

Downtown Development and Financial Plan

prepared by the
Downtown Development Authority

Approved by the
City of Hastings
City Council

April 28, 1986

First Amendment Adopted: April 24, 1989
Second Amendment Adopted: August 12, 1991
Third Amendment Adopted: May 21, 2001
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Fifth Amendment: April 10, 2023

City of Hastings
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Hastings, Michigan 49058

ACKNOWLEDGMENTS

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Downtown Development Authority Development and Financing Plan City of Hastings, Michigan

PART I INTRODUCTION

A. Purpose of Downtown Authority Act.

This plan has been developed under the provisions of Act 57 of Public Acts of 2018 of the State of Michigan, as amended, also known as the Downtown Development Authority Act (Act). A copy of this act and the amendments thereto are set forth in Exhibit 1. The Act was developed to assist units of Government in their encouragement of historic preservation; in the correction, elimination and prevention of blight and deterioration in the business districts; to encourage and promote economic development, growth and revitalization; to make provision for the acquisition and disposition of personal and real property; to authorize the creation of an authority; to authorize the levy and collection of taxes; to authorize the issuance of bonds and the use of tax increment financing (TIF); to provide for a development plan that sets forth specific Downtown Development objectives/activities, as described in a locally adopted development plan for older or traditional central business districts of Michigan municipalities.

The Act was intended to assist municipalities in reversing historic trends which have led to loss of population, jobs and businesses. The act seeks to improve the quality of urban life by attacking problems of urban decline where they are more apparent, in the downtown districts of our urban communities.

The Act seeks to accomplish its goals by providing our municipalities with the necessary legal, monetary and organizational tools to revitalize downtown districts through publicly initiated projects undertaken cooperatively with privately initiated projects.

The way in which a downtown development authority makes use of the tools made available depends on the problems and priorities of each community. This development plan has been developed within the purposes of the Act; and the problems and priorities as perceived by the Hastings Downtown Development Authority (DDA) and as submitted for the approval of the Hastings City Council.

B. Creation of the Hastings Downtown Development Authority and the Hastings Downtown Development District.

On November 11, 1985, the City Council of the City of Hastings held a public hearing regarding the establishment of a DDA and the boundaries of the DDA development

district. On December 9, 1985, the City Council adopted Ordinance No. 195 which created the DDA. The City Council also designated the boundaries of the downtown development district within which the DDA may work. These boundaries of the downtown development district are shown on Map A and a legal description can be found in Exhibit 3. On December 23, 1985 the Hastings City Council approved the appointment of the DDA Board of Directors. On January 15, 1986, the Secretary of State was notified of the passage of the Ordinance.

On January 9, 1989, the Hastings City Council considered and adopted a resolution of intent to consider an amendment to Ordinance 195 to expand the DDA District. That resolution set a hearing date and that hearing was held on February 13, 1989. Following the hearing, the City Council adopted Ordinance 218 to expand the DDA District. Copies of the ordinance and legal description can be found in the exhibits to this plan.

A Public Hearing on the original plan was held on March 24, 1985, and on that date the City Council adopted the plan. A Public Hearing was held to consider the first amendment to this plan on April 24, 1989 and the City Council adopted the first amendment on that date.

A Public Hearing was held to consider the second amendment on August 12, 1991 and that amendment was adopted on that date.

On February 26, 2001, the Hastings City Council held a public hearing to consider an amendment of Ordinance No. 195 to expand the development District and enable the DDA to consider potential improvements in that area. Ordinance No. 195 was amended following that hearing and the Office of the Secretary of State was advised of the amendment. Since the expanded District was determined to include more than one hundred residents and the probable boundaries of the Development Area would also include more than one hundred residents, on February 5, 2001, the City Council established a Citizens Advisory Committee (in other words the Development Area Citizens Council, as the entity is described in the Act) to advise the DDA Board of Directors.

On May 7, 2001, the City Council held a hearing on the third amendment to the Development and Financing Plan, including an extension of the term of existence of the Plan, an expansion of the Development Area and additional project proposals as recommended by the DDA Board of Directors. Following that hearing, this amended Development and Financing Plan was adopted on May 21, 2001.

On March 24, 2008, the Hastings City Council held a public hearing to consider a fourth amendment to Ordinance No. 195 to extend the Development District to facilitate downtown improvements to a broader area. The public was welcome to comment on the amendment to Ordinance No. 195 and following the hearing, the amendment was

adopted, and the Secretary of State was informed of the amendment. The Citizens Advisory Committee was convened in response to the amendment to ordinance.

On March 27, 2023, the Hastings City Council held a public hearing to consider this fifth amendment to the Downtown Development and TIF plan. The Citizens Advisory Council provided a resolution to recommend the plan for adoption. A public hearing was held in compliance with the statute. The First Reading of Ordinance 612 was also held on March 27. On April 10, the second reading and adoption of the ordinance took place.

C. Activities of the Hastings Downtown Development Authority.

The first meeting of the DDA was held on January 18, 1986. Regular open meetings were later established by the DDA. On January 28, 1986, the DDA approved their By-laws and recommended them to the City Council. Also, on January 28, 1986 the Officers of the DDA were elected. The DDA selected its development area, as shown in exhibits to this plan.

On January 28, 1986, the DDA designated the first public projects for the DDA development area. On March 7, 1989, the DDA selected additional projects for inclusion in the first amendment.

On February 11, 1986, the City Assessor presented data on assessments establishing a base using December 31, 1984. The City Assessor also presented data on captured value and the “tax increment” projected to be available in the development area. Further information was provided by the City Assessor relative to the expanded area on February 13, 1989.

On February 18, 1986, the DDA met to consider the need for projects within the development area. A draft amendment to this plan was considered on June 5, 1991, including the addition of several projects. On June 26, 1991, the DDA adopted the second amendment to this plan and recommended its approval to the Hastings City Council.

In the fall of 2000, the DDA Board of Directors began a series of meetings to consider the progress made to date in implementing the planned projects and in achieving its objectives. The DDA Board decided to proceed with a comprehensive amendment of the existing plan, including an expansion of the Development Area, additional projects and an extension of the term of existence of the DDA. On January 11, 2001, the DDA Board adopted a resolution recommending to the City Council that the Development District be expanded to include areas to the south and north of the current development area, and that a Citizens District Council be established to advise the DDA Board. The DDA continued deliberations and on March 15, 2001, following the recommendation of the Citizens District Council, the DDA Board adopted a resolution recommending the third amendment to this Development and Financing Plan to the City Council.

Similar to the activities commenced in the fall of 2000, in late 2007, the DDA Board of Directors began discussion on development projects that would further the objectives of the Act and of this Development and Financing Plan. After consultation with the Citizens Advisory Committee and much deliberation, the DDA Board adopted a resolution recommending that the Hastings City Council approve the fourth amendment to this Plan on March 27, 2008.

The DDA Board determined it was necessary to request a fifth amendment to the development plan to extend the term of the DDA and to update the projects and goals of the DDA. The Citizens Advisory Council was established by the City Council on January 23, 2023. The CAC met on March 9, 2023 to review and discuss the plan. They passed a Resolution to recommend plan approval at that meeting. The DDA Board passed a Resolution to recommend approval to the City Council as well.

D. Legal Basis for the Hastings Downtown Development Area.

The adoption of the Act provides the legal mechanism for local officials to address the need for economic development in their central business district. The Hastings Downtown Development Area shown on Map A, is the area designated by the DDA for implementing development activities and tax increment financing procedures as set forth in the Act. For purposes of designating development areas and for establishing a tax increment financing plan, the Act refers to a “downtown district” as being in a business district which is specifically designated by ordinance of the governing body of the municipality and which is zoned and used principally for business.

The Act further defines a “development area” as meaning “an area which a development plan is applicable”. For purposes of financing activities of an authority within a development area, tax increment plans may be established. By definition, a tax increment financing plan seeks to capitalize on and make use of the increased tax base created by economic development within the boundaries of a development area of the downtown district.

Hastings’ Development Area, being located wholly within each of the above defined districts, clearly meets this requirement. The legal basis of support for the Development Plan and the Tax Increment Financing Plan are identified in the Act.

E. Basis of Authority’s Determination for the Hastings Development Area.

The development area as recommended by the Hastings Downtown Development Authority was developed after careful study and is based on the belief of the DDA that any successful efforts of the City of Hastings to revitalize its business district will rely heavily on the willingness, capability and timeliness of its municipal structure to

encourage, initiate, propose, and participate in the development of new and renovated private and public uses and projects that will bring about physical improvement to businesses; create new jobs; retain businesses; attract new business; and increase the City's tax base.

The DDA has identified certain priority downtown improvement needs that require their attention, participation, support, involvement and encouragement and it is these priorities that this plan will address and toward which it is directed. These downtown needs may include activities to:

Improve: Drainage, traffic, circulation, visibility, parking, aesthetics, and public facilities.

Install: Landscaping, street surfacing, signage, parking, pedestrian areas, street lighting, trees and other plantings, curbs and gutters, street improvements, and creek tubing.

Remove: Incompatible uses and facilities.

Redevelop: New and existing commercial and residential facilities.

Develop: New facilities.

Retain: Existing businesses and support their expansion and commercial success.

Strengthen: Downtown neighborhoods to support a harmonious relationship between commercial and residential areas.

F. Purpose of Tax Increment Financing Plan for the Hastings Downtown Development Area.

The purpose of the Tax Increment Financing and Development Plan for the development area is to provide the legal authority and procedure for the public financial participation necessary to assist the DDA in accomplishing a number of prerequisite development activities.

The Tax Increment Financing Plan outlines financing for the following activities, as applicable:

- 1.) Property appraisals, title searches, legal services, purchase negotiations, eminent domain proceedings (if necessary), payment for real and personal property acquisitions;

- 2.) Relocation assistance payments and compensation payments to displaced businesses and individuals;
- 3.) Demolition and clearance of selected properties and buildings;
- 4.) Street vacation and removal work;
- 5.) Street reconstruction and improvement including utility relocation and replacement;
- 6.) Public parking, open space and streetscape improvement work;
- 7.) Costs to acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair and operate other public facilities and buildings that in the opinion of the Authority's Board, aid in the economic growth of the Downtown District.
- 8.) Administrative costs associated with carrying out the Development and Financing Plan.

PART II DEVELOPMENT PLAN

A. Boundaries of the Hastings Downtown Development Area

- 1.) The boundaries of the DDA development area have been set. See Map A, Exhibit 3, Exhibit 3A, Exhibit 3B.
- 2.) Legal descriptions of the boundaries of the Hastings Downtown Development Areas as amended from time to time can be found in Exhibits 3, 3A, and 3B.
- 3.) The Development Area of the DDA, as amended in 2008, is generally bounded by the following.

All that part of sections 17 and 18, Town 3 North, Range 8 West, City of Hastings, Barry County, Michigan described as: BEGINNING at the intersection of the southerly right of way line of W. Center Street and the easterly right of way line of S. Market Street; thence easterly along said southerly right of way line, to the westerly right of way line S. Broadway; thence southerly along said westerly right of way line, to the southerly right of way line of W. Green Street; thence continuing easterly along the southerly right to the centerline of S. Jefferson Street; thence continuing easterly along the southerly right of way line of E. Green Street to the westerly right of way line of S. Michigan Avenue (platted as Creek Street); thence southerly along said westerly right of way line, to the southerly right of way line of E. Grand Street; thence easterly along said southerly right of way line, to the easterly right of way line of S. Hanover Street; thence northerly along said easterly right of way line, to the southerly right of way line of E. Court Street; thence easterly along said southerly right of way line, to the easterly right of way line of S. East Street; thence northerly along said easterly right of way line to the northerly ordinary high water mark of the Thornapple River; thence Northeasterly along said northerly ordinary high water mark, to north-south $\frac{1}{4}$ line of said Section 17; thence northerly along said north-south $\frac{1}{4}$ line to the northeasterly corner of Lot 321 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence westerly along the northerly line said Lot 321 to the northwesterly corner thereof, thence Northerly along the westerly line of Lot 215, Lot 214, and the southerly 91.5 feet of Lot 118 of said Original Plan of the Village (now City), of Hastings, Barry County, Michigan, to the northerly line of the southerly 91.5 feet of said lot 118; thence easterly along said northerly line to the north-south $\frac{1}{4}$ line of said Section 17; thence southeasterly parallel with the northerly line of the Plat of the Butler Addition to the City of Hastings, Barry County, Michigan, to the easterly right of way line of First Street; thence northeasterly along said easterly right of way line to the northerly right of way line of East State Road; thence westerly along said

northerly right of way line, to the westerly right of way line of N. Hanover Street; thence southerly along said westerly right of way line to the northerly right of way line of E. High Street; thence westerly along said northerly right of way line, to the centerline of N. Jefferson Street; thence continuing Westerly along the northerly right of way line of W. High Street, to a point 99 feet easterly of the southwesterly corner of Lot 91 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence northwesterly along the northerly right of way line of said W. High Street to the easterly right of way line of N. Church Street; thence Westerly to the westerly right of way line of said N. Church Street; thence southerly along said westerly right of way to the northerly right of way line of W. High Street; thence westerly along said northerly right of way line, to the northerly ordinary high water mark of the Thornapple River, then northwesterly, westerly, and southwesterly along the northerly ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, of the Plat of Jones & Taffee Addition to the City of Hastings, Barry County, Michigan; thence northwesterly along said northeasterly lot line to the easterly right of way line, to the southerly boundary of the Riverwalk Condominiums, thence westerly along the southerly boundary of the Riverwalk Condominiums, to the westerly line of said Plat of Jones & Taffee Addition; thence northerly along said westerly line, to northwesterly corner thereof; thence westerly along the northerly line of said Section 18, to the north $\frac{1}{4}$ corner of said Section 18, thence southerly along the north-south $\frac{1}{4}$ line of said Section 18, to a point 400 feet northerly of the Penn-Central Railroad right of way; thence, westerly parallel with said Penn Central Railroad right of way, to the westerly right of way of Industrial Park Drive; thence southerly along said westerly right of way line to the northerly right of way line of said Penn Central Railroad right of way; thence westerly along said northerly right of way line, to a line which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Hastings Charter Township; thence southerly along said line, to the northerly right of way line of W. State Street (M-43/M-37); thence westerly along said northerly along said northerly right of way line to the westerly line of said Section 18 which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Rutland Charter Township, thence southerly along said line to the westerly extension of the southerly right of way line of W. Green Street; thence southeasterly, easterly, and northeasterly along said southerly right of way line to the southeasterly extension of the westerly line of Lot 16 of Supervisor Chase's Addition to the City of Hastings, Barry County, Michigan; thence northwesterly, northeasterly, and, northerly along the westerly line of said Lot 16, and the southeasterly extension thereof, to the Center of said Section 18; thence northerly along the north-south $\frac{1}{4}$ line of said Section 18, to

the southerly right of way line of W. Center Street thence Easterly along said southerly right of way line to the place of beginning.

B. Development Plan Objectives

It is the objective of the DDA of the City of Hastings to prepare and implement a development and financing plan focused on the Development Area. The improvement plan will seek to improve the attractiveness, accessibility, and the usability of this area by addressing certain public improvement needs and encouraging and facilitating private sector improvements. The plan will be directed at physical improvements that will improve pedestrian infrastructure, parking, and accessibility to facilitate retail development, relieve storm drainage problems, and enhance the visibility and aesthetics of the area.

To accomplish this objective, the DDA expects that it will engage in activities that may:

- 1.) Provide better traffic circulation and visibility by upgrading access and removing incompatible uses;
- 2.) Landscape, pave, and improve parking areas and install curb and gutters to better control traffic flow. Improve the area's aesthetics and increase the number of parking spaces so as improve the ease of patronization;
- 3.) Upgrade and improve signage in the area to increase visibility and to identify parking and pedestrian areas;
- 4.) Install street improvements such as street resurfacing, planting areas, street lighting, curbs and gutters to control traffic speed and to improve the area's appearance.
- 5.) Promote and assist in the development of new and redeveloped facilities;
- 6.) Promote and assist in the redevelopment of existing commercial areas, especially those that might not be compatible with the Development Plan.
- 7.) Sustaining real property values and supporting business in the Downtown District.

C. Location, Character and Extent of Existing Public and Private Land Uses

The total development areas contain approximately 412 acres.

- 1.) Existing public land uses in the Development Area include the following; (for uses and locations see Map B).
 - a. Barry County Governmental Center – Hastings is the County Seat of Barry County.
 - b. Thirteen surface parking lots.
 - c. Public street right-of-way totaling approximately 50,000 lineal feet.

- d. Barry County Sheriff's office.
- e. Fish Hatchery Park, Tyden Park, Hastings Public Park/First Ward Park, the Dog Park, Thornapple Plaza, Spray Plaza, and undeveloped City-owned land along the Thornapple River.
- f. Barry County Transit Authority.
- g. City of Hastings facilities include City Hall, the Water Treatment Plant, Wastewater Treatment Plant, the Fire Department, City Garage, and Public Library.

In all, there are approximately 166 acres land currently in public use. This represents approximately 40% of total development area.

- 2.) Existing Private Land Use – Existing private uses in the development area include the following (for uses and locations see Map B):
- a. A variety of commercial uses such as restaurants, clothing stores, gas stations, drug stores, food stores and other such uses.
 - b. A limited number of single and multiple family dwellings.
 - c. A limited amount of industrial acreage.

In all, there are approximately 247 acres of land devoted to private use activities representing 60% of the total development area.

D.) Location, Character, and Extent of Proposal Land Uses.

Proposed public land uses in the Development Area include the following:

- 1. Apple Street Reconstruction. This project includes the mill and resurface of Apple Street with the Downtown Development Area, from Michigan to Industrial Park, a distance of about 4,600 feet.
- 2. Improve rear entrances to buildings and alleyways including improvements to the Church/Jefferson Alley.
- 3. Improvements to pedestrian thoroughfares downtown, especially from parking lots to shopping areas.
- 4. Parking lot improvements.
 - a. Parking Lot 8 needs reconstruction and landscaping to improve parking service for the district ensure compliance with City codes. The DDA will endeavor to reconstruct this lot as a part of this development plan.
 - b. There are multiple other surface lots in the area that are utilized by customers, residents, and business owners in the district. The DDA may utilize its resources to review and implement additional

parking lot development, improvement, and maintenance efforts in the development area.

5. Façade Improvements. To preserve the historic character of the downtown core and sustain property values, the DDA may continue to support a range of activities including further architectural study, a set of downtown design guidelines to be incorporated in the Zoning Ordinance and/or financial assistance to building owners. Downtown design guidelines have been formulated which include specific standards for window treatment, signage, lighting, exterior finishing, building scale and massing standards and pedestrian amenities. These guidelines may be updated as needed.
6. The DDA may utilize its authority under Act 57 of 2018 to acquire public or privately-owned land and/or buildings for the purpose of removing unsightly structures, relocating existing occupants and disposing of the lands for private development. Any properties so acquired may be improved by the DDA and either sold or leased in support of the objectives of this Plan. This activity will be coordinated with the City of Hastings Brownfield Redevelopment Authority (BRA) to address any required environmental assessments or remediation activities. In the event that investment by the Brownfield Redevelopment Authority is required, the DDA may enter into agreements with the BRA to share revenue and tax increment as appropriate.
7. The DDA will undertake an effort to evaluate potential approaches to optimize the second and third stories of downtown buildings. This activity will include efforts to work with property owners to inventory existing upper-floor uses, an architectural and structural review of the structures, and an analysis of the building and fire codes that may prevent use and a review of market potential for use of these areas.
8. The DDA will work with the Chamber of Commerce and local businesses to strengthen the local business base. This will involve support for business retention and attraction activities and marketing efforts.
9. The DDA will continue its efforts to enhance the downtown streetscape and improve non-motorized connections in the downtown area. This may include activities to design and improve public rights-of-way to enhance and encourage pedestrian traffic as well as efforts to plan and implement new and improved non-motorized connections within the Development Area. Other improvements that may be undertaken include public restrooms, improved lighting, landscape areas and street furniture, improved signage and related facilities. Finally, this activity will further the improvement of the Thornapple River frontage in the downtown area, including walking and passive recreation areas.

10. The DDA will work with existing and future residents of the development area to stabilize and strengthen the residential environment and to foster patterns of development that are compatible and mutually supportive. This shall include efforts to (a) reduce traffic volumes and speeds through residential areas, (b) improve pedestrian facilities and connections between commercial and residential areas, (c) establish site design standards to provide effective buffering between potentially conflicting uses, and (d) install public improvements.

E.) Property Acquisition

The DDA, in conjunction with the City of Hastings may undertake property acquisition activities in accordance with the Act. The legal basis under which the City of Hastings may take and transfer privately owned property to the DDA and the DDA may acquire such property and other private property for use in accordance with an approved Development Plan is provided in Section 207(h) and Section 210 of the Act which state respectively that, the DDA may:

“Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect to that property.”

“A municipality may take private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.”

F.) Existing Improvements to be Altered, Removed, or Repaired:

1.) Identification of existing Buildings and Structures to be Demolished, Altered, or Rehabilitated:

Private property demolition is possible under this plan. This may include facade improvements or complete demolition for the purpose of blight elimination. The DDA may seek to acquire and remove unsightly or obsolete structures to aid in the further economic development of the community. This will be evaluated on a case-by-case basis, as appropriate. No specific such

properties are identified as of the adoption of this amended Development and Financing Plan.

2.) Other Existing Improvement to be Removed:

Existing improvements that may be removed include some street surface, curb, or sidewalk, or landscaping for the purpose of replacement. The sidewalks, streetlights, trees, and similar amenities on State Street between Boltwood and Broadway are planned to be removed and replaced in coordination with the Streetscape Project.

3.) Description of any Repairs and Alterations:

The DDA may make needed alterations or repairs to facilities on an as needed basis. This may include infrastructure, traffic controls, signs, utility relocation, parking lots, or other items as deemed necessary.

4.) Estimate of Time Required for Completion of Demolition:

Demolition of unsightly or obsolete structure may be undertaken throughout the duration of this Plan.

5.) Buildings to be Demolished, Altered, or Rehabilitated:

No specific buildings have been identified for either demolition, alteration, or rehabilitation as a result of this Plan. However, such activities are authorized and may be contemplated in the future as indicated elsewhere in this document.

G.) Location, Extent, Character, Estimated Cost and Estimated time of Completion of Improvements, Including Rehabilitation Contemplated for the Development Area.

Presented in Table 1 is a summary description of the location, extent, character, and estimated cost of improvements to be undertaken and financed by the DDA.

- 1.) As noted, the type of public improvement work carried out under the original plan included:
 - a. Construction of a culvert to enclose a portion of the Fall Creek.
 - b. Relocation of utilities from Court Street to Center Street between Michigan and Boltwood.

- 2.) Improvements carried out under the first amendment to the plan included:
 - a. The phased reconstruction of Apple Street from Michigan to Industrial Park Streets.
 - b. The improvement and widening of the Church to Jefferson Street Alley, and
 - c. The improvement of four downtown parking lots.
- 3.) Improvements carried out under the second amendment of this plan included:
 - a. The installation of decorative and/or “period” street lighting in selected portions of the development area.
 - b. The improvements of additional parking areas as well as roadway and streetscape improvements in the Development Area.
 - c. Improvements to publicly owned structures in the Development Area.
 - d. The development and implementation of a commercial building façade improvement program for Development structures.
 - e. The acquisition of the Hastings Hotel in conjunction with other public and private resource and in accord with a development agreement to be executed by the DDA.
- 4.) Improvements carried out under third amendment to this plan included:
 - a. The evaluation of the feasibility of developing a parking structure or additional surface parking.
 - b. Façade improvements in cooperation with private property owners including support for private investment.
 - c. Acquisition, demolition and redevelopment of unsightly or obsolete structures to be identified in the future. NA
 - d. Streetscape improvements and the development or non-motorized connections in the Development Area.
- 5.) Improvements achieved under the fourth amendment to this plan included the following:
 - a. The Thornapple Plaza was constructed within the Downtown District.
 - b. The DDA installed a splash pad and bandshell. The splash pad is designed for children’s play.
 - c. The DDA engaged in promoting gateway projects including without limitation, welcome signage, way-finding signage, banners, landscaping, streetscaping, and others.
 - d. The Authority Board continued and expanded the façade improvement program.
 - e. The DDA acquired and demolished the former Moose Lodge building at 128 N. Michigan Ave and found a developer to create a multiuse building including 21 apartments and commercial space.
 - f. The DDA continued marketing efforts to encourage patronization of downtown Hastings business.

6. Improvements to be carried out under this Fifth Amendment of the plan include the following:

- a. The DDA may establish an ongoing maintenance program to further advance the objective of aesthetic improvement to the Development Area. The program may include maintenance of structures of facilities constructed or installed by the DDA, to ensure the projects funded by the Authority are sustained in accordance with the goals of the Board and the Act. Activities may include painting, repair, restoration, cleaning, or general upkeep.
- b. Streetscape improvements may be extended to additional streets within the Development Area. Activities include installation of pedestrian, decorative or “period” lighting fixtures; facilities to support pedestrian connectivity and friendliness; facilities to aid in pedestrian safety; and others to help ensure improved aesthetics and design consistency in the Downtown District.
- c. The DDA anticipates working with the Michigan Department of Transportation (MDOT) in connection with improvements various pedestrian crossings within the District. This effort may include grantsmanship related to the MDOT Transportation Enhancement Program or other grant programs. Improvements may be aesthetic or functional in nature.
- d. Activities to expand trail connections through downtown Hastings may be undertaken by the Authority Board. Such connections may link to a regional trail and/or may link to other pedestrian pathways within or adjacent to the Development Area.
- e. Improvements to the alleyways may be completed to create a pedestrian access from parking lots to the main thoroughfare.

The DDA Board reserves the responsibility to adjust project priorities and implementation schedules as required by future circumstances. In addition, the DDA may implement projects or portions of projects on a phased basis as funds become available.

Table 1**PROPOSED IMPROVEMENTS**

PROJECT:	ESTIMATED COST (\$):	ESTIMATED COMPLETION:
Maintenance Program	750,000	Ongoing
Streetscaping – State St from Boltwood to Broadway	3,000,000	2024
Streetscaping – Jefferson, Church, etc	2,000,000	2035
Pedestrian Improvements	525,000	Ongoing
Trail Improvements	700,000	Ongoing
Gateway Projects	500,000	Ongoing
Façade Program	1,250,000	Ongoing
Riverfront Redevelopment	400,000	Ongoing
Obsolete Structure Redevelopment	500,000	Ongoing
Downtown Marketing	1,000,000	Ongoing
Parking Improvements	3,000,000	Ongoing
Community Arts and Events	500,000	Ongoing
Apple St, etc road improvements	1,200,000	2026

H.) Planned New Development

The DDA anticipates existing private development to expand as a direct result of the proposed public improvements. During the life of this Development and Financing Plan, several businesses have expanded, and these expansions are evidence of the Plan's impact on investment in the development area. It is also hoped that through the efforts of the DDA, additional private development and improvements will occur as a result of the spin-off of the public investment.

I.) Existing and Planned Open Space

Existing open spaces in the development area include an area adjacent to the County complex and Fish Hatchery Park. Open Space improvements along the Thornapple River frontage may be undertaken as a part of the downtown improvement and streetscape activity set forth in this plan.

J.) Land Disposition

The DDA may acquire, through purchase or lease, publicly held property as a part of this Development Plan. Property acquired from the City may be resold for a private development. Disposition of any properties acquired in the future will be performed in accordance with terms and conditions to be established by the DDA.

K.) Existing Zoning and Proposal Changes

The existing zoning is set forth in Map B. Some changes or revisions will be needed to accomplish the objectives of this Development Plan. Any such plans or adjustments will be accomplished at the discretion of the City's Planning Commission in cooperation with effected residents and businesses.

L.) Proposed Rights-of-Way Adjustments and Changes to Street Grades, Intersections and Utilities

No further changes in rights-of-way are foreseen as a direct result of this Development Plan. Any future right of way modifications will be consistent with City of Hastings standards and for purposes supporting the goals of the DDA District.

M.) Development Cost Estimates and Financing

The total cost of completing all activities, projects and improvements proposed by the DDA Development Plan and to be undertaken and financed by the DDA and the City is estimated to be \$15,325,000.

The projects are set forth under Paragraph G6 and Table 1 above. The costs include expenditures for activities associated with the accomplishment of each of the projects described in this plan plus administrative expenses and contingencies.

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

- 1.) Future Tax Increment Revenues
- 2.) Interest on Investments
- 3.) Donations received by the DDA
- 4.) Proceeds from any property, building or facility owned, leased, or sold by the DDA.
- 5.) Moneys obtained through Development Agreements with property owners benefitting from adjacent open space and other public improvements.
- 6.) Moneys obtained from other sources approved by the Hastings City Council.

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

N.) Identification of Private Interests, Parties, or Individuals to Whom the Development Will be Sold or is Being Undertaken.

At the time of the adoption of this Plan, there are no private interests, parties, or persons identified to whom land for new Development will be sold, leased, or conveyed. As set forth in paragraph O below, any future property conveyance will be conducted in accordance with the City of Hastings.

O.) Proposed Land Disposition Terms and Bidding Procedures.

The terms under which land designated for new development will be sold, leased, or otherwise conveyed to private development interests shall be determined by the DDA with approval by the Hastings City Council.

The procedures by which purchase bids will be received and awarded will be in accordance with existing procedures and practices currently used by the City of Hastings in disposing of other City owned property.

The DDA reserves the right to make dispositions without using the bidding process, if such sale is necessary to bring about the intentions of this Development Plan and providing such sale is in the best interest of the DDA and the City of Hastings.

The DDA and the Hastings City Council will reserve the right to select the development proposal and/or the developer whose proposal for purchase best meets the intent of this Development Plan and the best interest of the City.

P.) Estimates of the Number of Persons Residing in the Development Area and the Number of Families and Individuals to be displaced

There are more than 100 persons residing in the Development Area. There are no families or individuals that will be displaced as a direct result of this plan. A minimum of 1 board member must be a resident.

Q.) A Plan for Establishing Priority for the Relocation of Persons Displaced by the Development Plan.

There will be no persons displaced by this Development and Financing Plan.

R.) Provision for the Costs of Relocating Persons and Businesses Displaced by the Development and Financial Assistance and Reimbursement of Expenses.

In the event that there will be any relocation of persons or businesses under this plan, such relocation shall be conducted in accord with the terms of Act 227 of the Public Acts of 1972, as amended.

S.) Plan Provisions for Compliance with Act 227 of the Public Acts of 1972.

The relocation provisions described in “Q” and “R” above met the requirements of Act 227 of the Public Acts of 1972.

PART III

TAX INCREMENT FINANCING PLAN FOR HASTINGS DOWNTOWN AREA

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

A.) Tax Increment Financing Procedure.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development plan and a tax increment financing plan. Following the adoption of that Ordinance, the municipal and county treasurers are required by law to transmit to the DDA 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 ordinance 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...”

When the authority determines that it is necessary for 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 217 of the Act, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, and shall be in compliance with the Act. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of Section 214 of the Act. If the development plan is part of the tax increment financing plan, only one (1) hearing and approval

procedure, is required for the two (2) plans together. Presented in Exhibit 6 are schedules of the initial assessed values of all real and personal property in the original, the expanded Development Area resulting from the periodic amendments of this plan.

The original tax increment financing plan was approved in 1986. The most recent assessment of all taxable property in the Development Area at the time of the plan approval in 1985 occurred on December 31, 1984, for tax year 1985. The original tax increment financing plan was approved March 24, 1986 (Exhibit 14).

The first amendment of this tax increment financing plan was approved on April 24, 1989 and the most recent assessment of the properties included in the expanded Development Area occurred on December 31, 1987. For properties included in the original plan, the “initial assessed value”, as defined in the Act, was established on December 31, 1989, and for properties added to the plan in the first amendment, the “initial assessed value” was established on December 31, 1987.

The third amendment of this tax increment financing plan was approved on May 21, 2001, and the most recent assessment of the properties included in the expanded Development Area occurred on December 31, 1999. For properties added to the plan in the third amendment, the “initial assessed value” was established on December 31, 1999.

The fourth amendment of this tax increment financing plan was approved on May 27, 2008, and the most recent assessment of all taxable property in the expanded Development Area at the time of plan approval in 2008 occurred as of December 31, 2007. For properties added to the plan in the fourth amendment, the “initial assessed value” was determined as of December 31, 2007.

The fifth amendment of this tax increment financing plan was approved on April 10, 2023 and the most recent assessment of all taxable property in the expanded Development Area at the time of plan approval in 2023 occurred as of December 31, 2022. No properties were added to the plan as a part of this amendment.

Provided under Exhibit 10 is the procedure for the preparing of tax rolls for the Development Area and Tax Increment Financing Area.

B.) Estimates of Captured Assessed Values and Tax Increment Revenue.

Provided in Exhibit 7 and 8 are schedules of estimated dollar amounts of captured assessed values and tax increment revenues to be realized from increases in real and

personal property values and from increases in P.A. 255 assisted commercial facilities, exemption property values and from increases in P.A. 198 assisted industrial facilities exemption property values, in the Development Area from 1985 through 2025 for the original development area; and from 1987 through 2025 for the area added with the first amendment; and from 1999 through 2015 for the area added with the second expansion area and projections from the 2008 amendment area also reflected in the Exhibits. These estimates are based on the experience of the City Tax Assessor but must be regarded as best estimates. The estimates have considered expected changes or adjustments (increases and decreases) in base year real and personal ad valorem property assessments, removals and additions of real and personal property, and changes in the assessment values of current and expected additional P.A. 255 and P.A. 198, certified new construction and restoration type commercial and industrial facilities exemption projects. The projections set forth include any known new construction. The other years of the projection are based on appreciation only.

