



CITY OF ALBION DOWNTOWN DEVELOPMENT AUTHORITY

REGULAR MEETING

WEDNESDAY, FEBRUARY 12, 2020

MAYOR'S OFFICE

7:30 A.M.

SCOTT EVANS-CHAIRPERSON

AGENDA

- I. Call To Order (Reminder: turn off cell phones)
- II. Roll Call of the DDA
- III. Approval of Prior Meeting Minutes
 - January 8, 2020 Regular Meeting Minutes
- IV. Correspondence
- V. Order of Business
 - A. Citizens Counsel Update – Emily Verbeke
 - B. Kalamazoo River in DDA Plan – Leah DuMouchel
 - C. DDA Plan Adoption Process – Leah DuMouchel
 - D. DDA Financing Options – Mayor Atchison
 - E. Downtown Lighting – Emily Verbeke
 - F. Collaboration with DDA, Chamber, EDC, and City of Albion – Scott Evans
 - G. DDA Events and Sponsorship with Downtown Businesses – Scott Evans
- VI. Citizen Comments (Persons addressing the DDA shall limit their comments to no more than 5 minutes. Proper decorum is required.)
- VII. Board Member Comments
- VIII. Adjournment

City Of Albion
 Albion Downtown Development Authority
 Meeting Minutes – January 8, 2020

I. CALL TO ORDER

Chairperson Mike Tymkew called the meeting to order at 7:30 a.m.

II. ROLL CALL

X	Dave Atchison	A	Christina Wixson
X	Scott Evans	X	Nidia Wolf
X	Marcola Lawler		
X	Mike Tymkew		
X	Emily Verbeke		

Administration: Haley Snyder, Interim Assistant City Manager / Deputy Clerk/Treasurer

III. Approval of Prior Meeting Minutes

A. November 13, 2019 Regular Meeting Minutes

Motion by N Wolf, supported by S Evans, CARRIED, to approve prior meeting minutes as presented.

(MOTION carried, voice vote)

IV. Correspondence-None

V. Order of Business

A. Election of Officers (Chairperson, Vice Chairperson, Secretary, Treasurer)

N Wolf moved, E Verbeke seconded, CARRIED, to elect S Evans as Chairperson.

(MOTION carried, voice vote)

N Wolf moved, M Lawler seconded, CARRIED, to elect E Verbeke as Vice Chairperson.

(MOTION carried, voice vote)

Chair Tymkew stated currently, Deputy Clerk/Treasurer Snyder takes meeting minutes and handles DDA correspondence, as well as, Finance Director/Treasurer Mead overseeing DDA's finances. Chair Tymkew posed the question if City staff can fill the positions of Board Secretary and Treasurer.

N Wolf moved, E Verbeke seconded, CARRIED, to table electing a Board Secretary and Treasurer to research whether or not City Staff can fill the two positions.

(MOTION carried, voice vote)

Comments were received from Board Members D Atchison, S Evans, M Lawler, M Tymkew, E Verbeke, and N Wolf.

B. Ismon House Rental Rates

Shirley Zeller provided the Board with the Ismon House 2019 rental rates and the proposed 2020 rates. The proposed rates increased \$5/hour. The new rates would be for any current or future booking. Bookings for the Ismon House are doing well – currently, have bookings through May 2021. In addition to the proposed rates, out of State renters will be able to have reduced rates at the Marriot Hotel and Palmer Bed & Breakfast.

Comments were received from Board Members D Atchison, M Tymkew and N Wolf.

S Evans moved, supported by N Wolf, CARRIED, to approve the 2020 Ismon House Rental Rates.

(MOTION CARRIED, voice vote)

C. Brownfield Interlocal Agreement 101-109 S. Superior Street Project

**** Agenda Items C-H and Items I-J were discussed and voted on as one unit ****

Amy Deprez, Albion Economic Development Corporation (AEDC) President provided the Board with the following information on the eight (8) proposed Brownfield Plans and Interlocal Agreements:

- Each proposed Brownfield Plan is part of the Big Albion Plan.
- Developers – ARC a non-profit six (6) projects and ACE a private organization two (2) projects.
- Considered developing a Targeted Redevelopment Area (TRA); however, decided to go with individual Brownfield Plans.
- Brownfield Plan – Defines the project, expected eligible activities, and identifies the tax increment that can be captured.
- In order for the proposed plans to be successful, will need to utilize as many resources as possible.
- Eligibility for Tax Increment Financing (TIF) – contaminated, functionally obsolete, blighted, and/or included in a TRA.
- Without TIF, the proposed projects do not make financial sense.
- The City will continue to receive the existing tax base. After the plan ends, all of the taxes will go to the City.
- The proposed eight (8) projects will consist of 73 apartment units (53,707 sq. ft.) and 29 commercial units (36,433 sq. ft.).
- Total investment - \$19 million for all eight (8) projects.
- Opportunity Zone funds are needed to make these projects possible.
- Receive DDA approval today, will go before City Council on January 21st, followed by MEDC review and approval.

Board questions/comments:

- How many apartments will be market rate and how many deemed “affordable” *All apartments will be market rate – rental rates ~\$600-1,000.*
- How will these projects affect downtown parking? *Continual conversations with the City to address downtown parking.*
- How will these projects affect DDA’s tax capture? *DDA’s tax capture will be passed through to the Brownfield Redevelopment Authority (BRA). Tax Increment is used to pay back the developer for certain activities for a certain amount of time.*
- What is the total tax capture DDA will forego during the duration of the proposed plans? *DDA will forego \$2,461,274 in property taxes or roughly \$100,802/year.*
- Impacts if we delay the approval of the proposed Brownfield plans? *Delay receiving the LOI from the MEDC, delay getting investors for the Opportunity Zone fund, and miss out on 2020 construction.*

Board Member D Atchison stated a study session should be held with Council to discuss the proposed plans in detail and give them time to process the information before seeking final approval on January 21st. A City Council study session will be held on Tuesday, January 14th at 6p.

M Tymkew moved, supported by N Wolf to approve the Interlocal Agreements for the six (6) ARC Projects (101-109 S. Superior, 111-119 S. Superior, 104-108 S. Superior, 213-221 S. Superior, 313-315 S. Superior, and 106-108 E. Erie Street) as presented.

(MOTION CARRIED, roll call vote) (7-0)

M Tymkew moved, supported by N Wolf to approve the Interlocal Agreements for the two (2) ACE Projects (300-304 S. Superior and 403 S. Superior) as presented.

(MOTION CARRIED, roll call vote) (6-0, E Verbeke abstained from voting)

Comments were received from Board Members D Atchison, S Evans, M Lawler, M Tymkew, E Verbeke, and N Wolf.

D. Strategic Plan Update – Leah DuMouchel

Leah DuMouchel with Beckett & Raeder stated the Downtown Council requirement has not been met. Struggling to find participants – nine (9) members required. On page 22 of the new DDA Strategic Plan, proposed language addressing the Downtown Council requirement has been included.

Board Member D Atchison stated City Attorney Harkness provided clarification on whether applicants for the Downtown Council need to go through the City’s Boards and Commissions application process. Anyone applying for the Downtown Council can forego Council approval.

Linda LaNoue stated she was able to get seven (7) people including herself to serve on the Downtown Council. Board Member E Verbeke stated she has several people interested in serving on the Council as well.

A consensus was made to schedule the DDA Downtown Council meeting for Monday, January 27th at 6p in the Council Chambers.

E. Excuse Absent Board Members

E Verbeke moved, supported by D Atchison, CARRIED, to Excuse Absent Board Member C Wixson.

(MOTION CARRIED, voice vote)

VI. Citizens Comments (Persons addressing the DDA shall limit their comments to no more than 5 minutes. Proper decorum is required.)

Comments were received by Al Smith and Linda LaNoue.

Board Member Comments:

Comments were received by Board Members D Atchison, M Lawler, and E Verbeke.

VII. ADJOURNMENT

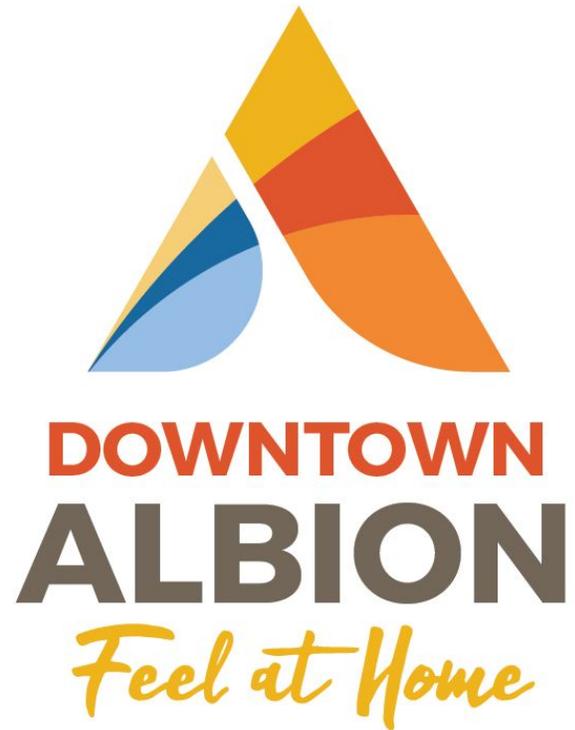
Motion by M Lawler, supported by S Evans to adjourn the meeting of the DDA.

(MOTION CARRIED, voice vote)

Meeting adjourned at 9:39 a.m.

Recorded by Haley Snyder, Interim Assistant City Manager / Deputy Clerk/Treasurer

THE CITY OF ALBION



January 27, 2020

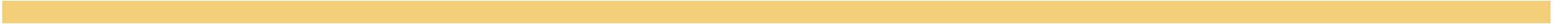


Amended & Restated Downtown Development Authority

**DEVELOPMENT PLAN & TAX
INCREMENT FINANCING PLAN**



INTRODUCTION



DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

- DDAs are enabled by state law (State of Michigan Tax Increment Financing Act, PA 57 of 2018).
- Act provides the legal mechanism for communities to address economic development needs.
- The basic bargain is that tax increases generated in a downtown district ("tax increment financing," or TIF) can be reserved and spent only in that district.
 - The Downtown Development Plan describes the improvements needed to address economic development needs
 - The TIF Plan describes the funds expected to be generated over the life of the plan.



Photo credit: City of Albion

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

- April 1988: Albion DDA and DDA District established.
- This 2020 Development Plan & Tax Increment Financing Plan is Albion's fourth DDA/TIF plan



Photo credit: City of Albion

CITIZENS COUNCIL

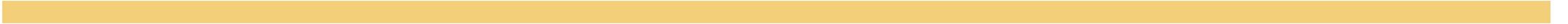
- If more than 100 people live in the “Development District,” the plan must have input from a Citizens Council (that’s you!)
- There are approximately 380 people in the Albion DDA district
- The Act is primarily concerned with displacement: if proposed improvements will remove housing, the City must have a plan and provisions for relocating persons. This plan does not contemplate any displacement.
- Tonight’s format: review of plan and guided discussion



Photo credit: City of Albion



PUBLIC PROCESS

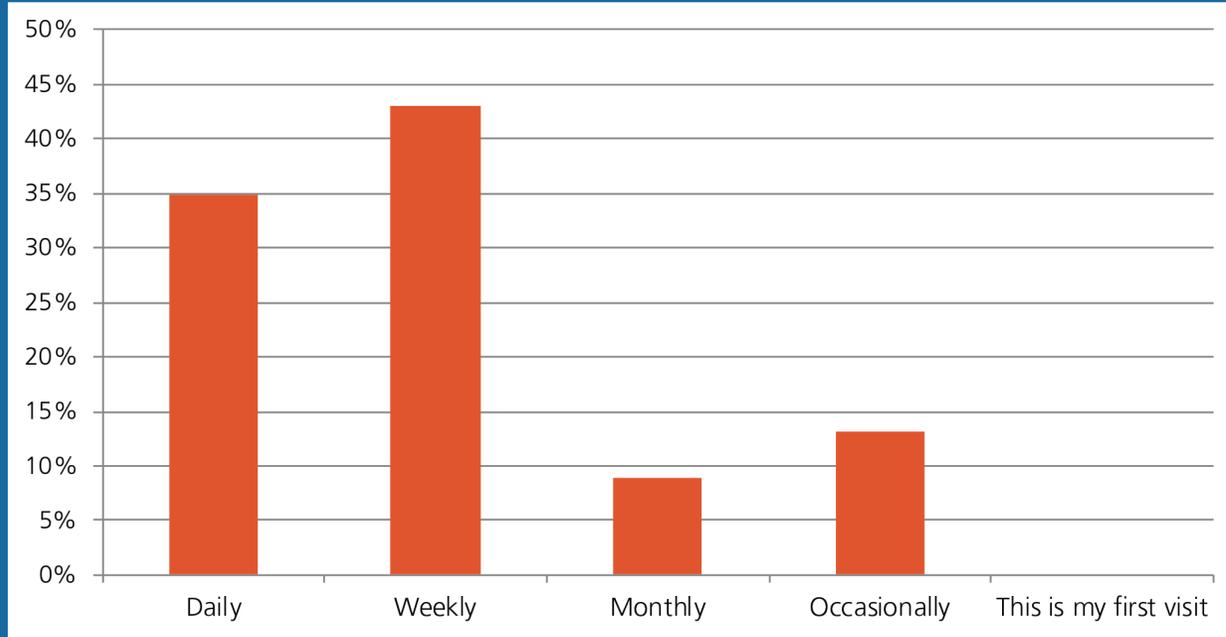


DOWNTOWN ALBION SURVEY (213 participants)

- A 3-minute “downtown customer” survey was conducted in late summer of 2019
- 213 responses were received
- The purpose was to get data about how the downtown is functioning, so that improvements could be targeted and prioritized

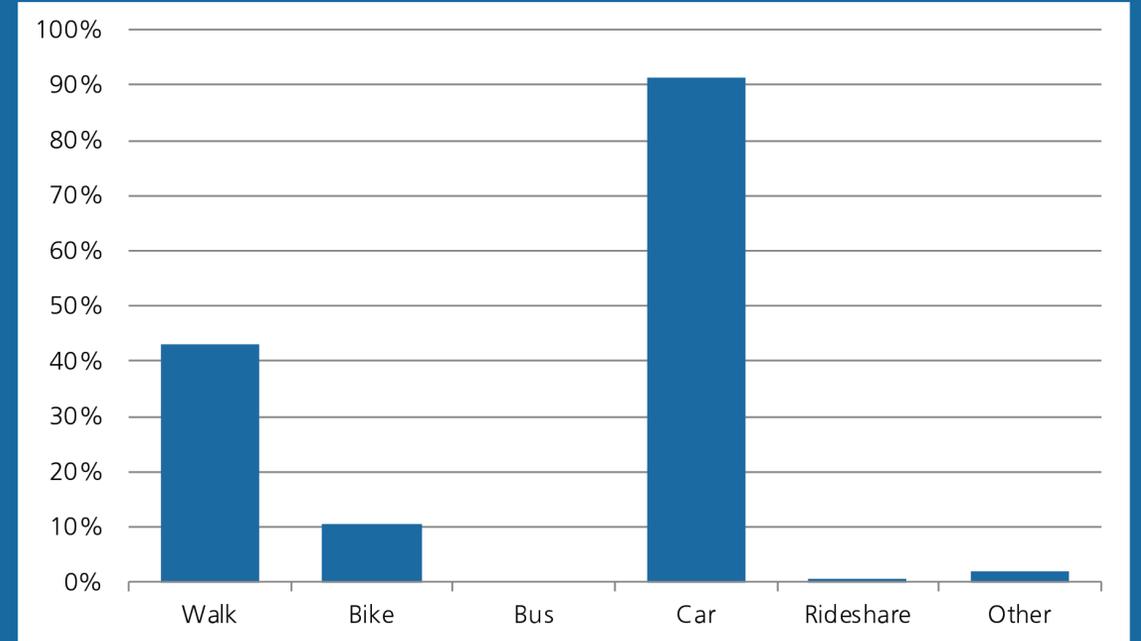
DOWNTOWN ALBION SURVEY (213 participants)

How often do you visit Downtown Albion?



Most respondents visit downtown Albion weekly (43%).

How often do you prefer to get to Downtown Albion? Check all that apply



Over ½ would prefer to get to downtown Albion without a car, though 91% also selected a preference for travel via car.

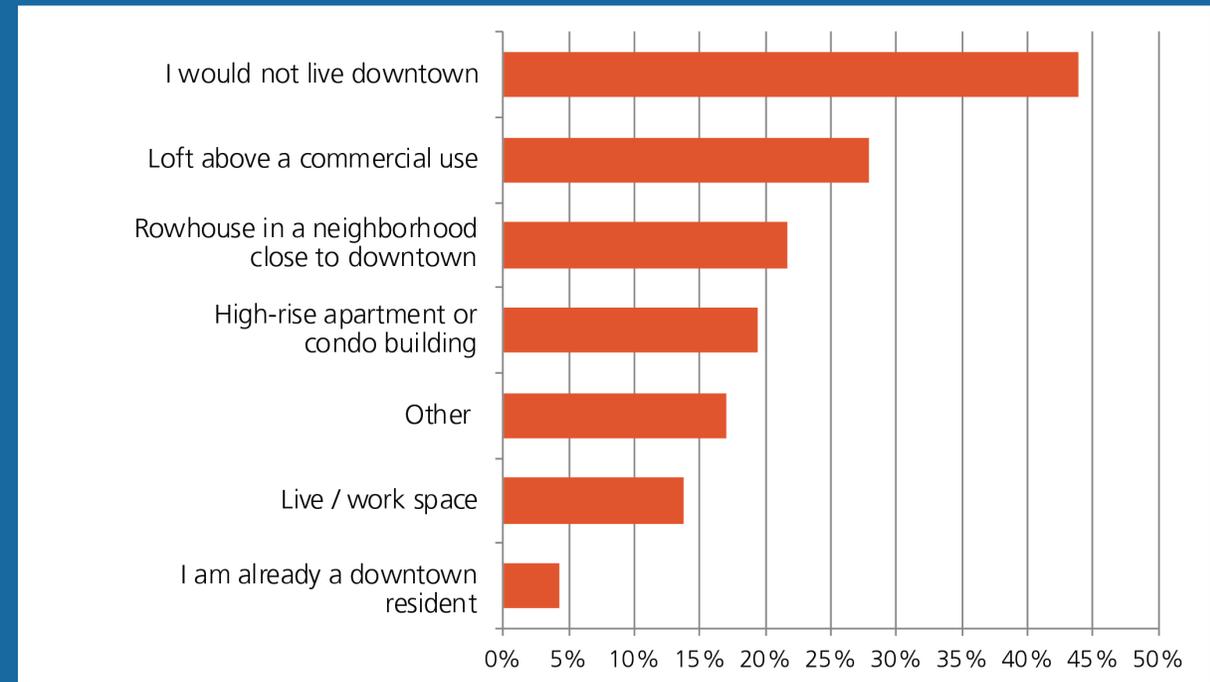
DOWNTOWN ALBION SURVEY (213 participants)

In Downtown Albion, how easy is it to...?



Wayfinding and walkability rated the best, while shopping, dining, and entertainment need the most improvement.

Would you live in Downtown Albion in any of the following housing types?



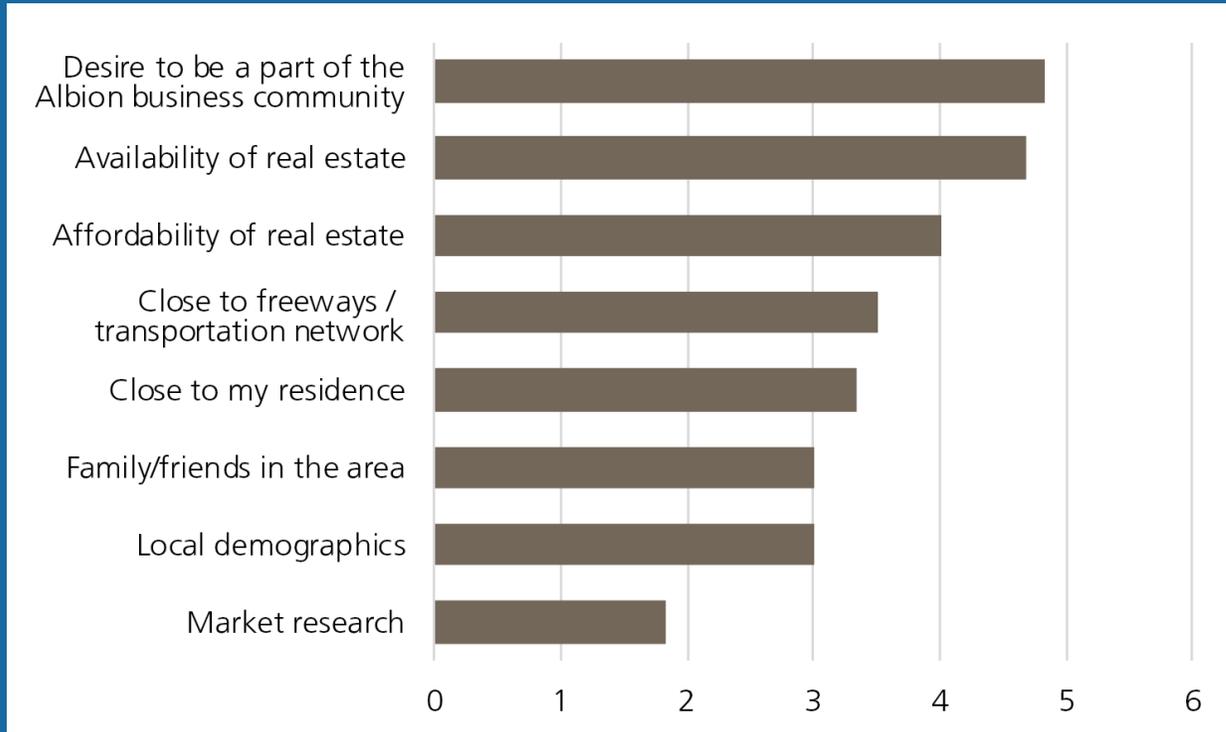
26%-50% of respondents would live downtown with a loft above a commercial use as the most popular housing type option.

