	(\$22.85)
1990	P	41 900 023 00	BALDWIN DEPARTMENT STORE	410	0	(\$410)	14.28310	(\$5.86)
1990	P	41 900 024 00	PATTIES DRUG CO	10,300	0	(\$10,300)	14.28310	(\$147.12)
1997	P	41 900 024 75	CHANNEL ONE COMMUNICATION (50%)	0	0	\$0	14.28310	\$0.00
1990	P	41 900 025 00	JONES ICE CREAM	11,258	0	(\$11,258)	14.28310	(\$160.80)
1990	P	41 900 026 00	WENGER INSURANCE	3,858	0	(\$3,858)	14.28310	(\$55.10)
1990	P	41 900 027 00	OCE IMAGISTICS INTERNATIONAL	248	0	(\$248)	14.28310	(\$3.54)
1990	P	41 900 029 00	COLES INSURANCE	5,804	0	(\$5,804)	14.28310	(\$82.90)
1990	P	41 900 030 00	DEBBIES'S SPORTSMAN LOUNGE	3,949	0	(\$3,949)	14.28310	(\$56.40)
1990	P	41 900 032 00	M J EMPORIUM LLC	7,867	0	(\$7,867)	14.28310	(\$112.37)
1990	P	41 900 033 00	LOG BAR	4,771	0	(\$4,771)	14.28310	(\$68.14)
2000	P	41 900 034 10	FLAIR FOR HAIR	0	0	\$0	14.28310	\$0.00
1990	P	41 900 035 00	VILLAGE RESTAURANT	3,174	0	(\$3,174)	14.28310	(\$45.33)
1990	P	41 900 037 00	LAKE CO ABSTRACT CO	11,442	0	(\$11,442)	14.28310	(\$163.43)
1990	P	41 900 037 20	A T & T CREDIT CORP (20%)	1,246	0	(\$1,246)	14.28310	(\$17.80)
1990	P	41 900 039 00	BALDWIN LUMBER CO	4,362	0	(\$4,362)	14.28310	(\$62.30)
1990	P	41 900 042 00	WESCO INC 38	6,510	71,000	\$64,490	14.28310	\$921.12
1990	P	41 900 043 00	PEPSICO SALES INC	1,000	0	(\$1,000)	14.28310	(\$14.28)
1990	P	41 900 045 00	POMPEII'S	5,981	0	(\$5,981)	14.28310	(\$85.43)
1990	P	41 900 046 00	STAR 9 INC	13,000	0	(\$13,000)	14.28310	(\$185.68)
1990	P	41 900 048 00	BALDWIN LANES	1,963	0	(\$1,963)	14.28310	(\$28.04)
1990	P	41 900 049 00	EDS SPORT SHOP	1,195	0	(\$1,195)	14.28310	(\$17.07)
1990	P	41 900 050 00	GONE - 1992	1,400	0	(\$1,400)	14.28310	(\$20.00)
1990	P	41 900 051 00	WETHERELL LAND SURVEYING	5,842	0	(\$5,842)	14.28310	(\$83.44)
1990	P	41 900 052 00	GONE - 1999	606	0	(\$606)	14.28310	(\$8.66)
1990	P	41 900 053 00	NEW COURT COMM FINANCE CORP (50%)	400	0	(\$400)	14.28310	(\$5.71)
1990	P	41 900 054 00	DAIRY QUEEN	7,280	0	(\$7,280)	14.28310	(\$103.98)
1990	P	41 900 066 00	VILLAGE CAR WASH	1,400	0	(\$1,400)	14.28310	(\$20.00)
1990	P	41 900 067 00	CONSUMERS POWER CO (47%)	56,565	239,489	\$182,924	14.28310	\$2,612.72
1990	P	41 900 071 00	PEPSI COLA COMPANY (50%)	4,639	0	(\$4,639)	14.28310	(\$66.26)
1990	P	41 900 072 00	CATTAIL CAFE	10,507	0	(\$10,507)	14.28310	(\$150.07)
1990	P	41 900 073 00	CATTAIL CAFE	4,500	0	(\$4,500)	14.28310	(\$64.27)
1990	P	41 900 075 00	PROFESSIONAL DENTAL ASSOC.	2,138	0	(\$2,138)	14.28310	(\$30.54)
1990	P	41 900 081 00	GONE - 1999	63	0	(\$63)	14.28310	(\$0.90)
1990	P	41 900 082 00	REBER, GREER, SCHUITEMAN, & GREER PC	2,271	0	(\$2,271)	14.28310	(\$32.44)
1990	P	41 900 084 00	MICHCON GAS CO (47%)	74,046	55,672	(\$18,374)	14.28310	(\$262.44)
1990	P	41 900 089 00	CHARTER COMMUNICATIONS (47%)	9,398	0	(\$9,398)	14.28310	(\$134.23)
1990	P	41 900 092 00	KORT ATTY AT LAW	3,000	0	(\$3,000)	14.28310	(\$42.85)
1990	P	41 900 096 00	GONE - 1999	1,548	0	(\$1,548)	14.28310	(\$22.11)
1990	P	41 900 100 00	LAMAR COFFEE SERVICE (75%)	1,500	0	(\$1,500)	14.28310	(\$21.42)
1990	P	41 900 101 00	GONE - 1999	700	0	(\$700)	14.28310	(\$10.00)
1990	P	41 900 102 00	GONE - 1997	1,122	0	(\$1,122)	14.28310	(\$16.03)
1990	P	41 900 103 00	H & R BLOCK	1,088	0	(\$1,088)	14.28310	(\$15.54)
2000	P	41 900 104 00	BALDWIN LAUNDROMAT	0	0	\$0	14.28310	\$0.00
1990	P	41 900 106 00	GONE - 1999	3,500	0	(\$3,500)	14.28310	(\$49.99)
1990	P	41 900 107 00	GONE - 1999	23	0	(\$23)	14.28310	(\$0.33)
1990	P	41 900 108 00	GONE - 1999	1,393	0	(\$1,393)	14.28310	(\$19.90)
1990	P	41 900 109 00	HALLMARK MARKETING CORP	462	0	(\$462)	14.28310	(\$6.60)
1990	P	41 900 110 00	ADT SECURITY SYSTEMS	2,000	0	(\$2,000)	14.28310	(\$28.57)
1990	P	41 900 112 00	GONE - 1999	781	0	(\$781)	14.28310	(\$11.16)
1990	P	41 900 113 00	VIDIO-SCHMIDIO	6,000	0	(\$6,000)	14.28310	(\$85.70)
1990	P	41 900 114 00	BALDWIN PARTY STORE	4,000	0	(\$4,000)	14.28310	(\$57.13)
1999	P	41 900 118 00	BALDWIN FISH FARM	0	0	\$0	14.28310	\$0.00
1993	P	41 900 119 00	MI COCA COLA BOTTLING CO (50%)	0	0	\$0	14.28310	\$0.00
2001	P	41 900 123 00	BOYER INSURANCE	0	0	\$0	14.28310	\$0.00
2013	P	41 900 129 00	WILDBLUE COMMUNICATIONS INC	0	0	\$0	14.28310	\$0.00
2013	P	41 900 130 00	ALLSTATE INSURANCE CO	0	0	\$0	14.28310	\$0.00
2013	P	41 900 131 00	XEROX FINANCIAL SERVICES	0	0	\$0	14.28310	\$0.00
2013	P	41 900 132 00	CIT FINANCE LLC	0	0	\$0	14.28310	\$0.00
2013	P	41 900 133 00	WELLS FARGO FINANCIAL LEASING	0	0	\$0	14.28310	\$0.00

