

Michigan Street Grand Rapids

Development Plan & Tax Increment Financing Plan

Submitted by the Michigan Street Corridor Improvement Authority

Prepared by



This Page Intentionally Blank

Table of Contents

Introduction	5
General Overview	
Powers of the Authority	
Background and Need for the Plan	
Plan Development Process	
Development Plan	9
Benefits of the Corridor Improvement District and Authority	
Legal Basis of the Plan	
Development Plan Requirements	
Development and Tax Increment Financing Plan Schedule and Budget	
Intent to Update and Extend Duration or Terminate Plan	
Reimbursement of Excess Tax Capture	
Project Descriptions	
Other Sources of Financing	
Tax Increment Financing Plan	22
Description of Current Financial Position	
Duration of the CIA and Tax Increment Financing District	
Tax Increment Financing Plan	
Appendices	
A. Resolution Number 84270, Intent to Establish the Michigan Street Corridor Improvement Authority and Designation of the Development Area	
B. Affidavit of Notice of Public Hearing on Creation of the Michigan Street Corridor Improvement Authority and District Establishment	
C. Resolution Number 84558, Establishing the Michigan Street Corridor Improvement Authority and Michigan Street Corridor Improvement Qualified Development Area	
D. Resolution Numbers 84685, 84686, 84687, 84688, 84689 Appointing Members to the Michigan Street Corridor Improvement Authority Board	
E. List of Affected Properties by Parcel Identification Number	
F. Michigan Street Corridor Improvement District Map	
G. Tax Increment Financing Thirty Year Revenue Projection Table	

This Page Intentionally Blank

Introduction

General Overview

In 2005, the Michigan legislature enacted Public Act 280, the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have used a Corridor Improvement District (CID) to stimulate economic revitalization of commercial corridors in transition within their community. A Corridor Improvement Authority (CIA) Board is established to create a development plan for a previously-established Corridor Improvement District (CID). 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. Through tax increment financing, 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 reinvested in the corridor and used for infrastructure improvements and facilities enhancement. 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 CID; 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 and the potential taxable value of such.

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed below per 125.2881 Section 11 (1) of PA 280:

- (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 act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) 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 act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including 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 act, 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 of Grand Rapids City Commission adopted Resolution Number 84558 on May 12, 2015 after conducting a formal public hearing on March 10, 2015. That resolution legally formed the Michigan Street Corridor Improvement District and the Corridor Improvement Authority. On June 16, 2015, the City Commission appointed members to the Michigan Street Corridor Improvement Authority board.

In the resolution establishing the Authority, 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 of the CIA are to:

- (a) Encourage the recruitment and retention of businesses and employment
- (b) Provide direction for desired land use and development within the district
- (c) Improve the overall business climate of the district and deter economic decline
- (d) Expand the tax base for the district and for the city
- (e) Enhance the visual aspects of the district while preserving its unique qualities

Plan Development Process

As development and reinvestment opportunities thrive along the Michigan Street corridor, stakeholders have prioritized forward thinking efforts in order to maintain the commercial identity and vision, and preserve the residential neighborhoods that envelop this area. Through the establishment of a Corridor Improvement District (CID) the district now has the potential to provide sustainable revenue support for public improvements and marketing and promotional objectives to help achieve these goals.

A Michigan Street Corridor Improvement District (CID) Business Improvement District (BID) Steering Committee was formed in early 2014 as a direct result of the Michigan Street Corridor Plan that was completed in July, 2013. This team which was led by business owners and community stakeholders began meeting in May 2014 and has since met on a monthly basis effectively executing the CID legislative process with the city of Grand Rapids. The team has been charged with engaging and educating community stakeholders at business association meetings, communicating with neighbors as well as working with government entities to gain support for this project.

Stakeholder consensus suggests that a safe and thriving neighborhood center 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*. A Michigan Street Corridor Improvement District Proposal was drafted and a request to create a Corridor Improvement Authority was delivered to the Grand Rapids City Commission in January of 2015. The resolution to create the CID was approved by the City Commission in May and the CIA was appointed in June. The following Development Plan and Tax Increment Financing Plan is a direct result from stakeholder involvement in district revitalization plans that span the past three years.

Development Plan

Benefits of the Corridor Improvement District and Authority

The Michigan Street Corridor Improvement Authority 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 Authority. The Michigan Street Corridor Improvement District Proposal and request to create a Corridor Improvement Authority states that a CID:

- (a) Utilizes Tax Increment Financing (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 Plan

This Development Plan and Tax Increment Financing Plan is prepared pursuant to the requirements of Sections 18 and 21 of the Corridor Improvement Authority Act, Public Act 280 of 2005, as amended. It addresses the geographic area of the Corridor Improvement District as established by the City Commission. A descriptive map, resolutions establishing the CID and forming the CIA, and Ordinance, including the legal description describing the CID, are contained in the appendices.

Development Plan Requirements

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

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

The CIA is the same as the boundary established by City Commission Resolution Number 84558 adopted on May 12, 2015 and with the proposed area encompassing all contiguous real properties along the major commercial corridor from Prospect Avenue NE to Plymouth Avenue NE with additional connectivity to commercial properties located near the intersections of College Avenue NE and Fuller Avenue NE respectively. A copy of the boundary map is contained in Appendix F.

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

The CIA boundary is the same as the boundary established by City Commission Resolution Number 84558 adopted on May 12, 2015. The percentage of real property by classification located within the proposed area as registered by the City Assessor is 65.27% Commercial, 20.06% Industrial, 10.29% Residential, and 4.38% Institutional.

The legal description is as follows:

Commencing at parcel number 41-14-30-128-012 on the south side of Michigan Street and parcel number 41-14-19-383-032 on the north side of Michigan Street and including all lots and parcels abutting Michigan Street eastward to parcel 41-14-28-104-047 on the south of Michigan Street and parcel 41-14-21-351-015 on the north side of Michigan Street.

Commencing at parcel number 41-14-29-130-032 on the west side of Fuller Avenue and parcel number 41-14-29-301-003 on the east side of Fuller Avenue, and including all lots and parcels abutting the west side of Fuller Avenue northward to parcel number 41-14-20-378-014 and on the east side of Fuller Avenue northward to parcel number 41-14-20-502-003.

Commencing at parcel number 41-14-19-483-013 on the west side of Eastern Avenue and including all lots and parcels abutting the west side of Eastern Avenue northward to parcel number 41-14-19-483-006.

