

Uptown

Grand Rapids, Michigan

CORRIDOR IMPROVEMENT AUTHORITY

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN



As recommended by the Uptown Corridor Improvement Authority on
March 3, 2010

Approved and Adopted by the City Commission August 10, 2010

Uptown Neighborhoods
Grand Rapids, Michigan

**CORRIDOR IMPROVEMENT AUTHORITY
DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

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TABLE OF CONTENTS

	<u>Page</u>
PART I. INTRODUCTION	1
A. General overview	1
B. Powers of the Authority	1
C. Background and need for the plan	2
D. Plan development process	3
PART II. DEVELOPMENT PLAN	5
A. Mission statement and benefits of the CIA.....	5
B. Legal basis of the plan	6
C. Development plan requirements	6
D. Development and Tax Increment Financing Plan schedule and budget.....	12
E. Intent to update and extend duration or terminate plan.....	12
F. Reimbursement of excess tax capture.....	12
G. Project descriptions.....	12
H. Other sources of financing.....	17
PART III. TAX INCREMENT FINANCING PLAN.....	18
A. Tax Increment Financing Procedure.....	18
B. Description of current financial position	19
C. Duration of the CIA and Tax Increment Financing District	19
D. Tax Increment Financing Plan.....	19
APPENDICES	
1. Financials	
2. Resolution Number 77990, Intent to Establish CIA	
3. Notice of public hearing on the adoption of resolution of intent	
4. Resolution Number 78230, Establishing CIA District	
5. Corridor Improvement District Map	
6. Future Land Use Map	
7. Resolution Numbers 78369-78377, 78896 and 79427, Appointment of Members	
8. Notice of meeting with taxing jurisdictions	
9. Notice of public hearing on plan	
10. Opt Out Letters	
11. Resolution Number 79592, Adoption of Plan	

PART I INTRODUCTION

A. General overview.

The Michigan legislature in 2005 enacted Public Act 280, titled the Corridor Improvement Authority Act. This legislation allows cities, villages and townships to form an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing”

Since adoption of this act, many local units of government in Michigan have sought the use of a Corridor Improvement Authority (CIA) as a means to stimulate economic revitalization of a business district within their community. A CIA can establish a special district for which a plan is prepared identifying specific public and private improvements necessary to prevent or correct deterioration in the business district and encourage new business investment. Funding for improvements identified in the plan may be provided by tax increment financing through taxes paid on the increased value created within the district by new private investment.

In application, investments made by the CIA are funded by the increase in taxes paid by private investment in the district. The taxes paid on the original value of the district continue to be distributed to the applicable taxing entities. Thus in theory, no taxes are lost by any taxing entity because it is assumed that a specific business would not make the investment resulting in the increased tax base of the district if not for the implementation of the CIA Development and Tax Increment Financing Plan.

B. Powers of the Authority.

Section 11 of the act provides a detailed explanation of the powers of the Board of the CIA, as follows:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the revitalization and growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state

construction code promulgated under Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.153.

- (e) Develop long-range plans, in cooperation with the agency which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take such steps as may be necessary to persuade property owners to implement the plan to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act, in accordance with the powers of the authority granted in the act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.
- (h) Acquire by purchase or otherwise, on terms and conditions in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interest therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including any multi-family dwellings or desirable appurtenances to those buildings, within the development area for use, in whole or in part, of any public or private person or corporation, or combination thereof.
- (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building or property under its control or any part of a facility, building or property and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (k) Lease in whole or in part, any facility, building or property under its control.
- (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (m) Acquire and construct public facilities.
- (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- (o) Contract for broadband services and wireless technology services in a development area.

C. Background and need for the plan.

Resolution Number 78230 adopted by the City of Grand Rapids City Commission after a formal public hearing held on February 17, 2009 formed the Uptown Corridor Improvement Authority for the Uptown neighborhood in Grand Rapids, Michigan. The City Commission adopted a Resolution of Intent acknowledging the intent to form a Corridor Improvement Authority on January 27, 2009. This resolution determined the CIA was necessary to:

- (a) Correct and prevent deterioration in the business district;
- (b) Encourage historic preservation; and,
- (c) Promote economic growth.

The specific goals of the CIA are designed to:

- (a) Improve the overall business climate of the district to deter economic decline and improve tax base.
- (b) Encourage the retention and expansion of employment opportunities.
- (c) Maintain and improve public facilities.
- (d) Provide guidance for compatible land use development within the district.
- (e) Improve the general appearance and visual amenities in the district while preserving sites with unique features or character.

D. Plan development process.

For about five years, neighborhood stakeholders have been organizing and clearly articulating the vision of a safe neighborhood and a thriving business district with strong local businesses, quality infrastructure, and a positive image that creates a sense of pride. The Uptown BID/CID Exploratory Team and the Uptown Forward Committee determined that one of the best ways to begin to realize this vision was to create the Uptown Corridor Improvement District. Stakeholders believed that the priorities of safe and economically thriving neighborhoods could be achieved through the creation of a CID that would improve and maintain public infrastructure, correct and prevent deterioration, and promote economic growth.

Over the last five years, neighborhood leaders have worked on a number of initiatives; all of which contributed to this Development and Tax Increment Financing Plan. These initiatives include: 2004 Michigan Cool Cities Neighborhood In Progress Designation; 2007 Mind the Gap Retail Market Study; 2007 Uptown CID/BID Exploratory Team; and the formation of the 2008 Uptown Forward Team.

The Uptown Forward Team developed the Proposal and Request for Creating a Uptown Corridor Improvement District and Authority and submitted it to the City of Grand Rapids in the fall of 2008. The document's policies were predicated on several major areas of focus for redevelopment. This Development and Tax Increment Financing Plan is consistent with earlier and ongoing planning efforts of the community.

PART II DEVELOPMENT PLAN

A. **Mission statement and benefits of the CIA.**

The following explanation of benefits of a CIA is presented in the Proposal and Request for Creating the Uptown Corridor Improvement District and Authority for the City of Grand Rapids, dated March 2009:

“... a future Uptown CID would work to create a culture of investment in the area, generating not only tax increment for improvements to the district, but also creating jobs which generate income tax revenue for the City. In addition, the goal is that this culture of investment would spill into the surrounding area, inspiring surrounding property improvements, attracting new residents, drawing new businesses, and creating jobs, which generate more tax revenue for all taxing jurisdictions.”

The benefits of a CID to Uptown and Grand Rapids are many. The Proposal and Request for Creating the Uptown Corridor Improvement District and Authority for the City of Grand Rapids states that a CID:

- (a) Utilizes TIF to complete improvement projects according to local priority while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- (b) Generates a clear plan to improve the district, implemented by an empowered local neighborhood stakeholder-government partner framework - a proven national method for success
- (c) Creates a district which fosters business investment by existing entrepreneurs and attracts complementary new business
- (d) Encourages local job creation, which produces more jobs for neighborhood residents and generates more income tax revenues
- (e) Encourages surrounding property improvements, increasing values of surrounding properties thus generating more property tax revenue
- (f) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (g) Brings more people into the district to shop for goods and services, thus generating more repeat customers for local businesses and increasing sales tax revenue
- (h) Stimulates new private development in a neighborhood where little private sector investment exists
- (i) Improves the climate of community and economic development for residents and businesses

- (j) Contributes to a healthy neighborhood which decreases crime and the perception of crime, and increases public safety
- (k) Creates an improved commercial core and public space that is appealing to local residents and attractive to the creative class, spurring more “pride in place” and visitor allure
- (l) Retains and empowers residents in the neighborhood who can access jobs, goods and services locally
- (m) Creates an outreach and coordination mechanism at the neighborhood level for City-financed projects
- (n) Creates a public-private partnership with the City that enhances local input to improve the district
- (o) Forms a collaboration with the City to expedite the process for enforcing building code violations and incenting property upgrades

B. Legal basis of the plan.

This Development Plan and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 18 and 21 of the Corridor Improvement Act, P.A. 280 of 2005, as amended. It addresses the geographic area of the Corridor Improvement District as established by the City Commission. A descriptive map, formation resolution and Ordinance including the legal description describing the CIA district are contained in the appendix.

C. Development plan requirements.

This section of the Development Plan provides specific information required in Section 21 of the Corridor Improvement Authority Act. It consists of information requested in subsections 2(a) and 2(r).

Section 21. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA is the same as the boundary established by City Commission Resolution Number 78230 adopted on February 17, 2009 and generally includes properties fronting Lake Drive, Wealthy Street, Fulton Street and Cherry Street in East Hills, Eastown, and Fulton Heights. A copy of the district legal description and a boundary map is contained in the appendix.

Section 21. 2(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

The CIA boundary is the same as the boundary established by City Commission Resolution Number 78230 adopted on February 17, 2009. The Uptown Corridor Improvement District generally includes properties fronting Lake Drive, Wealthy Street, Fulton Street and Cherry Street in East Hills, Eastown, and Fulton Heights.

The parcel area land use distribution includes commercial (41.35%, however the ground floor square footage of commercial exceeds 55%), residential (29.49%), exempt (28.84%) and industrial (.32%).

The legal description is:

Commencing at parcel number 41-14-30-454-046 on the north side of Wealthy Street and parcel number 41-14-31-204-023 on the south side of Wealthy Street and including all lots and parcels abutting Wealthy Street east to parcels 41-14-29-486-015 on the north side of Wealthy Street and parcel 41-14-32-230-005 on the south side of Wealthy Street.

Commencing at parcel number 41-14-32-235-001 on the south side of Lake Drive and parcel number 41-14-32-230-013 on the north side of Lake Drive westward including all lots and parcels abutting Lake Drive to parcel 41-14-30-429-001 on the south side of Lake Drive and parcel number 41-14-30-426-001 on the north side of Lake Drive.

Commencing at parcel number 41-14-30-404-009 on the south side of Fulton Street and parcel number 41-14-30-255-035 on the north side of Fulton Street eastward including all lots and parcels abutting Fulton Street to parcel 41-14-29-403-046 on the south side of Fulton Street and parcel number 41-14-29-258-040 on the north side of Fulton Street.

Commencing at the intersection of Lake Drive and Cherry Street including all lots and parcels abutting Cherry Street westward to parcel 41-14-30-404-026 on the north side of Cherry Street and parcel 41-14-30-454-021 on the south side of Cherry Street.

Commencing at the intersection of Lake Drive and Robinson Road including all parcels abutting Robinson Road on the north side eastward to parcel number 41-14-29-477-031.

