

SOUTH DIVISION - GRANDVILLE
DEVELOPMENT PLAN & TAX INCREMENT
FINANCING PLAN

Submitted by the South Division - Grandville Corridor Improvement Authority

Prepared by Williams & Works

This page was intentionally left blank.

TABLE OF CONTENTS

INTRODUCTION _____	1
GENERAL OVERVIEW _____	1
POWERS OF THE AUTHORITY _____	2
BACKGROUND AND NEED FOR THE PLAN _____	3
PLAN DEVELOPMENT PROCESS _____	4
DEVELOPMENT PLAN _____	5
BENEFITS OF THE CORRIDOR IMPROVEMENT DISTRICT AND AUTHORITY _____	5
LEGAL BASIS OF THE PLANS _____	6
DEVELOPMENT PLAN REQUIREMENTS _____	6
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN SCHEDULE AND BUDGET ____	11
INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN _____	12
REIMBURSEMENT OF EXCESS TAX CAPTURE _____	12
PROJECT DESCRIPTIONS _____	12
TAX INCREMENT FINANCING PLAN _____	18
TAX INCREMENT FINANCING PLAN _____	18
DESCRIPTION OF CURRENT FINANCIAL POSITION _____	18
DURATION OF THE CIA AND TAX INCREMENT FINANCING DISTRICT _____	19
APPENDICES _____	20

INTRODUCTION

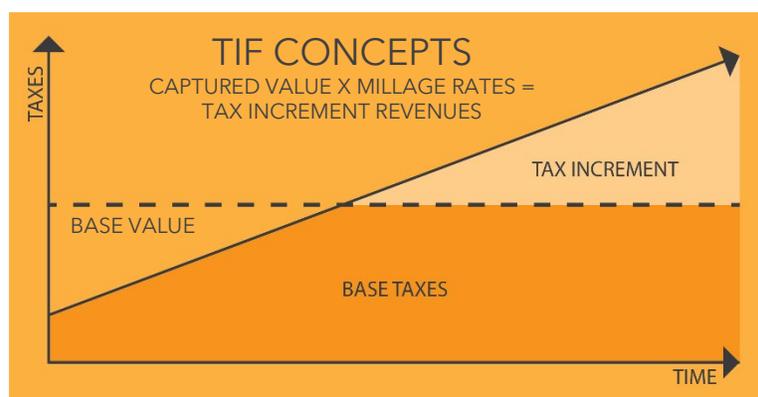
GENERAL OVERVIEW

In 2005, the Michigan legislature enacted Act 280, the Corridor Improvement Authority (CIA) Act (now repealed and replaced by Part 6 of Act 57 of 2018) (the "Act"), allowing cities, villages, and townships to create an authority to:

"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 and development areas in the districts; to promote the economic growth of the districts."

With the adoption of the Act, many local governments have used a CIA to stimulate economic revitalization of commercial corridors in transition within their community. A CIA is established to create a development plan for a previously-established development area. The plan outlines improvements to public or private properties that will prevent further deterioration of property values within the district and encourage new investment. Development plans may be funded by tax increment financing, private or corporate donations, and other grants.

The CIA is able to make ongoing strategic investments within the district by using tax increment financing (TIF). Through TIF, a portion of the increase in annual property tax revenue resulting from the economic growth and development to facilities, structures or improvements within a development area is provided to the CIA to make investments in infrastructure improvements and facilities enhancement in the corridor. This investment thereby reinvigorates the development area and facilitates further economic growth and redevelopment. The justification for capturing future tax increment is that new investment would have been restrained within the district without the establishment of the CIA; therefore, no taxes are lost by the interested taxing jurisdictions for projects not brought to fruition. Additionally, the physical public space improvements that are made along the designated corridor have a direct benefit to the surrounding properties.



POWERS OF THE AUTHORITY

Detailed powers of the CIA are listed below per Section 125.4611 of Act 57 of 2018:

(1) The board may do any of the following:

- 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 economic 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 the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- e) Develop long-range plans, in cooperation with the agency that 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 steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.
- g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, 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 multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
- j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the 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 service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.
- (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
- (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

BACKGROUND AND NEED FOR THE PLAN

The City Commission by resolution number 87263, adopted December 12, 2017, declared its intent to establish a CIA and the boundaries of a qualified development area as defined in Section 125.4603 of the Act. A public hearing was held on January 9, 2018 after notice was given in accordance with the requirements of the Act.

On March 27, 2018 by resolution number 87570, the City Commission established the City of Grand Rapids South Division, Burton, Hall, Grandville Avenue CIA and Qualified Development Area. For the purposes of this document, South Division - Grandville will be used synonymously with the legal title previously named.

On July 10, August 28, and October 9, 2018, the City Commission appointed members to the South Division - Grandville CIA.

In the meeting notes when the resolution establishing the Authority was approved, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration within the business district
- b) Stimulate property reinvestment
- c) Promote economic growth

The specific goals as determined by the CIA are to:

- a) Celebrate the diversity and culture found within the development area
- b) Promote community connection and inclusion
- c) Create a safe and walkable corridor

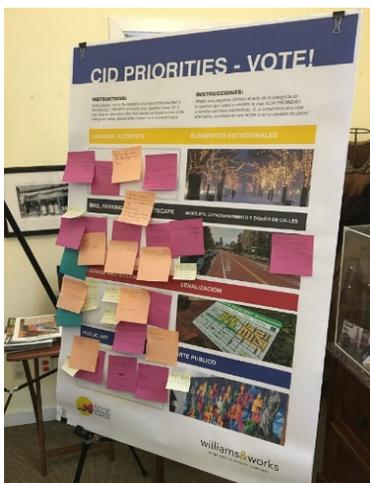
- d) Improve and enhance public infrastructure
- e) Prioritize the prevention of infrastructure deterioration
- f) Preserve long term affordability through anti-displacement strategies
- g) Develop a thriving business district that includes strong, locally-owned businesses
- h) Encourage neighborhood-aligned economic growth that maintains and promotes the area's unique identity
- i) Support equitable development, by recognizing that while the First Ward has seen growth and development, it is not equally shared, specifically south of Wealthy Street and within the Roosevelt Park neighborhood
- j) Support the priorities and values of the community through innovative design strategies, philanthropic support, and sustaining environmental justice practices

PLAN DEVELOPMENT PROCESS

Prior to the establishment of the South Division - Grandville CIA, a steering committee was formed in 2017 to assess ways to utilize the tools available through the Act. This team, which was led by business owners and community stakeholders, met multiple times to study boundaries, project lists, and board development. The team was charged with engaging and educating community stakeholders at business association and neighborhood association meetings, communicating with neighbors, as well as working with government entities to gain support.

The Division, Burton, Hall, Grandville CIA Feasibility Study proved that there was adequate capacity in this district to implement the tool successfully. Stakeholder consensus suggests that safe and thriving neighborhood centers could be made reality in part through the creation of a tax increment financing district which would be structured to provide economic resources to improve and maintain public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth. Through the establishment of the CIA, the district will have the potential to provide sustainable revenue support for public improvements and marketing and promotional objectives to help achieve these goals.

The Feasibility Study was delivered to the Grand Rapids City Commission with a request to create a CIA. The resolution to create the CIA was approved by the City Commission in March 2018 and the CIA was appointed in July, August, and October. The following Development Plan and Tax Increment Financing Plan is a direct result from stakeholder involvement in district revitalization plans that span for multiple years.



DEVELOPMENT PLAN

BENEFITS OF THE CORRIDOR IMPROVEMENT DISTRICT AND AUTHORITY

The South Division - Grandville CIA recognizes the benefits of commercial property redevelopment to the district and to the City of Grand Rapids. This formal Development Plan is to be used to outline the priorities and goals of the CIA. In respect to these benefits, the CIA:

- a) Utilizes TIF to complete public improvement projects according to the approved TIF plan 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 neighborhood stakeholder-government partner framework - a proven national method for success
- c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- d) Establishes a collaborative environment which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional personal income tax revenue
- f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- j) Improves the climate of community and economic development for residents and businesses alike
- k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging "pride in place" and visitor attraction
- m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

LEGAL BASIS OF THE PLANS

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 125.4618 and 125.4621 of the Act. The Plans address the Qualified Development Area as established by the City Commission. A descriptive map, resolutions establishing the district and forming the CIA, and the legal description of the qualified development area are contained in the appendices.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 125.4621 of the Act. It consists of information requested in subsections 2(a) through 2(r).

Section 125.4621. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The boundary of the Qualified Development Area was established by City Commission resolution number 87570, adopted March 27, 2018, and with the proposed area including parcels along South Division Avenue between Hall Street and 28th Street, Grandville Avenue between Wealthy Street and Clyde Park Avenue, Hall Street between South Division Avenue and Grandville Avenue, Clyde Park Avenue between Grandville Avenue and Burton Street, and Burton Street between South Division Avenue and Clyde Park Avenue. A copy of the boundary map is contained in Appendix F.

Section 125.4621. 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 percentage of real property by classification located within the proposed area as registered by the City Assessor is 51.11% Commercial, 30.37% Industrial, 7.36% Residential, and 11.16% Institutional.

The legal description is as follows:

Commencing at parcel number 41-18-18-102-002 on the East side of Division Avenue and parcel number 41-17-12-279-063 on the West side of Division Avenue and including all lots and parcels abutting Division Avenue Northward to parcel number 41-18-06-101-045 on the East side of Division Avenue and parcel number 41-17-01-228-019 on the West side of Division Avenue.

Commencing at parcel number 41-18-18-102-013 on the South side of 28th Street and parcel number 41-18-07-355-001 on the North side of 28th Street and including all lots and parcels abutting 28th Street Eastward to parcel number 41-18-18-126-001 on the South side of 28th Street and parcel number 41-18-07-376-037 on the North side of 28th Street.

Commencing at parcel number 41-18-07-101-016 on the South side of Burton Street and parcel number 41-18-06-351-054 on the North side of Burton Street and including all lots and parcels abutting Burton Street Westward to parcel number 41-17-12-101-017 on the South side of Burton Street and parcel number 41-17-01-355-007 on the North side of Burton Street.

Commencing at parcel number 41-13-36-482-033 on the North side of Hall Street and parcel number 41-17-01-228-019 on the South side of Hall Street and including all lots and parcels

abutting Hall Street Westward to parcel number 41-13-36-381-011 on the North side of Hall Street and parcel number 41-17-01-126-001 on the South side of Hall Street.

Commencing at parcel number 41-17-12-101-019 on the East side of Clyde Park Avenue and including all lots and parcels abutting Clyde Park Avenue Northward to parcel number 41-17-01-157-001 on the East side of Clyde Park Avenue.

