

**CITY OF MARQUETTE
DOWNTOWN DEVELOPMENT AUTHORITY**

**DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN #3**

**Approved by DDA Board on December 9, 2010
Approved by Marquette City Commission on _____, 2011**

City of Marquette Downtown Development Plan
And
Tax Increment Financing Plan #3

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**City of Marquette Downtown Development Authority Development Plan
and Tax Increment Financing Plan # 3**

INTRODUCTION

Purpose of Act 197.

Act 197 was created, in part, to correct and prevent deterioration in business districts; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation and implementation of development plans in a downtown district; to promote the economic growth of a downtown district; to encourage historic preservation; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment revenues.

Mission Statement.

Established pursuant to Act 197 by the City, the DDA is committed to preserving and strengthening the Downtown District by creating a positive atmosphere for owners, businesses, investors, patrons, visitors and employees and is dedicated to preserving historic architecture through planning and implementation of projects which inspire public and private investment.

Fundamental Goals of the DDA.

- Increase property values.
- Create and maintain a favorable business and investment environment.
- Ensure the sustainability of the Downtown District.
- Support the downtown property owners, businesses, and professionals.

Purpose of the Development Plan and Tax Increment Financing Plan #3.

The purpose of this Development Plan and Tax Increment Financing Plan #3 is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. Plan #3 contains the following elements, as required by Act 197:

- Development Plan
- Tax Increment Financing Plan

Definitions.

The following words and terms as used in this Development Plan and Tax Increment Financing Plan #3 shall have the following meanings unless the context or use indicates a different meaning or intent:

“*Act 197*” means the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975, as amended.

“*Board*” means the governing body of the DDA.

“*Business District*” means an area in the downtown of the City zoned and used principally for business.

“*Captured Assessed Value*” means the amount in any one year by which the current assessed value of the Downtown District exceeds the Initial Assessed Value.

“*City*” means the City of Marquette, Michigan.

“*County*” means Marquette County, Michigan.

“*DDA*” means the City of Marquette Downtown Development Authority.

“*Development Area*” means that area to which the Development Plan is applicable from which Tax Increment Revenues are captured.

“*Downtown District*” means that part of an area in a Business District in the City that has been specifically designated by the City Commission pursuant to Act 197 and where a special two mill *ad valorem* tax is levied and collected as permitted by Act 197.

“*Initial Assessed Value*” means the assessed value, as equalized of all taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan related to such taxable property is approved as shown on the most recent assessment roll of the City for which equalization had been completed at the time the Tax Increment Financing Plan is adopted.

“*Tax Increment Revenues*” means the amount of *ad valorem* property taxes and specific local taxes (as defined in Act 197) attributable to the application of the levy of all taxing jurisdictions upon the Captured Assessed Value of real and personal property in the Development Area subject to certain requirements as set forth in Section 1(bb) of Act 197.

BACKGROUND

Creation of DDA Downtown District.

In January 1976, the City adopted an ordinance to add a new Chapter 74 to the City Code which created the DDA and established the initial Downtown District commencing at the intersection of the center line of Rock Street extending east to the Lake Superior shoreline, north on Lakeshore Boulevard to Ridge Street; north on Front Street from the centerline of Rock Street to Ridge Street, Blaker Street from Bluff Street to Ridge Street, west on Ridge Street to the center line of Third Street, south on Third Street to the to the center line of Baraga Avenue, west on Baraga Avenue to the center line of Fourth Street; Washington Street from the center line of Fourth Street to Lakeshore Boulevard. The DDA was afforded all the powers and duties as set forth in Act 197. A

copy of that ordinance was included in the first DDA development and tax increment financing plans, i.e., Downtown Development Plan #1, which was adopted by ordinance of the City Commission in December 1984. In December 1992, the City Commission adopted Downtown Development Plan #2 which incorporated and added to Downtown Development Plan #1.

Downtown Development Plan #1.

Downtown Development Plan #1 **represents** the major activities of the DDA in terms of accomplishing the objectives in the Development Area that were laid out at that time in the City's Community Development Plan. The Development Area was designed to capture Tax Increment Revenues generated by all properties fronting on West Washington Street between Front and Fourth Streets, and those properties located within an area bounded by Bluff Street, from Front Street to Third Street, and Main Street. The Development Area was delineated to include those properties most likely to benefit from the construction of a planned parking facility as well as not limit the possibility of utilizing Tax Increment Revenues for other projects within the Downtown District. A legal description and Development Area map were incorporated into the Downtown Development Plan #1. Downtown Development Plan #1 called for the construction of a two-story parking facility located in the 100 block of West Bluff Street providing access and egress on both levels to both North Front Street and North Third Street, i.e., the Bluff Street Parking Structure. The total cost of the parking structure was \$1,176,744. Tax Increment Revenues were used to pay the principal of and interest on City of Marquette Building Authority bonds and to reduce the cost of the parking facility to those properties contributing to the construction and maintenance of the structure through special assessments. The bonds were issued in the amount of \$840,000 and were retired in September 2000.

Downtown Development Plan #2.

Downtown Development Plan #2 was designed primarily to expand the area where Tax Increment Revenues may be used. The DDA identified several additional public facility and parking projects which Downtown Development Plan #1 could not fund. Under Downtown Development Plan #1, Tax Increment Revenues could only be used in the four block area surrounding the Bluff Street Parking Structure. Downtown Development Plan #2 expanded the Downtown District boundaries to include all properties fronting on west Washington Street from Fourth Street to Seventh Street; Main Street from Third Street to Lakeshore Boulevard; Spring Street and Baraga Street from Fourth Street to Lakeshore Boulevard; properties fronting Baraga Street from Third Street to Lakeshore Boulevard; and properties fronting the eastside of Front Street from Baraga Street to Lakeshore Boulevard and Blaker Street. Efforts were made to avoid areas where residential housing units are a pronounced part of the uses. This area was delineated to include areas of the City's central business district experiencing economic decline and most likely to benefit from future development of public facilities, especially parking and pedestrian access ways. The County opposed the adoption of Downtown Development Plan #2. The City, the County and the DDA entered into an agreement pursuant to Section 14(4) of Act 197 in December 1992, to share a portion of the Captured Assessed Value. Specifically, that portion of the Development Area included in Downtown Development Plan #2 lying west of a line drawn down the center of Front Street is not included as part of the captured assessed value for which the DDA captures Tax Increment Revenues from County levied millages. Specific projects are identified by the DDA annually including

improving public parking facilities as identified in a report commissioned by the DDA including improvements to surface parking, public walkways, and amenities in the lower harbor. Allocations to various projects throughout the Downtown District and administrative functions of the DDA were part of the Downtown Development Plan #2. Downtown Development Plan #2 will expire in December 2012.

Relationship between Downtown Development Plan #1 and Downtown Development Plan #2.

Downtown Development Plan #2 was adopted as an amendment to Downtown Development Plan #1 as a mechanism for the allocation of Tax Increment Revenues to accomplish projects annually identified by the DDA over and above the annual allocation for the bond repayment related to and maintenance of the Bluff Street Parking Structure.

Relationship between Downtown Development Plan #3 and Downtown Development Plans #1 and #2.

Development Plan and Tax Increment Financing Plan, i.e., Downtown Development Plan #3, is adopted to meet the objectives of the DDA and to increase economic development in the City. The intent of Downtown Development Plan #3 is to amend and re-state Downtown Development Plans #1 and #2. Downtown Development Plan #3 has a term ending December 31, 2036.

DOWNTOWN DEVELOPMENT PLAN #3

Development Plan

At the time creation of this Development Plan there were an estimated 350 residents within the Downtown District. On July 26, 2010, the City Commission created a Development Area Citizens Advisory Council for the purposes of meeting the requirements Act 197. The City solicited applicants for the Council via the City's website, public access television, the DDA website and the local daily newspaper and was unable to secure the required nine members. Pursuant to Act 197 the failure of a development area citizens council to organize shall not preclude the adoption off the Development Plan.

Designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The DDA Downtown District is within the boundaries of the City and is legally described in **Attachment 1** and shown on **Attachment 2**. The Development Areas are within the Downtown District and are shown on **Attachment 3**.

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

The location of existing public and private land uses within the Downtown District is presented as **Attachment 4**. **Attachment 5** shows the location and types of streets that are in the Downtown District.