Commencing at parcel number 41-14-19-481-017 on the west side of Grand Alley and parcel number 41-14-19-482-008 on the east side of Fuller Avenue, and including all lots and parcels abutting the west side of Fuller Avenue northward to parcel number 41-14-19-481-010 and on the east side of Fuller Avenue northward to parcel number 41-14-19-482-026.

Commencing at parcel number 41-14-19-483-004 on the east side of Harlan Avenue and including all lots and parcels abutting the east side of Harlan Avenue northward to parcel number 41-14-19-830-015.

Commencing at parcel number 41-14-19-480-028 on the west side of Benson Alley and parcel number 41-14-19-481-008 on the east side of Benson Alley, and including all lots and parcels abutting the west side of Benson Alley northward to parcel number 41-14-19-480-015 and on the east side of Benson Alley northward to parcel number 41-14-19-481-026.

Also including the following parcels: 41-14-19-455-026 on North Avenue, 41-14-19-455-016 on Sinclair Avenue, 41-14-19-455-017 on Sinclair Avenue, 41-14-19-455-018 on Sinclair Avenue, 41-14-19-455-027 on Sinclair Avenue, 41-14-19-456-016 on College Avenue, 41-14-19-457-017 on College Avenue, 41-14-19-457-018 on College Avenue, 41-14-19-459-019 on Paris Avenue, 41-14-19-458-025 on Dudley Place, 41-14-19-459-021 Calder Street, 41-14-19-459-014 on Union Avenue, 41-14-19-484-001 on Union Avenue, 41-14-20-358-015 Diamond Avenue, 41-14-20-382-010 on Michigan Street, 41-14-20-502-007 Houseman Avenue, 41-14-20-353-003 Harvey Street, and 41-14-20-382-021 on Michigan Street.

See district parcel list in Appendix E

See district map in Appendix F

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

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are for estimate purposes only and may be revised by the Authority Board at any time without amending this Plan.

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

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority Board at any time without amending this Plan.

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

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority Board at any time without amending this Plan.

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

This plan contemplates the addition of pocket parks, and the enhancement of public parking lots and bus shelters, etc. Tables 1 through 4 on subsequent pages include the project descriptions.

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

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known 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 Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan.

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

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be **\$5,316,900**, not including administrative expenses, inflationary costs, and, contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 280. Further, estimated costs for any items or improvements may be increased or decreased by the Authority Board without amending this Plan 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 Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues.

The Authority 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 Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Public and private foundation grants
- Fees, sponsorships, or memberships
- Other sources as may be approved by the City Commission

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

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

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

The CIA Board has no publicly announced commitments for the leasing or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City Commission may discuss policies to explore acquisition of tax reverted property should properties within the Corridor Improvement District become available for acquisition by the City through tax reversion procedures.

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

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

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

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

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

Section 21. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the 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 the proposed Development Plan or Tax Increment Financing Plan.

Section 21. 2(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.322.

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

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

In accordance with Act 280, the Authority 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 Authority and the City Commission in accordance with the requirements of Act 280.

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

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

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

This Development Plan contemplates the use of tax increment financing. The Authority will comply with the City Commission's Policy 900-49 on Corridor Improvement Authorities and Districts, as amended.

Exemption of Specially Voted Millages and Tax Sharing Agreements

City Commission Resolution 84558 established the Michigan Street Corridor Improvement District as a qualified development area as defined by Section 3 of the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2008, as amended.

Pursuant to Section 18 (3) 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.

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 Amendment 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 and Tax Increment Financing Plan Schedule and Budget

The duration of this plan 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 2016 and ends in the year 2045. Projects have been listed based on estimated time of completion.

Intent to Update and Extend Duration or Terminate Plan

On or before the year 2046, the Authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the Plan and rescind City Resolution 84558 creating the Authority. Rescission of the resolution would dissolve the Authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 280, the Authority shall not be dissolved if there is outstanding indebtedness of the Authority.

Reimbursement of Excess Tax Capture

If CIA revenues exceed the anticipated needs of all projects listed in the Development Plan and budget, excess revenue shall be revert proportionately to the respective taxing bodies (Section 19.2).

Project Descriptions

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

Design. Design enhances the character of the corridor through physical change. Public and alternative transport is critical to community stakeholders. Stakeholders have identified exploring how to incorporate new, innovative, and substitute forms of transport and parking improvements as important projects. Furthermore the physical aesthetics along Michigan Street as related to pedestrians and others were reported as being important to stakeholders. There is a current measured lack of greenery, trees, and public gathering spaces in many areas along the commercial corridor. Walkability in the district is a challenge at times due to the auto-oriented infrastructure. Stakeholders would like to see an inviting district that is a destination place for newcomers and a welcome resource to those already living in the neighborhood.

Economic Restructuring. Economic Restructuring affirms the main business district corridor as the commercial core of the surrounding community. Code enforcement, filling vacant buildings, façade improvement, and property infill development on vacant parcels are essential to a healthy district. Strong businesses and a healthy business mix are also critical. Stakeholders would like to see business recruitment programs and possibly a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives is one key element to attracting new business and development to the district. The other important factor being promotion of the amazing economic opportunity that can be found if new investments make Michigan Street a priority for their new business or development projects.

Organization. Organization ensures the health of the overall collaborative program and establishes it as leader of the commercial corridor revitalization through fundraising and volunteer development. Organizational activities can be carried out by the Corridor Improvement Authority.

Promotions/Marketing. Promotions will establish the commercial corridor as the social center of the near residential neighborhoods and strengthen the corridors’ image. Some have suggested that the corridor offers a distinct daytime and evening or weekend consumer experience. Limited marketing is currently happening along the corridor yet it is primarily related to sales promotions of individual businesses versus a coordinated cooperative marketing approach. Discussion has already taken place in coordinating all the many separate efforts of individual businesses and promoting the vibrant Michigan Street corridor as a whole.

Michigan Street currently lacks the funding and stability necessary for sustainable events and marketing. Proactively marketing a district 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 to assist in creating a thriving **Michigan Street** identity to serve both residents and the many visitors that are in the district on a daily basis.

