



**CITY OF ALBION DOWNTOWN DEVELOPMENT AUTHORITY**

**REGULAR MEETING**

**WEDNESDAY, AUGUST 14, 2019**

**MAYOR'S OFFICE**

**7:30 A.M.**

**MIKE TYMKEW-CHAIRPERSON**

---

**AGENDA**

- I. Call To Order (Reminder: turn off cell phones)
- II. Roll Call of the DDA
- III. Approval of Prior Meeting Minutes
  - June 5, 2019 Special Meeting Minutes
- IV. Correspondence
- V. Order of Business
  - A. 404-414 S. Superior Brownfield Inter-Agency Agreement
  - B. Strategic Plan – Downtown Survey Update
  - C. Excuse Absent Board Members
- 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  
 Special Meeting Minutes – June 5, 2019

I. CALL TO ORDER

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

II. ROLL CALL

X	Dave Atchison	X	Emily Verbeke
X	Joe Domingo	A	Nidia Wolf
A	Scott Evans	A	Jennifer Yawson
X	Marcola Lawler		
X	Linda LaNoue		
X	Mike Tymkew		

Administration: Haley Snyder, Assistant City Manager/Deputy Clerk/Treasurer, John Tracy, Director of Planning, Building & Code

III. Approval of Prior Meeting Minutes

A. May 8, 2019 Meeting Minutes

Motion by D Atchison, supported by E Verbeke to approve prior meeting minutes as presented.

**(MOTION carried, voice vote)**

IV. Correspondence

V. Order of Business

A. Downtown Trees

Mike Tymkew stated Scott Evans spoke with Dave Farley about the downtown trees. He advised that the trees can be unwrapped and lightly mulched. Trimming of the trees should be done in the fall after they lose their leaves for the season. There are 34 trees that line the downtown corridors (from Ash to the railroad tracks). Employees at Homestead Savings Bank have offered to take on the project of unwrapping and placing mulch around the trees. Jolly Green Junction has bulk brown mulch and the project could be completed for \$75 or less. Homestead Savings Bank is planning to get the project completed in time for the June 28<sup>th</sup> car show and Run Albion event.

Motion by E Verbeke, supported by D Atchison to allow up to \$100 to be spent on materials for the project.

**(MOTION carried, voice vote)**

B. Ismon House Response – April 30<sup>th</sup> letter from State

Shirley Zeller provided the DDA Board with the following information:

- The State awarded a grant three (3) years ago to complete 2<sup>nd</sup> floor renovations.
- A letter was sent to City Manager Rufus back in March requesting information on the project. The requested questionnaire was completed and sent back.
- Received an additional letter in April requesting pictures of the building from the outside and other rooms in the building.
- Received a notice saying submission was incomplete.
- Drawings and scope of work have been sent in review. At this time, have not heard back from them.

Comments were received from Board Members M Tymkew and E Verbeke.

C. Ismon House Rental Rates

Shirley Zeller provided the DDA Board with the following information on rental rates:

- Required to get rental rates approved by the DDA Board.
- The 2<sup>nd</sup> floor renovations are very close to being completed.
- Rental rates for the 2<sup>nd</sup> floor will be the same as the 1<sup>st</sup> floor.
- *Financially, are you doing okay with the current rates?* Finances are a little tight with current rates, however the revenues received are used to cover utility costs.
- *Board Member J Domingo suggested the Ismon House Board review current rates to discuss a possible increase to ensure all utility costs are covered. Currently, the rates are more than fair.*
- The Ismon House Board is requesting approval of the rental rates as presented.

J Domingo moved, supported by M Lawler to approve Ismon House rental rates as presented.

**(MOTION carried, voice vote)**

Comments were received from Board Members D Atchison, J Domingo, M Lawler, M Tymkew, and E Verbeke.

D. PA 57 Seminar Follow Up

- The Michigan Downtown Association PA 57 seminar was very interesting. Board Member M Lawler and N Wolf; and John Tracy, Director of Planning Building & Code Enforcement attended the event.
- DDA has a lot of things to consider and get done with the new PA 57 requirements.
- Director Tracy has registered the City to be members of the Michigan Downtown Association.

- H Snyder, Deputy Clerk/Treasurer stated the current DDA plan has been submitted to the State for review. Amy Deprez, AEDC President is working to locate the most recent TIFA plan to get submitted.
- In addition to the plans being submitted, two (2) informational meetings must be held each year. Notices for the meetings must be posted 14 days in advance.
- The first meeting could be held in conjunction with the July 15<sup>th</sup> City Council meeting to inform the public on the current strategic plan update.
- The second meeting could be held sometime in November once the strategic plan has been finalized.