For the initial Development Area and expansions added prior to the 2008 amendment, a total of 24.4870 mills were applied to the captures assessed total for ad valorem real and personal property and P.A. 255 P.A. 198 assisted new restoration projects.

With the 2008 amendment and the expansion area added for that amendment, a total of 16.7590 mills were applied to the captured assessed totals for ad valorem real and personal property. Barry County elected to preclude the application of any of its levied millage on all parcels in that amended area, except for the following parcels 001-001-00 (partial); 001-004-00; and 001-005-00, subject to the conditions established by resolution adopted by the County Board of Commissioners in authorizing said capture.

Under this tax increment financing plan, the entire tax increment amount is to be utilized by the DDA.

C.) Use of Tax Increment Revenue.

The tax increment revenue paid to the DDA by the municipal and county treasurer is to be disbursed by the DDA from time to time in such manner as the DDA may deem necessary and appropriate in order to carry out the purposes of the development plan, including but not limited to the following:

- 1.) Cash payments for initiating and completing any improvements or activity called for in the Development Plan.

- 2.) Any annual operating deficits that the DDA may incur from acquired and/or leased property in the Development Area.
- 3.) Interest payments on any sums that the DDA should borrow before or during the construction of any improvements or activity to be accomplished by the Development Plan, after approval by the City of Hastings.
- 4.) Payments required to establish and maintain a capital replacement reserve.
- 5.) Payments required to establish and maintain a capital expenditure reserve.
- 6.) Payments required to establish and maintain any required sinking fund.
- 7.) Payments to pay the costs of any additional improvements to the development area that are determined necessary by the DDA and approved by the Hastings City Council.
- 8.) Any expenditures for administrative or municipal expenses required to meet the cost of operation of the DDA and to repay any cash advances provided by the City of Hastings.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the development plan then existing and is permitted under the term of any outstanding indebtedness.

D.) Indebtedness to be Incurred.

Revenues to support these costs shall be derived from any of the following sources, or from a combination of these sources:

- 1.) Cash, and/or
- 2.) Funds borrowed from the City of Hastings or others at rates and terms to be agreed upon or as set forth elsewhere in this Development and Financing Plan.

Whichever financing mechanism is utilized, the realized tax collections generated by the "Captured Assessed Value" will be adequate to provide for payments of principal and interest funds borrowed from the City of Hastings.

For the purpose of this plan, the amounts of indebtedness to be incurred by the DDA and/or the City of Hastings for all loans including payments of capitalized interest, principal and required reserve shall be determined by the City of Hastings, upon the recommendations of the DDA. At the time of adoption of this Plan, the DDA estimate of maximum indebtedness to be incurred by the projects is \$15,325,000, including project costs and any bonding expenses.

E.) Millage Levy.

In accordance with City of Hastings Ordinance 195, the Hastings DDA shall not levy the two mills authorized under Section 12 of the Act.

F.) Annual Surplus of Tax Increment Revenues.

To the extent that the tax increment revenues of the DDA in any one year exceed the sum necessary for the DDA to meet the commitments and payments as set forth above, said surplus funds shall revert proportionately to the respective taxing bodies as provided in Section 15 (2) of the Act. Savings and building of fund balance to prepare for projects consistent with this plan are not considered surplus funds for the purpose of this paragraph.

G.) Duration of Plan

The tax increment financing plan shall expire on March 27, 2053, except as the same may be amended or modified from time to time by the City Council of Hastings upon recommendation of the DDA and upon compliance with the notice and public hearing requirements of the Act.

H.) Impact on Assessed Values and Tax Revenues.

The overall impact of the development plan is expected to generate increased economic activity in the Development Area, the Downtown District, the City of Hastings, and Barry County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development Area, the Downtown District, the City of Hastings, other neighboring communities and throughout Barry County. The projections set forth include known or likely new construction during the period of the development plan. The other years of the projections are based on appreciation, new construction and renovation.

As identified earlier under Exhibits 7 and 8 of this Plan, the expected increases in assessed valuation for existing property and new construction in the development area have been estimated for the 2023 - 2053 tax years.

For purposes of determining the estimated impact of this tax increment financing plan upon those taxing jurisdiction within the Development Area, estimates of captured assessed values (Exhibit 7 and 8) were used along with current tax millage allocation to determine tax increment revenue amounts that would be shifted from

these jurisdictions to the DDA to finance the project activities called for in this Development Plan. These amounts are shown in Exhibit 8 for each taking unit relating to the Development area.

In addition, it is the understanding of the City of Hastings and the DDA that the DDA shall pay to the City fees for administrative and municipal services equivalent to the amount of property tax revenue the City would have received from the expanded portion of the Development Area added by Ordinance 218, had this plan not been adopted.

I.) Use of the Captured Assessed Value

The development and tax increment financing plan provide for the use of all of the captured assessed value by the purpose herein set forth.

J.) Reports

The DDA shall submit annually to the Hastings City Council a report on the status of the tax increment financing account. Such report shall comply with the requirements of Section 205 of the Part 2 of the Recodified Tax Increment Financing Act, a copy of which is provided under Exhibit 1.

K.) Budget, Fund Handling, and Auditing Costs

In addition to the budget set forth in this plan as Exhibit 15, the DDA or its Director shall prepare and submit for approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the City of Hastings City Council. Funds of the City shall not be included in the budget of the authority except those funds authorized in the Act or by the City Council. The Hastings City Council may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

L.) Expense Publication

All expense items of the authority shall be open to public review and the financial records shall always be open to the public.

MAPS

To illustrate this Downtown Development and Financing Plan, the following maps are provided:

Map A	Downtown Development District and Development Area Boundaries, as amended
Map B	Existing Zoning in the Development District
Map C	Future Land Uses in the Development District

City of Hastings

Barry County, Michigan

Map A DDA Districts

Legend

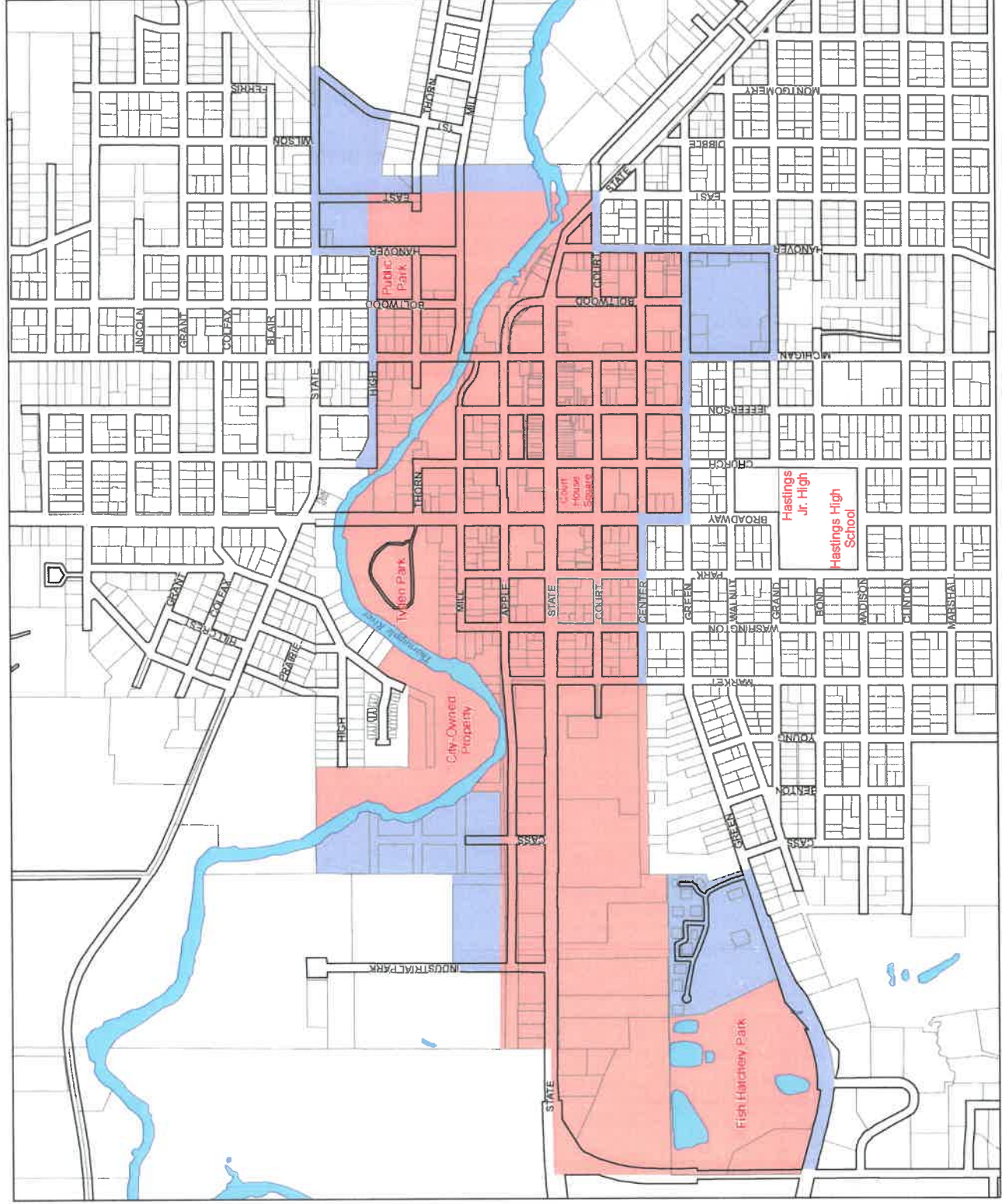
- DDA Boundary as of May, 2001
- DDA District as of Fourth Amendment

1 inch equals 700 feet

0 350 700 1,400 Feet



Williams & Works
Surveyors & Engineers, Inc.
 415.274.1888 Phone • 415.274.1888 Fax
 3400 Chippewa Avenue NW • Grand Rapids, MI 49503



Future Land Use

City of Hastings, Michigan

Map C

DDA District Future Land Use

LEGEND

- Conservation/Preservation
- Residential Growth A - 15,000 sf Lots
- Residential Growth B - 9,000 sf Lots
- Residential Growth C- Multi-Family
- Core Neighborhood
- Modern Neighborhood
- Gateway Commercial
- Business and Industry
- Neighborhood Center
- Downtown Edge
- Downtown Core
- DDA Boundary

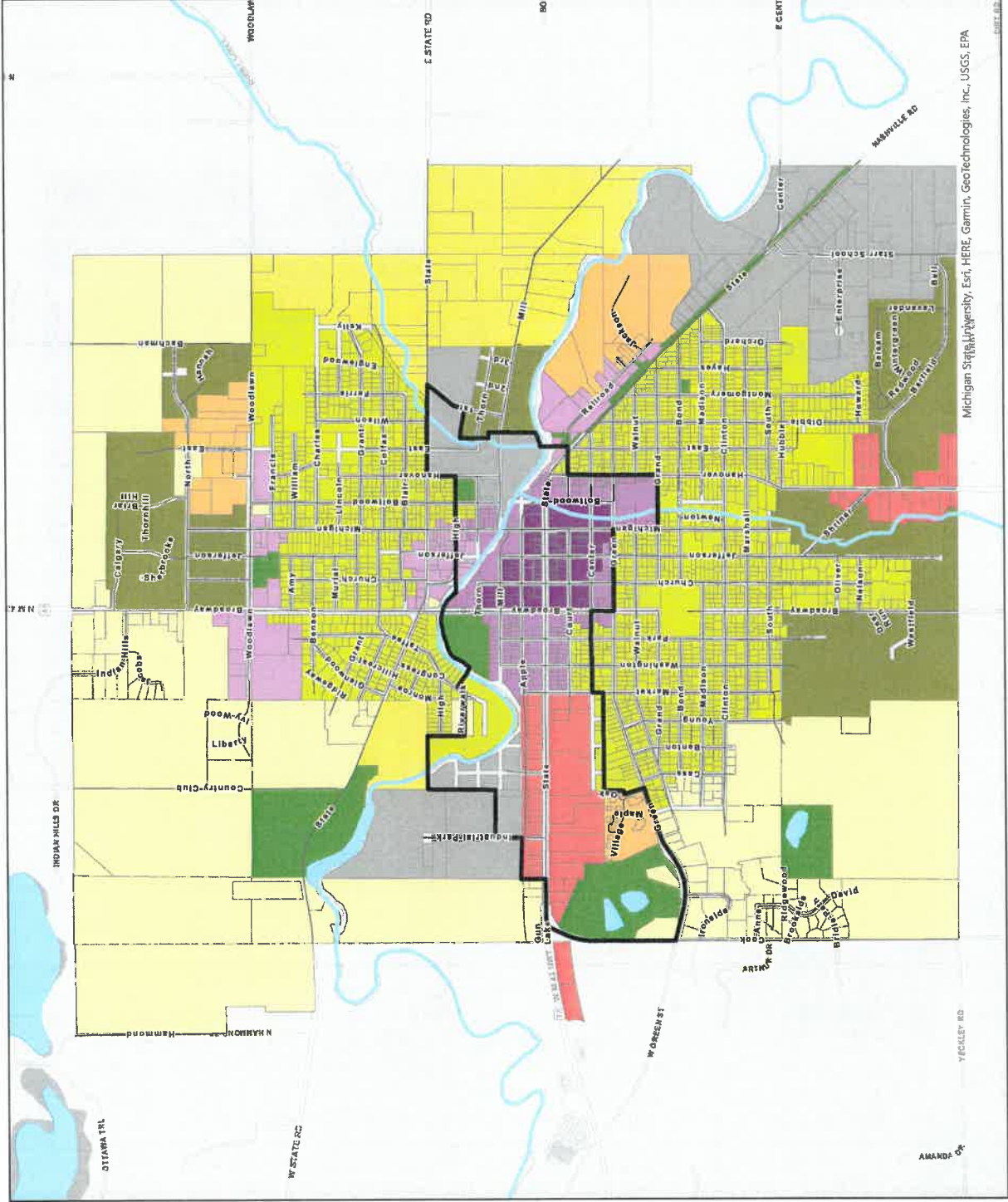
0 500 1,000 Feet



BaseMap Source: Michigan Center for Geographic Information, Vendor 174.
Data Source: City of Hastings 2020, November 2022



MCKENNA



Michigan State University, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

EXHIBITS

To illustrate this Downtown Development and Financing Plan, the following Exhibits are provided:

Number	Description
1.	Public Act 57 of 2018, Part 2, DDAs
2A.	City of Hastings Ordinance No. 195 creating the DDA
2B.	City of Hastings Ordinance No. 218 Amending Ordinance No. 195
2C.	City of Hastings Ordinance No. 330 Amending Ordinance No. 195
2D.	City of Hastings Ordinance No. 424 Amending Ordinance No. 195
2E.	City of Hastings Ordinance No. 612 Amending Ordinance No. 195
3A.	Legal Description of DDA Development District and Area
3B.	Legal Description of the DDA District and area as expanded by Ordinance No. 218
3C.	Legal Description of the DDA District and area as expanded by Ordinance No. 330
4A.	Notice of Public Hearing on the Original Plan
4B.	Notice of Public Hearing of First Plan Amendment
4C.	Notice of Public Hearing on Second Plan Amendment
4D.	Notice of Public Hearing on Third Plan Amendment
4E.	Notice of Public Hearing on Fourth Plan Amendment
4F.	Notice of Public Hearing on Fifth Plan Amendment
4G.	Public Notification Placement
4H.	Notice of Citizen's Council Meeting
5.	Documentation of filing Ordinance with State
6.	List of Properties included in the Development Area
7.	Projected Captured Values in the Development Area
8.	Projected Tax Increment from the Development Area and Impact of Taxing Jurisdictions
9.	Procedure for the preparation of the tax roll
10.	Notice of meetings with taxing jurisdictions on the plan
11A.	DDA Resolution approving the plan
11B.	DDA Resolution approving first amendment to plan
11C.	DDA Resolution approving second amendment to plan
11D.	DDA Resolution approving third amendment to plan
11E.	DDA Resolution approving third amendment to plan
11F.	DDA Resolution approving fourth amendment to plan
11G.	DDA Resolution approving fifth amendment to the plan
12.	Citizens Advisory Council Resolution recommending approval of the plan
13.	Ordinance Copies
14.	Administrative Budget

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

PART 2
DOWNTOWN DEVELOPMENT AUTHORITIES

125.4201 Definitions.

Sec. 201. As used in this part:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means 1 of the following:

(i) For valuations made before January 1, 1995, the state equalized valuation as determined under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155.

(ii) For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a downtown development authority created pursuant to this part.

(d) "Board" means the governing body of an authority.

(e) "Business district" means an area in the downtown of a municipality zoned and used principally for business.

(f) "Captured assessed value" means 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 as determined in subdivision (aa), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(g) "Catalyst development project" means a project that is located in a municipality with a population greater than 600,000, is designated by the authority as a catalyst development project, and is expected to result in at least \$300,000,000.00 of capital investment. There shall be no more than 1 catalyst development project designated within each authority.

(h) "Chief executive officer" means the mayor or city manager of a city, the president or village manager of a village, or the supervisor of a township or, if designated by the township board for purposes of this part, the township superintendent or township manager of a township.

(i) "Development area" means that area to which a development plan is applicable.

(j) "Development plan" means that information and those requirements for a development plan set forth in section 217.

(k) "Development program" means the implementation of the development plan.

(l) "Downtown district" means that part of an area in a business district that is specifically designated by ordinance of the governing body of the municipality pursuant to this part. A downtown district may include 1 or more separate and distinct geographic areas in a business district as determined by the municipality if the municipality enters into an agreement with a qualified township under section 203(7) or if the municipality is a city that surrounds another city and that other city lies between the 2 separate and distinct geographic areas. If the downtown district contains more than 1 separate and distinct geographic area in the downtown district, the separate and distinct geographic areas shall be considered 1 downtown district.

(m) "Eligible advance" means an advance made before August 19, 1993.

(n) "Eligible obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority before August 19, 1993 and its subsequent refunding by a qualified refunding obligation. Eligible obligation includes an authority's written agreement entered into before August 19, 1993 to pay an obligation issued after August 18, 1993 and before December 31, 1996 by another entity on behalf of the authority.

(o) "Fire alarm system" means a system designed to detect and annunciate the presence of fire, or by-products of fire. Fire alarm system includes smoke detectors.

(p) "Fiscal year" means the fiscal year of the authority.

(q) "Governing body of a municipality" means the elected body of a municipality having legislative powers.

(r) "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance 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. Property exempt from taxation at the time of the

determination of the initial assessed value shall be included as zero. For the purpose of determining initial assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in subdivision (aa). In the case of a municipality having a population of less than 35,000 that established an authority prior to 1985, created a district or districts, and approved a development plan or tax increment financing plan or amendments to a plan, and which plan or tax increment financing plan or amendments to a plan, and which plan expired by its terms December 31, 1991, the initial assessed value for the purpose of any plan or plan amendment adopted as an extension of the expired plan shall be determined as if the plan had not expired December 31, 1991. For a development area designated before 1997 in which a renaissance zone has subsequently been designated pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, the initial assessed value of the development area otherwise determined under this subdivision shall be reduced by the amount by which the current assessed value of the development area was reduced in 1997 due to the exemption of property under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, but in no case shall the initial assessed value be less than zero.

(s) "Municipality" means a city, village, or township.

(t) "Obligation" means a written promise to pay, whether evidenced by a contract, agreement, lease, sublease, bond, or note, or a requirement to pay imposed by law. An obligation does not include a payment required solely because of default upon an obligation, employee salaries, or consideration paid for the use of municipal offices. An obligation does not include those bonds that have been economically defeased by refunding bonds issued under this part. Obligation includes, but is not limited to, the following:

(i) A requirement to pay proceeds derived from ad valorem property taxes or taxes levied in lieu of ad valorem property taxes.

(ii) A management contract or a contract for professional services.

(iii) A payment required on a contract, agreement, bond, or note if the requirement to make or assume the payment arose before August 19, 1993.

(iv) A requirement to pay or reimburse a person for the cost of insurance for, or to maintain, property subject to a lease, land contract, purchase agreement, or other agreement.

(v) A letter of credit, paying agent, transfer agent, bond registrar, or trustee fee associated with a contract, agreement, bond, or note.

(u) "On behalf of an authority", in relation to an eligible advance made by a municipality, or an eligible obligation or other protected obligation issued or incurred by a municipality, means in anticipation that an authority would transfer tax increment revenues or reimburse the municipality from tax increment revenues in an amount sufficient to fully make payment required by the eligible advance made by the municipality, or eligible obligation or other protected obligation issued or incurred by the municipality, if the anticipation of the transfer or receipt of tax increment revenues from the authority is pursuant to or evidenced by 1 or more of the following:

(i) A reimbursement agreement between the municipality and an authority it established.

(ii) A requirement imposed by law that the authority transfer tax increment revenues to the municipality.

(iii) A resolution of the authority agreeing to make payments to the incorporating unit.

(iv) Provisions in a tax increment financing plan describing the project for which the obligation was incurred.

(v) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(w) "Other protected obligation" means:

(i) A qualified refunding obligation issued to refund an obligation described in subparagraph (ii), (iii), or (iv), an obligation that is not a qualified refunding obligation that is issued to refund an eligible obligation, or a qualified refunding obligation issued to refund an obligation described in this subparagraph.

(ii) An obligation issued or incurred by an authority or by a municipality on behalf of an authority after August 19, 1993, but before December 31, 1994, to finance a project described in a tax increment finance plan approved by the municipality in accordance with this part before December 31, 1993, for which a contract for final design is entered into by or on behalf of the municipality or authority before March 1, 1994 or for which a written agreement with a developer, titled preferred development agreement, was entered into by or on behalf of the municipality or authority in July 1993.

(iii) An obligation incurred by an authority or municipality after August 19, 1993, to reimburse a party to a development agreement entered into by a municipality or authority before August 19, 1993, for a project described in a tax increment financing plan approved in accordance with this part before August 19, 1993, and

undertaken and installed by that party in accordance with the development agreement.

(iv) An obligation incurred by the authority evidenced by or to finance a contract to purchase real property within a development area or a contract to develop that property within the development area, or both, if all of the following requirements are met:

(A) The authority purchased the real property in 1993.

(B) Before June 30, 1995, the authority enters a contract for the development of the real property located within the development area.

(C) In 1993, the authority or municipality on behalf of the authority received approval for a grant from both of the following:

(I) The department of natural resources for site reclamation of the real property.

(II) The department of consumer and industry services for development of the real property.

(v) An ongoing management or professional services contract with the governing body of a county which was entered into before March 1, 1994 and which was preceded by a series of limited term management or professional services contracts with the governing body of the county, the last of which was entered into before August 19, 1993.

(vi) A loan from a municipality to an authority if the loan was approved by the legislative body of the municipality on April 18, 1994.

(vii) Funds expended to match a grant received by a municipality on behalf of an authority for sidewalk improvements from the Michigan department of transportation if the legislative body of the municipality approved the grant application on April 5, 1993 and the grant was received by the municipality in June 1993.

(viii) For taxes captured in 1994, an obligation described in this subparagraph issued or incurred to finance a project. An obligation is considered issued or incurred to finance a project described in this subparagraph only if all of the following are met:

(A) The obligation requires raising capital for the project or paying for the project, whether or not a borrowing is involved.

(B) The obligation was part of a development plan and the tax increment financing plan was approved by a municipality on May 6, 1991.

(C) The obligation is in the form of a written memorandum of understanding between a municipality and a public utility dated October 27, 1994.

(D) The authority or municipality captured school taxes during 1994.

(ix) An obligation incurred after July 31, 2012 by an authority, municipality, or other governmental unit to pay for costs associated with a catalyst development project.

(x) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, building, and access routes to any of the foregoing, designed and dedicated to use by the public generally, or used by a public agency. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, which improvement is made 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. Public facility also includes the acquisition, construction, improvement, and operation of a building owned or leased by the authority to be used as a retail business incubator.

(y) "Qualified refunding obligation" means an obligation issued or incurred by an authority or by a municipality on behalf of an authority to refund an obligation if 1 or more of the following apply:

(i) The obligation is issued to refund a qualified refunding obligation issued in November 1997 and any subsequent refundings of that obligation issued before January 1, 2010 or the obligation is issued to refund a qualified refunding obligation issued on May 15, 1997 and any subsequent refundings of that obligation issued before January 1, 2010 in an authority in which 1 parcel or group of parcels under common ownership represents 50% or more of the taxable value captured within the tax increment finance district and that will ultimately provide for at least a 40% reduction in the taxable value of the property as part of a negotiated settlement as a result of an appeal filed with the state tax tribunal. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2611, if issued before January 1, 2010. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is hereby extended to 1 year after the final date of maturity of the qualified refunding obligations.

(ii) The refunding obligation meets both of the following:

(A) The net present value of the principal and interest to be paid on the refunding obligation, including the

cost of issuance, will be less than the net present value of the principal and interest to be paid on the obligation being refunded, as calculated using a method approved by the department of treasury.

(B) The net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 213b to repay the refunding obligation will not be greater than the net present value of the sum of the tax increment revenues described in subdivision (cc)(ii) and the distributions under section 213b to repay the obligation being refunded, as calculated using a method approved by the department of treasury.

(iii) The obligation is issued to refund an other protected obligation issued as a capital appreciation bond delivered to the Michigan municipal bond authority on December 21, 1994 and any subsequent refundings of that obligation issued before January 1, 2012. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), section 501, section 503, or section 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611, if issued before January 1, 2012. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. The obligation may be payable through the year 2025 at an interest rate not exceeding the maximum rate permitted by law, notwithstanding the bond maturity dates contained in the notice of intent to issue bonds published by the municipality. An obligation issued under this subparagraph is a qualified refunding obligation only to the extent that revenues described in subdivision (cc)(ii) and distributions under section 213b to repay the qualified refunding obligation do not exceed \$750,000.00.

(iv) The obligation is issued to refund a qualified refunding obligation issued on February 13, 2008, and any subsequent refundings of that obligation, issued before December 31, 2018. Qualified refunding obligations issued under this subparagraph are not subject to the requirements of section 305(2), (3), (5), and (6), 501, 503, or 611 of the revised municipal finance act, 2001 PA 34, MCL 141.2305, 141.2501, 141.2503, and 141.2611. The duration of the development program described in the tax increment financing plan relating to the qualified refunding obligations issued under this subparagraph is extended to 1 year after the final date of maturity of the qualified refunding obligations. Revenues described in subdivision (cc)(ii) and distributions made under section 213b in excess of the amount needed for current year debt service on an obligation issued under this subparagraph may be paid to the authority to the extent necessary to pay future years' debt service on the obligation as determined by the board.

(z) "Qualified township" means a township that meets all of the following requirements:

(i) Was not eligible to create an authority prior to January 3, 2005.

(ii) Adjoins a municipality that previously created an authority.

(iii) Along with the adjoining municipality that previously created an authority, is a member of the same joint planning commission under the joint municipal planning act, 2003 PA 226, MCL 125.131 to 125.143.

(aa) "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, and 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(bb) "State fiscal year" means the annual period commencing October 1 of each year.

(cc) "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes 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 the following requirements:

(i) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area for any purpose authorized by this part.

(ii) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the application of the levy of the state pursuant to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and local or intermediate school districts upon the captured assessed value of real and personal property in the development area in an amount equal to the amount necessary, without regard to subparagraph (i), to repay eligible advances, eligible obligations, and other protected obligations.

(iii) Tax increment revenues do not include any of the following:

(A) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may

be excluded from captured assessed value or specific local taxes attributable to such ad valorem property taxes.

(B) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to such ad valorem property taxes.

(C) Ad valorem property taxes exempted from capture under section 203(3) or specific local taxes attributable to such ad valorem property taxes.

(D) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem property taxes:

(I) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(II) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(III) Except as otherwise provided in section 203(3), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.

(iv) The amount of tax increment revenues authorized to be included under subparagraph (ii) or (v), and required to be transmitted to the authority under section 214(1), from ad valorem property taxes and specific local taxes attributable to the application of the levy of the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, a local school district or an intermediate school district upon the captured assessed value of real and personal property in a development area shall be determined separately for the levy by the state, each school district, and each intermediate school district as the product of sub-subparagraphs (A) and (B):

(A) The percentage that the total ad valorem taxes and specific local taxes available for distribution by law to the state, local school district, or intermediate school district, respectively, bears to the aggregate amount of ad valorem millage taxes and specific taxes available for distribution by law to the state, each local school district, and each intermediate school district.

(B) The maximum amount of ad valorem property taxes and specific local taxes considered tax increment revenues under subparagraph (ii) or (v).

(v) Tax increment revenues include ad valorem property taxes and specific local taxes, in an annual amount and for each year approved by the state treasurer, attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, and by local or intermediate school districts, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, not more than \$8,000,000.00 for the demolition of buildings or structures on public or privately owned property within a development area that commences in 2005, or to pay the annual principal of or interest on an obligation, the terms of which are approved by the state treasurer, issued by an authority, or by a city on behalf of an authority, to pay not more than \$8,000,000.00 of the costs to demolish buildings or structures on public or privately owned property within a development area that commences in 2005.

(vi) Tax increment revenues include ad valorem property taxes and specific local taxes attributable to the levy by this state under the state education tax act, 1993 PA 331, MCL 211.201 to 211.906, and by local or intermediate school districts which were levied on or after July 1, 2010, upon the captured assessed value of real and personal property in the development area of an authority established in a city with a population of 600,000 or more to pay for, or reimburse an advance for, costs associated with the land acquisition, preliminary site work, and construction of a catalyst development project.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4201a Legislative findings.

Sec. 201a. The legislature finds all of the following:

(a) That there exists in this state conditions of property value deterioration detrimental to the state economy and the economic growth of the state and its local units of government.

(b) That government programs are desirable and necessary to eliminate the causes of property value deterioration thereby benefiting the economic growth of the state.

(c) That it is appropriate to finance these government programs by means available to the state and local units of government in the state, including tax increment financing.

(d) That tax increment financing is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a development area thereby facilitating economic growth and development.

(e) That it is necessary for the legislature to exercise its power to legislate tax increment financing as authorized in this part and in the exercise of this power to mandate the transfer of tax increment revenues by

city, village, township, school district, and county treasurers to authorities created under this part in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

(f) That halting property value deterioration and promoting economic growth in the state are essential governmental functions and constitute essential public purposes.

(g) That economic development strengthens the tax base upon which local units of government rely and that government programs to eliminate property value deterioration benefit local units of government and are for the use of the local units of government.

(h) That the provisions of this part are enacted to provide a means for local units of government to eliminate property value deterioration and to promote economic growth in the communities served by those local units of government.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4202 Authority; establishment; restriction; public body corporate; powers generally.

Sec. 202. (1) Except as otherwise provided in this subsection, a municipality may establish 1 authority. If, before November 1, 1985, a municipality establishes more than 1 authority, those authorities may continue to exist as separate authorities. Under the conditions described in section 203a, a municipality may have more than 1 authority within that municipality's boundaries. A parcel of property shall not be included in more than 1 authority created by this part.

(2) An authority shall be a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out the purpose of its incorporation. The enumeration of a power in this part shall not be construed as a limitation upon the general powers of an authority.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203 Resolution of intent to create and provide for operation of authority; public hearing on proposed ordinance creating authority and designating boundaries of downtown district; notice; exemption of taxes from capture; action by library board or commission; adoption, filing, and publication of ordinance; altering or amending boundaries; agreement with adjoining municipality; agreement with qualified township.

Sec. 203. (1) When the governing body of a municipality determines that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in its business district, to eliminate the causes of that deterioration, and to promote economic growth, the governing body may, by resolution, declare its intention to create and provide for the operation of an authority.

(2) In the resolution of intent, the governing body shall set a date for the holding of a public hearing on the adoption of a proposed ordinance creating the authority and designating the boundaries of the downtown district. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed district and for a public hearing to be held after February 15, 1994 to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved. Failure of a property taxpayer to receive the notice shall not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed downtown district not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing, and shall describe the boundaries of the proposed downtown district. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed downtown district. The governing body of the municipality shall not incorporate land into the downtown district not included in the description contained in the notice of public hearing, but it may eliminate described lands from the downtown district in the final determination of the boundaries.

(3) Not more than 60 days after a public hearing held after February 15, 1994, the governing body of a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution takes effect when filed with that clerk and

remains effective until a copy of a resolution rescinding that resolution is filed with that clerk. If a separate millage for public library purposes was levied before January 1, 2017, and all obligations and other protected obligations of the authority are paid, then the levy is exempt from capture under this part, unless the library board or commission allows all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if a separate millage for public library purposes was levied before January 1, 2017, and the authority alters or amends the boundaries of a downtown district or extends the duration of the existing finance plan, then the library board or commission may, not later than 60 days after a public hearing is held under this subsection, exempt all or a portion of its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality that created the authority. For ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016, a library board or commission may allow all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if the library was created under section 1 or 10a of 1877 PA 164, MCL 397.201 and 397.210a, or established under 1869 LA 233, then any action of the library board or commission under this subsection shall have the concurrence of the chief executive officer of the city that created the library to be effective, and, if the action of the library board or commission involves any bond issued by this state or a state agency, the concurrence of the state treasurer.

(4) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority, it shall adopt, by majority vote of its members, an ordinance establishing the authority and designating the boundaries of the downtown district within which the authority shall exercise its powers. The adoption of the ordinance is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of an ordinance over his or her veto. This ordinance shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(5) The governing body of the municipality may alter or amend the boundaries of the downtown district to include or exclude lands from the downtown district pursuant to the same requirements for adopting the ordinance creating the authority.