The description of existing improvements in the development area to be demolished, repaired or altered, a description of any repairs and alterations, and estimate of the time required for completion.

A full description of all projects, including those which involve any changes described above is provided below.

The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and the estimate of the time required for completion.

The DDA is empowered to undertake a variety of activities in the rejuvenation of the Downtown District. These include:

- A. Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation or reconstruction of a public facility, an existing building or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the Downtown District.
- B. Plan, propose and implement an improvement to a public facility within the Downtown District area to comply with the barrier-free design requirements of the State of Michigan.
- C. Acquire property on terms and conditions and in a manner the DDA deems proper, or own, convey, or otherwise dispose of properly, or rights of interest therein, which the DDA determines is reasonably necessary to achieve the purpose of the Act 197 and to grant or acquire licenses, easements and options with respect thereto.
- D. Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances thereto, within the Downtown District for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

This Development Plan is intended to be general in nature to provide flexibility in design and implementation. Detailed planning, design and engineering studies will be conducted to specifically set project parameters. Improvement projects are generally arranged according to their area of impact and are assigned to the following five categories: I. Consultation and Operational Expenditures, II. Marquette Commons Bond Repayment and Enhancement Projects, III. Promotional and Cultural Development, IV. Parking Management, (including maintenance, reconstruction,

expansion and operations)/Transportation System Improvements, and V. Street, Alley and Sidewalk Improvements (including undergrounding of overhead utilities).

I. Consultation and Operational Expenditures.

The Consultation and Operational Expenditures category provides for professional services and operational activities related to the DDA. This category is variable and is subject to the level of future activity undertaken by the DDA.

- A. Professional Services. This item covers professional services required to implement this Development Plan and to manage the DDA. They may include grant writing and administration; retail, office, residential or parking analysis; planning and architectural design, engineering, inspection; and environmental, financial and accounting, advertising and marketing; and legal consultation.
- B. DDA Operations/Maintenance. This item covers all expenses relating to the operation of the DDA such as public notices, mailings, office supplies and equipment, administrative support, etc. In addition, the DDA will undertake maintenance of certain City facilities and infrastructure within the Downtown District. This may include addressing issues with regard to safety and security of the Downtown District. The DDA may help in the purchase, installation and monitoring of any equipment that may improve safety and security throughout the Downtown District. The DDA may provide extra security for all special festivals and events in the Downtown District.

II. Marquette Commons Bond Repayment and Enhancement Projects.

- A. Bond Repayment. In 2005 the DDA issued bonds in the amount of \$750,000 for construction of Market Commons. Three payments of principal and interest remain totaling \$222,107.13 will be paid with Tax Increment Revenues retiring the debt on April 1, 2012.
- B. Enhancement Projects. Marquette Commons has proven to be a successful venue and is need of enhancements to better serve the Downtown District. The improvements envisioned include farmers' market enhancements and skating facility improvements. General landscaping and aesthetic improvements are also envisioned.

III. Promotional and Cultural Development.

The promotional and cultural development category relates to projects and activities that are designed to promote economic growth within the Downtown District through the creation of a vibrant, identifiable and welcoming business environment. This category also supports the development of community festivals and attractions that will draw people downtown from the surrounding area. Partnerships with community non-profits and other governments are encouraged.

the Downtown District should be the premium location for cultural, artistic and recreational activities.

- A. Parks and Recreation. The DDA may invest in parks throughout the Downtown District to complement business activities and tourism. These investments may be made in existing or new parks as created by the City and/or DDA.
- B. Wayfinding and other Signage. Creating a sense of place is dependent on a comprehensive wayfinding program both for those in vehicles and pedestrians. Entrance points of the Downtown District should be identified and marked with public art and/or signage that adds vitality and provides direction. Uniform informational and directional signage should be used throughout the Downtown District to provide a sense of place and provide connectivity. Historic information markers will add interest and highlight the City's heritage.
- C. Festivals and Downtown Events. The DDA may sponsor festivals and downtown events to stimulate business activity and to promote a positive image of the Downtown District. This may include a farmers' market, skating rinks, sidewalk sales, art fairs, parade celebrations, summer concerts, community events, etc. The DDA may also install electrical outlets, sound outlets and other infrastructure facilities throughout the Downtown District to support such events. The DDA will partner with other organizations as necessary to bring vitality to the Downtown District.
- D. Seasonal Decorations. The DDA may contribute to decorating the Downtown District to create a more festive and interesting atmosphere during the holidays and other seasons.
- E. Cultural Development. The DDA may encourage the location of cultural, recreational or historical institutions and monuments within the Downtown District. The focus on culture may lead to the commissioning of public art work throughout the Downtown District. City public policy will regulate the placement and nature of statues, monuments and art within the Downtown District. The DDA may assist in providing public wireless internet access in the Downtown District. Further, the DDA may create a façade program for the purpose of improving aesthetics throughout Downtown District. The DDA may also pursue any number of historic designations in the Downtown District.
- F. Marketing Material. The DDA may create and use as many marketing avenues that become available to it.

IV. Parking Management/Transportation System Improvements.

The DDA is interested in pursuing a comprehensive parking management and transportation strategy to maximize the use of available parking, minimize the negative impacts of exposed lots,

improve existing parking facilities, provide for emerging technologies such as electric vehicle charging stations, and work to encourage the re-development of private parking lots by providing a comprehensive public parking system.

- A. Parking Analysis and Study. The DDA will conduct a comprehensive analysis of existing public and private parking areas with attention to efficiency and potential revenue sources. A capital improvement plan will be developed with a cost/benefit analysis and a strategy for implementation over time.
- B. Equipment and Administrative Implementation. The analysis of parking conditions may lead to the purchase of parking regulation and management equipment.
- C. Restoration of Existing Parking Facilities. The Bluff Street Parking Structure will be upgraded and repaired. In addition, the DDA may redesign existing parking lots in order to provide more efficient use and a better pedestrian experience along sidewalks throughout the Downtown District.
- D. Fifth Street Parking Facility. The DDA intends to purchase property for a surface parking lot.
- E. West Washington Street Parking Facility. A public/private partnership is envisioned in the 500 block of West Washington Street which would include a public parking facility.
- F. South Front Street and Baraga Avenue Parking Facility. A public/private partnership is envisioned at the corner of South Front Street and Baraga Avenue which would include a public parking facility.
- G. South Third Street Parking Lot. A public/private partnership along West Spring Street may lead to the need for public parking in this area.
- H. Transportation. The DDA is dedicated to enhancing access to alternative and multi-modal transportation forms, including mass transit, bicycling and recreational trails.
- I. General. The DDA may work with the City to sell certain public parking lots for private use, respond to private investors by partnering to provide parking, and assume management of the entire parking system as deemed appropriate by the City and the DDA.

V. Street, Alley and Sidewalk Improvements.

This category provides for the development and repair of City streets, alleys and sidewalks to better serve properties within the Downtown District. This includes the burial of overhead utilities wherever feasible and improvements to other infrastructure. Improvements include, but are not limited to, the following:

- A. Streets. The DDA intends to improve the function of streets to provide for the flow of vehicular traffic, multi-modal transportation and the pedestrian ways which incorporates “winter city design.” This may include widening of sidewalks in the Downtown District, rearrangement of parking, traffic calming measures, bicycle facilities, signaling changes and other traffic management techniques. Specifically, the Baraga Avenue improvement project identified in **Table 1** is identified as a high priority.

- B. Alleys. Alleys function for a variety of uses and need attention throughout the Downtown District. In addition, a concerted effort to work towards consolidation of private dumpsters in alleys and parking lots will be undertaken. Specifically the Jackson Cut Alley improvement project identified in **Table 1** is a high priority.

- C. Sidewalks. Streetscapes improvements are envisioned throughout the Downtown District. These improvements may include new concrete or brick installations, curb and gutter replacement, street lighting improvements to incorporate energy efficient standards, trash cans, benches, bicycle parking areas and other pedestrian amenities to include “winter city design.” Banners and public art may be included.