BUSINESS OWNER SURVEY (6 participants)

- A longer survey was distributed to downtown business owners concurrently with the customer survey
- 6 responses were received
- The purpose was to get data about how the DDA could best leverage its “soft” business support functions to improve conditions for local businesses

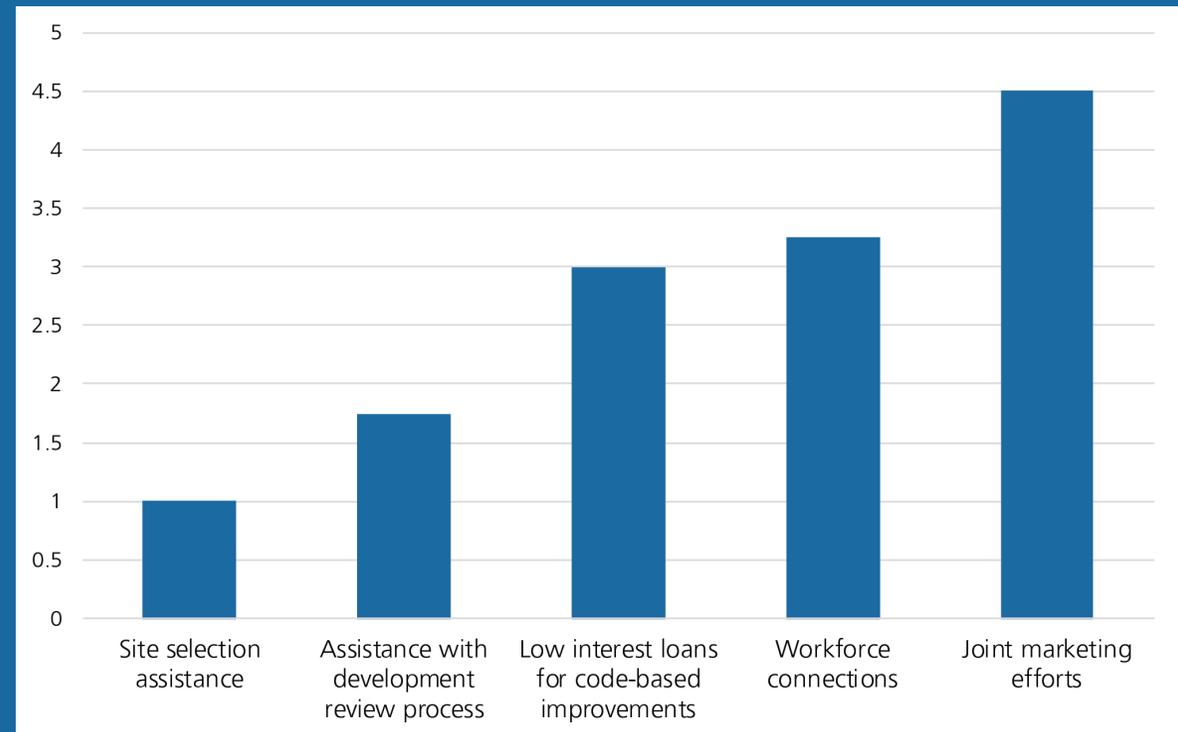
DOWNTOWN BUSINESS OWNER SURVEY (6 participants)

What attracted you to Albion?



Most important: “a desire to be part of the Albion business community” and “availability of real estate.”

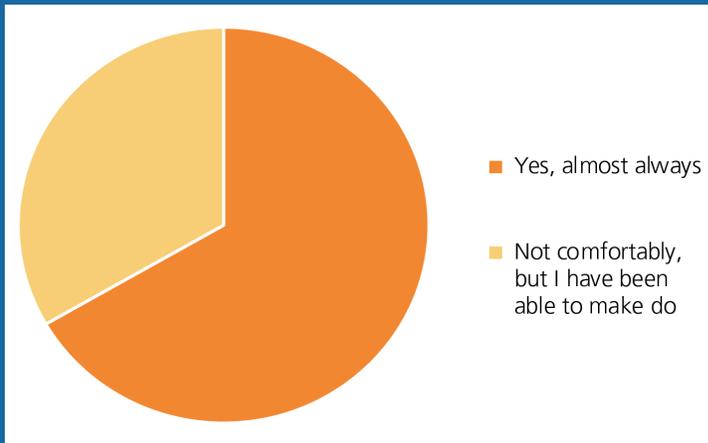
What could the City do to help your business succeed?



Joint marketing efforts would be extremely helpful.

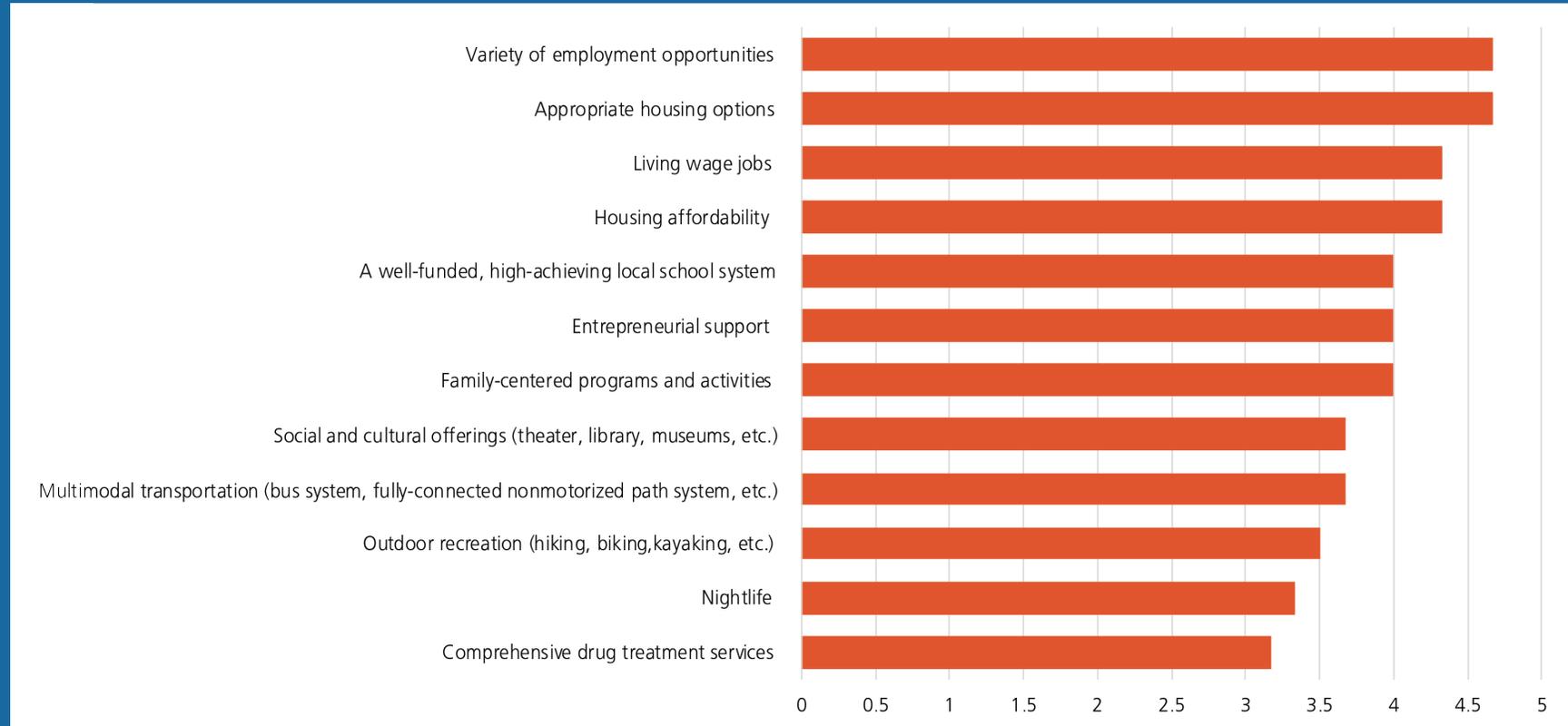
DOWNTOWN BUSINESS OWNER SURVEY (6 participants)

Does your business have an adequate labor supply?



2/3 of respondents almost always have an adequate labor supply.

What would Albion need to offer or enhance in order to build and retain an adequate supply of labor?



4 most important amenities: appropriate housing options, housing affordability, variety of employment opportunities, living-wage jobs.

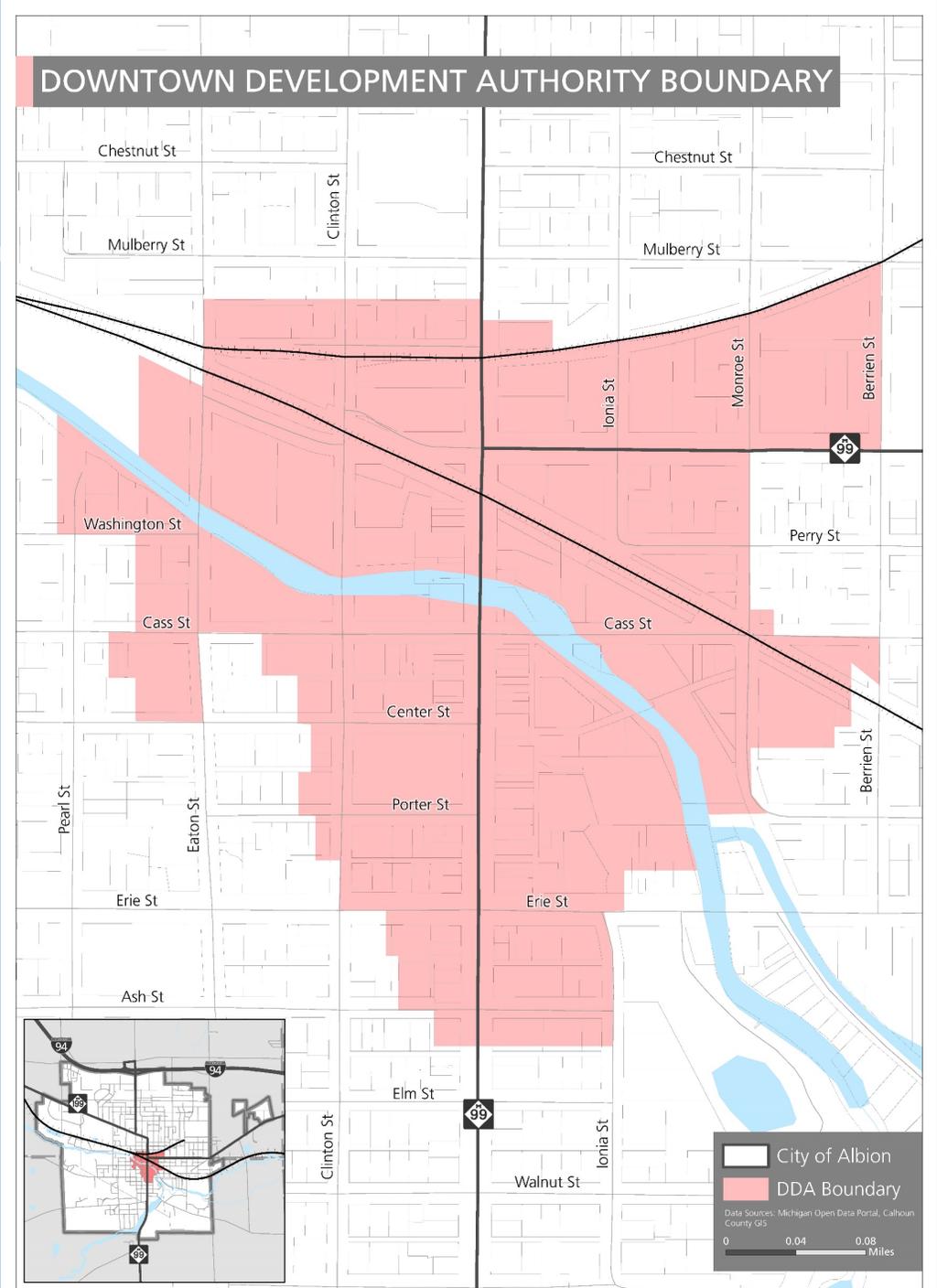


DEVELOPMENT PLAN



DEVELOPMENT AREA BOUNDARY

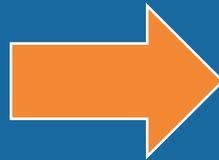
General Description: Commercial properties along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan, and Vine Streets.



Summary of Development Projects

*ALBION IS AT THE CUSP
of major redevelopment
occurring in partnership with:*

- Albion Economic Development Authority
- Albion Brownfield Redevelopment Authority
- Albion Reinvestment Corporation

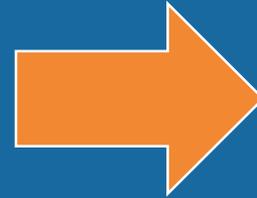


*COORDINATION
OF RESOURCES
WILL BE CRUCIAL.*

Summary of Development Projects

Development Project List Considerations:

- Previous plans with action items applicable to DDA involvement
- Downtown Albion Survey
- Downtown Business Owner Survey
- DDA Board priorities



***ALBION'S FIRST
PRIORITY:
securing staff
capacity***

Summary of Development Projects

PHYSICAL IMPROVEMENTS

PUBLIC SPACE

Enhance Kalamazoo River

- Stoffer Plaza Improvements
- Activate river frontage with bike infrastructure and mini park
- Comprehensive wayfinding & signage for Albion River Trail

ACCESS TO DOWNTOWN

- Downtown nonmotorized strategy to increase access to downtown

Summary of Development Projects

PHYSICAL IMPROVEMENTS

INFRASTRUCTURE

- Improvements for redevelopment efforts
- Nonmotorized facilities
- Buried utility lines
- Wireless communication support

FAÇADE IMPROVEMENTS

- Enumerate program requirements
- Identify priority projects

Summary of Development Projects

Redevelopment

- Market studies & Property Information Packages
- Storefront and upper-floor strategy
- Ongoing housing study
- Concentrate on richer dining & entertainment options

Summary of Development Projects

Business Community

- Coordinate roles amongst Albion's DDA, EDC and the Greater Albion Chamber of Commerce
- Create business retention strategy
- Create an overall marketing strategy
- Standardize business hours
- Promote positive stories and accomplishments
- Share news about business openings and closings
- Liaison with local realtors & other agencies

Summary of Development Projects

Community Engagement

- Lead a Community Forum
- Establish a regular avenue for the public to share concerns, enthusiasm, and questions



Photo credit: City of Albion

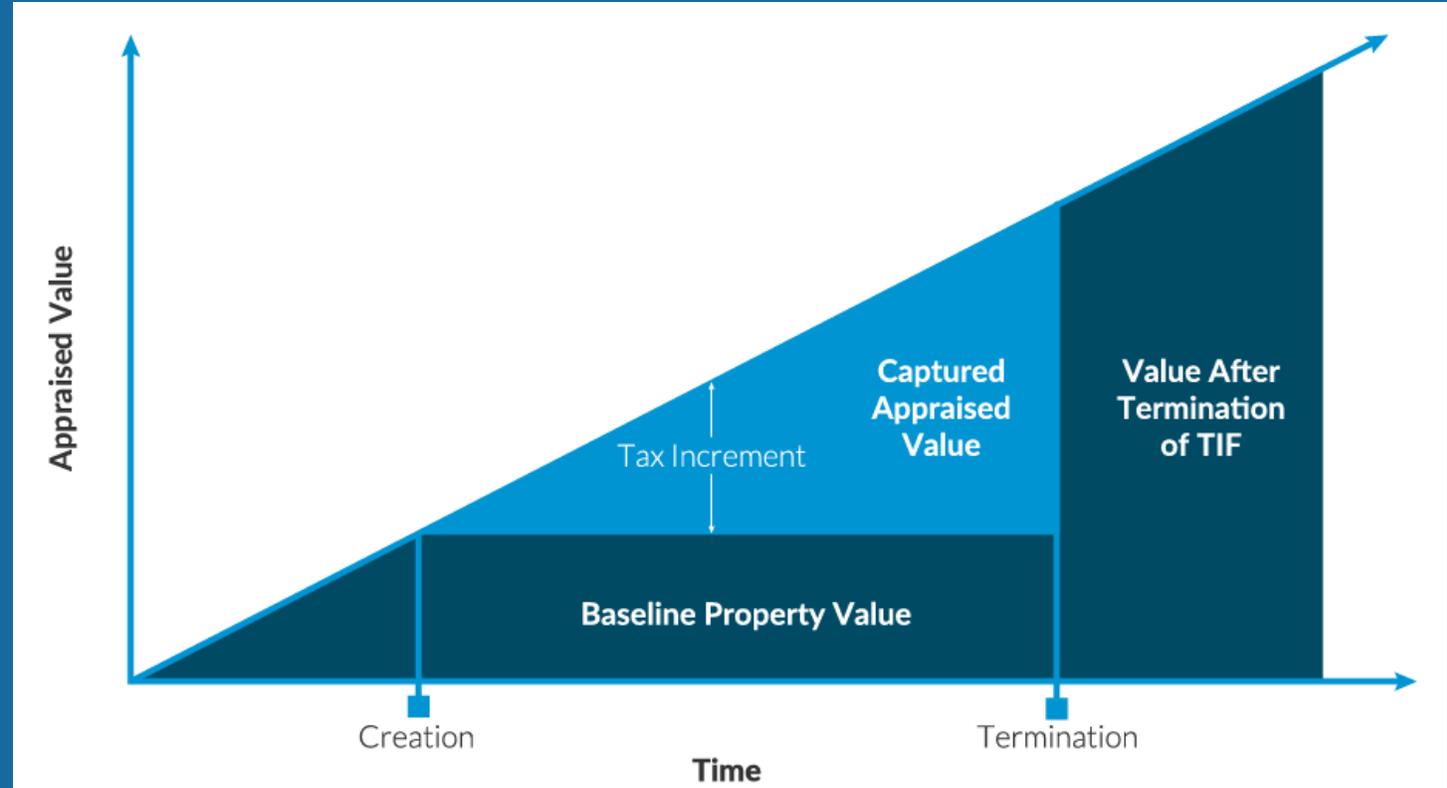


TAX INCREMENT FINANCING PLAN

What is Tax Increment Financing?

Tax Increment Financing

- Governmental financing program
- Captures the **increase** in taxable value
 - within an established boundary (the "TIF district")
 - over a certain period of time (the "increment")



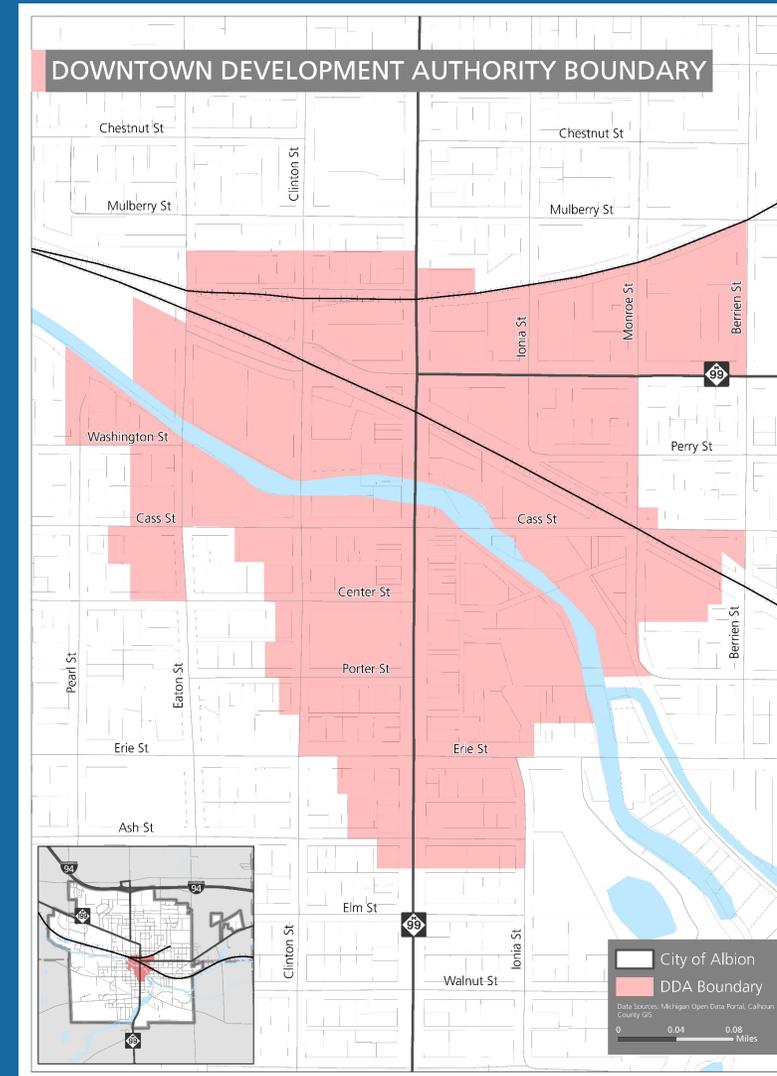
1983
taxable
value

2040,
unless
extended

What is Tax Increment Financing?

Tax Increment Financing

- Restricts spending of those funds to within an established boundary (the “development district”)
- This boundary is frequently the same as the TIF district, which is the case in Albion



Taxing Jurisdictions

Local taxing jurisdictions within the District:

- City of Albion
- Calhoun County
- Kellogg Community College

Schools and the Albion District Library are exempt from TIF capture

TOTAL
CAPTURABLE
MILLAGE RATE:
30.0585

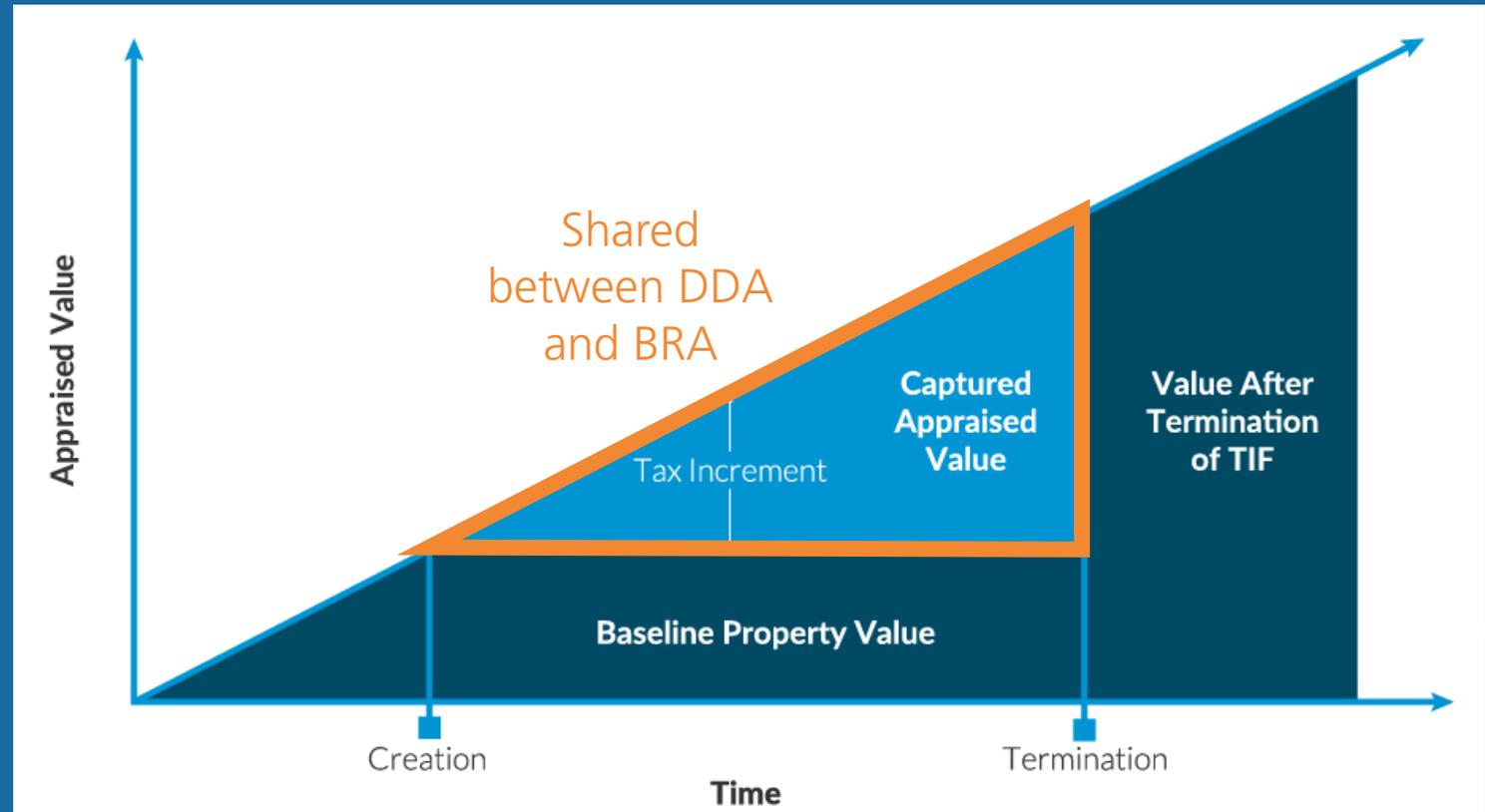
TABLE 4: MILLAGE RATES

LOCAL UNITS OF GOVERNMENT	
City of Albion	
	19.9736
Operating	11.9736
Parks and Recreation	2
Roads	3
Solid Waste	3
Calhoun County	
	6.4713
Operating	5.3779
Medical	0.2482
Seniors	0.7452
Veterans	0.1
Kellogg Community College	
	3.6136
	3.6136
Total Capturable Millage Rate	
	30.0585

*When the Development & TIF Plans are complete, the captured revenue will be released, and the local taxing jurisdictions will receive all levied taxes from that point on.