Comments were received from Board Members D Atchison, M Lawler, L LaNoue, M Tymkew, E Verbeke; H Snyder, Acting Assistant City Manager/Deputy Clerk/Treasurer, J Tracy, Director of Planning, Building & Code Enforcement; Leah DuMouchel, Beckett & Raeder, Inc.

#### E. Strategic Plan Update – Community Engagement

Leah DuMouchel with Beckett & Raeder, Inc. stated an important part of updating the strategic plan is gathering community input. Disseminating a survey geared towards downtown development will help to capture this type of information.

- Who does the DDA need to hear from? – Downtown residents, community members, and other public entities.
- What info are we seeking? – Four (4) possible outreach groups, residents, business owners, visitors, and residents who live in the downtown area. Seeking feedback on their downtown experiences.
- What are we going to do with the information received? – Prioritize projects, goals, etc. Demonstrate the connection between the downtown and community as a whole.
- What do we want to see downtown? – Business wise, need a mixture of businesses.
- Leah will work with Linda and Emily for feedback and rollout of the survey.

Comments were received from Board Members J Domingo, M Lawler, L LaNoue, M Tymkew, and E Verbeke.

#### F. Excuse Absent Board Members

J Domingo moved, supported by M Lawler to excuse all three (3) absent Board Members.

#### **(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 J Tracy, Director of Planning Building & Code Enforcement and Al Smith.

Board Member Comments:

L LaNoue encouraged Board Members to review the community branding strategy.

VII. ADJOURNMENT

Motion by J Domingo, supported by M Lawler to adjourn the meeting of the DDA.

**(MOTION CARRIED, voice vote)**

Meeting adjourned at 9:11 a.m.

Recorded by Haley Snyder, City Deputy Clerk/Treasurer

# memo



## **Albion Economic Development Corporation**

To: City of Albion – DDA

From: Albion Brownfield Redevelopment Authority

CC:

Date: July 16, 2019

Re: Briefing Memo – 404-414 S. Superior Street Brownfield Project – Interlocal Agreement

---

### **Request**

The project requests approval of an inter-local agreement between the City of Albion Downtown Development Authority (DDA) and the Albion Brownfield Redevelopment Authority (BRA) to allow pass through of tax capture for 404-414 S. Superior Street for purposes outlined in the BRA and Council approved Brownfield Plan as included.

The proposed Brownfield Plan is to redevelop three blighted structures into mix-use, which will be located at 404, 408, 412 S. Superior Street in downtown Albion. The Albion Brownfield Redevelopment Authority (ABRA) met on July 16, 2019 for a Special Meeting to consider the brownfield plan for 404-414 S Superior Street Project and supported the project. City of Albion Council approved the plan on August 5, 2019.

The Developer for the project is ACE Investment Properties, LLC. The project is a complete redevelopment of three mixed-use building(s). The mixed-use project will include a total of 9,055-square feet of ground floor commercial/retail/office space and 7 high-quality residential apartment units (1 and 2 bedroom) on the upper floor of the building(s) ranging from 760 square feet to 1,280 square feet. The project is in a highly visible area located on Superior Street, the main street of downtown Albion.

Brownfield eligible activities proposed by the Developer include asbestos and lead surveys/assessments and abatement, building interior/exterior demolition, site preparation, and preparation of a Brownfield Plan and Act 381 Work Plan.

The redevelopment is anticipated to generate at least 4 new full-time equivalent jobs. In addition, this redevelopment will result in the creation/retention of 20 temporary construction related jobs.

Total capital investment is estimated at \$2,710,676 of which \$600,450 is currently proposed for Brownfield Reimbursement to the Developer. Additionally, \$98,444 will be captured for distribution to the following:

- State Brownfield Revolving Fund (SBRF) \$31,974
- BRA Plan Administrative Fees \$20,924
- Local Brownfield Revolving Fund (LBRF) \$20,924
- New Taxes to School /City Debt \$24,622

For a grand total estimated capture of \$698,894. Capture is anticipated to start in 2020 and take 22 years. The costs of eligible activities will be reimbursed with incremental local tax revenues generated by the Property redevelopment and captured by the ABRA. The DDA has the authority to capture certain tax increment revenues within that portion of the Property located in the DDA. The project is requesting 100% of the DDA's incremental revenue to be passed through to the BRA and used for the purposes in this Brownfield Plan.