Table 1
List of Planned Projects With Priority and Estimated Cost

Project Description	Project Priority	Estimated Cost
<i>I. Consultation and Operational Expenditures</i>		
A. Market Analysis	High	\$60,0000
B. DDA Operations/Maintenance	High	\$200,000/yr
<i>II. Marquette Commons Bond Repayment and Enhancement Projects</i>		
A. Bond Repayment	High	\$222,107
B. Enhancement Projects	Medium	\$300,000
<i>III. Promotional and Cultural Development</i>		
A. Mattson Park irrigation project	Medium	\$100,000
B. Wayfinding & Other Signage	Low	\$150,000
C. Festivals and Downtown Events	High	\$20,000/yr
D. Seasonal Decorations	High	\$20,000/yr
E. Cultural Development	Low	\$20,000/yr
F. Marketing and Promotion	High	\$25,000/yr
<i>IV. Parking Management/Transportation System Improvements</i>		
A. Parking Analysis	High	\$75,000
B. Equipment & Administrative Implementation	Medium	\$1,000,000
C. Restoration of Bluff Street Parking Structure	High	\$1,000,000
D. Fifth Street Parking Facility	Medium	\$380,000
E. West Washington Parking Facility	Low	\$2,600,000
F. South Front & Baraga Avenue Parking Facility	Low	\$2,223,000
G. South Third Parking Facility	Low	\$1,500,000
H. Transportation	Low	\$1,000,000
I. Land Acquisition and development of new parking areas and redesign of current lots as may be determined by the DDA	Medium	\$3,500,000
<i>V. Street, Alley and Sidewalk Improvements</i>		
A. Baraga Street improvements	High	\$5,549,003
B. Jackson Cut Alley project	High	\$500,000
C. Landscaping, Streetscapes, and Utility Burial Improvement projects throughout district as needed	Medium	\$4,000,000
** Projected additional income from 2 mill tax and parking rentals \$2,715,000		\$24,159,110 plus
Total		\$385,000/yr
High Priority items are scheduled for completion by 2015 Medium Priority items are scheduled for completion by 2020. Low Priority items are scheduled for completion by 2036.		

Over the life of the Development Plan the DDA anticipates private development projects within the Downtown District in the blocks identified in **Attachment 6**. The private development is reflected in **Tables 2 and 3** and with inflation is anticipated to increase taxable value of property in the Downtown District a minimum of 3% annually.

A statement of the construction or stages of construction planned and the estimated time of completion of each stage.

- High Priority items in **Table 1** are scheduled for completion by 2015.
- Medium Priority items in **Table 1** are scheduled for completion by 2020.
- Low Priority items in **Table 1** are scheduled for completion by 2036.

A description of any parts of the development areas to be left as open spaces and the use contemplated for the space.

The areas identified to be left as open spaces within the DDA District are (i) the pocket park located in the 100 block of West Washington Street, (ii) the Rosewood Walkway located in the 200 Block of South Front Street, (iii) the Ellwood Mattson Lower Harbor Park located in the 100 Block of North Lakeshore Boulevard, and (iv) the multi-modal path from Lakeshore Boulevard to Seventh Street.

Other areas that may be identified by the DDA or City as additional desirable open space in the Downtown District. Current open space areas are shown in **Attachment 6**.

A description of any portions of the development area that the authority desires to sell, donate, exchange or lease to or from the municipality and the proposed terms.

The DDA currently owns no portion of the Downtown District. Future transactions, if any, between the DDA and the City will be done in the best interest of the City.

A description of the desired zoning changes in streets, street levels, intersections, and utilities.

No zoning changes are anticipated within the Development District other than those that may be required by the “form based code” under consideration for adoption by the City Commission. Streets, street levels, intersections and utilities are anticipated to be improved.

An estimate of the cost for the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

The estimated total cost for the undertaking the projects identified on **Table 1** is \$24,159,110 plus annual expenditures of \$385,000 per year. The activities of the DDA and the development of public improvements will be financed from one or more of the following sources:

1. Donations or private funding to the DDA for the performance of its functions.

2. Money borrowed and to be repaid in accordance with Act 197.
3. Revenues from any property, building or facility owned, leased, licensed or operated by the DDA or under its control, subject to the limitations imposed thereon by Act 197, trusts or other agreements.
4. Proceeds of a tax increment financing plan.
5. Money obtained from other sources approved by the City Commission.

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.

Not applicable.

Procedures for leasing, purchasing or conveying in any manner of all or a portion of the development upon completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed in any manner to those persons.

Not applicable.

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 the 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 estimated capacity of private and public housing available to displaced families and individuals.

It is estimated that 350 persons reside in the Downtown District. No occupied residence is targeted for acquisition or clearance by the DDA. No forced relocation of families is anticipated.

A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Not applicable.

Provision for the cost of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform

relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 USC sections 4601, et seq.

Not applicable.

A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws (Condemnation/Relocation Assistance).

Not applicable.

Other material which the authority, local public agency, or governing body deems pertinent.

None.

TAX INCREMENT FINANCING PLAN

A detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions.

Tax increment financing is a governmental financing program that contributes to economic growth and development by dedicating a portion of the tax base resulting from economic growth and development to certain public facilities and certain other eligible costs as permitted by Act 197 facilitating certain projects which created economic growth and development in the Downtown District.

This Tax Increment Financing Plan adopts by reference the above Development Plan.

Tax Increment Revenues are realized by increases in property valuations within the Development Areas of the Downtown District of the DDA. Such Tax Increment Revenues result from the application of millage rates levied by the City and the County. Data presented in **Table 2** indicates the anticipated Captured Assessed Value for the Development Areas through 2036. **Appendix 1** presents a list of initial assessed values of properties in the development area. The total potential Tax Increment Revenues to be realized by the DDA is also set forth in **Table 2**. By the end of the term of the Development Plan, i.e., December 31, 2036, it is estimated that approximately \$28,519,112 in Tax Increment Revenues will be realized by the DDA to fund projects and make public improvements in the Downtown District. For this estimate, the 2010 millage rates were used.

Table 2
Downtown District Development Areas
Total Projected Capture

Year	Estimated Inflation Increase and New Investment	Projected Total Taxable Value	Base Taxable Value	Captured Assessed Value	Captured Tax Increment Revenues
2010	0	\$35,574,827	\$10,621,582	\$24,953,245	\$629,779
2011	\$1,067,245	\$36,642,072	\$10,621,582	\$26,020,490	\$656,217
2012	\$1,099,262	\$37,741,334	\$10,621,582	\$27,119,752	\$683,448
2013	\$1,132,240	\$38,873,574	\$10,621,582	\$28,251,992	\$711,495
2014	\$1,166,207	\$40,039,781	\$10,621,582	\$29,418,199	\$740,385
2015	\$1,201,193	\$41,240,975	\$10,621,582	\$30,619,393	\$770,141
2016	\$1,237,229	\$42,478,204	\$10,621,582	\$31,856,622	\$800,789
2017	\$1,274,346	\$43,752,550	\$10,621,582	\$33,130,968	\$832,357
2018	\$1,312,576	\$45,065,126	\$10,621,582	\$34,443,544	\$843,517
2019	\$1,351,954	\$46,417,080	\$10,621,582	\$35,795,498	\$876,170
2020	\$1,392,512	\$47,809,593	\$10,621,582	\$37,188,011	\$909,802
2021	\$1,434,288	\$49,243,880	\$10,621,582	\$38,622,298	\$944,442
2022	\$1,477,316	\$50,721,197	\$10,621,582	\$40,099,615	\$980,123
2023	\$1,521,636	\$52,242,833	\$10,621,582	\$41,621,251	\$1,016,873
2024	\$1,567,285	\$53,810,118	\$10,621,582	\$43,188,536	\$1,054,726
2025	\$1,614,304	\$55,424,421	\$10,621,582	\$44,802,839	\$1,093,715
2026	\$1,662,733	\$57,087,154	\$10,621,582	\$46,465,572	\$1,133,873
2027	\$1,712,615	\$58,799,769	\$10,621,582	\$48,178,187	\$1,175,236
2028	\$1,763,993	\$60,563,762	\$10,621,582	\$49,942,180	\$1,217,840
2029	\$1,816,913	\$62,380,674	\$10,621,582	\$51,759,092	\$1,261,722
2030	\$1,871,420	\$64,252,095	\$10,621,582	\$53,630,513	\$1,306,920
2031	\$1,927,563	\$66,179,658	\$10,621,582	\$55,558,076	\$1,353,475
2032	\$1,985,390	\$68,165,047	\$10,621,582	\$57,543,465	\$1,401,426
2033	\$2,044,951	\$70,209,999	\$10,621,582	\$59,588,417	\$1,450,816
2034	\$2,106,300	\$72,316,299	\$10,621,582	\$61,694,717	\$1,501,687
2035	\$2,169,489	\$74,485,788	\$10,621,582	\$63,864,206	\$1,554,084
2036	\$2,234,574	\$76,720,361	\$10,621,582	\$66,098,779	\$1,608,054

Table 3 projects the estimate of Capturable Assessed Values, the Tax Increment Revenues by tax levying governmental units and millage levies, and DDA millage levy.