Albion Brownfield Redevelopment Authority

- The Brownfield Redevelopment Authority current driver of redevelopment in Downtown Albion.
- Brownfields are also TIF programs, set up slightly differently. They work on private redevelopment as opposed to public redevelopment.
- This means that the BRA and DDA are sharing the same pot of funds.



Albion Brownfield Redevelopment Authority

- Several interlocal agreements have been executed between the Albion Brownfield Redevelopment Authority and the DDA:
 - Downtown Albion Hotel (commits the DDA to reimbursement through 2027)
 - ACE Investment Properties, LLC (commits the DDA to reimbursement through 2041)
 - Anticipated agreement to a series of 8 brownfield plans (commit the DDA to reimbursement ranging between 2039 and 2050)
- BRA will receive almost all TIF funds through 2027. As the brownfield plans expire, the TIF funds will divert back to the DDA.



Photo credit: City of Albion



Questions to consider:

- How will the projects described here impact you?
- Do you have specific concerns about any individual project noted in this plan?
- Which projects do you see as providing greatest benefit to you as a downtown resident? The most immediate benefit?
- Are there projects or programs NOT described here which are important to improving your quality of life as a downtown resident?
- What should be taken into consideration as more housing is added to the downtown?
- Is there anything else we should know?



THANK YOU!

Project Consultant: Leah DuMouchel, Beckett & Raeder, Inc.
ldumouchel@bria2.com

THE CITY OF ALBION



Amended & Restated Downtown Development Authority

DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN



2020

ACKNOWLEDGEMENTS

CITY OF ALBION DOWNTOWN DEVELOPMENT AUTHORITY

David Atchison, Mayor

Scott Evans

Linda LaNoue

Marcola Lawler

Mike Tymkew

Emily Verbeke

Chrstina Wixon

Nidia Wolf

ALBION CITY COUNCIL

David Atchison, Mayor

Vicky Clark

Marcola Lawler

Lenn Reid

Al Smith

Jeanette Spicer

Shane Williamson

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Photo credit: City of Albion



INTRODUCTION

BACKGROUND

Act 57 of the Public Acts of 2018, of the State of Michigan, commonly referred to as the Tax Increment Financing Act, establishes, through Part 2. the Downtown Development Authority. A downtown development authority is created in part to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.

The Act seeks to attack problems of urban decline, strengthen existing areas, and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organizational tools to revitalize downtown districts either through public-initiated projects or in concert with privately motivated development projects. The manner in which downtown development authorities choose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

In April of 1988, the City of Albion City Council adopted Ordinance 88-2 that created the Albion Downtown Development Authority (DDA). The

Downtown Development Authority District created by this ordinance is illustrated on Map 1, and a copy of this Ordinance is included in the Appendix. The Authority was given all the powers and duties prescribed for a downtown development authority pursuant to the Act. The original plan was amended in 1992 (Development Plan No. 2) and in 2001 (Development Plan No. 3).

DOWNTOWN ALBION

History

As in most communities, Albion's economic engines have defined, and been defined by, its geography and land use. In 1833, Paul Tenney Peabody and his wife, Eleanor, arrived in the area, and they settled near the confluence of the north and south branches of the Kalamazoo River, now known as "The Forks." Today, the annual street festival, the "Festival of Forks," is based on this original settlement, and celebrates the history, diversity, and creativity of Albion. Because of the proximity of the river and the power that it provided, Albion quickly became a mill town for wood and flour. Albion College was founded 1835, one of the first schools in the Midwest to offer education to both men and women, and has now served as a key institution for the City for nearly 200 years.¹ The railroad came through the settlement in 1852, which connected Albion to other cities and enabled further industrial development. Albion officially incorporated as a village in 1855 and as a city in 1885.²

By the late 19th century, Albion's economy had transitioned from mill-based to factory-based. The Albion Malleable Iron Company opened in 1888 and remained in operation until 1967. This company attracted hundreds of people with diverse backgrounds to Albion, including people from Italy, Poland, Holland, and Mexico; as well as a large African American population from the South. The

declining role of the industrial sector in the overall economy during the mid- late-20th century has consequently had dramatic impacts on the City, its people, and its prosperity. As a “new economy” has taken hold that tilts more toward service and technology than toward production, Albion College has become even more important: Albion today is known as more of a college town with interests in technology and sustainability.³

Previous Planning Efforts

The City of Albion has recently engaged in a significant number of planning efforts, and this Development Plan is intended to complement and further the existing efforts happening in Albion. Below is a summary of plans and strategies that involve downtown Albion. Action items for each of these plans were analyzed to select the tasks most appropriately executed by the Downtown Development Authority for inclusion within the Development Plan.

The “**2017 Comprehensive Plan**” highlights the increasing momentum in the revitalization and development happening in the City of Albion. The Plan identifies partners, especially noting the importance of Albion College and its vested interest in the success of Downtown Albion. The primary goal in this plan relating to the success of the Downtown is Goal #5: Stabilize the downtown, enhance its historic character, and support its economic growth. Strategies to accomplish this goal include using the Michigan Main Street program, continuing existing festivals and community events, supporting more entertainment options and nightlife, attracting new businesses, and supporting historic preservation projects. Other goals and strategies relate to downtown revitalization, some of which include: focusing on green infrastructure and encouraging green development, making changes to the zoning code to support the desire for mixed-use and walkable urban neighborhoods, highlighting existing trails and non-motorized opportunities, and transforming the City’s major corridors to connect to the downtown.

The 2017 “**Advancing Albion Action Plan**” is a guide to downtown redevelopment and revitalization for the Albion Reinvestment Corporation (ARC). The ARC is a public charity 501(c)(3) organization formed in 2015 to combat community and property deterioration downtown

and to coordinate and ignite investments. The Plan identifies recent downtown projects that have provided the anchor for the City’s revitalization: the reopening of the historic Bohm Theatre (2015); Albion College’s renovation of five storefronts into the college / community space, The Ludington Center (2017); the opening of the Courtyard Marriott Hotel with a historic look in the middle of downtown (2018); the opening of the first brewery in the City, Albion Malleable Brewing Company (2018); and the redevelopment of the Peabody Block Building, a three-story mixed-use development (2019).

The “**Advancing Albion Action Plan**” outlines the many opportunities that already exist in Albion that the City may build upon to continue revitalizing the downtown. Albion is a very walkable community, and Superior Street in the historic downtown was just renovated. There is an existing organization, the New Albion Impact Group (NAIG), that seeks to find new businesses and entrepreneurs to fill downtown buildings. For instance, Albion Malleable Brewing Company was NAIG’s first investment. Finally, Albion is a prime market for real estate development, with a high demand for multifamily units and single-family housing revitalization. The Plan also identifies four main goals to reach the vision of a thriving Downtown Albion:

1. Redevelop ARC-owned properties to increase density in the downtown through “white boxing” and infill development for residential, retail, restaurant, commercial and cultural uses.
2. Revitalize neighborhoods connecting to downtown to encourage development and walkability.
3. Enhance the gateways to our community through aesthetic improvements.
4. Develop a social plan and strategy that underscores the faith-based and culturally rich community and encourages all citizens to be a part of the revitalization effort and create a community branding strategy that tells the collective redevelopment story and turns the community around through consistent and persistent marketing and promotion.

The 2017 “**Albion Economic Development Strategic Plan**” is a guide for the Albion

Economic Development Corporation (AEDC) and its partners for the building momentum of Albion's revitalization. This Plan meets the requirements of the MEDC Redevelopment Ready Communities Program, which opens the door to more funding, technical assistance, and marketing opportunities for the City. Like the "Advancing Albion Action Plan," this Plan identifies the same downtown anchor projects and explains the momentum that these projects have created. This Plan, however, identifies two elements that strongly influence downtown development: 1) there is a large amount of affordable housing in Albion and 2) Albion residents currently seek more "things to do" after 5:00 pm. There are seven goals in total, all based on the "2017 Comprehensive Plan," and three of these goals apply directly to downtown development:

1. (Goal 1) Stabilize the downtown, enhance its historic character, and support its economic growth: strategies include attracting mixed-use development, partnering with ARC, and supporting the DDA in its façade improvement program.
2. (Goal 2) Stabilize the City's major corridors and support their economic growth: strategies include connecting the downtown to Albion College, the I-94 business corridor, Austin Avenue, and the south entrance to the City on M-99.
3. (Goal 7) Make strategic choices to turn Albion into a destination for current and future residents and tourists: strategies include extending or changing business hours later than 5:00 pm and attracting more entertainment, restaurants, and recreation to Albion.

Numerous other City plans and strategies involve Albion's downtown. In 2006, the "**Downtown Market Strategy**" outlined four long-term objectives for downtown prosperity:

1. Physically link the downtown and Albion College through redevelopment.
2. Create a compelling destination to pull traffic off I-94 at Eaton Street.
3. Diversify the downtown retail mix and achieve critical mass through aggressive business recruitment.

4. Turn around the community image through aggressive marketing and promotion.

In conjunction with the "Downtown Market Strategy," the 2006 "**Downtown Parking Analysis**" examined parking conditions and expectations within the DDA boundary. The Plan stressed the importance of providing convenient and affordable parking and noted that new development in the Downtown would place a higher demand on parking. In general, the analysis found that Albion experienced problems with parking efficiency, excessive parking standards, and poor communication. The "Downtown Parking Analysis" therefore had three main recommendations:

1. Improve efficiency of available parking (i.e. regulate public parking, improve pedestrian amenities, etc.)
2. Revise parking standards to reflect current conditions (i.e. use national standards instead of what was in the Zoning Ordinance)
3. Improve communication (i.e. signage, striping, etc.)

The "**City of Albion Parks and Recreation Master Plan 2016-2020**" describes ways in which park and recreation facilities could improve Downtown Albion. The Plan suggests incorporating public art in all parks, redesigning Bournellis Park to improve compatibility with the character of Downtown, and updating benches and landscaping at Molder Park. Finally, the "**Capital Improvement Plan FY 2017-2022**" implements the City's Comprehensive Plan. Almost all 2017 Fiscal Year projects involved the downtown area: watermain replacement, downtown parking lots improvement, street restoration and replacement, and the Albion River Trail expansion. Furthermore, The Department of Public Works is also developing asset managements plans to help expedite the CIP updating process in 2020.

BASIS FOR THE TAX INCREMENT FINANCING PLAN AND DEVELOPMENT PLAN

The Downtown Development Authority Act provides the legal mechanism for local officials to address the need for economic development in the business district. In Albion, the Downtown Development Authority District, subject of this

Development Plan, can be generally described as incorporating commercial properties along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan and Vine Streets. The Development Plan (herein referred to as Development Plan No. 4) amends and clarifies the 2001 Development Plan. It calls for the retention of the “Development Area” established in the 1988 Plan as the area designated by the Downtown Development Authority for implementing certain development initiatives and Tax increment financing procedures set forth in the Act.

For purposes of designating a development plan district and for establishing a tax increment financing plan, the Act refers to a “Downtown district” as an area in a business district that is specifically designated by ordinance of the governing body of the municipality for taxing purposes and a “Business district” as an area in the downtown of a municipality that is zoned and used principally for business.

For purposes of financing activities of the Authority within a district, tax increment plans can 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 downtown district. The legal basis or support for the Tax

Increment and Development Plans are identified in Act 197 of the Public Acts of 1975, as amended.

THE RELATIONSHIP BETWEEN DEVELOPMENT PLAN NO. 3 AND DEVELOPMENT PLAN NO. 4

Development Plan No. 4 describes in Section 2, page 13 the Development Area as proposed by the Downtown Development Authority for development of specific projects and expenditure of tax increment revenues. The Development Area comprises all the Downtown Development Authority District. Development Plan No. 4 amends development Plan No. 3, adopted by the City Council in February of 2001.

GENERAL DEVELOPMENT PLAN FOR ALBION

The need for establishing the Development District is founded on the basis that the future success of Albion’s current effort to revitalize its commercial area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the commercial area and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business and the generation of additional tax revenues.

SOURCES

- 1 Albion College. “Our History.” 2019. <https://www.albion.edu/about-albion/our-history>
- 2 The City of Albion. “History.” 2015. http://www.cityofalbionmi.gov/residents/city_at_a_glance/history.php
- 3 The City of Albion. “History.” 2015. http://www.cityofalbionmi.gov/residents/city_at_a_glance/history.php



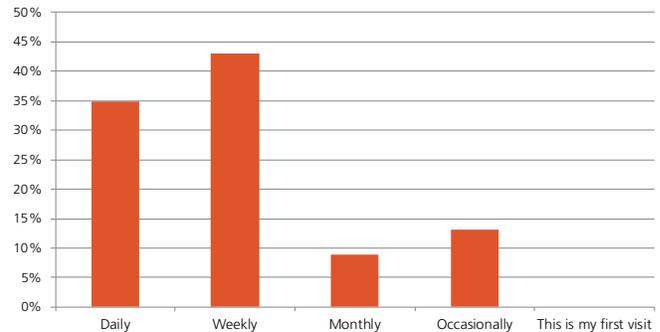
PUBLIC PROCESS

In order to provide an open and inclusive process, the Albion community was encouraged to engage throughout the project via a district-wide survey and quarterly meetings with the Downtown Development Authority Board. The DDA Board served as a steering committee for the planning process and set the direction of the plan, identified and prioritized projects, and refined the Development and TIF Plan for adoption by the Albion City Council.

DOWNTOWN ALBION SURVEY

In June of 2019, downtown Albion businesses received flyers to distribute to customers and passers-by alike a short, 9-question, 3-minute “downtown customer” survey. Business owners were also encouraged to send the survey link to their customer email lists to help involve regular customers who may not have visited those stores during the survey time period. Press releases were sent to local news outlets promoting participation in the engagement process. The survey link was also shared on social media via the Rising Tide Albion Facebook page. During the survey period of June 26-September 23, 213 surveys were received. Survey respondents were evenly distributed across age groups. When comparing the race and ethnicity of survey respondents to Census data,

FIGURE 1: HOW OFTEN DO YOU COME TO DOWNTOWN ALBION?



the Black/African American community responded in lower proportions and the White/Caucasian community responded in higher proportions, while the remaining groups responded fairly proportionately to their overall representation (see Table 1).

Most respondents visit downtown Albion weekly (43%), though over one-third of respondents reported visiting downtown Albion daily (35%) (see Figure 1). Over half of survey respondents indicated that they would prefer to get to downtown Albion without a car (walking or biking), though 91% also selected that they prefer to get to downtown Albion via car (See Figure 2).

TABLE 1: RACE & ETHNICITY OF SURVEY RESPONDENTS COMPARED TO CENSUS DATA

	RESPONDENTS (%)	CENSUS (%)
American Indian / Alaska Native	1	0.3
Asian / Asian American	0.5	1.1
Black / African American	8.5	30
Hispanic or Latino	5	6
Native Hawaiian or Other Pacific Islander	0	0.2
White or Caucasian	84	63
Other	2	0

Source: 2010 Decennial Census

FIGURE 2: HOW DO YOU PREFER TO GET TO DOWNTOWN ALBION?

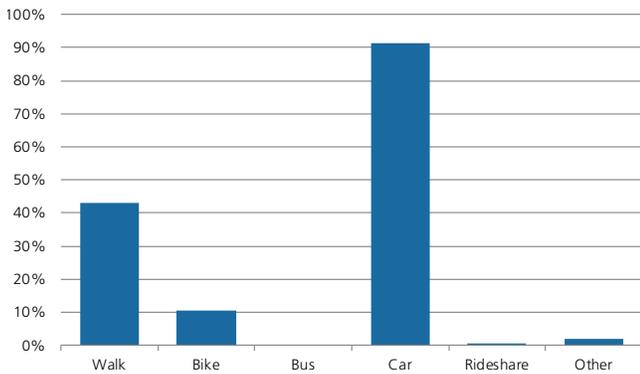


FIGURE 3: IN DOWNTOWN ALBION, HOW EASY IS IT TO...?

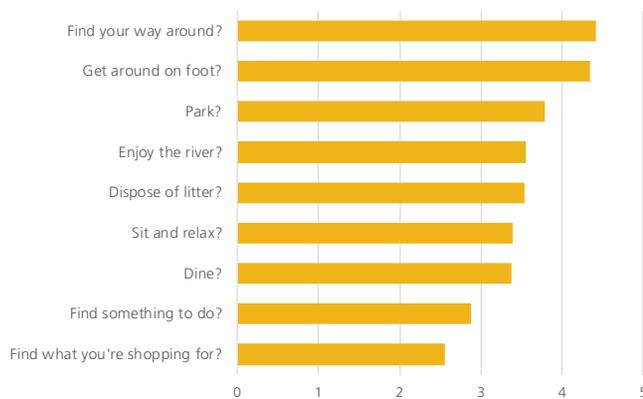
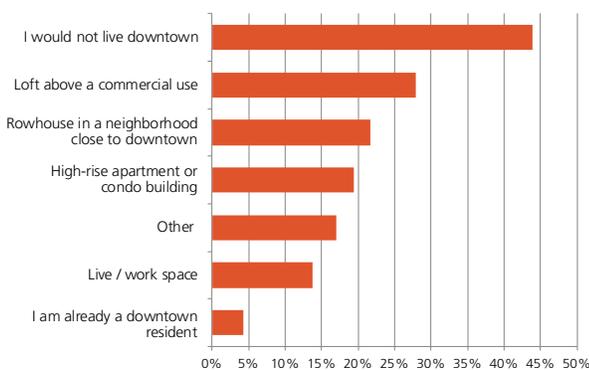


FIGURE 4: WOULD YOU LIVE IN DOWNTOWN ALBION IN ANY OF THE FOLLOWING HOUSING TYPES??



When asked about their experience in downtown Albion, respondents rated wayfinding and walkability the best. Shopping, dining, and entertainment need the most improvement (See Figure 3) – 17% of respondents indicated that finding what they are shopping for is very difficult. In terms of living downtown, between 26% and 50% of respondents would live downtown, with a loft above a commercial use as the most popular housing type option. 44% of survey takers, however, selected that they would not live downtown (see Figure 4).

DOWNTOWN BUSINESS OWNER SURVEY

A “local business owner” survey gave business owners an avenue to offer feedback on how the DDA may best serve their needs. All surveys were hosted on the survey platform Survey Monkey. Downtown business owners and executives of local organizations downtown were invited to take the survey via email and through the Marketing Albion private Facebook group created to market and promote the district. Hard copies were also distributed to downtown businesses and were available at City Hall. The survey had a total of 19 questions, and six “local business owners” surveys were completed. Half of the six business owners who completed the survey reside in the City of Albion, and half of these businesses have been in business for longer than 15 years. All respondents plan to retire in Albion. The responding businesses included the following industries: retail trade (2), accommodation or food services (2), finance or insurance (1), and real estate (1).

FIGURE 5: WHAT ATTRACTED YOU TO ALBION??

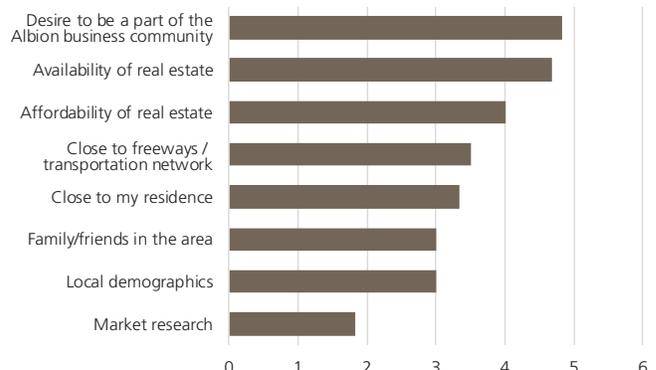
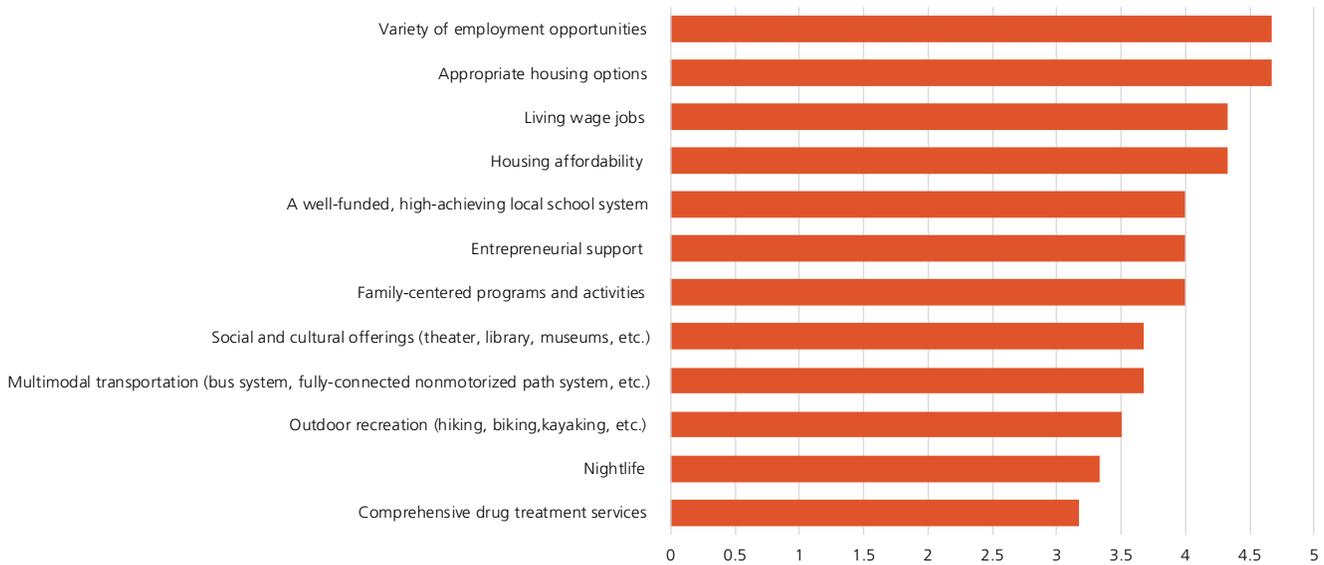


FIGURE 6: IN YOUR EXPERIENCE, WHAT WOULD ALBION NEED TO OFFER OR ENHANCE IN ORDER TO BUILD AND RETAIN AN ADEQUATE SUPPLY OF LABOR ?