Commencing at the intersection of Diamond Avenue and Wealthy Street including all lots and parcels abutting Diamond Avenue northward to parcel 41-14-29-358-029 on the west side of Diamond Avenue and 41-14-29-379-012 on the east side of Diamond Avenue.

Commencing at the intersection of Diamond Avenue and Cherry Street south along Diamond Avenue including all lots and parcels abutting Diamond Avenue southward to parcel 41-14-29-355-021 on the west side of Diamond Avenue and parcel 41-14-29-376-003 on the east side of Diamond Avenue.

Commencing at the intersection of Diamond Avenue and Fulton Street including all lots and parcels abutting Diamond Avenue southward to parcel 41-14-29-305-005 along the west side of Diamond Avenue and parcel 41-14-29-329-001 on the east side of Diamond Avenue.

Commencing at the intersection of Diamond Avenue and Fulton Street including all lots and parcels abutting Diamond Avenue northward to parcel 41-14-29-158-031 on the west side of Diamond Avenue and parcel 41-14-29-182-001 on the east side of Diamond Avenue.

Also including the following parcels: 41-14-32-226-003 and 41-14-32-202-015 on Giddings and 41-14-32-127-002 on Barth.

Section 21. 2(c) A description of improvements to be made in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section.

Section 21. 2(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section.

Section 21. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section.

Section 21. 2(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

This plan contemplates the improvement of pocket parks within the area, the improvement of facilities, and the addition of bus shelters, etc. Tables 1 through 3 on subsequent pages include the project descriptions.

Section 21. 2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known property or real estate necessary to complete the streetscape improvements contemplated at this time. However, the CIA may wish to sell, donate, exchange, or lease property in the future.

Section 21. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

Zoning changes, street layout adjustments, street level modifications, intersection and utilities changes are not contemplated at this time; except as may be proposed in the project schedule and budget at the end of this section.

Section 21. 2(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section.

Section 21. 2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken, if that information is available to the authority.

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have yet to be prepared. Therefore, such information is unavailable.

Section 21. 2(k) The procedure for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed to these persons.

The CIA Board has not publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA, nor is there expressed intention to acquire property to be under the supervisory responsibility of the CIA pursuant to the scope of projects listed in this section at this time. The CIA in

conjunction with the City Commission may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the County through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

Section 21. 2(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Financing Plan.

Section 21. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Plan. Therefore, relocation plans are not required.

Section 21. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation and real property acquisitions policies act of 1970, being Public Law 91-646, 42 USC sections 4601 et seq.

No relocation of families or individuals is contemplated within the scope of this proposed Development and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 21. 2(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

No relocation of families or individuals is contemplated within the scope of this proposed Development Plan and Tax Increment Financing Plan. Therefore, relocation plans are not required.

Section 21. 2(p) The requirement that amendments to an approved development plan and tax increment plan must be submitted by the authority to the governing body for approval or rejection.

Amendments to an approved development plan and tax increment plan must be submitted by the authority to the governing body for approval or rejection.

Section 21. 2(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Commission as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 22 of the Corridor Improvement Authority Act prior to action of the City Commission.

Section 21. 2(r) Other material which the authority, local public agency, or governing board considers pertinent.

This Development Plan contemplates the use of tax increment financing. The Authority will comply with the City Commission's Policy on Corridor Improvement Authorities and Districts, as amended.

Exemption of Inflationary Valuation Increase from TIF Capture

Pursuant to Section 18 (1), the CIA may exclude from the tax increment financing plan captured growth in property value resulting solely from inflation. The CIA, by the terms of the agreement with the City, and the formation ordinance will capture inflationary growth with the following stipulations:

In a year in which the inflation rate as defined in, and calculated pursuant to, Section 34d of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended (MCL 211.34d) exceeds 5%, the City Commission may direct that the captured assessed value upon which tax increment revenues are calculated pursuant to a Corridor Improvement Development Area Plan be capped at the amount of captured assessed value attributable to “additions” as defined in State Tax Commission Bulletin No. 3 of 1995 as currently interpreted by applicable law, plus taxable value attributable to the uncapping of prior taxable value plus not more than 105% of the prior year’s captured assessed value.

Other Exemptions or Tax Sharing

Pursuant to Section 18 (3), the CIA may enter into agreement with the taxing jurisdictions levying ad valorem property taxes that would otherwise be subject to capture to exempt these taxes from capture, in whole or in part. The CIA, by the terms of this Development and Tax Increment Financing Plan declares that Grand Rapids Community College and the County of Kent are to be exempted from TIF capture.

D. Development and Tax Increment and Financing Plan schedule and budget.

Duration – a 30-year period.

On the following pages are the Development Plan and Tax Increment Financing Plan. Specific programs and projects addressing CIA goals are described. Accompanying each program or construction project is information concerning the implementation schedule, estimated cost and potential source of funding. The schedule begins in the year 2010 and ends in the year 2040. Projects have been scheduled based on priority of need and the anticipated ability of the CIA to finance individual projects.

E. Intent to update and extend duration or terminate plan.

On or before the year 2040, the CIA will consider action to update and extend the Development Plan and Tax Increment Financing Plan or make recommendation for the rescission of City Resolution 78230 creating the CIA. Rescission of this Resolution (pursuant to Section 27 of the Act) would terminate the existence of the CIA and terminate the tax increment financing district.

F. Reimbursement of excess tax capture.

If CIA revenues exceed the anticipated needs of all projects contained in the budget, excess revenue shall be remitted to respective taxing units in proportion to applicable tax millage rates imposed on property in the CIA, as required by the Act (Section 19(2)).

G. Project descriptions.

This Development and Tax Increment Financing Plan lists several projects, arranged by three broad categories and a general timeframe.

Transportation Enhancements: The purpose of this expenditure category is to enhance pedestrian, vehicular, bicycle, and transit options within Uptown. To maintain its vibrancy and accessibility, Uptown must be well served by The Rapid, vehicles must be accommodated through parking and ease of traffic movements, and pedestrians and bicyclists must have clearly delineated areas for walking and biking. Enhancements to transportation include bus shelters, route scheduling and signage improvements, safe sidewalks connecting commercial and residential areas, paved public parking lots in each business district, bike racks, wayfinding signage, and bike lanes. Additionally, this task includes continued feasibility studies and analysis for light rail or trolley service in Uptown.

Building Acquisition, Renovation, Resale or Reuse: The purpose of this expenditure category is to assure that private property is developed, used, and maintained in ways that strengthen the neighborhood. When properties within Uptown become available for purchase, the Authority will review the redevelopment potential for the property, potentially acquire it, make necessary improvements, and resell the property. Other techniques may include the acquisition of commercial properties to convert to condominium ownership to facilitate a stronger business environment in the City. Updates to the Farmer's Market are contemplated, including acquisition of key residential structures to accommodate additional parking, enclosed stalls, and modified circulation within the facility. A hardscape plaza near the East Building in Eastown is also planned. Façade improvements to commercial and residential structures within Uptown are also included in this task.

Promotion, Marketing and Branding: The purpose of this expenditure category is to establish each commercial and residential area in Uptown as unique, while strengthening the overall business climate in Uptown. Primarily, these activities focus on signage.

Aesthetic Improvements: The purpose of this expenditure category is to build upon the unique assets of each area of Uptown. Activities focus on creating gateways to Uptown using landscape treatments, planters, and lighting to help maintain and enhance the appearance of Uptown.

Public Realm: The purpose of this expenditures category is to assure that the areas within the rights-of-way function properly and safely to serve the needs of local residents and businesses and their customers.

Administration: The purpose of this expenditures category is to cover any other necessary administrative requirements related to a Corridor Improvement Authority and District.

Project Summary	Estimated Cost	Estimated Completion
Transportation Enhancements		
Conduct a feasibility study for on-going trolley services within Uptown and connecting to downtown. Analyze cost/benefit of Trolley service, potential demand, cost per rider, and scheduling. Interim activities include enhancements to Trolley-days by adding days and expanding hours.	\$80,000	2010-2015
Purchase and install bus shelters and benches throughout Uptown. Replace or update transit signage, install throughout Uptown.	\$80,000	On-going
Restripe major corridors within Uptown to include a bicycle lane and acquire and place bike racks throughout business districts.	\$6,000	2010-2015
Develop and execute a master sign plan for Uptown, which includes wayfinding for pedestrians, vehicles and bicycles.	\$120,000	2012-2018
Pave, stripe, and place signage at a future public parking lot within the East Fulton Business District.	\$45,000	2010-2015
Conduct a traffic study to determine whether modifications are necessary at Diamond, Cherry and Lake Drive, especially the left turning movement from Cherry on to Diamond.	\$25,000	2010-2015
Arrange joint parking with uses such as religious institutions, which use their parking lots on a limited basis, and could be used to accommodate overflow parking within Uptown.	\$1,000	2010-2015
Subsidize bus service to expand hours of operation and frequency.	\$50,000	On-going
Collaborate in feasibility studies for light rail and finance recommended improvements.	\$100,000	On-going
Building Acquisition, Renovation, Resale or Reuse		
Acquire, renovate, sell or reuse key properties within Uptown to facilitate the reconstruction and expansion of the Fulton Street Farmer's Market following the Brikyaat Plan.	500,000	On-going
Acquire, renovate, sell or reuse key properties within Uptown.	500,000	On-going

Project Summary	Estimated Cost	Estimated Completion
Work with the City of Grand Rapids towards improved property maintenance and code enforcement of commercial and residential properties to ensure that buildings are properly maintained.	\$2,000 annually	On-going
Hire building code inspector to liaison with property owners and the City of Grand Rapids to reduce the number of code violations.	\$60,000 annually	On-going
Acquire land, prepare landscaping and engineering drawings, and construct hardscape plaza within Eastown.	\$750,000	2018-2030
Promotion, Marketing and Branding		
Acquire property and place former Uptown Cleaners sign at gateway or other high-traffic, central location.	\$25,000	2010-2018
Develop and execute master sign plan to ensure a consistent and recognizable image across Uptown.	\$30,000	2010-2018
Conduct annual marketing and promotional events, including promotional materials in print and on the web.	\$5,000	2010-2018
Aesthetic Improvements		
Plan, design, and execute streetscape improvements and Uptown entry features at Fulton and Carlton, Fulton and Fuller, Diamond and Lake, Fulton and Lake, and Union and Wealthy. Streetscape would include signage, plantings and planters, painted utility boxes, lighting, street signs, and/or other improvements replicated in several locations throughout Uptown.	\$800,000	2010-2040
Acquire and make improvements to new and existing public community greens, where community gardening and other activities would take place within the commercial and residential corridors.	\$75,000	2012-2030
Replace dead or dying street trees along the major thoroughfares, along both commercial and residential frontages. Beautify parkways through enhanced landscaping, using drought tolerant, native plant species, as well as edible plants.	\$75,000	On-going