Commencing at parcel number 41-17-01-355-010 on the South side of McKendrick Street and parcel number 41-17-01-353-014 on the North side of McKendrick Street and including all lots and parcels abutting McKendrick Street Eastward to parcel number 41-17-01-356-006 on the South side of McKendrick Street and parcel number 41-17-01-353-017 on the North side of McKendrick Street.

Commencing at parcel number 41-17-01-157-001 on the East side of Grandville Avenue and parcel number 41-17-01-155-015 on the West side of Grandville Avenue and including all lots and parcels abutting Grandville Avenue Northward to parcel number 41-13-36-210-020 on the East side of Grandville Avenue and parcel number 41-13-36-207-009 on the West side of Grandville Avenue.

Commencing at parcel number 41-13-36-383-042 on the West side of Century Avenue and including all lots and parcels abutting Century Avenue Northward to parcel number 41-13-36-402-002 on the West side of Century Avenue.

Commencing at parcel number 41-13-36-210-020 on the North side of Pleasant Street and including all lots and parcels abutting Pleasant Street Eastward to parcel number 41-13-36-210-015 on the North side of Pleasant Street.

Also including the following parcels: 41-18-07-103-014 on Melville Street; 41-17-12-229-052 on Kirtland Street; 41-17-12-227-027 on Cutler Street; 41-17-01-478-052 and 41-17-01-478-053 on Stewart Street; 41-18-06-301-011 on Dickinson Street; 41-18-06-107-006, 41-18-06-151-002, and 41-18-06-151-003 on Fair Street; 41-17-01-353-016 on Plett Street; 41-17-01-305-001 on Griggs Street; 41-13-36-183-014 on Laurel Street; 41-13-36-327-018 and 41-13-36-329-014 on A Street; 41-13-36-330-002 on Stone Street; 41-17-01-205-036 on Buchanan Avenue; 41-17-12-203-006 on Darwin Avenue; 41-17-01-157-006 and 41-17-01-158-026 on Roosevelt Avenue; 41-18-07-101-039 on an unnamed public alley southeast of Division Avenue & Burton Street; 41-18-18-102-016, 41-13-36-455-005, and 41-17-01-126-014, which do not abut a public road.

See district parcel list in Appendix E

See district map in Appendix F

Section 125.4621. 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.

Descriptions of specific improvement projects that are contemplated within the Qualified Development Area are contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are for estimate purposes only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 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.

Descriptions of specific improvement projects that are completed within the Qualified Development Area are contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

Descriptions of specific improvement projects that are completed within the Qualified Development Area are contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 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 addition of pocket parks, the enhancement of public parking lots, and improved connections to Plaster Creek, etc. Tables 1 through 4 on subsequent pages include the project descriptions.

Section 125.4621. 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.

Descriptions of real estate contemplated for acquisition and/or disposition within the Qualified Development Area are contained in the project schedule and budget at the end of this section. There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The CIA reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the CIA without further amendment to this Plan.

Section 125.4621. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or 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 125.4621. 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 the financing.

The total cost of completing all activities, projects and improvements proposed by this Plan is estimated to be \$8,896,500, not including administrative expenses, inflationary costs, and, contingencies. A breakdown of the estimated budget for completion for each of those activities and projects is set forth at the end of this section. The cost estimates included in the budget are estimates only and may be revised by the CIA without amending this Plan; provided, however, that such items and improvements must be completed within the duration of this Plan, unless the term is amended in accordance with the Act. Further, estimated costs may be increased or decreased based upon then current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the CIA and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements

identified in this document that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues.

The CIA expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the CIA
- Proceeds from City, State, and Federal grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the CIA
- Monies obtained through development agreements with property owners benefiting from organizing activities or other public improvements listed in this Plan
- Public and private foundation grants
- Fees, sponsorships, or memberships
- Business Improvement District special assessment
- Other sources as may be approved by the City Commission

The proceeds to be received from tax increment revenues in the Qualified 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.

Section 125.4621. 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.

At the time of the adoption of this Plan, no person or persons, natural or corporate, have been identified to whom development will be sold, leased, or otherwise conveyed or for whose benefit the project is being undertaken. Therefore, such information is unavailable.

Section 125.4621. 2(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed in any manner to these persons.

The CIA has not publicly announced commitments for the leasing or sale of property as it has no property under supervisory responsibility at this time. The CIA in conjunction with the City Commission may discuss policies to explore acquisition of tax reverted or other property should properties within the district become available for acquisition by the City through tax reversion procedures. Bidding will follow a process identified by the CIA and City consistent with the goals of the affected neighborhoods and business districts as expressed in planning documents including the Viva la Avenida Area Specific Plan and the South Division Corridor Area Specific Plan.

The CIA may acquire private property if and when 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 sell, lease, or otherwise convey such property to presently undetermined private parties for redevelopment for appropriate uses.

Section 125.4621. 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 units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

No relocation of families or individuals is anticipated within the scope of these proposed Plans. The population estimate for the district is 828 people.

Section 125.4621. 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 anticipated within the scope of these proposed Plans.

Section 125.4621. 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 uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

No relocation of families or individuals is anticipated within the scope of these proposed Plans.

Section 125.4621. 2(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

No relocation of families or individuals is anticipated within the scope of these proposed Plans.

Section 125.4621. 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.

In accordance with the Act, the CIA reserves the right to amend this Plan to add new improvement projects, add additional parcels, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the CIA and the City Commission in accordance with the requirements of the Act.

Section 125.4621. 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 the use of CIA funds during the past fiscal year, in accordance with Section 125.4911 in Part 9 of the Act. Any

amendments to the Plan shall be approved by the CIA and the City Commission in accordance with the requirements of the Act.

Section 125.4621. 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 CIA will comply with the City Commission's Policy 900-49 on Corridor Improvement Authorities and Districts, as amended.

Exemption of Specially Voted Millages and Tax Sharing Agreements:

City Commission Resolution 87570 established the South Division - Grandville Qualified Development Area as defined by Section 125.4603 of the Act.

Pursuant to Section 125.4618 (3) of the Act and this Plan, the CIA may enter into agreements 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 will capture taxes levied against real property, and no other taxes (i.e. personal property tax). Therefore, tax increment revenues will be derived only from ad valorem real property tax, and any specific local tax that is levied against real property in lieu of ad valorem taxes that are permitted to be captured by the CIA pursuant to Section 125.4603 (e) of the Act, (i.e. taxes levied pursuant to Act 198 of 1974, Act 255 of 1978, Act 385 of 1984, and Act 189 of 1953, as of the time of approval of this Plan). Any other tax levied against personal property, whether industrial, commercial, a specific local tax, or otherwise, is specifically exempted from capture under this Plan.

A tax levy approved by the electors of the taxing unit levying the tax (i) for the sole purpose of repaying bonds, notes or other debt identified in the ballot proposal, (ii) for a specified purpose other than the payment of general operating expenses and for a specific time period identified in the ballot proposal, provided, the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent such reduction is required by the State Constitution or statutory requirements, and (iii) for use to pay for specific capital improvements and for a specific time period identified in the ballot proposal, provided, the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent such reduction is required by the State Constitution or statutory requirements shall be exempt from the capture of tax increment revenues, provided, however, in the case of an elector approved renewal of a tax levy that was subject to capture on the effective date of this Plan and which would be exempt from capture as provided above, only the portion of the tax levy above the previously approved levy is exempt from the capture of tax increment revenues.

DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN SCHEDULE AND BUDGET

The duration of these Plans is a 30-year period. On the following pages specific projects addressing CIA goals are described. Each project includes estimated costs and time of completion. The schedule begins in the year 2019 and ends in the year 2049. Projects are organized based on estimated time of completion.

INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2049, the CIA will consider action to update and extend the duration of these Plans or make recommendations to terminate these Plans and rescind City Resolution 87570 creating the CIA. Rescission of the resolution would dissolve the CIA and eliminate the accompanying tax increment financing district; provided, however, that in accordance with the Act, the CIA shall not be dissolved if there is outstanding indebtedness.

REIMBURSEMENT OF EXCESS TAX CAPTURE

If the CIA revenues exceed the anticipated needs of all projects listed in the Development Plan, excess revenue shall be reverted proportionately to the respective taxing bodies in accordance with Section 125.4619. (2) of the Act.

PROJECT DESCRIPTIONS

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model (Design, Economic Vitality, Organization, and Promotions/Marketing) and provides for general project costs and timeframes of completion.

Design. Supports a community's transformation by enhancing the physical and visual assets that set the commercial districts apart. Design enhances the character of the corridor through physical public realm improvements and public infrastructure investment. Public and alternative transportation and bicycle infrastructure is critical to community stakeholders. Stakeholders have also identified exploring how to improve safety in the corridor as a key project. Street and storefront improvements, expanding pedestrian facilities and traffic calming interventions will be essential to maintaining the walkability and connectivity throughout the area. Additional greening, lighting, public art, and safe public gathering spaces are a priority for stakeholders as well.

Economic Vitality. Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies. Economic Vitality affirms the commercial nodes and business districts that make up the South Division - Grandville corridor as the commercial core of the surrounding community. Filling vacant buildings, property infill development on vacant parcels, and equitable redevelopment are essential to a healthy corridor and neighborhood. Strong home-grown businesses and a healthy business mix are also critical. Stakeholders would like to see business recruitment programs and support programs in place to assist with this effort, as well as a mentoring program that could teach new business owners how to sustain their business in the South Division - Grandville community. Incentives are one key element to attracting new business and investment into the district. Stakeholders would like to utilize a planned approach for new development throughout the district by proactively engaging commercial property owners and neighborhood residents in planning efforts. Stakeholders feel that this is an opportune time to be more intentional about noting the impact of the proposed expansion on the future of racially and ethnically diverse business ownership and equitable economic growth, and to assure that the potential is enhanced, not diluted.

Organization. Involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district. Stakeholders have identified a desire for cultivating a business district or other mechanism to have coordinated approaches to commercial and retail revitalization, as well as organizing with area employers and industries to help ensure local economic advancement. Partnerships with entities such as the Boys and

Girls Club, the Source, and the Hispanic Chamber of Commerce, as well as the Garfield Park and Roosevelt Park Neighborhood Associations is also a priority.

Promotion. Positions the commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community’s unique characteristics. Promotions and marketing will establish the brand and enhance the identity for the South Division - Grandville corridor and connectors. South Division - Grandville is home to multiple commercial nodes and business districts, each of which can be marketed distinctly or together. These nodes will be the social center of the near residential neighborhoods and strengthen the corridor’s image. Stakeholders view neighborhood events as a key mechanism for bringing business owners, residents, and community stakeholders together to promote the South Division - Grandville brand.