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

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Install seasonal elements	\$9,000	2016-2017
Increase the number of bike racks	\$6,000	2016-2018
Additional parking lot directional signage	\$2,400	2016-2017
Medium Term Projects		
Install street planters	\$24,000	2018-2022
Install street banners	\$15,000	2017-2020
Increase transparency in storefront windows (CPTED)	\$45,000	2018-2022
Administer traffic management/calming measures	\$75,000	Ongoing

Work with community on bike lanes/shared lanes options	\$3,000	2018-2019
Enhance bus stops/shelters and public benches	\$6,000	2018-2019
Design surface treatments (streets & sidewalks) and decorative walkways	\$15,000	2019-2021
Install wayfinding signage/archway signs	\$30,000	2019-2021
Establish free district-wide Wi-Fi services in public areas and utilize any other technologies	\$6,000	Ongoing
Plant additional street trees and install tree wells, trim trees	\$30,000	2018-2022
Place enhanced trash/recycling receptacles on sidewalks	\$90,000	2019-2020
Install historic markers and promote other historic preservation initiatives	\$9,000	2019-2021
Work with local artists to introduce more public art	\$9,000	Ongoing
Create bike path connectors	\$12,000	2017-2019
Complete a vehicular traffic study	\$5,000	2017-2018
Develop a “master plan” for signage in the district	\$20,000	2018-2023
Install cigarette butt receptacles	\$6,000	2018-2022
Create pocket parks/green space/public gathering spaces	\$30,000	2019-2025
Soften the street noise by increasing landscape screening	\$15,000	2019-2021
Increase pedestrian access and safety	\$24,000	2018-2022
Implement streetscape landscaping improvements	\$30,000	2019-2022
Install public benches	\$15,000	2019-2021
Increase the amount of “in street” parking through striping or bump outs	\$24,000	2020-2023
Integrate parking into streetscape design	\$9,000	2018-2022
Long Term Projects		
Bury underground utilities	\$750,000	2031-2046
Implement commercial façade improvements program	\$45,000	2026-2036
Increase the amount of street lighting (standard & ornamental)	\$150,000	2021-2044
Support for commercial infill buildings	\$250,000	2026-2041
Parking lot improvements (increase the number of public facilities, permeable paving, rain garden features)	\$300,000	2021-2031
Install special elements (i.e. public square clock)	\$75,000	2021-2044
Build public restrooms	\$450,000	2026-2031
Evaluate snow melt system/heated sidewalks	\$5,000	2021-2044
Evaluate feasibility of suspended crosswalks	\$5,000	2021-2044
Install landscape irrigation in public right of way	\$250,000	2031-2044
Increase connectivity to downtown amenities	\$15,000	2019-2026
Install outdoor mounted speaker system	\$25,000	2021-2044
Create enhancements in public spaces such as curb cuts, signage, and other elements that promote unencumbered pedestrian access	\$150,000	2021-2044
Pedestrian crossings near schools (additional)	\$15,000	2021-2026
Crosswalks with signals (additional)	\$60,000	2021-2026
Repurpose vacant lots for parking, parks, greenspace	\$200,000	2031-2044
Enhanced on-street handicap accessible parking	\$50,000	2026-2051
Create rear access drive for Michigan Street businesses	\$300,000	2027-2052

Table 2: Projects Anticipated in Economic Restructuring

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Begin strategic business recruitment and retention initiatives	\$5,000	Ongoing
Create inventory of existing businesses	\$3,000	2017-2018
Market commercial real estate opportunity	\$2,000	2017-2018
Plan business meet and greet events	\$1,500	2016-2017
Medium Term Projects		
Technical support for existing businesses	\$10,000	2017-2021
Develop revolving business micro-loan fund	\$50,000	2019-2021
Recruit new construction/development projects	\$30,000	Ongoing
Long Term Projects		
Convert vacant property to commercial or mixed-use	\$250,000	2026-2044
Commercial property acquisition/leasing	\$500,000	2031-2044
Support business incubator programs	\$50,000	2021-2044
Purchase and demolition of vacant properties beyond reclamation	\$300,000	2026-2044

Table 3: Projects Anticipated in Organization

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Coordinate activities with the hospitals	\$1,000	2016-2017
Increase neighborhood communication of planning activities	\$3,000	Ongoing
Actively recruit volunteers	\$2,000	Ongoing
Regularly appreciate volunteer efforts	\$5,000	Ongoing
Medium Term Projects		
Coordinate efforts with Grand Valley State University	\$15,000	Ongoing
Implement community watch team program/Security	\$75,000	2019-2021
Long Term Projects		
Site demolition/abatement support	\$150,000	2031-2044

Table 4: Projects Anticipated in Promotions/Marketing

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Create general marketing and promotion strategy, including logo	\$5,000	2016-2018
Create a directory of businesses	\$3,000	2016-2017
Create a commercial area map for marketing	\$2,000	2016-2017
Develop website/social media/online presence	\$15,000	Ongoing
Pursue co-operative advertising	\$15,000	2016-2019
Execute internal and external communication	\$5,000	Ongoing
Medium Term Projects		
Develop a strong district identity/branding campaign	\$15,000	2018-2021
Develop and update a visitor brochure	\$20,000	2017-2021
Plan special events and festivals	\$75,000	2018-2023
Neighborhood resource fairs (for-profit, non-profit)	\$50,000	Ongoing

Sources of Financing

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

1. Future tax increment revenues
2. State or Federal grants
3. Interest on investments
4. Public and private foundation grants
5. Fees, sponsorships, or memberships
6. Donations received by the CIA
7. Proceeds from any property, building or facility owned, leased or sold by the CIA
8. Moneys obtained through development agreements with property owners benefiting from organizing activities listed in the plan and other public improvements
9. Moneys obtained from other sources approved by the Grand Rapids City Commission

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this 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 previous Development Plan for the Michigan Street Corridor Improvement District.

Tax Increment Financing Plan.

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

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

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

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 280 of 2005, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Michigan Street 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 utilizing TIF is that tax revenue will increase within a district where redevelopment is taking place. That increase in 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 tax increment financing procedure as outlined in Act 280 of 2005 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the 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 and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”. The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is

approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

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

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

2. 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 Michigan Street CIA.

Description of Current Financial Position

Current Assets: The Michigan Street CIA fund balance at the time of preparation of this analysis is \$0.00. Neighborhood Ventures, the Michigan Street Corridor Association, the City of Grand Rapids, and multiple private foundations have contributed to the organizing costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The proposed tax increment financing district contains 295 individual real properties, according to public City Assessor records of the City of Grand Rapids, MI. The 2015 taxable value for all properties is \$51,640,276. This is the initial assessed value to which all future assessments will be compared to determine the tax capture 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 using TIF funding.

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

This Tax Increment Financing Plan establishes a budget for a 30-year period. This is reflected in the previous Development Plan's projects estimated completion dates, Tables 1 through 4.