Project Summary	Estimated Cost	Estimated Completion
Design and install trash and recycling receptacles within Uptown.	\$150,000	2010-2015
Develop a pattern book containing commercial and multi-family residential design standards for Uptown.	\$20,000	2010-2015
Conduct and nominate new historic commercial and residential districts in Uptown.	\$50,000	2010-2020
Public Realm		
Reconstruct Wealthy Street within Eastown to ensure gas lines, and other infrastructure lines, are in good condition. Improve driveway to roadway grades while maintaining brick along the roadway. Reconstruct sidewalks to ensure they are level and meet ADA requirements.	\$1,000,000	2010-2020
Redesign and beautify the intersection of Fuller and Lake Drive to make better use of the “triangle” within the right-of-way.	\$100,000	2010-2020
Pave key alleys to utilize as pedestrian connections. Revitalize alleys for multi-purpose activities, such as gallery space, display areas, or permitted graffiti areas.	\$300,000	2010-2040
Acquire land, plan, design, and construct public restrooms within Uptown.	\$200,000	2010-2040
Administration		
Pay for auditing and administration provided by the City of Grand Rapids.	\$4,500 annually	On-going
Contract with and pay for on-going administration services related to implementing the project list contained herein.	\$10,000 annually	On-going
Reimburse Brownfield properties for increment collected as a means to incentivize development of such properties.	\$500,000	On-going
Develop and execute a long-range plan for establishing a Business Improvement District.	\$40,000	2010-2016

Project Summary	Estimated Cost	Estimated Completion
Develop and execute a business recruitment and retention program with the collaboration of the Grand Rapids Community College and Grand Rapids Public Library.	\$60,000	On-going

H. Other sources of financing: The CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Interest on investments
4. Donations received by the CIA
5. Proceeds from any property, building or facility owned, leased or sold by the CIA
6. Moneys obtained through Development Agreements with property owners benefiting from adjacent open space and other public improvements
7. Moneys obtained from other sources approved by the Grand Rapids City Commission

The proceeds to be received from tax increment revenues in the Development Area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this plan.

PART III
TAX INCREMENT FINANCING PLAN

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the carrying out and completion of those activities and improvements contained in the officially adopted Development Plan for the Development Area.

A. Tax Increment Financing Procedure.

The Corridor Improvement Authority Act, Act 280 of 2005, as amended, authorizes tax increment financing. This financing mechanism is a method whereby the tax on the increased value of property, which has benefitted from development projects, becomes available to finance further development. The City of Grand Rapids CIA has determined that, in order to finance the projects contained in the plan, a tax increment financing plan must be adopted. The theory of tax increment financing is that greater tax revenues will be generated in an area in which development is taking place, and that it is appropriate to utilize a portion of this increased tax revenue for the purpose of paying for further redevelopment.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Resolution, of a development plan and a tax increment financing plan. Following the adoption of that Resolution, the municipal and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”. The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act is the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the intention of the CIA to use the entire captured assessed value in the development district for the number of years necessary to complete the development projects outlined in the development plan with the exception of voted debt millage revenues.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Grand Rapids City Commission and contain such additional information as the City Commission deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Commission to discuss the fiscal and economic implications of the proposed financing and development plans. The tax increment financing plan may be modified by the City Commission upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

B. Description of current financial position.

Current assets and revenue. The CIA fund balance at the time of preparation of this analysis is \$0.00. Neighborhood Ventures, Steelcase, the Grand Rapids Community Foundation, and the City of Grand Rapids have contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

The CIA district contains 631 individual properties. The 2008 taxable value for all properties is \$45,766,954.00.

New development and inflationary growth is shown in the financial analysis and used to project the increase in taxable valuation of the district and the tax increment subject to tax capture by the CIA.

Expenses. According to members, the CIA will be responsible for all expenses for each project listed in the Development Plan. However, other sources of funding may be leveraged from time to time.

C. Duration of the CIA and Tax Increment Financing District.

This Tax Increment Financing Plan establishes a budget for a 30-year period.

D. Tax Increment Financing Plan.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 18(1) of the Act and states that “if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 21...”

Specifically the Tax Increment Financing Plan must include, pursuant to Section 18(1) of the Act:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.

The introduction to this Plan includes a detailed description of the tax increment financing process and reference is made to this explanation. Additionally, a complete analysis of revenue, expenses and tax capture impact analysis for the duration of the financing district is contained on the following pages.

Appendices

TABLE 1
CITY OF GRAND RAPIDS, MICHIGAN
UPTOWN CORRIDOR IMPROVEMENT DISTRICT
INITIAL YEAR TAXABLE VALUES / APPLICABLE ESTIMATED 2011 MILLAGE RATES
JULY 7, 2010

PROPERTY ROLL	2010 INITIAL TAXABLE VALUE	ESTIMATED 2011 MILLAGE RATES						SCHOOL TAXING UNITS ¹ KISD	SET
		LOCAL TAXING UNITS ¹		GRCS		GRPS			
		CITY	COUNTY	ITP	GRCS	GRPS	KISD		
Ad Valorem with No Overlapping Districts									
PRE / Homestead Property	\$ 5,167,968	8,3711	5,3940	1,1200	1,7865	-	-	draft	
Non-PRE Property								draft	
Real Property & Utility Personal Property	26,985,944	8,3711	5,3940	1,1200	1,7865	-	-	draft	
Commercial Personal Property	3,557,800	8,3711	5,3940	1,1200	1,7865	-	-	draft	
Industrial Personal Property	-	8,3711	5,3940	1,1200	1,7865	-	-	draft	
Sub-Total No Overlap	\$ 85,711,712								
Ad Valorem Overlapping with Brownfield Re-Development Projects with Tax Increment Reimbursement Agreements³									
PRE / Homestead Property	\$ -	-	-	-	-	-	-	-	
Non-PRE Property									
Real Property & Utility Personal Property	2,155,585	-	-	-	-	-	-	-	
Commercial Personal Property	95,700	-	-	-	-	-	-	-	
Industrial Personal Property	-	-	-	-	-	-	-	-	
Sub-Total Brownfield Overlap	\$ 2,251,285								
Ad Valorem Overlapping Renaissance Zone Area # 6									
Qualified Renaissance Zone Parcels									
PRE / Homestead Property	71,154	6,2783 ²	4,0455 ²	0,8400 ²	1,3399 ²	-	-	-	
Non-PRE Property									
Real Property & Utility Personal Property	6,462,501	6,2783	4,0455	0,8400	1,3399	-	-	-	
Commercial Personal Property	317,000	6,2783	4,0455	0,8400	1,3399	-	-	-	
Industrial Personal Property	-	6,2783	4,0455	0,8400	1,3399	-	-	-	
Sub-Total Qualified Ren Zone	\$ 6,860,655								
Ineligible / Dis-Qualified Renaissance Zone Parcels									
PRE / Homestead Property	-	8,3711	5,3940	1,1200	1,7865	-	-	-	
Non-PRE Property									
Real Property & Utility Personal Property	195,730	8,3711	5,3940	1,1200	1,7865	-	-	-	
Commercial Personal Property	597,400	8,3711	5,3940	1,1200	1,7865	-	-	-	
Industrial Personal Property	-	8,3711	5,3940	1,1200	1,7865	-	-	-	
Sub-Total Dis-Qualified Ren Zone	\$ 793,130								
Ad Valorem Overlapping Renaissance Zone - Wealthy Street Historic Development Project									
Qualified Renaissance Zone Parcels									
PRE / Homestead Property	-	-	-	-	-	-	-	-	
Non-PRE Property									
Real Property & Utility Personal Property	120,172	-	-	-	-	-	-	-	
Commercial Personal Property	-	-	-	-	-	-	-	-	
Industrial Personal Property	-	-	-	-	-	-	-	-	
Sub-Total Wealthy Street HD Project Qualified Ren Zone	\$ 120,172								
TOTAL ALL PROPERTY ROLLS	\$ 45,766,954								

Note 1: Estimated 2011 millage rates equal actual 2010 millage rates. By statute, CIDs may not capture school millages.
 Note 2: Exemptions in Area # 6 of the Grand Rapids Renaissance Zone will be 25% of normal millage rates in 2011. In 2012, the Grand Rapids Renaissance Zone exemptions in Area # 6 will have completely expired and properties will pay 100% of normal millages.
 Note 3: This category includes 3 re-development projects - Fairmount Square Investors, Robinson Lake, and 925 Cherry/Double Barrel Partners.