VILLAGE OF BALDWIN DDA
(Pleasant Plains Portion)

2019	P	42 900 142 00	FIFTH THIRD BANK	0	0	\$0	14.28310	\$0.00
2019	P	42 900 143 00		0	80,350	\$80,350	14.28310	\$1,147.65
count:	82			\$385,022	\$446,511	\$61,489		\$878.25
total:	348			real: \$2,496,712	\$3,453,516	\$956,804		\$13,666.13
TRI R = REAL PROPERTY				personal: \$385,022	\$446,511	\$61,489		\$878.25
TRI P = PERSONAL PROPERTY								
				grand total:	\$2,881,734	\$3,900,027	\$1,018,293	\$14,544.37
				annual growth:		3.64%		
				average annual growth:		1.04%		
				personal property:	13.36%	11.45%		
				real property:	86.64%	88.55%		

VILLAGE OF BALDWIN DDA
(Webber Portion)

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	2021 VALUE	CAV	MILLAGE	REVENUE
1990	R	42 034 001 20	BALDWIN FAMILY HEALTH CARE	0	0	\$0	14.28310	\$0.00
1990	R	42 034 001 50	JORGENSEN	8,600	0	(\$8,600)	14.28310	(\$122.83)
2020	R	42 034 001 51	B-N-R AFFORDABLE HOUSING LLC	0	430,300	\$430,300	14.28310	\$6,146.02
2020	R	42 034 001 55	JORGENSEN	0	9,712	\$9,712	14.28310	\$138.72
1990	R	42 034 003 00	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1990	R	42 034 005 00	COUNTY OF LAKE	14,300	0	(\$14,300)	14.28310	(\$204.25)
1990	R	42 034 006 00	MATHEWS	1,500	1,238	(\$262)	14.28310	(\$3.74)
1990	R	42 034 007 00	TRUXTON	20,000	51,353	\$31,353	14.28310	\$447.82
1990	R	42 034 016 01	GONE - 1996	2,200	0	(\$2,200)	14.28310	(\$31.42)
1991	R	42 034 016 02	MAJESTIC PINES LLC	0	121,000	\$121,000	14.28310	\$1,728.26
1990	R	42 034 016 10	VILLAGE OF BALDWIN	0	0	\$0	14.28310	\$0.00
1990	R	42 034 016 20	JOHNSON	16,100	41,486	\$25,386	14.28310	\$362.59
1991	R	42 034 016 30	MAJESTIC PINES LLC	0	174,700	\$174,700	14.28310	\$2,495.26
1990	R	42 034 017 01	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1990	R	42 034 017 25	COUNTY OF LAKE	0	0	\$0	14.28310	\$0.00
1990	R	42 034 017 50	MAJESTIC PINES LLC	18,000	0	(\$18,000)	14.28310	(\$257.10)
2006	R	42 034 017 51	OAK VILLAGE CARE CENTER	0	1,832,300	\$1,832,300	14.28310	\$26,170.92
2006	R	42 034 017 60	LAKE COUNTY BUILDING AUTHORITY	0	0	\$0	14.28310	\$0.00
1990	R	42 034 021 01	VANDENBERG split 2005	5,100	0	(\$5,100)	14.28310	(\$72.84)
2005	R	42 034 021 02	M AND M EQUITIES LLC	0	247,900	\$247,900	14.28310	\$3,540.78
2005	R	42 034 021 10	TTM BALDWIN LLC	0	22,700	\$22,700	14.28310	\$324.23
2005	R	42 034 021 20	TTM BALDWIN LLC	0	17,500	\$17,500	14.28310	\$249.95
2005	R	42 034 021 30	RANCIER INVESTMENT LLC	0	20,300	\$20,300	14.28310	\$289.95
2005	R	42 034 021 40	TOWNE CENTRAL DEVELOPMENT	0	20,300	\$20,300	14.28310	\$289.95
2005	R	42 034 021 50	TOWNE CENTRAL DEVELOPMENT	0	2,139	\$2,139	14.28310	\$30.55
1990	R	42 034 021 60	BLARNEY CASTLE OIL CO	70,100	224,371	\$154,271	14.28310	\$2,203.47
1990	R	42 034 022 00	ACI STORES	28,600	47,124	\$18,524	14.28310	\$264.58
1991	R	42 315 008 00	FIRST BAPTIST CHURCH OF BALDWIN	0	0	\$0	14.28310	\$0.00
2007	R	42 315 008 01	PASSOVER HOUSE OF BALDWIN	0	0	\$0	14.28310	\$0.00