Appendix A:

Resolution Number 84270, Intent to Establish
the Michigan Street Corridor Improvement Authority and
Designation of the Development Area

*84270 Com. Kelly, supported by Com. Lumpkins, moved adoption of the following resolution under the Consent Agenda:

WHEREAS, the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 *et seq.*, (the "Act") authorizes the City to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area 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

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

WHEREAS, in order to comply with the requirements of the Act, the City Commission wishes to express its intent to establish a corridor improvement authority and designate the boundaries of an authority corridor improvement qualified development area, to determine certain criteria required by the Act are met with respect to the proposed authority corridor improvement qualified development area and 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 Michigan Street Corridor Improvement Authority (the "Authority") pursuant to the Act; and

2. That the City Commission further intends to establish an Authority corridor improvement qualified development area to include all property within the boundaries identified in the attached Exhibit A (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";
- b. The Qualified Development Area contains at least 10 continuous parcels;
- 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;
- 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;
- e. The Qualified Development Area is currently served by municipal water and sewer service;
- f. The Qualified Development Area is zoned to allow for mixed use that includes high-density residential use;
- g. The City agrees to expedite the local permitting and inspection process in the Qualified Development Area;
- h. The City's Master Plan provides for walkable, non-motorized interconnection, including sidewalks, and streetscapes, throughout the Qualified Development Area;

- 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, March 10, 2015, at 7:00 p.m. at Innovation Central High School, 421 Fountain Street NE, 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.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held January 27, 2015.



Darlene O'Neal, City Clerk

84403 Pursuant to Commission File No. 84270, dated January 27, 2015 a public hearing was held on this date to consider the establishment of the Michigan Street Corridor Improvement Authority and designation of the Development Area.

At the conclusion of said hearing, the Mayor declared the hearing closed and referred the matter to the Committee of the Whole.

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 10, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal". The signature is written in black ink and is positioned above a horizontal line.

Darlene O'Neal, City Clerk

Appendix B:

Affidavit of Notice of Public Hearing on Creation of
the Michigan Street Corridor Improvement Authority
and District Establishment

**CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

AFFIDAVIT OF MAILING

**NOTICE OF PUBLIC HEARING FOR THE
MICHIGAN STREET CORRIDOR IMPROVEMENT AUTHORITY
AND DISTRICT ESTABLISHMENT**

I, Christian Borg, depose and say that on February 9, 2015, I sent a notice of the public hearing to be held on March 10, 2015 to the following taxing authorities:

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

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

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

Mr. Kevin Clinton
State Treasurer
State of Michigan
Department of Treasury
Lansing, MI 48922

Mr. Scott Engerson
City Assessor
City of Grand Rapids
300 Monroe Ave. NW
Grand Rapids MI 49503

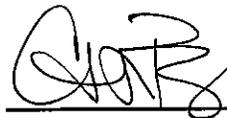
Mr. John Globensky
City Treasurer
City of Grand Rapids
300 Monroe Ave. NW
Grand Rapids MI 49503

Ms. Lisa Freiburger
Executive VP Business and Finance
Grand Rapids Community College
143 Bostwick
Grand Rapids, MI 49503-3295

Mr. Larry Oberst
Grand Rapids Public Schools
Administration Offices
1331 Franklin SE
Grand Rapids MI 49506

Kelli Sobel
Executive Director of the State Tax Commission
P.O. Box 30471
Lansing, MI 48909

in a properly addressed envelope with postage thereon fully prepaid for first-class mail and deposited in a United States Postal Service mail receptacle at 300 Monroe Avenue, N.W., Grand Rapids, Michigan.



Appendix C:

Resolution Number 84558, Establishing
the Michigan Street Corridor Improvement Authority
and Michigan Street Corridor Improvement Qualified
Development Area

***84558** Com. Lumpkins, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

WHEREAS:

1. The City Commission by resolution number 84270 adopted January 27, 2015, (i) declared its intent to (a) establish a corridor improvement authority and (b) establish the boundaries of an authority corridor improvement qualified development area, and (ii) 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. Pursuant to the Act, a public hearing was held on March 10, 2015, on the establishment of a corridor improvement authority and the establishment of the boundaries of a corridor improvement qualified development area, notice of which, as required by the Act, was (i) published twice in *The Grand Rapids Press*, a newspaper of general circulation in the City, not less than 20 days nor more than 40 days before the hearing, (ii) mailed by first-class mail to (a) the property taxpayers of record in the proposed qualified development area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed qualified development area and (c) the State Tax Commission not less than 20 days before the hearing, and (iii) posted in at least 20 conspicuous public places in the proposed qualified development area; and

3. All interested persons were given the opportunity to be heard at the public hearing; and

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

RESOLVED:

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

2. 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 "Michigan Street Corridor Improvement Qualified Development Area" (the "Qualified Development Area").

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.

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.

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

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

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

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held May 12, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal".

Darlene O'Neal, City Clerk

Appendix D:

Resolution Numbers 84685, 84686, 84687, 84688, 84689
Appointing Members to the Michigan Street Corridor
Improvement Authority Board

***84685** Com. Lumpkins, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED, that Mayor Heartwell's appointment of Commissioner Rosalynn Bliss, as the Mayor's Designee, to the Michigan Street Corridor Improvement Authority Board for a term ending December 31, 2018, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal". The signature is written in black ink and is positioned above a horizontal line.

Darlene O'Neal, City Clerk

***84686** Com. Lumpkins, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED, that Mayor Heartwell's appointment of Matthew Jamrog to the Michigan Street Corridor Improvement Authority Board for a term ending December 31, 2015, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal". The signature is written in black ink and is positioned above a horizontal line.

Darlene O'Neal, City Clerk

***84687** Com. Lumpkins, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED, that Mayor Heartwell's appointment of Wayne Lobdell to the Michigan Street Corridor Improvement Authority Board for a term ending December 31, 2016, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal".

Darlene O'Neal, City Clerk

***84688** Com. Lumpkins, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED, that Mayor Heartwell's appointment of Kenneth Armour to the Michigan Street Corridor Improvement Authority Board for a term ending December 31, 2017, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal". The signature is written in black ink and is positioned above a horizontal line.

Darlene O'Neal, City Clerk

***84689** Com. Lumpkins, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

RESOLVED, that Mayor Heartwell's appointment of Max Benedict to the Michigan Street Corridor Improvement Authority Board for a term ending December 31, 2018, be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 16, 2015.

A handwritten signature in cursive script that reads "Darlene O'Neal".