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TABLE 2
CITY OF GRAND RAPIDS, MICHIGAN
UPTOWN CORRIDOR IMPROVEMENT DISTRICT
ESTIMATE OF CAPTURED ASSESSED VALUES
JULY 7, 2010

AD VALOREM CAPTURED ASSESSED VALUES

TAX ROLL YEAR	FISCAL YEAR	Renaissance Zone Area # 6			Special Renaissance Zone			Three Brownfield Projects ⁴			TOTAL
		PRE	NPRE - Real & Utility	Commercial Pers Prop	PRE	NPRE - Real & Utility	Commercial Pers Prop	PRE	NPRE - Real & Utility	Commercial Pers Prop	
2010 (initial)	2011	\$ 5,167,968	\$ 26,985,944	\$ 3,557,800	\$ 71,154	\$ 6,462,501	\$ 317,000	\$ -	\$ -	\$ -	\$ 45,766,954
2011	2012	-	\$ 134,930	\$ 17,789	\$ -	\$ 32,313	\$ 1,585	\$ -	\$ -	\$ 10,978	\$ 202,639
2012	2013	-	169,062	22,473	-	-	-	-	-	11,033	203,652
2013	2014	-	169,907	22,585	-	-	-	-	-	11,088	204,871
2014	2015	-	170,757	22,698	-	-	-	-	-	11,143	205,694
2015	2016	-	171,611	22,812	-	-	-	-	-	11,199	206,722
2016	2017	26,196	172,469	22,926	-	-	-	-	-	11,255	233,952
2017	2018	26,327	173,331	23,040	-	-	-	-	-	11,311	235,121
2018	2019	26,458	174,198	23,155	-	-	-	-	-	11,368	236,297
2019	2020	26,591	175,059	23,271	-	-	-	-	-	11,425	237,479
2020	2021	26,723	175,944	23,388	-	-	-	-	-	11,482	238,666
2021	2022	26,857	176,824	23,505	-	-	-	-	-	11,539	239,859
2022	2023	26,991	177,708	23,622	-	-	-	-	-	11,597	241,059
2023	2024	27,126	178,596	23,740	-	-	-	-	-	11,655	242,264
2024	2025	27,262	179,489	23,859	-	-	-	-	-	11,713	243,475
2025	2026	27,398	181,031	23,978	-	-	-	-	-	11,772	244,693
2026	2027	27,535	181,936	24,098	-	-	-	-	-	11,831	245,916
2027	2028	27,673	182,846	24,219	-	-	-	-	-	11,890	247,146
2028	2029	27,811	183,760	24,340	-	-	-	-	-	11,949	248,381
2029	2030	27,950	184,679	24,461	-	-	-	-	-	12,009	249,623
2030	2031	28,090	197,671	25,110	-	-	-	-	-	-	250,871
2031	2032	28,231	198,660	25,235	-	-	-	-	-	-	252,126
2032	2033	28,372	199,653	25,361	-	-	-	-	-	-	253,386
2033	2034	28,514	200,651	25,488	-	-	-	-	-	-	254,653
2034	2035	28,656	201,655	25,616	-	-	-	-	-	-	255,926
2035	2036	28,799	202,663	25,744	-	-	-	-	-	-	257,206
2036	2037	28,943	203,676	25,872	-	-	-	-	-	-	258,492
2037	2038	29,088	204,695	26,002	-	-	-	-	-	-	259,785
2038	2039	29,234	205,718	26,132	-	-	-	-	-	-	261,084
2039	2040	29,380	206,747	26,263	-	-	-	-	-	-	262,389
2040	2041	29,527	207,780	26,394	-	-	-	-	-	-	263,701

Note 1: Qualified Ren Zone property is eligible for state & local income tax & property tax exemptions. Ren Zone properties in Uptown CID are in Grand Rapids Ren Zone Area #6 for which exemptions began to expire in 2009 & fully expired in 2012.

Note 2: Disqualified Renaissance Zone properties here are taxed in same as non-Renaissance Zone ad valorem property.

Note 3: Renaissance Zone benefits for this project begin to expire in roll year 2022 and will be completely expired beginning with roll year 2025.

Note 4: Tax increment reimbursement agreements for both the Fairmount Square and the Robinson Lake re-development projects expire after 2022 but then there will be 5 years of tax increment capture for the Brownfield local site remediation revolving fund. The S25 Cherry / Double Barrel agreement expires after 2026 but then there will also be 5 years of tax increment capture for the local site remediation revolving fund. 2010 taxable values for the Fairmount Square Brownfield ("SF") project are: AV Real Property \$1,413,277 and AV Commercial personal property \$95,700. 2010 taxable value for the Robinson/Lake BF is AV Real Property \$273,400. 2010 taxable value for the Robinson/Lake BF is AV Real Property \$508,908.

Note 5: For the first 5 years of the district, PRE taxable values are projected to grow at 0% and NPRE-Real, and Utility and Commercial personal property taxable values to grow at 0.5% annually. For the remainder of the development plan, all taxable values are projected to grow at 0.5% annually.

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TABLE 3
CITY OF GRAND RAPIDS, MICHIGAN
UPTOWN CORRIDOR IMPROVEMENT DISTRICT
ESTIMATE OF TAX INCREMENT REVENUES - ROLL YEAR 2011 / FY2012
JULY 7, 2010

PROPERTY ROLL	2011 / FY2012 CAPTURED ASSESSED VALUES	2011 ESTIMATED TAX RATE	2011 / FY2012 TAX INCREMENT REVENUES
Ad Valorem with No Overlapping Districts			
PRE / Homestead Property	\$ -	16.6716	\$ -
Non-PRE Property			
Real Property & Utility Personal Property	134,630	16.6716	2,249
Commercial Personal Property	17,789	16.6716	297
Industrial Personal Property	-	16.6716	-
Sub-Total No Overlap	\$ 152,719		\$ 2,546
Ad Valorem Overlapping with Brownfield Re-Development Projects with Tax Increment Reimbursement Agreements 3			
PRE / Homestead Property	\$ -	-	\$ -
Non-PRE Property			
Real Property & Utility Personal Property	10,978	-	-
Commercial Personal Property	479	-	-
Industrial Personal Property	-	-	-
Sub-Total Brownfield Overlap	\$ 11,458		\$ -
Ad Valorem Overlapping Renaissance Zone Area # 6			
Qualified Renaissance Zone Parcels			
PRE / Homestead Property	\$ -	12.5037 1	\$ -
Non-PRE Property			
Real Property & Utility Personal Property	32,313	12.5037 1	404
Commercial Personal Property	1,585	12.5037 1	20
Industrial Personal Property	-	12.5037 1	-
Sub-Total Qualified Ren Zone	\$ 33,898		\$ 424
Ineligible / Dis-Qualified Renaissance Zone Parcels			
PRE / Homestead Property	\$ -	16.6716	\$ -
Non-PRE Property			
Real Property & Utility Personal Property	979	16.6716	16
Commercial Personal Property	2,987	16.6716	50
Industrial Personal Property	-	16.6716	-
Sub-Total Dis-Qualified Ren Zone	\$ 3,966		\$ 66
Ad Valorem Overlapping Renaissance Zone - Wealthy Street Historic Development Project			
Qualified Renaissance Zone Parcels			
PRE / Homestead Property	\$ -	-	\$ -
Non-PRE Property			
Real Property & Utility Personal Property	601	-	-
Commercial Personal Property	-	-	-
Industrial Personal Property	-	-	-
Sub-Total Qualified Ren Zone	\$ 601		\$ -
TOTAL ALL PROPERTY ROLLS	\$ 202,639		\$ 3,038

2011 ESTIMATED PROPERTY TAX MILLAGE RATES

City of Grand Rapids	8.3711
County of Kent	5.3940
Inorurban Transit Partnership	1.1200
Grand Rapids Community College	1.7865
	<u>16.6716</u>

Note 1: For 2011, the Renaissance Zone rate is 75% of normal millage rates. For 2012 and beyond, the rate is equal to the non-Renaissance Zone millage rates.

Note 2: For 2011 through 2021, this project is eligible for 100% of Ren Zone property tax exemptions.

TABLE 4
 CITY OF GRAND RAPIDS, MICHIGAN
 UPTOWN CORRIDOR IMPROVEMENT DISTRICT
 FORECASTED TAX INCREMENT REVENUES
 JULY 7, 2010

TAX ROLL YEAR	FISCAL YEAR	AD VALOREM ESTIMATED TAX INCREMENT REVENUES													
		Renaissance Zone Area # 6				Special Renaissance Zone				Three Brownfield Projects ⁴					
		No Overlap		Qualified ¹		Dis-Qualified ²		Wealthy Street Historic Development ²		PRE		NPRE - Real & Utility		Commercial Pers Prop	
PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	PRE	NPRE - Real & Utility	Commercial Pers Prop	
2011	2012	\$ -	\$ 2,249	\$ -	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2012	2013	-	2,819	-	-	-	-	-	-	-	-	-	-	-	-
2013	2014	-	2,833	-	-	-	-	-	-	-	-	-	-	-	-
2014	2015	-	2,847	-	-	-	-	-	-	-	-	-	-	-	-
2015	2016	-	2,861	-	-	-	-	-	-	-	-	-	-	-	-
2016	2017	437	2,875	-	-	-	-	-	-	-	-	-	-	-	-
2017	2018	439	2,890	-	-	-	-	-	-	-	-	-	-	-	-
2018	2019	441	2,904	-	-	-	-	-	-	-	-	-	-	-	-
2019	2020	443	2,919	-	-	-	-	-	-	-	-	-	-	-	-
2020	2021	446	2,933	-	-	-	-	-	-	-	-	-	-	-	-
2021	2022	448	2,948	-	-	-	-	-	-	-	-	-	-	-	-
2022	2023	450	2,963	-	-	-	-	-	-	-	-	-	-	-	-
2023	2024	452	2,977	-	-	-	-	-	-	-	-	-	-	-	-
2024	2025	455	2,992	-	-	-	-	-	-	-	-	-	-	-	-
2025	2026	457	3,018	-	-	-	-	-	-	-	-	-	-	-	-
2026	2027	459	3,033	-	-	-	-	-	-	-	-	-	-	-	-
2027	2028	461	3,048	-	-	-	-	-	-	-	-	-	-	-	-
2028	2029	464	3,064	-	-	-	-	-	-	-	-	-	-	-	-
2029	2030	466	3,079	-	-	-	-	-	-	-	-	-	-	-	-
2030	2031	468	3,296	-	-	-	-	-	-	-	-	-	-	-	-
2031	2032	471	3,312	-	-	-	-	-	-	-	-	-	-	-	-
2032	2033	473	3,329	-	-	-	-	-	-	-	-	-	-	-	-
2033	2034	475	3,345	-	-	-	-	-	-	-	-	-	-	-	-
2034	2035	478	3,362	-	-	-	-	-	-	-	-	-	-	-	-
2035	2036	480	3,379	-	-	-	-	-	-	-	-	-	-	-	-
2036	2037	483	3,396	-	-	-	-	-	-	-	-	-	-	-	-
2037	2038	485	3,413	-	-	-	-	-	-	-	-	-	-	-	-
2038	2039	487	3,430	-	-	-	-	-	-	-	-	-	-	-	-
2039	2040	490	3,447	-	-	-	-	-	-	-	-	-	-	-	-
2040	2041	492	3,464	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL		\$ 11,599	\$ 92,423	\$ 12,056	\$ 404	\$ 20	\$ 16	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,568

Note 1: Qualified Renaissance Zone property is eligible for state and local income tax and for property tax exemptions. Ren Zone properties in the Madison Square CID are in Area #5 of the Grand Rapids Renaissance Zone for which Ren Zone exemptions began to expire in 2009. Those exemptions will be fully expired in 2012.

Note 2: Disqualified Renaissance Zone properties here are taxed in the same as non-Renaissance Zone ad valorem property.