**Table 3
Captured Tax Increment Revenues**

Year	Capturable Assessed Value	City Levy	Library Levy	County Levy	DDA Levy	Total Captured Tax Increment Revenues
2010	\$24,953,245	\$381,098	\$49,652	\$151,914	\$47,114	\$629,779
2011	\$26,020,490	\$397,398	\$51,776	\$157,914	\$49,129	\$656,217
2012	\$27,119,752	\$414,186	\$53,963	\$164,093	\$51,205	\$683,448
2013	\$28,251,992	\$431,479	\$56,216	\$170,458	\$53,343	\$711,495
2014	\$29,418,199	\$449,289	\$58,536	\$177,014	\$55,545	\$740,385
2015	\$30,619,393	\$467,635	\$60,926	\$183,767	\$57,812	\$770,141
2016	\$31,856,622	\$486,530	\$63,388	\$190,722	\$60,148	\$800,789
2017	\$33,130,968	\$505,993	\$65,924	\$197,886	\$62,555	\$832,357
2018	\$34,443,544	\$526,039	\$47,181	\$205,265	\$65,033	\$843,517
2019	\$35,795,498	\$546,687	\$49,033	\$212,865	\$67,585	\$876,170
2020	\$37,188,011	\$567,954	\$50,940	\$220,693	\$70,215	\$909,802
2021	\$38,622,298	\$589,859	\$52,905	\$228,756	\$72,923	\$944,442
2022	\$40,099,615	\$612,421	\$54,928	\$237,061	\$75,712	\$980,123
2023	\$41,621,251	\$635,661	\$57,013	\$245,615	\$78,585	\$1,016,873
2024	\$43,188,536	\$659,597	\$59,160	\$254,425	\$81,544	\$1,054,726
2025	\$44,802,839	\$684,251	\$61,371	\$263,500	\$84,592	\$1,093,715
2026	\$46,465,572	\$709,645	\$63,649	\$272,847	\$87,732	\$1,133,873
2027	\$48,178,187	\$735,801	\$65,994	\$282,475	\$90,965	\$1,175,236
2028	\$49,942,180	\$762,742	\$68,411	\$292,391	\$94,296	\$1,217,840
2029	\$51,759,092	\$790,491	\$70,900	\$302,605	\$97,726	\$1,261,722
2030	\$53,630,513	\$819,072	\$73,463	\$313,126	\$101,260	\$1,306,920
2031	\$55,558,076	\$848,511	\$76,103	\$323,962	\$104,899	\$1,353,475
2032	\$57,543,465	\$878,833	\$78,823	\$335,123	\$108,648	\$1,401,426
2033	\$59,588,417	\$910,064	\$81,624	\$346,618	\$112,509	\$1,450,816
2034	\$61,694,717	\$942,233	\$84,509	\$358,459	\$116,486	\$1,501,687
2035	\$63,864,206	\$975,366	\$87,481	\$370,655	\$120,582	\$1,554,084
2036	\$66,098,779	\$1,009,494	\$90,542	\$383,217	\$124,801	\$1,608,054

An annual DDA budget will highlight and prioritize projects. This annual budget will detail all operational and administrative expenses and development projects in priority as determined by the Board. The City Commission will approve all DDA expenditures by adoption of the annual DDA budget.

Maximum Amount of Bonded Indebtedness to be Incurred.

Certain State of Michigan and federal loans, loan guarantees and grants will be sought for carrying out Downtown Development Plan #3. Certain of the capital improvement projects in Downtown Development Plan #3 may be financed through the issuance of revenue bonds, general

obligation bonds or tax increment bonds. The types and amounts of bonds issued will be determined as further project planning is undertaken and as shall be approved by the City Commission.

Duration of the Plan.

The Tax Increment Financing Plan shall be for a term ending December 31, 2036.

Estimated impact on Assessed Values of Taxing Jurisdictions.

The DDA intends to expend all available Tax Increment Revenues over the term of the Tax Increment Financing Plan as indicated in **Tables 2 and 3**. It is anticipated that the taxable values will increase over the term of the Downtown Development Plan #3 due to new investments. When the term of Downtown Development Plan #3 ends, all of the taxing jurisdictions levying taxes in the Development Areas will benefit by the increased values that likely would not have occurred without the efforts of the DDA. It is anticipated that the taxes foregone by the taxing jurisdictions during the term of Downtown Development Plan #3 will be recouped by the taxing jurisdictions from the expected increase in taxable value after the term ends.

Attachment 1

Legal Description of the DDA Downtown District

Commencing at the intersection of the centerline (c/l) of Rock Street extended with the shoreline of Lake Superior; thence west along the c/l of Rock Street extended to the c/l of South Front Street; thence north along the c/l of South Front Street to the c/l of block 2 of the Cleveland Iron Mining Company's Subdivision; thence west along said c/l of block 2 to the c/l of Third Street; thence north on Third Street to the c/l of Baraga Avenue; thence west on the c/l of Baraga Avenue to the c/l of Fourth Street; thence north on the c/l of Fourth Street to the north line of lots 1-6, block 4, of Harlow's Subdivision #1, extended; thence east along said north line of lots 1-6 extended to the c/l of Third Street; thence north on the c/l of Third Street to the c/l of Bluff Street; thence east on the c/l of Bluff Street on the c/l of Front Street; thence north on the c/l of Front Street to the c/l of Ridge Street; thence east on the c/l of Ridge Street to the west line of Blaker and Bacon's Subdivision extended; thence south along said west line to the south line of lot 3 Blaker and Bacon's Subdivision; thence southeasterly along said south line of lot 3 extended to the c/l of Blaker Street; thence southwesterly along the c/l of Blaker Street to the south of lots 1 and 2 of block 9 of the 36 acre plat, extended; thence easterly along the said south line of lots 1 and 2 to the west line of lot 1 of Hewitt's Addition; thence northerly along said west line of lot 1 to a point 152 feet north of the north line of Lake Street; thence northeasterly to the east line of lot 1 Hewitt's Addition to a point which is 126 feet north of the north line of Lake Street; thence northerly along said east line of lot 1 to a point which is 160 feet south of the south line thence easterly to the east line of lot 3 of Hewitt's Addition at a point 160 feet south of the south line of Ridge Street; thence northerly along said east line 16 feet; thence easterly to the east line of lot 5 of Hewitt's Addition at a point 144 feet south of the south line of Ridge Street; thence southerly 6 feet along said lot line; thence easterly to the east line on lot 6 of Hewitt's Addition at a point 150 feet south of the south line of Ridge Street, thence south along said east line of lot 6 to a point 208 feet south of the south line of Ridge Street; thence easterly to the east line of lot 7 at a point 208 feet south of the south line of Ridge Street; thence southerly along said line of lot 7 extended to the c/l of Lake Street; thence east along the c/l of Lake Street to the c/l of Lake Shore Boulevard; thence south along the c/l of Lake Shore Boulevard extended to the shoreline of Lake Superior; thence southwesterly along the shoreline of Lake Superior to the P.O.B. And also that land described as follows:

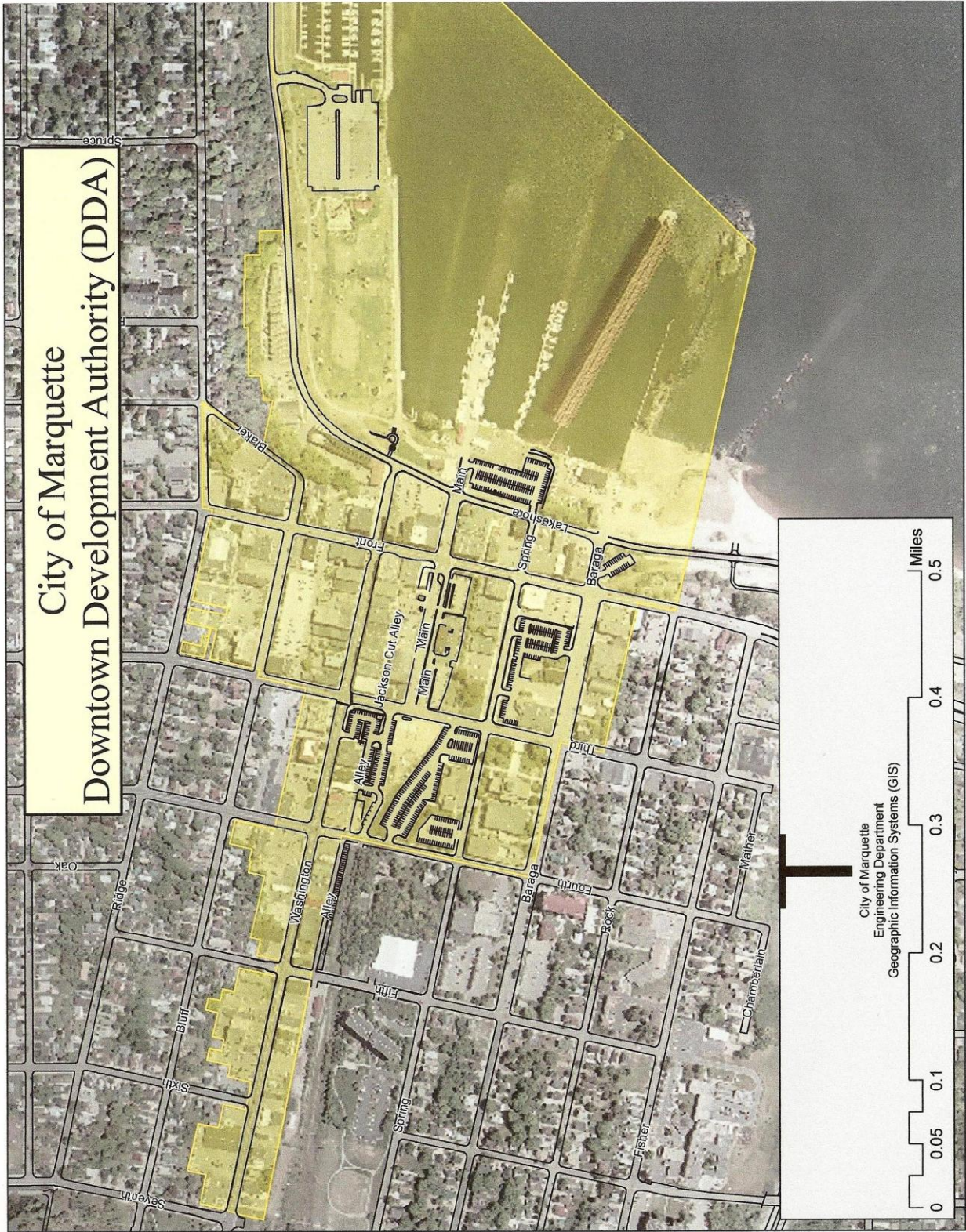
Blaker and Bacon Subdivision Lots 1 and 2, and the N'ly 75' of the E'ly 21.3 of Lot 3

36 Acre Plat Blocks 6 and 7 except the W23.5' of the N. 1/2 of lot 3, and the E. 18.5' of the N. 1/2 of Lot 4, Block 6. And also except the E. 40' of the N. 97' of Lot 3, Block 6. The W. 32' of Lot 1, Block 6, also except the S. 25' of the N.125' of Lots 3 & 4, Block 6.

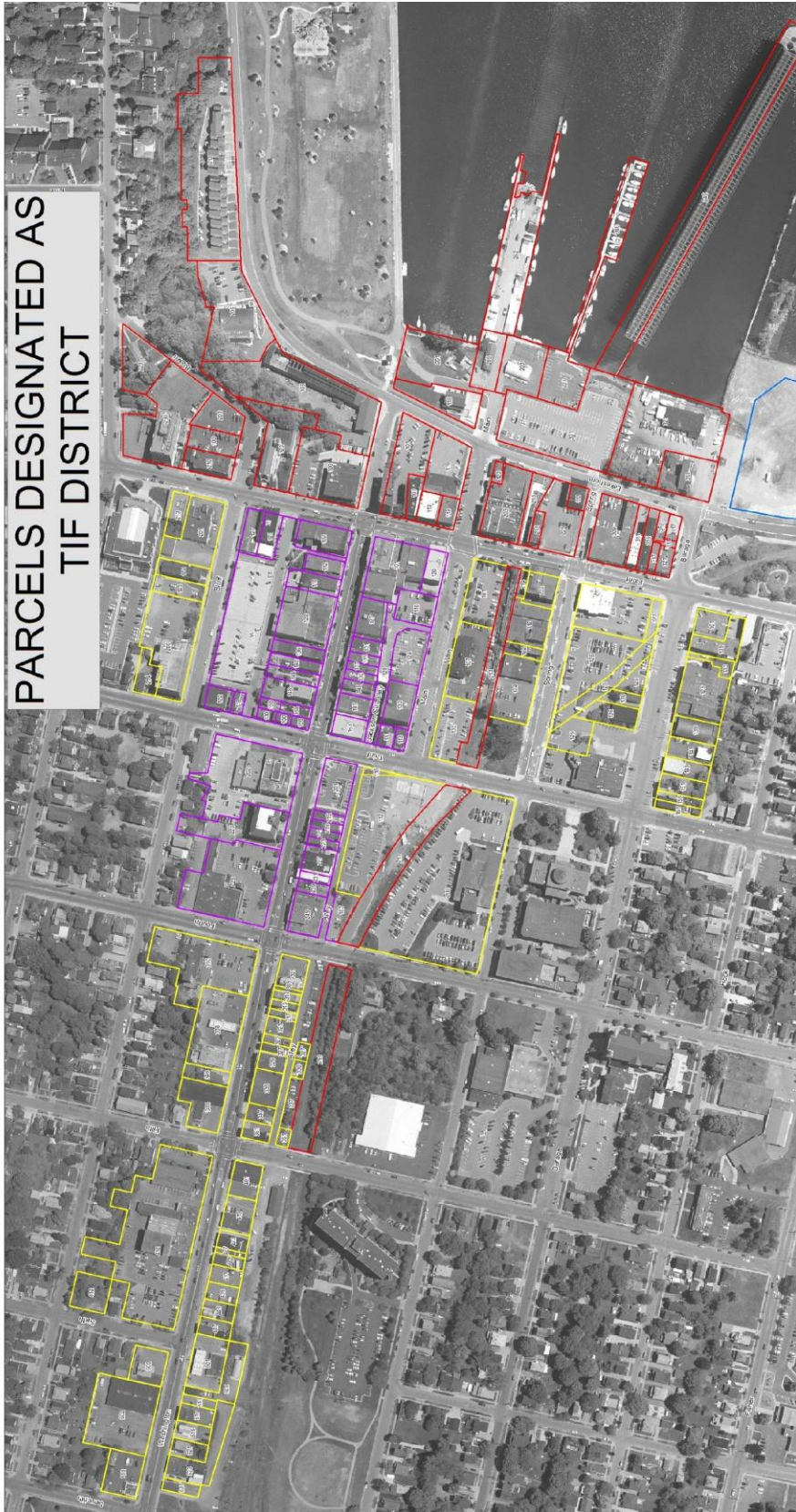
Harlow's Addition #1 Lots 1 thru 7, the S. 92' of Lot 8, the S. 68' of Lot 15, the S. 75' of Lot 16, and all of Lots 17 & 18, all in Block 5. The S. 95' of Lots 1 & 2, all of Lots 3 thru 6, the S. 100' of Lots 7 & 8, and the S. 30' of Lots 11 thru 14, all in Block 7.

Earl's Replat of Block 6, Harlow's Addition #1 Lots 1 thru 9, the S. 50' of Lot 15, the S. 50' of Lots 17 & 18, the S. 100' of Lot 19, and the S. 50' of Lot 20. Harlow's Addition #3 Lots 1 thru 10 and Lots 12 thru 28.