The 2019 taxable value of the Property is \$73,200 which is the initial taxable value for this Plan. The estimated final taxable value of \$457,341 should be established in 2020. The actual taxable value will be determined by the City Assessor after the development is completed. It is estimated that the ABRA will capture tax increment revenues from 2020 through 2041 to reimburse the cost of the eligible activities and capture for deposit into the State & Local Brownfield Revolving Funds.

Of the 63.2645 total capturable mills, 37.94% will be State and 62.06% will be local. No school debt or local debt mills will be captured.

Timing of the approval is critical to the redevelopment. The Developer plans to seek Michigan Strategic Fund approval for state tax increment capture, as well as the local tax increment, as indicated above, and a Community Revitalization Grant for this project to show a positive return on investment. The façade of the property is at risk of further deterioration to the point of losing it completely. Approval by the State is required prior to the Developer starting any of the eligible work. Local support by the ABRA and Council is required prior to MSF consideration.

Additional details of the project can be found in the Brownfield Plan attached.

### **Recommendation**

The Albion Brownfield Redevelopment Authority recommends support by the City of Albion DDA of an interlocal agreement for the 404-414 S Superior Street Project Brownfield Plan.

**CITY OF ALBION  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN***

404-414 S. Superior Street  
Albion, Michigan 49224

Prepared By:

City of Albion Brownfield Redevelopment Authority  
1002 N. Eaton Street  
PO Box 725  
Albion, Michigan 49224  
Contact Person: Amy Deprez  
[adeprez@albioncdc.org](mailto:adeprez@albioncdc.org)  
Phone: 517-629-3926

Triterra  
1375 S. Washington Avenue, Suite 300  
Lansing, Michigan 48910  
Contact Person: Dawn Van Halst  
[dave.vanhaaren@triterra.us](mailto:dave.vanhaaren@triterra.us)  
Phone: 517-853-2152

July 8, 2019

Approved by the City of Albion BRA on July 16, 2019  
Approved by the Albion City Council on August 5, 2019

**TABLE OF CONTENTS**

**1.0 PROJECT SUMMARY .....1**

**2.0 INTRODUCTION AND PURPOSE .....3**

**3.0 ELIGIBLE PROPERTY INFORMATION .....3**

**4.0 PROPOSED REDEVELOPMENT .....4**

**5.0 BROWNFIELD CONDITIONS.....5**

**6.0 BROWNFIELD PLAN .....6**

6.1 Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities ..... 6

6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions..... 7

6.3 Method of Financing Plan Costs and Description of Advances by the Municipality ..... 8

6.4. Maximum Amount of Note or Bonded Indebtedness ..... 9

6.5 Duration of Brownfield Plan ..... 9

6.6 Legal Description, Property Map, Property Characteristics and Personal Property ..... 9

6.7 Estimates of Residents and Displacement of Families ..... 9

6.8 Plan for Relocation of Displaced Persons ..... 9

6.9 Provisions for Relocation Costs ..... 9

6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law ..... 10

6.11 Description of the Proposed Use of Local Brownfield Revolving Fund ..... 10

6.12 Other Material that the Authority or Governing Body Considers Pertinent..... 10

**FIGURES**

- Figure 1: Property Location Map
- Figure 2: Property Boundary Diagram

**TABLES**

- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table

**ATTACHMENTS**

- Attachment A: Legal Description
- Attachment B: Blight Determination Letter

## 1.0 PROJECT SUMMARY

<b>Project Name:</b>	404-414 S. Superior Street Project
<b>Developer:</b>	ACE Investment Properties, LLC (the “Developer”) 15901 E. Michigan Avenue Albion, Michigan 49224 Contact: William Dobbins
<b>Property Location:</b>	404-414 S. Superior Street Albion, Michigan 49721
<b>Parcel Information:</b>	The property consists of three parcels: Parcel ID No. 051-001-087-00 Parcel ID No. 051-001-088-00 Parcel ID No. 051-001-090-00
<b>Type of Eligible Property:</b>	“Blighted”
<b>Project Description:</b>	<p>The Project is a complete redevelopment of the subject Property and includes the rehabilitation of three mixed-use building(s). The mixed-use project will include a total of 9,055-square feet of ground floor commercial/retail/office space and 7 high-quality residential apartment units (1 and 2 bedroom) on the upper floor of the building(s) ranging from 760 square feet to 1,280 square feet. The project is in a highly visible area located on Superior Street, the main street of downtown Albion.</p> <p>Brownfield eligible activities proposed by the Developer include asbestos and lead surveys/assessments and abatement, building interior/exterior demolition, site preparation, and preparation of a Brownfield Plan and Act 381 Work Plan.</p>
<b>Total Capital Investment:</b>	Total capital investment is estimated at \$2,710,676 of which \$600,450 is currently proposed for Brownfield Reimbursement to the Developer.
<b>Estimated Job Creation/Retention:</b>	The redevelopment is anticipated to generate at least 4 new full-time equivalent jobs. In addition, this redevelopment will result in the creation/retention of 20 temporary construction related jobs.
<b>Duration of Plan:</b>	22 years (starting in 2020).