TABLE 5
 CITY OF GRAND RAPIDS, MICHIGAN
 UPTOWN CORRIDOR IMPROVEMENT DISTRICT
 CID TAXABLE VALUE AS A PERCENTAGE OF TAX UNIT TAXABLE VALUE
 JULY 7, 2010

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TAXING UNIT	CID 2010		CID 2010	
	AD VALOREM TAXABLE VALUE	TAXING UNIT 2010 AD VALOREM TAXABLE VALUE	TAXABLE VALUE AS PERCENTAGE OF TAXING UNIT TAXABLE VALUE	TAXABLE VALUE AS PERCENTAGE OF TAXING UNIT TAXABLE VALUE
City of Grand Rapids	\$ 45,766,954	\$ 4,722,366,946	0.97%	
County of Kent	\$ 45,766,954	21,009,096,542	0.22%	
Interurban Transit Partnership	\$ 45,766,954	10,798,841,995 ¹	0.42%	
Grand Rapids Community College	\$ 45,766,954	21,628,445,006	0.21%	

Note 1: Figure shown is net of Renaissance Zone taxable value. This unit did not report taxable value of Renaissance Zones within its boundaries.

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TABLE 6
 CITY OF GRAND RAPIDS, MICHIGAN
 UPTOWN CORRIDOR IMPROVEMENT DISTRICT
 TAX INCREMENT SET-ASIDE / IMPACT ON TAXING UNITS
 JULY 7, 2010

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TAXING UNIT	2010 MILLAGE RATE	2010 MILLAGE RATE % OF ALL	TAX INCREMENT REVENUE CAPTURE 30 YEAR PLAN LIFE
City of Grand Rapids	8.3711	50.21%	\$ 58,531
County of Kent	5.3940	32.35%	\$ 37,715
Interurban Transit Partnership	1.1200	6.72%	\$ 7,831
Grand Rapids Community College	1.7865	10.72%	\$ 12,491
	<u>16.6716</u>	<u>100.00%</u>	<u>\$ 116,568</u>

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77990 Com. White, supported by Com. Bliss, moved adoption of the following resolution:

WHEREAS, The Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq., (the "Act") authorizes the City to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area provided certain criteria required by the Act have been met for the purpose of correcting and preventing deterioration in business districts, encouraging historic preservation and promoting economic growth; and

WHEREAS, The City has identified an area within the City which it proposes be designated an authority corridor improvement development area; and

WHEREAS, In order to comply with the requirements of the Act, the City Commission wishes to express its intent to establish a corridor improvement authority and designate the boundaries of an authority corridor improvement development area, to determine certain criteria required by the Act are met with respect to the proposed authority corridor improvement development area and to set a public hearing regarding the establishment of the authority and the designation of the development area; therefore

RESOLVED:

1. That the City Commission intends to establish the City of Grand Rapids Uptown Corridor Improvement Authority (the "Authority") pursuant to the Act.
2. That the City Commission further intends to establish an Authority corridor improvement development area to include all the property within the boundaries identified in the attached Exhibit A (the "Development Area").
3. That with respect to the Development Area the following criteria, as required by the Act, are met:
 - a. The Development Area is adjacent to a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures."
 - b. The Development Area contains at least 10 contiguous parcels.
 - c. More than one-half of the existing ground floor square footage in the Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 208 of the Public Acts of Michigan of 1893, as amended, MCL 211.34c.
 - d. Residential, commercial or industrial use has been allowed and conducted under the City's Zoning Ordinance in the entire Development Area for the immediately preceding 30 years.
 - e. The Development Area is currently served by municipal water and sewer service.
 - f. The Development Area is zoned to allow for mixed use that includes high-density residential use.
 - g. The City agrees to expedite the local permitting and inspection process in the development area.
 - h. The City's master plan provides for walkable nonmotorized interconnection, including sidewalks and streetscapes, throughout the Development Area.
4. That a public hearing will be held on Tuesday, February 17, 2009, at 7:00 p.m. local time, to consider the establishment of the Authority and the designation of the Development Area.
5. That in accordance with the Act, notice of the public hearing shall be given by (i) publication of a notice of public hearing twice in *The Grand Rapids Press*, a newspaper of general circulation in the City, not less than 20 days nor more than 40 days before the hearing, (ii) mailing a notice of public hearing by first-class mail to (a) the property taxpayers of record in the proposed Development Area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and (c) the Michigan State

Tax Commission not less than 20 days before the hearing and (iii) posting notice of the public hearing in at least 20 conspicuous public places in the proposed Development Area at least 20 days before the hearing.

6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

Adopted: Yeas: -6 Coms. Bliss, Gutowski, Jendrasiak, Lumpkins, White, Mayor Heartwell
Nays: -0 Abstentions: -1 Com. LaGrand

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held January 27, 2009.



Lauri S. Parks, City Clerk

Grand Rapids Press
155 Michigan St. NW., Grand Rapids, MI 49503
AFFIDAVIT OF PUBLICATION

State of Michigan,) ss
County of Kent)

Sheryl L DeVriendt being duly sworn, deposes and says that he principal clerk of the Grand Rapids Press; that said Grand Rap a newspaper published and circulated in the County of Kent, a attached notice has been duly published in said newspaper on following dates:

April 25, 2009

Customer Name:
CITY OF GRAND RAPIDS RTL

Sheryl L DeVriendt
Sheryl L DeVriendt
Subscribed and sworn to before me this 30th day of April A.D.

Diane F. Fase
Diane F. Fase NOTARY PUBLIC IN AND FOR THE COUNTY OF KENT, STATE OF MICHIGAN

My Commission Expires: February 19, 2014

DIANE F. FASE
Notary Public, State of Michigan
County of Kent
My Commission Expires: 02/19/2014
Acting in the County of Kent

**AFFIDAVIT OF PU
GRAND RAPIDS,
GRAND RAPIDS, M**

IN THE MATTE

**CITY OF GRAND RA
CITY CLERK'S OFFI
CITY HALL
GRAND RAPIDS MI**

Received and filed this 30th day

CITY OF GRAND RAPIDS

**SUMMARY OF OFFICIAL PROCEEDINGS
OF THE CITY COMMISSION
APRIL 21, 2009 at 7:00 p.m.**

PRESIDING: Mayor Heartwell
INVOCATION/REFLECTION: Com. Jendrasiak
PRESENT: Coms. Blas, Gukowski, Jendrasiak, LoGrand, Lumpkin, White, Mayor Heartwell
The minutes of the April 14, 2009 meeting were approved.

PETITIONS AND COMMUNICATIONS

78223, 78224 Communications (2) from Michigan Liquor Control Commission re. City Commission hearing on March 31st for Sam's Party Store.
78225 Communication from Hal Frost supporting the recycling program in City parks and the downtown area.

REPORTS OF CITY OFFICERS

78226 The Controller's report of bills recommended for allowance in the amount of \$7,014,264.97 for April 8 through April 14, 2009.
78227 The Treasurer's report for the period of April 1 through April 14, 2009.
78228 The City Clerk's report entitled "Determination of the Local Officers Compensation Commission" establishing salaries for elected officials.

CONSENT AGENDA

78229 Resolution adopted approving the following items under the Consent Agenda, as indicated by an asterisk (*):
***78230** Urban Corridor Improvement Authority established and boundaries of the Development area designated.
***78231** FY 2010 Annual Action Plan approved and Funding Awards authorized.
***78232** May 12, 2009 at 7:00 p.m. in the Commission Chambers, 9th Floor, City Hall; is the date set to consider for adoption the proposed ordinance, a summary marked "Exhibit A" reads as follows:

(EXHIBIT A)
ORDINANCE NO. 2009
SUMMARY OF AN ORDINANCE TO AMEND CHAPTER 23 OF THE CITY CODE TO PROVIDE FOR CONTINUED MAINTENANCE, SECURITY, PROMOTION, OPERATION AND IMPROVEMENT OF THE DOWNTOWN DISTRICT.

THIS ORDINANCE would repeal in its entirety the existing Chapter 23 of the City Code regarding the Downtown Management Board. The ordinance would adopt a completely new Chapter 23 of the City Code providing for continuation of the Downtown Improvement District Board and clarifying the roles, responsibilities and procedures of the Board. The proposed ordinance would establish separate procedures for future special assessments for either public improvements or ongoing activities, and authorizes the City Commission to declare the necessity of a special assessment for ongoing activity for periods not to exceed five years.
Full copies of this ordinance are available for inspection and distribution in the office of the City Clerk, on the second floor of City Hall, 300 Monroe Ave., NW, Grand Rapids, Michigan.

78233 Agreements (2) authorized for a Brownfield Redevelopment Grant: Inquest Middle School.
78234 Second Amended and Restated Term Sheet with Irish Twins Group II, LLC related to purchase of property located at 801-803 Ionia Ave., NW, approved.
78235 Gerontology Network recognized as a local civic organization.
78236 Agreement with Creston Limited Dividend Housing Association Limited Partnership for the Carrier Crest Apartments Project and a substantial amendment to the FY 2006 Consolidated Housing and Community Development Annual Action Plan authorized.
78237 Agreement with Goodrich Limited Dividend Housing Association Limited Partnership for the Goodrich Apartments Project (aka Dalmore Apartments) and a substantial amendment to the FY 2007 Consolidated Housing and Community Development Annual Action Plan authorized.
78238 Agreement with Crystal J. Rios for the coordination of the Quality Counts! Grant authorized.
78239 Bid: Aggregates, Highway, Yellow Rose Transport Inc., various prices; Automotive Batteries, Industrial Battery Warehouse, various prices; Treadmills and Maintenance, All Pro Exercise, \$26,965.00; and Sewage Pumps, Gorman Rupp, Dabois Cooper, various prices.
78240 Agreement with MDOT approved for the acquisition of two DASH Citrolator Buses.
78241 May 12, 2009 at 7:00 p.m. in the Commission Chambers, 9th Floor, City Hall, set to hold a public hearing to consider an Industrial Development District for Medbio, Inc. located at 630 S. Division Ave.
78242 Contract awarded to Wyoming Excavators, Inc. for the reconstruction of Phillips Ave., S.W. and improvements in Hall St., S.W.
78243 Contract awarded to Lodestar Construction, Inc. for the reconstruction of Choptank St., N.W.; Jackson St., N.W.; Shugh Ave., N.W. and Nalwood Ave., N.W.
78244 Contract awarded to Kamminga & Rootvelde, Inc. for Postside Sewer Improvements Program Separation Project - Contract No. 14.
78245 Design Engineering Services authorized for Envisia Combined Sewer Overflow Control Program - Contract Nos. 19, 20, and 24.
78246 Agreement with the City of East Grand Rapids authorized in connection with the resurfacing of Sherman St., S.E.
78247 Contract awarded to Diversa Construction Company, Inc. for trench repairs over water and sewer lines, curb repair and parking lot repair at various locations - Contract No. 2007-1.
78248 Extension of a contract with Georgetown Construction Company approved for trench repairs over water and sewer lines at various locations - Contract No. 2007-2.
78249 Amendment to the Memorandum of Understanding in connection with the reconstruction of portions of Bond Ave., N.E. and Trumbidge St., N.E. (loop on Bond) approved.
78250 Increase in the scope of work for the construction of sidewalks, drive approaches, curb, curb and gutter at various locations - Contract No. 2008-02 approved.
78251 Bids rejected for the construction of Oxford Street Bridge and Trail.