South Division - Grandville currently lacks the funding and stability necessary for sustainable events and marketing. Proactively marketing business districts in a way that promotes unique identity is essential to draw a diverse customer base, help businesses thrive, and create a unique gathering place for residents and visitors. It has been stressed by neighborhood stakeholders many times over that a comprehensive strategy should be developed and implemented in an equitable manner to assist in creating a thriving South Division - Grandville identity to serve both residents and visitors.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Projects Anticipated in Design

Design Project	Cost	Completion
Short Term Projects: 1-5 years		
Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these	\$250,000	Ongoing
Implement a commercial façade program to assist with business façade improvements and encourage increased transparency in storefront windows (Crime Prevention Through Environmental Design)	\$300,000	Ongoing
Widen sidewalks in business districts	\$ 300,000	Ongoing
Construct safe crosswalks with a focus on enhancing pedestrian safety near schools. Crosswalk improvements to be considered include raised crosswalks, artistic crosswalks, lit crosswalk signage and signals, in-ground lighting at key crosswalks, and the construction of midblock crossings.	\$ 600,000	2021-2023
Implement traffic management/calming measures	\$ 75,000	2021-2023

Expand street lighting to both sides of the street and add pedestrian scaled decorative street lighting	\$ 150,000	2021-2023
Design unique neighborhood-specific bus shelters with features such as real time schedules, warming areas/heating, lighting, benches and wind breaks	\$ 75,000	2021-2023
Install public benches throughout the district	\$ 35,000	2021-2023
Work with the community on bike lanes/shared lanes/dedicated bike facility options and expand bike lanes and bike path connectors	\$ 15,000	2021-2023
Medium Term Projects: 6-10 years		
Evaluate and install heated sidewalks along key corridors and around schools	\$ 500,000	2024-2028
Improve sidewalk accessibility and expand the sidewalk system to areas which have incomplete streets	\$ 400,000	2024-2028
Install surface treatments on streets, sidewalks, bus lanes and walkways	\$ 100,000	2024-2028
Install dedicated bus lanes	\$ 500,000	2024-2028
Commission local artists to create more murals and public art and enhance/hide utilities through art	\$ 20,000	Ongoing
Beautify bridges and gateways	\$45,000	2024-2028
Green the corridor by installing street planters, planting additional street trees and installing tree wells, incorporating green infrastructure elements into the streetscape, and implementing streetscape landscaping improvements	\$ 600,000	Ongoing
Create greater access to community green spaces and natural features, like Plaster Creek, by acquiring parks and trails and installing more pocket parks/public gathering spaces	\$ 200,000	Ongoing
Implement traffic calming measures by improving buffers between travel lanes and pedestrians, adding landscaped bus bulbs and bulb-outs and enhancing on-street parking	\$ 500,000	Ongoing
Increase the number of bike racks	\$ 10,000	2024-2028
Develop a "master plan" for signage in the district, and install wayfinding signage, district kiosks and additional parking lot directional signage	\$ 25,000	2024-2028
Place enhanced trash and cigarette butt receptacles on sidewalks	\$ 50,000	2024-2028
Install focal point elements	\$ 75,000	2024-2028
Develop a multicultural space or museum	\$ 250,000	2024-2028
Increase connectivity to downtown amenities	\$ 15,000	Ongoing
Establish free district-wide Wi-Fi and utilize other technologies	\$ 6,000	Ongoing
Delineate many small areas for snow storage with solar access	\$ 5,000	Ongoing
Long Term Projects: 11-30 years		
Implement fencing improvement/replacement program	\$ 50,000	2029-2049
Install decorative lighting at and under bridges	\$ 300,000	2029-2049
Enhance key alleys to utilize as pedestrian connections and revitalize alleys for multi-purpose activities, such as gallery space, display areas, or permitted graffiti areas	\$ 300,000	2029-2049
Install seasonal elements	\$ 20,000	2029-2049
Bury utilities underground	\$ 750,000	2029-2049
Install outdoor mounted speaker system	\$ 25,000	2029-2049

Build public restrooms through a public restroom program	\$ 450,000	2029-2049
Plan and install long term recreation projects such as a community amphitheater and exercise stations	\$ 200,000	2029-2049
Install awnings and build arcades to protect pedestrians from weather	\$ 100,000	2029-2049
Improve underutilized parking areas through the construction of internal pathways and safety lighting in public parking lots connecting to buildings	\$ 25,000	2029-2049
Estimated Cost Subtotal: \$6,821,000		

Table 2: Projects Anticipated in Economic Vitality

Economic Vitality Project	Cost	Completion
Short Term Projects: 1-5 years		
Develop strategic business recruitment and retention initiatives	\$ 5,000	Ongoing
Implement business attraction grant program	\$ 10,000	Ongoing
Provide support for building code rehabilitation or accessibility upgrades	\$ 25,000	Ongoing
Create business incubator programs	\$ 50,000	Ongoing
Generate opportunities for pop-up shops and businesses	\$ 15,000	Ongoing
Allocate funding for food truck Special Land Use fees	\$ 5,000	Ongoing
Develop guiding principles for a voluntary community benefit program	\$ 25,000	2019-2023
Grant or acquire licenses, easements, and options on properties for redevelopment purposes	\$ 125,000	Ongoing
Support affordable housing initiatives such as the community land trust	\$ 25,000	Ongoing
Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area	\$ 250,000	Ongoing
Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties	\$ 25,000	Ongoing
Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof	\$ 500,000	Ongoing
Develop revolving business micro-loan fund	\$ 50,000	2019-2023
Recruit new development projects and local talent from the neighborhood	\$ 15,000	Ongoing
Purchase and demolish vacant properties beyond reclamation	\$ 300,000	Ongoing
Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority	\$ 10,000	Ongoing
Lease, in whole or in part, any facility, building, or property under the district control	\$ 25,000	Ongoing
Plan and organize business meet and greet events	\$1,500	Ongoing

Provide technical support for existing businesses	\$10,000	Ongoing
Initiate job training, developer training, organizational training	\$ 20,000	2019-2023
Create a resident reentry program for rehabilitation and youth programs	\$ 25,000	2019-2023
Produce a list of local contractors and their areas of expertise	\$ 1,000	Ongoing
Develop employer partnership program for housing, employment, technical assistance	\$ 25,000	2019-2023
Medium Term Projects: 6-10 years		
Recruit a grocery store	\$ 5,000	2024-2028
Long Term Projects: 11-30 years		
Conduct market research	\$ 25,000	Ongoing
Market available properties	\$ 2,000	Ongoing
Enhance and support Farmer's Markets and increased access to local fresh food	\$ 5,000	Ongoing
Estimated Cost Subtotal: \$1,579,500		

Table 3: Projects Anticipated in Organization

Organization Project	Cost	Completion
Short Term Projects: 1-5 years		
Increase neighborhood communication of planning activities	\$ 3,000	Ongoing
Support the creation of district business associations	\$ 2,000	Ongoing
Work with local organizations for youth activities	\$ 10,000	Ongoing
Coordinate activities with neighborhood associations	\$ 1,000	Ongoing
Complete a vehicular traffic study on key corridors	\$ 5,000	2020-2021
Develop corridor maintenance plan (including Business Improvement District)	\$ 40,000	2020-2021
Coordinate activities with local institutions	\$ 15,000	Ongoing
Actively recruit volunteers	\$ 2,000	Ongoing
Regularly appreciate volunteers	\$ 5,000	Ongoing
Implement community watch programs to improve security and safety	\$ 5,000	Ongoing
Hire outside consultant(s) for any other activity	\$ 25,000	Ongoing
Hire/contract out ongoing project administration services	\$ 25,000	Ongoing
Collaborate with other city-wide Corridor Improvement Authorities and Downtown Grand Rapids, Inc.	\$ 5,000	Ongoing
Remove truck route designation from streets in the development area	\$ 2,000	2020-2021
Create an inventory of existing businesses	\$ 3,000	Ongoing
Estimated Cost Subtotal: \$148,000		

Table 4: Projects Anticipated in Promotion

Promotion Project	Cost	Completion
Short Term Projects: 1-5 years		
Develop a public relations and branding campaign	\$ 5,000	2019-2020
Work with external organizations in joint marketing and advertising (examples: Chamber of Commerce, Business Association, Boys & Girls Club)	\$ 3,000	Ongoing
Install historic markers and coordinate other preservation initiatives	\$ 30,000	2019-2020
Invest in a community message board	\$ 15,000	2020-2022
Plan and carry out special events and festivals, such as parades, block parties, NNO, planning and promoting evening activities and open street events, and collaborating with community events such as the Taste on South Division and Artprize	\$ 50,000	Ongoing
Promote executive internal and external communication	\$ 5,000	Ongoing
Activate public spaces all times of the year	\$ 50,000	Ongoing
Lease or purchase a trolley	\$ 50,000	2020-2024
Advertise on bus shelters and public transportation	\$ 5,000	Ongoing
Medium Term Projects: 6-10 years		
Establish a community/welcome center	\$ 50,000	2024-2028
Develop a four-season patio culture	\$ 10,000	Ongoing
Invest in micro mobility alternatives, such as pedicabs, scooters and bike sharing programs	\$ 25,000	Ongoing
Develop a long-term promotion plan, to include projects such as the installation of street banners, gateway and district signage, development of a website/social media/online presence and a visitor brochure	\$ 50,000	Ongoing
Estimated Cost Subtotal: \$348,000		

TAX INCREMENT FINANCING PLAN

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 activities and projects contained in the Development Plan for the South Division - Grandville CIA.

The Act requires the CIA to provide information about the tax increment revenues anticipated to be captured by the CIA and the impact upon taxing jurisdictions.

Specifically, the Tax Increment Financing Plan must include, pursuant to Section 125.4618(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.

DESCRIPTION OF CURRENT FINANCIAL POSITION

Detailed Explanation of the Tax Increment Financing Procedure

TIF makes it possible for a CIA to capture tax increment revenues that are derived from the increase in the value of property, which has benefitted from development projects within the district. The revenue is used to finance further development within the district. The South Division - Grandville CIA has determined that, in order to finance the activities and projects set forth in the Development Plan; a tax increment financing plan must be adopted. The theory of TIF is that tax revenue will increase within a district where redevelopment is taking place. Development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development efforts.