Darlene O'Neal, City Clerk

Appendix E:

List of Affected Properties by Parcel Identification Number

Parcel ID	Parcel Add. Number	Parcel Address	Suite	Parcel City	Parcel State	Parcel Zip	Land Use Type
41-14-19-455-019	421	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-455-025	405	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-456-013	455	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-457-016	515	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-457-017	422	College Ave. NE		Grand Rapids	MI	49503	201
41-14-19-457-018	418	College Ave. NE		Grand Rapids	MI	49503	201
41-14-19-458-024	545	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-458-025	433	Dudley Pl. NE		Grand Rapids	MI	49503	201
41-14-19-459-013	551	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-459-015	555	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-459-024	555	Mid Town St. NE		Grand Rapids	MI	49503	201
41-14-19-480-039	629	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-480-040	455	Benson Ave NE		Grand Rapids	MI	49503	201
41-14-19-481-018	415	Grand Ave NE		Grand Rapids	MI	49503	201
41-14-19-481-019	637	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-481-022	659	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-481-026	455	Grand Ave NE		Grand Rapids	MI	49503	201
41-14-19-482-021	723	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-482-023	707	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-482-024	709	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-483-010	733	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-19-483-013	411	Eastern Ave. NE		Grand Rapids	MI	49503	201
41-14-19-483-019	755	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-353-003	836	Harvey St. NE		Grand Rapids	MI	49503	201
41-14-20-357-007	821	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-357-014	436	Eastern Ave. NE		Grand Rapids	MI	49503	201
41-14-20-357-017	801	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-357-019	833	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-357-020	411	Houseman Ave. NE		Grand Rapids	MI	49503	201
41-14-20-358-014	937	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-358-015	419	Diamond Ave. NE		Grand Rapids	MI	49503	201
41-14-20-358-019	959	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-378-014	501	Fuller Ave. NE		Grand Rapids	MI	49503	201
41-14-20-381-010	465	Fuller Ave. NE		Grand Rapids	MI	49503	201
41-14-20-382-003	1001	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-011	1061	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-016	1015	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-021	1109	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-022	1121	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-026	1147	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-027	1131	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-382-030	425	Fuller Ave. NE		Grand Rapids	MI	49503	201
41-14-20-452-007	1255	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-008	1313	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-013	1235	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-016	1323	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-019	1319	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-021	1201	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-452-023	412	Fuller Ave. NE		Grand Rapids	MI	49503	201
41-14-20-452-024	430	Fuller Ave. NE		Grand Rapids	MI	49503	201
41-14-20-452-025	1229	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-003	1425	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-004	1445	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-008	1515	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-018	1441	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-019	1455	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-022	1527	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-027	1449	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-029	1547	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-030	1557	Michigan St. NE		Grand Rapids	MI	49503	201
41-14-20-476-031	505	Ball Ave Ne		Grand Rapids	MI	49503	201

41-14-20-476-032	1503 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-20-476-033	1505 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-20-476-035	1543 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-21-351-004	1675 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-21-351-017	425 Plymouth Ave. NE	Grand Rapids	MI	49503	201
41-14-21-351-012	1697 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-21-351-013	1701 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-21-351-015	1753 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-21-351-016	1731 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-28-103-044	1720 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-28-104-047	1750 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-28-104-048	1736 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-101-003	806 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-101-012	852 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-101-013	856 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-101-030	820 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-101-031	800 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-102-001	900 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-102-005	916 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-102-034	956 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-005	1014 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-008	1050 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-015	1130 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-040	353 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-126-041	345 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-126-045	1100 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-047	1138 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-049	1000 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-050	365 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-126-052	1042 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-126-053	1122 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-128-024	333 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-128-025	321 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-128-029	311 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-128-031	301 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-130-032	211 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-130-033	245 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-201-003	330 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-201-004	1234 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-201-010	1400 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-201-014	1212 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-201-015	1300 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-201-016	340 Fuller Ave. NE	Grand Rapids	MI	49503	201
41-14-29-226-001	1406 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-226-003	1430 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-226-004	1444 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-29-228-014	1542 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-128-012	350 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-201-001	400 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-201-015	450 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-201-016	329 College Ave. NE	Grand Rapids	MI	49503	201
41-14-30-201-031	444 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-201-032	426 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-202-008	522 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-202-021	556 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-202-036	514 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-226-028	600 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-227-021	658 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-227-023	654 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-228-001	700 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-228-006	720 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-228-009	732 Michigan St. NE	Grand Rapids	MI	49503	201

41-14-30-228-010	740 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-30-228-028	710 Michigan St. NE	Grand Rapids	MI	49503	201
41-14-19-455-018	407 Sinclair Ave NE	Grand Rapids	MI	49503	201
41-14-19-457-007	431 Paris Ave. NE	Grand Rapids	MI	49503	202
41-14-19-459-012	549 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-19-459-014	413 Union Ave. NE	Grand Rapids	MI	49503	202
41-14-19-459-020	435 Union Ave. NE	Grand Rapids	MI	49503	202
41-14-19-459-021	560 Calder St. NE	Grand Rapids	MI	49503	202
41-14-19-480-041	601 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-19-482-020	721 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-19-482-025	701 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-20-382-001	412 Diamond Ave. NE	Grand Rapids	MI	49503	202
41-14-20-382-002	1005 Proos Ct. NE	Grand Rapids	MI	49503	202
41-14-20-382-029	1135 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-20-476-034	435 Ball Ave Ne	Grand Rapids	MI	49503	202
41-14-29-102-006	920 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-29-102-033	924 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-29-126-048	1142 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-30-202-010	530 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-30-228-008	728 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-30-228-011	756 Michigan St. NE	Grand Rapids	MI	49503	202
41-14-19-481-010	457 Grand Ave NE	Grand Rapids	MI	49503	301
41-14-20-382-020	1037 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-20-382-023	1003 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-20-452-020	1363 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-20-476-002	1411 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-20-476-028	1475 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-21-351-002	1615 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-21-351-003	1655 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-29-226-017	1420 Michigan St. NE	Grand Rapids	MI	49503	301
41-14-19-455-027	429 Sinclair Ave NE	Grand Rapids	MI	49503	301
41-14-19-481-013	441 Grand Ave NE	Grand Rapids	MI	49503	302
41-14-20-357-009	409 Houseman Ave. NE	Grand Rapids	MI	49503	302
41-14-20-502-003	450 Fuller Ave. NE	Grand Rapids	MI	49503	302
41-14-19-480-023	443 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-025	437 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-026	431 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-027	425 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-028	421 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-032	611 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-480-033	615 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-480-034	619 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-481-003	440 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-004	436 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-005	430 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-005	430 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-006	426 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-007	424 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-008	420 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-014	435 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-015	429 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-016	425 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-017	421 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-481-020	645 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-481-021	649 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-482-003	440 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-004	436 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-006	426 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-007	420 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-008	418 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-009	414 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-011	437 Harlan Ave NE	Grand Rapids	MI	49503	401