RESOLUTIONS

*78230 Com. Gutowski, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

WHEREAS, The City Commission by resolution number 77990 adopted January 27, 2009, (i) declared its intent to (a) establish a corridor improvement authority and (b) establish the boundaries of an authority corridor improvement development area, and (ii) determined that certain required criteria had been met with respect to the proposed development area pursuant to the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871, et seq. (the "Act"); and

WHEREAS, Pursuant to the Act, a public hearing was held on February 17, 2009, on the establishment of a corridor improvement authority and the establishment of the boundaries of an authority corridor improvement development area notice of which, as required by the Act, was (i) published twice in *The Grand Rapids Press*, a newspaper of general circulation in the City, not less than 20 days nor more than 40 days before the hearing, (ii) mailed by first-class mail to (a) the property taxpayers of record in the proposed development area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed development area and (c) the Michigan Tax Commission not less than 20 days before the hearing, and (iii) posted in at least 20 conspicuous public places in the proposed development area; and

WHEREAS, All interested persons were given the opportunity to be heard at the public hearing; and

WHEREAS, The City Commission has determined to proceed with the establishment of a corridor improvement authority, the establishment of the boundaries of an authority corridor improvement development area and the establishment and composition of an authority board; therefore

RESOLVED:

1. That there is hereby created pursuant to the Act a corridor improvement authority to be known as the "City of Grand Rapids Uptown Corridor Improvement Authority" (the "Authority"). The Authority shall be a public body corporate which may sue and be sued and shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

2. That the development area in which the Authority shall exercise its powers as provided by the Act shall consist of property located within the City and included within the boundaries identified in the attached Exhibit A and to be known as the "Uptown Corridor Improvement Development Area" (the "Development Area").

3. That the Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Mayor or his or her designee and (b) eight members appointed by the Mayor and approved by the City Commission (the "Appointed Members"). Not less than a majority of the members of the Board shall be persons having an ownership or business interest in property located in the Development Area. At least one Board member shall be a resident of the Development Area or of an area within one-half mile of any part of the Development Area. Except for the initial appointments (which shall be in accordance with this resolution), appointments to the Board shall be for a term of four years as provided in the Act. Each member of the Board shall serve without compensation and shall hold office until a successor is appointed.

4. That the initial Appointed Members to the Board shall consist of two members appointed to terms ending December 31, 2009, two members appointed to terms ending December 31, 2010, two members appointed to terms ending December 31, 2011, and two members appointed to terms ending December 31, 2012.

5. That the Board shall, pursuant to the provisions of the Act, (a) adopt rules governing its procedures and the holding of meetings, subject to the approval of the City Commission, (b) select a director, (c) elect officers and (d) retain legal counsel.

6. That upon adoption of this resolution, the City Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in *The Grand Rapids Press*, a newspaper of general circulation in the City.

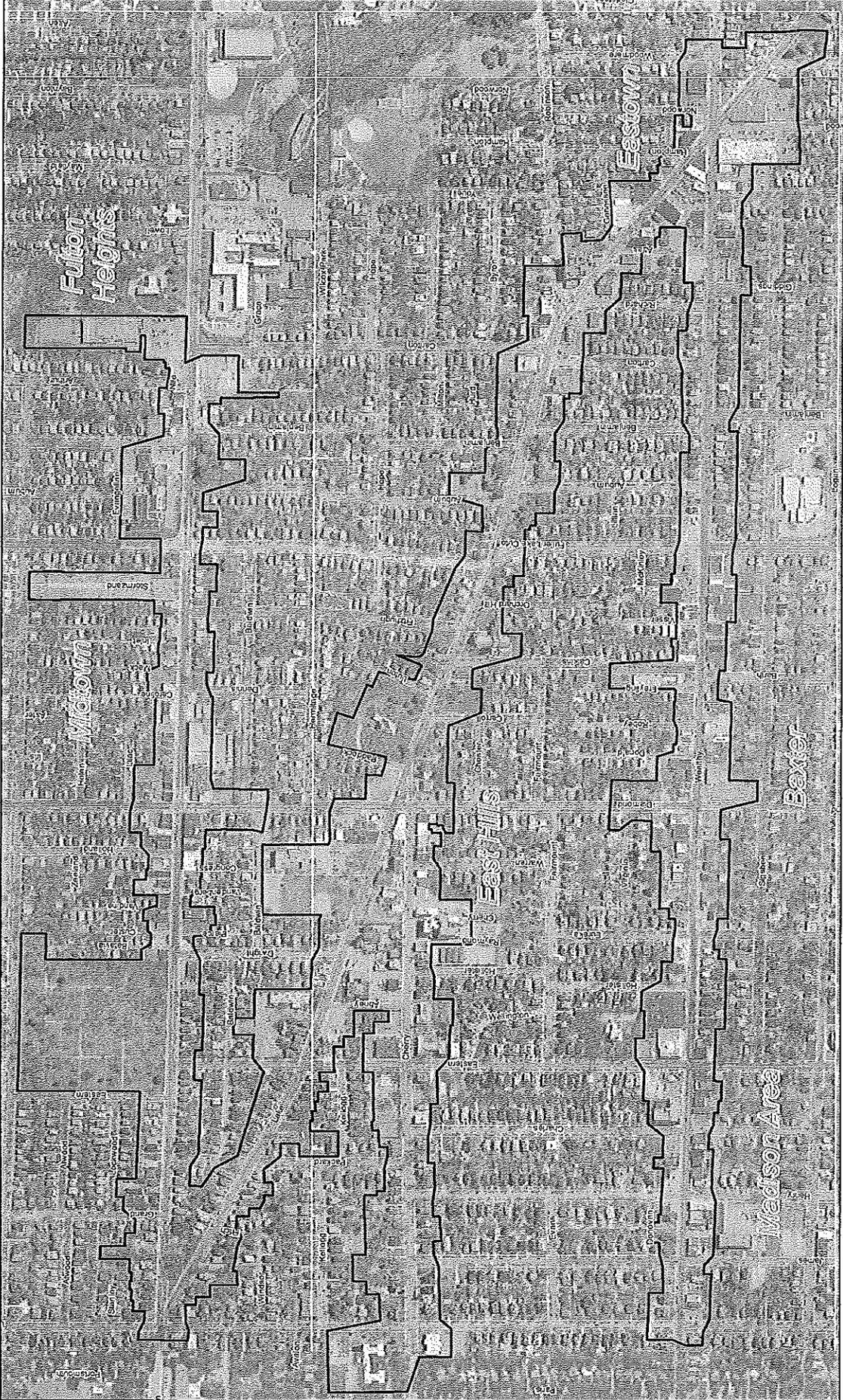
7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held April 21, 2009.



Lauri S. Parks, City Clerk

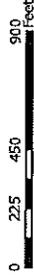


Corridor Improvement District Plan



Corridor Improvement District Boundary

1 Inch = 455 feet

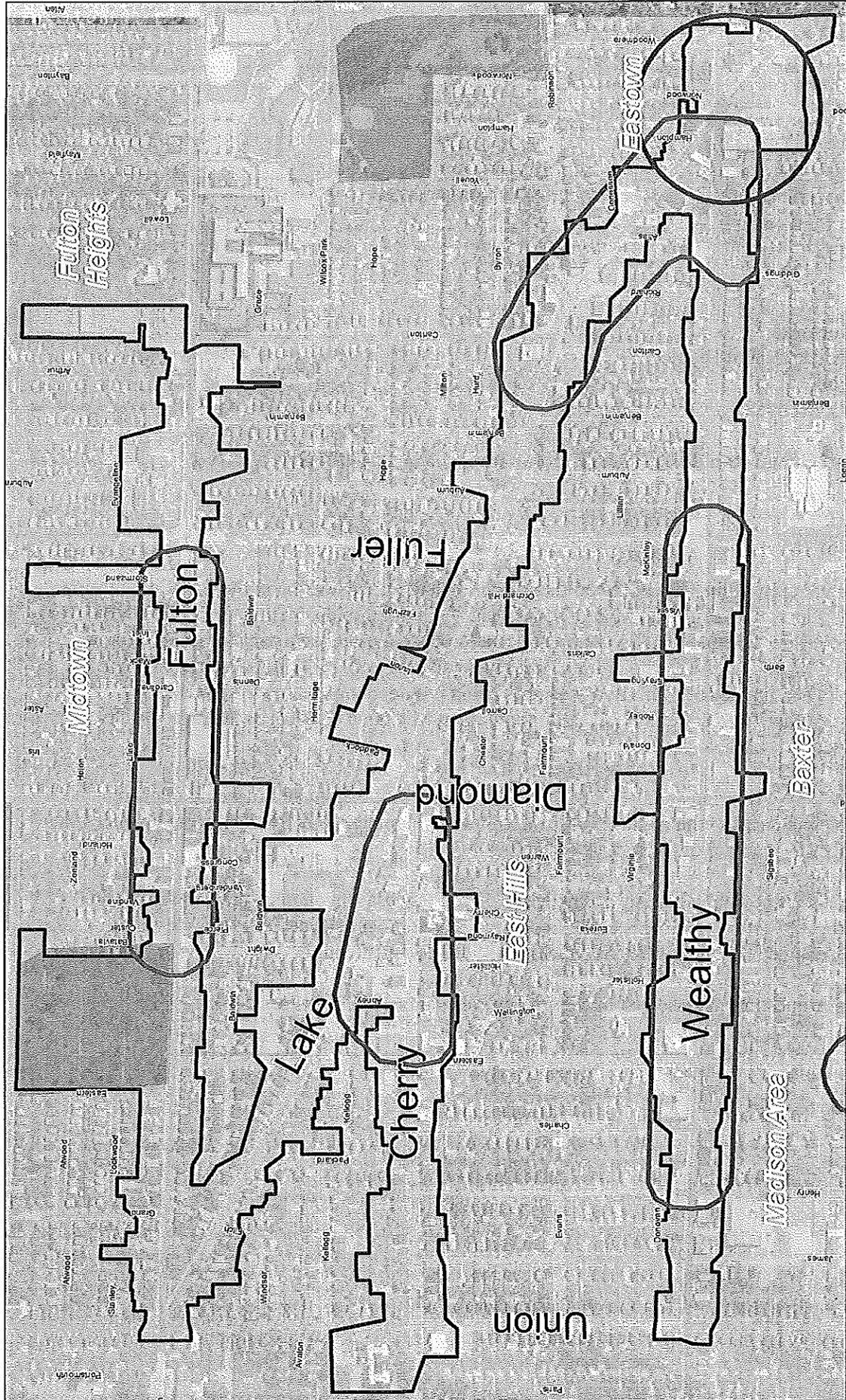


Data Source: REGIS, GISU Community Research Institute



Williams & Works





City of Grand Rapids Future Land Use Plan

- Neighborhood Center
- Traditional Business District
- Corridor Improvement District Boundary