When asked what attracted them to Albion, business owner respondents rated desire to be a part of the Albion business community and availability of real estate as most important, while market research held the least importance (See Figure 5). Two-thirds of the responding business owners indicated they almost always have an adequate labor supply (See Figure 7), and three businesses indicated interest in connecting with local educational institutions for an internship program. Respondents rated the following four amenities as “very important” for Albion to build and retain an adequate supply of labor: appropriate housing options, housing affordability, variety of employment opportunities, and living-wage jobs (See Figure 6).

Business owner respondents indicated that joint marketing efforts would be extremely helpful to help their businesses succeed, whereas site selection assistance would have no impact (See Figure 8). The City of Albion’s policies, practices, and conditions that best support business success are water infrastructure, electrical supply and cellular service; whereas the policies, practices, and conditions that prevent or slow business are roads, the development review process, and internet service. Almost all respondents (80%) found that both downtown events and unified “downtown”-themed promotional materials would have a high positive impact on businesses.

FIGURE 7: DOES YOUR BUSINESS HAVE AN ADEQUATE LABOR SUPPLY?

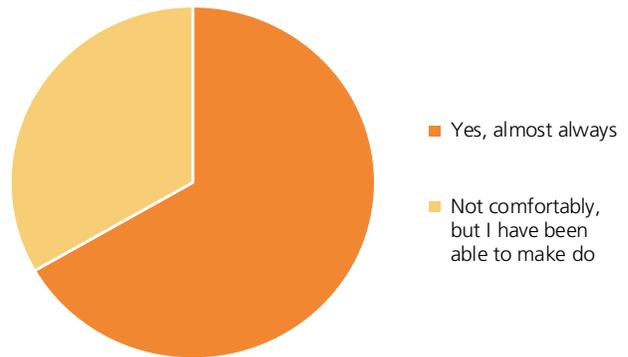
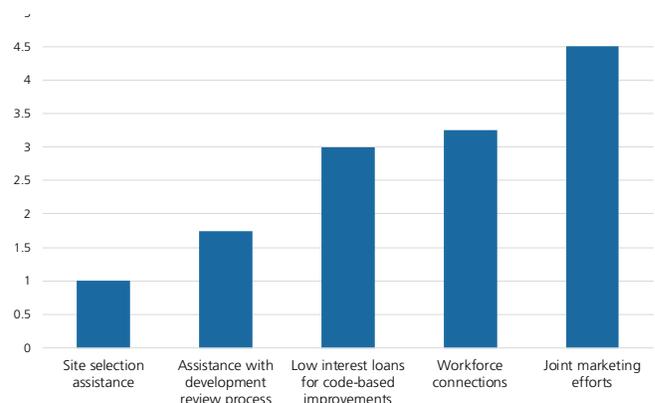
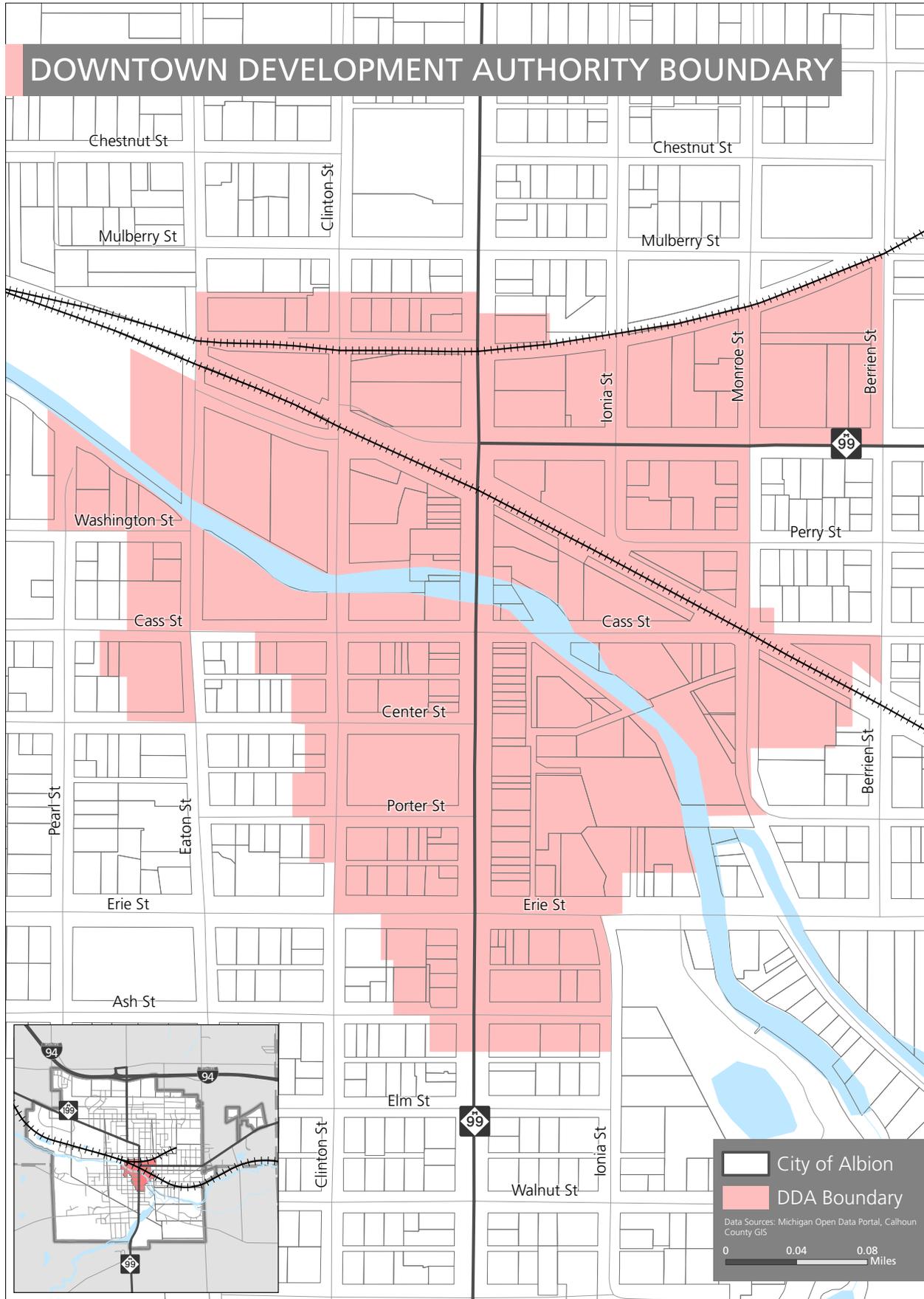


FIGURE 8: WHAT COULD THE CITY DO TO HELP YOUR BUSINESS SUCCEED?



MAP 1: DOWNTOWN DEVELOPMENT AUTHORITY BOUNDARY





DEVELOPMENT PLAN

1. DEVELOPMENT AREA BOUNDARY.

The Development Area boundary is located within the jurisdictional limits of the City of Albion and the City of Albion Downtown Development Authority. The City of Albion established the Downtown Development Authority pursuant to Act 197 of the Public Acts of 1975, as amended by Act 57 of 2018, through adoption and publication of Ordinance 88-2. The Downtown Development Authority Development Area boundary is illustrated on MAP 1 and can be generally described as the commercial properties along Superior, Clinton and Monroe Streets bounded between Ash, Erie, Porter, Center, Cass, Michigan and Vine Streets.

2. LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; LOCATION, CHARACTER AND EXTENT OF EXISTING PUBLIC AND PRIVATE LAND USES.

STREETS

The City of Albion was developed in the late 19th Century and has a traditional street grid. The 2018 reconstruction of Superior Street, running through the heart of Downtown Albion, has significantly changed the look and feel of the Downtown. The street is paved with brick, accenting the historic character of the development area, and lined with street trees, planter boxes, and lamp posts. There are wide sidewalks throughout the development area with clearly painted crosswalks at intersections, and there is parallel parking available to motorists on nearly all streets. Superior Street has three lanes with parallel parking on both sides, while other streets primarily have just two lanes.

PUBLIC FACILITIES

Located at the confluence of the north and south branches of the Kalamazoo River, the Kalamazoo River runs through the heart of Downtown Albion.

The Porter Street Canoe dock provides recreational access to the river for people who wish to canoe, kayak, or fish. There are walking paths along the river, and the Albion River Trail provides access for pedestrians and cyclists. On the west side of Superior, Stoffer Plaza hosts the weekly Farmer's Market as well as the annual French Market, and hosts many of the food vendors during the Festival of the Forks. The City of Albion is located at the intersection of three major statewide and national trails: the North Country National Scenic Trail, the Great Lake-to-Lake Trail, and the Iron Belle Trail.^{4F} Additionally, the development area is fully serviced with municipal water, sanitary sewer and storm sewer facilities, as well as electrical and gas services.

PUBLIC AND PRIVATE LAND USES WITHIN THE DEVELOPMENT AREA

Land within the Development Area hosts a combination of public and private uses. Together, these land uses create a mixed-use and walkable downtown district within more auto-oriented uses along the outer commercial corridors of the district.

Public Land Uses

- » Transportation: There are City of Albion, Calhoun County, and State of Michigan rights-of-ways within the Development Area. Additional rights-of-ways include alleys that run behind the retail and office land uses fronting major streets.
- » Recreational: The City of Albion owns Lloyd, Bournelis, and Molder, and Porter Parks; all located within the Development area. Lloyd Park sits on the east side of the river, just across from Superior Street. It provides a stage for performances and views of public art featured on the back sides of Downtown buildings and Stoffer Plaza. Bournelis Park is on the west side of the river in the heart of Downtown at the intersection of Superior and Cass Streets. It

provides a shaded seating area overlooking the river. Molder Park sits on the north side of the development area along Superior Street, and it provides a gateway to the downtown area including the marker for the Superior Street Commercial Historic District, a National Historic Site. Porter Park sits on the east side of the Kalamazoo River by a walking bridge and canoe launch.

- » Educational: The Albion District Library is within the Development Area, and its original Carnegie structure, built in 1919, still stands. In 1975, the library added on to the original building for more space and to provide handicap accessibility.

Private Land Uses

- » Residential – Residential uses within the DDA District are primarily single-family homes. There are also several one-bedroom and studio apartments within the district as well as some multi-family apartments – Riverside Apartments contains 132 units.
- » Commercial – The majority of properties within the Development Area consists of commercial uses, including professional and medical offices, retail and general merchandising, restaurants, film and live performance theatre, accommodations, banking, and service.
- » Industrial – There are light industrial manufacturing facilities within the Development Area.
- » Transportation – The Norfolk and Southern Rail traverses the Development Area on the north side of the Kalamazoo River, and the Albion Train Depot provides access to Amtrak and Greyhound services.
- » Recreational – There is a park area owned by Norfolk and Southern.
- » Educational – The Woodlands Library Cooperative is within the Development Area.
- » Vacant There are ten vacant parcels located within the Development Area owned by the Calhoun County Land Bank Authority:
 - 100 S. Superior Street
 - 103 S. Superior Street
 - 109 S. Superior Street
 - 115 S. Superior Street

- 117 S. Superior Street
- 119 S. Superior Street
- 129 N. Superior Street
- 129.5 N. Superior Street
- 131 N. Superior Street
- 203 N. Superior Street

3. LOCATION AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES

Existing land uses within the Development Area conform to current zoning designations and development patterns outlined in “Future Land Use and Zoning Plan” of the adopted “2017 Comprehensive Plan.” The City of Albion “2017 Comprehensive Plan” is a long-range vision for the City and delineates several land use classifications for the Development Area district including: One- and Two-Family Residential, Multiple-Family Residential and Office, Neighborhood Business, Central Business, Highway Service Business, Central Fringe Business, and Light Industrial.

4. LEGAL DESCRIPTION OF DEVELOPMENT AREA

Beginning at the intersection of the centerline of S. Ionia Street and the centerline of the east-west alley in Block 74 of the Original Plat of the Village (now City) of Albion; thence heading west along said alley to the south line (extended) of Lot 6, Block 75 of the Original Plat; thence north to the centerline of W. Ash Street; thence west to a line 38 feet west of the west line of Lot 9, Block 64 of the Original Plat, thence north to the centerline of the vacated alley in said block; thence west to the east line (extended) of Lot 2 in said block; thence north to the centerline of W. Erie Street; thence west to the centerline of S. Clinton Streets thence north to the south line (extended) of Lot 5, Block 62 of the Original Plat; thence west to the west line of said Lot 5; thence north to the center line of W. Porter Street; thence west to a line 19.42 feet west of the west line of Lot 7., Block 51 of the Original Plat; thence north to the centerline of the alley in said block; thence east to the center of Lot 4 (extended) of Said block; thence north to the centerline of W. Center Street; thence west to the west line (extended) of Lot 8, Block 50 of the Original Plat; thence north to the centerline

of the alley in said block; thence west along said alley to the west line (extended) of Lot 3 in said block; thence north to the centerline of W. Cass Street; thence west to the intersection of Eaton and W. Cass Streets; thence south along S. Eaton Street to the intersection of S. Eaton and W. Center Streets; thence west to the westline (extended) of Lot 2, Block 93 of Warner and Church's Addition; thence north to the northwest corner of said lot; thence west 33 feet; thence north to the centerline of W. Cass Street; thence east to the west line (extended) of Lot 1 of Block 97 of Warner and Church's Addition; thence north along said line to the centerline of Washington Street; thence west to the west line of Pearl Street; thence north along said line to the centerline of the Kalamazoo River; thence southeasterly along the centerline of the Kalamazoo River to a Point which is 200 feet west of the west line of N. Eaton Street; thence north to the centerline thence north to centerline of the Conrail spur tracks; thence easterly to the centerline of N. Eaton Street; thence north to the centerline (extended) of the vacated ally in Block 21 of the Original Plat; thence easterly along centerline of said alley to the centerline of N. Clinton Street thence continuing easterly along the centerline of the east-west alley in Block 20 of the Original Plat to the centerline of N. Superior Street; thence south along N. Superior Street to the north line (extended) of Lot 12, Block 19 of the Original Plat; thence east to the east line of Lot 10 of said block thence south to the centerline of the Conrail spur tracks; thence northeasterly along said line to the centerline of N. Berrien Street; thence south to the intersection of Berrien Street and E. Michigan Avenue; thence west to the intersection of E. Michigan Avenue and Monroe Street; thence south to the centerline (extended) of the vacated alley in Block 39 of the Original Plat; thence east along the centerline of said alley-to the east line (extended) of Lot 10 of said block. Thence south to the centerline of E. Cass Street; thence east to the intersection of E. Cass and Berrien Streets; thence south to the centerline of the Conrail right-of-way; thence northwesterly to a line which is 100 feet west of the west line of S. Berrien Street; thence south to a line approximately 177 feet north of the north line of porter Street; thence west 32 feet; thence south 41 feet to a line which is 33 feet north of the south line of Lots 1, 2, 3, of Block 53 of the Original Plat; thence west along said line to the centerline of S. Monroe Street; thence southeasterly to the

centerline of E. Porter Street; thence west to the centerline of Kalamazoo River; thence southeasterly along said river to a line which is 45.6 feet south of the north line of Lot 24 of the Assessor's Replat of Mill Reserve and-Block 48 of the Original plat"; thence westerly to the northwest corner of Lot 35 of said Plat; thence south 22.4 feet; thence west 36 feet; thence south to the centerline of E. Erie Street; thence west to the intersection of E. Erie and S. Ionia; thence southerly to the place of beginning.

5. EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED AND TIME REQUIRED FOR COMPLETION.

Depending on infrastructure condition and unrelated activities outside the purview of the DDA there may be an occasion when infrastructure previously installed by the DDA, such as sidewalks, may have to be replaced and repaired.

6. THE LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS INCLUDING REHABILITATION FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF TIME REQUIRED FOR COMPLETION.

At the time of adoption of this Development Plan, downtown Albion is at the cusp of major redevelopment that is occurring in partnership with the Albion Economic Development Authority and Brownfield Redevelopment Authority as well as with the Albion Reinvestment Corporation, a nonprofit focused on property redevelopment. Over the life of the plan, the role of the DDA will be substantially defined in relationship to these entities, as most significant work will require coordination of resources among them. The program of improvements and activities presented in Table 2 aligns this Development Plan with the suite of adopted plans summarized in the Introduction by including those action items which require, or would benefit from, DDA involvement. It also incorporates findings of the downtown Albion and business owner surveys as well as priorities established by the DDA board, and identifies the undertakings that are properly under the DDA's sole jurisdiction. It is organized by role of the DDA to emphasize the interdependent environment.

TABLE 2: SUMMARY OF DEVELOPMENT PROJECTS

	ACTION	DDA ROLE	COST		PARTNERS	ALIGNMENT	PRIORITY
			MONEY	TIME			
LEAD	Regularly investigate, apply for, and administer grants to increase capacity and complement investment	CLAIM advocacy for DDA staff		40 hours per month	City; EDC	Albion EDC Plan	1
	Rigorously investigate any and all means to implement staff capacity to support DDA until capture is sufficient to pay a directors salary in approximately 2029	CLAIM			City; EDC	Albion EDC Plan	1
	Provide assistance with the renovation of building facades or signage according to specific historic preservation guidelines, and by providing facade renovation grants.	Develop program; grantwriting; disbursement	\$200,000		EDC; ARC	Albion EDC Plan	1
	PR campaign: business news, positive stories and accomplishments, liaison with other organizations and agencies as well as local realtors	Develop program; CLAIM downtown portion	\$25,000	20 hours per month	EDC; Chamber; downtown businesses	Advancing Albion Action Plan; Albion EDC Plan	1
	Prepare Property Information Packages for redevelopment sites	CLAIM downtown PIPs		5 hours per month	EDC; MEDC	Albion EDC Plan	1
	Develop a nonmotorized strategy to connect the downtown to Greater Albion and implement its recommendations.	Develop plan; coordinate implementation	\$100,000		City	Downtown Survey	1
	Develop a program to improve the appearance and accessibility of rear entrances.	Develop program; grantwriting; disbursing	\$50,000		EDC; ARC		2
	Turn downtown Albion into a destination place through enhancement of public infrastructure, placemaking, and improving aesthetics	Grantwriting	\$200,000		EDC; ARC	Advancing Albion Action Plan	2
	Create a downtown community forum to socialize the various action plans and encourage participation in revitalization efforts	Regular public meeting	\$5,000	5 hours per month	City; ARC; downtown businesses	Advancing Albion Action Plan	2
	Support the attraction of private and nonprofit housing developers to create infill housing and the redevelopment of vacant, underutilized and brownfield sites for attainable and market rate housing that appeals to a broad range of demographics	Participate in housing efforts; CLAIM missing middle formats in DDA geography		10 hours per month	Housing partners	Albion EDC Plan; Downtown Survey	2
	Hire a DDA director	CLAIM	\$60,000 per year beginning in 2029		City		3
	Provide amenities along the Albion River Trail to encourage trail users to engage with the community, such as wayfinding, repair stations, and bicycle parking. A trailhead or repair station is suggested either in the City's lot across from City Hall, or in the Stirling Books and Brew lot with a small pocket park to provide rest and enjoyment of the river.	Lead design; coordinate implementation	\$200,000		Wayfinding Project; Albion College; Calhoun County Trailway Alliance		3
	Study of downtown business hours; campaign to standardize and accommodate after-work and weekend hours	Develop program		Program development: 40 hours	CLAIM	Albion EDC Plan	3
PARTNER	Partner with City of Albion and the Downtown Development Authority (DDA) to offer incentive options, such as Business Improvement District and Façade Improvement Programs, to spur developments and residential living in the downtown	Participate in program development	(Implementation cost included in building facades and rear entrances)	Program development: 80 hours	City; ARC; EDC; Chamber	Advancing Albion Action Plan	1
	Attract mixed use development to the downtown that will serve the needs of the community and complement the existing mix of businesses	Participate in ongoing efforts		15 hours per month	ARC	Albion EDC Plan	1
	Explore possibility of combining aspects of the AEDC, DDA, and Chamber	Participate in program development		Program development: 20 hours	EDC; Chamber	Albion EDC Plan	1
	Establish standing meetings among "doorways" of development	Participate in communications liaison		10 hours per month	City; ARC; EDC	Albion EDC Plan	1
	Develop a business retention and service strategy to ensure that the needs of downtown businesses are met	Participate in program development and activities	\$20,000	15 hours per month	EDC; Chamber	Downtown Survey; Albion EDC Plan; Advancing Albion Action Plan	2
	Partner with community leaders/organizations to improve the aesthetics of any community and welcoming signage and placement	Communicate with sign owners; develop funding pool	\$50,000		ARC; City; Chamber; Wayfinding Committee	Advancing Albion Action Plan	3
CONTRIBUTE	Develop a retail storefront and office/upper-floor loft strategy for Superior Street; provide seed grants to encourage desired outcomes	Contribute vision and expertise	\$50,000	Program development: 20 hours	ARC	Advancing Albion Action Plan	1
	Develop a public relations and marketing plan for the purpose of business recruitment and tourist expansion for the downtown. The plan would include marketing materials such as recruitment packets, strategic advertising and brochures.	Contribute vision and expertise	\$40,000	15 hours per month	EDC, Chamber	DDA	1
	Continue to develop and implement the long-term vision for Stoffer Plaza and the Riverfront to capitalize on this asset	Contribute vision and expertise; grantwriting	\$100,000		ARC	Advancing Albion Action Plan	3

The following narrative summarizes and describes the Improvement Program. A foundational item is the current lack of staff capacity to serve the DDA. Many of the projects and programs identified herein require consistent and coordinated management as well as technical knowledge in subjects such as grantwriting, program development and administration, development review and implementation, project management, and more. Vacancy, depressed property values stemming from the 2008 Great Recession, and subsequent diversion of TIF funds into brownfield programs in order to experience any redevelopment at all, have resulted in insufficient capture to support professional staff. This is unfortunate because competent and proactive staff activity can often result in a rate of return that exceeds the expenditure as grants are secured, businesses are recruited, and public improvements are implemented that spur private investment. The DDA's first priority should be rigorous investigation of any and all means for securing staff capacity, including:

- » Consideration of a shared position with the EDC or City. In particular, the City does not currently have a planner or community development position filled, both of which share a skill set with DDA staff.
- » Beginning with a volunteer. The position could be offered on a volunteer basis with a roadmap of actions which, if successfully executed, is expected to result in sufficient funds to implement a paid position.
- » Fundraising and grantwriting. Board members could establish a fundraising campaign and/or engage in grantwriting to develop the necessary funds.

In the absence of successfully implementing increased staff capacity, the actions in the Improvement Program will be conducted by Board members. It will be vital in that case for the Board to have strong leadership, and for leaders to be equipped with sufficient enthusiasm, organization, and tenacity to engage in complex management on a volunteer basis.

PHYSICAL IMPROVEMENTS

Public Space

The public realm in Albion already enjoys many assets and continues to benefit from high-quality

past investments. Over the life of this development plan, a goal of enhancing the Kalamazoo River's positive impact on the community points to several projects that can be expected to yield returns in increased access to the downtown, diversified recreation offerings, capitalizing on national rising interest in activities like kayaking and biking (with associated commercial activity), and beautification.

Stoffer Plaza holds the potential to serve as the locus of riverfront activity, and the major elements are in place for it to do so. It could now benefit from the addition of placemaking elements such as seating, decorative lighting and furnishings, a substantial landscaping effort, informational and wayfinding signage, and even public restrooms.

To activate the river frontage on the west side of Superior Street, a bike repair station could be installed. Placement north of the river in the parking lot between Cass and the rail line would wisely be accompanied by bike parking and a mini-park with shade trees and a picnic table to encourage trail users to take advantage of their stop by enjoying downtown Albion. The repair station could also be installed in the City parking lot across from City Hall, with bike parking available. This approach is minimal at first, but could set the stage for converting the lot into a public amenity with a direct relationship to City Hall over time, perhaps as a formal plaza or a food truck court.