41-14-19-482-012	435 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-015	421 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-016	415 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-019	715 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-482-022	425 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-482-026	446 Grand Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-002	430 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-003	424 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-004	420 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-005	414 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-006	429 Eastern Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-007	425 Eastern Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-008	421 Eastern Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-009	415 Eastern Ave NE	Grand Rapids	MI	49503	401
41-14-19-483-011	741 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-483-015	434 Harlan Ave NE	Grand Rapids	MI	49503	401
41-14-19-484-001	430 Union Ave. NE	101 Grand Rapids	MI	49503	401
41-14-19-484-002	430 Union Ave. NE	102 Grand Rapids	MI	49503	401
41-14-19-484-003	430 Union Ave. NE	103 Grand Rapids	MI	49503	401
41-14-19-484-004	430 Union Ave. NE	105 Grand Rapids	MI	49503	401
41-14-19-484-005	430 Union Ave. NE	106 Grand Rapids	MI	49503	401
41-14-19-484-006	430 Union Ave. NE	107 Grand Rapids	MI	49503	401
41-14-19-484-007	430 Union Ave. NE	108 Grand Rapids	MI	49503	401
41-14-19-484-008	430 Union Ave. NE	110 Grand Rapids	MI	49503	401
41-14-19-484-009	430 Union Ave. NE	111 Grand Rapids	MI	49503	401
41-14-19-484-010	430 Union Ave. NE	112 Grand Rapids	MI	49503	401
41-14-19-484-011	430 Union Ave. NE	201 Grand Rapids	MI	49503	401
41-14-19-484-012	430 Union Ave. NE	202 Grand Rapids	MI	49503	401
41-14-19-484-013	430 Union Ave. NE	203 Grand Rapids	MI	49503	401
41-14-19-484-014	430 Union Ave. NE	204 Grand Rapids	MI	49503	401
41-14-19-484-015	430 Union Ave. NE	205 Grand Rapids	MI	49503	401
41-14-19-484-016	430 Union Ave. NE	206 Grand Rapids	MI	49503	401
41-14-19-484-017	430 Union Ave. NE	207 Grand Rapids	MI	49503	401
41-14-19-484-018	430 Union Ave. NE	208 Grand Rapids	MI	49503	401
41-14-19-484-019	430 Union Ave. NE	209 Grand Rapids	MI	49503	401
41-14-19-484-020	430 Union Ave. NE	210 Grand Rapids	MI	49503	401
41-14-19-484-021	430 Union Ave. NE	211 Grand Rapids	MI	49503	401
41-14-19-484-022	430 Union Ave. NE	212 Grand Rapids	MI	49503	401
41-14-19-484-023	430 Union Ave. NE	301 Grand Rapids	MI	49503	401
41-14-19-484-024	430 Union Ave. NE	302 Grand Rapids	MI	49503	401
41-14-19-484-025	430 Union Ave. NE	303 Grand Rapids	MI	49503	401
41-14-19-484-026	430 Union Ave. NE	305 Grand Rapids	MI	49503	401
41-14-19-484-027	430 Union Ave. NE	306 Grand Rapids	MI	49503	401
41-14-19-484-028	430 Union Ave. NE	307 Grand Rapids	MI	49503	401
41-14-19-484-029	430 Union Ave. NE	308 Grand Rapids	MI	49503	401
41-14-19-484-030	430 Union Ave. NE	309 Grand Rapids	MI	49503	401
41-14-19-484-031	430 Union Ave. NE	310 Grand Rapids	MI	49503	401
41-14-19-484-032	430 Union Ave. NE	311 Grand Rapids	MI	49503	401
41-14-19-484-033	430 Union Ave. NE	312 Grand Rapids	MI	49503	401
41-14-20-358-004	913 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-20-358-005	917 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-28-101-001	354 Alten Ave. NE	Grand Rapids	MI	49503	401
41-14-28-101-018	1612 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-28-101-019	1624 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-28-101-020	345 Wallinwood Ave. NE	Grand Rapids	MI	49503	401
41-14-28-102-001	1630 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-28-102-019	1640 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-28-102-020	355 Holmdene Ave. NE	Grand Rapids	MI	49503	401
41-14-28-103-001	352 Holmdene Ave. NE	Grand Rapids	MI	49503	401
41-14-28-103-003	1712 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-101-008	832 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-101-009	836 Michigan St. NE	Grand Rapids	MI	49503	401

41-14-29-101-010	840 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-101-011	846 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-102-004	910 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-227-020	349 Baynton Ave. NE	Grand Rapids	MI	49503	401
41-14-29-228-001	1528 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-29-228-015	353 Alten Ave. NE	Grand Rapids	MI	49503	401
41-14-30-201-002	406 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-009	526 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-011	532 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-018	542 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-019	546 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-020	550 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-202-039	538 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-002	606 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-003	610 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-004	616 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-005	620 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-006	624 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-226-007	626 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-227-001	638 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-227-022	650 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-228-004	712 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-228-005	716 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-30-228-007	724 Michigan St. NE	Grand Rapids	MI	49503	401
41-14-19-481-009	414 Benson Ave NE	Grand Rapids	MI	49503	401
41-14-19-480-024	439 Benson Ave NE	Grand Rapids	MI	49503	402
41-14-19-480-029	417 Benson Ave NE	Grand Rapids	MI	49503	402
41-14-28-103-002	1706 Michigan St. NE	Grand Rapids	MI	49503	402
41-14-29-227-001	1460 Michigan St. NE	Grand Rapids	MI	49503	402
41-14-19-383-032	414 Prospect Ave. NE	Grand Rapids	MI	49503	701
41-14-19-456-014	443 Michigan St. NE	Grand Rapids	MI	49503	701
41-14-19-456-016	415 College Ave. NE	Grand Rapids	MI	49503	701
41-14-20-358-018	901 Michigan St. NE	Grand Rapids	MI	49503	701
41-14-20-381-002	1130 Race St. NE	Grand Rapids	MI	49503	701
41-14-20-382-010	1059 Michigan St. NE	Grand Rapids	MI	49503	701
41-14-20-502-002	448 Fuller Ave. NE	Grand Rapids	MI	49503	701
41-14-20-502-007	414 Houseman Ave. NE	Grand Rapids	MI	49503	701
41-14-30-227-002	642 Michigan St. NE	Grand Rapids	MI	49503	701
41-14-30-227-003	646 Michigan St. NE	Grand Rapids	MI	49503	701
41-14-19-455-026	424 North Ave NE	Grand Rapids	MI	49503	701
41-14-19-456-005	410 Sinclair Ave NE	Grand Rapids	MI	49503	702
41-14-19-456-006	431 Michigan St. NE	Grand Rapids	MI	49503	702
41-14-19-459-023	551 Mid Town St. NE	Grand Rapids	MI	49503	702
41-14-19-480-015	471 Benson Ave NE	Grand Rapids	MI	49503	702
41-14-19-455-017	419 Sinclair Ave NE	Grand Rapids	MI	49503	702
41-14-19-455-016	421 Sinclair Ave NE	Grand Rapids	MI	49503	702
41-14-29-130-034	249 Fuller Ave. NE	Grand Rapids	MI	49503	701
41-14-19-457-005	439 Paris Ave. NE	Grand Rapids	MI	49503	701