(6) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512.

(7) A municipality that has created an authority may enter into an agreement with a qualified township to operate its authority in a downtown district in the qualified township under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement between the municipality and the qualified township shall provide for, but is not limited to, all of the following:

- (a) Size and makeup of the board.
- (b) Determination and modification of downtown district, business district, and development area.
- (c) Modification of development area and development plan.
- (d) Issuance and repayment of obligations.
- (e) Capture of taxes.
- (f) Notice, hearing, and exemption of taxes from capture provisions described in this section.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203a Authority of annexing or consolidated municipality; obligations, agreements, and bonds.

Sec. 203a. If a downtown district is part of an area annexed to or consolidated with another municipality, the authority managing that district shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this part shall remain in effect following the annexation or consolidation.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203b Ratification and validation of ordinance and actions; compliance.

Sec. 203b. (1) An ordinance enacted by a municipality that has a population of less than 50,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, if the notice was published or posted at least 15 days before the hearing or the authority was established in 1984 by a village that filed the ordinance with the secretary of state not later than March 1986. This section applies only to an ordinance adopted by a municipality before February 1, 1991, and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority, the incorporating municipality, or a county on behalf of the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 203(4) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before October 1, 1991. As used in this section, "notice was published" means publication of the notice occurred at least once.

(2) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 3,000 before June 15, 1988 rather than by adoption of an ordinance is ratified and validated, if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

(3) A development plan and tax increment financing plan approved by a resolution adopted by the village council of a village having a population of less than 7,000 before June 1, 1998 rather than by adoption of an ordinance is ratified and validated if an amendment to the plans was adopted by the village council in compliance with sections 18 and 19.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203c Proceedings or findings; validity.

Sec. 203c. The validity of the proceedings or findings establishing an authority, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan is conclusive with respect to the capture of tax increment revenues for an other protected obligation that is a bond issued after October 1, 1994.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4203d Establishment or amendment of authority, district, or plan; notice; publication or posting.

Sec. 203d. An ordinance enacted by a municipality that has a population of greater than 1,000 and less than 2,000 establishing an authority, creating a district, or approving a development plan or tax increment financing plan, or an amendment to an authority, district, or plan, and all actions taken or to be taken under that ordinance, including the issuance of bonds, are ratified and validated notwithstanding that notice for the public hearing on the establishment of the authority, creation of the district, or approval of the development plan or tax increment financing plan, or on the amendment, was not published, posted, or mailed at least 20 days before the hearing, provided that the notice was either published or posted at least 10 days before the hearing or that the authority was established in 1990 by a municipality that filed the ordinance with the secretary of state not later than July 1991. This section applies only to an ordinance or an amendment adopted by a municipality before January 1, 1999 and shall include any bonds or amounts to be used by the authority to pay the principal of and interest on bonds that have been issued or that are to be issued by the authority or the incorporating municipality. An authority for which an ordinance or amendment to the ordinance establishing the authority has been published before February 1, 1991 is considered for purposes of section 203(3) to have promptly filed the ordinance or amendment to the ordinance with the secretary of state if the ordinance or amendment to the ordinance is filed with the secretary of state before December 31, 2002. The validity of the proceedings or findings establishing an authority described in this section, or of the procedure, adequacy of notice, or findings with respect to the approval of a development plan or tax increment financing plan for an authority described in this section is conclusive with respect to the capture of tax increment revenues for a bond issued after June 1, 2002 and before June 1, 2006. As used in this section, "notice was either published or posted" means either publication or posting of the notice occurred at least once.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4204 Board; appointment, terms, and qualifications of members; vacancy; compensation

and expenses; election of chairperson; appointment as public official; oath; conducting business at public meeting; public notice; special meetings; removal of member; review; expense items and financial records; availability of writings to public; single board governing all authorities; member as resident or having interest in property; planning commission serving as board in certain municipalities; modification by interlocal agreement.

Sec. 204. (1) Except as provided in subsections (7), (8), and (9), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her designee from the governing body of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. Thereafter, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board. The rules of procedure or the bylaws of the authority may provide that a person be appointed to the board in his or her capacity as a public official, whether appointed or elected. The rules of procedure or bylaws may also provide that the public official's term shall expire upon expiration of his or her service as a public official. In addition, the public official's membership on the board expires on his or her resignation from office as a public official.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the meeting shall be given in the manner required by the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules consistent with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275, governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) Pursuant to notice and after having been given an opportunity to be heard, a member of the board may be removed for cause by the governing body. Removal of a member is subject to review by the circuit court.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) In addition to the items and records prescribed in subsection (5), a writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function shall be made available to the public in compliance with the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) By resolution of its governing body, a municipality having more than 1 authority may establish a single board to govern all authorities in the municipality. The governing body may designate the board of an existing authority as the board for all authorities or may establish by resolution a new board in the same manner as provided in subsection (1). A member of a board governing more than 1 authority may be a resident of or have an interest in property in any of the downtown districts controlled by the board in order to meet the requirements of this section.

(8) By ordinance, the governing body of a municipality that has a population of less than 5,000 may have the municipality's planning commission created pursuant to former 1931 PA 285 or the Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885, serve as the board provided for in subsection (1).

(9) If a municipality enters into an agreement with a qualified township under section 203(7), the membership of the board may be modified by the interlocal agreement described in section 203(7).

History: 2018, Act 57, Eff. Jan. 1, 2019;—Am. 2019, Act 29, Imd. Eff. June 25, 2019.

125.4205 Director; acting director; treasurer; secretary; legal counsel; other personnel.

Sec. 205. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before entering upon the duties of his or her office, the

director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the penal sum determined in the ordinance establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be deemed an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the authority in the manner authorized by this part. The director shall attend the meetings of the board, and shall render to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before entering upon the duties of his or her office, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform such other duties as may be delegated to him or her by the board and shall furnish bond in an amount as prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings, and shall perform such other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel deemed necessary by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4206 Participation of employees in municipal retirement and insurance programs.

Sec. 206. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4207 Powers of board; creation, operation, or funding of retail business incubator.

Sec. 207. (1) The board may:

(a) Prepare an analysis of economic changes taking place in the downtown district.

(b) Study and analyze the impact of metropolitan growth upon the downtown district.

(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 downtown district.

(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 which is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the downtown district and to promote the economic growth of the downtown district, and take such 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 downtown district necessary to achieve the purposes of this part, in accordance with the powers of the authority as granted by this part.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) Acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options with respect to that property.

(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 that property, within the downtown district for the use, in whole or in part, of any public or

private person or corporation, or a combination of them.

(j) Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease any building or property under its control, or any part of a building or property.

(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) Create, operate, and fund marketing initiatives that benefit only retail and general marketing of the downtown district.

(o) Contract for broadband service and wireless technology service in the downtown district.

(p) Operate and perform all duties and exercise all responsibilities described in this section in a qualified township if the qualified township has entered into an agreement with the municipality under section 203(7).

(q) Create, operate, and fund a loan program to fund improvements for existing buildings located in a downtown district to make them marketable for sale or lease. The board may make loans with interest at a market rate or may make loans with interest at a below market rate, as determined by the board.

(r) Create, operate, and fund retail business incubators in the downtown district.

(2) If it is the express determination of the board to create, operate, or fund a retail business incubator in the downtown district, the board shall give preference to tenants who will provide goods or services that are not available or that are underserved in the downtown area. If the board creates, operates, or funds retail business incubators in the downtown district, the board and each tenant who leases space in a retail business incubator shall enter into a written contract that includes, but is not limited to, all of the following:

(a) The lease or rental rate that may be below the fair market rate as determined by the board.

(b) The requirement that a tenant may lease space in the retail business incubator for a period not to exceed 18 months.

(c) The terms of a joint operating plan with 1 or more other businesses located in the downtown district.

(d) A copy of the business plan of the tenant that contains measurable goals and objectives.

(e) The requirement that the tenant participate in basic management classes, business seminars, or other business education programs offered by the authority, the local chamber of commerce, local community colleges, or institutions of higher education, as determined by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4208 Board serving as planning commission; agenda.

Sec. 208. If a board created under this part serves as the planning commission under the Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885, the board shall include planning commission business in its agenda.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4209 Authority as instrumentality of political subdivision.

Sec. 209. The authority shall be deemed an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4210 Taking, transfer, and use of private property.

Sec. 210. A municipality may take private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4211 Financing activities of authority; disposition of money received by authority; municipal obligations.

Sec. 211. (1) The activities of the authority shall be financed from 1 or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Proceeds of a tax imposed pursuant to section 212.

(c) Money borrowed and to be repaid as authorized by sections 213 and 213a.

(d) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(e) Proceeds of a tax increment financing plan, established under sections 214 to 216.

- (f) Proceeds from a special assessment district created as provided by law.
 - (g) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.
 - (h) Money obtained pursuant to section 213b.
 - (i) Revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611a.
 - (j) Revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, 1964 PA 284, MCL 141.611b.
- (2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement pursuant to this part. Except as provided in this part, the municipality shall not obligate itself, nor shall it ever be obligated to pay any sums from public funds, other than money received by the municipality pursuant to this section, for or on account of the activities of the authority.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4212 Ad valorem tax; borrowing in anticipation of collection.

Sec. 212. (1) An authority with the approval of the municipal governing body may levy an ad valorem tax on the real and tangible personal property not exempt by law and as finally equalized in the downtown district. The tax shall not be more than 1 mill if the downtown district is in a municipality having a population of 1,000,000 or more, or not more than 2 mills if the downtown district is in a municipality having a population of less than 1,000,000. The tax shall be collected by the municipality creating the authority levying the tax. The municipality shall collect the tax at the same time and in the same manner as it collects its other ad valorem taxes. The tax shall be paid to the treasurer of the authority and credited to the general fund of the authority for purposes of the authority.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213 Revenue bonds.

Sec. 213. The authority may borrow money and issue its negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140. Revenue bonds issued by the authority shall not except as hereinafter provided be deemed a debt of the municipality or the state. The municipality by majority vote of the members of its governing body may pledge its full faith and credit to support the authority's revenue bonds.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213a Borrowing money; issuing revenue bonds or notes; purpose; costs; security; pledge and lien of pledge valid and binding; filing or recordation not required; tax exemption; bonds or notes neither liability nor debt of municipality; statement; investment and deposit of bonds and notes.

Sec. 213a. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing property in connection with the implementation of a development plan in the downtown district or to refund or refund in advance bonds or notes issued pursuant to this section. The costs which may be financed by the issuance of revenue bonds or notes may include the cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the downtown district; any engineering, architectural, legal, accounting, or financial expenses; the costs necessary or incidental to the borrowing of money; interest on the bonds or notes during the period of construction; a reserve for payment of principal and interest on the bonds or notes; and a reserve for operation and maintenance until sufficient revenues have developed. The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection therewith.

(2) A pledge made by the authority shall be valid and binding from the time the pledge is made. The money or property pledged by the authority immediately shall be subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of such a pledge shall be valid and binding as against parties having claims of any kind in tort, contract, or otherwise, against the authority, irrespective of whether the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created need be filed or recorded.

(3) Bonds or notes issued pursuant to this section shall be exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes shall be exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(4) The municipality shall not be liable on bonds or notes of the authority issued pursuant to this section and the bonds or notes shall not be a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(5) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213b Insufficient tax increment revenues to repay advance or pay obligation; contents, time, and payment of claim; appropriation and distribution of aggregate amount; limitations; distribution subject to lien; obligation as debt or liability; certification of distribution amount; basis for calculation of distributions and claim reports.

Sec. 213b. (1) If the amount of tax increment revenues lost as a result of the reduction of taxes levied by local school districts for school operating purposes required by the millage limitations under section 1211 of the school code of 1976, 1976 PA 451, MCL 380.1211, reduced by the amount of tax increment revenues received from the capture of taxes levied under or attributable to the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, will cause the tax increment revenues received in a fiscal year by an authority under section 215 to be insufficient to repay an eligible advance or to pay an eligible obligation, the legislature shall appropriate and distribute to the authority the amount described in subsection (5).

(2) Not less than 30 days before the first day of a fiscal year, an authority eligible to retain tax increment revenues from taxes levied by a local or intermediate school district or this state or to receive a distribution under this section for that fiscal year shall file a claim with the department of treasury. The claim shall include the following information:

(a) The property tax millage rates levied in 1993 by local school districts within the jurisdictional area of the authority for school operating purposes.

(b) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(c) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(d) The tax increment revenues the authority estimates it would have received for that fiscal year if property taxes were levied by local school districts within the jurisdictional area of the authority for school operating purposes at the millage rates described in subdivision (a) and if no property taxes were levied by this state under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(e) A list and documentation of eligible obligations and eligible advances and the payments due on each of those eligible obligations or eligible advances in that fiscal year, and the total amount of all the payments due on those eligible obligations and eligible advances in that fiscal year.

(f) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation or the repayment of an eligible advance. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development project.

(g) The amount of a distribution received pursuant to this part for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(h) A list and documentation of other protected obligations and the payments due on each of those other protected obligations in that fiscal year, and the total amount of all the payments due on those other protected obligations in that fiscal year.

(3) For the fiscal year that commences after September 30, 1993 and before October 1, 1994, an authority may make a claim with all information required by subsection (2) at any time after March 15, 1994.

(4) After review and verification of claims submitted pursuant to this section, amounts appropriated by the state in compliance with this part shall be distributed as 2 equal payments on March 1 and September 1 after receipt of a claim. An authority shall allocate a distribution it receives for an eligible obligation issued on

behalf of a municipality to the municipality.

(5) Subject to subsections (6) and (7), the aggregate amount to be appropriated and distributed pursuant to this section to an authority shall be the sum of the amounts determined pursuant to subdivisions (a) and (b) minus the amount determined pursuant to subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if property taxes were levied by local school districts for school operating purposes at the millage rates described in subsection (2)(a) and if no property taxes were levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, exceed the tax increment revenues the authority actually received for the fiscal year.

(b) A shortfall required to be reported pursuant to subsection (2)(g) that had not previously increased a distribution.

(c) An excess amount required to be reported pursuant to subsection (2)(g) that had not previously decreased a distribution.

(6) The amount distributed under subsection (5) shall not exceed the difference between the amount described in subsection (2)(e) and the sum of the amounts described in subsection (2)(c) and (f).

(7) If, based upon the tax increment financing plan in effect on August 19, 1993, the payment due on eligible obligations or eligible advances anticipates the use of excess prior year tax increment revenues permitted by law to be retained by the authority, and if the sum of the amounts described in subsection (2)(c) and (f) plus the amount to be distributed under subsections (5) and (6) is less than the amount described in subsection (2)(e), the amount to be distributed under subsections (5) and (6) shall be increased by the amount of the shortfall. However, the amount authorized to be distributed pursuant to this section shall not exceed that portion of the cumulative difference, for each preceding fiscal year, between the amount that could have been distributed pursuant to subsection (5) and the amount actually distributed pursuant to subsections (5) and (6) and this subsection.

(8) A distribution under this section replacing tax increment revenues pledged by an authority or a municipality is subject to the lien of the pledge, whether or not there has been physical delivery of the distribution.

(9) Obligations for which distributions are made pursuant to this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(10) Not later than July 1 of each year, the authority shall certify to the local tax collecting treasurer the amount of the distribution required under subsection (5), calculated without regard to the receipt of tax increment revenues attributable to local or intermediate school district taxes or attributable to taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(11) Calculations of distributions under this section and claims reports required to be made under subsection (2) shall be made on the basis of each development area of the authority.

(12) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4213c Retention and payment of taxes levied under state education tax act; conditions; application by authority for approval; information to be included; approval, modification, or denial of application by department of treasury; appropriation and distribution of amount; calculation of aggregate amount; lien; reimbursement calculations; legislative intent.

Sec. 213c. (1) If the amount of tax increment revenues lost as a result of the personal property tax exemptions provided by section 1211(1) and (4) of the revised school code, 1976 PA 451, MCL 380.1211, section 3 of the state education tax act, 1993 PA 331, MCL 211.903, section 14(4) of 1974 PA 198, MCL 207.564, and section 9k of the general property tax act, 1893 PA 206, MCL 211.9k, will reduce the allowable school tax capture received in a fiscal year, then, notwithstanding any other provision of this part, the authority, with approval of the department of treasury under subsection (3), may request the local tax collecting treasurer to retain and pay to the authority taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, to be used for the following:

(a) To repay an eligible advance.

(b) To repay an eligible obligation.

(c) To repay an other protected obligation.

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(2) Not later than June 15, 2008, not later than September 30, 2009, and not later than June 1 of each subsequent year, except for 2011, not later than June 15, an authority eligible under subsection (1) to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section, shall apply for approval with the department of treasury. The application for approval shall include the following information:

(a) The property tax millage rates expected to be levied by local school districts within the jurisdictional area of the authority for school operating purposes for that fiscal year.

(b) The tax increment revenues estimated to be received by the authority for that fiscal year based upon actual property tax levies of all taxing jurisdictions within the jurisdictional area of the authority.

(c) The tax increment revenues the authority estimates it would have received for that fiscal year if the personal property tax exemptions described in subsection (1) were not in effect.

(d) A list of eligible obligations, eligible advances, and other protected obligations, the payments due on each of those in that fiscal year, and the total amount of all the payments due on all of those in that fiscal year.

(e) The amount of money, other than tax increment revenues, estimated to be received in that fiscal year by the authority that is primarily pledged to, and to be used for, the payment of an eligible obligation, the repayment of an eligible advance, or the payment of an other protected obligation. That amount shall not include excess tax increment revenues of the authority that are permitted by law to be retained by the authority for purposes that further the development program. However, that amount shall include money to be obtained from sources authorized by law, which law is enacted on or after December 1, 1993, for use by the municipality or authority to finance a development plan.

(f) The amount of a distribution received pursuant to this part for a fiscal year in excess of or less than the distribution that would have been required if calculated upon actual tax increment revenues received for that fiscal year.

(3) Not later than August 15, 2008; for 2009, not later than February 3, 2010; for 2011 only, not later than 30 days after the effective date of the amendatory act that amended this sentence; and not later than August 15 for 2010, 2012, and each subsequent year, based on the calculations under subsection (5), the department of treasury shall approve, modify, or deny the application for approval to have taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, retained and paid to the authority under this section. If the application for approval contains the information required under subsection (2)(a) through (f) and appears to be in substantial compliance with the provisions of this section, then the department of treasury shall approve the application. If the application is denied by the department of treasury, then the department of treasury shall provide the opportunity for a representative of the authority to discuss the denial within 21 days after the denial occurs and shall sustain or modify its decision within 30 days after receiving information from the authority. If the application for approval is approved or modified by the department of treasury, the local tax collecting treasurer shall retain and pay to the authority the amount described in subsection (5) as approved by the department. If the department of treasury denies the authority's application for approval, the local tax collecting treasurer shall not retain or pay to the authority the taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906. An approval by the department does not prohibit a subsequent audit of taxes retained in accordance with the procedures currently authorized by law.

(4) Each year the legislature shall appropriate and distribute an amount sufficient to pay each authority the following:

(a) If the amount to be retained and paid under subsection (3) is less than the amount calculated under subsection (5), the difference between those amounts.

(b) If the application for approval is denied by the department of treasury, an amount verified by the department equal to the amount calculated under subsection (5).

(5) Subject to subsection (6), the aggregate amount under this section shall be the sum of the amounts determined under subdivisions (a) and (b) minus the amount determined under subdivision (c), as follows:

(a) The amount by which the tax increment revenues the authority would have received and retained for the fiscal year, excluding taxes exempt under section 7ff of the general property tax act, 1893 PA 206, MCL 211.7ff, if the personal property tax exemptions described in subsection (1) were not in effect, exceed the tax increment revenues the authority actually received for the fiscal year. For fiscal years beginning January 1, 2019 and thereafter, the amount under this subdivision shall be calculated using the greater of the following:

(i) The captured assessed value of industrial personal property, commercial personal property, and the personal property component of exemption certificates granted under 1974 PA 198, MCL 207.551 to 207.572, that are sited on property classified as either industrial or commercial, for the authority's fiscal year ending in the current year.

(ii) The 2013 captured assessed value of industrial personal property, commercial personal property, and the personal property component of exemption certificates granted under 1974 PA 198, MCL 207.551 to

207.572, that are sited on property classified as either industrial or commercial.

(b) A shortfall required to be reported under subsection (2)(f) that had not previously increased a distribution.

(c) An excess amount required to be reported under subsection (2)(f) that had not previously decreased a distribution.

(6) A distribution or taxes retained under this section replacing tax increment revenues pledged by an authority or a municipality are subject to any lien of the pledge described in subsection (1), whether or not there has been physical delivery of the distribution.

(7) Obligations for which distributions are made under this section are not a debt or liability of this state; do not create or constitute an indebtedness, liability, or obligation of this state; and are not and do not constitute a pledge of the faith and credit of this state.

(8) Not later than September 15 of each year, the authority shall provide a copy of the application for approval approved by the department of treasury to the local tax collecting treasurer and provide the amount of the taxes retained and paid to the authority under subsection (5).

(9) Calculations of amounts retained and paid and appropriations to be distributed under this section shall be made on the basis of each development area of the authority.

(10) The state tax commission may provide that the reimbursement calculations under this section and the calculation of allowable capture of school taxes shall be made for each calendar year's tax increment revenues using a 12-month debt payment period used by the authority and approved by the state tax commission.

(11) It is the intent of the legislature that, to the extent that the total amount of taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, that are allowed to be retained under this section and section 411b, section 15a of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2665a, and section 312b, exceeds the difference of the total school aid fund revenue for the tax year minus the estimated amount of revenue the school aid fund would have received for the tax year had the tax exemptions described in subsection (1) and the earmark created by section 515 of the Michigan business tax act, 2007 PA 36, MCL 208.1515, not taken effect, the general fund shall reimburse the school aid fund the difference.

History: 2018, Act 57, Eff. Jan. 1, 2019;—Am. 2018, Act 481, Imd. Eff. Dec. 27, 2018.

125.4214 Tax increment financing plan; preparation and contents; limitation; public hearing; fiscal and economic implications; recommendations; agreements; modification of plan; catalyst development project.

Sec. 214. (1) When the authority determines that it is necessary for the achievement of the purposes of this part, 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 217, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 215. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, 1933 PA 62, MCL 211.201 to 211.217a. For purposes of this subsection, tax increment revenues used to pay bonds issued by a municipality under section 216(1) shall be considered to be used by the tax increment financing plan rather than shared with the municipality. The limitation of this subsection does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county or with a city in which an enterprise zone is approved under section 13 of the enterprise zone act, 1985 PA 224, MCL 125.2113.

(3) Approval of the tax increment financing plan shall be pursuant to the notice, hearing, and disclosure provisions of section 218. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(4) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the

proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the district.

(5) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(6) Under a tax increment financing plan that includes a catalyst development project, an authority may pledge available tax increment revenues of the authority as security for any bonds issued to develop and construct a catalyst development project.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4215 Transmitting and expending tax increments revenues; reversion of surplus funds; abolishment of tax increment financing plan; conditions.

Sec. 215. (1) The municipal and county treasurers shall transmit to the authority tax increment revenues.

(2) The authority shall expend the tax increment revenues received for the development program only pursuant to the tax increment financing plan. Surplus funds shall revert proportionately to the respective taxing bodies. These revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan when it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished, allowed to expire, or otherwise terminate until the principal of, and interest on, bonds issued pursuant to section 216 have been paid or funds sufficient to make the payment have been segregated.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4216 General obligation bonds and tax increment bonds; qualified refunding obligation.

Sec. 216. (1) The municipality may by resolution of its governing body authorize, issue, and sell general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality pursuant to section 211. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 211 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 211 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2801.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority pursuant to this subsection may be secured by any other revenues identified in section 211 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued pursuant to this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 211 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(3) Notwithstanding any other provision of this part, if the state treasurer determines that an authority or municipality can issue a qualified refunding obligation and the authority or municipality does not make a

good-faith effort to issue the qualified refunding obligation as determined by the state treasurer, the state treasurer may reduce the amount claimed by the authority or municipality under section 213b by an amount equal to the net present value saving that would have been realized had the authority or municipality refunded the obligation or the state treasurer may require a reduction in the capture of tax increment revenues from taxes levied by a local or intermediate school district or this state by an amount equal to the net present value savings that would have been realized had the authority or municipality refunded the obligation. This subsection does not authorize the state treasurer to require the authority or municipality to pledge security greater than the security pledged for the obligation being refunded.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4217 Development plan; preparation; contents.

Sec. 217. (1) When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

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

(b) 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.

(c) A description of existing improvements 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.

(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.

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

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

(g) 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.

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

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

(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.

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

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

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

(n) Provision for the costs 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, Public Law 91-646, 42 USC 4601.

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

(p) Other material that the authority, local public agency, or governing body considers pertinent.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4218 Ordinance approving or amending development plan or tax increment financing plan; public hearing; notice; record.

Sec. 218. (1) The governing body, before adoption of an ordinance approving or amending a development plan or approving or amending a tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the downtown district not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the downtown district not less than 20 days before the hearing. Beginning June 1, 2005, the notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the development plan or the tax increment financing plan is approved or amended.

(2) Notice of the time and place of hearing on a development plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing; and other information that the governing body considers appropriate. At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference to the development plan. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4219 Development plan or tax increment financing plan as constituting public purpose; determination; ordinance; considerations; amendments; incorporation of catalyst development project plan.

Sec. 219. (1) The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice of the hearing given in accordance with section 218, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall then approve or reject the plan, or approve it with modification, by ordinance based on the following considerations:

(a) The findings and recommendations of a development area citizens council, if a development area citizens council was formed.

(b) The plan meets the requirements set forth in section 217(2).

(c) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.

(d) The development is reasonable and necessary to carry out the purposes of this part.

(e) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.

(f) The development plan is in reasonable accord with the master plan of the municipality.

(g) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

(h) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

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

(3) Proposed amendments made to an approved development plan to incorporate a catalyst development project plan shall be submitted by the authority to the Michigan strategic fund for approval or rejection of that part of the plan relating to the catalyst development project. Amendments not approved or rejected under this subsection by the Michigan strategic fund within 45 days of submission for approval shall be considered approved.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4220 Notice to vacate.

Sec. 220. A person to be relocated under this part shall be given not less than 90 days' written notice to vacate unless modified by court order for good cause.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4221 Development area citizens council; establishment; appointment and qualifications of members; representative of development area.

Sec. 221. (1) If a proposed development area has residing within it 100 or more residents, a development area citizens council shall be established at least 90 days before the public hearing on the development or tax increment financing plan. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age.

(2) A development area citizens council shall be representative of the development area.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4222 Development area citizens council; advisory body.

Sec. 222. A development area citizens council established pursuant to this part shall act an advisory body to the authority and the governing body in the adoption of the development or tax increment financing plans.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4223 Consultation.

Sec. 223. Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4224 Development area citizens council; meetings; notice; record; information and technical assistance; failure to organize, consult, or advise.

Sec. 224. (1) Meetings of the development area citizens council shall be open to the public. Notice of the time and place of the meetings shall be given by publication in a newspaper of general circulation not less than 5 days before the dates set for meetings of the development area citizens council. A person present at those meetings shall have reasonable opportunity to be heard.

(2) A record of the meetings of a development area citizens council, including information and data presented, shall be maintained by the council.

(3) A development area citizens council may request of and receive from the authority information and technical assistance relevant to the preparation of the development plan for the development area.

(4) Failure of a development area citizens council to organize or to consult with and be advised by the authority, or failure to advise the governing body, as provided in this part, shall not preclude the adoption of a development plan by a municipality if the municipality complies with the other provisions of this part.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4225 Citizens district council as development area citizens council.

Sec. 225. In a development area where a citizens district council established according to 1945 PA 344, MCL 125.71 to 125.84, already exists the governing body may designate it as the development area citizens council authorized by this part.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4226 Notice of findings and recommendations.

Sec. 226. Within 20 days after the public hearing on a development or tax increment financing plan, the development area citizens council shall notify the governing body, in writing, of its findings and recommendations concerning a proposed development plan.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4227 Development area citizens council; dissolution.

Sec. 227. A development area citizens council may not be required and, if formed, may be dissolved in any

of the following situations:

(a) On petition of not less than 20% of the adult resident population of the development area by the last federal decennial or municipal census, a governing body, after public hearing with notice thereof given in accordance with section 218 and by a 2/3 vote, may adopt an ordinance for the development area to eliminate the necessity of a development area citizens council.

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

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

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4228 Budget; cost of handling and auditing funds.

Sec. 228. (1) The director of the authority shall prepare and submit for the approval of the board a budget for the operation of the authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. Before the budget may be adopted by the board, it shall be approved by the governing body of the municipality. Funds of the municipality shall not be included in the budget of the authority except those funds authorized in this part or by the governing body of the municipality.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which cost shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4228a Exemption.

Sec. 228a. Beginning January 1, 2010, the authority shall be exempt from all taxation on its earnings or property. Instruments of conveyance from an authority are exempt from transfer taxes under 1966 PA 134, MCL 207.501 to 207.513, and the state real estate transfer tax act, 1993 PA 330, MCL 207.521 to 207.537.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4229 Historic sites.

Sec. 229. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner as considered necessary by the municipality in accordance with laws relative to the preservation of historical sites. The preservation of facilities, buildings, or structures determined to be historic sites by a municipality shall include, at a minimum, equipping the historic site with a fire alarm system.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the Michigan state housing development authority for review.

History: 2018, Act 57, Eff. Jan. 1, 2019.

Compiler's note: For transfer of powers and duties of the state historic preservation office relating to the identification, certification, and preservation of historical sites from the Michigan state housing development authority to the Michigan strategic fund, see E.R.O. No. 2019-3, compiled at MCL 125.1998.

125.4230 Dissolution of authority; disposition of property and assets; reinstatement of authority; contesting validity of proceedings, findings, and determinations.

Sec. 230. (1) An authority that has completed the purposes for which it was organized shall be dissolved by ordinance of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

(2) An authority established under this part before December 31, 1988, that is dissolved by ordinance of the governing body before September 30, 1990 and that is reinstated by ordinance of the governing body after notice and public hearing as provided in section 203(2) shall not be invalidated pursuant to a claim that, based upon the standards set forth in section 203(1), a governing body improperly determined that the necessary conditions existed for the reinstatement of an authority under this part if at the time the governing body established the authority the governing body determined or could have determined that the necessary conditions existed for the establishment of an authority under this part or could have determined that establishment of an authority under this part would serve to promote economic growth and notwithstanding that the boundaries of the downtown district are altered at the time of reinstatement of the authority.

(3) In the resolution of intent, the municipality shall set a date for the holding of a public hearing on the adoption of a proposed ordinance reinstating the authority. The procedure for publishing the notice of hearing,

Rendered Friday, January 13, 2023

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holding the hearing, and adopting the ordinance reinstating the authority shall be as provided in section 203(2), (4), and (5).

(4) The validity of the proceedings, findings, and determinations reinstating an authority shall be conclusive unless contested in a court of competent jurisdiction within 60 days after the last of the following occurs:

- (a) Publication of the ordinance reinstating the authority as adopted.
- (b) Filing of the ordinance reinstating the authority with the secretary of state.
- (c) May 27, 1993.

History: 2018, Act 57, Eff. Jan. 1, 2019.

CITY OF HASTINGS, MICHIGAN

ORDINANCE NO. 195

AN ORDINANCE TO PROVIDE FOR THE ESTABLISHMENT OF A DOWNTOWN DEVELOPMENT AUTHORITY AND DESIGNATING THE BOUNDARIES OF THE DISTRICT IN WHICH THE AUTHORITY SHALL EXERCISE ITS POWERS.

THE CITY OF HASTINGS ORDAINS:

Section 1 - Title. This Ordinance shall be known as the "Downtown Development Authority Ordinance" of the City of Hastings, Michigan.

Section 2 - Purpose. The purpose of this ordinance is to create a public body corporate to act in the best interests of the City to halt property value deterioration, increase property tax valuation where possible in the business district of the City, eliminate the causes of that deterioration and to promote economic growth pursuant to Act 197 of the Public Acts of 1975.

Section 3 - Definitions. The terms used herein shall have the same meaning as given them in Act 197 or as hereinafter in this section provided, unless the context clearly indicates to the contrary and shall be in addition to the terms provided in Act 197.

(1) Authority means the Downtown Development Authority of the City of Hastings.

(2) Act 197 means Act No. 197 of the Public Acts of Michigan of 1975 as now in effect or hereafter amended.

(3) City means the City of Hastings, Barry County, Michigan.

(4) City Council means the Hastings City Council.

(5) Downtown District means the downtown district designated herein.

Section 4 - Creation of Authority. There is hereby created pursuant to Act 197 a Downtown Development Authority for the City of Hastings, Michigan. The Authority shall be a public body corporate and shall be known and exercise its powers under title of "Downtown Development Authority of the City of Hastings". The Authority may adopt a seal, may sue and be sued in any court of this state, and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided herein and in Act 197. The enumeration of a power herein or in Act 197 shall not be construed as a limitation upon the general powers of the Authority.

Section 5 - Description of Downtown District. The Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the City of Hastings, Michigan:

Commencing at the intersection of West Mill Street and North Broadway; thence South on Broadway to the intersection of West Center Street and South Broadway; thence East along Center Street to Jefferson; thence South on Jefferson to Green Street; thence East along Green Street to the East line of the Boltwood Street right-of-way; thence North to the South bank of the Thornapple River following the Easterly edge of the former C. K. & S. Railroad right of way; thence Westerly along the river bank to North Michigan; thence South on North Michigan to East Mill Street; thence Westerly along Mill Street to North Broadway.