A comprehensive wayfinding and signage program for the Albion River Trail should be an element of the City's master program. The route should be reviewed for bike parking opportunities that nudge trail users toward the City's commercial offerings.

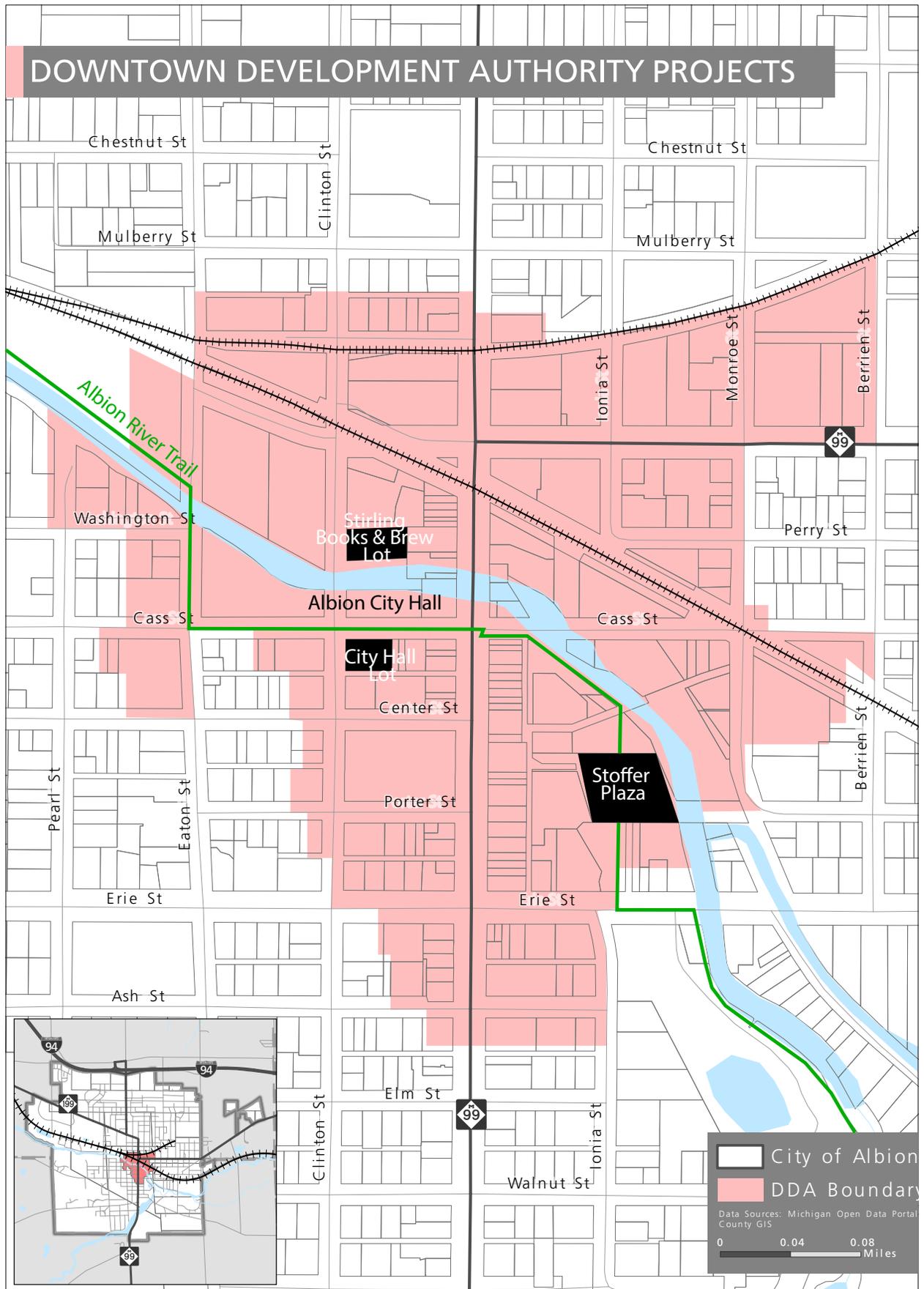
Infrastructure

Infrastructure improvements should be undertaken by the DDA as needed to support redevelopment efforts. Nonmotorized facilities, buried utility lines, and wireless communication support are all examples of value that can be added to projects under this Authority. In addition, it is the intent of this plan to support, and contribute to where possible, the findings of the City's long-term asset management evaluations being conducted concurrently with this writing.

Facade Improvements

Substantial improvement of the public realm is achieved through attention to privately-held storefronts and facades. The DDA can be at the forefront of this issue by developing a comprehensive strategy to address both front

MAP 2: DOWNTOWN DEVELOPMENT AUTHORITY PROJECTS



and rear facades, including enumerating program requirements and identifying priority properties. As noted in the Advancing Albion Action Plan, incentives and tools such as a Business Improvement District should be considered.

Access to downtown

The Downtown Albion survey revealed that the preferred method of traveling into the downtown is, in many cases, not by car: 42% of respondents indicated that they would prefer to walk, and another 10% would like to bike. A high-level nonmotorized strategy for the downtown could identify improvements that would increase access to the downtown by those means. In addition to its standalone value, the study would also make this knowledge available for the City's incorporation when planning other public improvement projects such as roads and parks.

REDEVELOPMENT

Redevelopment assistance is a subject which is properly within the DDA's purview, but which will likely be most effectively deployed with professional staff due to the technical knowledge and rigorous attention required. If in place, such staff should dedicate a fixed number of hours each week to market study, the preparation of Property Information Packages on available sites, and outreach to the local and regional development community to understand their opportunities and constraints.

The development of a retail storefront and upper-floor strategy should be undertaken with ARC, as identified in the Advancing Albion Action Plan. The DDA should also be involved with the City's ongoing housing strategy to ensure that needs for attached "missing middle" housing formats are met in the downtown, where they will provide enhanced support for retail and restaurant establishments. Finally, the DDA should concentrate its business recruitment efforts on addressing the need identified in the Downtown Albion survey for richer dining and entertainment offerings downtown.

Incoming developments and businesses could begin their relationship with the DDA immediately during a "doorways of development" standing meeting as recommended in the Albion Economic Development Corporation plan. These meetings would offer new ventures the benefit of

coordinated attention among all City stakeholders, reducing the feeling of "getting the runaround" and ensuring that each of the City's concerns and priorities are addressed.

BUSINESS COMMUNITY

Albion's DDA, EDC, and the Greater Albion Chamber of Commerce each exist to offer an aspect of support to the community of business owners who are responsible for the City's commercial and industrial operations. Though each of their missions are slightly different, the rapidly dwindling capacity of these organizations over the course of the recent recession and the resulting "all hands on deck" mentality have resulted in some blurring and overlap of their activities. The three organizations should conduct a strategic process to determine where such overlap exists, where there are unrealized synergies, and investigate further opportunities to share capacity. An overall business retention strategy with tasks to be shared among the organizations would be a valuable part of the process.

The standardization of business hours in the downtown is an item that the DDA could take ownership of. Downtown vitality depends on open businesses, and coordination can increase this vitality without placing undue burden upon business operators. Once established, this information can be presented to prospective business owners during the "doorways of development" contact.

COMMUNITY ENGAGEMENT

A community's downtown is its face to the world, residents and visitors alike, as well as the beating heart of local systems. Its importance means that it is rightly the subject of heightened attention and investment. However, care must be taken to ensure that the benefits accrued through such attention and investment are realized across the incorporated ("combined in one body") area. The DDA can perform this role by taking the lead on the "community forum" suggested by the Downtown Albion Action Plan to present the various action plans to the public and encourage participation in revitalization efforts. Better still, this activity could be developed into a regular avenue for the public to share concerns and enthusiasm about current downtown events, and to ask questions so that overall transparency is increased.

It is recognized that an overall marketing strategy is needed for the entire trade area. This would be best undertaken jointly with the EDC and the Chamber, with each organization developing coordinated action items targeted by geography: DDA focusing on downtown; EDC attending to non-Downtown areas within the City, and the Chamber focusing on the "greater Albion" area. Suggested activities for the downtown, which in the best case scenario would comprise a substantial portion of the time allocated to a staff position, would include promotion and circulation of positive stories and accomplishments; news about business openings and closings; and liaison with local realtors and other agencies.

7. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION.

The time schedule for construction of the public improvement program for the Development Area is based on the DDA's prioritization of projects and programs. The completion timeframe will vary depending on the form of capital funding. If the DDA elects a pay-as-you-go approach, then the timeframe to complete the projects identified will be spread out over many fiscal years. On the other hand, if the DDA elects to utilize a limited general obligation bond issued through the City, then the timeframe for several projects will be accelerated.

8. PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED USE

In reference to the public improvements outlined, open space within the Development Area will consist of established rights-of-way, pedestrian walks along streetscapes developed as linear parks, and walkways along the Kalamazoo River, and existing park property in the Development Area. In addition, additional open space may be developed along the river on the west side of Superior Street as noted in Section 6.

9. PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The Downtown Development Authority has owned the Ismon Building located at 300 S. Clinton Street since 2015. The 0.15-acre property consists of a commercial / industrial building and is within the Central Business District. There is no immediate plan to sell, donate, exchange, or lease this property.

10. DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

The City amended its Zoning Ordinance in November of 2019. The new, interactive Zoning Ordinance is available at City Hall and on the City's website. Among numerous changes were additions to the Central Business District standards in effort to help improve Downtown Albion. For example, the revised ordinance contains development standards geared toward improving the pedestrian experience with regulations restricting blank walls and promoting transparency. The ordinance also now expressly permits dwelling units in conjunction with commercial uses within the Central Business District. All zoning districts within the DDA boundary allow residential uses with multiple housing formats. Because the City recently amended its Zoning Ordinance, this Development Plan does not include an changes to the City of Albion Zoning Ordinance.

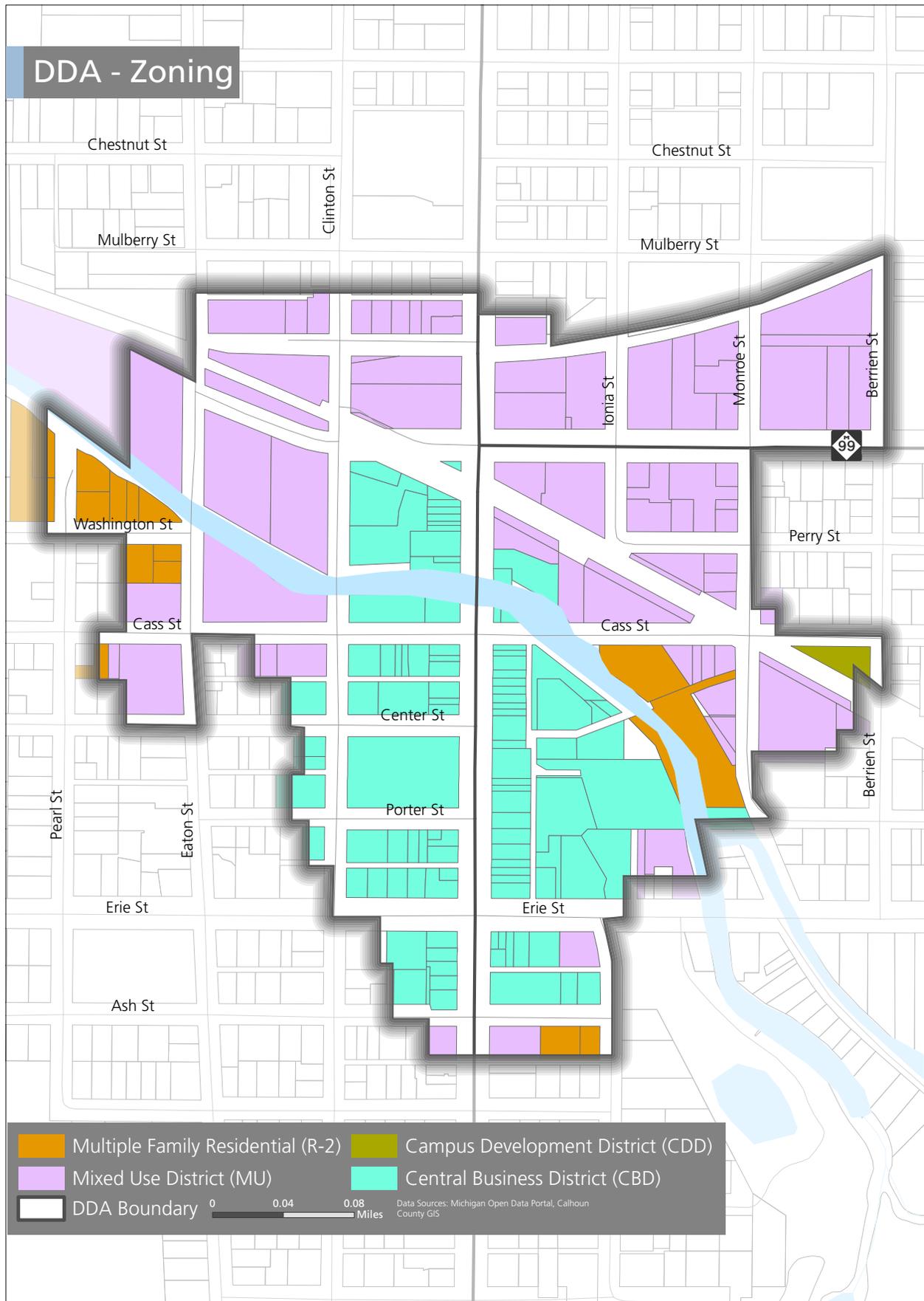
Below is a list of zoning districts that are within the DDA boundary:

- » Multi Family Residential (R-2)
- » Mixed Use District (MU)
- » Campus Development District (CDD)
- » Central Business District (CBD)

11. AN ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHOD OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

Financing for the public improvement projects outlined in Section 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from natural growth and new construction within the Development Area. In addition, funds may be sought from

MAP 3: DDA - ZONING



special assessment districts (SADs), National Trust for Historic Preservation Planning Grants, Department of Natural Resources (DNR) National Trust Fund Grants, Community Development Block Grant program funds (only in relation to new infrastructure that is necessary for bringing in industry, etc. that will create new jobs), Michigan Department of Transportation (MDOT) TAP Enhancement monies, the Core Communities Initiative, and the USDA Rural Economic Development Grants.

12. DESIGNATION OF 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.

The public improvements undertaken pursuant to this Development Plan will remain in public ownership for the public benefit.

13. THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESSED OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS.

Currently, the DDA has a signed agreement with the Friends of Mary Sheldon Ismon House, a non-profit corporation, to convey ownership to the Friends group upon achievement of a level of financial stability that will allow them to continue their preservation efforts. All land acquisitions will be according to the procedure of Act 344 of the Michigan Public Acts of 1945, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended; and the regulations promulgated there under by the U.S. Department of Housing and Urban Development.

Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to requirement specified in Act 57 of 2018, Part 2, with the consent of the City Council. If needed, more detailed procedures will be developed before the transaction, according to applicable City policy and Michigan State Law.

14. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THEN NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

Based on a review of the properties within the DDA District and Development Area and the use of proprietary GIS software Esri Business Analyst, it is estimated that approximately 380 individuals reside within it. This Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA District and Development Area.

The City attempted to recruit a Citizens Council though personal invitation by the DDA board as well as via email invitation to survey participants who expressed interest in continued involvement with the process and provided an email address. No responses were garnered. The public process developed to inform this plan instead focused on survey data to accommodate the lack of in-person availability, and incorporates input from over 200 downtown stakeholders including nine residents and six business owners.

15. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

This Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA District and Development Area. As a result, a plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed. If it becomes necessary to displace individuals and address location at some future date, the DDA shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19, 1988, by the City of Albion,

and with the requirements of the Federal Uniform Relation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

16. 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.

This Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA District and Development Area. As a result, a plan for compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 is not addressed. If it becomes necessary to displace individuals and address location at some future date, the DDA shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19,1988, by the City of Albion,

and with the requirements of the Federal Uniform Relation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

17. A PLAN FOR COMPLIANCE WITH ACT 227 OF THE PUBLIC ACTS OF 1972.

Act 227 of Public Acts is an Act to provide financial assistance; advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain right in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Because this Development Plan does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the DDA District and Development Area, a plan for compliance with Act 227 is not addressed. If it becomes necessary to displace individuals and address location at some future date, the DDA shall abide by the provisions for relocation outlined in Development Plan No. 1, adopted December 19,1988, by the City of Albion, and with the requirements of the Federal Uniform Relation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.



Photo credit: City of Albion



Photo credit: City of Albion



TAX INCREMENT FINANCING PLAN

1. DEFINITIONS AS USED IN THIS PLAN.

“Assessed value” means the assessed value, as equalized, as follows:

- » 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.
- » For valuations made after December 31, 1994, the taxable value as determined under section 27a of the general property tax 15 act, 1893 PA 206, MCL 211.27a.

“Captured assessed value” means the amount in any one 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 (x), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

“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.

“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 [X]. In the case of a municipality having a population of less than 35,000 which 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.

“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 act. Obligation includes, but is not limited to, the following:

- » A requirement to pay proceeds derived from ad valorem property taxes or taxes levied in lieu of ad valorem property taxes.
- » A management contract or a contract for professional services.
- » A payment required on a contract, agreement, bond, or note if the requirement to make or assume the payment arose before August 19, 1993.
- » 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.
- » A letter of credit, paying agent, transfer agent, bond registrar, or trustee fee associated with a contract, agreement, bond, or note.

“**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, Section 5 of the State Essential Services Assessment Act, 2014 PA 92, MCL 14 211.1055, Section 5 Of The Alternative State Essential Services 15 Assessment Act, 2014 PA 93, MCL 211.1075, 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.

2. PURPOSE OF THE TAX INCREMENT FINANCING PLAN

The City of Albion’s Downtown Development Area, adopted December 1988, has experienced conditions of property value deterioration detrimental to the City economy and the economic growth of the City. Tax increment financing is a governmental 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.

The City of Albion agrees with the following Legislative findings:

- A. That halting property value deterioration and promoting economic growth in the City are essential governmental functions and constitute essential public purposes.
- B. 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.

The Authority has determined that a tax increment financing plan is necessary for the achievement of the purposes of the Downtown Development Authority, as stated under the provisions of Act 57 of 2018 (the “Act”). The Tax Increment Financing Plan (the “Plan”), set forth herein shall include a development plan, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located and a statement of the portion of the captured assessed value to be used by the Authority.

3. EXPLANATION OF THE TAX INCREMENT PROCEDURE

The theory of tax increment financing holds that investment in necessary capital improvements in a designated area within a municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the tax increment procedure.

- A. In order to provide a downtown development authority with the means of financing development proposals, the Act affords the opportunity to undertake tax increment financing of development programs. These programs must be identified in a tax increment financing plan, which has been approved by the governing body of a municipality. Tax increment financing permits the Authority to capture incremental tax revenues attributable to increases in value of real and personal property located within an approved development

area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions, or any other factors which cause growth in value.

- B. At the time the ordinance establishing a tax increment financing plan is approved, the sum of the most recently assessed values, as equalized, of those taxable properties located within the development area is established as the "Initial Assessed Value" (the IAV). Property exempt from taxation at the time of determination of the Initial Assessed Value is included as zero. In each subsequent year, the total real and personal property within the district, including abated property on separate rolls, is established as the "Current Assessed Value."
- C. The amount by which the total assessed value exceeds the IAV is the Captured Assessed Value (the "CAV"). During the period in which a tax increment-financing plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the IAV. Property taxes paid on a predetermined portion of the CAV in years subsequent to the adoption of tax increment financing plan, however, are payable to an authority for the purposes established in the tax increment financing plan.

4. TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the Downtown Development Authority result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions, which levy taxes in the development area to the captured assessed value. Since the Plan may provide for the use of all or part of the captured tax increment revenue, the DDA may enter into agreements with any of the taxing units to share a portion of the revenue of the District.

The Authority intends to utilize all other captured revenue from the District until the projects addressed in this Plan are completed and until any bonded indebtedness is paid.

5. PROPERTY VALUATIONS AND CAPTURED REVENUE

The property valuation on which incremental tax revenues will be captured is the difference between the Initial Assessed Valuation and the Current

Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the local taxing jurisdictions including the City of Albion, Calhoun County, and Kellogg Community College, and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions."

- A. The Initial Assessed Valuation is established based on the 1988 state equalized valuation on real and personal property on all non-exempt parcels within that portion of the Development Area covered by Development Plan No. 1. The Initial Assessed Valuation of the Authority is \$4,965,636 as set forth below.

TABLE 3: INITIAL ASSESSED VALUE

INITIAL ASSESSED VALUE	
Total Real Property	\$3,234,916
Total Personal Property	\$1,732,720
Total State Equalized Value (SEV)	\$4,965,636

- B. The anticipated Captured Assessed Value (CAV) is equivalent to the annual total assessed value within the Authority boundaries less the Initial Assessed Value as described above. The CAV then becomes the basis for the property tax levy on which incremental taxes are collected. The CAV is projected based on the state annual historical value increase since the passage of Proposal A in 1994. For projection purposes, the growth factor applied to annual valuation is 2.0%. A more detailed depiction of the Captured Assessed Valuations can be found in Table 5.

At the writing of this plan, the Brownfield Redevelopment Authority has significantly leveraged TIF funds generated by downtown investment to spur private investment. A total of 10 adopted Brownfield Plans are reflected in Table 5, and their detailed valuation forecasts are presented in the Appendix.

- C. The Authority will receive that portion of the tax levy of all taxing jurisdictions, except that

of schools and the Albion District Library, paid each year on the Captured Assessed Value of the eligible property included in the Development Area. However, the Authority may receive that portion of the tax levy attributed to schools for the repayment of all “Eligible obligations.” The Authority may use the revenues for any legal purpose as is established under the Act including the payment of principal and interest on bonds.

Table 5 also accommodates the adopted Brownfield Plan payments. Because the BRA may collect taxes from a broader set of participants than the DDA, the portion which is expected to pass through the DDA is calculated by multiplying the annual Taxable Value shown in the Brownfield Plan by the DDA’s combined millage rate.

6. MAXIMUM INDEBTEDNESS

This plan does not directly anticipate any debt-financed projects, but it does recognize the utility of this tool in achieving the goals set forth in this plan. Decisions about method of finance, including bonding, should be made with prudence and in consideration of the overall financial picture.

7. USE OF CAPTURED REVENUES

Revenues captured through this Tax Increment Plan will be used to finance those improvements and projects outlined in Table 2 of the Development Plan. Further, captured revenues can be used to finance current financial obligations of the DDA, to pay for costs incurred by the City / DDA in implementing both the Development Plan and the Tax Increment Financing Plan, and to pay for costs associated with the administration and operation of the Development and Tax Increment Plan.

Table 5 summarizes the revenues available for capital projects over the life of this plan. Immediately upon attainment of a positive cash flow in 2029, the plan anticipates the hiring of a full-time director at a cost of \$60,000 per year. In addition to this expenditure, just over \$1.2M is anticipated to be available for capital projects. This is a slightly larger amount than the total outlay described in Table 2 in order to accommodate inflation, administration, and unforeseen circumstance. Should revenues exceed the forecast

TABLE 4: MILLAGE RATES

LOCAL UNITS OF GOVERNMENT		
City of Albion		19.9736
Operating	11.9736	
Parks and Recreation	2	
Roads	3	
Solid Waste	3	
Calhoun County		6.4713
Operating	5.3779	
Medical	0.2482	
Seniors	0.7452	
Veterans	0.1	
Kellogg Community College		3.6136
	3.6136	
Total Capturable Millage Rate		30.0585

due to the conservative estimation of personal property tax revenue, alternative proposed budget guidance can be found in the Appendix.