Developer's  
Reimbursable Costs:           \$600,450

<b>Distribution of New Taxes Paid</b>	
Developer Reimbursement	\$600,450
<b>Sub-Total Reimbursement</b>	<b>\$600,450</b>
State Brownfield Revolving Fund (SBRF)	\$31,974
BRA Plan Administrative Fees	\$20,924
Local Brownfield Revolving Fund (LBRF)	\$20,924
New Taxes to School /City Debt	\$24,622
<b>Sub-Total SBRF, BRA, LBRF Deposits, New Taxes</b>	<b>\$98,444</b>
<b>Grand Total</b>	<b>\$698,894</b>

## 2.0 INTRODUCTION AND PURPOSE

The City of Albion Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the Albion City Council (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within City of Albion, Michigan. The purpose of this Brownfield Plan (the “Plan”), to be implemented by the BRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan allows the BRA to use tax increment financing to reimburse ACE Investment Properties, LLC (“Developer”) for the costs of eligible activities required to redevelop the eligible property. The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

## 3.0 ELIGIBLE PROPERTY INFORMATION

This Brownfield Plan is presented to support the Developer in the redevelopment of three platted parcels of land, situated along the west side of Superior Street, Albion, Calhoun County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
404 S. Superior Street	051-001-087-00	“Blighted”
408 S. Superior Street	051-001-088-00	“Blighted”
412 S. Superior Street	051-001-090-00	“Blighted”

The Property consists of approximately 0.25 acres developed with 5 connected buildings with approximately 7,073-square foot, 2-storys each containing commercial space on the first floor and residential space on the second floor. The Property is currently zoned B-2, Central Business District and is located within the City of Albion Downtown Development Authority (DDA) district. Former commercial uses of the Property included various retail operations, such as bakery, meat market, and grocery stores. The Property is surrounded by active residential and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Albion, a qualified local governmental unit under MCL 125.2782(k); (c) it has been determined to be “blighted” as defined in Section 2(c) of ACT 381.

#### **4.0 PROPOSED REDEVELOPMENT**

The Project is a complete redevelopment of the subject Property and includes the rehabilitation of three mixed-use building(s). The mixed-use project will include a total of 9,055-square feet of ground floor commercial/retail/office space and 7 high-quality residential apartment units (1 and 2 bedroom) on the upper floor of the building(s) ranging from 760 square feet to 1,280 square feet. The project is in a highly visible area located on Superior Street, the main street of downtown Albion.

The total anticipated investment into the redevelopment project is estimated at \$2,710,676. The development will result in the complete rehabilitation of blighted property in the heart of the City of Albion. This development will dramatically improve the appearance of the highly visible stretch of Superior Street. The Project will increase density to the area and provide additional support to existing retail establishments in the City.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values in the area.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local incentives outlined in Section 6.12.

This redevelopment is projected to create at least 4 new, full time equivalent. Additionally, the Project is estimated to create 20 temporary construction jobs.

## **5.0 BROWNFIELD CONDITIONS**

The Property has been used for commercial purposes since at least 1888. Former commercial uses of the Property included various retail operations, such as bakery, meat market, and grocery stores.

The façade of the building is made of a “sand-lime brick” that has begun to soften and is a sign the brick is failing and eroding, causing major safety issues with the pedestrian foot-traffic on the sidewalk. The bricks are in very poor condition and heavy erosion has occurred over the entire façade; some bricks have completely disintegrated. Erosion of the bricks has exposed the clay bricks behind that were used to tie the facing materials compositely to the backup brick. The bricks are too damaged and deteriorated to be salvaged. The complete replacement of the masonry façade and reconstruction of the parapets as soon as possible has been recommended by a structural engineer as well as the State Historic Preservation Office. The Property has been determined to be blighted by the City of Albion Building Department.