The TIF procedure requires the adoption of a Development Plan and a Tax Increment Financing Plan by the City Commission. Following the adoption, the city 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 property located in the Qualified Development Area. The tax amounts to be transmitted are hereinafter referred to as "tax increment revenue." "Captured assessed value" and "initial assessed value" are defined by the Act in Section 125.4602

It is the goal of the CIA to use the tax increment revenues in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit an annual report to the City, the taxing unit levying taxes subject to capture by the CIA, and the Michigan Department of Treasury on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. The report will also be required to show the initial assessed value of the development district and the amount of captured assessed value by property tax classification.

An opportunity will be made available to the other taxing jurisdictions to meet with the City Commission to discuss the fiscal and economic implications of these proposed Plans. The Tax Increment Financing Plan may be modified by the City Commission upon notice and after a public

hearing. The City Commission may also abolish the Tax Increment Financing Plan when it finds that the purpose for which it was established is accomplished.

The maximum amount of bonded indebtedness to be incurred

According to City Commission Policy 900-49, as amended, the CIA does not anticipate bonding. Below is the current financial position of the South Division - Grandville CIA.

Description of Current Financial Position:

Current Assets: The South Division - Grandville CIA fund balance at the time of preparation of this analysis is \$25,000. This money was provided to the CIA as a subsidy from the City's general fund in the FY2017 (\$15,000) and FY2018 budgets (\$10,000) and was held by the City's Economic Development Corporation prior to the establishment of the CIA. In addition, the City of Grand Rapids has contributed to the organizing costs of the CIA, as well as the preparation of these Plans.

Anticipated Revenue: The proposed TIF district contains 613 individual real properties, according to City Assessor's public records. The 2018 base taxable value for all properties is \$45,803,417. This is the initial assessed value to which all future assessments will be compared to determine the captured assessed value for the district. A detailed table listing projected revenue for the 30-year period is included in Appendix G.

Additional sources of funding may be leveraged from time to time.

Expenses: The CIA will be responsible for accommodating all expenses for each project as prioritized from the Development Plan.

DURATION OF THE CIA AND TAX INCREMENT FINANCING DISTRICT

A 30-year budget is included in Tables 1 through 4 of the Development Plan.

APPENDICES

APPENDIX A

Resolution Number 87263, Intent to establish the South Division, Burton, Hall, Grandville Avenue Corridor Improvement Authority and Qualified Development Area

87263 Result: Adopted.
Mover: Shaffer. Supporter: Allen.

WHEREAS:

1. 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
 - a. establish a Corridor Improvement Authority; and
 - b. designate the boundaries of a Corridor Improvement District and Qualified Development Area (referred to jointly hereafter as "qualified 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
2. The City has identified an area within the City which it proposes be designated an authority corridor improvement qualified development area; and
3. In order to comply with the requirements of the Act, the City Commission wishes to
 - a. express its intent to establish a Corridor Improvement Authority; and
 - b. designate the boundaries of a Corridor Improvement District; and
 - c. to determine certain criteria required by the Act are met with respect to the proposed Qualified Development Area; and
 - d. to set a public hearing regarding the establishment of the authority and designation of the qualified development area; therefore

RESOLVED:

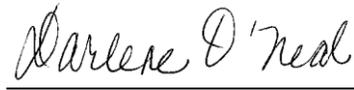
1. That the City Commission intends to establish the City of Grand Rapids South Division, Burton, Hall, Grandville Avenue Corridor Improvement Authority (the "Authority") pursuant to the Act; and
2. That the City Commission further intends to establish a Corridor Improvement District to include all property within the boundaries identified in the attached feasibility study (the "Development Area"); and

3. That with respect to the Qualified Development Area the following criteria, as required by the Act, are met:
 - a. The Qualified 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"; and
 - b. The Qualified Development Area contains at least 10 continuous parcels; and
 - c. More than one-half of the existing ground floor square footage in the Qualified Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended, MCL 211.34c; and
 - d. Residential, commercial or industrial use has been allowed and conducted under the City's Zoning Ordinance in the entire Qualified Development Area for the immediately preceding 30 years; and
 - e. The Qualified Development Area is currently served by municipal water and sewer service; and
 - f. The Qualified Development Area is zoned to allow for mixed use that includes high-density residential use; and
 - g. The City agrees to expedite the local permitting and inspection process in the Qualified Development Area; and
 - h. The City's master plan provides for walkable, non-motorized interconnection, including sidewalks, and streetscapes, throughout the Qualified Development Area; and
 - i. The development area proposed is a qualified development area, in that it contains a transit-oriented development or a transit-oriented facility, as defined by MCL 125.2873; and
4. That a public hearing will be held on Tuesday, January 9, 2018, at 7:00 p.m. to consider the establishment of the Authority and the designation of the Qualified Development Area; and
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 Qualified Development Area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed Qualified 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 and public places in the proposed Qualified Development Area at least 20 days before the hearing; and

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

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 12, 2017.



Darlene O'Neal, City Clerk

APPENDIX B

Affidavits of Notice of Public Hearing on the establishment of the South Division, Burton, Hall, Grandville Avenue Corridor Improvement Authority and Qualified Development Area

STATE OF MICHIGAN)
County of Kent
and County of Ottawa

ss Shawn Sultrop

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day(s) _____

December 21 A.D. 20 17

Sworn to and subscribed before me this 21 day of December 2017



CITY OF GRAND RAPIDS

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

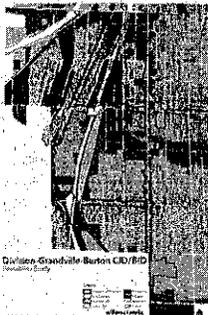
PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq. (the "Act"), will hold a public hearing on Tuesday, January 9, 2018, at 7:00 p.m. local time, in the Commission Chambers, City Hall, located at 300 Monroe Ave NW, Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider the creation of the South Division, Burton, Hall and Grandville Avenue Corridor Improvement Authority (the "Authority") and the establishment of the Qualified Development Area of the Authority, all pursuant to the Act. The proposed boundaries of the Qualified Development Area are shown on the attached map.

PLEASE TAKE FURTHER NOTICE that all information related to the creation of the Authority and boundaries of the Qualified 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 Qualified 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 456-3431.

Darlene O'Neal, City Clerk



8466704-01

Janice M. DeGraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

STATE OF MICHIGAN)
County of Kent
and County of Ottawa

ss Deann Sutton

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days)

December 20 A.D. 20 17

Sworn to and subscribed before me this 20th day of December 2017

Janice M. Degraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

 **CITY OF GRAND RAPIDS**

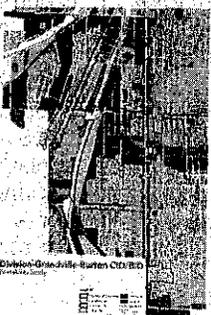
**NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

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, January 9, 2018, at 7:00 p.m. local time, in the Commission Chambers, City Hall located at 300 Monroe Ave. NW, Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider the creation of the South Division, Burton, Hall and Grandville Avenue Corridor Improvement Authority (the "Authority") and the establishment of the Qualified Development Area of the Authority, all pursuant to the Act. The proposed boundaries of the Qualified Development Area are shown on the attached map.

PLEASE TAKE FURTHER NOTICE that all information related to the creation of the Authority and boundaries of the Qualified 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 Qualified 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 456-3431.
Darlene O'Neal, City Clerk



Division-Grandville-Burton CDA/BD
DRAFT
MAY 15, 2017

8486704-01

APPENDIX C

Resolution Number 87570, establishing the South Division, Burton, Hall, Grandville Avenue Corridor Improvement Authority and Qualified Development Area

87570 Result: Adopted.
Mover: Kelly. Supporter: Jones.

WHEREAS:

1. The City Commission by resolution number 87263, adopted December 12, 2017, declared its intent to establish a Corridor Improvement Authority and establish the boundaries of an Authority Corridor Improvement Qualified Development Area, and determined that certain required criteria had been met with respect to the proposed qualified 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
2. A public hearing was held on January 9, 2018, on the establishment of a Corridor Improvement Authority and of the boundaries of an Authority Corridor Improvement Qualified Development Area after notice in accordance with the requirements of the Act.

RESOLVED:

1. There is hereby created pursuant to the Act a Corridor Improvement Authority to be known as the "City of Grand Rapids South Division, Burton, Hall, Grandville Avenue 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; and
2. The qualified 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 "South Division, Burton, Hall, Grandville Avenue Corridor Improvement Qualified Development Area" (the "Qualified Development Area"); and
3. 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 Qualified Development Area. At least one Board member shall be a resident of the Qualified Development Area or of an area within one-half mile of any part of the Qualified 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; and

4. The initial Appointed Members to the Board shall consist of two members appointed to terms ending December 31, 2015, two members appointed to terms ending December 31, 2016, two members appointed to terms ending December 31, 2017, and two members appointed to terms ending December 31, 2018; and
5. The Board shall, pursuant to the provisions of the Act, adopt rules governing its procedures and the holding of meetings, subject to the approval of the City Commission, select a director, elect officers and retain legal counsel; and
6. 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; and
7. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

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 March 27, 2018.



Stephanie McMillen, Interim City Clerk

APPENDIX D

Resolutions Numbered 87881, 87882, 87883, 87884, 88048 and 88181, Appointing members to the South Division-Grandville Avenue Corridor Improvement District Board

87881 Result: Adopted.
Mover: O'Connor. Supporter: Kelly.

RESOLVED, that Mayor Bliss' appointment of Synia Jordan, and Ken Miguel-Cipriano to the South Division-Grandville Avenue Corridor Improvement District Board ending January 3, 2022, be confirmed.

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 July 10, 2018.

A handwritten signature in cursive script that reads "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

87882 Result: Adopted.
Mover: O'Connor. Supporter: Kelly.

RESOLVED, that Mayor Bliss' appointment of Kurt Reppart to the South Division-Grandville Avenue Corridor Improvement District Board ending December 31, 2021, be confirmed.

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 July 10, 2018.

A handwritten signature in cursive script that reads "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

87883 Result: Adopted.
Mover: O'Connor. Supporter: Kelly.

RESOLVED, that Mayor Bliss' appointment of Han Lee to the South Division-Grandville Avenue Corridor Improvement District Board ending December 31, 2019, be confirmed.

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 July 10, 2018.

A handwritten signature in cursive script that reads "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

87884 Result: Adopted.
Mover: O'Connor. Supporter: Kelly.

RESOLVED, that Mayor Bliss' appointment of Leonard Van Drunen to the South Division-Grandville Avenue Corridor Improvement District Board ending December 31, 2018, be confirmed.

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 July 10, 2018.

A handwritten signature in cursive script, reading "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

88048 Result: Adopted.

Mover: Lenear. Supporter: Jones.