Section 6 - Board. The Authority shall be under the supervision and control of a Board consisting of the Mayor of the City and eight (8) members. The members shall be appointed by the Mayor subject to approval by the City Council. Eligibility for membership on the Board and terms of office shall be as provided in Act 197. All members shall hold office until the member's successor is appointed. At least one Board member shall be an owner of residential real property within the boundaries of the Downtown District.

Section 7 - Power of the Authority. The Authority shall possess all of the powers necessary to carry out the purposes of its incorporation and shall have all powers provided by Act 197 of the Public Acts of 1975 as amended and approved by the City Council excepting the Authority shall not be empowered to issue general obligation bonds pledging the full faith and credit of the City, to create special assessment districts, or to levy the 2 mills or any portion thereof otherwise allowed by the Act.

Section 8 - Secretary of State. That a certified copy of this ordinance shall be filed with the Michigan Secretary of State in accordance with Section 3, subparagraph (3) of Act 197 of the Public Acts of 1975, as amended and shall be published at least once in a newspaper in general circulation in the City of Hastings.

Section 9 - Termination. Upon completion of its purposes the Authority may be dissolved by the Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

Section 10 - Effective Date. This ordinance shall become effective ten (10) days after publication thereof."

Passed and approved on 9th day of December, 1985, with the following vote:

YEAS: 8

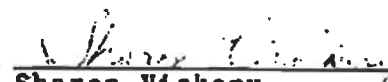
NAYS: 0

ABSENT: 0


William R. Cook, Mayor

I, the undersigned, duly qualified and Acting City Clerk of the City of Hastings, Michigan do certify that the foregoing is a true and complete copy of an Ordinance adopted at the Regular Meeting of the Hastings City Council on December 9, 1985, the original of which is on file in my office.

In witness whereof affixed my official signature this 9th day of December, 1985.


Sharon Vickery
City Clerk

CITY OF HASTINGS

EXHIBIT 2B

ORDINANCE NO. 218

AN ORDINANCE TO AMEND "THE HASTINGS CODE"
ORDINANCE 195, ADOPTED DECEMBER 9, 1985, AS AMENDED
RELATING TO DESCRIPTION OF DOWNTOWN DISTRICT

THE CITY OF HASTINGS ORDAINS that Section 5 of Ordinance 195 of "The Hastings Code" be amended to read as follows:

SECTION 13.185 DESCRIPTION OF DOWNTOWN DISTRICT

The Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the City of Hastings, Michigan:

Beginning at the intersection of the centerline of Broadway Avenue, and extended North line of Apple St., thence West along said North line to the Southwest corner of Lot 394, original plat, thence South to the North line of former Penn Central Railroad R.O.W., thence West along said North line to the North and South line of the city limits, thence South to the centerline of West State Street, thence West along said centerline to the North and South line of City limits, thence South to the North property line of the Catholic Cemetery, thence Southerly along the North and East line of cemetery to the North line of Green Street, thence Easterly along said North line to the East line of Fish Hatchery Park, thence Northerly along said East line to the $\frac{1}{4}$ line of Section 18, thence East to the center point of Section 18, thence North to the North line of Lot 861, original plat, thence East to Northwest corner of Lot 842, original plat, thence North to the Northwest corner of Lot 712, original plat, thence East to the center of Broadway Avenue, (Being a line that is an Easterly extension of the North line of Lot 657 original plat,) thence North to beginning.

Together with the following parcel:

Commencing at the intersection of West Mill Street and North Broadway; thence South on Broadway to the intersection of West Center Street and South Broadway; thence East along Center Street to Jefferson; thence South on Jefferson to Green Street; thence East along Green Street to the East line of the Boltwood Street right-of-way; thence North to the South bank of the Thornapple River following the Easterly edge of the former C.K. & S. Railroad right-of-way; thence Westerly along the river bank to North Michigan; thence South on North Michigan to East Mill Street; thence Westerly along Mill Street to North Broadway.

Moved by Miller and supported by Spencer that the above ordinance be adopted.

YEAS 7

NAYS 0

ABSENT 0

I, Sharon Vickery, City Clerk, do hereby certify that the above is a true copy of an Ordinance adopted by the Hastings City Council on the 13th day of February, 1989.

Sharon Vickery
Sharon Vickery, City Clerk

EXHIBIT 2C

CITY OF HASTINGS
ORDINANCE NO. 330**AN ORDINANCE TO AMEND THE "THE HASTINGS CODE"
ORDINANCE 195, ADOPTED DECEMBER 9, 1985, AS AMENDED
RELATING TO DESCRIPTION OF DOWNTOWN DISTRICT**

THE CITY OF HASTINGS ORDAINS that Section 5 of Ordinance 195 of "The Hastings Code" be amended to read as follows:

SECTION 13.185 DESCRIPTION OF DOWNTOWN DISTRICT


The Downtown District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the City of Hastings, Michigan:

An area beginning at the intersection of the southern right-of-way line of W. Center Street and the centerline of S. Market Street and continuing easterly to the western right-of-way of S. Broadway, then south along the western right-of-way line of S. Broadway Street to the southern right-of-way line of W. Green Street, then easterly along the southern right-of-way line of W. Green Street to the easterly right-of-way line of Hanover Street, then northerly along the easterly right-of-way line of Hanover Street to the southerly right-of-way line of E. Court Street, then easterly along the south right-of-way line of E. Court Street, to the east right-of-way line of S. East Street, then northerly along the east right-of-way line of S. East Street to the north right-of-way line of E. High Street, then westerly along the north right-of-way of E. High Street to the north ordinary high water mark of the Thornapple River, then northwesterly along the north ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, Jones & Taffee Addition, then northerly along said lot line to the east right-of-way line of Taffee Drive, then southerly along the east right-of-way line of Taffee Drive to the south right-of-way line of Thorn Street, then west along the south right-of-way line of Thorn Street to the west plat line of Jones & Taffee Addition then north to the northeast corner of Jones & Taffee of Jones & Taffee Addition, then west to the western ordinary high water mark of the Thornapple River, then southerly along the western ordinary high water mark of the Thornapple River to the centerline of Benton Street, then southerly along the centerline of Benton Street to the north right-of-way line of W. Apple Street, then westerly along the north right-of-way line of W. Apple Street to the Hastings city limits, then southerly along the city limits to the centerline of W. State Street, then westerly along the centerline of W. State Street and the city limits to the westerly city limits, then south along the perimeter of Fish Hatchery Park to the east-west 1/4 Line of Section 18, then easterly along the east-west 1/4 Line of Section 18 to the south right-of-way line of W. Center Street, then easterly to the point of beginning.

Moved by May, second by Spencer that the above ordinance be adopted and become effective upon its publication as provided by City Charter.

Yeas: Wood, Jasperse, Bleam, Hawkins, McIntyre, May, Spencer, Tubbs and Campbell
Nays: None
Absent: None

I, Sherlyn J. Courtney, Deputy City Clerk, do hereby certify that the above is a true copy of an Ordinance adopted by the Hastings City Council on the 21st day of May 2001, and published in the Hastings Banner on May 24, 2001.


Sherlyn J. Courtney, Deputy City Clerk

ORDINANCE NO. 424

AN ORDINANCE TO AMEND THE DESCRIPTION OF THE DOWNTOWN DISTRICT

THE CITY OF HASTINGS ORDAINS:

SECTION I. Chapter 30, Section 30-34, of the Hastings Code of Ordinances, as amended, is amended by replacement in its entirety with the following:

Sec. 30-34. Description of downtown district.

The downtown district in which the authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the city:

All that part of Sections 17 and 18, Town 3 North, Range 8 West, City of Hastings, Barry County Michigan described as: BEGINNING at the intersection of the southerly right of way line of W. Center Street and the easterly right of way line of S. Market Street; thence Easterly along said southerly right of way line, to the westerly right of way line of S. Broadway; thence Southerly along said westerly right of way line, to the southerly right of way line of W. Green Street; thence Easterly along said southerly right of way line, to the centerline of S. Jefferson Street; thence continuing Easterly along the southerly right of way line of E. Green Street to the westerly right of way line of S. Michigan Avenue (platted as Creek Street); thence Southerly along said westerly right of way line, to the southerly right of way line of E. Grand Street; thence Easterly along said southerly right of way line, to the easterly right of way line of S. Hanover Street; thence Northerly along said easterly right of way line, to the southerly right of way line of E. Court Street; thence Easterly along said southerly right of way line, to the easterly right of way line of S. East Street; thence Northerly along said easterly right of way line to the northerly ordinary high water mark of the Thornapple River; thence Northeasterly along said northerly ordinary high water mark, to North-South 1/4 line of said Section 17; thence Northerly along said North-South 1/4 line to the northeasterly corner of Lot 321 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence Westerly along the northerly line of said Lot 321 to the northwesterly corner thereof; thence Northerly along the westerly line of Lot 215, Lot 214, and the southerly 91.5 feet of Lot 118 of said Original Plan of the Village (now City) of Hastings, Barry County, Michigan, to the northerly line of the southerly 91.5 feet of said Lot 118; thence Easterly along said northerly line to the North-South 1/4 line of said Section 17; thence Southeasterly parallel with the northerly line of the Plat of the Butler Addition to the City of Hastings, Barry County, Michigan, to the easterly right of way line of First Street; thence Northeasterly along said easterly right of way line to the northerly right of way line of East State Road; thence Westerly along said northerly right of way line, to the westerly right of way line of N. Hanover Street; thence Southerly along said westerly right of way line to the northerly right of way line of E. High Street; thence westerly along said northerly right of way line, to the centerline of N. Jefferson Street; thence continuing Westerly along the northerly right of way line of W. High Street, to a point 99 feet Easterly of the southwesterly corner of

Lot 91 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence Northwesterly along the northerly right of way line of said W. High Street to the easterly right of way line of N. Church Street; thence Westerly to the westerly right of way line of said N. Church Street; thence Southerly along said westerly right of way line to the northerly right of way line of W. High Street; thence Westerly along said northerly right of way line, to the northerly ordinary high water mark of the Thornapple River, then Northwesterly, Westerly, and Southwesterly along the northerly ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, of the Plat of Jones & Taffee Addition to the City of Hastings, Barry County, Michigan; thence Northwesterly along said northeasterly lot line to the easterly right of way line of Taffee Drive; thence Southwesterly along said easterly right-of-way line, to the southerly boundary of the Riverwalk Condominiums, thence Westerly along the southerly boundary of the Riverwalk Condominiums to the westerly line of said Plat of Jones & Taffee Addition; thence Northerly along said westerly line, to northwesterly corner thereof; thence Westerly along the northerly line of said Section 18, to the North 1/4 corner of said Section 18; thence Southerly along the North-South 1/4 line of said Section 18, to a point 400 feet northerly of the Penn-Central Railroad right of way; thence Westerly parallel with said Penn Central Railroad right of way, to the westerly right of way of Industrial Park Drive; thence Southerly along said westerly right of way line to the northerly right of way line of said Penn Central Railroad right of way; thence Westerly along said northerly right of way line, to a line which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Hastings Charter Township; thence Southerly along said line, to the northerly right of way line of W. State Street (M-43/M-37); thence Westerly along said northerly right of way line to the westerly line of said Section 18 which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Rutland Charter Township; thence Southerly along said line to the westerly extension of the southerly right of way line of W. Green Street; thence Southeasterly, Easterly, and Northeasterly along said southerly right of way line to the southeasterly extension of the westerly line of Lot 16 of Supervisor Chase's Addition to the City of Hastings, Barry County, Michigan; thence Northwesterly, Northeasterly, and Northerly along the westerly line of said Lot 16, and the southeasterly extension thereof, to the Center of said Section 18; thence Northerly along the North-South 1/4 line of said Section 18, to the southerly right of way line of W. Center Street thence Easterly along said southerly right of way line to the place of beginning.

SECTION 2. Effective Date.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member Wood, with support by Member Tubbs, that **Ordinance No. 424** be adopted as read.

YEAS: Bowers, Jasperse, McIntyre, Tossava, Tubbs, Wood and May.

NAYS: None.

ABSENT: Campbell and Townsend.

Adoption Date: May 27, 2008

Effective Date: June 5, 2008

First Reading: May 12, 2008

Second Reading: May 27, 2008

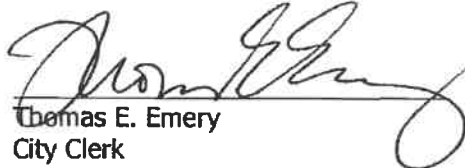
CITY OF HASTINGS

By: 
Thomas E. Emery
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the 27th day of May 2008, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated: 5.30.08


Thomas E. Emery
City Clerk

City of Hastings
COUNTY OF BARRY, STATE OF MICHIGAN

ORDINANCE NO. 612

**AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AND TAX INCREMENT FINANCING PLAN**

As recommended by the Downtown Development Authority on March 16, 2023

THE CITY OF HASTINGS ORDAINS:

SECTION 1. Findings. It is hereby determined that:

- a. A public hearing was held on March 27, 2023 at 7:00 p.m. on the Downtown Development Authority Downtown Development and Financing Plan update, following notice thereof, all in compliance with Act 57 of 2018 and specifically Section 125.4218.
- b. A Citizens Advisory Committee was formed in accordance with Section 125.4221 of said Act. The Citizens Advisory Committee adopted a resolution which recommends City Council approval of the Downtown Development Authority Downtown Development and Financing Plan.
- c. The Downtown Development Authority Downtown Development and Financing Plan meets the requirements of Act 57 of 2018, as amended, and specifically Section 125.4219 of that Act.
- d. The proposed method of financing the development projects is feasible and the Authority Board of Directors has the ability to arrange the financing described in the Downtown Development Authority Downtown Development and Financing Plan.
- e. The development projects are reasonable and necessary to implement the purposes of the Act 57 of 2018.
- f. The land included within the Development Area is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
- g. The Downtown Development Authority Downtown Development and Financing Plan is in reasonable accord with the City of Hastings Master Plan.
- h. Public services, such as police and fire protection and utilities, are or will be adequate to service the project area.
- i. Changes in zoning, streets, street levels, intersections, and utilities, if any, are reasonably necessary for the project and for the City of Hastings.

SECTION 2. Approval of Amendment. It is further determined that:

- a. Based on the above findings, the updated Downtown Development Authority Downtown Development and Financing Plan constitutes a public purpose.
- b. The updated Downtown Development Authority Downtown Development and Financing Plan is hereby approved.

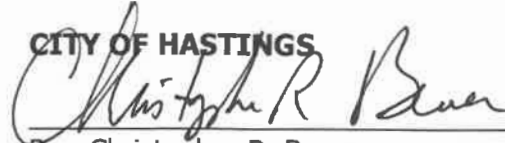
SECTION 3. Effective Date.

This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member Jarvis , with support by Member McLean , that **Ordinance No. 612** be adopted as read.

YEAS: Barlow, Cary, Furrow, Jarvis, McLean, Nesbitt, Resseguie and Tossava.
NAYS: None.
ABSENT: Bowers.

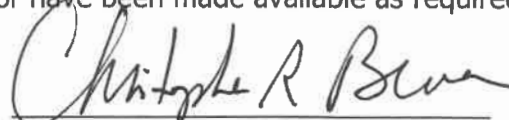
Adoption Date: April 10, 2023
Effective Date: April 14, 2023
First Reading: March 27, 2023
Second Reading: April 10, 2023

CITY OF HASTINGS

By: Christopher R. Bever
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the day of 2023, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated: April 10, 2023


Christopher R. Bever
City Clerk

~~XXX~~

EXHIBIT 3A

LEGAL DESCRIPTION OF THE
ORIGINAL DEVELOPMENT DISTRICT
AND DEVELOPMENT AREA

Commencing at the intersection of West Mill Street and North Broadway; thence South on Broadway to the intersection of West Center Street and South Broadway; thence East along Center Street to Jefferson; thence South on Jefferson to Green Street; thence East along Green Street to the East line of the Boltwood Street right-of-way; thence North to the South bank of the Thornapple River following the Easterly edge of the former C. K. & S. Railroad right of way; thence Westerly along the river bank to North Michigan; thence South on North Michigan to East Mill Street; thence Westerly along Mill Street to North Broadway.

DOWNTOWN DEVELOPMENT AREA

AS EXPANDED

The Downtown District in which the Authority shall exercise powers as provided by Act 197 shall consist of the following described territory in the City of Hastings, Michigan:

Beginning at the intersection of the centerline of Broadway Avenue, and extended North line of Apple St., thence West along said North line to the Southwest corner of Lot 394, original plat, thence South to the North line of former Penn Central Railroad R.O.W., thence West along said North line to the North and South line of the city limits, then South to the centerline of West State Street, thence West along said centerline to the North and South line of city limits, thence South to the North property line of the Catholic Cemetery, thence Southerly along the North and East line of cemetery to the North line of Green Street, thence Easterly along said North line to the East line of Fish Hatchery Park, thence Northerly along said East line to the $\frac{1}{4}$ line of Section 18, thence East to the center point of Section 18, thence North to the North line of Lot 861, original plat, thence East to Northwest corner of Lot 842, original plat, thence North to the Northwest corner of Lot 712, original plat, thence East to the center of Broadway Avenue, (Being a line that is an Easterly extension of the North line of Lot 657 original plat,) thence North to beginning.

Together with the following parcel:

Commencing at the intersection of West Mill Street and North Broadway; thence South on Broadway to the intersection of West Center Street and South Broadway; thence East along Center Street to Jefferson; thence South on Jefferson to Green Street; thence East along Green Street to the East line of the Boltwood Street right-of-way; thence North to the South bank of the Thornapple River following the Easterly edge of the former C. K. & S. Railroad right of way; thence Westerly along the river bank to North Michigan; thence South on North

EXHIBIT 3C

Legal Description of DDA District and Development Area as Expanded on May 21, 2001

An area beginning at the intersection of the southern right-of-way line of W. Center Street and the centerline of S. Market Street and continuing easterly to the western right-of-way of S. Broadway, then south along the western right-of-way line of S. Broadway Street to the southern right-of-way line of W. Green Street, then easterly along the southern right-of-way line of W. Green Street to the easterly right-of-way line of Hanover Street, then northerly along the easterly right-of-way line of Hanover Street to the southerly right-of-way line of E. Court Street, then easterly along the south right-of-way line of E. Court Street, to the east right-of-way line of S. East Street, then northerly along the east right-of-way line of S. East Street to the north right-of-way line of E. High Street, then westerly along the north right-of-way of E. High Street to the north ordinary high water mark of the Thornapple River, then northwesterly along the north ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, Jones & Taffee Addition, then northerly along said lot line to the east right-of-way line of Taffee Drive, then southerly along the east right-of-way line of Taffee Drive to the south right-of-way line of Thorn Street, then west along the south right-of-way line of Thorn Street to the west plat line of Jones & Taffee Addition, then north to the northeast corner of Jones & Taffee Addition, then west to the western ordinary high water mark of the Thornapple River, then southerly along the western ordinary high water mark of the Thornapple River to the centerline of Benton Street, then southerly along the centerline of Benton Street to the north right-of-way line of W. Apple Street, then westerly along the north right-of-way line of W. Apple Street to the Hastings city limits, then southerly along the city limits to the centerline of W. State Street, then westerly along the centerline of W. State Street and the city limits to the westerly city limits, then south along the perimeter of Fish Hatchery Park to the east-west $\frac{1}{4}$ Line of Section 18, then easterly along the east-west $\frac{1}{4}$ Line of Section 18 to the south right-of-way line of W. Center Street, then easterly to the point of beginning.

STATE OF MICHIGAN,

County of Barry

ss.

Melvin F. Jacobs

being first duly sworn, deposes and says that he is one of the Publishers of the Hastings Banner, a newspaper printed and circulated in said County of Barry; that the

appexed notice of Hastings City

~~Notice of Hearing~~ Notice of Hearing ~~Do. Downtown~~

Development Authority

has been duly published in said paper for two

issues, on the following dates, to-wit:

February 27 A.D. 1986

March 6 A.D. 1986

A.D. 19

A.D. 19

A.D. 19

A.D. 19

A.D. 19

Melvin F. Jacobs

Subscribed and sworn to before me this 6th

day of March A.D. 1986

Myrtle L. Clark

Notary Public for Barry County

My Commission expires July 29 1986

NOTICE of PUBLIC HEARING

Notice is hereby given that the Hastings City Council will hold a Public Hearing on Monday, March 24, 1986, in the City Council Chambers at 7:45 p.m. on the Downtown Development Authority "Development Plan" and Tax Increment Financing Authority.

This notice is given pursuant to the provisions of Act 197 of P.A. of 1975 as amended, 125.1668 Sec. 18 (1).

SHARON VICKERY, City Clerk

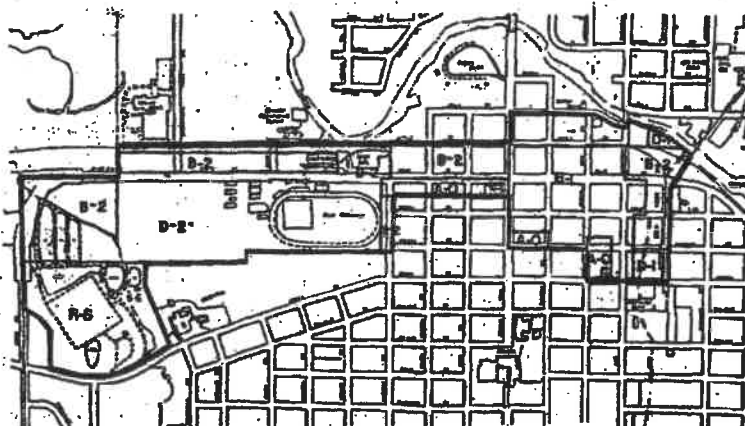
Affidavit of Publication

STATE OF MICHIGAN,

NOTICE OF PUBLIC HEARING

In accordance with Act 197 of the Public Acts of the State of Michigan 1975, please take notice that the City Council of the City of Hastings will hold a public hearing at 7:45 p.m. on April 24, 1989 in the City Council Chambers, at City Hall. The purpose of the hearing will be to receive public comment on proposed amendments to the Downtown Development and Financing Plan of the City of Hastings. At the public hearing, all property taxpayers of record and interested citizens shall be given an opportunity to be heard relative to the proposed amendments to said Plan.

The development area to which the Plan applies is described below. The proposed amendments to the Plan will provide for additional improvements to public facilities within the development area. A complete copy of the Development and Financing Plan, with the proposed amendments, is available for public inspection during normal business hours in the Office of the City Clerk, 102 S. Broadway, Hastings, Michigan.



Beginning at the Western City Limits and State Street, the boundary of the DDA Development area, as amended, follows the perimeter of Fish Hatchery Park to the fair grounds property. From there, it proceeds East to Market Street and it proceeds North to the rear property lines of the properties that front on State Street. It follows rear property lines East to the Center line of Broadway, which it follows South to the centerline of Center, then East to the Centerline of Jefferson, then South to the centerline of Green, then East to the westline of Boltwood Street. From that point it proceeds North along the Railroad Right-of-way to the Thornapple River, which it follows West to Michigan Street. It then follows the Mill Street centerline to the centerline of Broadway and then it proceeds South to the Northern edge of the Apple Street right-of-way. From there it proceeds West to the west city limits and then South to the centerline of State Street then west to the point of beginning.

Sharon Vickery
City Clerk

STATE OF MICHIGAN,
County of Barry

}

Melvin F. Jacobs

being first duly sworn, deposes and says that he is one of the Publishers of the Hastings Banner, a newspaper printed and circulated in said County of Barry; that the

annexed notice of Hastings City Notice of

Public Hearing for Downtown

Development and Financing Plan

has been duly published in said paper for 2

issues, on the following dates, to-wit:

March 30 A.D. 19 89

April 6 A.D. 19 89

A.D. 19

A.D. 19

A.D. 19

A.D. 19

A.D. 19

A.D. 19

Subscribed and sworn to before me this 6th

day of April A.D. 19 89

Elizabeth M. Forbes
Notary Public for Barry County.

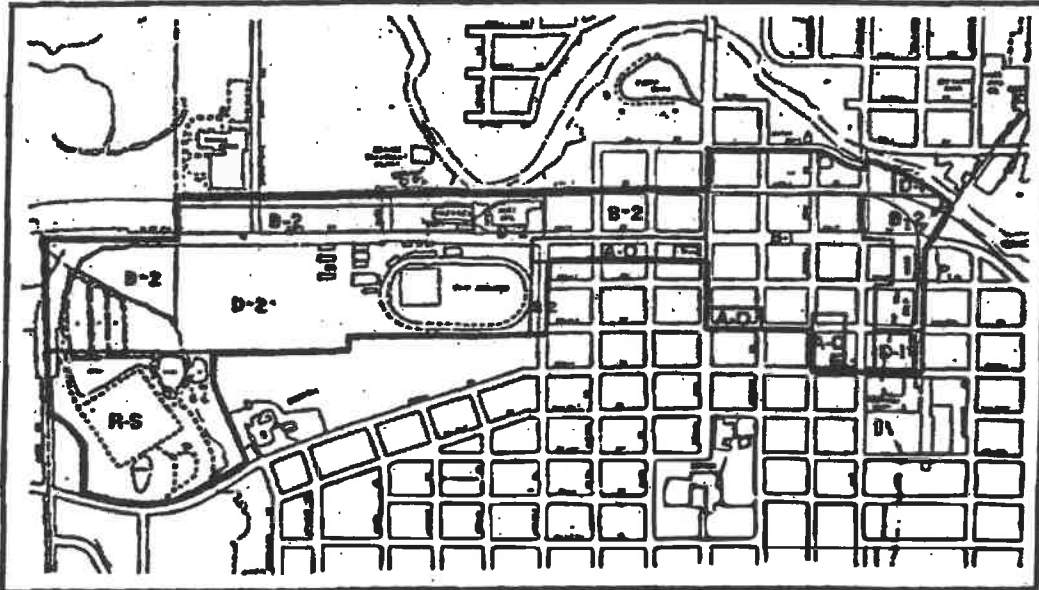
My Commission expires December 3 19 91

Elizabeth M. Forbes
Notary Public, Barry County, Michigan
My Commission Expires December 3, 1991

NOTICE OF PUBLIC HEARING

In accordance with Act 197 of the Public Acts of the State of Michigan 1975, please take notice that the City Council of the City of Hastings will hold a public hearing at 7:45 p.m. on August 12, 1991 in the City Council Chambers, at City Hall. The purpose of the hearing will be to receive public comment on proposed amendments to the Downtown Development and Financing Plan of the City of Hastings. At the public hearing, all property taxpayers of record and interested citizens shall be given an opportunity to be heard relative to the proposed amendments to said Plan.

The development area to which the Plan applies is described below. The proposed amendments to the Plan will provide for additional improvements to public facilities within the development area. A complete copy of the Development and Financing Plan, with the proposed amendments, is available for public inspection during normal business hours in the Office of the City Clerk, 102 S. Broadway, Hastings, Michigan.



Beginning at the Western City Limits and State Street, the boundary of the DDA Development area, as amended, follows the perimeter of Fish Hatchery Park to the Fair Grounds property. From there, it proceeds East to Market Street and it proceeds North to the rear property lines of the properties that front on State Street. It follows rear property lines East to the Centerline of Broadway, which it follows South to the centerline of Center, then East to the Centerline of Jefferson, then South to the centerline of Green, then East to the westline of Boltwood Street. From that point it proceeds North along the Railroad Right-of-way to the Thornapple River, which it follows West to Michigan Street. It then follows the Mill Street centerline to the centerline of Broadway and then it proceeds South to the Northern edge of the Apple Street right-of-way. From there it proceeds West to the west city limits and then South to the centerline of State Street then west to the point of beginning.

Sharon Vickery, City Clerk

**CITY OF HASTINGS
RESOLUTION OF INTENT**

2001-11

**Resolution setting a public hearing to solicit public comment regarding
an Amendment to the
Downtown Development and Financing Plan.**

WHEREAS, the Hastings City Council has received a request from the Downtown Development Authority Board on an amendment to the Downtown Development and Financing Plan, and

WHEREAS, the Downtown Development Authority Act (Act 197 of the Public Acts of 1975, as amended) provides that before a municipality may adopt an ordinance approving a new or amended Downtown Development and Financing Plan, the governing body shall hold a public hearing on the development plan, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hastings does hereby set a Public Hearing for 6:30 p.m., on Monday, May 7, 2001 in the City Council Chambers of the City of Hastings located at 201 East State Street, Hastings, Michigan and,

BE IT FURTHER RESOLVED, that at the May 7, 2001 Public Hearing the City Council shall provide an opportunity for all interested persons to be heard regarding said amended plan and the City Council shall receive and consider communications in writing with references thereto, and


RESOLVED FURTHER, that a copy of the draft Downtown Development and Financing Plan together with all available exhibits and maps shall be made available for review by the public during normal business hours at the office of the City Clerk, 201 East State Street, Hastings, Michigan, and

RESOLVED FURTHER, that notice of said hearing shall be posted, published and mailed as required by said Act.

The foregoing Resolution was offered by Council Member Jasperse and seconded by Council Member McIntyre.

YEAS	Hawkins, Jasperse, Bleam, Wood, Tubbs, Spencer, McIntyre, May and Campbell
NAYS	None
ABSENT	None

I hereby certify that the foregoing Resolution is a true and accurate copy of the resolution adopted at a regular meeting of the City Council of the City of Hastings on March 12, 2001.


Everil G. Marshum, City Clerk

Affidavit of Publication

City of Hastings

NOTICE OF PUBLIC HEARING CONCERNING THE ADOPTION OF AN ORDINANCE TO APPROVE AN UPDATED DOWNTOWN DEVELOPMENT AUTHORITY DOWNTOWN DEVELOPMENT AND FINANCING PLAN

Notice is hereby given that the City Council of the City of Hastings, will hold a public hearing on the 12th day of May 2008 at 7:30 PM in the second floor Council Chambers at Hastings City Hall, 201 East State Street, Hastings, to consider the adoption of an ordinance to approve an updated Downtown Development Authority Downtown Development and Financing Plan according to the provisions of Public Act 197 of 1975, as amended.

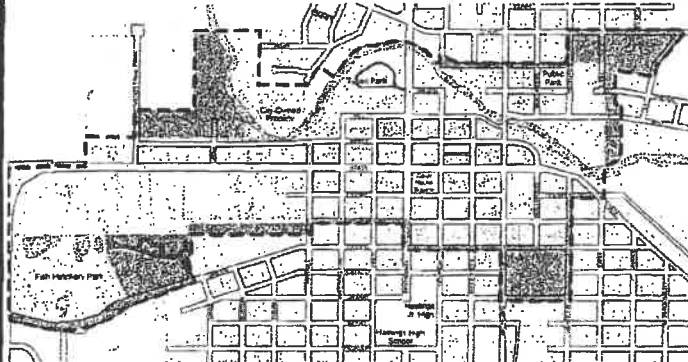
The boundaries of the proposed downtown district and development area as presented in the Plan are described in the legal description below:

LEGAL DESCRIPTION

All that part of Sections 17 and 18, Town 3 North, Range 8 West, City of Hastings, Barry County, Michigan described as: BEGINNING at the intersection of the southerly right of way line of W. Center Street and the easterly right of way line of S. Market Street; thence Easterly along said southerly right of way line, to the westerly right of way line of S. Broad Street; thence Southerly along said westerly right of way line, to the southerly right of way line of W. Green Street; thence Easterly along said southerly right of way line, to the centerline of S. Jefferson Street; thence continuing Easterly along the southerly right of way line of E. Green Street to the westerly right of way line of S. Michigan Avenue (labeled as Creek Street); thence Southerly along said westerly right of way line, to the southerly right of way line of E. Grand Street; thence Easterly along said southerly right of way line, to the easterly right of way line of S. Hanover Street; thence Northerly along said easterly right of way line, to the southerly right of way line of E. Court Street; thence Easterly along said southerly right of way line, to the easterly right of way line of S. East Street; thence Northerly along said easterly right of way line, to the northerly ordinary high water mark of the Thornapple River; thence Northeasterly along said northerly ordinary high water mark, to North-South 1/4 line of said Section 17; thence Northerly along said North-South 1/4 line to the northeasterly corner of Lot 321 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence Westerly along the northerly line of said Lot 321 to the northeasterly corner thereof; thence Northerly along the westerly line of Lot 215, Lot 214, and the southerly 91.5 feet of lot 118 of said Original Plan of the Village (now City) of Hastings, Barry County, Michigan; to the northerly line of the southerly 91.5 feet of said Lot 118; thence Easterly along said northerly line to the North-South 1/4 line of said Section 17; thence Southeasterly parallel with the northerly line of the Plat of the Butler Addition to the City of Hastings, Barry County, Michigan; to the easterly right of way line of First Street; thence Northeasterly along said easterly right of way line to the northerly right of way line of East State Road; thence Westerly along said northerly right of way line, to the westerly right of way line of N. Hanover Street; thence Southerly along said westerly right of way line to the northerly right of way line of E. High Street; thence Westerly along said northerly right of way line, to the centerline of N. Jefferson Street; thence continuing Westerly along the northerly right of way line of W. High Street, to a point 99 feet Easterly of the southwesterly corner of Lot 91 of the Original Plan of the Village (now City) of Hastings, Barry County, Michigan; thence Northwesterly along the northerly right of way line of said W. High Street to the easterly right of way line of N. Church Street; thence Westerly to the westerly right of way line of said N. Church Street; thence Northerly along said westerly right of way line to the northerly ordinary high water mark of the Thornapple River; then Northwesterly, Westerly, and Southwesterly along the northerly ordinary high water mark of the Thornapple River to the northeasterly line of Lot 23, of the Plat of Jones & Taffee Addition to the City of Hastings, Barry County, Michigan; thence Northwesterly along said northeasterly line to the easterly right of way line of Taffee Drive; thence Southwesterly along said easterly right-of-way line, to the southerly boundary of the Riverwalk Condominiums; thence Westerly along the southerly boundary of the Riverwalk Condominiums to the westerly line of said Plat of Jones & Taffee Addition; thence Northerly along said westerly line, to northwesterly corner thereof; thence Westerly along the northerly line of said Section 18, to the North 1/4 corner of said Section 18; thence Southerly along the North-South 1/4 line of said Section 18 to a point 400 feet northerly of the Penn-Central Railroad right of way; thence Westerly parallel with said Penn-Central Railroad right of way, to the westerly right of way of Industrial Park Drive; thence Southerly along said westerly right of way line to the northerly right of way line of said Penn-Central Railroad right of way; thence Westerly along said northerly right of way line, to a line which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Hastings Charter Township; thence Southerly along said line, to the northerly right of way line of W. State Street (M-43/24-37); thence Westerly along said northerly right of way line to the westerly line of said Section 18 which defines the westerly City Limits of the City of Hastings and the easterly Township Limits of Rutland Charter Township; thence Southerly along said line to the westerly extension of the southerly right of way line of W. Green Street; thence Southeasterly, Easterly, and Northwesterly along said southerly right of way line to the southeasterly extension of the westerly line of Lot 16 of Supervisor Chase's Addition to the City of Hastings, Barry County, Michigan; thence Northwesterly, Northeasterly, and Northerly along the westerly line of said Lot 16, and the southeasterly extension thereof, to the Center of said Section 18; thence Easterly along the northerly line of said Supervisor Chase's Addition, to the easterly right of way line of S. Market Street; thence Northerly along said easterly right of way line to the place of beginning.