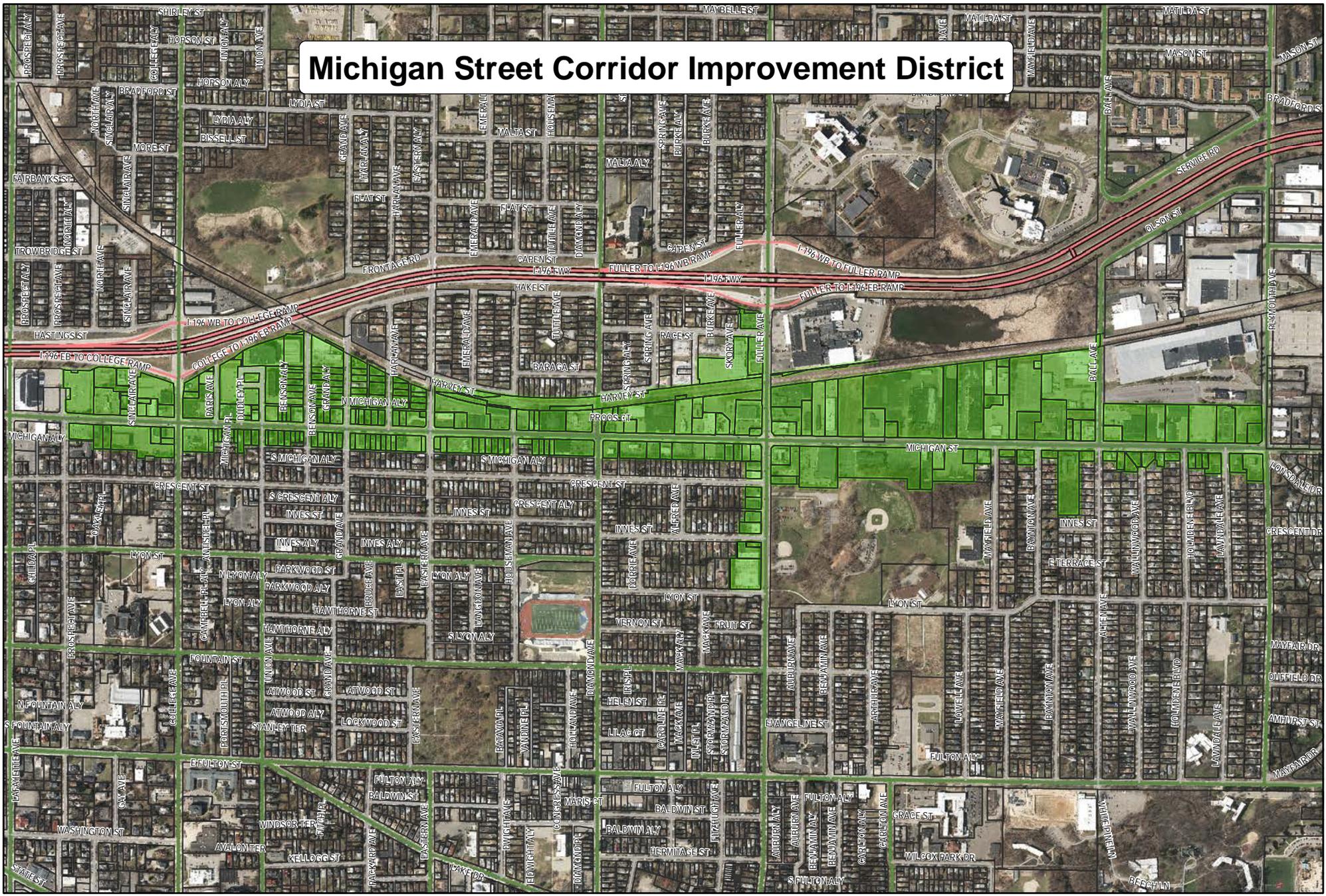
KEY

201/202 Commercial
301/302 Industrial
401/402 Residential
701/702 Government & Institutional

Appendix F:

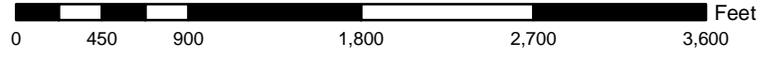
Michigan Street Corridor Improvement District Map

Michigan Street Corridor Improvement District



© 2015 REGIS All Rights Reserved

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.



Appendix G:

Tax Increment Financing Thirty Year Revenue Projection Table

Projected Tax Increment Finance District Capture for Michigan Street
Based on .5% annual growth
(real property only)