RESOLVED, that Mayor Bliss' appointment of Angelica Velazquez to the South Division-Grandville Avenue Corridor Improvement District Board for the remainder of a four-year term ending December 31, 2021, be confirmed.

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 28, 2018.

A handwritten signature in cursive script that reads "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

88181 Result: Adopted.

Mover: Moody. Supporter: Kelly.

RESOLVED, that Mayor Bliss' appointment of Amy Brower to the South Division-Grandville Avenue Corridor Improvement District Board ending December 31, 2021, be confirmed.

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 October 9, 2018.

A handwritten signature in cursive script that reads "Joel H. Hondorp". The signature is written in black ink and is positioned above a horizontal line.

Joel H. Hondorp, City Clerk

APPENDIX E

List of Affected Properties by Parcel Identification Number

PARCEL ID	PARCEL ADD. NUMBER	PARCEL ADDRESS STREET	PARCEL CITY	PARCEL STATE	LAND USE TYPE
41-17-01-153-016	711	SW VAN RAALTE	GRAND RAPIDS	MI	003
41-17-01-153-025	1423	SW GRANDVILLE AVE	GRAND RAPIDS	MI	003
41-17-01-155-005	1439	SW GRANDVILLE AVE	GRAND RAPIDS	MI	003
41-17-01-303-004	761	SW LONDON ST	GRAND RAPIDS	MI	003
41-17-01-303-058	1700	SW CLYDE PARK	GRAND RAPIDS	MI	003
41-17-01-303-059	1714	SW CLYDE PARK	GRAND RAPIDS	MI	003
41-17-01-478-065	1901	S DIVISION AVE	GRAND RAPIDS	MI	003
41-17-01-478-067	1911	S DIVISION AVE	GRAND RAPIDS	MI	003
41-13-36-182-024	701	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-184-016	710	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-207-009	505	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-208-008	563	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-208-010	545	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-208-011	557	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-210-015	561	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-13-36-210-017	325	SW PLEASANT ST	GRAND RAPIDS	MI	201
41-13-36-210-020	500	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-210-021	345	SW PLEASANT ST	GRAND RAPIDS	MI	201
41-13-36-252-001	542	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-252-022	570	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-327-014	825	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-327-022	815	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-327-024	843	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-329-024	885	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-001	822	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-004	840	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-007	860	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-011	874	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-012	876	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-028	846	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-330-029	852	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-332-051	911	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-332-056	1003	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-333-022	944	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-333-023	900	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-357-009	1157	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-376-027	1011	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-377-014	1045	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-377-015	1049	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-378-022	1079	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-378-025	1127	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-379-015	1066	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-13-36-381-011	1146	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201

41-13-36-383-043	401	SW HALL ST	GRAND RAPIDS	MI	201
41-13-36-402-002	801	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-13-36-402-004	965	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-13-36-454-011	215	SW HALL ST	GRAND RAPIDS	MI	201
41-13-36-481-023	145	SW HALL ST	GRAND RAPIDS	MI	201
41-13-36-482-008	59	SW HALL ST	GRAND RAPIDS	MI	201
41-17-01-126-002	1208	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-126-006	1230	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-127-054	1251	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-17-01-128-054	1301	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-17-01-129-002	1322	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-129-004	1330	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-151-024	1357	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-152-001	1342	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-152-048	1355	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-17-01-153-026	1423	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-006	1433	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-007	1447	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-008	1451	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-009	1505	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-010	1509	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-011	1515	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-012	1519	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-013	1523	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-014	1529	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-155-015	1531	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-156-005	1438	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-156-006	1446	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-156-063	1428	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-157-002	1522	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-157-003	1516	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-157-004	1506	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-157-005	1538	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-157-006	1521	SW ROOSEVELT AVE	GRAND RAPIDS	MI	201
41-17-01-157-017	1546	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-158-026	1514	SW ROOSEVELT AVE	GRAND RAPIDS	MI	201
41-17-01-158-057	1500	SW GRANDVILLE AVE	GRAND RAPIDS	MI	201
41-17-01-226-008	1225	SW RANDOLPH AVE	GRAND RAPIDS	MI	201
41-17-01-227-007	102	SW HALL ST	GRAND RAPIDS	MI	201
41-17-01-227-054	110	SW HALL ST	GRAND RAPIDS	MI	201
41-17-01-228-001	58	SW HALL ST	GRAND RAPIDS	MI	201
41-17-01-228-019	1203	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-229-026	1233	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-229-027	1241	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-230-014	1245	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-230-025	1255	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-231-024	1303	S DIVISION AVE	GRAND RAPIDS	MI	201

41-17-01-231-027	1319	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-232-012	1331	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-276-003	20	SW STEVENS ST	GRAND RAPIDS	MI	201
41-17-01-276-007	1413	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-277-008	1537	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-278-007	1547	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-301-062	1610	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-304-056	1750	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-351-001	1856	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-353-001	1900	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-353-013	1916	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-01-353-014	745	SW MCKENDRICK ST	GRAND RAPIDS	MI	201
41-17-01-353-016	732	SW PLETT ST	GRAND RAPIDS	MI	201
41-17-01-353-017	733	SW MCKENDRICK ST	GRAND RAPIDS	MI	201
41-17-01-355-005	729	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-355-006	739	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-355-010	728	SW MCKENDRICK ST	GRAND RAPIDS	MI	201
41-17-01-355-018	719	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-356-006	1935	SW CENTURY AVE	GRAND RAPIDS	MI	201
41-17-01-356-013	701	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-356-014	647	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-376-008	525	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-377-061	433	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-377-064	455	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-426-033	1617	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-426-034	1627	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-427-029	1631	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-427-059	1655	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-429-025	1747	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-429-051	1751	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-429-054	1759	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-452-031	349	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-452-065	335	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-454-022	315	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-454-025	301	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-459-018	201	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-476-053	1801	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-476-054	1805	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-476-056	1815	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-478-052	19	SW STEWART ST	GRAND RAPIDS	MI	201
41-17-01-478-053	15	SW STEWART ST	GRAND RAPIDS	MI	201
41-17-01-478-055	1917	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-478-062	1929	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-478-068	1901	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-479-055	1953	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-480-023	133	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-480-042	19	SW BURTON ST	GRAND RAPIDS	MI	201

41-17-01-480-043	15	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-01-480-048	1973	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-01-480-049	1961	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-101-019	2016	SW CLYDE PARK	GRAND RAPIDS	MI	201
41-17-12-103-001	650	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-126-001	580	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-130-002	448	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-130-006	432	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-131-001	422	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-202-006	338	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-202-007	334	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-203-001	326	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-226-001	144	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-227-011	20	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-227-012	14	SW BURTON ST	GRAND RAPIDS	MI	201
41-17-12-227-028	2001	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-227-029	2005	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-227-030	2007	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-227-031	2011	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-227-032	2017	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-227-033	2021	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-228-055	2037	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-228-056	2041	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-228-057	2045	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-228-060	2057	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-228-061	2053	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-229-052	7	SW KIRTLAND ST	GRAND RAPIDS	MI	201
41-17-12-229-054	2125	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-229-055	2111	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-230-051	2127	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-230-054	2147	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-230-055	2151	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-230-056	2157	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-276-052	2203	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-276-053	2211	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-277-024	2237	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-277-047	2243	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-277-048	2249	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-278-046	2301	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-278-047	2307	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-278-048	2311	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-278-049	2317	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-279-047	2335	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-279-061	2323	S DIVISION AVE	GRAND RAPIDS	MI	201
41-17-12-279-063	2355	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-101-029	1260	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-101-040	1236	S DIVISION AVE	GRAND RAPIDS	MI	201

41-18-06-101-045	1210	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-107-004	1402	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-107-005	1410	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-107-006	11	SE FAIR ST	GRAND RAPIDS	MI	201
41-18-06-107-058	1400	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-151-001	1438	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-151-003	44	SE FAIR ST	GRAND RAPIDS	MI	201
41-18-06-301-009	1650	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-301-027	1642	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-301-028	1628	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-001	1800	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-002	1814	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-003	1818	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-004	1828	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-005	1834	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-006	1838	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-007	1846	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-008	1852	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-011	1912	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-013	1922	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-014	1926	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-015	1930	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-052	17	SE BURTON ST	GRAND RAPIDS	MI	201
41-18-06-351-054	25	SE BURTON ST	GRAND RAPIDS	MI	201
41-18-06-351-060	1944	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-061	1954	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-06-351-062	1970	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-008	2030	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-009	2032	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-010	2040	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-011	2046	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-012	2052	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-016	14	SE BURTON ST	GRAND RAPIDS	MI	201
41-18-07-101-033	2022	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-034	2026	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-035	2028	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-039	2004	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-101-040	2020	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-001	2106	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-002	2118	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-005	2132	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-006	2138	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-012	2164	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-013	2208	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-032	2140	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-103-035	2150	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-151-001	2220	S DIVISION AVE	GRAND RAPIDS	MI	201

41-18-07-151-008	2312	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-151-024	2242	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-151-025	2256	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-151-026	2300	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-153-001	2324	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-153-003	2342	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-153-004	2350	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-153-005	2360	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-153-022	2332	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-301-014	2424	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-301-015	2406	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-351-039	2600	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-352-031	2630	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-352-032	2636	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-352-035	2642	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-352-036	2660	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-353-001	2662	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-353-002	2680	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-353-003	2700	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-07-354-001	20	SE EOLA ST	GRAND RAPIDS	MI	201
41-18-07-354-003	133	SE 28TH ST	GRAND RAPIDS	MI	201
41-18-07-354-004	141	SE 28TH ST	GRAND RAPIDS	MI	201
41-18-07-376-036	171	SE 28TH ST	GRAND RAPIDS	MI	201
41-18-07-376-037	217	SE 28TH ST	GRAND RAPIDS	MI	201
41-18-18-102-002	2900	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-18-102-013	2800	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-18-102-014	2844	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-18-102-016	2820	S DIVISION AVE	GRAND RAPIDS	MI	201
41-18-18-102-017	2850	S DIVISION AVE	GRAND RAPIDS	MI	201
41-13-36-207-007	525	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-329-014	510	SW A ST	GRAND RAPIDS	MI	202
41-13-36-329-015	853	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-329-016	859	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-332-034	925	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-378-006	1057	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-379-036	1010	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-381-010	1144	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-13-36-481-020	111	SW HALL ST	GRAND RAPIDS	MI	202
41-13-36-481-021	107	SW HALL ST	GRAND RAPIDS	MI	202
41-13-36-481-022	101	SW HALL ST	GRAND RAPIDS	MI	202
41-13-36-482-009	51	SW HALL ST	GRAND RAPIDS	MI	202
41-13-36-482-018	45	SW HALL ST	GRAND RAPIDS	MI	202
41-17-01-129-001	1318	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-17-01-129-003	1326	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-17-01-152-049	1350	SW GRANDVILLE AVE	GRAND RAPIDS	MI	202
41-17-01-229-021	1225	S DIVISION AVE	GRAND RAPIDS	MI	202
41-17-01-231-025	1305	S DIVISION AVE	GRAND RAPIDS	MI	202