Legal Description Prepared by: Lawrence W. Albaugh, P.S. No. 30073
Williams & Works, Inc., 549 Ottawa Avenue, N.W., Grand Rapids, Michigan 49503

The boundaries of the proposed downtown district and development area are shown in the map below:



Legend

- Entire Proposed DDA District
- DDA Boundary as of May, 2001
- Proposed Expansion of DDA District

Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at Hastings City Hall, Community and Economic Development Office, during regular business hours. However, there will be no displacement of families and individuals under the development plan. All aspects of the Plan will be open for discussion at the public meeting. During the hearing, the City Council will provide an opportunity for interested persons to be heard and will receive and consider communications in writing with reference to the development plan up until the day of the hearing. The hearing will provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the development plan. The City Council will make and preserve a record of the public hearing.

Thomas Emery
City Clerk

7752669

STATE OF MICHIGAN } ss.
County of Barry

Fredric J. Jacobs

being first duly sworn, deposes and says that he is one of the publishers of the Hastings Banner

a newspaper printed and circulated in said County of Barry; that the annexed notice of Adoption of Ordinance to Approve an Updated Downtown Development Authority

has been duly published in said paper for

2 issues on the following dates, to wit

April 17 A.D. 2008

April 24 A.C. 2008

A.D. 20

A.D. 20

A.D. 20

A.D. 20

Subscribed and sworn to before me this 24th

day of April A.D. 2008

Barrie Wilkins

Notary Public for Barry County

BORRIS WILKINS

Notary Public, Barry County, MI

My commission expires Nov. 27, 2012. 20

Acting in the County of Barry

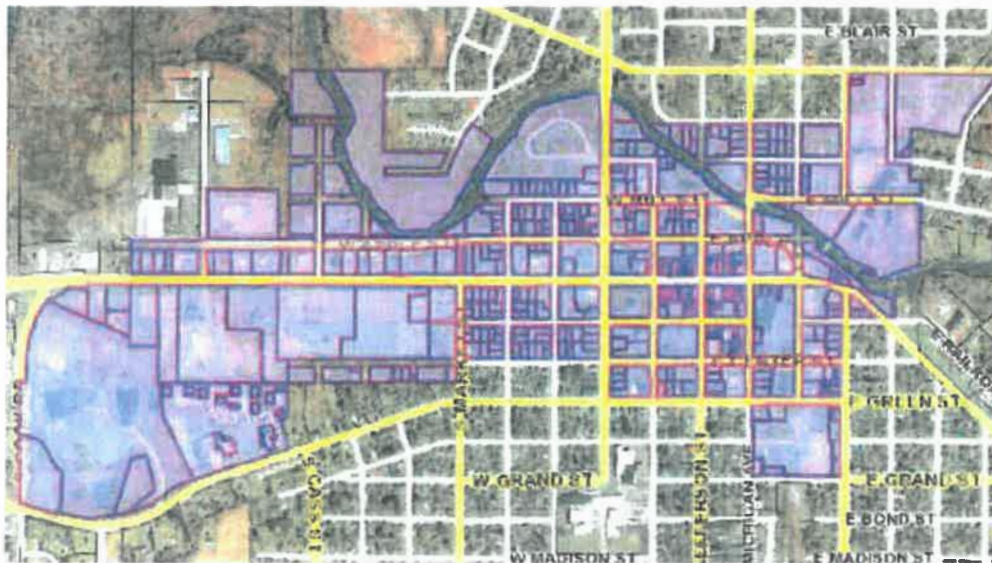
City of Hastings

NOTICE OF PUBLIC HEARING CONCERNING THE ADOPTION OF AN ORDINANCE TO APPROVE AN AMENDED DOWNTOWN DEVELOPMENT AUTHORITY PLAN AND TAX INCREMENT FINANCING PLAN

Notice is hereby given that the City Council of the City of Hastings, will hold a public hearing on the 27th day of March 2023 at 7:00 PM in the second floor Council Chambers at Hastings City Hall, 201 East State Street, Hastings, to consider the adoption of an ordinance approving an amendment to the Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Hastings, pursuant to Part 2 of Act 57 of the Public Acts of Michigan of 2018 as amended.

Copies of the proposed amendment to the Development Plan, Tax Increment Financing Plan, and map, etc. are on file at the office of the City Clerk for inspection. There will be no displacement of families and individuals under the development plan.

The boundaries of the downtown district and development area are shown in the map below:



At the public hearing, all interested persons desiring to address the City Council shall be afforded and opportunity to be heard regarding the approval of an amendment to the Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Hastings and all aspects of the Plan will be open for discussion at the public hearing. The governing body shall make and preserve a record of the public hearing, including all data presented thereat.

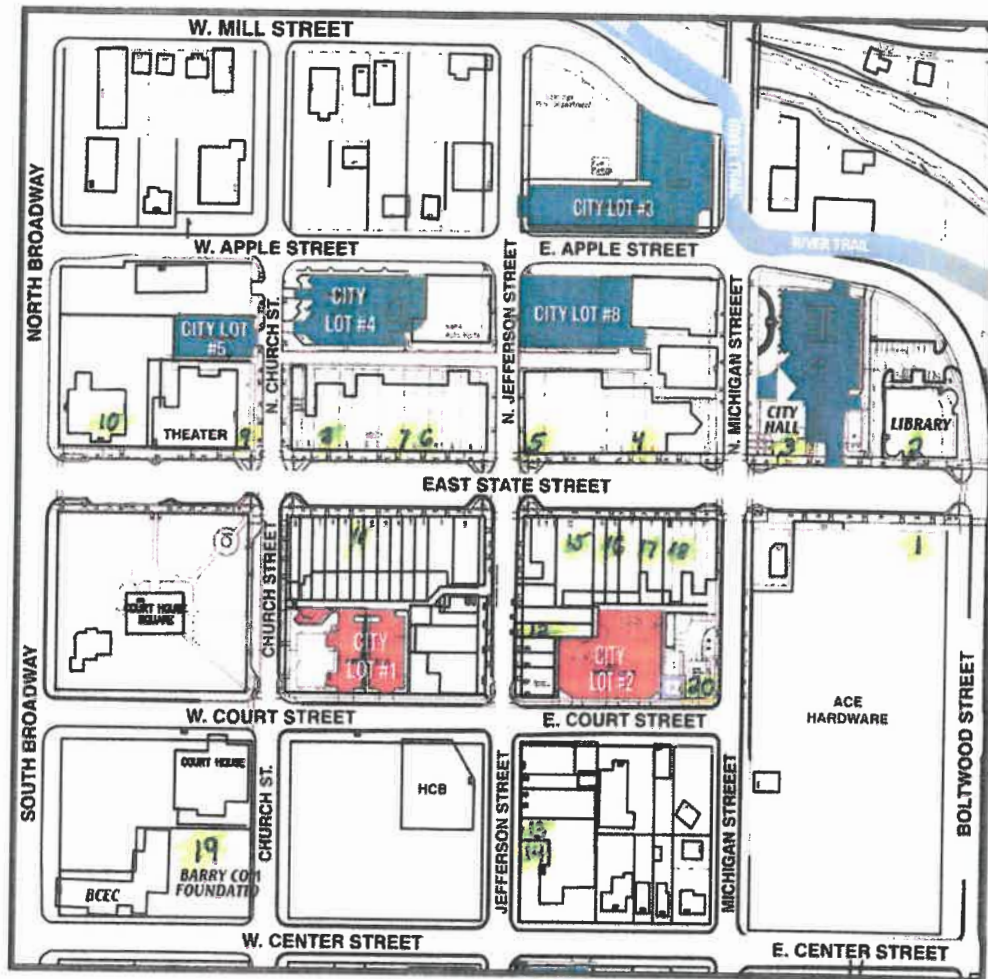
Please contact Community Development Director Dan King at 269-945-2468 or dking@hastingsmi.org with any questions regarding the public hearing.

The City will provide necessary reasonable aid and services to disabled persons wishing to attend these hearings upon seven days' notice to the Clerk of the City of Hastings, 201 East State Street, Hastings, Michigan 49058. Telephone 269/945-2468 or TDD call relay services 800/649-3777.

Christopher R. Bever
City Clerk

**Notice of Public Hearing
DDA Plan and Tax Increment Financing Plan**

1. Ace Hardware
2. Hastings Public Library
3. Hastings City Hall
4. Jordan's Treasure Trunk
5. Walldorff Brewpub and Bistro
6. WBCH
7. Porcelain Classics
8. Farm Bureau Insurance
9. Spray Plaza
10. Barry County Chamber of Commerce
11. Richies Koffee Shop
12. Hungry Howie's
13. Alfresco
14. Alfresco Salon and Suits
15. State Ground Coffee House
16. Jami's Crafts
17. Left Field Coffee Bar
18. MI Works
19. Barry County Community Foundation
20. Phils Galley



Please publish in the March 2nd and March 9th, 2023 editions of the Hastings Banner.

Received by _____ on _____ as representative of
the Hastings Banner.

City of Hastings

**Development Area Citizen's Council
NOTICE OF MEETING**

The Development Area Citizen's Council will hold a Meeting for the purpose of requesting and receiving Downtown Development Authority information and technical assistance relevant to the preparation of the development plan for the development area. All persons present at the meeting shall have reasonable opportunity to be heard. The meeting will be held on Thursday March 9, 2023 at 5:30 p.m. in the Conference Room, second floor of City Hall, 201 East State Street, Hastings, Michigan 49058.

The City will provide necessary reasonable aids and services upon five days notice to the City Clerk at 269.945.2468 or TDD call relay services 800.649.3777.

Christopher R. Bever
City Clerk

Please publish in the March 2, 2023 edition of the Hastings
Banner

Received by _____ on _____
as a representative of the Hastings Banner

CITY OF HASTINGS

102 SOUTH BROADWAY
HASTINGS, MICHIGAN
49058

EXHIBIT 5

January 15, 1986

OFFICE OF
CITY CLERK
(616) 945-2468

Secretary of State

Lansing, Michigan 48918

RE: Ordinance # 195; Establishment of DDA

To Whom it May Concern:

Please find enclosed a copy of Ordinance # 195 of the City of Hastings, which establishes a DDA and boundaries of the district. Also enclosed is proof of publication of said ordinance.

Sincerely,



Sharon Vickery
City Clerk

Encls.

MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN SECRETARY OF STATE



LANSING

MICHIGAN 48911

January 23, 1986

Ms. Sharon Vickery, Clerk
City of Hastings
102 South Broadway
Hastings, Michigan 49058

Dear Ms. Vickery:

This will acknowledge receipt and filing today of a copy of Ordinance No. 195 adopted December 9, 1985, establishing a Downtown Development Authority for the City of Hastings and affidavit of publication.

Very truly yours,

A handwritten signature in cursive script that reads "Gay Meese".

Gay Meese, Supervisor
Great Seal & Registration Section
Room 114, Capitol Building
(517) 373-2533

GM:djs



City of *Hastings* Michigan

(616) 945-2468
FAX (616) 948-9544

201 E. State Street 49058

• City Clerk / Treasurer

Ms. Joanie Kollek, Supervisor
Office of the Great Seal
Department of State
717 West Allegan Street
Lansing, MI 48918

Dear Ms. Kollek:

On May 21, 2001 the City Council of the City of Hastings adopted an ordinance amending Ordinance #195 originally adopted on December 9, 1985. That ordinance established the City of Hastings Downtown Development Authority (DDA) pursuant to Act 197 of the Public Acts of 1975, as amended. As required by Section 3 (4) of the Act, the City of Hastings hereby files with the Secretary of State Ordinance #330 which amends Ordinance #195.

Please confirm this filing in writing to the above address.

If you have questions, please call. Thank you for your cooperation.

Sincerely,

City of Hastings

Everil G. Manshum
City Clerk

Enc.

STATE OF MICHIGAN



CANDICE S. MILLER, Secretary of State
MICHIGAN DEPARTMENT OF STATE
LANSING, MICHIGAN 48918-0001

received
6-6-01

June 1, 2001

City of Hastings
Everil G. Manshum, City Clerk
201 E. State Street
Hastings, MI 49058

Dear Mr. Manshum:

This letter acknowledges receipt and filing by the Hastings City Council on May 29, 2001, with the Secretary of State, Ordinance #330 which amends Ordinance #195 in accordance with Act 197 of the Public Acts of 1975.

Sincerely,

A handwritten signature in cursive script that reads "Joanie Kollek".

Joanie Kollek
Office of the Great Seal
(517) 335-0718



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

- Thomas Emery
City Clerk / Treasurer / Director of Finance
temery@hastingsmi.org

June 13, 2008

Michigan Department of State
Lansing, MI 48918

RE: Ordinance No. 424

To Whom It May Concern:

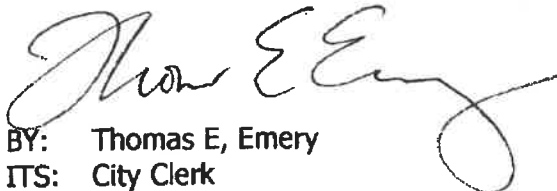
Enclosed is a certified copy of City of Hastings Ordinance No. 424, which amends Ordinance No. 195 initially adopted on December 9, 1985 which established the City of Hastings Downtown Development Authority in accord with Public Act 197 of 1975, as amended. This letter and the enclosure are submitted as required by Section 3(4) of that Act.

Please respond in writing confirming receipt.

Please also contact me with any questions or comments. Thank you for your cooperation in this matter.

Sincerely,

CITY OF HASTINGS


BY: Thomas E, Emery
ITS: City Clerk

TE/s

Enclosure



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

April 24, 2023

Michigan Department of Treasury

Lansing, MI 48918

Re: Ordinance No. 612

Enclosed please find City of Hastings Ordinance No.612, which amends The City of Hastings Downtown Development Authority Development and Tax Increment Financing Plans most recently amended on May 27, 2008 and initially adopted on December 9, 1985. Per MCL 125.4910 (1), the City of Hastings will provide a link to the amended Development and TIF Plans on the Downtown Development Authority website.

Please contact me with any questions or comments. Thank you in advance for your cooperation.

Very truly yours,

Christopher R. Bever

City Clerk

Enclosure

Exhibit 6: List of Properties

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-020-00	201	200 N MICHIGAN AVE BLK	Active	0.0000	DDA85	7,328	6,663	-665
55-201-021-00	201	205 N MICHIGAN AVE	Active	0.0000	DDA85	25,488	64,349	38,861
55-201-022-00	201	110 E MILL ST	Active	0.0000	DDA85	0	0	0
55-201-026-00	201	228 N JEFFERSON ST	Active	0.0000	DDA85	17,948	66,932	48,984
55-201-028-00	006		Inactive	0.0000	DDA85	840	0	-840
55-201-029-00	201	218 N JEFFERSON ST	Active	0.0000	DDA85	2,124	32,471	30,347
55-201-030-00	201	122 W MILL ST	Active	0.0000	DDA85	21,983	59,914	37,931
55-201-031-00	201	128 W MILL ST	Active	0.0000	DDA85	10,500	50,704	40,204
55-201-032-00	201	209 N CHURCH ST	Active	0.0000	DDA85	12,390	178,700	166,310
55-201-033-00	201	228 N CHURCH ST	Active	0.0000	DDA85	6,090	73,426	67,336
55-201-034-00	401	212 W MILL ST	Active	100.0000	DDA85	9,975	41,500	31,525
55-201-035-00	201	204 N CHURCH ST	Inactive	0.0000	DDA85	68,000	0	-68,000
55-201-036-00	202	222 W MILL ST	Active	0.0000	DDA85	10,500	3,900	-6,600
55-201-037-00	202	220 W MILL ST	Active	0.0000	DDA85	10,710	4,200	-6,510
55-201-038-00	201	229 N BROADWAY ST	Active	0.0000	DDA85	72,535	137,949	65,414
55-201-039-00	201	201 N BROADWAY ST	Active	0.0000	DDA85	45,454	128,401	82,947
55-201-040-00	201	221 W APPLE ST	Active	0.0000	DDA85	6,090	90,101	84,011
55-201-045-00	006		Inactive	0.0000	DDA85	6,825	0	-6,825
55-201-046-00	201	127 W APPLE ST	Active	0.0000	DDA85	9,239	39,352	30,113
55-201-047-00	201	121 W APPLE ST	Active	0.0000	DDA85	5,670	139,416	133,746
55-201-048-00	401	109 W APPLE ST	Active	100.0000	DDA85	4,725	26,667	21,942
55-201-049-00	201	214 N JEFFERSON ST	Active	0.0000	DDA85	27,187	55,795	28,608
55-201-050-20	202	125 N JEFFERSON ST	Active	0.0000	DDA85	38,338	0	-38,338
55-201-051-00	001	128 N MICHIGAN AVE	Active	0.0000	DDA85	111,510	37,300	-74,210
55-201-051-01	201	128 N MICHIGAN AVE	Active	0.0000	DDA85	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-051-02	201	128 N MICHIGAN AVE	Active	0.0000	DDA85	0	0	0
55-201-051-03	201	128 N MICHIGAN AVE	Active	0.0000	DDA85	0	0	0
					GDK BROWNFIELD	0	0	0
55-201-052-00	201	120 N MICHIGAN AVE	Active	0.0000	DDA85	0	68,672	68,672
55-201-053-00	006		Inactive	0.0000	DDA85	7,859	0	-7,859
55-201-054-00	006		Inactive	0.0000	DDA85	9,558	0	-9,558
55-201-055-00	006		Inactive	0.0000	DDA85	6,160	0	-6,160
55-201-056-00	202	200 E APPLE ST BLK	Active	0.0000	DDA85	0	0	0
55-201-057-00	006	301 E STATE ST	Inactive	0.0000	DDA85	18,400	0	-18,400
55-201-058-00	402	290 E STATE ST	Active	0.0000	DDA85	12,200	0	-12,200
55-201-076-00	201	227 E STATE ST	Active	0.0000	DDA85	17,417	0	-17,417
55-201-077-00	006	C/W 201-078-DDA REF	Inactive	0.0000	DDA85	10,726	0	-10,726
55-201-078-00	201	201 E STATE ST	Active	0.0000	DDA85	36,214	0	-36,214
55-201-079-00	006		Inactive	0.0000	DDA85	10,301	0	-10,301
55-201-080-00	201	135 E STATE ST	Active	0.0000	DDA85	14,018	65,151	51,133
55-201-081-00	201	133 E STATE ST	Active	0.0000	DDA85	8,602	41,165	32,563
55-201-082-00	201	129 E STATE ST	Active	0.0000	DDA85	7,434	47,030	39,596
55-201-083-00	201	119 E STATE ST	Active	0.0000	DDA85	9,664	73,343	63,679
55-201-084-00	006		Inactive	0.0000	DDA85	11,682	0	-11,682
55-201-085-00	201	117 E STATE ST	Active	0.0000	DDA85	8,708	51,115	42,407
55-201-086-01	201	107 E STATE ST	Active	0.0000	DDA85	20,165	90,657	70,492
55-201-086-02	201	111 E STATE ST	Active	0.0000	DDA85	19,766	76,742	56,976
55-201-088-00	006		Inactive	0.0000	DDA85	15,399	0	-15,399
55-201-089-00	201	105 E STATE ST	Active	0.0000	DDA85	13,169	303,658	290,489
55-201-090-00	201	101 W STATE ST	Active	0.0000	DDA85	37,382	75,806	38,424
55-201-091-00	201	103 W STATE ST	Active	0.0000	DDA85	24,957	103,383	78,426

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-092-00	201	122 N JEFFERSON ST	Active	0.0000	DDA85	18,691	113,020	94,329
55-201-094-00	006	124 N JEFFERSON ST	Inactive	0.0000	DDA85	23,045	0	-23,045
55-201-095-00	201	109 W STATE ST	Active	0.0000	DDA85	13,487	31,488	18,001
55-201-096-00	201	111 W STATE ST	Active	33.0000	DDA85	12,001	30,142	18,141
55-201-097-00	201	117 W STATE ST	Active	0.0000	DDA85	13,806	73,322	59,516
55-201-098-00	201	119 W STATE ST	Active	0.0000	DDA85	27,931	116,234	88,303
55-201-099-00	201	131 W STATE ST	Active	0.0000	DDA85	34,090	76,569	42,479
55-201-100-00	201	137 W STATE ST	Active	0.0000	DDA85	10,301	39,168	28,867
55-201-102-00	201	139 W STATE ST	Active	0.0000	DDA85	22,727	86,624	63,897
55-201-104-00	201	145 W STATE ST	Active	0.0000	DDA85	10,301	31,423	21,122
55-201-105-00	201	149 W STATE ST	Active	0.0000	DDA85	25,700	149,752	124,052
55-201-107-00	201	222 W APPLE ST	Active	0.0000	DDA85	36,002	79,352	43,350
55-201-108-00	201	241 W STATE ST	Active	0.0000	DDA85	334,636	429,249	94,613
55-201-109-00	201	221 W STATE ST	Active	0.0000	DDA85	7,222	48,497	41,275
55-201-110-00	006	219 W C/W 201-112-00	Inactive	0.0000	DDA85	14,868	0	-14,868
55-201-111-00	006	213 W C/W 201-112-00	Inactive	0.0000	DDA85	15,930	0	-15,930
55-201-112-01	201	213 W STATE ST	Active	0.0000	DDA85	28,674	458,342	429,668
55-201-113-00	202	220 W STATE ST	Active	0.0000	DDA85	0	0	0
55-201-114-00	201	152 W STATE ST	Active	0.0000	DDA85	20,709	103,190	82,481
55-201-115-00	201	150 W STATE ST	Active	0.0000	DDA85	20,921	77,092	56,171
55-201-116-00	201	146 W STATE ST	Active	0.0000	DDA85	14,125	41,264	27,139
55-201-117-00	201	140 W STATE ST	Active	0.0000	DDA85	13,169	35,367	22,198
55-201-118-00	201	138 W STATE ST	Active	0.0000	DDA85	12,638	52,636	39,998
55-201-119-00	201	134 W STATE ST	Active	0.0000	DDA85	16,036	46,402	30,366
55-201-120-00	201	130 W STATE ST	Active	0.0000	DDA85	13,806	46,506	32,700

DDA Report - Prior Year
* denotes a partial capture

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-121-00	201	126 W STATE ST	Active	0.0000	DDA85	12,638	54,886	42,248
55-201-122-00	201	122 W STATE ST	Active	0.0000	DDA85	14,337	51,331	36,994
55-201-123-00	201	118 W STATE ST	Active	0.0000	DDA85	23,683	74,788	51,105
55-201-124-00	201	114 W STATE ST	Active	0.0000	DDA85	16,992	58,138	41,146
55-201-125-00	201	102 W STATE ST	Active	0.0000	DDA85	30,692	136,169	105,477
55-201-126-00	201	110 W STATE ST	Active	0.0000	DDA85	32,710	83,167	50,457
55-201-127-00	201	102 E STATE ST	Active	0.0000	DDA85	26,338	71,864	45,526
55-201-128-00	201	106 E STATE ST	Active	0.0000	DDA85	24,851	81,703	56,852
55-201-129-00	201	111 S JEFFERSON ST	Active	0.0000	DDA85	12,850	25,763	12,913
55-201-130-00	201	116 E STATE ST	Active	0.0000	DDA85	64,039	150,101	86,062
55-201-131-00	201	124 E STATE ST	Active	0.0000	DDA85	15,718	50,700	34,982
55-201-132-00	201	126 E STATE ST	Active	0.0000	DDA85	15,080	126,944	111,864
55-201-133-00	201	130 E STATE ST	Active	0.0000	DDA85	23,470	183,357	159,887
55-201-134-00	201	136 E STATE ST	Active	0.0000	DDA85	70,411	137,474	67,063
55-201-136-00	201	142 E STATE ST	Active	40.0000	DDA85	15,399	56,672	41,273
55-201-137-00	201	144 E STATE ST	Active	0.0000	DDA85	11,257	56,711	45,454
55-201-138-00	201	148 E STATE ST	Active	0.0000	DDA85	12,532	85,053	72,521
55-201-139-00	201	150 E STATE ST	Active	0.0000	DDA85	19,116	70,190	51,074
55-201-142-00	201	126 S MICHIGAN AVE	Active	0.0000	DDA85	40,781	103,713	62,932
55-201-143-00	201	139 E COURT ST	Active	0.0000	DDA85	11,470	54,676	43,206
55-201-145-00	201	131 S JEFFERSON ST	Active	0.0000	DDA85	7,965	54,749	46,784
55-201-145-10	006		Inactive	0.0000	DDA85	5,629	0	-5,629
55-201-146-00	201	125 S JEFFERSON ST	Active	0.0000	DDA85	10,408	52,058	41,650
55-201-147-00	201	121 S JEFFERSON ST	Active	0.0000	DDA85	7,328	55,933	48,605
55-201-148-00	201	117 S JEFFERSON ST	Active	0.0000	DDA85	16,355	59,076	42,721

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-149-00	201	115 S JEFFERSON ST	Active	0.0000	DDA85	9,770	28,797	19,027
55-201-150-00	201	112 S JEFFERSON ST	Active	0.0000	DDA85	12,107	63,606	51,499
55-201-151-00	201	114 S JEFFERSON ST	Active	0.0000	DDA85	18,160	46,341	28,181
55-201-152-00	201	118 S JEFFERSON ST	Active	0.0000	DDA85	28,037	84,062	56,025
55-201-153-00	201	128 S JEFFERSON ST	Active	0.0000	DDA85	30,267	145,387	115,120
55-201-154-00	006		Inactive	0.0000	DDA85	11,151	0	-11,151
55-201-156-00	202	121 S CHURCH ST	Active	0.0000	DDA85	0	0	0
55-201-157-00	201	109 S CHURCH ST	Active	0.0000	DDA85	6,691	21,229	14,538
55-201-158-00	201	202 E STATE ST	Active	0.0000	DDA85	23,683	85,795	62,112
55-201-160-00	006		Inactive	0.0000	DDA85	7,859	0	-7,859
55-201-161-00	201	218 E STATE ST	Active	0.0000	DDA85	19,541	22,395	2,854
55-201-164-00	202	234 E STATE ST	Active	0.0000	DDA85	7,965	17,700	9,735
55-201-167-00	202	225 E GREEN ST	Active	0.0000	DDA85	15,930	59,300	43,370
55-201-168-00	201	200 S BOLTWOOD AVE	Active	0.0000	DDA85	399,312	477,523	78,211
55-201-168-50	006		Inactive	0.0000	DDA85	1,168	0	-1,168
55-201-169-00	201	150 W COURT ST	Active	0.0000	DDA85	294,800	1,837,591	1,542,791
55-201-171-00	006	214 S JEFFERSON ST	Inactive	0.0000	DDA85	34,100	0	-34,100
55-201-172-00	006	222 S JEFFERSON ST	Inactive	0.0000	DDA85	24,700	0	-24,700
55-201-173-00	201	201 S JEFFERSON ST	Active	0.0000	DDA85	12,744	121,505	108,761
55-201-174-00	201	205 S JEFFERSON ST	Active	0.0000	DDA85	13,169	68,958	55,789
55-201-175-00	201	215 S JEFFERSON ST	Active	0.0000	DDA85	9,877	204,890	195,013
55-201-176-00	201	112 E COURT ST	Active	0.0000	DDA85	14,762	52,782	38,020
55-201-177-00	201	118 E COURT ST	Active	0.0000	DDA85	16,249	140,489	124,240
55-201-178-00	201	128 E COURT ST	Active	0.0000	DDA85	18,373	55,515	37,142
55-201-179-00	202	134 E COURT ST	Active	0.0000	DDA85	20,497	2,700	-17,797

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-180-00	201	203 S MICHIGAN AVE	Active	0.0000	DDA85	28,993	63,938	34,945
55-201-181-00	006		Inactive	0.0000	DDA85	16,886	0	-16,886
55-201-183-00	006		Inactive	0.0000	DDA85	9,239	0	-9,239
55-201-216-00	401	137 E CENTER ST	Active	0.0000	DDA85	10,395	35,300	24,905
55-201-217-00	401	222 S MICHIGAN AVE	Active	0.0000	DDA85	9,765	28,230	18,465
55-201-218-00	401	131 E CENTER ST	Active	0.0000	DDA85	10,395	29,846	19,451
55-201-219-00	401	119 E CENTER ST	Active	0.0000	DDA85	11,655	32,428	20,773
55-201-220-00	401	117 E CENTER ST	Active	0.0000	DDA85	8,820	43,570	34,750
55-201-221-00	006		Inactive	0.0000	DDA85	9,100	0	-9,100
55-201-224-00	201	235 S JEFFERSON ST	Active	0.0000	DDA85	30,586	129,900	99,314
55-201-225-00	006	238 S JEFFERSON ST	Inactive	0.0000	DDA85	14,762	0	-14,762
55-201-226-00	006	232 S JEFFERSON ST	Inactive	0.0000	DDA85	14,070	0	-14,070
55-201-227-00	006		Inactive	0.0000	DDA85	59,400	0	-59,400
55-201-229-00	006		Inactive	0.0000	DDA85	6,300	0	-6,300
55-201-234-00	201	206 W COURT ST	Active	0.0000	DDA85	9,346	0	-9,346
55-201-236-00	202	221 S BROADWAY ST	Active	0.0000	DDA85	18,904	0	-18,904
55-201-237-00	201	231 S BROADWAY ST	Active	0.0000	DDA85	0	0	0
55-201-248-00	201	309 S JEFFERSON ST	Active	0.0000	DDA85	14,595	32,638	18,043
55-201-249-10	202	112 E CENTER ST	Active	0.0000	DDA85	24,885	0	-24,885
55-201-253-05	201	301 S MICHIGAN AVE	Active	0.0000	DDA85	19,175	48,302	29,127
55-201-253-10	201	305 S MICHIGAN AVE	Active	0.0000	DDA85	29,040	57,579	28,539
55-201-254-00	202	300 S MICHIGAN AVE BLK	Active	0.0000	DDA85	13,700	0	-13,700
55-201-255-00	201	321 S MICHIGAN AVE	Active	0.0000	DDA85	16,567	49,747	33,180
55-201-256-01	201	135 E GREEN ST	Active	0.0000	DDA85	59,554	444,679	385,125
55-201-257-00	006	135 E GREEN ST	Inactive	0.0000	DDA85	8,500	0	-8,500

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-258-00	401	321 S JEFFERSON ST	Active	100.0000	DDA85	15,110	150,090	134,980
55-201-258-50	006		Inactive	0.0000	DDA85	2,336	0	-2,336
55-201-702-00	202	W APPLE ST	Active	0.0000	DDA85	29,205	0	-29,205
55-299-050-00	006		Active	0.0000	DDA85	0	0	0
55-300-004-00	006		Inactive	0.0000	DDA85	6,500	0	-6,500
55-300-006-00	006		Inactive	0.0000	DDA85	200	0	-200
55-300-008-00	006		Inactive	0.0000	DDA85	17,500	0	-17,500
55-300-019-00	006		Inactive	0.0000	DDA85	1,100	0	-1,100
55-300-021-00	006		Inactive	0.0000	DDA85	300	0	-300
55-300-030-00	006		Inactive	0.0000	DDA85	300	0	-300
55-300-037-00	006		Inactive	0.0000	DDA85	2,700	0	-2,700
55-300-056-00	006		Inactive	0.0000	DDA85	6,500	0	-6,500
55-300-059-10	006		Inactive	0.0000	DDA85	100	0	-100
55-300-077-00	006		Inactive	0.0000	DDA85	1,700	0	-1,700
55-300-078-10	006		Inactive	0.0000	DDA85	13,800	0	-13,800
55-300-085-00	006		Inactive	0.0000	DDA85	100	0	-100
55-300-085-20	006	101 W STATE ST	Inactive	0.0000	DDA85	100	0	-100
55-300-088-50	006		Inactive	0.0000	DDA85	300	0	-300
55-300-089-00	006		Inactive	0.0000	DDA85	100	0	-100
55-300-096-00	006		Inactive	0.0000	DDA85	1,000	0	-1,000
55-300-098-00	006		Inactive	0.0000	DDA85	5,000	0	-5,000
55-300-101-00	006		Inactive	0.0000	DDA85	800	0	-800
55-300-114-00	006		Inactive	0.0000	DDA85	1,100	0	-1,100
55-300-118-00	006		Inactive	0.0000	DDA85	14,300	0	-14,300
55-300-122-00	006		Inactive	0.0000	DDA85	2,300	0	-2,300