2007	R	42 315 008 50	SCALES	0	304	\$304	14.28310	\$4.34
1990	R	42 315 009 00	FIRST BAPTIST CHURCH - split 1991	0	0	\$0	14.28310	\$0.00
1990	R	42 315 011 02	BROOKS - COMBINED 2000	20,400	0	(\$20,400)	14.28310	(\$291.38)
2007	R	42 315 011 04	SCALES	0	25,579	\$25,579	14.28310	\$365.35
2007	R	42 315 014 00	BROOKS	0	7,200	\$7,200	14.28310	\$102.84
1990	R	42 383 001 00	CHRIST COMMUNITY CHURCH	600	0	(\$600)	14.28310	(\$8.57)
1990	R	42 383 003 00	MCKINSTREY	4,300	8,029	\$3,729	14.28310	\$53.26
1990	R	42 383 005 00	CHRIST COMMUNITY CHURCH	0	0	\$0	14.28310	\$0.00
2007	R	42 383 005 01	CHRIST COMMUNITY CHURCH	0	0	\$0	14.28310	\$0.00
2007	R	42 383 006 00	CHRIST COMMUNITY CHURCH	0	0	\$0	14.28310	\$0.00
1990	R	42 384 001 00	BATES	5,800	18,833	\$13,033	14.28310	\$186.15
1990	R	42 384 004 00	TOWNE CENTRAL DEVELOPMENT	0	202	\$202	14.28310	\$2.89
1990	R	42 384 005 00	VANDENBERG	600	0	(\$600)	14.28310	(\$8.57)
2005	R	42 384 005 01	TOWNE CENTRAL DEVELOPMENT	0	5,186	\$5,186	14.28310	\$74.07
1990	R	42 384 007 00	VANDENBERG	300	0	(\$300)	14.28310	(\$4.28)
1990	R	42 384 008 00	TOWNE CENTRAL DEVELOPMENT	0	202	\$202	14.28310	\$2.89
1990	R	42 384 009 00	CHANNER	300	202	(\$98)	14.28310	(\$1.40)
1990	R	42 384 010 00	WEEKS	0	202	\$202	14.28310	\$2.89
count:	47			\$216,800	\$3,330,362	\$3,113,562		\$44,471.32
1990	P	42 900 001 00	CONSUMERS POWER CO - COMBINED 1996	11,239	0	(\$11,239)	14.28310	(\$160.53)
1996	P	42 900 001 01	CONSUMERS POWER CO (47%)	0	63,521	\$63,521	14.28310	\$907.28
1990	P	42 900 002 00	CONSUMERS POWER CO - COMBINED 1996	5,290	0	(\$5,290)	14.28310	(\$75.56)
1990	P	42 900 004 00	GONE - 1999	5,500	0	(\$5,500)	14.28310	(\$78.56)
1990	P	42 900 006 00	LAKE COUNTY CARE CENTER INC	59,046	0	(\$59,046)	14.28310	(\$843.36)
1990	P	42 900 007 00	BLARNEY CASTLE OIL CO	21,000	67,650	\$46,650	14.28310	\$666.31
1993	P	42 900 008 00	G TECH CORPORATION	0	0	\$0	14.28310	\$0.00
1994	P	42 900 010 00	ACI STORES	0	0	\$0	14.28310	\$0.00
2005	P	42 900 012 00	FAMILY DOLLAR STORE	0	74,750	\$74,750	14.28310	\$1,067.66
1997	P	42 900 013 00	COCA COLA	0	0	\$0	14.28310	\$0.00
2002	P	42 900 034 00	JORGENSEN	0	0	\$0	14.28310	\$0.00
2004	P	42 900 039 00	DOLLAR GENERAL CORP INC	0	0	\$0	14.28310	\$0.00
2010	P	42 900 055 00	XEROX CORPORATION	0	0	\$0	14.28310	\$0.00
2012	P	42 900 057 00	US BANCORP EQUIPMENT FINANCE	0	0	\$0	14.28310	\$0.00
count:	10			\$102,075	\$205,921	\$103,846		\$1,483.24
1990	C	42 850 001 00	OAK VILLAGE CARE CENTER	482,500	0	(\$482,500)	14.28310	(\$6,891.60)
count:	1			482,500	0	(\$482,500)		(\$6,891.60)
total:	58			real: \$216,800	\$3,330,362	\$3,113,562		\$44,471.32
TRI R = REAL PROPERTY				personal: \$102,075	\$205,921	\$103,846		\$1,483.24
TRI P = PERSONAL PROPERTY				tax abated: \$482,500	\$0	(\$482,500)		(\$6,891.60)
TRI C = COMMERCIAL FACILITIES				grand total: \$801,375	\$3,536,283	\$2,734,908		\$39,062.96

Village of Baldwin DDA
(Expanded Portion)