41-17-01-231-026	1307	S DIVISION AVE	GRAND RAPIDS	MI	202
41-17-01-355-002	1930	SW CLYDE PARK	GRAND RAPIDS	MI	202
41-17-01-355-008	754	SW MCKENDRICK ST	GRAND RAPIDS	MI	202
41-18-06-151-002	20	SE FAIR ST	GRAND RAPIDS	MI	202
41-18-06-301-010	1660	S DIVISION AVE	GRAND RAPIDS	MI	202
41-18-07-354-002	33	SE 28TH ST	GRAND RAPIDS	MI	202
41-13-36-207-006	521	SW GRANDVILLE AVE	GRAND RAPIDS	MI	301
41-13-36-329-025	869	SW GRANDVILLE AVE	GRAND RAPIDS	MI	301
41-13-36-330-030	872	SW GRANDVILLE AVE	GRAND RAPIDS	MI	301
41-13-36-453-007	320	SW CANTON ST	GRAND RAPIDS	MI	301
41-13-36-455-004	1100	SW HYNES AVE	GRAND RAPIDS	MI	301
41-17-01-203-006	320	SW HALL ST	GRAND RAPIDS	MI	301
41-17-01-205-039	210	SW HALL ST	GRAND RAPIDS	MI	301
41-17-01-276-002	1425	S DIVISION AVE	GRAND RAPIDS	MI	301
41-17-01-277-010	1529	S DIVISION AVE	GRAND RAPIDS	MI	301
41-17-01-352-010	1846	SW CLYDE PARK	GRAND RAPIDS	MI	301
41-17-01-355-007	763	SW BURTON ST	GRAND RAPIDS	MI	301
41-17-01-426-036	50	SW COTTAGE GROVE	GRAND RAPIDS	MI	301
41-17-12-101-017	2006	SW CLYDE PARK	GRAND RAPIDS	MI	301
41-17-12-503-005	700	SW BURTON ST	GRAND RAPIDS	MI	301
41-18-06-152-001	100	SE GARDEN ST	GRAND RAPIDS	MI	301
41-18-06-154-001	1558	S DIVISION AVE	GRAND RAPIDS	MI	301
41-18-06-154-002	1564	S DIVISION AVE	GRAND RAPIDS	MI	301
41-18-06-154-005	1576	S DIVISION AVE	GRAND RAPIDS	MI	301
41-18-06-301-001	1600	S DIVISION AVE	GRAND RAPIDS	MI	301
41-13-36-255-001	600	SW GRANDVILLE AVE	GRAND RAPIDS	MI	302
41-13-36-255-002	602	SW GRANDVILLE AVE	GRAND RAPIDS	MI	302
41-13-36-255-003	606	SW GRANDVILLE AVE	GRAND RAPIDS	MI	302
41-17-01-202-004	1411	SW STEELE AVE	GRAND RAPIDS	MI	302
41-17-12-101-020	2027	SW MCKEE AVE	GRAND RAPIDS	MI	302
41-13-36-179-019	631	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-180-025	639	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-180-029	655	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-180-030	661	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-182-019	705	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-182-020	713	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-182-022	725	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-183-014	410	SW LAUREL ST	GRAND RAPIDS	MI	401
41-13-36-183-016	739	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-183-017	743	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-251-003	571	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-255-004	614	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-255-007	624	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-255-008	630	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-255-056	622	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-327-013	823	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-327-016	833	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401

41-13-36-327-017	839	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-327-018	511	SW A ST	GRAND RAPIDS	MI	401
41-13-36-329-017	865	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-330-002	444	SW STONE ST	GRAND RAPIDS	MI	401
41-13-36-332-043	943	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-332-054	935	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-332-057	929	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-357-002	1137	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-357-003	1143	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-357-004	1147	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-357-005	1151	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-376-022	1019	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-376-024	1025	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-377-011	1029	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-377-012	1037	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-377-013	1041	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-378-007	1059	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-378-021	1067	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-004	1014	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-005	1018	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-006	1022	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-007	1024	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-008	1030	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-009	1034	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-011	1042	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-014	1052	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-379-035	1046	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-004	1116	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-005	1120	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-006	1126	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-007	1128	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-008	1132	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-009	1138	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-13-36-381-022	545	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-381-023	541	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-381-024	535	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-382-016	525	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-382-017	517	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-382-018	509	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-382-019	501	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-383-040	1130	SW SHERIDAN AVE	GRAND RAPIDS	MI	401
41-13-36-383-041	433	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-481-010	131	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-481-011	129	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-481-013	119	SW HALL ST	GRAND RAPIDS	MI	401
41-13-36-481-014	115	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-103-031	1301	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401

41-17-01-103-035	1321	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-103-038	1307	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-103-040	1313	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-104-026	1329	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-104-027	1337	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-104-028	1343	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-104-029	1347	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-126-003	1220	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-126-004	1222	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-126-005	1226	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-126-007	552	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-008	544	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-009	542	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-010	536	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-011	532	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-012	526	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-013	522	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-014	520	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-015	516	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-016	512	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-017	506	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-019	498	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-020	492	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-126-021	434	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-127-001	1238	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-127-002	1242	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-127-003	1246	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-127-004	1260	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-127-005	1262	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-128-001	1270	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-128-002	1300	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-128-003	1302	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-128-004	1306	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-128-005	1310	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-153-017	1407	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-153-018	1415	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-154-003	1410	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-154-004	1418	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-154-059	1406	SW GRANDVILLE AVE	GRAND RAPIDS	MI	401
41-17-01-228-002	46	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-228-003	42	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-228-004	38	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-228-005	34	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-228-006	30	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-228-007	26	SW HALL ST	GRAND RAPIDS	MI	401
41-17-01-302-056	760	SW HOGAN ST	GRAND RAPIDS	MI	401
41-17-01-302-059	757	SW LYNCH ST	GRAND RAPIDS	MI	401

41-17-01-304-001	1724	SW CLYDE PARK	GRAND RAPIDS	MI	401
41-17-01-304-002	1728	SW CLYDE PARK	GRAND RAPIDS	MI	401
41-17-01-305-001	754	SW GRIGGS ST	GRAND RAPIDS	MI	401
41-17-01-353-002	1904	SW CLYDE PARK	GRAND RAPIDS	MI	401
41-17-01-353-005	1924	SW CLYDE PARK	GRAND RAPIDS	MI	401
41-17-01-353-012	1910	SW CLYDE PARK	GRAND RAPIDS	MI	401
41-17-01-377-059	449	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-377-060	445	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-378-030	421	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-378-031	419	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-378-032	415	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-428-047	1701	S DIVISION AVE	GRAND RAPIDS	MI	401
41-17-01-428-048	1707	S DIVISION AVE	GRAND RAPIDS	MI	401
41-17-01-451-029	411	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-451-030	407	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-451-031	401	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-452-029	359	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-452-030	353	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-454-024	311	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-002	245	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-009	235	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-010	227	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-011	225	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-012	219	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-013	215	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-459-014	211	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-476-055	1809	S DIVISION AVE	GRAND RAPIDS	MI	401
41-17-01-480-021	143	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-022	137	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-024	127	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-025	123	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-026	119	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-027	113	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-028	109	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-029	103	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-030	79	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-031	73	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-032	67	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-033	63	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-034	59	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-035	53	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-036	47	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-037	43	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-038	39	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-040	29	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-01-480-041	23	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-127-001	2010	SW ALICE AVE	GRAND RAPIDS	MI	401

41-17-12-128-001	2011	SW ALICE AVE	GRAND RAPIDS	MI	401
41-17-12-129-001	2006	SW SAINT CHARLES	GRAND RAPIDS	MI	401
41-17-12-129-011	506	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-130-001	454	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-130-003	446	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-130-004	440	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-130-005	436	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-201-001	410	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-201-002	406	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-201-003	400	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-202-001	356	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-202-002	354	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-202-003	352	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-202-004	348	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-202-005	340	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-203-002	316	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-203-003	312	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-203-004	308	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-203-005	2001	SW DARWIN AVE	GRAND RAPIDS	MI	401
41-17-12-204-001	238	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-002	234	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-003	230	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-004	226	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-005	224	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-006	220	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-007	212	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-008	210	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-009	204	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-204-010	200	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-003	134	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-004	132	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-005	128	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-006	122	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-007	118	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-008	114	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-009	108	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-226-010	100	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-001	70	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-002	66	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-003	64	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-004	60	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-005	58	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-006	52	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-007	44	SW BURTON ST	GRAND RAPIDS	MI	401
41-17-12-227-009	34	SW BURTON ST	GRAND RAPIDS	MI	401
41-18-06-301-011	11	SE DICKINSON ST	GRAND RAPIDS	MI	401
41-18-06-305-003	1744	S DIVISION AVE	GRAND RAPIDS	MI	401

41-18-06-305-004	1748	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-06-305-005	1752	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-06-305-006	1756	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-06-351-010	1908	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-06-351-012	1916	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-07-103-011	2158	S DIVISION AVE	GRAND RAPIDS	MI	401
41-18-07-103-014	9	SE MELVILLE ST	GRAND RAPIDS	MI	401
41-13-36-258-027	648	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-258-029	648	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-327-015	831	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-378-005	1053	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-378-010	1071	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-378-011	1075	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-379-010	1038	SW GRANDVILLE AVE	GRAND RAPIDS	MI	402
41-13-36-482-019	41	SW HALL ST	GRAND RAPIDS	MI	402
41-13-36-482-020	35	SW HALL ST	GRAND RAPIDS	MI	402
41-13-36-482-021	31	SW HALL ST	GRAND RAPIDS	MI	402
41-13-36-482-030	29	SW HALL ST	GRAND RAPIDS	MI	402
41-13-36-482-033	15	SW HALL ST	GRAND RAPIDS	MI	402
41-13-36-482-038	19	SW HALL ST	GRAND RAPIDS	MI	402
41-17-01-126-018	502	SW HALL ST	GRAND RAPIDS	MI	402
41-17-01-480-039	33	SW BURTON ST	GRAND RAPIDS	MI	402
41-13-36-180-035	645	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-180-036	651	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-182-021	717	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-183-015	733	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-184-020	730	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-251-009	577	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-254-010	607	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-254-011	617	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-254-012	625	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-254-013	629	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-255-055	618	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-258-028	644	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-327-010	805	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-328-001	426	SW FRANKLIN ST	GRAND RAPIDS	MI	701
41-13-36-328-002	812	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-330-003	832	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-332-042	937	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-381-001	1100	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-13-36-383-042	1000	SW CENTURY AVE	GRAND RAPIDS	MI	701
41-13-36-384-002	385	SW HALL ST	GRAND RAPIDS	MI	701
41-13-36-501-017	151	SW HALL ST	GRAND RAPIDS	MI	701
41-13-36-503-045	301	SW CANTON ST	GRAND RAPIDS	MI	701
41-17-01-102-036	1205	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-17-01-126-001	1204	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-17-01-151-023	1363	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701