8. DURATION OF THE PROGRAM

The duration of the Development Plan shall extend through the life of the bond issues or other debt obligations of the Authority, or the final completions of the financing required to accomplish all projects delineated in the Development Plan, or the collection of taxes levied through December of 2040, whichever is earlier.

9. PLAN IMPACT ON LOCAL TAXING JURISDICTIONS

The Authority recognizes that future development in the City’s business district will not be likely in the absence of tax increment financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all local governmental units included in their plan. It is expected that the affected local taxing jurisdictions will not experience a gain in property tax revenues from the Development Area during the duration of the plan and should realize increased property tax revenues thereafter as a result of activities financed by the plan. Such future benefits cannot be accurately quantified at this time.

TABLE 5: TIF FORECAST

TAX YEAR	TAX ROLL ASSESSMENT DATE	ANNUAL TAXABLE GROWTH	TAXABLE VALUATION	CAPTURED ASSESSED VALUE	CAPTURED REVENUE	NET CAPTURED REVENUE	REVENUES AVAILABLE FOR CAPITAL PROJECTS
			Previous year + 2%, adjusted for brownfield property entrance & exit	(DDA Valuation - Base Year) + Brownfield Valuation	Captured Assessed Value * Millage Rate	Captured Revenue - Brownfield Payments	
BASE	12/31/1987		\$4,965,636		30.0585		
2019	12/31/2018		\$5,037,673	\$72,037	\$2,165	\$-	\$-
2020	12/31/2019	2%	\$5,031,506	\$515,870	\$15,506	\$-	\$-
2021	12/31/2020	2%	\$4,961,115	\$5,195,521	\$156,170	\$-	\$-
2022	12/31/2021	2%	\$5,242,822	\$5,581,227	\$167,763	\$-	\$-
2023	12/31/2022	2%	\$5,313,958	\$5,758,445	\$173,090	\$-	\$-
2024	12/31/2023	2%	\$5,386,517	\$5,939,205	\$178,524	\$-	\$-
2025	12/31/2024	2%	\$5,460,527	\$6,123,580	\$184,066	\$-	\$-
2026	12/31/2025	2%	\$5,536,017	\$6,311,649	\$189,719	\$-	\$-
2027	12/31/2026	2%	\$5,613,017	\$6,503,472	\$195,485	\$-	\$-
2028	12/31/2027	2%	\$5,691,558	\$6,699,134	\$201,366	\$-	\$-
2029	12/31/2028	2%	\$9,203,974	\$10,331,015	\$310,535	\$127,398	\$67,398
2030	12/31/2029	2%	\$9,354,334	\$10,603,227	\$318,717	\$131,918	\$71,918
2031	12/31/2030	2%	\$9,507,700	\$10,880,886	\$327,063	\$136,528	\$76,528
2032	12/31/2031	2%	\$9,664,134	\$11,164,097	\$335,576	\$141,230	\$81,230
2033	12/31/2032	2%	\$9,823,696	\$11,452,970	\$344,259	\$146,026	\$86,026
2034	12/31/2033	2%	\$9,986,450	\$11,747,625	\$353,116	\$150,918	\$90,918
2035	12/31/2034	2%	\$10,152,459	\$12,048,168	\$362,150	\$155,908	\$95,908
2036	12/31/2035	2%	\$10,321,788	\$12,354,725	\$371,365	\$160,998	\$100,998
2037	12/31/2036	2%	\$10,494,503	\$12,667,409	\$380,763	\$166,189	\$106,189
2038	12/31/2037	2%	\$10,670,673	\$12,986,353	\$390,350	\$171,485	\$111,485
2039	12/31/2038	2%	\$12,509,010	\$13,278,496	\$399,132	\$226,743	\$166,743
2040	12/31/2039	2%	\$12,725,470	\$13,609,660	\$409,086	\$233,249	\$173,249
						TOTAL	\$1,228,589

Base Year: Page 19; Development Plan #3 and TIF Plan #3. Years

10. RELEASE OF CAPTURED REVENUES AFTER COMPLETION OF PLAN

When the Development and Financing Plans have been accomplished, the captured revenue is released, and the local taxing jurisdictions receive all the taxes levied on it from that point on.

11. ASSUMPTIONS OF TAX INCREMENT FINANCING PLAN

The following assumptions were considered in the formulation of the Tax Increment Financing Plan for the Albion Downtown Development Authority:

- A. Personal property appreciation is not considered in the forecast due to the enactment of Public Acts 261-264 of 2017 which provides exemption for new personal property for small businesses. This is a conservative approach and reflects the lack of historical data on which to make a prediction. If the proportion of personal property tax to real property tax shown in 2019 (1:2) holds throughout the life of the plan, the total revenue for available for capital projects could double. It is recommended that the City use any additional funds to increase the scope, intensity, frequency, and/or scale of the projects identified in this Plan. An "optimistic" forecast reflecting this scenario and suggested revised budget is included in the Appendix.
- B. Real property valuations are based on the 2019 actual State Equalized Value (SEV) and increases by 2% each year. These increases are net of any additions or subtractions due to new construction, property acquisition, relocation, or other factors.
- C. Costs provided for the various DDA projects enumerated in Table 2 are estimated costs in 2020 dollars. Final costs are determined after the acceptance of bids at the time of construction. The effects of inflation may also have an undetermined amount of influence on these cost figures.

12. OPERATING AGREEMENT BETWEEN DOWNTOWN DEVELOPMENT AUTHORITY AND LOCAL UNIT OF GOVERNMENT REGARDING USE OF TAX INCREMENT REVENUES.

No interlocal agreements are in place between the

Albion DDA and the City of Albion, and none are anticipated over the life of this plan.

13. AGREEMENTS BETWEEN DOWNTOWN DEVELOPMENT AUTHORITY AND OTHER DEVELOPMENT AUTHORITIES.

The Albion Brownfield Redevelopment Authority has been active in recent years and is a current driver of redevelopment in Downtown Albion. A number of interlocal agreements have been executed with the DDA, which are described here and detailed in the Appendix:

- » An agreement with the Albion Brownfield Redevelopment Authority pursuant to the brownfield plan completed by Downtown Albion Hotel, LLC and dated December 2, 2015 commits the DDA to reimbursement for eligible activities through approximately the year 2027.
- » An agreement with the Albion Brownfield Redevelopment Authority pursuant to the brownfield plan completed by ACE Investment Properties, LLC and dated August 14, 2019 commits the DDA to reimbursement for eligible activities through approximately the year 2041.
- » An agreement with the Albion Brownfield Redevelopment Authority pursuant to a series of eight brownfield plans, six of which were completed by the Albion Reinvestment Corporation and two of which were completed by ACE Investment Properties, LLC, all dated December 2-4 2019. These plans commit the DDA to reimbursement for eligible activities according to individual schedules set forth within the plans, terminating at various points between 2039 and 2050.

14. RELATIONSHIP OF THE TAX INCREMENT FINANCING PLAN WITH OTHER FUNDING PROGRAMS.

Because a significant portion of the TIF revenues generated by properties located within the downtown have been allocated through interlocal agreement with the Albion Brownfield Redevelopment Authority, other forms of financing will be required to achieve the goals of the Development Plan. These may include:

- » Special Assessment Districts (SADs)

- » National Trust for Historic Preservation Planning Grants
- » Department of Natural Resources (DNR) National Trust Fund Grants
- » Community Development Block Grant program funds (only in relation to new infrastructure that is necessary for bringing industry, etc. that will create new jobs).
- » MEDC Community Development Block Grant Program
- » Michigan Department of Transportation (MDOT) Enhancement Monies
- » USDA Rural Economic Development Grants

It is strongly recommended that tax increment financing revenues be used to leverage public funds and private financing in order to implement the planned program.

15. RELATIONSHIP TO COMMUNITY MASTER PLAN

The Development Plan indicates the need to revitalize the business areas of the community and support economic development, which is an integral component of the community's

redevelopment program and master plan. Projects identified in this plan incorporate specific recommendations from the 2017 Master Plan.

16. SUBMISSION OF AN ANNUAL REPORT

The Recodified Tax Increment Financing Act, 2018 PA 57 ("Act 57") was signed by Gov. Rick Snyder on March 15, 2018. It consolidates the legislative authority to create and operate tax increment authorities into a single statute and repeals the Downtown Development Authority Act (1975 PA 197). Authorities created under Act 197 before Act 57 goes into effect will not be subject to the new legislation, with the exception of new reporting requirements. The initial reporting requirement occurs within 90 days of Act 57's effective date of Jan. 1, 2019, when each authority must send Treasury a copy of, or an email link to, its currently adopted development plan or its currently adopted tax increment finance plan. Act 57 also requires an authority to submit a comprehensive annual report to Treasury and the governing bodies of its related municipality and of each taxing unit levying taxes subject to capture by the authority. Further, notice of the report shall be published in a newspaper of general circulation.



Photo credit: City of Albion



APPENDIX

INSERT ORDINANCE

TABLE 6: BROWNFIELD VALUATIONS

TAX YEAR	DOWNTOWN HOTEL BROWNFIELD	404-414 SUPERIOR BROWNFIELD	313 315 S SUPERIOR	106-108 E ERIE	101-109 S SUPERIOR	111-119 S SUPERIOR	300 304 S SUPERIOR	213-221 S SUPERIOR*	403 S SUPERIOR	104-108 S SUPERIOR	BROWNFIELDS
	Already reflected in Taxable Valuation due to start year before plan horizon; not included in sum	Taxable Valuation: RED reflects base year, not included in sum									Sum of Brownfield Plan estimates by year
2019	\$2,872,000	\$73,200									
2020	\$2,929,440	\$450,000	\$36,000	\$32,553	\$-	\$-	\$26,023	\$47,339	\$26,784	\$43,266	\$450,000
2021	\$2,988,029	\$459,000	\$725,541	\$669,920	\$808,327	\$808,327	\$337,980	\$683,777	\$304,670	\$402,500	\$5,200,042
2022	\$3,047,789	\$468,180	\$740,051	\$683,318	\$824,494	\$824,494	\$344,739	\$697,452	\$310,763	\$410,550	\$5,304,041
2023	\$3,108,745	\$477,544	\$754,853	\$696,985	\$840,983	\$840,983	\$351,635	\$711,401	\$316,979	\$418,761	\$5,410,124
2024	\$3,170,920	\$487,094	\$769,950	\$710,924	\$857,803	\$857,803	\$358,667	\$725,629	\$323,318	\$427,136	\$5,518,324
2025	\$3,234,338	\$496,836	\$785,348	\$725,142	\$874,959	\$874,959	\$365,840	\$740,142	\$329,784	\$435,679	\$5,628,689
2026	\$3,299,025	\$506,773	\$801,056	\$739,646	\$892,459	\$892,459	\$373,157	\$754,945	\$336,380	\$444,393	\$5,741,268
2027	\$3,365,006	\$516,909	\$817,077	\$754,438	\$910,307	\$910,307	\$380,620	\$770,044	\$343,108	\$453,281	\$5,856,091
2028	\$3,432,306	\$527,247	\$833,419	\$769,528	\$928,513	\$928,513	\$388,233	\$785,444	\$349,970	\$462,346	\$5,973,213
2029		\$537,792	\$850,087	\$784,918	\$947,084	\$947,084	\$395,997	\$801,153	\$356,969	\$471,593	\$6,092,677
2030		\$548,547	\$867,089	\$800,616	\$966,025	\$966,025	\$403,917	\$817,176	\$364,109	\$481,025	\$6,214,529
2031		\$559,518	\$884,430	\$816,629	\$985,346	\$985,346	\$411,996	\$833,520	\$371,391	\$490,645	\$6,338,821
2032		\$570,709	\$902,119	\$832,961	\$1,005,053	\$1,005,053	\$420,236	\$850,191	\$378,819	\$500,458	\$6,465,599
2033		\$582,123	\$920,161	\$849,620	\$1,025,155	\$1,025,155	\$428,640	\$867,194	\$386,395	\$510,467	\$6,594,910
2034		\$593,765	\$938,565	\$866,613	\$1,045,657	\$1,045,657	\$437,214	\$884,539	\$394,124	\$520,676	\$6,726,810
2035		\$605,641	\$957,336	\$883,945	\$1,066,571	\$1,066,571	\$445,957	\$902,229	\$402,005	\$531,090	\$6,861,345
2036		\$617,754	\$976,483	\$901,624	\$1,087,902	\$1,087,902	\$454,877	\$920,274	\$410,046	\$541,712	\$6,998,574
2037		\$630,109	\$996,012	\$919,656	\$1,109,660	\$1,109,660	\$463,974	\$938,679	\$418,246	\$552,546	\$7,138,542
2038		\$642,711	\$1,015,933	\$938,050	\$1,131,853	\$1,131,853	\$473,254	\$957,453	\$426,612	\$563,597	\$7,281,316
2039				\$956,810	\$1,154,490	\$1,154,490	\$482,718	\$976,602	\$435,143	\$574,869	\$5,735,122
2040				\$975,946	\$1,177,580	\$1,177,580	\$492,373	\$996,134	\$443,846	\$586,367	\$5,849,826
2041					\$1,201,131	\$1,201,131	\$502,221	\$1,016,057	\$452,724	\$598,094	\$4,971,358
2042							\$512,265	\$1,036,378	\$461,778	\$610,056	\$2,620,477
2043							\$522,510	\$1,057,106	\$471,013	\$622,257	\$2,672,886
2044							\$532,960	\$1,078,247	\$480,434	\$634,702	\$2,726,343
2045							\$543,619	\$1,099,812	\$490,042	\$647,396	\$2,780,869
2046								\$1,121,809	\$499,843	\$660,344	\$2,281,996
2047								\$1,144,245	\$509,841	\$673,550	\$2,327,636
2048								\$1,167,130	\$520,037	\$687,022	\$2,374,189
2049								\$1,190,472	\$530,438	\$700,762	\$2,421,672
2050									\$541,047	\$714,777	\$1,255,824
2051											\$-

Years 2041-2051 exceed the horizon of this plan but are included to show the expected impact.

TABLE 7: BROWNFIELD PAYMENTS

TAX YEAR	DOWNTOWN HOTEL BROWNFIELD	404-414 SUPERIOR BROWNFIELD	313 315 S SUPERIOR	106-108 E ERIE	101-109 S SUPERIOR	111-119 S SUPERIOR	300 304 S SUPERIOR	213-221 S SUPERIOR*	403 S SUPERIOR	104-108 S SUPERIOR
Brownfield Payments: Brownfield Plan Taxable Valuation * Millage Rate										
2019	\$86,328									
2020	\$88,055	\$13,526								
2021	\$89,816	\$13,797	\$21,809	\$20,137	\$24,297	\$24,297	\$10,159	\$20,553	\$9,158	\$12,099
2022	\$91,612	\$14,073	\$22,245	\$20,540	\$24,783	\$24,783	\$10,362	\$20,964	\$9,341	\$12,341
2023	\$93,444	\$14,354	\$22,690	\$20,950	\$25,279	\$25,279	\$10,570	\$21,384	\$9,528	\$12,587
2024	\$95,313	\$14,641	\$23,144	\$21,369	\$25,784	\$25,784	\$10,781	\$21,811	\$9,718	\$12,839
2025	\$97,219	\$14,934	\$23,606	\$21,797	\$26,300	\$26,300	\$10,997	\$22,248	\$9,913	\$13,096
2026	\$99,164	\$15,233	\$24,079	\$22,233	\$26,826	\$26,826	\$11,217	\$22,693	\$10,111	\$13,358
2027	\$101,147	\$15,537	\$24,560	\$22,677	\$27,362	\$27,362	\$11,441	\$23,146	\$10,313	\$13,625
2028	\$103,170	\$15,848	\$25,051	\$23,131	\$27,910	\$27,910	\$11,670	\$23,609	\$10,520	\$13,897
2029		\$16,165	\$25,552	\$23,593	\$28,468	\$28,468	\$11,903	\$24,081	\$10,730	\$14,175
2030		\$16,489	\$26,063	\$24,065	\$29,037	\$29,037	\$12,141	\$24,563	\$10,945	\$14,459
2031		\$16,818	\$26,585	\$24,547	\$29,618	\$29,618	\$12,384	\$25,054	\$11,163	\$14,748
2032		\$17,155	\$27,116	\$25,038	\$30,210	\$30,210	\$12,632	\$25,555	\$11,387	\$15,043
2033		\$17,498	\$27,659	\$25,538	\$30,815	\$30,815	\$12,884	\$26,067	\$11,614	\$15,344
2034		\$17,848	\$28,212	\$26,049	\$31,431	\$31,431	\$13,142	\$26,588	\$11,847	\$15,651
2035		\$18,205	\$28,776	\$26,570	\$32,060	\$32,060	\$13,405	\$27,120	\$12,084	\$15,964
2036		\$18,569	\$29,352	\$27,101	\$32,701	\$32,701	\$13,673	\$27,662	\$12,325	\$16,283
2037		\$18,940	\$29,939	\$27,643	\$33,355	\$33,355	\$13,946	\$28,215	\$12,572	\$16,609
2038		\$19,319	\$30,537	\$28,196	\$34,022	\$34,022	\$14,225	\$28,780	\$12,823	\$16,941
2039				\$28,760	\$34,702	\$34,702	\$14,510	\$29,355	\$13,080	\$17,280
2040				\$29,335	\$35,396	\$35,396	\$14,800	\$29,942	\$13,341	\$17,625
2041					\$36,104	\$36,104	\$15,096	\$30,541	\$13,608	\$17,978
2042							\$15,398	\$31,152	\$13,880	\$18,337
2043							\$15,706	\$31,775	\$14,158	\$18,704
2044							\$16,020	\$32,410	\$14,441	\$19,078
2045							\$16,340	\$33,059	\$14,730	\$19,460
2046								\$33,720	\$15,025	\$19,849
2047								\$34,394	\$15,325	\$20,246
2048								\$35,082	\$15,632	\$20,651
2049								\$35,784	\$15,944	\$21,064
2050									\$16,263	\$21,485
2051										

Years 2041-2051 exceed the horizon of this plan but are included to show the expected impact.

ORGANIZATIONAL DOCUMENTATION

The following additional documentation is on file at the City Clerk's office, City of Albion, 112 W. Cass Street, Albion, MI.

- » Resolution #88-6 declaring the City's intent to establish a Downtown Development Authority.
- » Publication, posting and mailing of public hearing notices regarding establishment of DDA
- » Public hearing documentation -minutes to the March 21, 1988 City Council meeting.
- » Ordinance #88-2 establishing DDA.
- » Publication of Ordinance #88-2 establishing DDA
- » Delivery of Ordinance establishing DDA to Secretary of State.
- » Appointment of DDA Members -minutes to City Council meetings.
- » DDA By-laws.
- » City Council Resolution #88-34 establishing the Development Area Citizens Council and establishing a public hearing to consider adoption of the "Downtown Development and Tax Increment Financing Plan."
- » Appointment of Development Area Citizen's Council -City Council minutes.
- » Publication, posting and mailing of public hearing notices regarding City Council adoption of Ordinance #88-9 approving Downtown Development and Tax Increment Financing Plan.
- » Public notice of Development Area Citizens Council Meeting with DDA Representatives.
- » Minutes of December 7, 1988 DACC meeting with DDA Representatives.
- » Minutes of December 16, 1988 DDA meeting adopting the "Downtown Development and Tax Increment Financing Plan."
- » Documentation on meeting with other taxing jurisdictions.
- » Public hearing documentation -minutes to the December 19, 1988 City Council meeting.
- » Ordinance #88-9 approving Downtown Development and Tax Increment Financing Plan.
- » DDA adoption of resolution on May 1, 1992 approving Plan amendments entitled "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- » Minutes to March 23, 1992 DACC meeting with DDA representatives regarding proposed Plan amendments.
- » City Council Resolution #92-20 establishing public hearing to consider adoption of "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- » Publication, posting and mailing of public hearing notices regarding City Council adoption of Ordinance #92-92 approving "Albion Downtown Development Plan No. 2 and Tax Increment Financing Plan No. 2."
- » Documentation on meeting with other taxing jurisdictions.
- » Public hearing documentation - minutes to the June 15, 1992 City Council meeting.
- » Hotel Redevelopment Brownfield Plan
- » 404-414 Superior Brownfield Plan
- » 101-109 S. Superior Brownfield Plan
- » 105-108 S. Superior Brownfield Plan
- » 106-108 E. Erie Brownfield Plan
- » 111-119 S. Superior Brownfield Plan
- » 213-221 S. Superior Brownfield Plan
- » 313-315 S. Superior Brownfield Plan
- » 300 304 S. Superior Brownfield Plan
- » 403 S. Superior Brownfield Plan

TABLE 8: 2019 CAPTURE

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-000-270-00	ALBION COLLEGE	405	BERRIEN ST	\$10,650	\$59,875	\$49,225
51-000-332-00	DDA BASE	402	SUPERIOR	\$13,015	—	0
51-000-332-02	SPEARS MATTHEW/MARYLOU	402	SUPERIOR ST	—	\$12,440	\$12,440
51-000-347-00	DDA BASE	407	SUPERIOR	\$11,750	—	0
51-000-347-01	RICE RONALD/ELAINE	407	SUPERIOR ST	-	\$24,899	\$24,899
51-000-348-00	DDA BASE	0		\$12,072	—	0
51-000-348-02	SINGH RAMANPREET	401	SUPERIOR ST	—	\$16,518	\$16,518
51-000-349-00	MILLER DARIUS/TANISHA	110	VINE ST	\$5,400	\$10,342	\$4,942
51-000-350-00	MILLER DARIUS/TANISHA	114	VINE ST	\$3,348	\$2,662	0
51-000-351-00	CALHOUN COUNTY LAND BANK	116	VINE ST	\$8,750	—	0
51-000-352-00	FANTRAZZO ADAM	118	VINE ST	\$10,547	\$17,900	\$7,353
51-000-368-01	BOTELLO ALICIA TRUST	407	CLINTON ST	—	\$15,682	\$15,682
51-000-369-00	LAND-O PROPERTIES	204	VINE ST	\$4,750	\$18,700	\$13,950
51-000-370-00	PENNSYLVANIA LINES LLC	206	VINE ST	—	—	—
51-000-375-01	PRITCHARD GINA	301	CLINTON ST	—	\$52,570	\$52,570
51-000-375-02	MDOT	300	EATON ST	—	—	—
51-000-375-20	MOWRER INSURANCE	300	EATON ST	—	\$6,644	\$6,644
51-000-380-00	UNITED STATES POSTAL SERVICE	307	SUPERIOR ST	—	—	—
51-000-382-00	WUDMAN ADAM	309	SUPERIOR ST	\$55,335	\$39,200	0
51-000-407-00	AREY JOHN	119	MICHIGAN AVE	\$13,733	\$30,636	\$16,903
51-000-408-00	SMITH SUSAN C	113	MICHIGAN AVE	\$2,424	\$3,902	\$1,478
51-000-409-00	DDA BASE	0		\$11,668	—	0
51-000-411-00	DDA BASE	0		\$17,586	—	0
51-000-411-01	FOLK OIL CO INC	101	MICHIGAN AVE	—	\$59,338	\$59,338
51-000-412-00	DDA BASE	0		\$10,682	—	0
51-000-413-00	DDA BASE	0		\$7,898	—	0
51-000-414-00	DDA BASE	0		\$12,144	—	0
51-000-414-01	FOLK OIL CO INC	304	SUPERIOR ST	—	\$25,153	\$25,153
51-000-420-02	ACE INVESTMENT PROPERTIES LLC	205	MICHIGAN AVE	—	\$33,246	\$33,246
51-000-423-00	NEGOCIO DE SUENOS LLC	217	MICHIGAN AVE	\$35,185	\$47,820	\$12,635
51-000-425-01	GEYER FREDERICK J	307	MONROE ST	—	\$14,978	\$14,978
51-000-425-02	HALCOMB MATTHEW	311	MONROE ST	—	\$17,721	\$17,721
51-000-426-00	CALHOUN COUNTY LAND BANK	219	MICHIGAN AVE	\$21,432	—	0
51-000-445-00	VLP HOLDINGS LLC	319	MICHIGAN AVE	—	\$27,400	\$27,400
51-000-447-00	PLASSMAN VERNE C/MARLENE	315	MICHIGAN AVE	\$24,164	\$45,687	\$21,523
51-000-448-00	DDA BASE	0		\$10,367	—	0
51-000-449-00	COLCHESTER PROPERTIES	301	MICHIGAN AVE	\$164,900	\$436,989	\$272,089