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE VALUE	2021 VALUE	CAV	MILLAGE	REVENUE
2003	R	41 115 001 01	TRUXTON	30,466	43,887	13,421	14.28310	\$191.69
2003	R	41 115 001 50	TRUXTON	7,984	8,782	798	14.28310	\$11.40
2003	R	41 115 004 00	TRUXTON	11,469	14,211	2,742	14.28310	\$39.16
2003	R	41 115 005 00	MICHIGAN BELL TELEPHONE	0	0	0	14.28310	\$0.00
2003	R	41 115 005 50	PERSONETTE	10,836	15,602	4,766	14.28310	\$68.07
2003	R	41 115 007 00	FIRST HOLIDAY INC	24,500	23,687	(813)	14.28310	-\$11.61
2003	R	41 115 007 50	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	41 122 001 00	BALL	22,837	28,355	5,518	14.28310	\$78.81
2003	R	41 122 003 01	BRAGINTON	30,332	44,603	14,271	14.28310	\$203.83
2003	R	41 125 005 00	DE LONG ROBERT L TRUST	1,512	2,179	667	14.28310	\$9.53
2003	R	41 125 009 01	BALDWIN TROUTARAMA INC	1,512	1,267	(245)	14.28310	-\$3.50
2003	R	42 034 003 20	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 034 009 00	DAILEY	18,473	45,917	27,444	14.28310	\$391.99
2003	R	42 034 018 00	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 034 018 40	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 313 001 00	JENKINSON	2,000	0	(2,000)	14.28310	-\$28.57
2013	R	43 313 001 01	SUMMERS	0	13,189	13,189	14.28310	\$188.38
2003	R	42 313 003 01	ANDERSON	5,450	7,842	2,392	14.28310	\$34.17
2003	R	42 313 007 01	BZANY LLC	542	0	(542)	14.28310	-\$7.74
2017	R	43 313 007 02	BZANY LLC	0	2,855	2,855	14.28310	\$40.78
2003	R	42 313 008 01	WINTERS	1,676	0	(1,676)	14.28310	-\$23.94
2003	R	42 313 010 00	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 313 011 00	HOPFMANN	27	27	0	14.28310	\$0.00
2003	R	42 313 017 00	BUTLER	203	739	536	14.28310	\$7.66
2003	R	42 313 019 00	ROBINSON	515	304	(211)	14.28310	-\$3.01
2003	R	42 313 021 00	DILEVA	515	304	(211)	14.28310	-\$3.01
2003	R	42 313 022 00	DILEVA	515	733	218	14.28310	\$3.11
2003	R	42 313 023 00	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 313 024 00	VILLAGE OF BALDWIN	0	0	0	14.28310	\$0.00
2003	R	42 313 025 00	WEEKS	515	0	(515)	14.28310	-\$7.36
2003	R	42 313 026 00	SUMMERS	515	0	(515)	14.28310	-\$7.36
2010	R	42 313 026 01	SUMMERS	0	0	0	14.28310	\$0.00
2003	R	42 313 027 00	SUMMERS	8,177	0	(8,177)	14.28310	-\$116.79
2003	R	42 314 001 01	ZEILINGER	816	1,166	350	14.28310	\$5.00
2003	R	42 314 004 00	MACKEY JR	544	608	64	14.28310	\$0.91
2003	R	42 314 006 00	WESSON	776	826	50	14.28310	\$0.71
2003	R	42 314 009 00	ELLIOTT & PHELPS	515	0	(515)	14.28310	-\$7.36
2017	R	43 314 009 01	WHEELER	0	4,079	4,079	14.28310	\$58.26
2003	R	42 314 011 00	WHEELER	2,402	0	(2,402)	14.28310	-\$34.31
2003	R	42 314 013 00	HEMMEKE	8,600	14,052	5,452	14.28310	\$77.87
2003	R	42 314 014 00	HARVEY	5,971	13,376	7,405	14.28310	\$105.77
2003	R	42 314 015 00	HARVEY	515	304	(211)	14.28310	-\$3.01
2003	R	42 314 016 00	HALL	1,004	608	(396)	14.28310	-\$5.66
2003	R	42 314 018 00	HARVEY	14,500	18,081	3,581	14.28310	\$51.15
2003	R	42 314 022 00	TRUXTON - combined 2009	1,000	0	(1,000)	14.28310	-\$14.28
2009	R	42 314 022 01	TRUXTON	0	18,716	18,716	14.28310	\$267.32
2003	R	42 314 023 00	TRUXTON - combined 2009	12,000	0	(12,000)	14.28310	-\$171.40
2003	R	42 315 001 00	BARTLETT	900	826	(74)	14.28310	-\$1.06
2003	R	42 315 004 00	BARTLETT	1,004	1,135	131	14.28310	\$1.87
2003	R	42 315 017 00	BARKER	4,799	6,903	2,104	14.28310	\$30.05
2003	R	42 315 019 00	BARKER	4,411	6,345	1,934	14.28310	\$27.62
2003	R	42 315 021 00	THOMAS	5,379	5,290	(89)	14.28310	-\$1.27
2003	R	42 383 007 00	CHRIST COMMUNITY CHURCH	400	0	(400)	14.28310	-\$5.71
2003	R	42 383 008 00	CHRIST COMMUNITY CHURCH	0	0	0	14.28310	\$0.00
2003	R	42 383 014 01	BARKER	3,879	7,934	4,055	14.28310	\$57.92
2003	R	42 383 017 00	SHOEMAKER	941	8,993	8,052	14.28310	\$115.01
2003	R	42 383 022 00	SHOEMAKER	190	202	12	14.28310	\$0.17
2003	R	42 383 023 00	FLASKA	200	0	(200)	14.28310	-\$2.86
2004	R	43 383 023 01	DUROSE	0	619	619	14.28310	\$8.84
2003	R	42 383 024 00	FLASKA	400	0	(400)	14.28310	-\$5.71
2003	R	42 383 026 00	VANDENBERG	332	412	80	14.28310	\$1.14
2003	R	42 383 028 00	BOWERS	776	826	50	14.28310	\$0.71
2003	R	42 383 032 00	JOHNSON	332	412	80	14.28310	\$1.14
2003	R	42 383 035 01	O KENNARD-FORT	6,163	8,867	2,704	14.28310	\$38.62
2003	R	42 383 037 00	CHRIST COMMUNITY CHURCH	0	0	0	14.28310	\$0.00
2003	R	42 384 011 00	WEARNE	10,900	27,175	16,275	14.28310	\$232.46
2003	R	42 384 014 00	VANDENBERG	332	0	(332)	14.28310	-\$4.74
2003	R	42 384 016 00	BATES	332	412	80	14.28310	\$1.14
2003	R	42 384 021 00	VANDENBERG	342	0	(342)	14.28310	-\$4.88
2003	R	42 385 001 00	VANDENBERG	455	0	(455)	14.28310	-\$6.50
2003	R	42 385 003 00	VANDENBERG	0	0	0	14.28310	\$0.00
2003	R	42 385 004 00	VANDENBERG	200	0	(200)	14.28310	-\$2.86
2003	R	42 385 005 00	VANDENBERG	332	0	(332)	14.28310	-\$4.74
2003	R	42 385 007 00	VANDENBERG	900	0	(900)	14.28310	-\$12.85
2003	R	42 385 011 00	NORTHERN OAK PROPERTIES LLC	125	0	(125)	14.28310	-\$1.79

Village of Baldwin DDA
(Expanded Portion)