Attachment 2
Map of DDA Downtown District



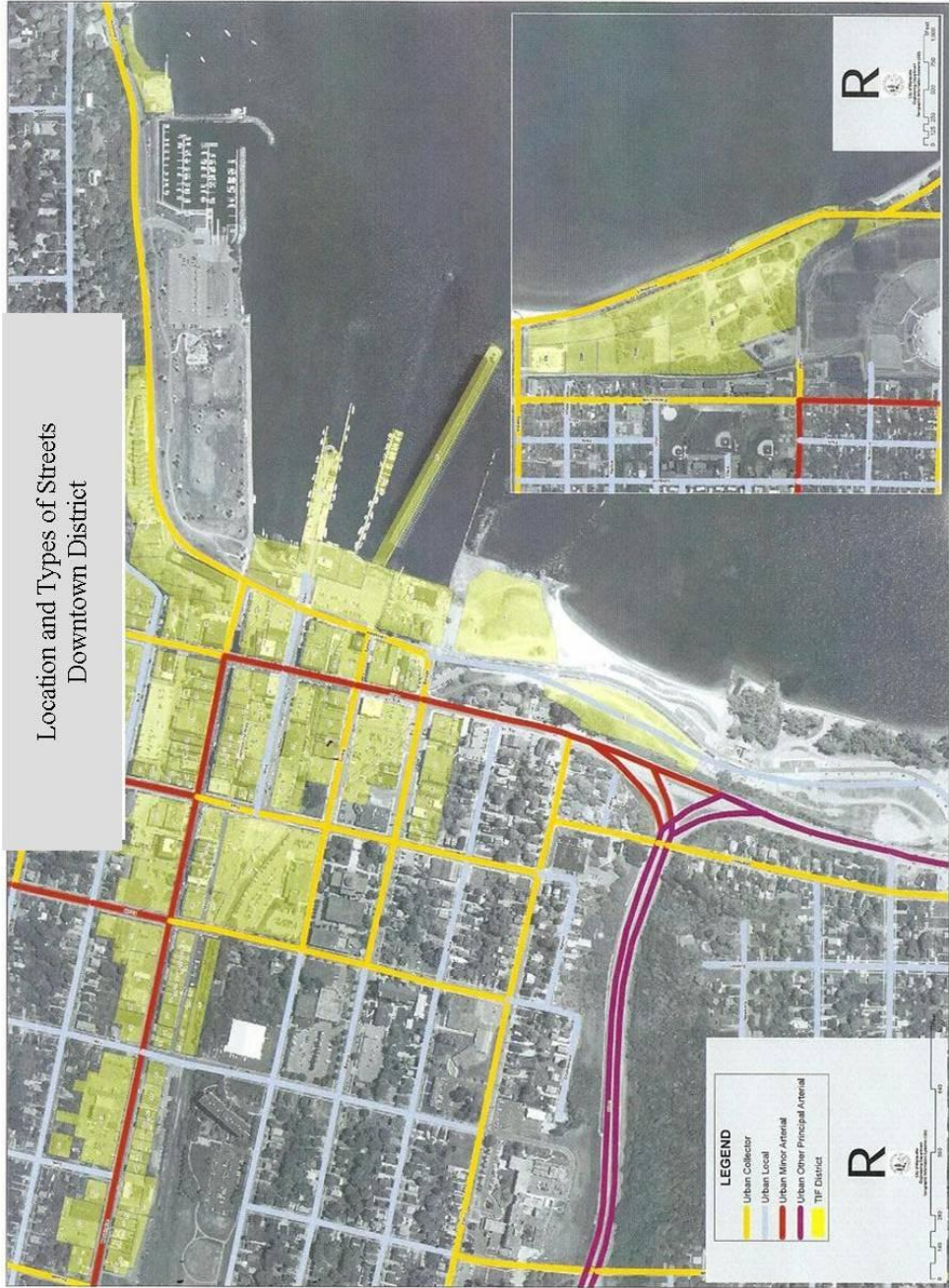
Attachment 3
Map of Development Areas within the Downtown District



Attachment 4
 Map of Existing Public and Private Land Uses
 Within the Downtown District



Attachment 5
Map of Location and Types of Streets in the Downtown District



Attachment 7
Map of Current Open Spaces in Downtown District



Current Public Open Spaces

Appendix 1
List of Initial Properties in the Development Area

Real Property

Parcel #	Prop Address	Base Value		Base Value TIF 92 East	Total
		Base Value TIF 84	TIF 92 West		
0110360	415 S Third		0		
0110370	157 W Baraga		17,900		
0110380	155 W Baraga		18,300		
0110390	151 W Baraga		13,800		
0110400	149 W Baraga		38,100		
0110410	139 W Baraga		19,356		
0110420	141 W Baraga		13,900		
0110430	119 W Baraga		62,300		
0110431	113 W Baraga		0		
0110480	109 W Baraga		40,800		
0110490	101 W Baraga		13,700		
0110510	300 S Front St		344,200		
0110540	320 S Front St		22,400		
0110550	126 W Baraga		0		
0110560	125 W Spring		0		
0110570	130 W Baraga		10,200		
0110580	136 W Baraga		40,900		
0110600	145 W Spring		0		
0110680	125 W Spring		0		
0110710	214 S Front		12,500		
0110720	222 S Front		43,800		
0110730	112 W Spring		71,400		
0110760	122 W Spring		21,600		
0110770	124 W Spring		109,600		
0110800	148 W Spring				
0110810	150 W Spring				
0110810	150 W Spring		0		
0111290	234 W Baraga				
0111290	234 W Baraga		0		
0111300	501 S Front				
0111310	501 S Front				
0111310	102 E Baraga			0	
0111330	100 E Baraga				
0111330	100 E Baraga			0	
0111340	501 S Front				
0111350	601 S Lakeshore			60,600	
0111371	327 S Lakeshore			35,400	

Parcel #	Prop Address	Base Value		Base Value TIF 92 East	Total
		Base Value TIF 84	TIF 92 West		
0111372	252 E Main			0	
0111373	245 S Lakeshore			0	
0111380	321 S Front			35,200	
0111400	317 S Front			27,900	
0111410	315 S Front			0	
0111420	311 S Front			26,400	
0111430	309 S Front			245,600	
0111450	111 E Baraga			0	
0111460	117 E Baraga			0	
0111470	210 S Lakeshore			3,400	
0111500	252 E Main			0	
0111501	252 E Main			0	
0111502	252 E Main			0	
0111503	252 E Main			0	
0111504	252 E Main			0	
0111505	252 E Main			0	
0111506	252 E Main			0	
0111507	252 E Main			0	
0111508	252 E Main			0	
0111509	252 E Main			0	
0111510	252 E Main			0	
0111511	252 E Main			0	
0111512	252 E Main			0	
0111513	252 E Main			0	
0111514	252 E Main			0	
0111515	252 E Main			0	
0111516	252 E Main			0	
0111517	252 E Main			0	
0111518	252 E Main			0	
0111519	252 E Main			0	
0111520	252 E Main			13,500	
0111532	300 E Main			29,400	
0111540	225 S Front			33,300	
0111580	215 S Front			14,200	
0111610	111 E Spring			36,900	
0150171	145 W Ridge				
0150180	224 N Third				
0150200	216 N Third				
0150210	214 N Third		18,200		
0150250	217 N Front				
0150270	122 W Bluff		28,750		

Parcel #	Prop Address	Base Value TIF 84	Base Value		Total
			TIF 92 West	Base Value TIF 92 East	
0150300	201 N Front		67,500		
0150310	213 N Front				
0150320	230 N Front			30,600	
0150350	210 N Front			118,300	
0150360	200 Blaker			0	
0150380	105 E Washington			0	
0150390	205 Lakeshore			0	
0150400	205 Lakeshore			55,800	
0150410	120 N Front			0	
0150420	100 E Bluff			0	
0150450	100 N Front			623,200	
0150460	127 N Front	75,198			
0150470	121 N Front	37,500			
0150480	102 W Washington	13,861			
0150520	128 W Washington	238,680			
0150530	118 W Washington	20,000			
0150540	112 W Washington	63,959			
0150550	102 W Washington	112,390			
0150580	135 W Bluff	30,396			
0150600	118 N Third	17,835			
0150620	122 N Third	37,360			
0150630	156 W Washington	45,360			
0150631	100 N Third	0			
0150640	110 N Third	16,924			
0150650	154 W Washington	34,044			
0150651	158 W Washington	0			
0150660	148 W Washington	59,400			
0150670	144 W Washington	0			
0150690	142 W Washington	10,562			
0150710	136 W Washington	48,600			
0150760	131 W Washington	27,500			
0150770	135 W Washington	76,258			
0150780	137 W Washington	58,088			
0150790	145 W Washington	61,750			
0150800	147 W Washington	86,400			
0150810	153 W Washington	62,370			
0150820	113 S Third	40,000			
0150821	111 S Third	46,846			
0150830	130 W Main	64,800			
0150840	124 W Main	84,429			
0150850	101 W Washington	302,400			