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-300-123-00	006		Inactive	0.0000	DDA85	3,400	0	-3,400
55-300-139-00	006		Inactive	0.0000	DDA85	8,700	0	-8,700
55-300-144-00	006		Inactive	0.0000	DDA85	13,400	0	-13,400
55-300-151-80	006		Inactive	0.0000	DDA85	1,700	0	-1,700
55-300-154-50	006		Inactive	0.0000	DDA85	1,500	0	-1,500
55-300-155-50	006		Inactive	0.0000	DDA85	2,300	0	-2,300
55-300-159-00	006		Inactive	0.0000	DDA85	1,300	0	-1,300
55-300-162-00	006		Inactive	0.0000	DDA85	1,300	0	-1,300
55-300-163-00	006		Inactive	0.0000	DDA85	2,300	0	-2,300
55-300-173-00	006		Inactive	0.0000	DDA85	2,300	0	-2,300
55-300-175-00	006		Inactive	0.0000	DDA85	1,800	0	-1,800
55-300-178-00	006		Inactive	0.0000	DDA85	300	0	-300
55-300-179-50	006		Inactive	0.0000	DDA85	21,300	0	-21,300
55-300-181-50	006		Inactive	0.0000	DDA85	4,800	0	-4,800
55-300-182-50	006		Inactive	0.0000	DDA85	6,300	0	-6,300
55-300-190-00	006		Inactive	0.0000	DDA85	2,768	0	-2,768
55-300-195-50	006		Inactive	0.0000	DDA85	200	0	-200
55-300-203-00	006		Inactive	0.0000	DDA85	3,100	0	-3,100
55-300-208-00	006		Inactive	0.0000	DDA85	500	0	-500
55-300-208-10	006		Inactive	0.0000	DDA85	3,800	0	-3,800
55-300-210-00	006		Inactive	0.0000	DDA85	16,400	0	-16,400
55-300-217-00	006		Inactive	0.0000	DDA85	2,400	0	-2,400
55-300-221-50	006		Inactive	0.0000	DDA85	1,300	0	-1,300
55-300-225-00	006		Inactive	0.0000	DDA85	400	0	-400
55-300-225-50	006		Inactive	0.0000	DDA85	500	0	-500

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-300-226-00	006		Inactive	0.0000	DDA85	9,400	0	-9,400
55-300-230-00	006		Inactive	0.0000	DDA85	800	0	-800
55-300-233-30	006		Inactive	0.0000	DDA85	1,800	0	-1,800
55-300-234-10	006		Inactive	0.0000	DDA85	5,400	0	-5,400
55-300-246-00	006		Inactive	0.0000	DDA85	5,900	0	-5,900
55-300-250-00	006		Inactive	0.0000	DDA85	2,400	0	-2,400
55-500-219-29	006	150 W COURT ST	Active	100.0000	DDA85	0	0	0
55-500-220-11	251	118 W STATE ST SUITE B STE B	Active	100.0000	DDA85	0	0	0
55-500-325-00	251	110 W CENTER ST	Active	100.0000	DDA85	0	0	0
55-501-200-00	251	111 S JEFFERSON ST	Active	100.0000	DDA85	500	0	-500
55-501-220-00	251	215 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-501-645-00	251	109 E STATE ST	Active	100.0000	DDA85	0	0	0
55-502-200-00	251	144 E STATE ST	Active	100.0000	DDA85	0	0	0
55-503-200-00	251	149 W STATE ST	Active	100.0000	DDA85	0	0	0
55-503-600-00	251	109 W STATE ST	Active	100.0000	DDA85	0	0	0
55-504-200-00	251	119 W STATE ST	Active	100.0000	DDA85	20,100	0	-20,100
55-504-400-00	251	321 S MICHIGAN AVE	Active	100.0000	DDA85	12,700	0	-12,700
55-506-500-00	251	200 S BOLTWOOD ST	Active	100.0000	DDA85	0	92,500	92,500
55-506-800-00	251	118 S JEFFERSON ST	Active	100.0000	DDA85	13,200	0	-13,200
55-507-300-00	251	235 S JEFFERSON ST	Active	100.0000	DDA85	0	50,000	50,000
55-508-200-00	251	218 N JEFFERSON ST	Active	100.0000	DDA85	900	0	-900
55-512-400-00	006	128 S JEFFERSON ST	Inactive	100.0000	DDA85	32,200	0	-32,200
55-512-700-00	251	101 W STATE ST	Active	100.0000	DDA85	0	0	0
55-512-800-00	006	115 S WASHINGTON ST	Inactive	100.0000	DDA85	1,000	0	-1,000
55-514-114-00	251	222 W APPLE ST	Active	100.0000	DDA85	1,400	0	-1,400

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-514-180-00	251	121 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-515-310-00	251	228 N CHURCH ST A	Active	100.0000	DDA85	0	0	0
55-516-975-00	251	201 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-517-400-00	006	127 S MICHIGAN AVE	Inactive	100.0000	DDA85	238,000	0	-238,000
55-519-375-00	251	117 W STATE ST	Active	100.0000	DDA85	0	0	0
55-520-000-00	251	102 E STATE ST	Active	100.0000	DDA85	600	0	-600
55-520-620-00	251	213 W STATE ST	Active	100.0000	DDA85	0	28,300	28,300
55-520-625-00	251	VARIOUS	Active	100.0000	DDA85	0	0	0
55-522-400-00	006	125 S JEFFERSON ST	Inactive	100.0000	DDA85	4,100	0	-4,100
55-523-000-00	251	916 W STATE ST	Active	100.0000	DDA85	300	0	-300
55-525-700-00	251	229 N BROADWAY ST	Active	100.0000	DDA85	0	0	0
55-525-992-00	251	142 E STATE ST	Active	100.0000	DDA85	0	0	0
55-526-600-00	251	122 W STATE ST	Active	100.0000	DDA85	900	0	-900
55-527-616-00	251	128 E COURT ST	Active	100.0000	DDA85	0	0	0
55-528-207-00	251	116 E STATE ST	Active	100.0000	DDA85	0	0	0
55-529-100-00	251	221 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-529-500-00	251	130 W STATE ST	Active	100.0000	DDA85	0	0	0
55-531-800-00	006	128 N MICHIGAN AVE	Inactive	100.0000	DDA85	6,800	0	-6,800
55-531-870-10	251	VARIOUS	Active	100.0000	DDA85	0	42,500	42,500
55-532-400-00	006	201 N BROADWAY ST	Active	100.0000	DDA85	0	0	0
55-532-888-00	251	121 W APPLE ST	Active	100.0000	DDA85	0	0	0
55-533-400-00	251	131 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-533-600-00	006	126 S MICHIGAN AVE	Inactive	0.0000	DDA85	100	0	-100
55-533-750-00	251	1040 E WOODLAWN AVE	Active	100.0000	DDA85	0	0	0
55-534-850-00	251	213 W STATE ST	Active	100.0000	DDA85	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-534-950-00	251	122 N JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-534-980-00	251	1550 N BROADWAY ST	Active	100.0000	DDA85	0	0	0
55-535-200-00	006	133 E STATE ST	Inactive	0.0000	DDA85	4,000	0	-4,000
55-536-070-00	251	114 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-536-200-00	006	108 E STATE ST	Inactive	0.0000	DDA85	1,100	0	-1,100
55-537-700-00	251	139 E COURT ST	Active	100.0000	DDA85	0	0	0
55-538-575-00	251	116 W STATE ST	Active	100.0000	DDA85	0	0	0
55-538-650-00	251	110 W CENTER ST A	Active	100.0000	DDA85	0	0	0
55-538-700-00	251	115 S JEFFERSON ST	Active	100.0000	DDA85	0	0	0
55-539-600-00	251	112 E COURT ST	Active	100.0000	DDA85	4,600	0	-4,600
55-540-003-00	251	213 W STATE ST	Active	100.0000	DDA85	0	0	0
55-540-300-10	251	138 W STATE ST	Active	100.0000	DDA85	0	0	0
55-540-400-00	251	146 W STATE ST	Active	100.0000	DDA85	6,400	0	-6,400
55-540-948-00	251	202 E STATE ST	Active	100.0000	DDA85	0	0	0
55-540-958-00	251	146 W STATE ST	Active	100.0000	DDA85	0	0	0
55-541-900-00	251	150 W STATE ST	Active	100.0000	DDA85	0	0	0
55-542-000-00	251	218 E STATE ST	Active	100.0000	DDA85	500	0	-500
55-542-075-00	251	124 E STATE ST	Active	100.0000	DDA85	0	0	0
55-542-661-00	251	108 E STATE ST	Active	100.0000	DDA85	0	0	0
55-544-000-00	251	205 N MICHIGAN AVE	Active	100.0000	DDA85	9,300	0	-9,300
55-548-200-00	006	150 E STATE ST	Inactive	100.0000	DDA85	4,000	0	-4,000
55-548-300-00	251	105 E STATE ST	Active	100.0000	DDA85	0	0	0
55-548-800-00	251	135 E GREEN ST	Active	100.0000	DDA85	0	124,200	124,200
55-550-000-00	006	131 W STATE ST	Inactive	100.0000	DDA85	2,400	0	-2,400
55-560-001-01	251	140 W STATE ST	Active	100.0000	DDA85	0	500	500

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-560-001-02	251	118 W STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-03	251	100 S JEFFERSON ST	Active	100.0000	DDA85	0	500	500
55-560-001-04	003	126 E STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-05	251	130 E STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-06	251	136 E STATE ST	Active	100.0000	DDA85	0	500	500
55-560-001-07	251	201 N BROADWAY ST	Active	100.0000	DDA85	0	0	0
55-560-001-10	251	221 W APPLE ST	Active	100.0000	DDA85	0	0	0
55-560-001-11	251	117 E STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-12	251	129 E STATE ST	Active	100.0000	DDA85	0	500	500
55-560-001-28	251	101 W STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-29	251	101 W STATE ST STE 203	Active	100.0000	DDA85	0	0	0
55-560-001-30	003	101 W STATE ST STE 204	Active	100.0000	DDA85	0	0	0
55-560-001-31	003	131 W STATE ST	Active	100.0000	DDA85	0	0	0
55-560-001-33	251	111 E STATE ST	Active	100.0000	DDA85	0	500	500
55-560-001-42	251	128 N MICHIGAN AVE	Active	100.0000	DDA85	0	0	0
55-801-300-00	006		Inactive	0.0000	DDA85	17,000	0	-17,000
55-805-200-00	006	123 S JEFFERSON ST	Inactive	0.0000	DDA85	5,500	0	-5,500
55-806-400-00	006	139 E COURT ST	Inactive	0.0000	DDA85	8,400	0	-8,400
55-806-600-00	006	139 W STATE ST	Inactive	0.0000	DDA85	5,200	0	-5,200
55-808-600-00	006		Inactive	0.0000	DDA85	2,100	0	-2,100
55-809-000-00	006		Inactive	0.0000	DDA85	23,700	0	-23,700
55-809-700-00	006	110 W STATE ST	Inactive	0.0000	DDA85	13,300	0	-13,300
55-809-800-00	006	213 W STATE ST	Inactive	0.0000	DDA85	4,500	0	-4,500
55-810-600-00	006	203 S MICHIGAN AVE	Inactive	0.0000	DDA85	3,600	0	-3,600
55-811-600-00	006	228 W COURT ST	Inactive	0.0000	DDA85	12,300	0	-12,300

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-814-400-00	006	123 W STATE ST	Inactive	0.0000	DDA85	2,700	0	-2,700
55-814-600-00	006	222 S JEFFERSON ST	Inactive	0.0000	DDA85	100	0	-100
55-822-000-00	006	303 S MICHIGAN AVE	Inactive	0.0000	DDA85	1,200	0	-1,200
55-823-200-00	006		Inactive	0.0000	DDA85	500	0	-500
55-825-600-00	006	152 W STATE ST	Inactive	100.0000	DDA85	39,600	0	-39,600
55-826-000-00	006	117 S JEFFERSON ST	Inactive	0.0000	DDA85	100	0	-100
55-826-400-00	006	232 S JEFFERSON ST	Inactive	0.0000	DDA85	1,200	0	-1,200
55-827-800-00	006	229 N BROADWAY ST	Inactive	0.0000	DDA85	19,600	0	-19,600
55-828-800-00	006	116 E STATE ST	Inactive	0.0000	DDA85	26,200	0	-26,200
55-830-000-00	006		Inactive	0.0000	DDA85	100	0	-100
55-830-600-00	006		Inactive	0.0000	DDA85	1,200	0	-1,200
55-833-200-00	006		Inactive	0.0000	DDA85	600	0	-600
55-841-000-00	006		Inactive	0.0000	DDA85	1,000	0	-1,000
55-842-400-00	006	NAME CHC 98	Inactive	0.0000	DDA85	2,700	0	-2,700
55-843-200-00	006	122 W MILL ST	Inactive	0.0000	DDA85	3,100	0	-3,100
55-845-400-00	006		Inactive	0.0000	DDA85	1,100	0	-1,100
55-845-800-00	006	209 N CHURCH ST	Inactive	0.0000	DDA85	3,600	0	-3,600
55-846-600-00	006		Inactive	0.0000	DDA85	35,700	0	-35,700
55-847-200-00	006		Inactive	0.0000	DDA85	15,700	0	-15,700
55-848-600-00	006	105 E STATE ST	Inactive	0.0000	DDA85	400	0	-400
55-849-400-00	006	134 W STATE ST	Inactive	0.0000	DDA85	1,700	0	-1,700
55-849-800-00	006		Inactive	0.0000	DDA85	1,400	0	-1,400

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Taxable Value	Taxable Value 2022	Captured Value
DDA85	322	4,532,058	11,358,129	6,826,071
GDK BROWNFIELD	1	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-163-01	201	301 W STATE ST	Active	0.0000	DDA88 GDK BROWNFIELD	233,000 536,300	882,907 882,907	649,907 346,607
55-001-164-00	401	128 N PARK ST	Active	100.0000	DDA88	5,900	44,621	38,721
55-001-165-00	202	412 W APPLE ST	Active	0.0000	DDA88	4,400	13,200	8,800
55-001-167-00	201	415 W STATE ST	Active	0.0000	DDA88	168,000	172,110	4,110
55-001-169-00	401	418 W APPLE ST	Active	0.0000	DDA88	4,100	28,633	24,533
55-001-170-00	006	121 N WASHINGTON ST	Inactive	0.0000	DDA88	9,500	0	-9,500
55-001-171-00	006	119 N WASHINGTON ST	Inactive	0.0000	DDA88	14,600	0	-14,600
55-001-173-00	401	128 N WASHINGTON ST	Active	0.0000	DDA88	8,300	35,500	27,200
55-001-174-00	401	118 N WASHINGTON ST	Active	0.0000	DDA88	13,700	41,269	27,569
55-001-174-50	201	518 W APPLE ST	Active	0.0000	DDA88	0	65,256	65,256
55-001-175-00	006	127 N MARKET ST	Inactive	0.0000	DDA88	10,900	0	-10,900
55-001-175-10	201	533 W STATE ST	Active	0.0000	DDA88	0	140,987	140,987
55-001-176-00	006	600 W STATE ST	Inactive	0.0000	DDA88	122,000	0	-122,000
55-001-176-10	201	613 W STATE ST	Active	0.0000	DDA88	0	344,041	344,041
55-001-176-50	201	629 W STATE ST	Active	0.0000	DDA88	0	824,561	824,561
55-001-177-00	201	725 W STATE ST	Active	0.0000	DDA88	17,500	309,839	292,339
55-001-177-20	006	700 W STATE ST BLK	Inactive	0.0000	DDA88	13,700	0	-13,700
55-001-177-50	201	815 W STATE ST	Active	0.0000	DDA88	52,900	202,586	149,686
55-001-177-60	201	803 W STATE ST	Active	0.0000	DDA88	42,300	162,565	120,265
55-001-177-80	201	735 W STATE ST	Active	0.0000	DDA88	120,200	239,763	119,563
55-001-178-00	201	911 W STATE ST	Active	0.0000	DDA88	134,900	354,250	219,350
55-001-179-00	201	835 W STATE ST	Active	0.0000	DDA88	44,900	315,300	270,400
55-001-180-00	006		Inactive	0.0000	DDA88	17,000	0	-17,000
55-001-181-00	006	529 W STATE ST	Inactive	0.0000	DDA88	12,900	0	-12,900
55-001-182-00	006	519 W STATE ST	Inactive	0.0000	DDA88	12,900	0	-12,900

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-183-00	006	511 W STATE ST	Inactive	0.0000	DDA88	19,600	0	-19,600
55-001-183-05	201	529 W STATE ST	Active	0.0000	DDA88	0	633,923	633,923
55-001-185-01	201	501 W STATE ST	Active	0.0000	DDA88	28,600	78,147	49,547
55-001-186-00	201	437 W STATE ST	Active	0.0000	DDA88	94,900	464,048	369,148
55-001-190-00	201	333 W STATE ST	Active	0.0000	DDA88	72,700	159,598	86,898
55-001-196-00	201	102 S BROADWAY ST	Active	0.0000	DDA88	0	0	0
55-001-198-00	006	336 W STATE ST	Inactive	0.0000	DDA88	15,700	0	-15,700
55-001-199-00	006	400 W STATE ST	Inactive	0.0000	DDA88	0	0	0
55-001-200-00	006	410 W STATE ST	Inactive	0.0000	DDA88	15,600	0	-15,600
55-001-200-10	201	400 W STATE ST	Active	0.0000	DDA88	39,600	345,324	305,724
55-001-201-00	201	422 W STATE ST	Active	0.0000	DDA88	15,600	73,297	57,697
55-001-202-00	201	430 W STATE ST	Active	0.0000	DDA88	12,000	108,097	96,097
55-001-203-00	201	436 W STATE ST	Active	0.0000	DDA88	15,700	67,419	51,719
55-001-204-00	401	109 S WASHINGTON ST	Active	100.0000	DDA88	8,700	33,615	24,915
55-001-205-00	201	502 W STATE ST	Active	0.0000	DDA88	17,000	93,221	76,221
55-001-206-00	401	512 W STATE ST	Active	100.0000	DDA88	13,200	29,289	16,089
55-001-207-00	401	528 W STATE ST	Active	0.0000	DDA88	17,000	42,736	25,736
55-001-208-00	201	532 W STATE ST	Active	0.0000	DDA88	10,000	62,300	52,300
55-001-209-00	201	536 W STATE ST	Active	0.0000	DDA88	19,900	86,890	66,990
55-001-211-10	201	220 S MARKET ST	Active	0.0000	DDA88	0	460,129	460,129
55-001-211-20	201	602 W STATE ST	Active	0.0000	DDA88	0	430,297	430,297
55-001-211-30	201	1108 W STATE ST	Active	0.0000	DDA88	0	0	0
55-001-211-40	201	804 W STATE ST	Active	0.0000	DDA88	0	2,133,775	2,133,775
55-001-212-10	201	760 W STATE ST	Active	0.0000	DDA88	0	405,000	405,000
55-001-212-50	201	638 W STATE ST	Active	0.0000	DDA88	0	318,931	318,931

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-140-001-10	201	1215 W STATE ST	Active	0.0000	DDA88	179,700	452,779	273,079
55-140-007-00	201	1245 W STATE ST	Active	0.0000	DDA88	12,800	86,890	74,090
55-140-009-00	201	1235 W STATE ST	Active	0.0000	DDA88	23,500	116,511	93,011
55-140-010-00	201	1225 W STATE ST	Active	0.0000	DDA88	20,000	132,922	112,922
55-140-010-10	202	1215 W STATE ST	Active	0.0000	DDA88	7,500	70,300	62,800
55-140-011-00	202	1100 W STATE ST BLK	Active	0.0000	DDA88	9,100	46,600	37,500
55-140-011-50	201	1127 W STATE ST	Active	0.0000	DDA88	20,100	368,700	348,600
55-140-012-00	201	1105 W STATE ST	Active	0.0000	DDA88	199,000	297,373	98,373
55-140-013-00	201	1021 W STATE ST	Active	0.0000	DDA88	29,500	424,012	394,512
55-140-013-50	201	1005 W STATE ST	Active	0.0000	DDA88	25,900	63,800	37,900
55-140-018-00	201	1220 W STATE ST	Active	0.0000	DDA88	101,400	493,444	392,044
55-140-019-00	201	1230 W STATE ST	Active	0.0000	DDA88	96,800	0	-96,800
55-140-020-00	201	1212 W STATE ST	Active	0.0000	DDA88	0	0	0
55-140-021-00	201	1320 W STATE ST	Active	0.0000	DDA88	40,500	283,102	242,602
55-140-021-10	201	1330 W STATE ST	Active	0.0000	DDA88	0	84,200	84,200
55-140-021-20	201	1310 W STATE ST	Active	0.0000	DDA88	0	273,245	273,245
55-140-021-30	202	1300 W STATE ST BLK	Active	0.0000	DDA88	0	5,578	5,578
55-140-023-00	401	1011 W GREEN ST	Active	0.0000	DDA88	0	0	0
55-140-030-00	401	1013 W GREEN ST	Active	100.0000	DDA88	0	49,909	49,909
55-299-075-00	006		Inactive	0.0000	DDA88	137,400	0	-137,400
55-300-062-00	006		Inactive	0.0000	DDA88	2,100	0	-2,100
55-300-078-00	006		Inactive	0.0000	DDA88	1,400	0	-1,400
55-300-079-00	006		Inactive	0.0000	DDA88	300	0	-300
55-500-200-00	251	430 W STATE ST	Active	100.0000	DDA88	0	0	0
55-500-208-00	251	1215 W STATE ST	Active	100.0000	DDA88	67,500	142,100	74,600

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-500-256-00	251	1310 W STATE ST	Active	100.0000	DDA88	0	0	0
55-501-875-00	251	638 W STATE ST	Active	100.0000	DDA88	0	87,100	87,100
55-502-000-00	006	911 W STATE ST	Inactive	100.0000	DDA88	10,000	0	-10,000
55-502-859-00	251	415 W STATE ST	Active	100.0000	DDA88	0	0	0
55-503-250-00	251	1021 W STATE ST	Active	100.0000	DDA88	0	0	0
55-506-225-00	251	1230 W STATE ST	Active	100.0000	DDA88	0	86,400	86,400
55-507-608-00	251	1127 W STATE ST	Active	100.0000	DDA88	0	0	0
55-508-726-00	251	1105 W STATE ST	Active	100.0000	DDA88	49,000	0	-49,000
55-509-165-00	251	725 W STATE ST	Active	100.0000	DDA88	0	0	0
55-509-400-00	251		Active	100.0000	DDA88	0	0	0
55-509-677-00	251	1021 W STATE ST	Active	100.0000	DDA88	0	133,500	133,500
55-511-525-00	251	902 W STATE ST	Active	100.0000	DDA88	0	0	0
55-514-122-00	251	801 W STATE ST	Active	100.0000	DDA88	0	0	0
55-514-690-00	251	626 W STATE ST	Active	100.0000	DDA88	0	0	0
55-517-000-00	251	735 W STATE ST	Active	100.0000	DDA88	14,200	9,700	-4,500
55-517-386-10	251	916 W STATE ST	Active	100.0000	DDA88	0	50,900	50,900
55-517-386-20	251	902 W STATE ST	Active	100.0000	DDA88	0	600,600	600,600
55-517-500-00	006	835 W STATE ST	Active	100.0000	DDA88	0	0	0
55-518-635-00	251	110 W STATE ST	Active	100.0000	DDA88	2,500	0	-2,500
55-522-200-00	251	1235 W STATE ST	Active	100.0000	DDA88	6,200	0	-6,200
55-525-955-00	251	220 S MARKET ST	Active	100.0000	DDA88	0	0	0
55-526-908-01	251	125 S JEFFERSON ST	Active	100.0000	DDA88	0	0	0
55-527-559-00	251	1021 W STATE ST	Active	100.0000	DDA88	0	0	0
55-527-612-00	006	725 W STATE ST	Active	100.0000	DDA88	0	0	0
55-531-880-00	251	814 W STATE ST	Active	100.0000	DDA88	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-531-890-00	251	725 W STATE ST	Active	100.0000	DDA88	0	0	0
55-532-600-10	251	1127 W STATE ST	Active	100.0000	DDA88	0	0	0
55-534-892-00	251	810 W STATE ST	Active	100.0000	DDA88	0	0	0
55-537-800-00	251		Active	100.0000	DDA88	1,837	0	-1,837
55-538-500-00	251	536 W STATE ST	Active	100.0000	DDA88	0	0	0
55-538-525-00	251	536 W STATE ST	Active	100.0000	DDA88	0	0	0
55-540-002-00	251	536 W STATE ST	Active	100.0000	DDA88	0	0	0
55-540-600-00	251	533 W STATE ST	Active	100.0000	DDA88	600	0	-600
55-540-900-00	251	803 W STATE ST	Active	100.0000	DDA88	0	0	0
55-542-407-00	251	613 W STATE ST	Active	100.0000	DDA88	0	75,900	75,900
55-543-400-00	251	835 W STATE ST STE A	Active	100.0000	DDA88	0	0	0
55-546-245-00	251	437 W STATE ST	Active	100.0000	DDA88	0	48,800	48,800
55-546-500-00	251	501 W STATE ST	Active	100.0000	DDA88	0	0	0
55-546-710-00	251	1127 W STATE ST	Active	100.0000	DDA88	0	0	0
55-548-365-00	251	301 W STATE ST	Active	100.0000	DDA88	0	117,000	117,000
55-549-875-00	251	VARIOUS	Active	100.0000	DDA88	0	0	0
55-560-001-22	251	613 W STATE ST	Active	100.0000	DDA88	0	0	0
55-560-001-41	251	851 W STATE ST STE 1	Active	100.0000	DDA88	0	0	0
55-701-211-01	210	916 W STATE ST	Active	0.0000	DDA88	0	143,606	143,606
55-803-400-00	006	532 W STATE ST	Inactive	0.0000	DDA88	200	0	-200
55-811-000-00	006	501 W STATE ST	Inactive	0.0000	DDA88	2,300	0	-2,300
55-812-600-00	006		Inactive	0.0000	DDA88	3,400	0	-3,400
55-815-000-00	006		Inactive	0.0000	DDA88	115,000	0	-115,000
55-819-600-00	006		Inactive	0.0000	DDA88	16,600	0	-16,600
55-824-800-00	006	511 W STATE ST	Inactive	0.0000	DDA88	3,700	0	-3,700

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-828-600-00	006	1127 W STATE ST	Inactive	0.0000	DDA88	13,400	0	-13,400
55-829-400-00	006	215 S JEFFERSON ST	Inactive	0.0000	DDA88	1,500	0	-1,500
55-829-600-00	006		Inactive	0.0000	DDA88	17,800	0	-17,800
55-831-600-00	006	907 W STATE ST	Inactive	0.0000	DDA88	2,500	0	-2,500
55-832-600-00	006	1127 W STATE ST	Inactive	0.0000	DDA88	4,400	0	-4,400
55-833-000-00	006	815 W STATE ST	Inactive	0.0000	DDA88	15,100	0	-15,100
55-838-200-00	006	437 W STATE ST	Inactive	0.0000	DDA88	26,600	0	-26,600
55-838-800-00	006	400 W STATE ST	Inactive	0.0000	DDA88	1,100	0	-1,100
55-846-800-00	006	835 W STATE ST	Inactive	0.0000	DDA88	15,700	0	-15,700
55-847-500-00	006	1220 W STATE ST	Inactive	0.0000	DDA88	75,900	0	-75,900
55-850-600-00	006	400 W STATE ST	Inactive	0.0000	DDA88	1,300	0	-1,300
55-999-128-00	006		Inactive	100.0000	DDA88	20,900	0	-20,900
55-999-130-00	006		Inactive	100.0000	DDA88	40,300	0	-40,300

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Taxable Value	Taxable Value 2022	Captured Value
DDA88	138	2,915,937	14,948,395	12,032,458
GDK BROWNFIELD	2	536,300	999,907	463,607

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-001-01	006	325 N HANOVER ST	Inactive	0.0000	DDA00	613,232	0	-613,232
55-001-001-02	302	328 E MILL ST	Active	0.0000	DDA00	27,600	42,500	14,900
55-001-001-03	301	325 N HANOVER ST	Active	0.0000	DDA00 DDA08	0	478,900	478,900
						0	478,900	478,900
55-001-063-00	401	N HANOVER ST	Active	0.0000	DDA00	0	0	0
55-001-064-00	401	236 E HIGH ST	Active	0.0000	DDA00	33,149	42,166	9,017
55-001-065-00	401	226 E HIGH ST	Active	0.0000	DDA00	24,438	44,401	19,963
55-001-066-00	401	220 E HIGH ST	Active	100.0000	DDA00	28,473	60,120	31,647
55-001-067-00	401	427 N MICHIGAN AVE	Active	100.0000	DDA00	20,667	33,238	12,571
55-001-068-00	401	419 N MICHIGAN AVE	Active	100.0000	DDA00	28,055	41,358	13,303
55-001-069-00	401	430 N MICHIGAN AVE	Active	0.0000	DDA00	28,651	46,083	17,432
55-001-070-00	401	420 N MICHIGAN AVE	Active	0.0000	DDA00	33,687	46,927	13,240
55-001-071-10	401	118 E HIGH ST	Active	100.0000	DDA00	52,272	67,259	14,987
55-001-072-20	401	102 E HIGH ST	Active	100.0000	DDA00	13,271	98,136	84,865
55-001-073-30	401	112 E HIGH ST	Active	0.0000	DDA00	45,896	51,947	6,051
55-001-074-10	401	104 W HIGH ST ST	Active	100.0000	DDA00	43,383	63,494	20,111
55-001-075-00	401	112 W HIGH ST	Active	100.0000	DDA00	36,510	40,559	4,049
55-001-076-00	401	114 W HIGH ST	Active	100.0000	DDA00	32,753	50,824	18,071
55-001-077-00	402	100 W HIGH ST BLK	Active	0.0000	DDA00	0	0	0
55-001-079-00	401	414 N MICHIGAN AVE	Active	0.0000	DDA00	32,140	37,784	5,644
55-001-080-00	202	402 N MICHIGAN AVE	Active	0.0000	DDA00	25,597	17,675	-7,922
55-001-081-00	401	413 N MICHIGAN AVE	Active	0.0000	DDA00	32,094	67,600	35,506
55-001-082-00	401	401 N MICHIGAN AVE	Active	100.0000	DDA00	31,390	50,493	19,103
55-001-083-00	401	221 E THORN ST	Active	100.0000	DDA00	33,286	40,731	7,445
55-001-084-00	401	233 E THORN ST	Active	100.0000	DDA00	40,398	71,832	31,434
55-001-085-00	401	235 E THORN ST	Active	100.0000	DDA00	24,323	40,959	16,636

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-093-00	401	236 E THORN ST	Active	100.0000	DDA00	26,445	41,383	14,938
55-001-094-00	401	228 E THORN ST	Active	100.0000	DDA00	28,546	36,024	7,478
55-001-095-00	401	220 E THORN ST	Active	100.0000	DDA00	30,204	38,778	8,574
55-001-096-00	201	329 N MICHIGAN AVE	Active	0.0000	DDA00	80,094	107,490	27,396
55-001-097-00	202	321 N MICHIGAN AVE	Active	0.0000	DDA00	21,572	20,900	-672
55-001-098-00	201	328 N MICHIGAN AVE	Active	0.0000	DDA00	83,405	110,737	27,332
55-001-099-00	202	300 N BROADWAY ST BLK	Active	0.0000	DDA00	0	0	0
55-001-101-00	401	335 W MILL ST	Active	100.0000	DDA00	15,906	34,592	18,686
55-001-102-00	401	341 W MILL ST	Active	100.0000	DDA00	27,969	52,284	24,315
55-001-103-00	401	403 W MILL ST	Active	0.0000	DDA00	16,021	20,400	4,379
55-001-104-00	401	411 W MILL ST	Active	100.0000	DDA00	12,564	20,203	7,639
55-001-105-00	401	417 W MILL ST	Active	100.0000	DDA00	18,674	51,010	32,336
55-001-106-00	401	429 W MILL ST	Active	0.0000	DDA00	14,063	37,160	23,097
55-001-107-00	401	437 W MILL ST	Active	0.0000	DDA00	30,265	44,000	13,735
55-001-108-00	402	441 W MILL ST	Active	0.0000	DDA00	14,179	0	-14,179
55-001-109-00	401	329 W MILL ST	Active	100.0000	DDA00	28,568	52,344	23,776
55-001-110-00	201	304 N BROADWAY ST	Active	0.0000	DDA00	91,321	131,624	40,303
55-001-111-00	201	315 N MICHIGAN AVE	Active	0.0000	DDA00	31,625	50,871	19,246
55-001-112-00	201	305 N MICHIGAN AVE	Active	0.0000	DDA00	44,886	72,205	27,319
55-001-113-00	401	217 E MILL ST	Active	0.0000	DDA00	20,403	31,893	11,490
55-001-114-00	401	235 E MILL ST	Active	100.0000	DDA00	23,285	42,335	19,050
55-001-115-00	201	303 E MILL ST	Active	0.0000	DDA00	28,064	72,588	44,524
55-001-117-00	401	302 E THORN ST	Active	0.0000	DDA00	14,408	48,220	33,812
55-001-123-00	401	232 E MILL ST	Active	100.0000	DDA00	16,944	57,712	40,768
55-001-124-00	401	222 E MILL ST	Active	100.0000	DDA00	13,821	50,617	36,796