2017	R	43 385 011 01	NORTHERN OAK PROPERTIES LLC	0	7,420	7,420	14.28310	\$105.98
2003	R	42 385 012 00	NORTHERN OAK PROPERTIES LLC	4,929	0	(4,929)	14.28310	-\$70.40
2003	R	42 385 013 00	MCCARVILLE	5,500	412	(5,088)	14.28310	-\$72.67
2003	R	42 385 015 00	VANDERBERG	484	0	(484)	14.28310	-\$6.91
2003	R	42 385 017 00	VANDERBERG	1,800	0	(1,800)	14.28310	-\$25.71
2003	R	42 386 001 00	VANDENBERG	1,500	0	(1,500)	14.28310	-\$21.42
2003	R	42 386 005 00	VANDENBERG	800	0	(800)	14.28310	-\$11.43
2003	R	42 386 007 00	VANDENBERG	400	0	(400)	14.28310	-\$5.71
2003	R	42 386 008 01	VANDENBERG	1,900	0	(1,900)	14.28310	-\$27.14
2003	R	42 389 001 01	JONES	2,729	3,202	473	14.28310	\$6.76
2003	R	42 389 007 00	VANDENBERG	300	412	112	14.28310	\$1.60
2003	R	42 389 009 00	VANDENBERG	178	202	24	14.28310	\$0.34
2003	R	42 389 010 00	JONES	0	1,342	1,342	14.28310	\$19.17
2003	R	42 389 016 01	HARGROVE	21,168	30,488	9,320	14.28310	\$133.12
2003	R	42 390 001 00	WILSON	6,618	26,761	20,143	14.28310	\$287.70
2003	R	42 390 004 00	WILSON	109	200	91	14.28310	\$1.30
2003	R	42 390 043 00	MILLER	125	0	(125)	14.28310	-\$1.79
2017	R	43 390 043 01	MILLER	0	826	826	14.28310	\$11.80
2003	R	42 390 044 00	MILLER	332	0	(332)	14.28310	-\$4.74
2003	R	42 390 045 00	FLASKA	800	0	(800)	14.28310	-\$11.43
count:		95		322,910	473,915	151,005		\$2,156.82
total:		95	real:	322,910	473,915	151,005		\$2,156.82
			personal:	0	1	0		
TRI R = REAL PROPERTY			grand total:	322,910	473,916	151,005		\$2,156.82

APPENDIX C

**LAKE COUNTY IMPACT
WEBBER TOWNSHIP IMPACT
PLEASANT PLAINS TOWNSHIP IMPACT**

LAKE COUNTY APPRECIATION RATE		LAKE COUNTY																					
1.00		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
1) TAXABLE VALUE (With 1.00 % Appreciation)		599,287,125	605,279,996	611,332,796	617,446,124	623,620,585	629,856,791	636,155,359	642,516,913	648,942,082	655,431,503	661,985,818	668,605,676	675,291,733	682,044,650	688,865,097	695,753,747	702,711,285	709,738,398	716,835,782	724,004,140	731,244,181	738,556,623
2) DDA CAPTURE (Only Within D.D.A.)		3,904,205	3,983,307	4,063,201	4,143,893	4,225,392	4,307,706	4,390,843	4,474,812	4,559,620	4,645,277	4,731,790	4,819,168	4,907,420	4,996,554	5,086,580	5,177,506	5,269,341	5,362,095	5,455,776	5,550,394	5,645,958	5,742,478
3) TAXABLE VALUE (deducting DDA capture.)		595,382,920	601,296,689	607,269,595	613,302,231	619,395,193	625,549,085	631,764,516	638,042,101	644,382,462	650,786,226	657,254,028	663,786,508	670,384,313	677,048,096	683,778,517	690,576,241	697,441,944	704,376,303	711,380,006	718,453,746	725,598,223	732,814,145
4) MILLAGE RATE		12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000	12.72000
5) S.E.V. REVENUE DUE COUNTY (With T.I.F.)		7,573,271	7,648,494	7,724,469	7,801,204	7,878,707	7,956,984	8,036,045	8,115,896	8,196,545	8,278,001	8,360,271	8,443,364	8,527,288	8,612,052	8,697,663	8,784,130	8,871,462	8,959,667	9,048,754	9,138,732	9,229,609	9,321,396
6) S.E.V. REVENUE DUE COUNTY (Without T.I.F.)		7,622,932	7,699,162	7,776,153	7,853,915	7,932,454	8,011,778	8,091,896	8,172,815	8,254,543	8,337,089	8,420,460	8,504,664	8,589,711	8,675,608	8,762,364	8,849,988	8,938,488	9,027,872	9,118,151	9,209,333	9,301,426	9,394,440
7) DIFFERENCE IN TOTAL REVENUE																							
a.) Actual dollars		(\$49,661)	(\$50,668)	(\$51,684)	(\$52,710)	(\$53,747)	(\$54,794)	(\$55,852)	(\$56,920)	(\$57,998)	(\$59,088)	(\$60,188)	(\$61,300)	(\$62,422)	(\$63,556)	(\$64,701)	(\$65,858)	(\$67,026)	(\$68,206)	(\$69,397)	(\$70,601)	(\$71,817)	(\$73,044)
b.) Percent		-0.65%	-0.66%	-0.66%	-0.67%	-0.68%	-0.68%	-0.69%	-0.70%	-0.70%	-0.71%	-0.71%	-0.72%	-0.73%	-0.73%	-0.74%	-0.74%	-0.75%	-0.76%	-0.76%	-0.77%	-0.77%	-0.78%

WEBBER TOWNSHIP																						
APPRECIATION RATE		1.00																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
1) TAXABLE VALUE (With 1.00 % Appreciation)	73,125,699	73,856,956	74,595,526	75,341,481	76,094,896	76,855,845	77,624,403	78,400,647	79,184,654	79,976,500	80,776,265	81,584,028	82,399,868	83,223,867	84,056,105	84,896,666	85,745,633	86,603,089	87,469,120	88,343,811	89,227,250	90,119,522
2) DDA CAPTURE (Only Within D.D.A.)	2,734,908	2,814,010	2,893,904	2,974,596	3,056,095	3,138,409	3,221,546	3,305,515	3,390,323	3,475,980	3,562,493	3,649,871	3,738,123	3,827,257	3,917,283	4,008,209	4,100,044	4,192,798	4,286,479	4,381,097	4,476,661	4,573,181
3) TAXABLE VALUE (deducting DDA capture.)	70,390,791	71,042,946	71,701,622	72,366,885	73,038,801	73,717,436	74,402,857	75,095,132	75,794,331	76,500,520	77,213,772	77,934,157	78,661,745	79,396,610	80,138,822	80,888,457	81,645,589	82,410,291	83,182,641	83,962,714	84,750,589	85,546,341
4) MILLAGE RATE	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000	5.79000
5) S.E.V. REVENUE DUE COUNTY (With T.I.F.)	407,563	411,339	415,152	419,004	422,895	426,824	430,793	434,801	438,849	442,938	447,068	451,239	455,452	459,706	464,004	468,344	472,728	477,156	481,627	486,144	490,706	495,313
6) S.E.V. REVENUE DUE COUNTY (Without T.I.F.)	423,398	427,632	431,908	436,227	440,589	444,995	449,445	453,940	458,479	463,064	467,695	472,372	477,095	481,866	486,685	491,552	496,467	501,432	506,446	511,511	516,626	521,792
7) DIFFERENCE IN TOTAL REVENUE																						
a.) Actual dollars	(\$15,835)	(\$16,293)	(\$16,756)	(\$17,223)	(\$17,695)	(\$18,171)	(\$18,653)	(\$19,139)	(\$19,630)	(\$20,126)	(\$20,627)	(\$21,133)	(\$21,644)	(\$22,160)	(\$22,681)	(\$23,208)	(\$23,739)	(\$24,276)	(\$24,819)	(\$25,367)	(\$25,920)	(\$26,479)
b.) Percent	-3.74	-3.81	-3.88	-3.95	-4.02	-4.08	-4.15	-4.22	-4.28	-4.35	-4.41	-4.47	-4.54	-4.60	-4.66	-4.72	-4.78	-4.84	-4.90	-4.96	-5.02	-5.07