Year	Taxable Value	City (7.791M)	Captured by TIF	County (4.2803M)	Captured by TIF	GRCC (1.7865M)	Captured by TIF	ITP (1.47M)	Captured by TIF	All Mills	Captured by TIF
2015	\$51,640,276.00	\$402,329.39		\$221,035.87		\$92,255.35		\$75,911.21		\$791,531.82	
2016	\$51,898,477.38	\$404,341.04	\$2,011.65	\$222,141.05	\$1,105.18	\$92,716.63	\$461.28	\$76,290.76	\$379.56	\$795,489.48	\$3,957.66
2017	\$52,157,969.77	\$406,362.74	\$4,033.35	\$223,251.76	\$2,215.88	\$93,180.21	\$924.86	\$76,672.22	\$761.01	\$799,466.93	\$7,935.11
2018	\$52,418,759.62	\$408,394.56	\$6,065.17	\$224,368.02	\$3,332.14	\$93,646.11	\$1,390.76	\$77,055.58	\$1,144.37	\$803,464.26	\$11,932.44
2019	\$52,680,853.41	\$410,436.53	\$8,107.14	\$225,489.86	\$4,453.98	\$94,114.34	\$1,858.99	\$77,440.85	\$1,529.65	\$807,481.58	\$15,949.76
2020	\$52,944,257.68	\$412,488.71	\$10,159.32	\$226,617.31	\$5,581.43	\$94,584.92	\$2,329.56	\$77,828.06	\$1,916.85	\$811,518.99	\$19,987.17
2021	\$53,208,978.97	\$414,551.16	\$12,221.76	\$227,750.39	\$6,714.52	\$95,057.84	\$2,802.49	\$78,217.20	\$2,305.99	\$815,576.59	\$24,044.77
2022	\$53,475,023.86	\$416,623.91	\$14,294.52	\$228,889.14	\$7,853.27	\$95,533.13	\$3,277.78	\$78,608.29	\$2,697.08	\$819,654.47	\$28,122.65
2023	\$53,742,398.98	\$418,707.03	\$16,377.64	\$230,033.59	\$8,997.72	\$96,010.80	\$3,755.44	\$79,001.33	\$3,090.12	\$823,752.74	\$32,220.92
2024	\$54,011,110.98	\$420,800.57	\$18,471.18	\$231,183.76	\$10,147.88	\$96,490.85	\$4,235.50	\$79,396.33	\$3,485.13	\$827,871.51	\$36,339.68
2025	\$54,281,166.53	\$422,904.57	\$20,575.18	\$232,339.68	\$11,303.80	\$96,973.30	\$4,717.95	\$79,793.31	\$3,882.11	\$832,010.86	\$40,479.04
2026	\$54,552,572.37	\$425,019.09	\$22,689.70	\$233,501.38	\$12,465.50	\$97,458.17	\$5,202.82	\$80,192.28	\$4,281.08	\$836,170.92	\$44,639.10
2027	\$54,825,335.23	\$427,144.19	\$24,814.80	\$234,668.88	\$13,633.01	\$97,945.46	\$5,690.11	\$80,593.24	\$4,682.04	\$840,351.77	\$48,819.95
2028	\$55,099,461.90	\$429,279.91	\$26,950.52	\$235,842.23	\$14,806.35	\$98,435.19	\$6,179.84	\$80,996.21	\$5,085.00	\$844,553.53	\$53,021.71
2029	\$55,374,959.21	\$431,426.31	\$29,096.92	\$237,021.44	\$15,985.56	\$98,927.36	\$6,672.01	\$81,401.19	\$5,489.98	\$848,776.30	\$57,244.48
2030	\$55,651,834.01	\$433,583.44	\$31,254.05	\$238,206.55	\$17,170.67	\$99,422.00	\$7,166.65	\$81,808.20	\$5,896.99	\$853,020.18	\$61,488.36
2031	\$55,930,093.18	\$435,751.36	\$33,421.97	\$239,397.58	\$18,361.70	\$99,919.11	\$7,663.76	\$82,217.24	\$6,306.03	\$857,285.28	\$65,753.46
2032	\$56,209,743.65	\$437,930.11	\$35,600.72	\$240,594.57	\$19,558.69	\$100,418.71	\$8,163.35	\$82,628.32	\$6,717.12	\$861,571.71	\$70,039.89
2033	\$56,490,792.36	\$440,119.76	\$37,790.37	\$241,797.54	\$20,761.67	\$100,920.80	\$8,665.45	\$83,041.46	\$7,130.26	\$865,879.57	\$74,347.74
2034	\$56,773,246.33	\$442,320.36	\$39,990.97	\$243,006.53	\$21,970.65	\$101,425.40	\$9,170.05	\$83,456.67	\$7,545.47	\$870,208.97	\$78,677.14
2035	\$57,057,112.56	\$444,531.96	\$42,202.57	\$244,221.56	\$23,185.69	\$101,932.53	\$9,677.18	\$83,873.96	\$7,962.75	\$874,560.01	\$83,028.19
2036	\$57,342,398.12	\$446,754.62	\$44,425.23	\$245,442.67	\$24,406.79	\$102,442.19	\$10,186.84	\$84,293.33	\$8,382.12	\$878,932.81	\$87,400.99
2037	\$57,629,110.11	\$448,988.40	\$46,659.01	\$246,669.88	\$25,634.01	\$102,954.41	\$10,699.05	\$84,714.79	\$8,803.59	\$883,327.47	\$91,795.65
2038	\$57,917,255.66	\$451,233.34	\$48,903.95	\$247,903.23	\$26,867.36	\$103,469.18	\$11,213.82	\$85,138.37	\$9,227.16	\$887,744.11	\$96,212.29
2039	\$58,206,841.94	\$453,489.51	\$51,160.12	\$249,142.75	\$28,106.87	\$103,986.52	\$11,731.17	\$85,564.06	\$9,652.85	\$892,182.83	\$100,651.01
2040	\$58,497,876.15	\$455,756.95	\$53,427.56	\$250,388.46	\$29,352.59	\$104,506.46	\$12,251.10	\$85,991.88	\$10,080.67	\$896,643.75	\$105,111.92
2041	\$58,790,365.53	\$458,035.74	\$55,706.35	\$251,640.40	\$30,604.53	\$105,028.99	\$12,773.63	\$86,421.84	\$10,510.63	\$901,126.96	\$109,595.14
2042	\$59,084,317.36	\$460,325.92	\$57,996.53	\$252,898.60	\$31,862.73	\$105,554.13	\$13,298.78	\$86,853.95	\$10,942.74	\$905,632.60	\$114,100.78
2043	\$59,379,738.94	\$462,627.55	\$60,298.16	\$254,163.10	\$33,127.22	\$106,081.90	\$13,826.55	\$87,288.22	\$11,377.01	\$910,160.76	\$118,628.94
2044	\$59,676,637.64	\$464,940.68	\$62,611.29	\$255,433.91	\$34,398.04	\$106,612.31	\$14,356.96	\$87,724.66	\$11,813.45	\$914,711.57	\$123,179.74
2045	\$59,975,020.83	\$467,265.39	\$64,936.00	\$256,711.08	\$35,675.21	\$107,145.37	\$14,890.02	\$88,163.28	\$12,252.07	\$919,285.12	\$127,753.30
TOTAL			\$982,253.68		\$539,640.66		\$225,233.76		\$185,330.88		\$1,932,458.98