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/IDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-125-00	201	230 N BROADWAY ST	Active	0.0000	DDA00	21,363	77,302	55,939
55-001-127-00	401	312 W MILL ST	Active	0.0000	DDA00	13,255	37,266	24,011
55-001-128-00	401	322 W MILL ST	Active	0.0000	DDA00	21,711	28,222	6,511
55-001-129-00	401	330 W MILL ST	Active	0.0000	DDA00	25,853	61,423	35,570
55-001-130-00	401	338 W MILL ST	Active	100.0000	DDA00	13,024	44,008	30,984
55-001-131-00	201	216 N BROADWAY ST	Active	0.0000	DDA00	44,819	65,256	20,437
55-001-132-00	401	217 N PARK ST	Active	100.0000	DDA00	16,624	34,815	18,191
55-001-133-00	401	402 W MILL ST	Active	100.0000	DDA00	15,330	24,652	9,322
55-001-134-00	401	414 W MILL ST	Active	0.0000	DDA00	18,327	53,445	35,118
55-001-135-00	401	420 W MILL ST	Active	100.0000	DDA00	40,696	61,800	21,104
55-001-136-00	401	430 W MILL ST	Active	100.0000	DDA00	16,830	27,065	10,235
55-001-137-00	401	438 W MILL ST	Active	100.0000	DDA00	31,684	35,822	4,138
55-001-138-00	401	222 N WASHINGTON ST	Active	47.0000	DDA00	26,860	75,625	48,765
55-001-139-01	401	214 N WASHINGTON ST	Active	100.0000	DDA00	12,103	34,670	22,567
55-001-143-05	202	603 W APPLE ST	Active	0.0000	DDA00	40,809	0	-40,809
55-001-145-01	201	525 W APPLE ST	Active	0.0000	DDA00	155,684	231,489	75,805
55-001-146-00	006	513 W APPLE ST	Inactive	0.0000	DDA00	10,489	0	-10,489
55-001-148-00	402	210 N WASHINGTON ST	Active	0.0000	DDA00	13,948	3,837	-10,111
55-001-149-00	201	505 W APPLE ST	Active	0.0000	DDA00	21,572	34,695	13,123
55-001-150-00	401	457 W APPLE ST	Active	0.0000	DDA00	14,063	38,204	24,141
55-001-151-00	401	429 W APPLE ST	Active	0.0000	DDA00	11,757	18,904	7,147
55-001-152-00	401	425 W APPLE ST	Active	100.0000	DDA00	14,523	23,353	8,830
55-001-154-00	401	415 W APPLE ST	Active	0.0000	DDA00	8,528	13,703	5,175
55-001-155-00	401	202 N PARK ST	Active	100.0000	DDA00	13,715	22,049	8,334
55-001-155-10	401	210 N PARK ST	Active	100.0000	DDA00	28,019	45,711	17,692

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-156-00	401	335 W APPLE ST	Active	100.0000	DDA00	38,179	59,076	20,897
55-001-157-00	201	327 W APPLE ST	Active	0.0000	DDA00	19,164	53,420	34,256
55-001-158-00	401	323 W APPLE ST	Active	0.0000	DDA00	8,067	21,115	13,048
55-001-159-00	401	321 W APPLE ST	Active	0.0000	DDA00	12,103	21,683	9,580
55-001-160-00	201	214 N BROADWAY ST	Active	0.0000	DDA00	23,796	38,271	14,475
55-001-161-00	401	309 W APPLE ST	Active	0.0000	DDA00	11,872	25,927	14,055
55-001-162-00	401	202 N BROADWAY ST	Active	100.0000	DDA00	18,559	47,983	29,424
55-001-177-10	202	701 W APPLE ST BLK	Active	0.0000	DDA00	209	2,731	2,522
55-001-194-01	401	126 S BROADWAY ST	Active	70.0000	DDA00	63,018	0	-63,018
55-001-197-01	202	326 W STATE ST	Active	0.0000	DDA00	124,427	0	-124,427
55-001-214-00	401	535 W COURT ST	Active	100.0000	DDA00	25,014	43,469	18,455
55-001-215-00	401	117 S MARKET ST	Active	0.0000	DDA00	25,011	49,072	24,061
55-001-216-00	401	521 W COURT ST	Active	100.0000	DDA00	24,208	38,933	14,725
55-001-217-00	401	529 W COURT ST	Active	100.0000	DDA00	26,513	44,924	18,411
55-001-218-00	401	120 S WASHINGTON ST	Active	100.0000	DDA00	28,242	38,395	10,153
55-001-219-00	401	130 S WASHINGTON ST	Active	100.0000	DDA00	19,826	33,990	14,164
55-001-220-00	401	115 S WASHINGTON ST	Active	100.0000	DDA00	20,403	32,812	12,409
55-001-221-00	401	127 S WASHINGTON ST	Active	100.0000	DDA00	16,483	21,913	5,430
55-001-222-00	401	425 W COURT ST	Active	100.0000	DDA00	22,707	35,803	13,096
55-001-223-00	401	419 W COURT ST	Active	100.0000	DDA00	19,877	35,371	15,494
55-001-224-00	401	411 W COURT ST	Active	100.0000	DDA00	34,984	54,979	19,995
55-001-231-00	201	202 S BROADWAY ST	Active	0.0000	DDA00	49,008	100,211	51,203
55-001-232-00	201	206 S BROADWAY ST	Active	0.0000	DDA00	34,558	56,444	21,886
55-001-233-00	401	328 W COURT ST	Active	100.0000	DDA00	54,686	106,000	51,314
55-001-234-00	401	330 W COURT ST	Active	100.0000	DDA00	47,793	51,639	3,846

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/IDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-235-00	401	334 W COURT ST	Active	100.0000	DDA00	23,901	35,038	11,137
55-001-236-01	401	202 S PARK ST	Active	100.0000	DDA00	73,049	117,942	44,893
55-001-237-00	401	212 S PARK ST	Active	100.0000	DDA00	38,112	57,707	19,595
55-001-239-00	401	438 W COURT ST	Active	100.0000	DDA00	28,819	49,315	20,496
55-001-240-00	401	209 S WASHINGTON ST	Active	100.0000	DDA00	27,566	49,879	22,313
55-001-241-00	401	206 S WASHINGTON ST	Active	0.0000	DDA00	20,971	32,295	11,324
55-001-242-00	401	210 S WASHINGTON ST	Active	0.0000	DDA00	25,705	40,798	15,093
55-001-243-00	401	516 W COURT ST	Active	100.0000	DDA00	21,441	34,356	12,915
55-001-244-00	401	520 W COURT ST	Active	100.0000	DDA00	21,556	75,700	54,144
55-001-245-00	401	526 W COURT ST	Active	100.0000	DDA00	20,288	52,600	32,312
55-001-246-00	401	538 W COURT ST	Active	0.0000	DDA00	26,773	38,620	11,847
55-001-247-00	401	211 S MARKET ST	Active	100.0000	DDA00	22,938	28,065	5,127
55-001-248-00	401	529 W CENTER ST	Active	100.0000	DDA00	25,130	56,247	31,117
55-001-249-00	401	521 W CENTER ST	Active	100.0000	DDA00	29,088	53,227	24,139
55-001-250-00	401	224 S WASHINGTON ST	Active	100.0000	DDA00	34,353	51,975	17,622
55-001-251-00	401	501 W CENTER ST	Active	0.0000	DDA00	33,660	50,483	16,823
55-001-252-00	401	435 W CENTER ST	Active	100.0000	DDA00	32,276	58,238	25,962
55-001-253-00	401	425 W CENTER ST	Active	100.0000	DDA00	36,313	71,824	35,511
55-001-254-00	401	423 W CENTER ST	Active	100.0000	DDA00	23,631	35,668	12,037
55-001-255-00	401	411 W CENTER ST	Active	100.0000	DDA00	42,483	55,682	13,199
55-001-256-00	401	401 W CENTER ST	Active	100.0000	DDA00	23,860	31,665	7,805
55-001-257-00	401	220 S PARK ST	Active	100.0000	DDA00	26,744	77,300	50,556
55-001-258-00	401	335 W CENTER ST	Active	100.0000	DDA00	38,957	47,648	8,691
55-001-259-00	401	329 W CENTER ST	Active	100.0000	DDA00	27,782	40,843	13,061
55-001-260-00	201	315 W CENTER ST	Active	0.0000	DDA00	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-261-00	401	220 S BROADWAY ST	Active	0.0000	DDA00	40,590	65,292	24,702
55-075-030-00	402	TAFFEE DR	Active	0.0000	DDA00	0	0	0
55-201-001-00	201	435 N BROADWAY ST	Active	0.0000	DDA00	36,547	77,448	40,901
55-201-002-00	201	429 N BROADWAY ST	Active	0.0000	DDA00	300,012	248,523	-51,489
55-201-003-00	201	401 N BROADWAY ST	Active	0.0000	DDA00	83,043	133,596	50,553
55-201-004-00	201	221 W THORN ST	Active	0.0000	DDA00	14,496	23,306	8,810
55-201-005-00	201	203 W THORN ST	Active	0.0000	DDA00	85,033	232,200	147,167
55-201-006-00	402	400 N CHURCH ST BLK	Active	100.0000	DDA00	18,338	6,094	-12,244
55-201-007-00	401	331 N CHURCH ST	Active	100.0000	DDA00	19,712	29,026	9,314
55-201-009-00	201	209 W MILL ST	Active	0.0000	DDA00	78,540	126,351	47,811
55-201-010-00	202	218 W THORN ST	Active	0.0000	DDA00	27,331	22,500	-4,831
55-201-011-00	201	329 N BROADWAY ST	Active	0.0000	DDA00	17,906	34,146	16,240
55-201-012-00	201	325 N BROADWAY ST	Active	0.0000	DDA00	10,786	39,969	29,183
55-201-013-00	201	319 N BROADWAY ST	Active	0.0000	DDA00	38,327	50,172	11,845
55-201-014-00	201	313 N BROADWAY ST	Active	0.0000	DDA00	62,727	153,773	91,046
55-201-015-00	201	221 W MILL ST	Active	0.0000	DDA00	38,118	76,569	38,451
55-201-016-00	301	135 W MILL ST	Active	0.0000	DDA00	0	0	0
55-201-019-00	401	327 E STATE ST	Active	0.0000	DDA00	20,632	34,774	14,142
55-201-060-00	401	323 E STATE ST	Active	100.0000	DDA00	26,402	33,313	6,911
55-201-061-00	006	317 E STATE ST	Inactive	0.0000	DDA00	25,953	0	-25,953
55-201-062-00	401	319 E STATE ST	Active	100.0000	DDA00	21,750	31,842	10,092
55-201-066-00	401	334 E STATE ST	Active	75.0000	DDA00	44,037	86,594	42,557
55-201-067-00	402	389 E STATE ST	Active	0.0000	DDA00	0	0	0
55-201-071-00	401	127 S HANOVER ST	Active	100.0000	DDA00	28,261	44,515	16,254
55-201-072-00	401	402 E STATE ST	Active	0.0000	DDA00	24,434	39,299	14,865

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-073-00	401	118 S HANOVER ST	Active	0.0000	DDA00	21,902	42,908	21,006
55-201-074-00	401	126 S HANOVER ST	Active	100.0000	DDA00	42,192	63,791	21,599
55-201-075-00	201	301 E COURT ST	Active	0.0000	DDA00	0	0	0
55-201-184-00	201	312 E COURT ST	Active	0.0000	DDA00	57,580	102,473	44,893
55-201-185-00	201	306 E COURT ST	Active	0.0000	DDA00	55,920	93,115	37,195
55-201-186-00	401	204 S HANOVER ST	Active	100.0000	DDA00	40,567	50,941	10,374
55-201-187-00	201	214 S HANOVER ST	Active	0.0000	DDA00	34,110	50,549	16,439
55-201-200-00	401	230 S HANOVER ST	Active	0.0000	DDA00	17,982	28,920	10,938
55-201-201-00	401	220 S HANOVER ST	Active	100.0000	DDA00	14,063	27,276	13,213
55-201-202-00	301	301 E CENTER ST	Active	0.0000	DDA00	58,800	79,676	20,876
55-201-203-00	201	312 E CENTER ST	Active	0.0000	DDA00	26,400	36,975	10,575
55-201-203-50	202	300 E CENTER ST BLK	Active	0.0000	DDA00	8,500	12,078	3,578
55-201-204-00	401	302 S HANOVER ST	Active	0.0000	DDA00	15,215	30,480	15,265
55-201-205-00	401	306 S HANOVER ST	Active	100.0000	DDA00	24,980	38,164	13,184
55-201-206-00	401	310 S HANOVER ST	Active	100.0000	DDA00	17,867	43,179	25,312
55-201-238-00	401	301 S BROADWAY ST	Active	100.0000	DDA00	38,099	68,630	30,531
55-201-239-00	201	305 S BROADWAY ST	Active	50.0000	DDA00	21,325	58,255	36,930
55-201-242-00	401	209 W GREEN ST	Active	0.0000	DDA00	0	0	0
55-201-243-00	201	305 S CHURCH ST C	Active	0.0000	DDA00	44,191	88,223	44,032
55-201-244-00	401	128 W CENTER ST	Active	0.0000	DDA00	24,092	44,134	20,042
55-201-245-00	201	110 W CENTER ST	Active	0.0000	DDA00	0	232,112	232,112
55-201-259-00	401	328 S JEFFERSON ST	Active	0.0000	DDA00	20,943	0	-20,943
55-201-261-00	401	119 W GREEN ST	Active	0.0000	DDA00	34,687	52,891	18,204
55-201-262-00	401	127 W GREEN ST	Active	100.0000	DDA00	29,501	41,793	12,292
55-201-263-00	201	325 S CHURCH ST	Active	100.0000	DDA00	0	52,058	52,058

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-201-264-00	401	319 S BROADWAY ST	Active	0.0000	DDA00	39,310	63,231	23,921
55-220-007-00	401	330 S HANOVER ST	Active	100.0000	DDA00	20,587	59,800	39,213
55-220-008-00	401	326 S HANOVER ST	Active	100.0000	DDA00	19,826	28,222	8,396
55-220-009-00	401	321 E GREEN ST	Active	100.0000	DDA00	11,066	18,857	7,791
55-220-010-00	401	319 E GREEN ST	Active	0.0000	DDA00	17,896	26,272	8,376
55-220-012-00	201	307 E GREEN ST	Active	0.0000	DDA00	39,897	71,959	32,062
55-500-800-00	006	313 N BROADWAY ST	Inactive	100.0000	DDA00	7,957	0	-7,957
55-500-825-00	251	126 S BROADWAY ST	Active	100.0000	DDA00	10,919	0	-10,919
55-501-456-00	006	VARIOUS LOCATIONS	Inactive	0.0000	DDA00	749	0	-749
55-504-000-00	006	304 N BROADWAY ST	Inactive	100.0000	DDA00	13,023	0	-13,023
55-510-300-00	006	319 N BROADWAY ST	Inactive	100.0000	DDA00	2,787	0	-2,787
55-510-600-10	251	312 E COURT ST	Active	100.0000	DDA00	15,858	0	-15,858
55-511-800-00	551	HASTINGS AREA SCHOOLS	Active	0.0000	DDA00	275,841	7,835,800	7,559,959
55-525-200-00	351	325 N HANOVER ST	Active	100.0000	DDA00	4,430,477	2,787,500	-1,642,977
55-528-310-00	251	216 N BROADWAY ST	Active	100.0000	DDA00	0	0	0
55-528-400-00	006	305 N MICHIGAN AVE	Inactive	100.0000	DDA00	2,701	0	-2,701
55-529-750-00	251	214 N BROADWAY ST	Active	100.0000	DDA00	1,925	0	-1,925
55-531-000-00	251	329 N BROADWAY ST	Active	100.0000	DDA00	2,820	0	-2,820
55-531-875-00	251	327 W APPLE ST	Active	100.0000	DDA00	0	0	0
55-533-200-00	251	304 N BROADWAY ST	Active	100.0000	DDA00	0	0	0
55-536-800-00	251	429 N BROADWAY ST	Active	100.0000	DDA00	16,380	0	-16,380
55-537-208-00	006	124 E STATE ST	Inactive	100.0000	DDA00	8,434	0	-8,434
55-546-037-00	251	305 S BROADWAY ST	Active	100.0000	DDA00	0	0	0
55-546-400-00	251	202 S BROADWAY ST	Active	100.0000	DDA00	7,039	0	-7,039
55-548-400-00	251	525 W APPLE ST	Active	100.0000	DDA00	21,839	0	-21,839

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-549-600-00	251	401 N BROADWAY ST	Active	100.0000	DDA00	5,592	0	-5,592
55-560-001-09	251	505 W APPLE ST	Active	100.0000	DDA00	0	500	500
55-560-001-32	251	107 E STATE ST STE B	Active	100.0000	DDA00	0	0	0
55-801-600-00	006	301 E CENTER ST	Inactive	0.0000	DDA00	12,700	0	-12,700
55-805-800-00	006	321 N MICHIGAN AVE	Inactive	0.0000	DDA00	5,630	0	-5,630
55-814-639-00	006	328 N MICHIGAN AVE	Inactive	100.0000	DDA00	20,918	0	-20,918
55-815-500-00	006	328 N MICHIGAN AVE	Inactive	0.0000	DDA00	489	0	-489
55-824-400-00	006	402 N MICHIGAN AVE	Inactive	0.0000	DDA00	13,464	0	-13,464
55-828-000-00	006	230 N BROADWAY ST	Inactive	0.0000	DDA00	31	0	-31
55-830-475-00	006	328 N MICHIGAN AVE	Inactive	0.0000	DDA00	600	0	-600
55-831-400-00	006	216 N BROADWAY ST	Inactive	0.0000	DDA00	5,320	0	-5,320
55-831-500-00	006	313 N BOLTWOOD ST	Inactive	0.0000	DDA00	1,225	0	-1,225
55-840-300-00	006	505 W APPLE ST	Inactive	0.0000	DDA00	17,728	0	-17,728
55-842-195-00	006	209 W MILL ST	Inactive	0.0000	DDA00	615	0	-615
55-842-209-00	006	327 W APPLE ST	Inactive	0.0000	DDA00	2,530	0	-2,530
55-842-401-00	006	305 S CHURCH ST	Inactive	0.0000	DDA00	3,319	0	-3,319
55-849-200-00	006	306 E COURT ST	Inactive	0.0000	DDA00	11,634	0	-11,634
55-850-800-00	006	307 E GREEN ST	Inactive	100.0000	DDA00	833	0	-833
55-900-002-00	251	313 N BROADWAY ST	Active	100.0000	DDA00	0	37,400	37,400

***** DDA/LDEFA Totals *****

DDA/LDEFA	Count	Base Taxable Value	Taxable Value 2022	Captured Value
DDA00	219	10,942,036	19,968,412	9,026,376
DDA08	1	0	478,900	478,900

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDEFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-001-001-04	301	420 E MILL ST	Active	0.0000	DDA08	0	88,600	88,600
55-001-001-99	006	325 N HANOVER ST	Inactive	0.0000	DDA08	967,759	0	-967,759
55-001-004-00	302	545 N HANOVER ST	Active	0.0000	DDA08	5,033	2,100	-2,933
55-001-005-00	302	541 N HANOVER ST	Active	0.0000	DDA08	5,033	2,100	-2,933
55-001-086-00	401	525 E THORN ST	Active	100.0000	DDA08	33,017	38,221	5,204
55-120-020-00	201	1009 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-020-50	201	1009 W GREEN ST VLG	Active	0.0000	DDA08	1,241,082	1,270,152	29,070
55-120-900-01	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-02	201	1005 W GREEN ST	Active	0.0000	DDA08	99,744	108,770	9,026
55-120-900-03	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-04	201	1005 W GREEN ST	Active	0.0000	DDA08	248,746	244,053	-4,693
55-120-900-05	201	1005 W GREEN ST	Active	0.0000	DDA08	87,454	92,266	4,812
55-120-900-06	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-07	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-08	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-09	201	1005 W GREEN ST	Active	0.0000	DDA08	132,727	136,423	3,696
55-120-900-10	201	1005 W GREEN ST	Active	0.0000	DDA08	136,718	139,021	2,303
55-120-900-11	201	1005 W GREEN ST	Active	0.0000	DDA08	119,717	125,016	5,299
55-120-900-12	201	1005 W GREEN ST	Active	0.0000	DDA08	112,877	121,064	8,187
55-120-900-13	201	1005 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-900-14	201	1005 W GREEN ST	Active	0.0000	DDA08	135,158	146,813	11,655
55-120-900-15	201	1005 W GREEN ST	Active	0.0000	DDA08	225,137	241,227	16,090
55-120-925-01	201	915 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-925-02	201	915 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-120-925-03	201	915 W GREEN ST	Active	0.0000	DDA08	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-120-925-04	201	915 W GREEN ST 101	Active	0.0000	DDA08	252,424	252,543	119
55-120-925-05	201	915 W GREEN ST	Active	0.0000	DDA08	0	0	0
55-140-004-00	201	225 N INDUSTRIAL PARK DR	Active	0.0000	DDA08	421,409	492,307	70,898
55-201-281-00	401	401 S MICHIGAN AVE	Active	0.0000	DDA08	45,077	37,975	-7,102
55-201-312-00	201	517 S MICHIGAN AVE	Active	0.0000	DDA08	72,620	102,680	30,060
55-220-013-00	202	224 E GREEN ST	Active	0.0000	DDA08	35,401	21,900	-13,501
55-220-014-01	401	402 S HANOVER ST	Active	0.0000	DDA08	43,715	0	-43,715
55-220-014-02	402	402 S HANOVER ST	Active	0.0000	DDA08	7,285	0	-7,285
55-220-015-00	401	324 E GREEN ST	Active	100.0000	DDA08	25,664	42,000	16,336
55-220-018-00	301	429 S MICHIGAN AVE	Active	0.0000	DDA08	265,416	344,446	79,030
55-220-019-00	401	430 S HANOVER ST	Active	0.0000	DDA08	55,360	64,966	9,606
55-220-055-00	401	502 S HANOVER ST	Active	100.0000	DDA08	36,109	64,100	27,991
55-220-060-00	401	528 S HANOVER ST	Active	100.0000	DDA08	44,000	44,165	165
55-220-061-00	401	209 E GRAND ST	Active	0.0000	DDA08	21,196	24,391	3,195
55-504-700-00	251	225 N INDUSTRIAL PARK DR	Active	100.0000	DDA08	85,500	38,600	-46,900
55-504-800-00	006	225 N INDUSTRIAL PARK DR	Inactive	100.0000	DDA08	4,000	0	-4,000
55-505-100-00	006	1009 W GREEN ST	Inactive	100.0000	DDA08	3,900	0	-3,900
55-508-735-00	251	VARIOUS	Active	100.0000	DDA08	6,000	0	-6,000
55-510-325-00	251		Active	100.0000	DDA08	23,300	0	-23,300
55-514-160-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	11,400	0	-11,400
55-518-198-00	251	517 S MICHIGAN AVE	Active	100.0000	DDA08	0	0	0
55-520-790-00	251	1005 W GREEN ST 304	Active	100.0000	DDA08	6,000	0	-6,000
55-522-007-00	351	429 S MICHIGAN AVE	Active	100.0000	DDA08	90,400	0	-90,400
55-522-900-00	251	429 S MICHIGAN AVE	Active	100.0000	DDA08	19,700	0	-19,700
55-523-225-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	4,700	0	-4,700

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2022	Captured Value
55-524-524-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	13,300	0	-13,300
55-524-811-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	11,500	0	-11,500
55-525-988-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	8,700	0	-8,700
55-526-650-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	5,700	0	-5,700
55-527-620-00	251	1005 W GREEN ST	Active	100.0000	DDA08	15,300	0	-15,300
55-536-100-00	006	1009 W GREEN ST	Inactive	100.0000	DDA08	800	0	-800
55-537-107-00	006	1009 W GREEN ST	Inactive	100.0000	DDA08	51,100	0	-51,100
55-538-425-00	006	1009 W GREEN ST	Inactive	100.0000	DDA08	4,400	0	-4,400
55-538-875-00	351	429 S MICHIGAN AVE	Active	100.0000	DDA08	535,400	51,700	-483,700
55-540-672-00	251	1009 W GREEN ST	Active	100.0000	DDA08	87,700	72,100	-15,600
55-545-200-00	251	1005 W GREEN ST	Active	100.0000	DDA08	49,300	0	-49,300
55-546-767-00	251	1005 W GREEN ST 200	Active	100.0000	DDA08	0	0	0
55-551-000-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	7,600	0	-7,600
55-560-001-21	251	325 N HANOVER ST	Active	100.0000	DDA08 DDA00	0 0	0 0	0 0
55-724-811-00	006	1005 W GREEN ST	Inactive	100.0000	DDA08	5,900	0	-5,900
55-737-107-00	006	1009 W GREEN ST	Inactive	100.0000	DDA08	43,500	0	-43,500
55-745-200-00	211	1005 W GREEN ST	Active	100.0000	DDA08	700	0	-700

***** DDA/LDFA Totals *****

	Count	Base Taxable Value	Taxable Value 2022	Captured Value
DDA/LDFA				
DDA00	1	0	0	0
DDA08	67	5,971,678	4,409,699	-1,561,979

Exhibit 8

CITY OF HASTINGS				BARRY COUNTY						Total Projected Tax Increment
YEAR	Captured Value All Areas	Millage	Captured Revenue	Captured Value, less '08 Expansion	Millage	Captured Revenue	Captured Value '08 Expansion	Millage	Captured Revenue	
2022	\$ 27,044,479	16.7593	\$ 453,247	\$ 33,016,157	7.7277	\$ 255,139	\$ 82,734	7.7277	\$ 639	\$ 709,025
2023	\$ 27,556,555	16.7593	\$ 461,829	\$ 33,528,233	7.7277	\$ 259,096	\$ 83,561	7.7277	\$ 646	\$ 721,570
2024	\$ 28,073,752	16.7593	\$ 470,496	\$ 34,045,430	7.7277	\$ 263,093	\$ 84,397	7.7277	\$ 652	\$ 734,241
2025	\$ 28,596,120	16.7593	\$ 479,251	\$ 34,567,798	7.7277	\$ 267,130	\$ 85,241	7.7277	\$ 659	\$ 747,039
2026	\$ 29,123,712	16.7593	\$ 488,093	\$ 35,095,390	7.7277	\$ 271,207	\$ 86,093	7.7277	\$ 665	\$ 759,965
2027	\$ 29,656,581	16.7593	\$ 497,024	\$ 35,628,259	7.7277	\$ 275,324	\$ 86,954	7.7277	\$ 672	\$ 773,020
2028	\$ 30,194,778	16.7593	\$ 506,043	\$ 36,166,456	7.7277	\$ 279,484	\$ 87,824	7.7277	\$ 679	\$ 786,206
2029	\$ 30,738,356	16.7593	\$ 515,153	\$ 36,710,034	7.7277	\$ 283,684	\$ 88,702	7.7277	\$ 685	\$ 799,523
2030	\$ 31,287,371	16.7593	\$ 524,354	\$ 37,259,049	7.7277	\$ 287,927	\$ 89,589	7.7277	\$ 692	\$ 812,974
2031	\$ 31,841,876	16.7593	\$ 533,648	\$ 37,813,554	7.7277	\$ 292,212	\$ 90,485	7.7277	\$ 699	\$ 826,559
2032	\$ 32,401,926	16.7593	\$ 543,034	\$ 38,373,604	7.7277	\$ 296,540	\$ 91,390	7.7277	\$ 706	\$ 840,280
2033	\$ 32,967,576	16.7593	\$ 552,513	\$ 38,939,254	7.7277	\$ 300,911	\$ 92,304	7.7277	\$ 713	\$ 854,138
2034	\$ 33,538,883	16.7593	\$ 562,088	\$ 39,510,561	7.7277	\$ 305,326	\$ 93,227	7.7277	\$ 720	\$ 868,134
2035	\$ 34,115,903	16.7593	\$ 571,759	\$ 40,087,581	7.7277	\$ 309,785	\$ 94,159	7.7277	\$ 728	\$ 882,271
2036	\$ 34,698,693	16.7593	\$ 581,526	\$ 40,670,371	7.7277	\$ 314,288	\$ 95,101	7.7277	\$ 735	\$ 896,549
2037	\$ 35,287,311	16.7593	\$ 591,391	\$ 41,258,989	7.7277	\$ 318,837	\$ 96,052	7.7277	\$ 742	\$ 910,970
2038	\$ 35,881,815	16.7593	\$ 601,354	\$ 41,853,493	7.7277	\$ 323,431	\$ 97,012	7.7277	\$ 750	\$ 925,535
2039	\$ 36,482,264	16.7593	\$ 611,417	\$ 42,453,942	7.7277	\$ 328,071	\$ 97,982	7.7277	\$ 757	\$ 940,246
2040	\$ 37,088,718	16.7593	\$ 621,581	\$ 43,060,396	7.7277	\$ 332,758	\$ 98,962	7.7277	\$ 765	\$ 955,104
2041	\$ 37,701,236	16.7593	\$ 631,846	\$ 43,672,914	7.7277	\$ 337,491	\$ 99,952	7.7277	\$ 772	\$ 970,110
2042	\$ 38,319,880	16.7593	\$ 642,214	\$ 44,291,558	7.7277	\$ 342,272	\$ 100,951	7.7277	\$ 780	\$ 985,266
2043	\$ 38,944,710	16.7593	\$ 652,686	\$ 44,916,388	7.7277	\$ 347,100	\$ 101,961	7.7277	\$ 788	\$ 1,000,574
2044	\$ 39,575,788	16.7593	\$ 663,263	\$ 45,547,466	7.7277	\$ 351,977	\$ 102,980	7.7277	\$ 796	\$ 1,016,035
2045	\$ 40,213,177	16.7593	\$ 673,945	\$ 46,184,855	7.7277	\$ 356,903	\$ 104,010	7.7277	\$ 804	\$ 1,031,651
2046	\$ 40,856,940	16.7593	\$ 684,734	\$ 46,828,618	7.7277	\$ 361,878	\$ 105,050	7.7277	\$ 812	\$ 1,047,423
2047	\$ 41,507,140	16.7593	\$ 695,631	\$ 47,478,818	7.7277	\$ 366,902	\$ 106,101	7.7277	\$ 820	\$ 1,063,353
2048	\$ 42,163,843	16.7593	\$ 706,636	\$ 48,135,521	7.7277	\$ 371,977	\$ 107,162	7.7277	\$ 828	\$ 1,079,441
2049	\$ 42,827,112	16.7593	\$ 717,752	\$ 48,798,790	7.7277	\$ 377,102	\$ 108,233	7.7277	\$ 836	\$ 1,095,691
2050	\$ 43,497,014	16.7593	\$ 728,980	\$ 49,468,692	7.7277	\$ 382,279	\$ 109,316	7.7277	\$ 845	\$ 1,112,103
2051	\$ 44,173,616	16.7593	\$ 740,319	\$ 50,145,294	7.7277	\$ 387,508	\$ 110,409	7.7277	\$ 853	\$ 1,128,680
2052	\$ 44,856,983	16.7593	\$ 751,772	\$ 50,828,661	7.7277	\$ 392,789	\$ 111,513	7.7277	\$ 862	\$ 1,145,422
2053	\$ 45,547,184	16.7593	\$ 763,339	\$ 51,518,862	7.7277	\$ 398,122	\$ 112,628	7.7277	\$ 870	\$ 1,162,332

City of Hastings

Millages

Operating

15.7745

Cemetery

0.9848

Total City

16.7593

Barry County

Millages

Operating

5.2091

Charlton Park

0.2164

COA

0.4705

E911

0.9416

Thornapple Man

0.6524

Transit

0.2377

Total County

7.7277

PROCEDURE FOR THE PREPARATION
OF ASSESSMENT ROLLS
HASTINGS DOWNTOWN DEVELOPMENT AUTHORITY

PREPARATION OF BASE YEAR ASSESSMENT ROLL

A. Real Property

In accordance with the boundaries set for the tax increment financing district, the Assessor shall list the individual parcels by permanent parcel number and assessed value opposite the owner of said real property.

Properties (building improvements) qualifying for Public Acts 198 of 1974 and 255 of 1978 shall also be listed in a separate itemization by certificate number address, and the valuation for the initial assessed value placed opposite the holder of said certificate.

B. Personal Property

In accordance with the boundaries set for the tax increment financing district, the Assessor shall list the individual parcel account number, and place the initial assessed value on the roll for the personal property located within the project area opposite the name of the taxpayer.

Personal property qualifying for Public Act 198 shall also be listed in a separate itemization by address, certificate number and taxpayer, and the respective assessed value for that personalty located within the tax increment financing district, placed on the assessment roll.

C. Copies of Roll, Receipt of

The Assessor shall submit copies of the initial assessed value assessment roll to the City Treasurer, County Treasurer, Downtown Development Authority, and all other taxing jurisdictions levying property taxes within the Project Area.

D. Notice of Assessments; Hearing on Project Area

Those property owners and/or taxpayers listed on the aforesaid base year assessment rolls within the boundaries of the project area are the source of subsequent assessment and hearing notices mailing addresses pertaining to the Project Area and also for compliance with MCL 211.24c (Notices of Assessment Changes).