PLEASANT PLAINS TOWNSHIP																							
APPRECIATION RATE		1.00																					
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
1)	TAXABLE VALUE (With 1.00 % Appreciation)	58,842,295	59,430,718	60,025,025	60,625,275	61,231,528	61,843,843	62,462,282	63,086,905	63,717,774	64,354,951	64,998,501	65,648,486	66,304,971	66,968,021	67,637,701	68,314,078	68,997,219	69,687,191	70,384,063	71,087,903	71,798,782	72,516,770
2)	DDA CAPTURE (Only Within D.D.A.)	1,018,293	1,097,395	1,177,289	1,257,981	1,339,480	1,421,794	1,504,931	1,588,900	1,673,708	1,759,365	1,845,878	1,933,256	2,021,508	2,110,642	2,200,668	2,291,594	2,383,429	2,476,183	2,569,864	2,664,482	2,760,046	2,856,566
3)	TAXABLE VALUE (deducting DDA capture.)	57,824,002	58,333,323	58,847,736	59,367,294	59,892,048	60,422,049	60,957,351	61,498,005	62,044,066	62,595,586	63,152,623	63,715,230	64,283,463	64,857,379	65,437,033	66,022,484	66,613,790	67,211,008	67,814,199	68,423,421	69,038,736	69,660,204
4)	MILLAGE RATE	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000	3.27000
5)	S.E.V. REVENUE DUE COUNTY (With T.I.F.)	189,084	190,750	192,432	194,131	195,847	197,580	199,331	201,098	202,884	204,688	206,509	208,349	210,207	212,084	213,979	215,894	217,827	219,780	221,752	223,745	225,757	227,789
6)	S.E.V. REVENUE DUE COUNTY (Without T.I.F.)	192,414	194,338	196,282	198,245	200,227	202,229	204,252	206,294	208,357	210,441	212,545	214,671	216,817	218,985	221,175	223,387	225,621	227,877	230,156	232,457	234,782	237,130
7)	DIFFERENCE IN TOTAL REVENUE																						
	a.) Actual dollars	(\$3,330)	(\$3,588)	(\$3,850)	(\$4,114)	(\$4,380)	(\$4,649)	(\$4,921)	(\$5,196)	(\$5,473)	(\$5,753)	(\$6,036)	(\$6,322)	(\$6,610)	(\$6,902)	(\$7,196)	(\$7,494)	(\$7,794)	(\$8,097)	(\$8,403)	(\$8,713)	(\$9,025)	(\$9,341)
	b.) Percent	-1.73	-1.85	-1.96	-2.08	-2.19	-2.30	-2.41	-2.52	-2.63	-2.73	-2.84	-2.94	-3.05	-3.15	-3.25	-3.35	-3.45	-3.55	-3.65	-3.75	-3.84	-3.94

APPENDIX D

RESOLUTION TO ESTABLISH CITIZENS COUNCIL

RESOLUTION OF
VILLAGE OF BALDWIN

The Village Council of the Village of Baldwin, Lake County, Michigan, hereby proposes its intention to establish a development area citizens council in accordance with Section 221 of the RECODIFIED TAX INCREMENT FINANCING ACT, Act 57 of 2018, (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 February 14, 2022, at 6:00 p.m., local time.

Present: President James Truxton, Trustees: T. Jannereth, P. Anderson, C. Miller, C. Vicent

Absent: None

WHEREAS, the Village of Baldwin as authorized by the provisions of Act 57, Public Acts of Michigan, 2018, has created a Downtown Development Authority by ordinance; and

WHEREAS, the Village Council is authorized by the provisions of Act 57 of 2018, 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 consider an amendment to the Development Plan and Tax Increment Financing Plan; and

WHEREAS, it is necessary to establish a development area citizens council, therefore, as required by Act 57.

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 or tax increment financing plan. The development area citizens council 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. 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 or tax increment financing plan.
- (4) 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.

(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% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with Section 18 and by a 2/3 vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

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

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

(11) The development area citizens council shall consist of the following nine appointed members:

Sylvia Calas, George Calas, Heather Truxton, Whitney Herr, Gary Spittler, Jessica Carabello, Carl Kelley, Nancy Knapp, and Shirley Gardner.

Motion: Pam Anderson Second: Tim Jannereth

AYES:5 Council Members:President Truxton, Tim Jannereth, Pam

Anderson, Curt Miller, Clarence Vicent.

NAYES:0 Council Members:

STATE OF MICHIGAN
VILLAGE OF BALDWIN
COUNTY OF LAKE

) SS

I, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village of Baldwin Village Council, County of Lake, State of Michigan at a regular meeting held on February 14, 2022, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act. 267, Public Acts of Michigan 1976, as amended.


Theresa Lamb, Village Clerk

APPENDIX E

NOTICE OF PUBLIC HEARING

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN**

**NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO THE TAX INCREMENT
FINANCE AND DEVELOPMENT PLAN FOR VILLAGE OF BALDWIN
DOWNTOWN DEVELOPMENT AUTHORITY**

PUBLIC NOTICE IS HEREBY GIVEN that the Village Council of the Village of Baldwin will hold a public hearing on the proposed Amendment No. 5 (the "Amendment") to the Tax Increment Finance and Development Plan for the Village of Baldwin Downtown Development Authority (the "Plan") in accordance with the Recodified Tax Increment Financing Act (Act 57 of the Public Acts of Michigan of 2018, as amended). The hearing will be held on Monday, May 16, 2022, at 6:00 p.m., local time, (or shortly thereafter) at the Baldwin Village Hall located at 620 Washington Street, Baldwin, Michigan, within the Village.