- Low Density Residential
- Medium Low Density Residential
- Medium Density Residential
- Parks and Cemeteries
- Institutional



Williams & Works

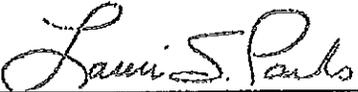
Data Source: REGIS, OVSU Community Research Institute

*78369 Com. Bliss, supported by Com. Jendraslak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Com. Rosalynn Bliss, as the Mayor's Designee, to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2012, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2009.



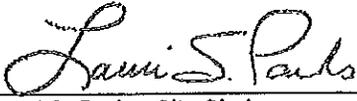
Lauri S. Parks, City Clerk

*78370 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Baird Hawkins to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2012, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2009.



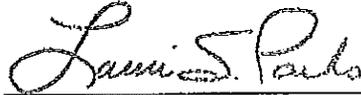
Lauri S. Parks, City Clerk

*78371 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Amy Ruis to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2012, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2009.

A handwritten signature in cursive script that reads "Lauri S. Parks". The signature is written in dark ink and is positioned above a horizontal line.

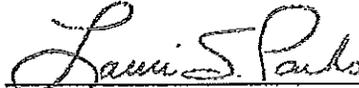
Lauri S. Parks, City Clerk

*78372 Com. Blss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Kristine Szurna Bersceh to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2011, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2009.



Lauri S. Parks, City Clerk

*78373 Com. Bliss, supported by Com. Jendraslak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Michael Dykhouse to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2011, be confirmed.

* CONSENT AGENDA APPROVAL

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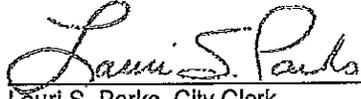
Lauri S. Parks, City Clerk

*78374 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Rick Powell, as a resident member to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2010, be confirmed.

* CONSENT AGENDA APPROVAL

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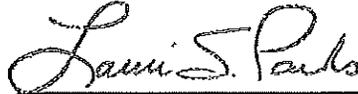

Lauri S. Parks, City Clerk

*78375 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Tami Vandenberg to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2010, be confirmed.

* CONSENT AGENDA APPROVAL

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A handwritten signature in cursive script that reads "Lauri S. Parks". The signature is written in black ink and is positioned above a horizontal line.

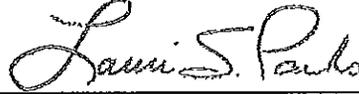
Lauri S. Parks, City Clerk

*78376 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Guy Bazzani, as a resident member to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2009, be confirmed.

* CONSENT AGENDA APPROVAL

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A handwritten signature in cursive script that reads "Lauri S. Parks". The signature is written in black ink and is positioned above a horizontal line.

Lauri S. Parks, City Clerk

*78377 Com. Bliss, supported by Com. Jendrasiak, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Joana Hively to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2009, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2009.



Lauri S. Parks, City Clerk

*78896 Com. LaGrand, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's reappointments of Guy Bazzani and Joana Hively to the Uptown Corridor Improvement District Board for four year terms, effective January 4, 2010, and ending the first Monday in January 2014, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held December 15, 2009.

A handwritten signature in cursive script that reads "Lauri S. Parks". The signature is written in black ink and is positioned above a horizontal line.

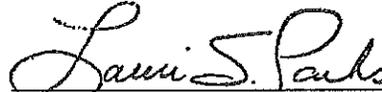
Lauri S. Parks, City Clerk

*79427 Com. Kelly, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that the Mayor's appointment of Diane Griffin to the Uptown Corridor Improvement District Board for the remainder of an unexpired term ending December 31, 2011, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 15, 2010.


Lauri S. Parks, City Clerk



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Kevin Konarska ✓
Kent Intermediate School District
2930 Knapp NE
Grand Rapids, MI 49525

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Konarska:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

The Notice of Public Hearing and the Development Plan and Tax Increment Financing Plan are enclosed. Establishment of the Authority allows for the development of a Tax Increment Finance Plan that could cause the capture of property tax increments.

You may appear at the public hearing and be heard, if you request, or you may, prior to the public hearing, send your written comments to the Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan 49503 to my attention.

If you have any questions, please feel free to give me a call at 616-456-3196.

Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

Notice of Public Hearing
Development Plan and Tax Increment Financing Plan

ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

✓
Mr. Daryl Delabbio
Administrator / Controller
Kent County
300 Monroe Ave NW
Grand Rapids, MI 49503

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Delabbio:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq.

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If you have any questions, please feel free to give me a call at 616-456-3196.

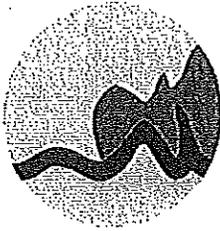
Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

Notice of Public Hearing
Development Plan and Tax Increment Financing Plan



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Robert Partridge ✓
Executive VP Business and Finance
Grand Rapids Community College
143 Bostwick
Grand Rapids, MI 49503-3295

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Partridge:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

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ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Glen Beekman ✓
City Assessor
City of Grand Rapids
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Beekman:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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Sincerely,

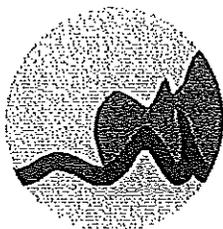
Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

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Development Plan and Tax Increment Financing Plan

ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Robert Kleine ✓
State Treasurer
State of Michigan
Department of Treasury
Lansing, MI 48922

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Kleine:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

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Development Plan and Tax Increment Financing Plan

ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Peter Varga ✓
ITP / The Rapid
300 Ellsworth SW
Grand Rapids, MI 49503-4005

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Varga:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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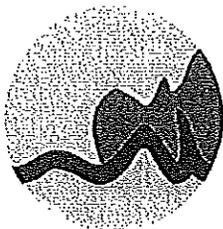
Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

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ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Ms. Lisa Freiburger ✓
Grand Rapids Public Schools
Administration Offices
1331 Franklin SE
Grand Rapids, MI 49506

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Ms. Freiburger:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

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ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Mr. Al Mooney ✓
City Treasurer
City of Grand Rapids
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Mr. Mooney:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq.

The Notice of Public Hearing and the Development Plan and Tax Increment Financing Plan are enclosed. Establishment of the Authority allows for the development of a Tax Increment Finance Plan that could cause the capture of property tax increments.

You may appear at the public hearing and be heard, if you request, or you may, prior to the public hearing, send your written comments to the Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan 49503 to my attention.

If you have any questions, please feel free to give me a call at 616-456-3196.

Sincerely,

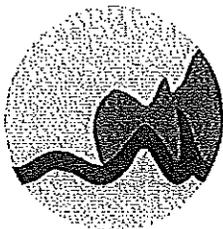
Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

Notice of Public Hearing
Development Plan and Tax Increment Financing Plan

ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Ms. Darlene VanDale ✓
Department of Environmental Quality
Remediation and Redevelopment
2100 West M-32
Gaylord, MI 49735

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Ms. VanDale:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et.seq.

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Sincerely,

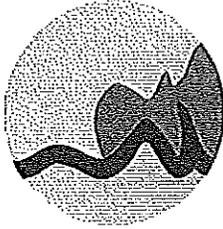
Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

Notice of Public Hearing
Development Plan and Tax Increment Financing Plan

ECONOMIC
DEVELOPMENT
OFFICE



CITY OF GRAND RAPIDS

July 14, 2010

Ms. Karla Campbell ✓
Michigan Economic Development Corp.
300 N. Washington Square
Lansing, MI 48912

RE: City of Grand Rapids Uptown Corridor Improvement Authority

Dear Ms. Campbell:

The City Commission of the City of Grand Rapids will hold a public hearing in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan on July 27, 2010 at 7:00 p.m. to consider whether the City shall, pursuant to the Act, establish a corridor improvement authority and designate an Authority corridor improvement area with boundaries identified in the attached public hearing notice. This notification is being provided pursuant to the Corridor Improvement Authority Act, Act 208 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq.

The Notice of Public Hearing and the Development Plan and Tax Increment Financing Plan are enclosed. Establishment of the Authority allows for the development of a Tax Increment Finance Plan that could cause the capture of property tax increments.

You may appear at the public hearing and be heard, if you request, or you may, prior to the public hearing, send your written comments to the Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue NW, Grand Rapids, Michigan 49503 to my attention.

If you have any questions, please feel free to give me a call at 616-456-3196.