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-000-449-01	ALBION COLLEGE	310	MONROE ST	\$1,360	\$6,758	\$5,398
51-000-540-00	ALBION AUTO BODY LLC	200	MICHIGAN AVE	\$10,142	\$9,995	0
51-000-541-00	ACE INVESTMENT PROPERTIES LLC	206	MICHIGAN AVE	\$14,000	\$1,500	0
51-000-544-00	ACE INVESTMENT PROPERTIES LLC	214	MICHIGAN AVE	\$101,550	\$87,557	0
51-000-545-00	ACE INVESTMENT PROPERTIES LLC	218	MICHIGAN AVE	\$8,976	\$1,394	0
51-000-546-00	ACE INVESTMENT PROPERTIES LLC	201	MONROE ST	\$11,800	\$18,609	\$6,809
51-000-547-00	ACE INVESTMENT PROPERTIES LLC	205	MONROE ST	\$5,385	\$428	0
51-000-548-00	REYNOLDS PAUL	209	PERRY ST	\$6,950	\$1,200	0
51-000-550-00	KPREET LLC	201	PERRY ST	\$18,221	\$28,692	\$10,471
51-000-560-00	JOHN P WALTERS LIVING TRUST	100	MICHIGAN AVE	\$32,896	\$55,803	\$22,907
51-000-563-00	YANG CHANG CHUN	118	MICHIGAN AVE	\$17,298	\$34,398	\$17,100
51-000-565-00	DDA BASE	0		\$1,900	—	0
51-000-566-00	DDA BASE	0		\$6,727	—	0
51-000-567-00	DDA BASE	0		\$3,750	—	0
51-000-580-00	DDA BASE	0		\$63,186	—	0
51-000-580-02	CITY OF ALBION	110	CLINTON ST	—	—	0
51-000-580-03	RUMSEY ENTERPRISES LLC	210	CLINTON ST	—	\$20,177	\$20,177
51-000-580-04	DOUBLE VISION CENTER	200	CLINTON ST	—	\$104,500	\$104,500
51-000-581-00	DAVID DUANE BROWN	207	SUPERIOR ST	\$8,527	\$31,000	\$22,473
51-000-582-00	LOPEZ MANUEL/MARIA	205	SUPERIOR ST	\$7,540	\$14,895	\$7,355
51-000-583-00	CALHOUN COUNTY LAND BANK	203	SUPERIOR ST	\$5,475	—	0
51-000-584-00	DICKERSON MUSIC CO	201	SUPERIOR ST	\$7,675	\$10,425	\$2,750
51-000-584-20	CALHOUN COUNTY LAND BANK	129.5	SUPERIOR ST	—	—	0
51-000-585-00	CALHOUN COUNTY LAND BANK	131	SUPERIOR ST	\$5,879	—	0
51-000-587-00	CALHOUN COUNTY LAND BANK	129	SUPERIOR ST	\$7,989	—	0
51-000-588-00	URBAN BLUE DEVELOPMENT LLC	119	SUPERIOR ST	\$25,467	\$24,883	0
51-000-589-00	MERRILD JAMES DENNIS	117	SUPERIOR ST	\$6,006	\$6,644	\$638
51-000-590-00	MERRILD JAMES DENNIS	115	SUPERIOR ST	\$17,728	\$27,004	\$9,276
51-000-590-01	PHEBUS JASON J	111	SUPERIOR ST	\$4,128	\$3,691	0
51-000-601-00	ALBION BUILDING AUTHORITY	216	EATON ST	\$45,218	—	0
51-000-604-00	ALBION BUILDING AUTHORITY	207	CLINTON ST	\$14,655	—	0
51-000-604-20	EDWARD JONES	201	CLINTON ST	—	\$26,660	\$26,660
51-000-626-00	BLUEOX CREDIT UNION	200	CASS ST	\$57,085	\$86,149	\$29,064
51-000-640-00	CITY OF ALBION	112	CASS ST-CITY HALL	—	—	0
51-000-645-00	ALBION COLLEGE	101	SUPERIOR ST	\$40,974	—	0
51-000-645-01	ALBION COLLEGE	101	SUPERIOR ST	—	\$66,324	\$66,324
51-000-645-10	ALBION COLLEGE	101	SUPERIOR ST	—	\$322,252	\$322,252

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-000-661-00	COLLINS MICHAEL J/DORA E	206	PERRY ST	\$8,707	\$36,604	\$27,897
51-000-664-00	COLLINS MICHAEL J	113	MONROE ST	\$500	\$2,252	\$1,752
51-000-665-00	CISNEROS PASCUAL/ROSA	109	MONROE ST	\$5,500	\$9,597	\$4,097
51-000-666-00	TRINE BROS INC	105	MONROE ST	\$4,800	\$6,377	\$1,577
51-000-669-00	MDOT	206.5	PERRY ST	\$2,024	—	0
51-000-670-00	PARK PLACE APTS & OFFICES LLC	119	CASS ST	\$53,316	\$21,053	0
51-000-692-00	ALBION COLLEGE	102	MONROE ST	\$7,315	\$731	0
51-000-699-20	PARK PLACE APTS AND OFFICE LLC	119	CASS ST	—	\$4,218	\$4,218
51-000-780-00	COLCHESTER PROPERTIES	101	MONROE ST	\$49,367	\$62,102	\$12,735
51-000-785-00	ALBION COLLEGE	320	CASS ST	—	\$2,318	\$2,318
51-000-800-00	CITY OF ALBION	121	CASS ST-CITY HALL PK LOT	—	—	0
51-000-802-00	CITY OF ALBION	117	CASS ST-PT OF CITY HALL P	\$9,110	—	0
51-000-803-00	ALBION PIZZA COMPANY	113	CASS ST	\$4,937	\$1,180	0
51-000-804-00	ALBION PIZZA COMPANY	111	CASS ST	—	\$14,028	\$14,028
51-000-804-01	CITY OF ALBION	105	CASS ST-PK LOT ACROSS FM	—	—	0
51-000-805-00	CALHOUN COUNTY LAND BANK	100	SUPERIOR ST	\$20,550	—	0
51-000-806-00	ALBION REINVESTMENT CORPORATION	104	SUPERIOR ST	\$7,001	\$17,500	\$10,499
51-000-807-00	ALBION REINVESTMENT CORPORATION	106	SUPERIOR ST	\$12,013	\$39,700	\$27,687
51-000-808-00	CASCARELLI FAMILY TRUST	110	SUPERIOR ST	\$19,029	\$26,266	\$7,237
51-000-810-00	CASCARELLI FAMILY TRUST	114	SUPERIOR ST	\$10,519	\$13,079	\$2,560
51-000-811-00	CASCARELLI JAMES	116	SUPERIOR ST	\$11,714	\$18,882	\$7,168
51-000-812-00	CASCARELLI FAMILY TRUST	110	CENTER ST	\$10,026	\$4,819	0
51-000-817-00	CASCARELLI JAMES	107	CLINTON ST	\$8,123	\$2,900	0
51-000-834-00	BLUEOX CREDIT UNION	215	CASS ST	—	\$1,418	\$1,418
51-000-835-00	LIVING TRUST OF LAVERNE PLASSMAN	211	CASS ST	—	\$4,866	\$4,866
51-000-836-00	PLASSMAN PROPERTIES FAMILY	205	CASS ST	\$36,755	\$40,100	\$3,345
51-000-842-01	CASTER CONCEPTS LLC	200	CENTER ST	—	\$67,000	\$67,000
51-000-865-00	CITY OF ALBION V	206	CLINTON ST	—	—	0
51-000-866-00	CITY OF ALBION	201	CENTER ST	—	—	0
51-000-867-00	MICHIGAN BELL TELEPHONE	210	CLINTON ST	—	—	0
51-000-881-00	DOWNTOWN ALBION HOTEL LLC	121	CENTER ST	\$13,060	—	0
51-000-883-00	DOWNTOWN ALBION HOTEL LLC	119	CENTER ST	\$3,474	—	0
51-000-884-00	DOWNTOWN ALBION HOTEL LLC	117	CENTER ST	\$2,962	—	0
51-000-885-00	DOWNTOWN ALBION HOTEL LLC	111	CENTER ST	\$19,881	—	0
51-000-886-00	DOWNTOWN ALBION HOTEL LLC	107	CENTER ST	\$2,451	—	0
51-000-888-00	DOWNTOWN ALBION HOTEL LLC	200	SUPERIOR ST	\$18,849	—	0
51-000-890-00	DOWNTOWN ALBION HOTEL LLC	206	SUPERIOR ST	\$20,555	—	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-000-891-00	DOWNTOWN ALBION HOTEL LLC	208	SUPERIOR ST	\$6,732	—	0
51-000-892-00	DOWNTOWN ALBION HOTEL LLC	210	SUPERIOR ST	\$11,893	—	0
51-000-893-00	DOWNTOWN ALBION HOTEL LLC	212	SUPERIOR ST	\$9,065	—	0
51-000-894-00	DOWNTOWN ALBION HOTEL LLC	216	SUPERIOR ST	\$17,637	—	0
51-000-895-00	DOWNTOWN ALBION HOTEL LLC	108	PORTER ST	\$13,240	—	0
51-000-896-00	DOWNTOWN ALBION HOTEL LLC	112	PORTER ST	\$9,335	—	0
51-000-897-00	DOWNTOWN ALBION HOTEL LLC	118	PORTER ST	\$14,137	—	0
51-000-898-00	DOWNTOWN ALBION HOTEL LLC	120	PORTER ST	\$2,070	—	0
51-000-899-00	DOWNTOWN ALBION HOTEL LLC	200	SUPERIOR	\$165,341	\$2,872,000	\$2,706,659
51-001-021-00	ALBION COLLEGE	125	PORTER ST	\$15,000	\$1,132	0
51-001-023-00	CHARLIES OF ALBION INC	117	PORTER ST	\$5,924	\$2,200	0
51-001-024-00	REYNOLDS JOSEPH/CAROLE	113	PORTER ST	\$9,841	\$13,923	\$4,082
51-001-025-00	REYNOLDS JOSEPH P/CAROL A	111	PORTER ST	\$9,335	\$24,051	\$14,716
51-001-026-00	ALBION COLLEGE	105	PORTER ST	\$5,655	\$8,859	\$3,204
51-001-027-00	ACE INVESTMENT PROPERTIES LLC	300	SUPERIOR ST	\$16,740	\$48,500	\$31,760
51-001-028-00	DDA BASE	0		\$6,912	—	0
51-001-029-00	DDA BASE	0		\$17,234	—	0
51-001-029-01	GATEWAY PROPERTIES OF ALBION IV LLC	308	SUPERIOR ST	—	\$37,554	\$37,554
51-001-030-00	PARKS DRUG INC	310	SUPERIOR ST	\$13,935	\$18,988	\$5,053
51-001-031-00	SHEDD MARJORIE ET AL	318	SUPERIOR ST	\$20,869	\$24,578	\$3,709
51-001-032-00	PARKS DRUG STORE	106	ERIE ST	\$3,900	\$5,678	\$1,778
51-001-033-00	MARVIN SCOTT	108	ERIE ST	\$14,300	\$27,743	\$13,443
51-001-034-00	ATCHISON DAVID/CORINNE	112	ERIE ST	\$14,000	\$23,859	\$9,859
51-001-035-00	ALBION INTERFAITH MINISTRIES	114	ERIE ST	\$21,721	—	0
51-001-045-00	DOWNTOWN DEVELOPMENT AUTHORITY	300	CLINTON ST	\$17,951	—	0
51-001-083-00	ACE INVESTMENT PROPERTIES LLC	109	ERIE ST	\$19,972	\$38,400	\$18,428
51-001-085-00	PEABODY LLC	400	SUPERIOR ST	\$18,715	\$24,568	\$5,853
51-001-087-00	BRICK STREET LOFTS LLC	404	SUPERIOR ST	\$6,732	\$18,400	\$11,668
51-001-088-00	BRICK STREET LOFTS LLC	408	SUPERIOR ST	\$12,746	\$23,449	\$10,703
51-001-090-00	BRICK STREET LOFTS LLC	412	SUPERIOR ST	\$14,496	\$28,400	\$13,904
51-001-092-00	ALBION MALLEABLE BREWING CO	416	SUPERIOR ST	\$11,200	—	0
51-001-093-00	CITY OF ALBION	110	ASH ST	—	—	0
51-001-110-00	GROVE GERALD E/KAREN	100	ERIE ST	\$7,854	\$8,227	\$373
51-001-111-00	ACE INVESTMENT PROPERTIES LLC	403	SUPERIOR ST	\$23,965	\$50,300	\$26,335
51-001-112-00	GROVE GERALD E/KAREN	102	ERIE ST	\$4,757	\$19,293	\$14,536
51-001-115-00	FOX STEVEN B	104	ERIE ST	\$8,661	\$18,248	\$9,587
51-001-116-00	ALBION REINVESTMENT CORPORATION	106	ERIE ST	\$21,273	\$66,500	\$45,227

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-001-117-00	DDA BASE	0		\$14,765	—	0
51-001-117-01	ALBION BUILDING AUTHORITY	112	ERIE ST	—	—	0
51-001-118-00	CITY OF ALBION	119	ASH ST	—	—	0
51-001-118-01	WOLF JAMES R/NIDIA G	116	ERIE ST	—	\$25,000	\$25,000
51-001-118-10	DDA BASE	0		\$9,559	—	0
51-001-122-00	CITY OF ALBION	117	ASH ST	—	—	0
51-001-123-00	DDA BASE	0		\$6,866	—	0
51-001-124-00	DDA BASE	0		\$7,665	—	0
51-001-125-00	DDA BASE	0		\$4,488	—	0
51-001-126-00	DDA BASE	0		\$321,331	—	0
51-001-126-01	HOMESTEAD SAVINGS & LOAN	415	SUPERIOR ST	—	\$153,911	\$153,911
51-001-221-00	ALBION DISTRICT LIBRARY	501	SUPERIOR ST	—	—	0
51-001-224-00	DDA BASE	0		\$1,000	—	0
51-001-225-00	DDA BASE	0		\$13,700	—	0
51-001-225-01	ROBINSON SUSAN A	116	ASH ST	—	\$20,736	\$20,736
51-001-226-00	DOCTOR UDHAV	118	ASH ST	\$3,844	\$54,800	\$50,956
51-001-246-00	DAVID BRIGHAM	504	SUPERIOR ST	\$15,079	\$26,055	\$10,976
51-001-569-00	DDA BASE	0		\$5,000	—	0
51-001-569-01	ALBION BUILDING AUTHORITY	219	EATON ST	—	—	0
51-001-920-00	MDOT	99	MONROE ST	\$4,182	—	0
51-002-051-00	ALBION PAINT SPOT INC	107	CASS ST	—	\$13,730	\$13,730
51-002-052-00	CITY OF ALBION	110	SUPERIOR ST	\$450	—	0
51-002-053-00	CITY OF ALBION	108	SUPERIOR ST-PT OF BOURNEL	—	—	0
51-002-055-00	BROWN DAVID	118	SUPERIOR ST	\$23,741	\$65,638	\$41,897
51-002-056-00	BROWN DAVID	202	SUPERIOR ST	\$8,976	\$9,100	\$124
51-002-057-00	HALLIN REBECCA	112	SUPERIOR ST	\$9,110	\$32,900	\$23,790
51-002-101-00	COLLINS MICHAEL J/DORA E	208	CASS ST	\$7,270	\$21,097	\$13,827
51-002-102-00	ALBION REINVESTMENT CORPORATION	212.5	CASS ST	\$4,000	\$4,500	\$500
51-002-102-01	PISCHEL DARREL	212	CASS ST	\$3,700	\$4,016	\$316
51-002-103-00	CLAWSON MARK M	102	MONROE ST	\$4,500	\$27,848	\$23,348
51-002-104-00	HEL CAT INVESTMENT LLC	108	MONROE ST	\$12,750	\$16,033	\$3,283
51-002-106-01	MOORE MARY M/MARSH DAVID G	202	MONROE ST	\$8,937	\$26,421	\$17,484
51-002-106-02	HEL CAT INVESTMENT LLC	202.5	MONROE ST	—	\$100	\$100
51-002-107-01	MOORE MARY M/MARSH DAVID G	206	MONROE ST	—	\$544	\$544
51-002-107-02	HEL CAT INVESTMENT LLC	206.5	MONROE ST	—	\$100	\$100
51-002-108-00	HEL CAT INVESTMENT LLC	210	MONROE ST	\$105,824	\$106,123	\$299
51-002-108-12	DDA BASE	0		\$13,000	—	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-002-108-16	DDA BASE	0		\$14,000	—	0
51-002-108-17	DDA BASE	0		\$5,000	—	0
51-002-108-18	DDA BASE	0		\$14,000	—	0
51-002-108-21	DDA BASE	0		\$13,000	—	0
51-002-108-23	DDA BASE	0		\$13,000	—	0
51-002-108-24	HAWKINS QUEENESTER	200	MONROE ST	\$13,000	\$9,827	0
51-002-110-00	CITY OF ALBION	202	CASS ST-LLOYD PARK	—	—	0
51-002-112-00	CITY OF ALBION	0	LLOYD PARK	—	—	0
51-002-114-00	CITY OF ALBION	0	MARKET PLACE	—	—	0
51-002-114-01	THE LEISURE HOUR CLUB	211	MARKET PLACE	\$6,777	\$28,541	\$21,764
51-002-115-00	CITY OF ALBION	0	STOFFER PLAZA	—	—	0
51-002-116-00	DDA BASE	0		\$26,645	—	0
51-002-116-01	THOMPSONS BRAKE SERVICE	210	PORTER	—	\$56,561	\$56,561
51-002-126-01	CITY OF ALBION	201	ERIE ST-DTO MARKETPLACE	—	—	0
51-002-127-00	CONSUMERS ENERGY COMPANY	121	ERIE ST	\$97,417	\$3,500	0
51-002-128-00	CONSUMERS ENERGY CO	115	ERIE ST	—	\$1,948	\$1,948
51-002-128-01	CITY OF ALBION	113	ERIE ST-OFF STREET PUBLIC	—	—	0
51-002-129-00	CITY OF ALBION	111	ERIE ST-OFF ST PUBLIC PAR	—	—	0
51-002-133-00	CITY OF ALBION	217	MARKET PLACE-OFF STREET P	\$21,623	—	0
51-002-136-00	ALBION BUILDING AUTHORITY	201	MARKET PLACE	\$9,065	—	0
51-002-138-01	ALBION BUILDING AUTHORITY	117	MARKET PLACE	—	—	0
51-002-138-02	ALBION HEALTH CARE ALLIANCE	115	MARKET PLACE	—	—	0
51-002-138-03	CITY OF ALBION	119	MARKET PLACE	—	—	0
51-002-138-04	MARSHALL MEDICAL ASSOCIATES	115	MARKET PLACE	—	\$109,463	\$109,463
51-002-140-02	CITY OF ALBION	0	MARKET PLACE	—	—	0
51-002-141-00	DDA BASE	0		\$15,348	—	0
51-002-141-01	ALBION REINVESTMENT CORP	101	SUPERIOR ST	—	\$36,600	\$36,600
51-002-141-02	CALHOUN COUNTY LAND BANK	103	SUPERIOR ST	—	—	0
51-002-141-20	BOOST MOBILE	101	SUPERIOR ST	—	—	0
51-002-142-00	ALBION REINVESTMENT CORP	105	SUPERIOR ST	\$15,259	\$85,100	\$69,841
51-002-143-00	CALHOUN COUNTY LAND BANK	109	SUPERIOR ST	\$9,065	—	0
51-002-144-00	ALBION REINVESTMENT CORP	111	SUPERIOR ST	\$9,335	\$13,200	\$3,865
51-002-145-00	ALBION REINVESTMENT CORP	113	SUPERIOR ST	\$9,335	\$14,100	\$4,765
51-002-146-00	CALHOUN COUNTY LAND BANK	115	SUPERIOR ST	\$8,976	—	0
51-002-147-00	CALHOUN COUNTY LAND BANK	117	SUPERIOR ST	\$6,508	—	0
51-002-148-00	CALHOUN COUNTY LAND BANK	119	SUPERIOR ST	\$9,694	—	0
51-002-149-00	FRIENDS OF THE BOHM THEATRE	201	SUPERIOR ST	\$29,845	—	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-002-150-00	FRIENDS OF THE BOHM THEATRE	203	SUPERIOR ST	\$10,233	—	0
51-002-151-00	ALBION COLLEGE	207	SUPERIOR ST	\$85,046	\$168,000	\$82,954
51-002-154-00	ALBION REINVESTMENT CORPORATION	213	SUPERIOR ST	\$8,707	\$19,000	\$10,293
51-002-155-00	ALBION REINVESTMENT CORP	215	SUPERIOR ST	\$5,969	\$10,900	\$4,931
51-002-156-00	DDA BASE	0		\$10,142	—	0
51-002-156-01	ALBION REINVESTMENT CORPORATION	217	SUPERIOR ST	—	\$48,100	\$48,100
51-002-157-00	DDA BASE	0		\$12,162	—	0
51-002-158-00	DDA BASE	0		\$8,649	—	0
51-002-159-00	WARREN JUDY W	223	SUPERIOR ST	\$18,760	\$34,494	\$15,734
51-002-160-00	KIDS 'N' STUFF	301	SUPERIOR ST	\$12,342	—	0
51-002-161-00	KIDS 'N' STUFF	305	SUPERIOR ST	\$13,015	—	0
51-002-162-00	PERFORMANCE AUTOMOTIVE	309	SUPERIOR ST	\$8,527	\$12,024	\$3,497
51-002-163-00	PERFORMANCE AUTOMOTIVE	311	SUPERIOR ST	\$8,347	\$11,708	\$3,361
51-002-164-00	ALBION REINVESTMENT CORPORATION	313	SUPERIOR ST	\$12,835	\$26,300	\$13,465
51-002-165-00	ALBION REINVESTMENT CORP	315	SUPERIOR ST	\$18,311	\$33,400	\$15,089
51-012-961-00	EATON PLAZA L L C	110	EATON ST	\$101,695	\$90,540	0
51-012-966-01	JAMES GAMBLE ASSOCIATION	311	CASS ST	\$10,502	—	0
51-013-001-00	ALBION BUILDING AUTHORITY	300	CASS ST	\$8,509	—	0
51-013-003-00	HUMPHRIES MARY	311	WASHINGTON ST	\$8,500	\$9,703	\$1,203
51-013-004-00	LOGAN AUDRA	111	EATON ST	\$6,250	\$9,809	\$3,559
51-013-004-01	CITY OF ALBION	113	EATON ST	—	—	0
51-013-060-00	CITY OF ALBION	308	WASHINGTON ST	—	—	0
51-013-061-00	CITY OF ALBION	310	WASHINGTON ST	—	—	0
51-013-062-00	CITY OF ALBION	314	WASHINGTON ST	—	—	0
51-013-063-00	CITY OF ALBION	316	WASHINGTON ST	\$5,000	—	0
51-013-064-00	CITY OF ALBION	208	PEARL ST	—	—	0
51-100-237-01	APC STORES INC	309	SUPERIOR ST	—	—	0
51-100-267-00	SALESMAN	125	CASS ST	—	—	0
51-100-267-01	RECORDER LLC	125	CASS ST	—	—	0
51-100-268-00	PARK PLACE APTS AND OFFICE LLC	119	CASS ST	—	—	0
51-100-269-00	DDA REFERENCE	0		\$400	—	0
51-100-272-00	DDA BASE	0		\$3,450	—	0
51-100-275-00	DDA BASE	0		\$210	—	0
51-100-327-00	DDA REFERENCE	0		\$29,460	—	0
51-100-376-00	GREYHOUND LINES	300	EATON ST	—	—	0
51-100-384-00	LEISURE HOUR CLUB	211	MARKET PLACE	\$6,050	\$1,800	0
51-100-563-03	YANG CHANG CHUN	118	MICHIGAN AVE	—	—	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-100-588-01	BOOKS & MORE	119	SUPERIOR ST	—	—	0
51-100-804-00	HUNGRY HOWIE'S	111	CASS ST	—	—	0
51-200-398-11	NORTHERN LEASING SYSTEMS INC	112	SUPERIOR	—	—	0
51-200-412-00	DDA REFERENCE	0		\$36,350	—	0
51-200-420-00	DDA REFERENCE	0		\$5,500	—	0
51-200-429-00	DDA REFERENCE	0		\$1,000	—	0
51-200-431-00	DDA REFERENCE	0		\$3,070	—	0
51-200-431-05	HBR TAX GROUP	404	SUPERIOR ST	—	—	0
51-200-465-00	DDA REFERENCE	0		\$7,060	—	0
51-200-512-00	WARREN JUDY DDS	225	SUPERIOR ST	—	\$9,700	\$9,700
51-200-558-00	DDA REFERENCE	0		\$30,800	—	0
51-200-562-00	DDA REFERENCE	0		\$4,340	—	0
51-200-573-00	DDA REFERENCE	0		\$5,550	—	0
51-200-573-02	WALTER DIMMICK PETROLEUM INC	100	MICHIGAN AVE	—	\$69,100	\$69,100
51-200-574-00	FOLK OIL CO INC	101	MICHIGAN AVE	\$7,250	\$43,600	\$36,350
51-200-582-00	DDA REFERENCE	0		\$1,250	—	0
51-200-584-00	DDA REFERENCE	0		\$1,100	—	0
51-200-584-01	LITTLE RED LUNCH BOX CAFE	113	MICHIGAN AVE	—	—	0
51-200-589-00	ALBION AUTO MART	117	MICHIGAN AVE	\$140	—	0
51-200-598-00	DDA REFERENCE	0		\$7,630	—	0
51-200-608-00	DDA REFERENCE	0		\$1,340	—	0
51-200-669-00	CITIZENS LUMBERTOWN	101	MONROE ST	\$5,710	—	0
51-200-680-00	DDA REFERENCE	0		\$740	—	0
51-200-703-00	DDA REFERENCE	0		\$3,290	—	0
51-200-703-02	KPREET LLC	201	PERRY ST	—	\$11,900	\$11,900
51-200-718-00	THOMPSONS BRAKE SERVICE	210	PORTER	\$4,210	—	0
51-200-723-01	DDA BASE	101	PORTER ST	—	—	0
51-200-732-00	ART CRAFT PRESS	118	VINE ST	\$5,800	—	0
51-200-734-00	ALBION MOOSE LODGE #406	313	SUPERIOR ST	\$460	\$1,000	\$540
51-200-737-00	CHARLIES OF ALBION INC	111	PORTER ST	\$9,520	—	0
51-200-740-00	DDA BASE	0		\$5,970	—	0
51-200-746-01	DDA BASE	0		\$350	—	0
51-300-762-00	DAVID BRIGHAM REAL ESTATE CO	504	SUPERIOR ST	\$420	—	0
51-300-773-00	DDA BASE	0		\$600	—	0
51-300-785-00	DDA BASE	0		\$2,250	—	0
51-300-823-00	DICKERSON MUSIC CO	201	SUPERIOR ST	\$600	\$600	0
51-300-831-00	LOPEZ TACO HOUSE	205	SUPERIOR ST	\$2,070	\$1,000	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-300-835-00	DDA BASE	0		\$14,310	—	0
51-300-835-02	C&F INVESTMENT CO	207	SUPERIOR ST	—	—	0
51-300-860-00	DDA BASE	0		\$14,820	—	0
51-300-863-00	RILEY ROWLEY WEEKS AGENCY	205	CASS ST	—	—	0
51-300-873-00	DDA BASE	0		\$3,750	—	0
51-300-880-01	DDA BASE	0		\$12,790	—	0
51-300-882-00	BETTY'S BEAUTY NOOK	104	SUPERIOR ST	\$950	—	0
51-300-892-00	DDA BASE	0		\$2,660	—	0
51-300-892-02	MURRAY TYMKEW & ASSOCIATES	1009	SUPERIOR ST	—	—	0
51-300-906-00	DDA BASE	205	CASS ST	\$4,680	—	0
51-300-909-00	DDA BASE	0		\$1,240	—	0
51-300-918-00	CASCARELLI'S TAVERN INC	116	SUPERIOR ST	\$29,000	\$10,400	0
51-300-921-00	ALBION PAINT SPOT INC	118	SUPERIOR ST	\$1,370	—	0
51-300-929-00	DDA BASE	0		\$11,100	—	0
51-300-949-00	DDA BASE	0		\$3,150	—	0
51-300-949-01	POUND NICHOLAS	109	ERIE ST	—	—	0
51-300-952-00	DDA BASE	0		\$320	—	0
51-300-954-00	DDA BASE	0		\$1,770	—	0
51-300-960-00	DDA BASE	0		\$520	—	0
51-300-963-00	DDA BASE	0		\$7,380	—	0
51-300-967-00	DDA BASE	0		\$4,500	—	0
51-300-982-00	SUPERIOR BARBER SHOP	302	SUPERIOR ST	—	\$700	\$700
51-300-987-00	DDA BASE	0		\$780	—	0
51-300-992-00	SEMCO ENERGY INC	0	VARIOUS	\$1,219,000	\$1,286,100	\$67,100
51-301-004-00	DDA BASE	0		\$5,550	—	0
51-301-007-00	DDA BASE	0		\$2,300	—	0
51-301-012-00	PARKS DRUG STORE INC	318	SUPERIOR ST	\$24,830	—	0
51-301-021-00	TUCK GARRISON & MOORE	403	SUPERIOR ST	\$11,550	\$8,100	0
51-301-034-01	DDA BASE	0		\$1,000	—	0
51-301-059-00	STUMPOS LANE DDS	301	MICHIGAN AVE	—	—	0
51-301-092-02	THE COCA-COLA CO	0	VARIOUS DDA	—	—	0
51-301-098-00	ADAMS OUTDOOR ADVERTISING	221	CLINTON	—	—	0
51-301-133-01	XEROX CORPORATION	112	CASS ST	—	—	0
51-301-134-00	DDA BASE	219	MICHIGAN AVE	\$2,070	—	0
51-301-161-01	PITNEY BOWES INC	0	VARIOUS DDA	—	\$500	\$500
51-301-167-00	DDA BASE	0		\$1,000	—	0
51-301-180-05	WELLS FARGO FINANCIAL LEASING INC	0	VARIOUS - DDA	—	\$3,700	\$3,700