The boundaries of the Village of Baldwin Downtown Development Authority are described as follows by map and legal description:

LEGAL DESCRIPTION

The Village of Baldwin Downtown Development Authority development area boundary, Part of Section 3, T17N, R13W, Pleasant Plains Township, and Section 34, T18N, R13W, Webber Township, Lake County, Michigan, is 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 North 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, Plat 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 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 the North right-of-way line approximately 48 feet; thence Northerly approximately 264 feet; thence Westerly approximately

165 feet to the West line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section; thence Northerly along said West line to a point 330 feet South of the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; thence Easterly to a point 1050 feet West of the East line of the Southwest $\frac{1}{4}$ of said section; thence Northerly to the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section (also Denmark Street); thence Westerly along said South line to the West line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section; thence Northerly along said West line to the North line of the Southwest $\frac{1}{4}$ of Section 34; thence Easterly along said North line to the East line of the Southwest $\frac{1}{4}$ of Section 34; thence Southerly along said East line approximately 1320 feet to the North line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34; thence Easterly along said North line approximately 315 feet to the East right-of-way line of Sunset Drive; thence Southerly along said East right-of-way line approximately 615 feet to the North right-of-way line of Prospect Street; thence Easterly along said North right-of-way line approximately 1039 feet to the East right-of-way line of Sheridan Road; thence Southerly along said East right-of-way line approximately 155 feet to the North right-of-way line of Willow Street; thence Easterly along said North right-of-way line approximately 350 feet to the East right-of-way line of Roosevelt Road; thence Southerly along said East right-of-way line approximately 170 feet to the North right-of-way line of Maple Avenue; thence Easterly along said North right-of-way line approximately 850 feet to the East right-of-way line of Circle Blvd.; thence Southeasterly along said East right-of-way line to the East line of Section 34; thence Southerly along the East line of Section 34 to the Northeast corner of Section 3, Pleasant Plains Township; thence continuing South along the East line of said Section 3 to the South line of the Northeast $\frac{1}{4}$ of Section 3; thence Westerly along said South line to the centerline of the 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 Easterly 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 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 approximately 916 feet to the Northwest corner of Lot 12, Block 25, Plat of Village of Baldwin; thence Easterly along the North line of Lots 5 and 12 to the West right-of-way line of Norway Street; thence Southerly along said West right-of-way line to the North right-of-way line of Lake Street; thence Westerly along the said North right-of-way line to the East right-of-way line of Cedar Street; thence Southerly along

said East right-of-way line approximately 586 feet to the South right-of-way line of Sixth Street; thence Easterly along said South right-of-way line to a point which is approximately 264 feet East of the West line of the Southeast 1/4 of Section 3; thence Southerly parallel to said West line approximately 418 feet to the North right-of-way line of Fifth Street extended; thence Easterly parallel to the South line of Section 3 approximately 264 feet; thence Southerly approximately 379.5 feet to a point 140 feet North of the South line of the Northeast 1/4 of the Southeast 1/4 of Section 3; thence Westerly approximately 468 feet to the East right-of-way line of Michigan Avenue (M-37); thence Southerly approximately 140 feet 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 South line 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 approximately 600 feet to the North right-of-way line of Lake Street; thence Westerly along said North right-of-way line approximately 300 feet to the Southwest corner of Lot 9, Block 22, Plat of Village of Baldwin; thence Northerly 100 feet along the West line of said Block 22 to the Northwest corner of Lot 10, said Block 22; thence East 150 feet to the Northeast corner of Lot 10, said Block 22; thence Northerly to the North right-of-way line of Seventh Street and the Southeast corner of Lot 9, Block 15, Plat of Village of Baldwin; thence Westerly 25 feet; thence Northerly 100 feet to the North line of Lot 10, said Block 15; thence Easterly 25 feet along the North line of said Lot 10 to the Northeast corner of said Lot 10; thence Northerly approximately 300 feet along the West line of Lots 1-6, Block 15, Plat of Village of Baldwin 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 lines 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-

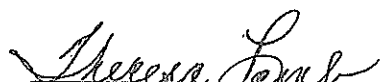
The Amendment is available for public inspection at the office of the Village Clerk at the Village Hall located at 620 Washington Street, Baldwin, Michigan.

The Amendment does not propose or require the relocation of families or individuals from the Development Area.

All aspects of the Amendment to the Plan, and any other information that the Village Council deems appropriate, are open for discussion at the public hearing. At the hearing, citizens, taxpayers, and property owners may be heard regarding the Amendment to the Plan. Written comments concerning the Amendment to the Plan may be submitted to the Village office, located at 620 Washington Street, Baldwin, Michigan, up to the time of the public hearing.

Authorized by the Village Council of the Village of Baldwin on the 11th day of April 2022.

Dated: April 11, 2022



Theresa Lamb, Clerk
Village of Baldwin

APPENDIX F

ORDINANCE NO. 05162022-1

VILLAGE OF BALDWIN
COUNTY OF LAKE, MICHIGAN

Minutes of a regular meeting of the Village Council of the Village of Baldwin, County of Lake, Michigan, held in the Village Hall, Baldwin, Michigan, on the 16th day of May , 2022, at 6:00 p.m., Local Time.

PRESENT: Members: President James Truxton, Tim Jannereth, Clarence Vicent, and Curtis Miller.

ABSENT: Members: Pamela Anderson

It was moved by Member Clarence Vicent and supported by Member Tim Jannereth that the following Ordinance be adopted under the authority of the General Law Village Act, Act 3 of the Public Acts of Michigan of 1895, as amended and Part 2 of Act 57 of the Public Acts of Michigan of 2018:

ORDINANCE NO. 05162022-1

AN ORDINANCE TO APPROVE AMENDMENT NO. 5 TO THE TAX INCREMENT FINANCE AND DEVELOPMENT PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE VILLAGE OF BALDWIN

The Ordinance was then discussed.

Upon roll call vote, the vote upon the motion adopting said Ordinance was as follows:

YEAS: Members: President James Truxton, Tim Jannereth, Clarence Vicent, and Curtis Miller.