Sincerely,

Kara L. Wood
Economic Development Director

KLW/kjl

Enclosures:

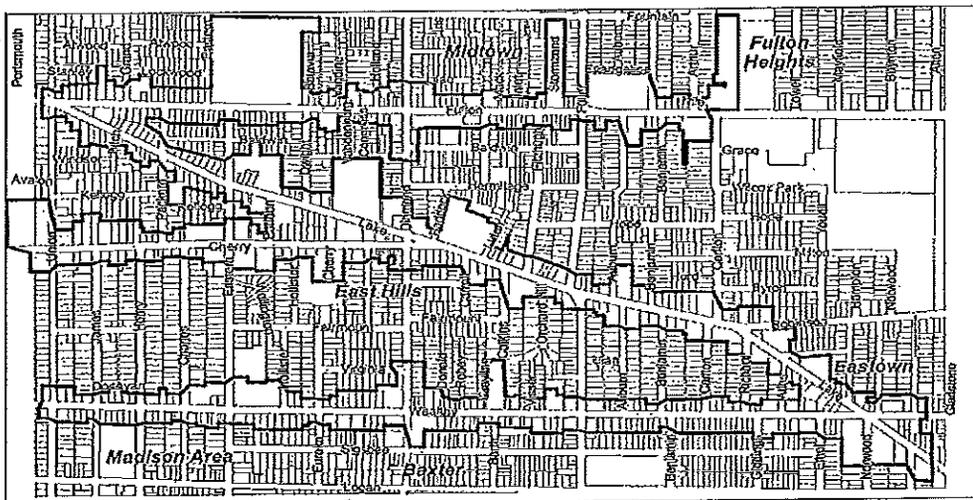
Notice of Public Hearing
Development Plan and Tax Increment Financing Plan

**NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 *et seq.* (the "Act"), will hold a public hearing on Tuesday, July 27, 2010, at 7:00 p.m. local time, on the 9th Floor at City Hall, 300 Monroe Avenue, N.W. in the City of Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider whether the City shall, pursuant to the Act, approve the Development and Tax Increment Financing Plan (the "Plan") of the Uptown Corridor Improvement Authority (the "Authority"). The Plan contains information regarding the development district, the Authority's plans for improvement, the procedure and estimated cost of planned improvements as well as intended methods of finance. The Plan also contains a detailed explanation of the tax increment procedure, the duration of the program and information regarding the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.

PLEASE TAKE FURTHER NOTICE that all information related to the creation of the Authority, the Plan and establishment of the Development Area is available for public examination and inspection at the City's Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan, between the hours of 8:00 a.m. and 5:00 p.m. weekdays. Any aspect of the proposed Authority and Development Area may be discussed at the public hearing and all interested parties will be given an opportunity to be heard.



If you would prefer to send written comments for consideration, please forward them prior to the public hearing to the City's Economic Development Office, Attention: Kara Wood, Economic Development Director, at the above address. If you have any questions you may call 456-3196. We will be pleased to answer them.

Lauri S. Parks – City Clerk

79715



Robert W. Partridge
Executive Vice President
for Business and Financial Services
143 Bostwick Avenue, NE
Grand Rapids, Michigan 49503-3295
ph: (616) 234-4033
fax: (616) 234-3855
bpartrid@gccc.edu

COMM 1 a

September 21, 2010

Lauri S. Parks, City Clerk
City of Grand Rapids
300 Monroe Avenue, NW
Grand Rapids, MI 49503

FILED
CITY OF GRAND RAPIDS
2010 SEP 21 AM 10:03
LAURI S. PARKS
CITY CLERK

Dear Ms. Parks:

Enclosed are two (2) resolutions approved by Grand Rapids Community College's Board of Trustees on Monday, September 20, 2010, opting out of the Uptown Corridor Improvement Authority and the ~~Madison Square Corridor Improvement Authority~~

If you have any questions or concerns, please don't hesitate to call me at 234-4025.

Sincerely,

Robert Partridge
Executive Vice President for Business & Financial Services

RP/cks

Enclosures (2)

79715

Comm le

RESOLUTION BY GRCC BOARD OF TRUSTEES
UPTOWN CORRIDOR IMPROVEMENT AUTHORITY

WHEREAS, the City of Grand Rapids has proposed the establishment of the City of Grand Rapids Uptown Corridor Improvement Authority; and

WHEREAS, an authority corridor improvement area with boundaries will be created; and

WHEREAS, a public hearing on the proposed authority was held by the Grand Rapids City Commission on July 27, 2010; and

WHEREAS, Grand Rapids Community College has annually over \$1.8 million of its tax levy in the form of either tax abatement or tax capture by tax increment authority districts and the various units of local government within the County; and

WHEREAS, adoption and implementation of the proposed plan will result in an additional portion of the College's tax levy being captured by the Grand Rapids Uptown Corridor Improvement Authority; and

WHEREAS, the Grand Rapids Community College is required to assess the impact on the College's financial condition, which would result from adoption of this development and taxing governmental financing plan; and

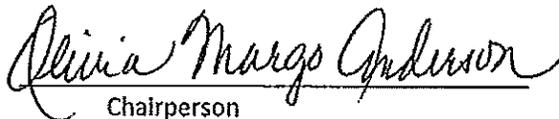
WHEREAS, ACT 208, PA of 2005, as amended MCL 125:2871 et seq provides that not more than sixty days after a public hearing on the plan, the governing body of the jurisdiction levying property taxes that would otherwise be subject to capture may exempt its taxes from capture by adoption of a resolution to that effect.

NOW, THEREFORE, BE IT RESOLVED, that the Grand Rapids Community College Board of Trustees hereby exercises its option, pursuant to the provisions of Act 208, PA of 2005, as amended, to exempt its property taxes from capture in the area to be established as the Uptown Corridor Improvement Authority and its Tax Increment Financing Plan which was the subject of the hearings held on July 27, 2010; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Clerk of the City of Grand Rapids as required by Act 208, PA of 2005, as amended.

BOARD OF TRUSTEES
GRAND RAPIDS COMMUNITY COLLEGE

September 13, 2010


Chairperson

Comm 2a

79716



BOARD CHAIR
Sandi Frost Parrish

BOARD VICE CHAIR
Dean Agee

BOARD MINORITY VICE CHAIR
Carol Hennessy

COMMITTEE CHAIRS

Finance:
Dean Agee

Legislative:
Theodore Vonk

MEMBERS

Tom Antor
Dick Bulkowski
Kelth Courtade
Brandon Dillon
Pete Hickey
Bill Hirsch
Roger Morgan
Stan Ponstein
Gary Rolls
Bob Synk
Jim Talen
Arthur Tanis
Dick Vander Molen
James Vaughn
Harold Voorhees

August 12, 2010

City of Grand Rapids
Clerk Lauri Parks
300 Monroe Ave., NW
Grand Rapids, MI 49503

BOARD OF COUNTY COMMISSIONERS

300 Monroe Avenue N.W.
Grand Rapids, Michigan 49503
Administrative Office (616) 632-7580
Fax (616) 632-7585
www.accesskent.com

Re: City of Grand Rapids ~~Madison Square and~~ Uptown
Corridor Improvement Authorities

Dear Clerk Parks:

For your information and file, on this day, August 12, 2010, the Kent County Board of Commissioners opted out of having a portion of Kent County property taxes captured by the City of Grand Rapids' ~~Madison Square and~~ Uptown Corridor Improvement Authorities.

Certified copies of the respective resolutions are enclosed.

Sincerely,

Jim Day
Executive Assistant to the Board

c: Kara Wood, GR Economic Development
Daryl Delabbio, County Administrator/Controller
Steve Duarte, Fiscal Services Director

FILED
CITY OF GRAND RAPIDS
2010 AUG 13 PM 12:00
LAURI S. PARKS
CITY CLERK

Comm 2c

8-12-10-68

RESOLUTION BY COMMISSIONER VANDERMOLEN

WHEREAS, the City of Grand Rapids has proposed to adopt a Development and Tax Increment Financing Plan for the Uptown Corridor Improvement Authority-Tax Increment Financing District; and

WHEREAS, a public hearing on the proposed plan was held by the City of Grand Rapids on July 27, 2010; and

WHEREAS, Kent County annually contributes approximately \$6.4 million of its tax levy in the form of either tax abatement or tax capture by Tax Increment Authority Districts in the various units of local government within the County; and

WHEREAS, adoption and implementation of the proposed plan will result in a portion of the County's tax levy being captured by the City of Grand Rapids Uptown Corridor Improvement Authority; and

WHEREAS, the County of Kent is required to assess the impact on the County's financial condition, which would result from adoption of this Development and Tax Increment Financing Plan; and

WHEREAS, Act 280, P.A. of 2005, as amended, provides that not more than sixty days after a public hearing on the plan, the governing body of the jurisdiction levying property taxes that would otherwise be subject to capture, may exempt its taxes from capture by adoption of a resolution to that effect; and

WHEREAS, this action is consistent with the County's Economic Development Policy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the County of Kent, that the County of Kent hereby exercises its option, pursuant to the provisions of Act 280, P.A. of 2005, as amended, to exempt its property taxes from capture in the area to be established as the City of Grand Rapids Uptown Corridor Improvement Authority-Tax Increment Financing District by the proposed plan, which was the subject of the public hearing held on July 27, 2010; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Clerk of City of Grand Rapids, as required by Act 280, P.A. of 2005, as amended.

Commissioner VanderMolen moved the resolution be adopted.

STATE OF MICHIGAN }
County of Kent

I, MARY HOLLINRAKE, Clerk of the Circuit Court of said County of Kent do hereby certify that the above and foregoing is a true and correct transcript of a resolution adopted by the Kent County Board of Commissioners at their meeting held Thursday, August 12, 2010

_____ compared by me with the original, now on record in the office of the Clerk of said County and Court, and of the whole of said original record.

In Testimony Whereof, I have hereunto set my hand and official seal at the City of Grand Rapids, in said county, this 12th day of August two thousand and 10

MARY HOLLINRAKE, Clerk
By Mary Hollinrake

*79592 Com. Shaffer, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED:

1. That the City Commission intends to approve the Uptown Corridor Improvement District (CID) Development Plan and Tax Increment Financing Plan pursuant to and in accordance with the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq, (the "Act").

2. That a public hearing was held on Tuesday, July 27, 2010, at 7:00 p.m. local time, to consider the approval of the Uptown Corridor Improvement District (CID) Development Plan and Tax Increment Financing Plan.

3. That in accordance with the Act, notice of the public hearing was given by (i) publication of a notice of public hearing twice in The Grand Rapids Press, a newspaper of general circulation in the City, not less than 20 days nor more than 40 days before the hearing, (ii) mailing a notice of public hearing by first-class mail to: (a) the property taxpayers of record in the proposed Development Area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and (c) the Michigan State Tax Commission not less than 20 days before the hearing, and (iii) posting notice of the public hearing in at least 20 conspicuous public places in the proposed Development Area at least 20 days before the hearing.

4. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held August 10, 2010.



Lauri S. Parks, City Clerk