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-301-189-00	GERRY'S BEAUTY SHOP	300	SUPERIOR ST	\$680	—	0
51-301-198-00	GARDNER CASTERS & WHEELS INC	210	CLINTON ST	\$4,290	—	0
51-301-216-00	DDA BASE	0		\$2,500	—	0
51-301-217-00	DDA BASE	0		\$6,400	—	0
51-301-217-01	THE BAR BELL CLUB LLC	127	SUPERIOR ST	—	—	0
51-301-224-00	DDA BASE	0		\$1,100	—	0
51-301-237-00	WOLFS AUTO REPAIR	116	ERIE ST	\$7,340	—	0
51-301-242-00	DDA BASE	104	ERIE ST	\$990	—	0
51-301-250-00	DDA BASE	0		\$1,180	—	0
51-301-258-00	DDA BASE	0		\$4,190	—	0
51-301-261-00	DDA BASE	0		\$140	—	0
51-301-262-00	SANDERS FURNITURE	315	SUPERIOR ST	\$230	—	0
51-301-263-00	DDA REFERENCE	0		\$4,420	—	0
51-301-263-02	DDA REFERENCE	0		\$4,420	—	0
51-301-268-01	ALBION INSURANCE AGENCY	609	SUPERIOR ST	—	—	0
51-301-272-00	ALBION APPLIANCE SERVICE	113	PORTER ST	\$870	\$1,100	\$230
51-301-273-00	DDA BASE	0		\$5,300	—	0
51-301-289-00	DDA BASE	0		\$17,120	—	0
51-301-290-00	DDA BASE	0		\$1,230	—	0
51-301-291-00	DDA BASE	0		\$17,120	—	0
51-301-292-00	LAWRENCE'S USED & NEW	408	SUPERIOR ST	—	—	0
51-301-296-00	ANNA'S HOUSE OF FLOWERS	315	MICHIGAN AVE	\$7,230	—	0
51-301-297-00	DDA BASE	0		\$17,800	—	0
51-301-319-00	DDA BASE	0		\$150	—	0
51-301-331-01	DDA BASE	0		\$1,710	—	0
51-301-344-00	DDA BASE	203	SUPERIOR ST	\$1,040	—	0
51-301-349-00	SHARP JOHN C/SHIRLEY	416	SUPERIOR	\$600	—	0
51-301-352-00	DDA BASE	0		\$650	—	0
51-301-355-00	DDA BASE	0		\$70	—	0
51-301-359-00	DDA BASE	214	MICHIGAN	\$26,270	—	0
51-301-365-00	DDA BASE	105	PORTER ST	\$3,010	—	0
51-301-368-00	STATE FARM MUTUAL	319	MICHIGAN AVE	—	—	0
51-301-376-00	MOWRER AGENCY LLC	300	EATON ST	—	—	0
51-301-397-01	IGT GLOBAL SOLUTIONS CORPORATION	0	VARIOUS DDA	—	\$2,400	\$2,400
51-301-411-00	ILLUSIONS HAIR DESIGN	213	SUPERIOR ST	—	—	0
51-301-525-02	SINGH & SINGH OF ALBION LLC	217	SUPERIOR ST	—	—	0
51-301-650-00	MOORE & MARSH	202	MONROE ST	—	—	0

PARCEL #	OWNER NAME	PROP. ST. #	PROP. ST. NAME	BASE TAX	2019 TAXABLE	2019 CAPTURE
51-301-712-00	FOLK OIL CO INC	304	SUPERIOR ST	—	\$22,500	\$22,500
51-301-810-00	FINISHLINE AUTOBODY	206	PERRY ST	—	\$6,900	\$6,900
51-301-829-00	LEASECOMM CORPORATION	0		—	—	0
51-301-880-00	EDWARD D JONES & CO #06741	201	CLINTON	—	—	0
51-301-944-01	HELCHAT INVESTMENTS LLC	210	MONROE	—	—	0
51-302-006-00	THE MACHINE CENTER	214	MICHIGAN AVE	—	\$44,000	\$44,000
51-302-035-00	MIDWEST AMUSEMENT	0		—	—	0
51-302-040-00	PALMER HOUSE INN BED & BREAKFAST	108	ERIE ST	—	\$1,100	\$1,100
51-302-045-01	DOLGENCORP, LLC (STORE # 06143)	110	EATON	—	—	0
51-302-117-00	TOP KNOTCH	402	SUPERIOR ST	—	—	0
51-302-123-03	NUCO2 SUPPLY LLC	104	ERIE ST	—	—	0
51-302-123-05	NUCO2 SUPPLY LLC	101	MICHIGAN AVE	—	—	0
51-302-124-01	GORDON FOOD SERVICE INC	0	VARIOUS	—	—	0
51-302-127-00	MARLIN LEASING	111	CASS ST	—	—	0
51-306-008-00	FIRST DATA MERCHANT SERVICES CORP	0	VARIOUS - DDA	—	—	0
51-308-005-00	A PLACE FOR YOU HAIR & BODY	100	ERIE ST	—	—	0
51-308-020-00	WOW BEAUTY & FUN INC	113	SUPERIOR ST	—	—	0
51-308-027-00	DOUBLE VISION CENTER	115	SUPERIOR	—	—	0
51-309-007-00	BELLISMA BRIDAL	200	CENTER ST	—	—	0
51-309-029-00	THE CORONA SMOKE SHOP	111	SUPERIOR ST	—	—	0
51-311-005-00	HADFIELDS WATCH REPAIR	114	SUPERIOR ST	—	—	0
51-312-047-00	MB FINANICAL BANK NA	0	VARIOUS	—	—	0
51-313-021-00	R & B ESPRESSO LLC	217	MICHIGAN AVE	—	—	0
51-313-026-00	CALIFORNIA FIRST NATIONAL BANK	100	MICHIGAN AVE	—	—	0
51-313-038-00	XEROX FINANCIAL SERVICES LLC	301	SUPERIOR	—	\$200	\$200
51-313-038-01	XEROX FINANCIAL SERVICES LLC	1015	IRWIN	—	—	0
51-313-046-00	GRAYHAWK LEASING LLC	100	MICHIGAN AVE	—	—	0
51-313-047-00	REDBOX AUTOMATED RETAIL LLC	110	EATON ST	—	—	0
51-314-002-00	GIFTS & MORE	115	SUPERIOR ST	—	—	0
51-314-004-00	AIR-SERV	0	VARIOUS	—	—	0
51-316-002-00	GRAYHAWK LEASING LLC	110	EATON	—	—	0
51-316-009-00	GRAYHAWK LEASING LLC	201	PERRY	—	—	0
51-316-010-00	GRAYHAWK LEASING LLC	217	SUPERIOR	—	—	0
51-316-011-00	GRAYHAWK LEASING LLC	309	SUPERIOR	—	—	0
51-319-008-00	DOWNTOWN ALBION HOTEL LLC	200	SUPERIOR	—	\$663,400	\$663,400
51-825-001-84	DDA REFERENCE	0		\$11,200	—	0
			TOTALS	\$5,037,673	\$9,444,350	\$6,417,908

TABLE 9: ALTERNATIVE FORECAST

TAX YEAR	TAX ROLL ASSESSMENT DATE	ANNUAL TAXABLE GROWTH	TAXABLE VALUATION	CAPTURED ASSESSED VALUE	CAPTURED REVENUE	NET CAPTURED REVENUE	REVENUES AVAILABLE FOR CAPITAL PROJECTS
			Previous year + 2%, adjusted for brownfield property entrance & exit	(DDA Valuation - Base Year) + Brownfield Valuation	Captured Assessed Value * Millage Rate	Captured Revenue - Brownfield Payments	
BASE	12/31/1987		\$4,965,636		30.0585		
2019	12/31/2018		\$5,037,673	\$72,037	\$2,165	\$-	\$-
2020	12/31/2019	2%	\$5,054,844	\$539,208	\$16,208	\$-	\$-
2021	12/31/2020	2%	\$5,018,640	\$5,253,046	\$157,899	\$-	\$-
2022	12/31/2021	2%	\$5,335,217	\$5,673,622	\$170,541	\$-	\$-
2023	12/31/2022	2%	\$5,441,922	\$5,886,409	\$176,937	\$-	\$-
2024	12/31/2023	2%	\$5,550,760	\$6,103,449	\$183,461	\$-	\$-
2025	12/31/2024	2%	\$5,661,775	\$6,324,829	\$190,115	\$-	\$-
2026	12/31/2025	2%	\$5,775,011	\$6,550,643	\$196,903	\$-	\$-
2027	12/31/2026	2%	\$5,890,511	\$6,780,966	\$203,826	\$-	\$-
2028	12/31/2027	2%	\$6,008,321	\$7,015,898	\$210,887	\$-	\$-
2029	12/31/2028	2%	\$11,276,947	\$12,403,987	\$372,845	\$189,709	\$129,709
2030	12/31/2029	2%	\$11,502,485	\$12,751,379	\$383,287	\$196,488	\$136,488
2031	12/31/2030	2%	\$11,732,535	\$13,105,721	\$393,938	\$203,403	\$143,403
2032	12/31/2031	2%	\$11,967,186	\$13,467,149	\$404,802	\$210,456	\$150,456
2033	12/31/2032	2%	\$12,206,530	\$13,835,804	\$415,884	\$217,650	\$157,650
2034	12/31/2033	2%	\$12,450,660	\$14,211,835	\$427,186	\$224,989	\$164,989
2035	12/31/2034	2%	\$12,699,673	\$14,595,382	\$438,715	\$232,474	\$172,474
2036	12/31/2035	2%	\$12,953,667	\$14,986,604	\$450,475	\$240,108	\$180,108
2037	12/31/2036	2%	\$13,212,740	\$15,385,646	\$462,469	\$247,896	\$187,896
2038	12/31/2037	2%	\$13,476,995	\$15,792,675	\$474,704	\$255,839	\$195,839
2039	12/31/2038	2%	\$16,234,501	\$17,003,987	\$511,114	\$338,725	\$278,725
2040	12/31/2039	2%	\$16,559,191	\$17,443,381	\$524,322	\$348,485	\$288,485
						TOTAL	\$2,186,220

TABLE 10: ALTERNATIVE PROPOSED COST FOR SELECT PROJECTS

ACTION		COST
		MONEY
LEAD	Provide assistance with the renovation of building facades or signage according to specific historic preservation guidelines, and by providing facade renovation grants.	\$200,000
	PR campaign: business news, positive stories and accomplishments, liaison with other organizations and agencies as well as local realtors	\$25,000
	Develop a nonmotorized strategy to connect the downtown to Greater Albion and implement its recommendations.	\$100,000
	Develop a program to improve the appearance and accessibility of rear entrances.	\$50,000
	Turn downtown Albion into a destination place through enhancement of public infrastructure, placemaking, and improving aesthetics	\$200,000
	Create a downtown community forum to socialize the various action plans and encourage participation in revitalization efforts	\$5,000
	Provide amenities along the Albion River Trail to encourage trail users to engage with the community, such as wayfinding, repair stations, and bicycle parking. A trailhead or repair station is suggested either in the City's lot across from City Hall, or in the Stirling Books and Brew lot with a small pocket park to provide rest and enjoyment of the river.	\$200,000
PARTNER	Partner with City of Albion and the Downtown Development Authority (DDA) to offer incentive options, such as Business Improvement District and Façade Improvement Programs, to spur developments and residential living in the downtown	(Implementation cost included in building facades and rear entrances)
	Develop a business retention and service strategy to ensure that the needs of downtown businesses are met	\$20,000
	Partner with community leaders/organizations to improve the aesthetics of any community and welcoming signage and placement	\$50,000
CONTRIBUTE	Develop a retail storefront and office/upper-floor loft strategy for Superior Street; provide seed grants to encourage desired outcomes	\$50,000
	Develop a public relations and marketing plan for the purpose of business recruitment and tourist expansion for the downtown. The plan would include marketing materials such as recruitment packets, strategic advertising and brochures.	\$40,000
	Continue to develop and implement the long-term vision for Stoffer Plaza and the Riverfront to capitalize on this asset	\$100,000



DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

The Downtown Development Authority (DDA), [Public Act 57 of 2018](#), is designed to be a catalyst in the development of a community's downtown district. The DDA provides for a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements in the downtown district and the ability to levy a limited millage to address administrative expenses.

Note: This document is offered as a general guide only and the legislation should be reviewed by local officials.

WHO IS ELIGIBLE?

Any city, village or township, that has an area in the downtown zoned and used principally for business, is eligible to create an authority.

HOW DOES IT WORK?

Once established, the DDA is required to prepare a development plan and may create a tax increment financing plan to submit for approval to the local municipality. A development plan describes the costs, location and resources for the implementation of the public improvements that are projected to take place in the DDA district. A tax increment financing plan includes the development plan and details the tax increment procedure, the amount of bonded indebtedness to be incurred, and the duration of the program.

Financing options for DDA activities:

- Tax Increment Financing (an annual report must be submitted to the municipality and to the State Tax Commission)
- Millage (up to two mills for municipalities with population of less than one million; up to one mill for municipalities with population over one million)
- Special assessments
- Revenue bonds
- Revenues from property owned or leased by the DDA
- Donations and grants to the authority
- Contributions from the local unit of government

WHAT IS THE PROCESS?

1. The governing body finds that it is necessary for the best interests of the public to do the following related to the defined business district:
 - To halt property value deterioration
 - Increase property tax valuation
 - Eliminate the causes of deterioration
 - Promote economic growth
 - Create and provide for the operation of the DDA
2. The governing body sets a public hearing, based upon its resolution of intent, to create a DDA.

3. Notice is given of a public hearing by publication and mail to taxpayers within a proposed district and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture of tax increment revenues.
4. The governing body takes comments at the public hearing.
5. Within 60 days, the governing body of another taxing jurisdiction may, by resolution, exempt its taxes from capture and file the resolution with the clerk of the municipality.
6. Not less than 60 days following the hearing, the governing body may adopt proposed ordinance creating the DDA and designating the boundaries of the DDA district.
7. The ordinance must be published at least once in a local newspaper and filed with the Secretary of State.
8. The governing board of the DDA shall be appointed or may, for municipalities of less than 5,000, be the same as the planning commission. Otherwise the authority will be supervised by a board that includes the municipality's chief executive officer and 8–12 members appointed by the governing body. A majority of the board must be individuals with an ownership or business interest in property in the district and one member must reside in the district if there are more than 100 residents in the district.

If the DDA board anticipates the need for capturing tax increments or using revenue bonds to support a project, a development plan and a tax increment financing plan must also be adopted by the DDA board and the municipality.

WHY WOULD A COMMUNITY WANT TO ESTABLISH A DDA?

The DDA tax increment financing mechanism allows for the capture of the incremental growth of local property taxes over a period of time to fund public infrastructure improvements. A community can capture property taxes which would have otherwise been paid to entities such as the library, community college and county, and instead use them for public improvements in targeted areas. By borrowing against the future tax increments, the DDA is able to fund large-scale projects, which can lead to new development opportunities within the downtown. In addition to the financing mechanism, the DDA structure results in the creation of a public board dedicated solely to the improvement of the downtown.

SUPPORTING STATUTE

[Public Act 57 of 2018: Recodified Tax Increment Financing Act](#)

CONTACT INFORMATION

For more information on Downtown Development Authorities, contact the [Community Assistance Team \(CAT\) Specialist](#) assigned to your territory or visit www.miplace.org.