Parcel #	Prop Address	Base Value TIF 84	Base Value		Total
			TIF 92 West	Base Value TIF 92 East	
0150870	127,125,121 W Washington	110,000			
0150880	110 W Main	16,484			
0150881	120 W Main	0			
0150890	120 S Front	43,000			
0150930	107 S Front			25,100	
0150940	101 S Front			153,000	
0150950	113 S Front			55,400	
0150960	119 S Front			48,400	
0150970	119 S Lakeshore			8,500	
0150990	203 S Front			18,600	
0151010	120 E Main			24,400	
0151030	213 S Front			0	
0151043	107 W Main		112,200		
0151052	101 W Main		35,300		
0151053	135 W Main	0			
0160010	223 Blaker			0	
0160030	112 E Ridge				
0160040	203 Blaker			0	
0170100	207 Lakeshore			47,000	
0170101	211 Lakeshore			0	
0170105	211 Lakeshore			0	
0173070	270 N Lakeshore			35,700	
0190010	202 W Washington	0			
0190020	220 W Washington	327,092			
0190030	228 W Washington	158,150			
0190180	310 W Washington		72,600		
0190210	338 W Washington		98,400		
0190230	340 W Washington		17,300		
0190240	344 W Washington		54,900		
0190390	500 W Washington		45,000		
0190420	502 W Washington		160,600		
0190480	510 W Washington		28,900		
0200020	201 W Washington	48,665			
0200040	215 W Washington	27,820			
0200050	219 W Washington	10,811			
0200060	221 W Washington				
0200070	223 W Washington	18,360			
0200080	225 W Washington	3,175			
0200090	227 W Washington	18,720			
0200100	229 W Washington	14,040			
0200110	231 W Washington	22,952			

Parcel #	Prop Address	Base Value		Base Value TIF 92 East	Total
		Base Value TIF 84	TIF 92 West		
0200130	239 W Washington	35,000			
0200140	249 W Washington	224,263			
0200141	103 S Fourth	0			
0210030	412 W Washington		1,071,000		
0220015	301 W Washington		48,505		
0220030	313 W Washington		25,300		
0220031	309 W Washington		5,600		
0220040	317 W Washington		13,400		
0220050	315 W Washington		21,900		
0220060	321 W Washington		8,000		
0220070	323 W Washington		13,200		
0220080	327 W Washington		19,550		
0220090	329 W Washington		40,800		
0220100	335 W Washington		58,600		
0220110	347 W Washington		14,900		
0220120	351 W Washington		28,627		
0220130	401 W Washington		74,300		
0220150	419 W Washington		34,600		
0220160	423 W Washington		41,000		
0220170	429 W Washington		24,200		
0220180	427 W Washington		3,600		
0220190	431 W Washington		10,900		
0220200	439 W Washington		6,100		
0220210	443 W Washington		13,500		
0220220	447 W Washington		26,100		
0220230	501 W Washington		80,200		
0220260	509 W Washington		26,700		
0220270	513 W Washington		5,700		
0220280	517 W Washington		34,900		
0220290	519 W Washington		19,700		
0220300	521 W Washington		24,200		
0220310	533 W Washington		47,700		
0220320	537 W Washington		22,900		
0220340	547 W Washington		0		
0510581	101 N Lakeshore				
1090010	205 N Lakeshore 1A			0	
1090020	205 N Lakeshore 1A R			0	
1090030	205 N Lakeshore 1B			0	
1090040	205 N Lakeshore 1C			0	
1090050	205 N Lakeshore 2A			0	
1090060	205 N Lakeshore 2B			0	

Parcel #	Prop Address	Base Value			Total
		Base Value TIF 84	TIF 92 West	Base Value TIF 92 East	
1090070	205 N Lakeshore 2C			0	
1090080	205 N Lakeshore 2D			0	
1090090	205 N Lakeshore 2E			0	
1090100	205 N Lakeshore 2F			0	
1090110	211 N Lakeshore			0	
1090120	213 N Lakeshore			0	
1090130	215 N Lakeshore			0	
1090140	217 N Lakeshore			0	
1090150	219 N Lakeshore			0	
1090160	221 N Lakeshore			0	
1090170	223 N Lakeshore			0	
1090180	225 N Lakeshore			0	
1090190	233 N Lakeshore			0	
1090200	235 N Lakeshore			0	
1090210	237 N Lakeshore			0	
1090220	239 N Lakeshore			0	
1090230	241 N Lakeshore			0	
1090240	243 N Lakeshore			0	
1090250	249 N Lakeshore			0	
1090301	105 E Washington A			0	
1090303	105 E Washington B			0	
1090304	105 E Washington D			0	
1090305	107 N Lakeshore 2A			0	
1090306	107 N Lakeshore 2B			0	
1090307	107 N Lakeshore 2C			0	
1090308	107 N Lakeshore 2D			0	
1090309	107 N Lakeshore 2E			0	
1090310	107 N Lakeshore 2F			0	
1090311	107 N Lakeshore 2G			0	
1090312	107 N Lakeshore 2H			0	
1090313	107 N Lakeshore 3I			0	
1090314	107 N Lakeshore 3H			0	
1090315	107 N Lakeshore 3G			0	
1090316	107 N Lakeshore 3F			0	
1090317	107 N Lakeshore 3E			0	
1090318	107 N Lakeshore 3D			0	
1090319	107 N Lakeshore 3C			0	
1090320	107 N Lakeshore 3B			0	
1090321	107 N Lakeshore 3A			0	
1090322	107 N Lakeshore 4A			0	
1090323	107 N Lakeshore 4B			0	

Parcel #	Prop Address	Base Value			Total
		Base Value TIF 84	TIF 92 West	Base Value TIF 92 East	
1090324	107 N Lakeshore 4C			0	
1090325	107 N Lakeshore 4D			0	
1090326	107 N Lakeshore 4E			0	
1090327	105 N Lakeshore			0	
1090328	103 N Lakeshore			0	
1090329	101 N Lakeshore			0	
1100010	115 S Lakeshore A			0	
1100020	201 E Main			0	
1100030	205 E Main			0	
1100040	203 E Main			0	
1100050	227 S Lakeshore			0	
1100060	301 S Lakeshore			0	
1100070	321 S Lakeshore			0	
1100080	311 S Lakeshore			0	
1190010	111 E Spring Unit 1			0	
1190020	111 E Spring Unit 2			0	
1190030	111 E Spring Unit 3			0	
3030490	510 W Washington		0		
Total Real Property Base		2,851,442	3,520,088	1,805,800	8,177,330
Balancing Parcel Real Property		376,933	96,100	318,900	791,933
Total Real Property Base Value		3,228,375	3,616,188	2,124,700	8,969,263
Total Personal Property Base		58,767	195,279	188,200	442,246
Balancing Parcel Personal Property		349,573	379,600	480,900	1,210,073
Total Personal Property Base Value		408,340	574,879	669,100	1,652,319
Total Base Real & Personal Value		3,636,715	4,191,067	2,793,800	10,621,582

Personal Property

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9630012	219 W Washington	X		
9630025	249 W Washington	X		
9630046	130 W Washington	X		
9630057	112 W Washington	X		
9630105	102 W Washington	X		
9630210	149 W Washington	X		
9630215	121 N Front	X		
9630227	223 W Washington	X		
9630231	125 W Washington	X		
9630245	102 W Washington	X		
9630350	101 S Front	X		X
9630355	122 W Bluff	X	X	
9630409	327 W Washington	X	X	
9630470	136 W Washington	X		
9630490	510 W Washington	X	X	
9630525	203 S Front	X		X
9630650	148 W Washington	X		
9630676	114 W Washington	X		
9630714	102 W Washington	X		
9630783	102 W Washington	X		
9630795	423 W Washington	X	X	
9630838	220 W Washington	X		
9630839	211 S Front	X		X
9630850	220 W Washington	X		
9640005	136 W Baraga		X	
9640070	101 S Front			X
9640070	101 S Front			X
9640111	310 W Washington		X	
9640111	310 W Washington		X	
9640113	310 W Washington		X	
9640113	310 W Washington		X	
9640200	139 W Washington	X		
9640200	139 W Washington	X		
9640265	321 Lakeshore			X
9640285	137 W Washington	X		
9640345	401 W Washington		X	
9640400	205 N Lakeshore			X
9640415	127 N Front	X		