NAYS: Members: NONE

The Village Clerk declared the Ordinance adopted.

The following is Ordinance No. 05162022-1 as adopted:

VILLAGE OF BALDWIN
ORDINANCE NO. 05162022-1

**AN ORDINANCE TO APPROVE AMENDMENT NO. 5 TO THE TAX
INCREMENT FINANCE AND DEVELOPMENT PLAN OF THE DOWNTOWN
DEVELOPMENT AUTHORITY OF THE VILLAGE OF BALDWIN**

WHEREAS, the Village of Baldwin (the "Village"), pursuant to and in accordance with the provisions of Act 197 of the Public Acts of Michigan of 1975, as amended ("Act 197"), now Part 2 of Act 57 of the Public Acts of Michigan of 2018 ("Act 57"), adopted an ordinance on June 8, 1987 (the "Ordinance"), to establish the Downtown Development Authority of the Village of Baldwin (the "Authority") and designate the boundaries of the Authority's development area (the "Development Area"); and

WHEREAS, the Authority previously prepared, approved and recommended the Tax Increment Financing and Development Plan (the "Plan") to the Village Council; and

WHEREAS, the Village subsequently approved the Plan in accordance with Act 197 by adoption of an ordinance on December 15, 1987; and

WHEREAS, the Authority has previously approved and recommended to the Village Council, and the Village Council has previously approved amendments to the Plan; and

WHEREAS, pursuant to Part 2 of Act 57, the Authority prepared and reviewed, and by resolution adopted March 10, 2022, approved, recommended, and submitted Amendment No. 5 to the Plan (the "Amendment") to the Village Council; and

WHEREAS, in accordance with Part 2 of Act 57, the Village Council established the Downtown Development Authority of the Village of Baldwin Development Area Citizens Council (the "Citizens Council"), appointed members to the Citizens Council, scheduled and published notices of meetings of the Citizens Council, all as required by Part 2 of Act 57; and

WHEREAS, notwithstanding the best efforts of the Village, the Citizens Council was unable to assemble with a quorum; and

WHEREAS, in accordance with Section 224(4) of Part 2 of Act 57, the 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 part, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this part”; and

WHEREAS, the Village Council held a public hearing on May 16, 2022, to consider the Amendment, after the giving of public notice as required by Part 2 of Act 57, including notice by publication, in the *Lake County Star*, a newspaper of general circulation within the Village, and also by first-class mail to all property taxpayers of record within the Development Area, by posting in at least 20 conspicuous and public places in the Development Area, and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Amendment is approved; and

WHEREAS, the notice contained a description of the Development Area, as well as a statement that maps, the Amendment and the method of relocating families and individuals who may be displaced from the area were available for public inspection at the Village Hall, and that all aspects of the Amendment would be open for discussion at the public hearing; and

WHEREAS, prior to the public hearing, the Village Council provided reasonable opportunity to the taxing jurisdictions levying taxes that would be subject to capture under the Amendment to meet with the Village Council, and it fully informed the taxing jurisdictions of the fiscal and economic implications of the Amendment; and

WHEREAS, the Village Council has provided the fullest opportunity for interested persons to be heard, whether in person or in writing, for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Amendment.

THE VILLAGE OF BALDWIN ORDAINS:

Section 1. Approval of Amendment and Finding of Public Purpose. In accordance with Part 2 of Act 57, the Village Council finds that the Amendment, as proposed, constitutes a public purpose and will be a benefit to the Village and its residents, and accordingly, the Village Council hereby approves the Amendment.

Section 2. Findings in Accordance with Part 2 of Act 57. In approving the Amendment, the Village Council makes the following additional findings, in accordance with Section 219 of Part 2 of Act 57:

(a) The Amendment meets the requirements set forth in Section 217(2) of Part 2 of Act 57.

(b) The proposed method of financing the activities, projects and improvements proposed in the Amendment is feasible, and the Authority has the ability to arrange the financing.

(c) The activities, projects and improvements proposed in the Amendment are reasonable and necessary to carry out the purposes of Part 2 of Act 57.

(d) The acquisition of any land within the Development Area by the Authority, if accomplished in accordance with the Amendment, would be reasonably necessary to carry out the purposes of the Amendment and of Part 2 of Act 57 in an efficient and economically satisfactory manner.

(e) The activities, projects and improvements proposed in the Amendment are in accord with the Village's Master Plan.

(f) Public services will be adequate to service the Development Area.


(g) All changes in zoning, streets, street levels, intersections and utilities proposed in the Amendment are reasonably necessary for the project and for the Village.

Section 3. Transmission of Tax Increment Revenues to the Authority. The Village Clerk is hereby authorized and directed to provide to the County Treasurer copies of all information necessary to enable the Village, Township and County Treasurers to transmit tax increment revenues to the Authority in accordance with Section 215 of Part 2 of Act 57.

Section 4. Severability. In the event that any section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other articles, sections or provisions of this ordinance, except so far as the article, section or portion so declared invalid shall be inseparable from the remainder of any portion thereof.

Section 5. Publication; Effective Date. This Ordinance shall become effective upon its publication or upon the publication of a summary of its provisions in a local newspaper of general circulation in the Village.

Passed and adopted by the Village of Baldwin on May 16 2022.



James Truxton, President
Village of Baldwin

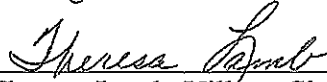


Theresa Lamb, Village Clerk
Village of Baldwin

CERTIFICATION OF VILLAGE CLERK

I 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 special meeting held on May 16, 2022, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan of 1976, as amended, including in the case of a special or rescheduled meeting, notice by publication or posting at least eighteen (18) hours prior to the time set for said meeting.

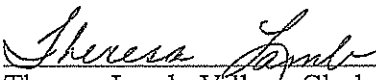
I further certify that said Ordinance has been recorded in the Ordinance Book of the Village and such recording has been authenticated by the signatures of the President and Village Clerk.



Theresa Lamb, Village Clerk
Village of Baldwin

CERTIFICATE OF PUBLICATION

I hereby certify that a summary of Ordinance No. 05162022-1, adopted by the Village Council of the Village of Baldwin, was published in the *Lake County Star* on May 19th, 2022.



Theresa Lamb, Village Clerk
Village of Baldwin