41-17-01-155-018	720	SW VAN RAALTE	GRAND RAPIDS	MI	701
41-17-01-157-001	1530	SW GRANDVILLE AVE	GRAND RAPIDS	MI	701
41-17-01-201-001	400	SW HALL ST	GRAND RAPIDS	MI	701
41-17-01-276-006	1491	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-303-060	1700	SW CLYDE PARK	GRAND RAPIDS	MI	701
41-17-01-429-026	1737	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-477-053	1823	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-479-060	1939	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-479-061	1945	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-501-004	1511	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-01-501-005	1200	SW BUCHANAN AVE	GRAND RAPIDS	MI	701
41-17-12-227-010	30	SW BURTON ST	GRAND RAPIDS	MI	701
41-17-12-227-027	9	SW CUTLER ST	GRAND RAPIDS	MI	701
41-17-12-230-052	2133	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-12-230-053	2143	S DIVISION AVE	GRAND RAPIDS	MI	701
41-17-12-503-003	560	SW BURTON ST	GRAND RAPIDS	MI	701
41-18-06-105-014	1314	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-06-304-001	1706	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-06-305-001	1732	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-06-501-001	1512	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-101-032	2060	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-101-038	2000	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-103-003	2124	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-103-004	2128	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-302-053	2500	S DIVISION AVE	GRAND RAPIDS	MI	701
41-18-07-503-001	25	SE 28TH ST	GRAND RAPIDS	MI	701
41-13-36-183-022	751	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-13-36-258-007	666	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-13-36-258-024	662	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-13-36-258-025	656	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-13-36-381-026	1110	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-13-36-455-005	1102	SW HYNES AVE	GRAND RAPIDS	MI	702
41-13-36-481-012	125	SW HALL ST	GRAND RAPIDS	MI	702
41-17-01-102-021	1259	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-17-01-102-022	1267	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-17-01-102-023	1269	SW GRANDVILLE AVE	GRAND RAPIDS	MI	702
41-17-01-304-058	1752	SW CLYDE PARK	GRAND RAPIDS	MI	702
41-17-01-355-014	1944	SW CLYDE PARK	GRAND RAPIDS	MI	702
41-17-01-376-006	541	SW BURTON ST	GRAND RAPIDS	MI	702
41-17-12-101-013	730	SW BURTON ST	GRAND RAPIDS	MI	702
41-17-12-102-001	710	SW BURTON ST	GRAND RAPIDS	MI	702
41-17-12-102-002	651	SW CUTLER ST	GRAND RAPIDS	MI	702
41-17-12-227-008	42	SW BURTON ST	GRAND RAPIDS	MI	702
41-17-12-228-038	2043	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-06-153-004	1516	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-06-305-002	1740	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-06-351-009	1904	S DIVISION AVE	GRAND RAPIDS	MI	702

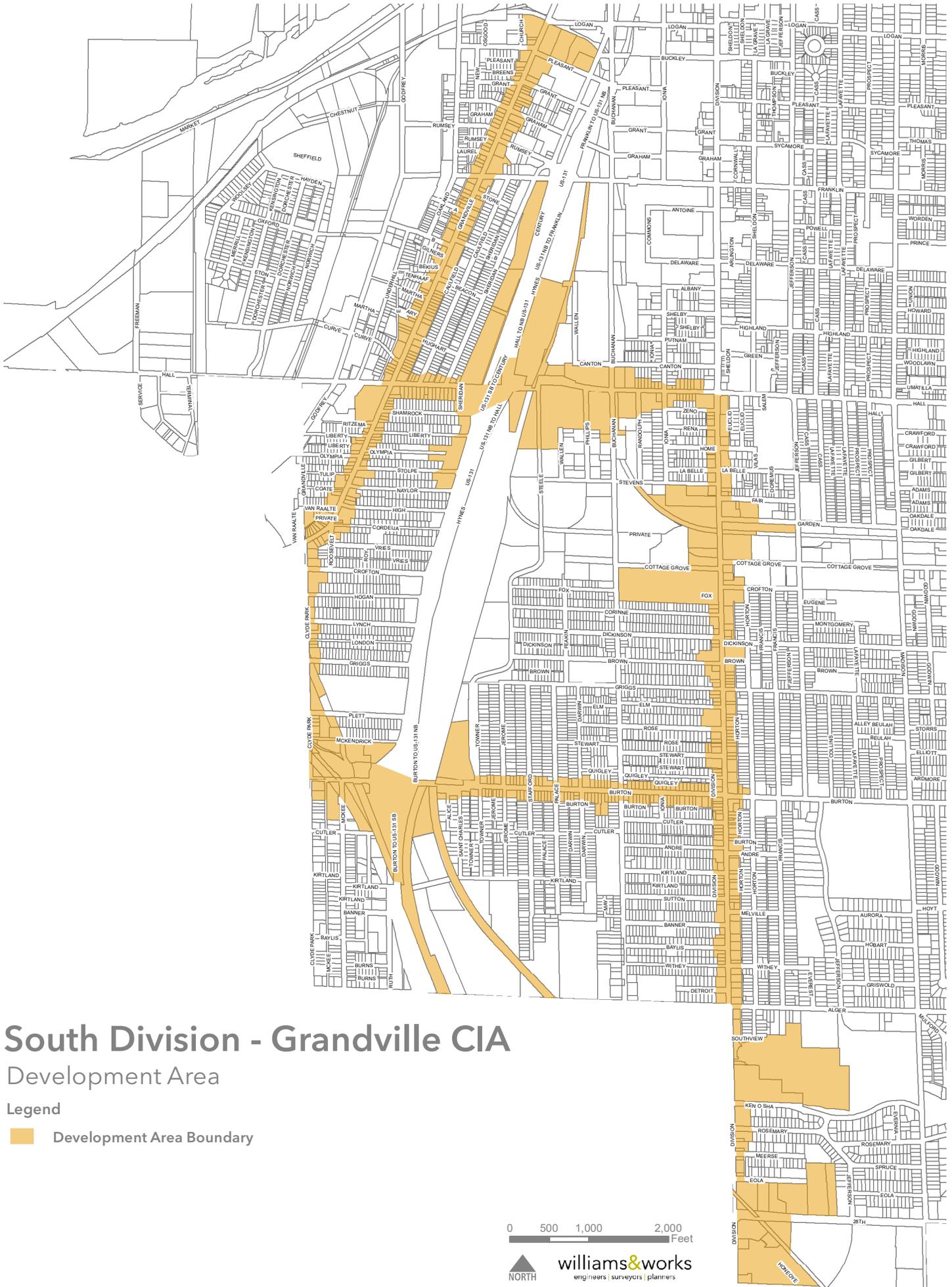
41-18-07-302-046	20	SE SOUTHVIEW ST	GRAND RAPIDS	MI	702
41-18-07-302-047	2450	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-07-302-048	2502	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-07-303-008	2510	S DIVISION AVE	GRAND RAPIDS	MI	702
41-18-07-355-001	2760	S DIVISION AVE	GRAND RAPIDS	MI	702
41-13-36-258-026	644	SW GRANDVILLE AVE	GRAND RAPIDS	MI	709

KEY

REFERENCE REAL	003
COMMERCIAL	201/202
INDUSTRIAL	301/302
RESIDENTIAL	401/402
INSTITUTIONAL	701/702/709

APPENDIX F

South Division - Grandville Qualified Development Area (District) Map



South Division - Grandville CIA

Development Area

Legend

- Development Area Boundary



APPENDIX G

Projections and Taxing Jurisdiction Impact Tables

Projected Tax Increment Finance District Capture for Division/Grandville/Burton/Hall