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9640465	501 W Washington		X	
9640546	122 W Spring		X	
9640595	429 W Washington		X	
9640615	130 W Washington	X		
9640640	215 W Washington	X		
9640795	218 S Front		X	
9640852	155 W Baraga		X	
9640874	153 W Washington	X		
9640875	221 W Washington	X		
9640917	101 S Front			X
9640926	110 N Third	X		
9640937	151 W Baraga		X	
9640938	217 W Washington	X		
9640939	313 W Washington		X	
9640940	221 W Washington	X		
9640942	220 W Washington	X		
9640989	351 W Washington		X	
9641059	101 S Third	X		
9641070	329 W Washington		X	
9641125	100 N Front			X
9641131	145 W Washington	X		
9641139	201 N Front		X	
9641171	502 W Washington		X	
9641205	101 S Front			X
9641280	210 N Front			X
9641288	150 W Spring			
9641290	321 S Front			X
9641350	115 S Lakeshore			X
9650011	101 S Front			X
9650020	128 W Spring		X	
9650121	220 W Washington	X		
9650122	102 W Washington	X		
9650127	533 W Washington		X	
9650130	338 W Washington		X	
9650150	104 E Washington			X
9650207	118 W Washington	X		
9650212	270 Lakeshore			X
9650213	230 N Front			X
9650275	300 S Front		X	
9650285	205 Lakeshore			X
9650320	220 W Washington	X		

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9650370	301 W Washington		X	
9650375	210 N Front			X
9650432	200 N Front			X
9650580	147 W Washington	X		
9650687	109 W Baraga		X	
9650692	107 W Main		X	
9650755	115 S Third	X		
9650756	201 E Main			X
9650765	107 W Main		X	
9650767	128 W Washington	X		
9650845	115 S Lakeshore			X
9650846	109 S Front			X
9650926	101 S Front			X
9650963	249 W Washington	X		
9650965	119 W Baraga		X	
9650981	125 W Washington	X		
9650990	102 W Washington	X		
9651001	109 W Baraga		X	
9651034	118 W Washington	X		
9651052	219 W Washington	X		
9651063	307 S Front			X
9651070	100 N Third	X		
9651160	309 W Washington		X	
9651192	100 W Washington	X		
9651220	130 W Washington	X		
9651238	215 S Front			X
9651245	344 W Washington		X	
9651293	419 W Washington		X	
9651400	102 W Washington	X		
9651450	102 W Washington	X		
9660014	533 W Washington		X	
9660020	125 W Washington	X		
9660078	210 N Front			X
9660095	101 N Lakeshore			X
9660115	423 W Washington		X	
9660119	121 N Front	X		
9660165	412 W Washington		X	
9660169	121 N Front	X		
9660198	111 S Third	X		
9660211	153 W Washington	X		
9660223	101 S Front			X

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9660238	419 W Washington		X	
9660241	147 W Washington	X		
9660286	307 S Front			X
9660301	130 W Washington	X		
9660306	149 W Washington	X		
9660327	122 N Third	X		
9660335	113 S Front			X
9660341	101 S Front			X
9660385	149 W Baraga		X	
9660387	317 W Washington		X	
9660390	201 S Front			X
9660400	112 W Washington	X		
9660430	118 N Third St	X		
9660440	124 N Third	X		
9660500	315 W Washington		X	
9660539	107 W Main		X	
9660545	309 S Front			X
9660551	124 W Spring		X	
9660582	207 S Front			X
9660604	156 W Washington	X		
9660609	515 W Washington		X	
9660614	419 W Washington		X	
9660660	250 E Main			X
9660665	331 W Washington		X	
9660806	443 W Washington		X	
9660846	228 W Washington	X		
9660854	102 W Washington	X		
9660890	203 S Front			X
9660892	203 S Front			X
9660907	119 S Front			X
9660927	102 W Washington	X		
9660945	135 W Washington	X		
9660946	120 E Main			X
9660960	535 W Washington		X	
9660967	118 W Washington	X		
9660971	310 W Washington		X	
9660980	112 W Washington	X		
9661045	117 S Front			X
9661056	130 W Washington	X		
9670018	217 N Front			
9670040	110 W Washington	X		

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9670053	143 W Washington	X		
9670054	100 N Front			X
9670059	307 S Front			X
9670080	200 N Third		X	
9670089	230 N Front			X
9670100	121 W Washington	X		
9670115	153 W Washington	X		
9670122	113 S Third	X		
9670123	310 W Washington		X	
9670130	116 W Spring		X	
9670131	114 W Spring		X	
9670132	112 W Washington	X		
9670137	154 W Washington	X		
9670139	227 W Washington	X		
9670140	131 W Washington	X		
9670145	220 W Washington	X		
9670148	220 W Washington	X		
9670150	220 W Washington	X		
9670153	220 W Washington	X		
9670156	121 N Front	X		
9670157	112 W Washington	X		
9670158	112 W Washington	X		
9670159	147 W Washington	X		
9670166	100 N Front			X
9670201	101 S Front			X
9670209	106 W Washington	X		
9670210	219 W Washington	X		
9670213	123 W Baraga		X	
9670217	205 S Front			X
9670222	129 W Baraga		X	
9670225	329 W Washington		X	
9670227	145 Jackson Cut	X		
9670245	214 S Front		X	
9670254	239 W Washington	X		
9670259	139 W Baraga		X	
9670260	101 W Washington	X		
9670269	121 N Front	X		
9670280	102 W Washington	X		
9670282	115 S Lakeshore			X
9670283	115 S Lakeshore			X
9670299	412 W Washington		X	

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9670311	102 W Washington	X		
9670321	130 W Washington	X		
9670323	130 W Washington	X		
9670330	101 S Front			X
9670342	220 W Washington	X		
9670346	105 E Washington			X
9670347	116 W Spring		X	
9670348	519 W Washington		X	
9670362	307 S Front			X
9670366	205 S Front			X
9670393	181 W Bluff	X		
9670412	537 W Washington		X	
9670415	105 N Lakeshore			X
9670434	101 S Front			X
9670449	100 W Washington	X		
9670450	113 S Front			X
9670454	502 W Washington		X	
9670456	335 W Washington		X	
9670457	220 W Washington	X		
9670460	210 N Front			X
9670461	210 N Front			X
9670462	210 N Front			X
9670465	130 W Washington	X		
9670466	130 W Washington	X		
9670473	121 N Front	X		
9670488	230 N Front			X
9670503	142 W Washington	X		
9670504	325 W Washington		X	
9670510	130 W Washington	X		
9670513	130 W Washington	X		
9670514	130 W Washington	X		
9670515	118 W Washington	X		
9670516	313 W Washington		X	
9670517	519 W Washington		X	
9670518	123 W Washington	X		
9670522	116 W Spring		X	
9670523	104 W Washington	X		
9670525	136 W Baraga		X	
9670526	103 N Lakeshore			X
9670528	228 W Washington	X		
9670529	107 W Main		X	

Tax ID#	Prop Address	TIF 84	TIF 92 West	TIF 92 East
9670535	118 W Washington	X		
9670536	102 W Washington	X		
9670537	148 W Washington	X		
9670538	217 W Washington	X		
9670540	447 W Washington		X	
9670542	107 S Front			X
9670543	221 W Washington	X		X
9670544	109 S Front			X
9670545	109 S Front			X
9670546	109 S Front			X
9670547	307 S Front			X
9670550	221 W Washington	X		
9670551	321 S Front			X
9670552	309 S Front			X
9670553	311 S Front			X
9670554	502 W Washington		X	
9670585	130 W Baraga		X	
9670586	117 W Baraga		X	
9670589	107 S Front			X
9670724	521 W Washington		X	
9670736	351 W Washington		X	
9670915	130 W Main	X		
9670920	100 N Front			X
9670927	502 W Washington		X	