**PREPARATION OF ANNUAL PROJECT AREA
ASSESSMENT ROLL AND TAX ROLL**

Each year within fifteen days following the final state equalization of property, the assessor shall prepare an updated base year assessment roll. The updated base year assessment roll shall show the information required in the initial base year assessment roll and the captured assessed value for the current year. Copies of this annual project area assessment roll are to be submitted to the treasurers of those political subdivisions and agencies levying property taxes within the project area and the Downtown Development Authority.

PARCEL IDENTIFICATION

A. Real Property

1. Appraisal record cards are to be color and/or number coded or otherwise identified for each respective tax increment financing district.
2. The Assessor shall record the amount of captured assessment (or loss) for entry to the system.

B. Personal Property

1. Statements mailed in January are to be color and/or number coded or otherwise identified to identify individual accounts with personal property:
 - a. located in the tax increment financing district.
(development area)
 - b. located out of the tax increment financing district.
 - c. partially in and partially out of the tax increment financing district.
2. Maps of the tax increment financing area and instructions may be mailed with the annual personal property statement mailing.
3. The Assessor shall determine the captured assessed value increase or decrease from the base value year for separate entry.

TAX ROLL AND TAX STATEMENTS

Tax roll and tax statements will provide:

- 1. Base year assessment and respective tax levy.**
- 2. Captured assessment and respective tax levy.**
- 3. Valuation changes creating revenue losses that are to be subsequently absorbed in the district net total levy. Distribution is to be made by the City Treasurer to the Downtown Development Authority no later than April 15th or November 15th following the date of the levy.**

HASTPROC

CITY OF HASTINGS

102 SOUTH BROADWAY
HASTINGS, MICHIGAN
49058

EXHIBIT 10

OFFICE OF
CITY CLERK
(616) 945-2468

March 10, 1986

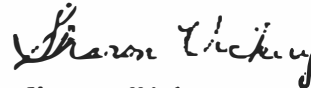
To Whom It May Concern:

A meeting has been scheduled for Friday March 14th, at 10:00 a.m. in the City Council Chambers for you to review the Downtown Development Authority Plan and Tax Increment Financing Plan, before the public hearing which will be held March 24, 1986 at 7:45 p.m.

The Mayor, City Assessor and Director of Public Service will be present to answer any questions you may have as to how these plans will affect your taxing unit.

You are also welcome to attend the public hearing on the 24th with the City Council and members of the D.D.A.

Sincerely,



Sharon Vickery
City Clerk

cc: Square Consulting
Barry County Clerk, Norval Thaler
Chairman of Barry County Board of Commissioners, Carolyn Coleman
Barry Intermediate School District, John Fehsenfeld
Hastings Area School District

CITY OF HASTINGS

102 SOUTH BROADWAY
HASTINGS, MICHIGAN
49058


March 15, 1989

OFFICE OF
CITY CLERK
(616) 945-2488

To Whom It May Concern:

Mayor Mary Lou Gray would like to hold a meeting on Wednesday, March 29, 1989 at 3:00 p.m. in the City Hall, Council Chambers. This meeting is to discuss the DDA plan with the taxing units.

Sincerely,


Sharon Vickery
City Clerk

cc: Nancy Boersma, County Clerk
Ted McKelvey, County Comm.
John Fehsenfeld, BISD
Nelson Allen, HASD
Walt Mesik, City Assessor
Mike Klovanych, City Eng.



City of *Hastings* Michigan

(616) 945-2468
FAX (616) 948-9544

201 E. State Street 49058

• City Clerk / Treasurer

February 9, 2001

To Whom It May Concern

The City of Hastings proposes an amendment of the Downtown Development and Financing Plan to extend its duration. A meeting has been scheduled for February 15, 2001 at 11:00 a.m. in the City Hall Council Chambers, 201 East State Street, Hastings, Michigan to give you an opportunity to review the Downtown Development Authority Plan and Tax Increment Financing Plan, before the public hearing that will be held on February 26, 2001.

Representative of the City and the Downtown Development Authority will be present to answer any questions you may have as to how these plans will affect your taxing unit.

You are also welcome to attend the City Council public hearing on February 26, 2001.

Sincerely,

City of Hastings

Everil G. Manshum
City Clerk

cc: William & Works
Barry County Clerk
Barry Intermediate School District
Hastings Area School District



City of *Hastings* Michigan

(616) 945-2468
FAX (616) 948-9544

201 E. State Street 49058

• City Clerk / Treasurer

April 19, 2001

Williams & Works
549 Ottawa Avenue N.W.
Grand Rapids, Michigan 49503

To Whom It May Concern

The City of Hastings proposes an amendment of the Downtown Development and Financing Plan. A meeting has been scheduled for April 27, 2001 at 11:00 a.m. in the City Hall Council Chambers, 201 East State Street, Hastings, Michigan to give you an opportunity to review the Downtown Development Authority Plan and Tax Increment Financing Plan, before the public hearing that will be held on May 7, 2001.

Representative of the City and the Downtown Development Authority will be present to answer any questions you may have as to how these plans will affect your taxing unit.

You are also welcome to attend the City Council public hearing on May 7, 2001.

Sincerely,

City of Hastings

Everil G. Manslurn
City Clerk

cc: William & Works
Barry County Clerk
Barry Intermediate School District
Hastings Area School District



City of *Hastings* Michigan

(269) 945-2468
FAX (269) 948-9544

201 E. State Street 49058

February 28, 2023

Barry County
Attn: Michael Brown
220 W. State St
Hastings, MI 49058

Dear Mr. Brown,

This letter is to advise the taxing jurisdiction that the City of Hastings is considering a proposed amendment to its Downtown Development and TIF plan. The City is considering this amendment for the purpose of extending the authorization of the DDA for an additional 30 years. Please note that the DDA district is not proposed to expand. The boundaries will be the same as they currently are.

A copy of the proposed plan is available at Hastings City Hall during regular business hours and can also be made available to you at your request. Staff will be holding office hours on Thursday, March 9th at 10:00 A.M. in the second floor conference room at City Hall to discuss the plan. We are also available by appointment if that date does not match your schedule. The public hearing for the general public will be held on March 27th at 7:00 p.m. which you may also attend. Comments will be accepted both in person and in writing. The hearing notice is enclosed for your reference.

We are grateful for your cooperation and participation. Please reach out to either Dan King or myself with any questions or concerns.

Sincerely,

Sarah Moyer-Cale
City Manager

Enclosures: (1)

RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN

At a meeting of the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the Council Chambers, in said City, on February 18, 1986, at 7 p.m., there were
PRESENT: William Cook, Larry Kornstadt, Dr. Fred Hauser, Richard Beduhn,
Mary Gilbert, Cindy Wilcox, Mark Feldpausch, Marjorie Radant
ABSENT: Dan Bolthouse

The following Resolution was offered by Director R. Beduhn and supported by Director M. Gilbert :

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and,

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and,

WHEREAS, the Authority has prepared a document containing a development plan and tax increment financing plan which is attached hereto as Exhibit A, (the Plan).

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Plan to the City Council for adoption and implementation.

2. Determines that the Plan constitutes a public purpose.

3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.

4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.

5. Determines that the Plan meets the requirement of Section 19(c) through (h) of the Downtown Development Authority Act.

6. Determines that a Development Area Citizens Council is not necessary for reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED that all Resolutions and parts of Resolutions insofar as they conflict with the provisions of this Resolution be and are hereby rescinded.

AYES: W. Cook, L. Kornstadt, Dr. Hauser, R. Beduhn, M. Gilbert, C. Wilcox

M. Feldpausch, M. Radant

NAYS: _____

ABSENT: D. Bolthouse

RESOLUTION DECLARED ADOPTED.

Margaret E. Radant
Secretary

CERTIFICATION

I hereby certify the foregoing is a true and complete copy of a Resolution adopted by the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, at a meeting held on February 18, 1986, and that said meeting was held in compliance with Act 267 of the Public Acts of 1976.

Margaret E. Radant
Secretary

EXHIBIT 11B

**RESOLUTION APPROVING AND RECOMMENDING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority for the City of Hastings, County of Barry, Michigan, held in the City Council Chambers, in said City on March 7, 1989 at 7:00 a.m. there were

PRESENT: Larry Kornstadt
Mark Feldpausch
Richard Beduhn
Marjorie Radent
Fred Hauser
James Brown
Mary Lou Gray

ABSENT: Tim King
Diane Flohr

The following resolution was offered by Director Bedehn and supported by Director Brown :

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the cost associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has heretofore prepared and recommended to the City Council a development plan and tax increment financing plan; and

WHEREAS, the City Council has heretofore approved by ordinance said development plan and tax increment financing plan; and

WHEREAS, the Authority has prepared and reviewed amendments to said development plan and tax increment financing plan which plan, as amended, is attached hereto as Exhibit A, (the Plan).

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Plan to the City Council for adoption and implementation.

2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that a Plan meets the requirements of Section 19(c) through (h) of the Downtown Development Authority Act.
6. Determines that a Development Area Citizens Council is not necessary for reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

AYES: Kornstadt, Feldpausch, Beduhn, Radent, Hauser, Brown

Gray.

NAYS: None

ABSENT: Tim King, Diane Flohr

RESOLUTION DECLARED ADOPTED.

Marylin E. Radent
Secretary

CERTIFICATION

I hereby certify the foregoing is a true and complete copy of a resolution adopted by the Board of Directors, of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, at a meeting held on March 7, 1989, and that said meeting was held in compliance with Act 267 of the Public Acts of 1976.

Marylin E. Radent
Secretary

EXHIBIT 11C

**RESOLUTION APPROVING AND RECOMMENDING AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority
fo the City of Hastings, County of Barry, Michigan, held in the City Council Chambers,
in said City on June 26, 1991 at 7:00 a.m. there were

PRESENT: Körustadt, Feldpausch, Radant, Brown, Flohr, Gray

ABSENT: Hauser, King

The following resolution was offered by Director Gray and supported
by Director Feldpausch :

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as
amended, (Downtown Development Authority Act), the Downtown Development
Authority (Authority) is authorized to prepare a development pan to assist in the
development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the
Authority to prepare a tax increment financing plan to assist in the payment of all or part
of the cost associated with the activities of the Authority and the implementation of the
development plan; and

WHEREAS, the Authority has heretofore prepared and recommended to the City
Council a development plan and tax increment financing plan; and

WHEREAS, the City Council has heretofore approved by ordinance said
development plan and tax increment financing plan; and

WHEREAS, the Authority has prepared and reviewed amendments to said
development plan and tax increment financing plan which plan, as amended, is attached
hereto as Exhibit A, (the Plan).

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends the Plan to the City Council for adoption and
implementation.
2. Determines that the Plan constitutes a public purpose.

3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that a Plan meets the requirements of Section 19(c) through (h) of the Downtown Development Authority Act.
6. Determines that a Development Area Citizens Council is not necessary for reason that less than 100 residents reside within the proposed development area.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and are hereby rescinded.

AYES: All

NAYS: None

ABSENT: Hauser, King

RESOLUTION DECLARED ADOPTED.

Margaret E. Rodant
Secretary

CERTIFICATION

I hereby certify the foregoing is a true and complete copy of a resolution adopted by the Board of Directors, of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, at a meeting held on June 26, 1991, and that said meeting was held in compliance with Act 267 of the Public Acts of 1976.

Margaret E. Rodant
Secretary

**RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the City Hall, in said City, on January 11, 2001, at 8:00a.m., there were PRESENT: Campbell, Feldpausch, King, Radant, Woods, Heath, Brown, Button, : ABSENT: Gray

The following Resolution was offered by Director Brown and supported by Director Woods:

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has prepared a document containing a development plan and tax increment financing plan which was adopted by the City Council of the City of Hastings on April 28, 1989 and amended by the City Council on April 24, 1989 and on August 12, 1991, (the Plan),

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends to the City Council that paragraph III, G of the Plan be amended
To read as follows:

G. Duration of Plan:

The tax increment financing plan shall last thirty (30) years from the date of the original adoption of the plan except as the same may be amended or modified from time to time by the City Council of the City of Hastings upon recommendation of the DDA and upon compliance with the notice and public hearing requirements of the Act.

EXHIBIT 11D

2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that the Plan meets the requirement of Section 19 (c) through (h) of the Downtown Development Authority Act.

BE IT FURTHER RESOLVED that all Resolutions and parts of Resolutions insofar as they conflict with the provisions of this Resolution be and are hereby rescinded.

AYES: all

NAYS: none

ABSENT: Gray

RESOLUTION DECLARED ADOPTED.

Deb Button
Deb Button, Secretary

CERTIFICATION

I hereby certify the forgoing is a true and complete copy of a Resolution adopted by the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, at a meeting held on January 11, 2001, and that said meeting was held in compliance with Act 267 of the Public Acts of 1976.

Deb Button
Deb Button, Secretary

**RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the City Hall, in said City, on March 15, 2001 at 8:00 a.m., there were PRESENT: Brown, Button, Campbell, Feldpausch, Heath, Radant and Woods.

ABSENT: Gray, King.

The following Resolution was offered by Director Brown and supported by Director Woods:

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has prepared a document containing a development plan and tax increment financing plan which was adopted by the City Council of the City of Hastings on April 28, 1989 and amended by the City Council on April 24, 1989 and on August 12, 1991, (the Plan),

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby,

1. Recommends to the City Council that the Downtown Development and Financing Plan of the City of Hastings be amended as set forth in the attached draft
2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that the Plan meets the requirement of Section 19 (c) through (h) of the Downtown Development Authority Act.

BE IT FURTHER RESOLVED that all Resolutions and parts of Resolutions insofar as they conflict with the provisions of this Resolution be and are hereby rescinded.

AYES: all

NAYS: none

ABSENT: Gray, King

**RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the City Hall, in said City, on March 27, 2008, at 7:00 p.m., there were:

PRESENT: Bolthouse, Brown, Button, Conklin, Tubbs and May; ABSENT: Albrecht, Woods, and Feldpausch

The following Resolution was offered by Director Button and supported by Director Bolthouse:

WHEREAS, pursuant to Act No. 197 of the Public Acts of Michigan of 1975, as amended, (Downtown Development Authority Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has prepared a document containing a development plan and tax increment financing plan which was adopted by the City Council of the City of Hastings on April 28, 1989 and amended by the City Council on April 24, 1989, on August 12, 1991 and on May 21, 2001 (the Plan),

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends to the City Council that the Plan be adopted as presented.
2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Downtown Development Authority Act.
4. Determines that the Plan meets the requirements of Section 14 and Section 17 of the Downtown Development Authority Act.
5. Determines that the Plan meets the requirement of Section 19 (c) through (h) of the Downtown Development Authority Act.

BE IT FURTHER RESOLVED that all Resolutions and parts of Resolutions insofar as they conflict with the provisions of this Resolution be and are hereby rescinded.

AYES: Bolthouse, Brown, Button, Conklin, May and Tubbs

NAYS: None

ABSENT: Albrecht, Woods, and Feldpausch

**RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the City Hall, in said City, on March 16, 2023, at 8:00 a.m., there were:

PRESENT:

The following Resolution was offered by and supported by :

WHEREAS, pursuant to Act No. 57 of the Public Acts of Michigan of 2018, as amended, (Recodified Tax Increment Financing Act), the Downtown Development Authority (Authority) is authorized to prepare a development plan to assist in the development and redevelopment of all or a portion of the downtown district; and

WHEREAS, the Downtown Development Authority Act also authorizes the Authority to prepare a tax increment financing plan to assist in the payment of all or part of the costs associated with the activities of the Authority and the implementation of the development plan; and

WHEREAS, the Authority has prepared a document containing a development plan and tax increment financing plan (Plan) which has been reviewed and approved by the Authority and now hereby refers the Plan to the Hastings City Council with an approval recommendation;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby:

1. Recommends to the City Council that the Plan be adopted as presented.
2. Determines that the Plan constitutes a public purpose.
3. Determines that the tax increment financing plan contained within the Plan is necessary to achieve the purposes of the Recodified Tax Increment Financing Act.
4. Determines that the Plan meets the requirements of Section 125.4316 of the Recodified Tax Increment Financing Act.
5. Determines that the Plan meets the requirement of Section 125.4318 of the Recodified Tax Increment Financing Act.

AYES: Baker, Bolthouse, Button, Hatfield, Tossave, Wiswell, Woods

NAYS: _____

ABSENT: Albrecht, Ulberg

RESOLUTION DECLARED ADOPTED MARCH 16, 2023



Deb Button, Secretary

CERTIFICATION

I hereby certify the forgoing is a true and complete copy of a Resolution adopted by the Board of Directors of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, at a meeting held on March 16, 2023, and that said meeting was held in compliance with Act 267 of the Public Acts of 1976.



Deb Button, Secretary

**RESOLUTION APPROVING AND RECOMMENDING
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN**

At a meeting of the Citizens Area Council of the Downtown Development Authority of the City of Hastings, County of Barry, Michigan, held in the City Hall, in said City, on March 9, 2023, at 5:30 p.m., there were present: Tim Baker, Carlos Barlow, Chris Bever, Scott Darling, Amy Jeffery, Bill McMackin

The following Resolution was offered by Bever and supported by Baker :

WHEREAS, pursuant to Act No. 57 of the Public Acts of Michigan of 2018, as amended, (Recodified Tax Increment Financing Act), the Citizens Area Council has been established by the City Council of the City of Hastings to advise the Downtown Development Authority (Authority) and the City Council in the preparation and implementation of a development plan and a tax increment financing plan to assist in the development and redevelopment of all or a portion of the downtown district; and

NOW, THEREFORE, BE IT RESOLVED that the Citizens Area Council hereby recommends to the City Council and the Board of Directors of the Downtown Development Authority that the Development and Tax Increment Financing Plan as revised in draft through March 9, 2023 be approved.

AYES: Baker, Barlow, Bever, Darling, Jeffery, McMackin

NAYS: None

RESOLUTION DECLARED ADOPTED. MARCH 9, 2023

CITY OF HASTINGS

Ordinance No. 202

An Ordinance adopting the Downtown Development Plan and Tax Increment Financing Plan for the Downtown Development Authority of the City of Hastings; and to Repeal All Ordinances in Conflict Therewith.

THE CITY OF HASTINGS ORDAINS:

SECTION 1. Preliminary Findings:

a. That a public hearing was held on March 24, 1986, on the proposed Development Plan and Tax Increment Financing Plan for the Hastings Downtown Development Area, following the giving of notice thereof, all in accordance with Act 197 of the Public Acts of 1975, as amended.

b. That there are no findings or recommendations of a development area citizens council, there having been no statutory requirement to form a development area citizens council.

c. That the proposed Development Plan and Tax Increment Financing Plan meet the requirements set forth in Act 197 of the Public Acts of 1975, as amended, specifically Section 17 (2) thereof.

d. That the proposed method of financing the proposed development is feasible and the Downtown Development Authority of the City of Hastings has the ability to arrange for financing.

e. That the proposed development is reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.

f. That any land included with the proposed development area which is to be acquired is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.

g. That the proposed Development Plan is in reasonable accord with the Master Plan of the City of Hastings.

h. That public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project area.

SECTION 2. Findings and Determination:

a. That based upon the foregoing findings, it is hereby held and determined that the Development Plan and Tax Increment Financing Plan for the Hastings Downtown Development Area constitutes a public purpose.

b. That the Development Plan and Tax Increment Financing Plan for the Hastings Downtown Development Area is hereby approved.

SECTION 3. All Ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 4. This Ordinance shall take effect upon publication thereof.

Moved by Campbell and supported by
Jasperse that the above Ordinance be adopted as read.

YEAS 8

NAYS 0

ABSENT 0

I, Sharon Vickery, City Clerk, do hereby certify that the above is a true copy of a Ordinance adopted by the Hastings City Council on the 28th day of April, 1986.

Sharon Vickery
Sharon Vickery, City Clerk

EXHIBIT 13

ORDINANCE NO. 222

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE DOWNTOWN
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS,

THE PEOPLE OF THE CITY OF HASTINGS ORDAIN:

Section 1. Preliminary Findings. It is hereby preliminarily determined that:

- (a) A public hearing was held on April 24, 1989 on the proposed Amended Downtown Development Plan and Tax Increment Financing Plan, following notice thereof, all in accordance with Act 197 of the Public Acts of 1975, as amended.
- (b) There are no findings or recommendations of a development area citizens Council, as there was no statutory requirement to form such a development area citizens council and none was formed.
- (c) The proposed Amended Downtown Development Plan and Tax Increment Financing Plan meets the requirements set forth in Act 197 of the Public Acts of 1975, as amended.
- (d) The proposed method of financing the proposed developments is feasible and the Downtown Development Authority of the City of Hastings has the ability to arrange the financing.
- (e) The proposed developments are reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.
- (f) Any land included within the proposed development area is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.
- (g) The proposed Amended Development Plan and Tax Increment Financing Plan is in reasonable accord with the Master Plan of the City of Hastings.

- (h) Public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project area.
- (i) Changes in zoning, street levels, intersections and utilities, if any, are reasonably necessary for the proposed projects and for the City of Hastings.

Section 2. Approval of Amendment. It is hereby finally determined that:

- (a) Based upon the foregoing findings, the Amended Downtown Development Plan and Tax Increment Financing Plan constitutes a public purpose.
- (b) The Amended Downtown Development Plan and Tax Increment Financing Plan is hereby approved.

Section 3. Effective Date.

This Ordinance shall become effective upon its adoption and publication as provided by City Charter.

Motion by Cusack, support by Walton, to adopt the foregoing ordinance.

YEAS: Campbell, Miller, Spencer, White, Cusack, Walton, Jasperse

NAYS: None

ABSENT: Fuhr

ORDINANCE DECLARED ADOPTED

I hereby certify that the foregoing ordinance was adopted by the Hastings City Council at a regular meeting held on April 24, 1989, and published in the Hastings Banner on April 27, 1989.


Sharon Vickery, City Clerk

ORDINANCE NO. 245

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS,

THE PEOPLE OF THE CITY OF HASTINGS ORDAIN:

Section 1. Preliminary Findings. It is hereby determined that:

(a) A public hearing was held on August 12, 1991, on the proposed Amended Downtwon Development plan and Tax Increment Financing Plan, following notice thereof, all in accordance with Act 197 of the Public Acts of 1975, as amended.

(b) There are no findings or recommendations of a development area citizens Council, as there was no statutory requirement to form such a development area citizens council and none was formed.

(c) The proposed Amended Downtown Development Plan and Tax Increment Financing Plan meets the requirements set forth in Act 197 of the Public Acts of 1975, as amended.

(d) The propsed method of financing the proposed developments is feasible and the Downtown Development Authority of the City of Hastings has the ability to arrange the financing.

(e) The proposed developments are reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.

(f) Any land included within the proposed development area is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.

(g) The proposed Amended Development Plan and Tax Increment Financing Plan is in reasonable accord with the Master Plan of the City of Hastings.

(h) Public services, such as fire and police protection and untilities, are or will be adequate to service the proposed project area.

(i) Changes in zoning, street levels, intersections and utilities, if any, are reasonably necessary for the proposed projects for the City of Hastings.

Section 2. Approval of Amendment. It is hereby finally determined that:

(a) Based upon the foregoing findings, the Amended Downtown Development Plan and Tax Increment Financing Plan Dated August 12, 1991 constitutes a public purpose.

(b) The Amended Downtown Development Plan and Tax Increment Financing Plan dated August 12, 1991 is hereby approved.

Section 3. Effective Date.

This Ordinance shall become effective upon its adoption and publication as provided by City Charter.

Motion by Jasperse, support by Brower, to adopt the foregoing ordinance.

YEAS: Brower, White, Watson, Walton, Spencer, Jasperse, Cusack, Campbell

NAYS: None

ABSENT: None

ORDINANCE DECLARED ADOPTED

I hereby certify that the foregoing ordinance was adopted by the Hastings City Council at a regular meeting held on August 12, 1991, and published in the Hastings Banner on August 29, 1991.

Sharon Vickery
Sharon Vickery, City Clerk

ORDINANCE NO. 329

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS,

THE PEOPLE OF THE CITY OF HASTINGS ORDAIN:

Section 1. Preliminary Findings. It is hereby determined that:

- (a) A public hearing was held on February 26, 2001, on the proposed Amended Downtown Development Plan and Tax Increment Financing Plan, following notice thereof, all in accordance with Act 197 of the Public Acts of 1975, as amended.
- (b) There are no findings or recommendations of a development area citizens Council, as there was no statutory requirement to form such a development area citizens council and none was formed.
- (c) The proposed Amended Downtown Development Plan and Tax Increment Financing Plan meets the requirements set forth in Act 197 of the Public Acts of 1975, as amended.
- (d) The proposed method of financing the proposed developments is feasible and the Downtown Development Authority of the City of Hastings has the ability to arrange the financing.
- (e) The proposed developments are reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.
- (f) Any land included within the proposed development area is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.
- (g) The proposed Amended Development Plan and Tax Increment Financing Plan is in reasonable accord with the Master Plan of the City of Hastings.
- (h) Public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project area.

- (i) Changes in zoning, street levels, intersections and utilities, if any, are reasonably necessary for the proposed projects for the City of Hastings.

Section 2. Approval of Amendment. It is hereby finally determined that:

- (a) Based on the foregoing findings, the Amended Downtown Development Plan and Tax Increment Financing Plan as amended on March 12, 2001 constitutes a public purpose.
- (b) The Amended Downtown Development Plan and Tax Increment Financing Plan as amended on March 12, 2001 is hereby approved.

Section 3. Effective Date. This Ordinance shall become effective upon its adoption and publication as provided by City Charter.

Motion by Hawkins, support by May to adopt the foregoing ordinance.

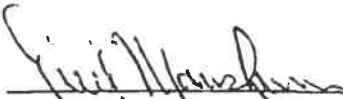
YEAS: Hawkins, Jasperse, Blean, Wood, Tubbs, Spencer, McIntyre

NAYS: May and Campbell
None

ABSENT: None

ORDINANCE DECLARED ADOPTED

I hereby certify that the foregoing ordinance was adopted by the Hastings City Council at a regular meeting held on March 12, 2001, and published in the Hastings Banner on March 15, 2001.


Everil Marshum, City Clerk

**AMENDMENT TO THE CITY OF HASTINGS DOWNTOWN DEVELOPMENT
AND FINANCING PLAN**

1. Amend Part III, Paragraph G of the City of Hastings Downtown Development and Financing Plan, as amended through August 12, 1991, to read as follows:

G. Duration of Plan.

The tax increment financing plan shall last thirty (30) years *from the date of the original adoption of the plan* except as the same may be amended or modified from time to time by the City Council of the City of Hastings upon recommendation of the DDA and upon compliance with the notice and public hearing requirements of the Act.

2. In all other respects, said plan is to remain in full force and effect.

Section 3. Effective Date. This Ordinance shall become effective upon its adoption and publication as provided by City Charter.

Motion by Hawkins, support by May, to adopt the foregoing ordinance.


YEAS: Hawkins, Jasperse, Bleam, Wood, Tubbs, Spencer, McIntyre, May and Campbell

NAYS: None

ABSENT: None

ORDINANCE DECLARED ADOPTED

I hereby certify that the foregoing ordinance was adopted by the Hastings City Council at a regular meeting held on March 12, 2001 and published in the Hastings Banner on March 15, 2001.



Everil Manshum, City Clerk

**CITY OF HASTINGS
ORDINANCE NO. 331**

**AN ORDINANCE TO APPROVE AN AMENDMENT TO THE DOWNTOWN
DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN OF THE
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS.**

THE CITY OF HASTINGS HEREBY ORDAINS:

Section 1. Preliminary Findings: It is hereby preliminary determined that:

- a. That a public hearing was held on May 7, 2001, on the proposed Amended Downtown Development Plan and Tax Increment Financing Plan following notice thereof, all in accordance with Act 197 of Public Acts of 1975, as amended.
- b. In accord with Section 21 of said Act, a development area citizens advisory committee was established by the City Council of the City of Hastings on February 5, 2001 and said citizens committee has met and consulted with the Downtown Development Authority Board of Directors and the City Council on the amended Development and Financing Plan.
- c. The proposed Development Plan and Tax Increment Financing Plan meet the requirements set forth in Act 197 of the Public Acts of 1975, as amended.
- d. The proposed method of financing the proposed development is feasible and the Downtown Development Authority of the City of Hastings has the ability to arrange the financing.
- e. The proposed developments are reasonable and necessary to carry out the purposes of Act 197 of the Public Acts of 1975, as amended.
- f. Any land included with the proposed development area is reasonably necessary to carry out the purposes of the plan and of Act 197 of the Public Acts of 1975, as amended, in an efficient and economically satisfactory manner.
- g. The proposed Development Plan and Tax Increment Financing Plan is in reasonable accord with the Master Plan of the City of Hastings.
- h. Public services, such as fire and police protection and utilities, are or will be adequate to service the proposed project area.
- i. Changes in zoning, street levels, intersections and utilities, if any, are reasonably necessary for the proposed projects for the City of Hastings.

Section 2. Approval of Amendment. It is hereby finally determined that:

- a. Based upon the foregoing finding, the amended Downtown Development Plan and Tax Increment Financing Plan dated May 7, 2001 constitutes a public purpose.
- b. The Amended Development Plan and Tax Increment Financing Plan dated May 7, 2001 is hereby approved.

Section 3. Effective Date.

This Ordinance shall become effective upon its adoption and publication as provided by City Charter.

Motion by Hawkins, second by McIntyre to adopt the foregoing ordinance.

Yeas: Wood, Jasperse, Bleam, Hawkins, McIntyre, May, Spencer, Tubbs and Campbell

Nays: None

Absent: None

I, Sherlyn J. Courtney, Deputy City Clerk, do hereby certify that the above is a true copy of an Ordinance adopted by the Hastings City Council on the 21st day of May 2001, and published in the Hastings Banner on May 24, 2001.


Sherlyn J. Courtney, Deputy City Clerk

ORDINANCE NO. 425

**AN ORDINANCE TO AMEND THE DOWNTOWN DEVELOPMENT AUTHORITY
DOWNTOWN DEVELOPMENT AND FINANCING PLAN**

As recommended by the Downtown Development Authority on March 27, 2008

THE CITY OF HASTINGS ORDAINS:

SECTION 1. Findings. It is hereby determined that:

- a. A public hearing was held on May 12, 2008, at 7:30 p.m. on the Downtown Development Authority Downtown Development and Financing Plan update, following notice thereof, all in compliance with Act 197 of 1975, as amended.
- b. A Citizens Advisory Committee was formed in accordance with Section 21 of said Act. The Citizens Advisory Committee adopted a resolution which recommends City Council approval of the Downtown Development Authority Downtown Development and Financing Plan.
- c. The Downtown Development Authority Downtown Development and Financing Plan meets the requirements of Act 197 of 1975, as amended, and specifically Section 17(2) of that Act.
- d. The proposed method of financing the development projects is feasible and the Authority Board of Directors has the ability to arrange the financing described in the Downtown Development Authority Downtown Development and Financing Plan.
- e. The development projects are reasonable and necessary to implement the purposes of the Act 197 of 1975.
- f. The land included within the Development Area is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner.
- g. The Downtown Development Authority Downtown Development and Financing Plan is in reasonable accord with the City of Hastings Master Plan.
- h. Public services, such as police and fire protection and utilities, are or will be adequate to service the project area.
- i. Changes in zoning, streets, street levels, intersections, and utilities, if any, are reasonably necessary for the project and for the City of Hastings.

SECTION 2. Approval of Amendment. It is further determined that:

- a. Based on the above findings, the updated Downtown Development Authority Downtown Development and Financing Plan constitutes a public purpose.
- b. The updated Downtown Development Authority Downtown Development and Financing Plan is hereby approved.

SECTION 3. Effective Date.

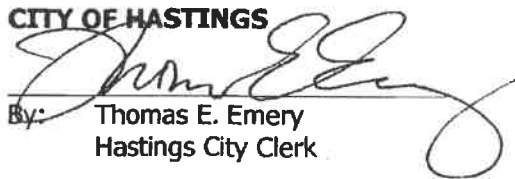
This ordinance shall become effective upon its adoption and publication as provided by City Charter.

Moved by Member Tubbs, with support by Member Tossava, that **Ordinance No. 425** be adopted as read.

YEAS: Bowers, Jasperse, McIntyre, Tossava, Tubbs, Wood and May.
NAYS: None.
ABSENT: Campbell and Townsend.

Adoption Date: May 27, 2008
Effective Date: June 5, 2008
First Reading: May 12, 2008
Second Reading: May 27, 2008

CITY OF HASTINGS


By: Thomas E. Emery
Hastings City Clerk

CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the City of Hastings, Michigan, does hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Hastings, at a regular meeting of the City Council on the 27th day of May 2008, at which meeting a quorum was present and remained throughout, and that the original of said Ordinance is on file in the records of the City of Hastings. I further certify that the meeting was conducted and public notice was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan of 1976, as amended, and that minutes were kept and will be or have been made available as required thereby.

Dated: 5.30.08


Thomas E. Emery
City Clerk

EXHIBIT 14

Estimated Administrative Budget

Year	Est Budget
2023	58,000
2024	58,580
2025	59,166
2026	59,757
2027	60,355
2028	60,959
2029	61,568
2030	62,184
2031	62,806
2032	63,434
2033	64,068
2034	64,709
2035	65,356
2036	66,009
2037	66,670
2038	67,336
2039	68,010
2040	68,690
2041	69,377
2042	70,070
2043	70,771
2044	71,479
2045	72,194
2046	72,915
2047	73,645
2048	74,381
2049	75,125
2050	75,876
2051	76,635
2052	77,401
2053	78,175