Based on .5% annual growth

Year	Taxable Value	City (8.971M)	Captured by TIF	County (6.0447M)	Captured by TIF	GRCC (1.7716M)	Captured by TIF	ITP (1.4658M)	Captured by TIF	All Mills	Captured by TIF
2018	\$45,803,417.00	\$410,902.45		\$276,867.91		\$81,145.33		\$67,138.65		\$836,054.35	
2019	\$46,032,434.09	\$412,956.97	\$2,054.51	\$278,252.25	\$1,384.34	\$81,551.06	\$405.73	\$67,474.34	\$335.69	\$840,234.62	\$4,180.27
2020	\$46,262,596.26	\$415,021.75	\$4,119.30	\$279,643.52	\$2,775.60	\$81,958.82	\$813.48	\$67,811.71	\$673.06	\$844,435.80	\$8,381.44
2021	\$46,493,909.24	\$417,096.86	\$6,194.41	\$281,041.73	\$4,173.82	\$82,368.61	\$1,223.28	\$68,150.77	\$1,012.12	\$848,657.97	\$12,603.62
2022	\$46,726,378.78	\$419,182.34	\$8,279.89	\$282,446.94	\$5,579.03	\$82,780.45	\$1,635.12	\$68,491.53	\$1,352.88	\$852,901.26	\$16,846.91
2023	\$46,960,010.68	\$421,278.26	\$10,375.80	\$283,859.18	\$6,991.26	\$83,194.35	\$2,049.02	\$68,833.98	\$1,695.34	\$857,165.77	\$21,111.42
2024	\$47,194,810.73	\$423,384.65	\$12,482.19	\$285,278.47	\$8,410.56	\$83,610.33	\$2,464.99	\$69,178.15	\$2,039.50	\$861,451.60	\$25,397.25
2025	\$47,430,784.78	\$425,501.57	\$14,599.12	\$286,704.86	\$9,836.95	\$84,028.38	\$2,883.04	\$69,524.04	\$2,385.40	\$865,758.86	\$29,704.51
2026	\$47,667,938.71	\$427,629.08	\$16,726.62	\$288,138.39	\$11,270.47	\$84,448.52	\$3,303.19	\$69,871.66	\$2,733.02	\$870,087.65	\$34,033.30
2027	\$47,906,278.40	\$429,767.22	\$18,864.77	\$289,579.08	\$12,711.17	\$84,870.76	\$3,725.43	\$70,221.02	\$3,082.37	\$874,438.09	\$38,383.74
2028	\$48,145,809.79	\$431,916.06	\$21,013.61	\$291,026.98	\$14,159.06	\$85,295.12	\$4,149.78	\$70,572.13	\$3,433.48	\$878,810.28	\$42,755.93
2029	\$48,386,538.84	\$434,075.64	\$23,173.19	\$292,482.11	\$15,614.20	\$85,721.59	\$4,576.26	\$70,924.99	\$3,786.34	\$883,204.33	\$47,149.98
2030	\$48,628,471.54	\$436,246.02	\$25,343.56	\$293,944.52	\$17,076.61	\$86,150.20	\$5,004.87	\$71,279.61	\$4,140.96	\$887,620.35	\$51,566.00
2031	\$48,871,613.89	\$438,427.25	\$27,524.79	\$295,414.24	\$18,546.33	\$86,580.95	\$5,435.62	\$71,636.01	\$4,497.36	\$892,058.46	\$56,004.10
2032	\$49,115,971.96	\$440,619.38	\$29,716.93	\$296,891.32	\$20,023.40	\$87,013.86	\$5,868.52	\$71,994.19	\$4,855.54	\$896,518.75	\$60,464.40
2033	\$49,361,551.82	\$442,822.48	\$31,920.03	\$298,375.77	\$21,507.86	\$87,448.93	\$6,303.59	\$72,354.16	\$5,215.51	\$901,001.34	\$64,946.99
2034	\$49,608,359.58	\$445,036.59	\$34,134.14	\$299,867.65	\$22,999.74	\$87,886.17	\$6,740.84	\$72,715.93	\$5,577.28	\$905,506.35	\$69,452.00
2035	\$49,856,401.38	\$447,261.78	\$36,359.32	\$301,366.99	\$24,499.07	\$88,325.60	\$7,180.27	\$73,079.51	\$5,940.86	\$910,033.88	\$73,979.53
2036	\$50,105,683.39	\$449,498.09	\$38,595.63	\$302,873.82	\$26,005.91	\$88,767.23	\$7,621.90	\$73,444.91	\$6,306.26	\$914,584.05	\$78,529.70
2037	\$50,356,211.80	\$451,745.58	\$40,843.12	\$304,388.19	\$27,520.28	\$89,211.06	\$8,065.73	\$73,812.14	\$6,673.49	\$919,156.97	\$83,102.62
2038	\$50,607,992.86	\$454,004.30	\$43,101.85	\$305,910.13	\$29,042.22	\$89,657.12	\$8,511.79	\$74,181.20	\$7,042.55	\$923,752.75	\$87,698.40
2039	\$50,861,032.83	\$456,274.33	\$45,371.87	\$307,439.69	\$30,571.77	\$90,105.41	\$8,960.07	\$74,552.10	\$7,413.45	\$928,371.52	\$92,317.17
2040	\$51,115,337.99	\$458,555.70	\$47,653.24	\$308,976.88	\$32,108.97	\$90,555.93	\$9,410.60	\$74,924.86	\$7,786.21	\$933,013.38	\$96,959.03
2041	\$51,370,914.68	\$460,848.48	\$49,946.02	\$310,521.77	\$33,653.85	\$91,008.71	\$9,863.38	\$75,299.49	\$8,160.84	\$937,678.44	\$101,624.09
2042	\$51,627,769.26	\$463,152.72	\$52,250.26	\$312,074.38	\$35,206.46	\$91,463.76	\$10,318.42	\$75,675.98	\$8,537.34	\$942,366.83	\$106,312.48
2043	\$51,885,908.10	\$465,468.48	\$54,566.03	\$313,634.75	\$36,766.83	\$91,921.07	\$10,775.74	\$76,054.36	\$8,915.72	\$947,078.67	\$111,024.32
2044	\$52,145,337.64	\$467,795.82	\$56,893.37	\$315,202.92	\$38,335.01	\$92,380.68	\$11,235.35	\$76,434.64	\$9,295.99	\$951,814.06	\$115,759.71
2045	\$52,406,064.33	\$470,134.80	\$59,232.35	\$316,778.94	\$39,911.02	\$92,842.58	\$11,697.25	\$76,816.81	\$9,678.16	\$956,573.13	\$120,518.78
2046	\$52,668,094.65	\$472,485.48	\$61,583.02	\$318,362.83	\$41,494.92	\$93,306.80	\$12,161.46	\$77,200.89	\$10,062.24	\$961,356.00	\$125,301.65
2047	\$52,931,435.13	\$474,847.90	\$63,945.45	\$319,954.65	\$43,086.73	\$93,773.33	\$12,628.00	\$77,586.90	\$10,448.25	\$966,162.78	\$130,108.43
2048	\$53,196,092.30	\$477,222.14	\$66,319.69	\$321,554.42	\$44,686.50	\$94,242.20	\$13,096.86	\$77,974.83	\$10,836.18	\$970,993.59	\$134,939.24
TOTAL			\$1,003,184.10		\$675,949.94		\$198,109.57		\$163,913.42		\$2,041,157.02
MILLS		8.971		6.0447		1.7716		1.4658		18.2531	

APPENDIX H

Affidavits of Notice of Public Hearing on the South Division-Grandville Corridor Improvement Authority
Tax Increment Financing and Development Plans

STATE OF MICHIGAN)
County of Kent
and County of Ottawa

ss Shaun Sutton

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day) _____

April 2 A.D. 20 19

Sworn to and subscribed before me this 2nd day of April 2019

Janice M. DeGraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

 **CITY OF GRAND RAPIDS**

NOTICE OF PUBLIC HEARING ON THE SOUTH DIVISION-GRANDVILLE CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING AND DEVELOPMENT PLANS 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 Part Six (6) of the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, MCL 125.4602 et seq. (the "Act"), will hold a public hearing on Tuesday, April 23, 2019, at 7:00 p.m. local time, in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503.

The public hearing will be held to consider whether the City shall, pursuant to the Act, approve the Tax Increment Financing and Development Plans (the "Plans") of the South Division-Grandville Corridor Improvement Authority (the "CIA"). The Plans contain information regarding the qualified development district, the CIA's plans for improvement, the procedure and estimated cost of planned improvements as well as intended methods of finance.

The Plans also contain a detailed explanation of the tax increment financing 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 qualified development area is located.

PLEASE TAKE FURTHER NOTICE that all information related to the Plans are 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. **Additionally, the Plans may be viewed online by visiting www.growgr.org.** Any aspect of the Plans may be discussed at the public hearing and all interested parties will be given an opportunity to be heard. **PLEASE NOTE if you are a property owner in this district, these Plans will NOT increase your property tax rate.**

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, or you can email comments to jsolis@grcity.us. If you have any questions you may call 456-3431. We will be pleased to answer them.

Joel Hondorp, City Clerk



STATE OF MICHIGAN)
County of Kent
and County of Ottawa

ss Anthony Varnavicz

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days)

April 18 A.D. 2019

Sworn to and subscribed before me this 18th day of April 2019

Janice M. DeGraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent



CITY OF GRAND RAPIDS

NOTICE OF PUBLIC HEARING ON THE SOUTH DIVISION-GRANDVILLE CORRIDOR IMPROVEMENT AUTHORITY TAX INCREMENT FINANCING AND DEVELOPMENT PLANS 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 Part Six (6) of the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, MCL 125.4602 et seq. (the "Act"), will hold a public hearing on Tuesday, April 23, 2019, at 7:00 p.m. local time, in the City Commission Chambers, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503.

The public hearing will be held to consider whether the City shall, pursuant to the Act, approve the Tax Increment Financing and Development Plans (the "Plans") of the South Division-Grandville Corridor Improvement Authority (the "CIA"). The Plans contain information regarding the qualified development district, the CIA's plans for improvement, the procedure and estimated cost of planned improvements as well as intended methods of finance.

The Plans also contain a detailed explanation of the tax increment financing procedure, the duration of the program and information regarding the estimated impact of tax increment financing on the assessed values of all taxing

WE ACCEPT CASH, VISA, MASTERCARD, AMERICAN EXPRESS
FINAL • NO RETURNS NO ADJUSTMENTS TO PRIOR PURCHASES
NO OTHER DISCOUNT OFFERS ACCEPTED • QUANTITIES LIMITED
ADVERTISED DISCOUNTS VALID ONLY AT CLOSING LOCATION

GRAND RAPID
3094 28TH ST

APPENDIX I

Resolution Number 88784, approving the South Division-Grandville Development Plan and Tax Increment Financing Plan

88784 Result: Adopted.

Mover: Jones. Supporter: OConnor.

WHEREAS:

1. On March 27, 2018, the City Commission, by Resolution No. 87570, established the City of Grand Rapids South Division, Burton, Hall, Grandville Ave (South Division-Grandville) CIA and Qualified Development Area, pursuant to Part Six (6) of the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, MCL 125.4602, *et seq.* (formerly the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2008) (the "Act"); and
2. The South Division-Grandville CIA board members were appointed by the City Commission (Resolutions Nos. 87881-87884, 88048, 88181) and held their first regular meeting on May 8, 2018; and
3. On December 18, 2018, the South Division-Grandville CIA approved a proposal from consultant Williams and Works for the development of a Tax Increment Financing Plan and Development Plan (the "Plans"); and
4. On March 19, 2019, the South Division-Grandville CIA approved and recommended the Plans to the City Commission for consideration; and
5. A public hearing to consider the Amended Plan was held by the City Commission on April 23, 2019, notice of which was (i) published twice in The Grand Rapids Press, a newspaper of general circulation in the City, the first 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 South Division-Grandville CIA, (b) the governing body of each taxing jurisdiction levying taxes within the Qualified Development Area, and (c) the Michigan State Tax Commission, not less than 20 days before the hearing, and (iii) posted in at least 20 conspicuous public places in the Qualified Development Area not less than 20 days before the hearing, all as required by the Act; and
6. All interested persons were given the opportunity to be heard at the public hearing; therefore

RESOLVED:

1. That the City Commission approves the South Division-Grandville Development Plan and Tax Increment Financing Plan pursuant to and in accordance with Part Six (6) of the Recodified Tax Increment Financing Act, Act 57, of the Public Acts of Michigan of 2018, MCL 125.4602 *et seq.*; and
2. 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;
and

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

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 May 14, 2019.

A handwritten signature in cursive script, reading "Joel H. Hondorp".

Joel H. Hondorp, City Clerk