These buildings also contain lead-based paint and asbestos containing materials (e.g. pipe wrap insulation, floor tile, transite panels, mastic, window caulking and glazing) that will require abatement prior to interior demolition and renovation.

**6.0 BROWNFIELD PLAN**

**6.1 Description of Costs to Be Paid with Tax Increment Revenues and Summary of Eligible Activities**

The Developer will be reimbursed for the costs of eligible EGLE and MSF activities necessary to prepare the Property for redevelopment. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

EGLE and MSF eligible activities include lead and asbestos survey/assessments, lead and asbestos abatement, selective building demolition, site preparation, and preparation of the Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state revenues generated by the Property redevelopment and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$600,450.

The eligible activities are summarized below:

**STATE AND LOCAL ELIGIBLE ACTIVITIES**

**EGLE Eligible Activities**

**Department Specific Activities**

**Total EGLE Eligible Activities..... \$0**

**MSF Eligible Activities**

Asbestos and Lead Activities.....\$29,000

Demolition .....\$463,000

Site Preparation..... \$15,000

**Total MSF Eligible Activities..... \$507,000**

**Total EGLE and MSF Eligible Activities..... \$507,000**

Contingency (15%) .....\$75,450

Brownfield Plan/Act 381 Work Plan Preparation .....\$18,000

**TOTAL DEVELOPER ELIGIBLE ACTIVITIES..... \$600,450**

A breakdown in eligible activities between the Developer are provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within EGLE eligible activities and MSF eligible activities after the date this Plan is approved by the Albion City Council.

## **6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions**

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property redevelopment and captured by the BRA. It is the intent of this Plan to include the capture of the School Operating and State Education Tax.

The DDA has the authority to capture tax increment revenues other than the State Education Tax and local or intermediate school district taxes within that portion of the Property located in the DDA. However, it is anticipated that an interlocal agreement will be executed between the DDA and the BRA to allow 100% of the DDA's incremental revenue to be passed through to the BRA and used for the purposes in this Brownfield Plan.

The 2019 taxable value of the Property is \$73,200 which is the initial taxable value for this Plan.

The estimated final taxable value of \$457,341 should be established in 2020. The actual taxable value will be determined by the City Assessor after the development is completed.

It is estimated that the BRA will capture tax increment revenues from 2020 through 2041 to reimburse the cost of the eligible activities and capture for deposit into the State Brownfield Revolving Fund.

The total impact of incremental tax capture on taxing jurisdictions is estimated at \$698,894.

<b>Distribution of New Taxes Paid</b>	
Developer Reimbursement	\$600,450
<b>Sub-Total Reimbursement</b>	<b>\$600,450</b>
State Brownfield Revolving Fund (SBRF)	\$31,974
BRA Plan Administrative Fees	\$20,924
Local Brownfield Revolving Fund (LBRF)	\$20,924
New Taxes to School /City Debt	\$24,622
<b>Sub-Total SBRF, BRA, LBRF Deposits, New Taxes</b>	<b>\$98,444</b>
<b>Grand Total</b>	<b>\$698,894</b>

Impact to specific taxing jurisdictions is presented in Table 2, Tax Increment Revenue Capture Estimates and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the City Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

### **6.3 Method of Financing Plan Costs and Description of Advances by the Municipality**

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. Neither the BRA nor the City will advance any funds to finance the eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursements and provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

#### **6.4. Maximum Amount of Note or Bonded Indebtedness**

Eligible activities are to be financed by the Developer. The BRA and/or the City will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

#### **6.5 Duration of Brownfield Plan**

The duration of this Plan is projected to be 22 years total tax capture after the first year of tax capture anticipated as 2020. The duration of the Plan includes 22 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and deposits into the State Brownfield Revolving Fund.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

#### **6.6 Legal Description, Property Map, Property Characteristics and Personal Property**

A legal description of the Property is provided in Attachment A. The general Property location and boundaries are shown on Figures 2.

The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

#### **6.7 Estimates of Residents and Displacement of Families**

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

#### **6.8 Plan for Relocation of Displaced Persons**

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

#### **6.9 Provisions for Relocation Costs**

No persons will be displaced as result of this development and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

**6.10 Strategy for Compliance with Michigan’s Relocation Assistance Law**

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

**6.11 Description of the Proposed Use of Local Brownfield Revolving Fund**

No LBRF monies will be used to finance or reimburse eligible activities described in the Brownfield Plan.

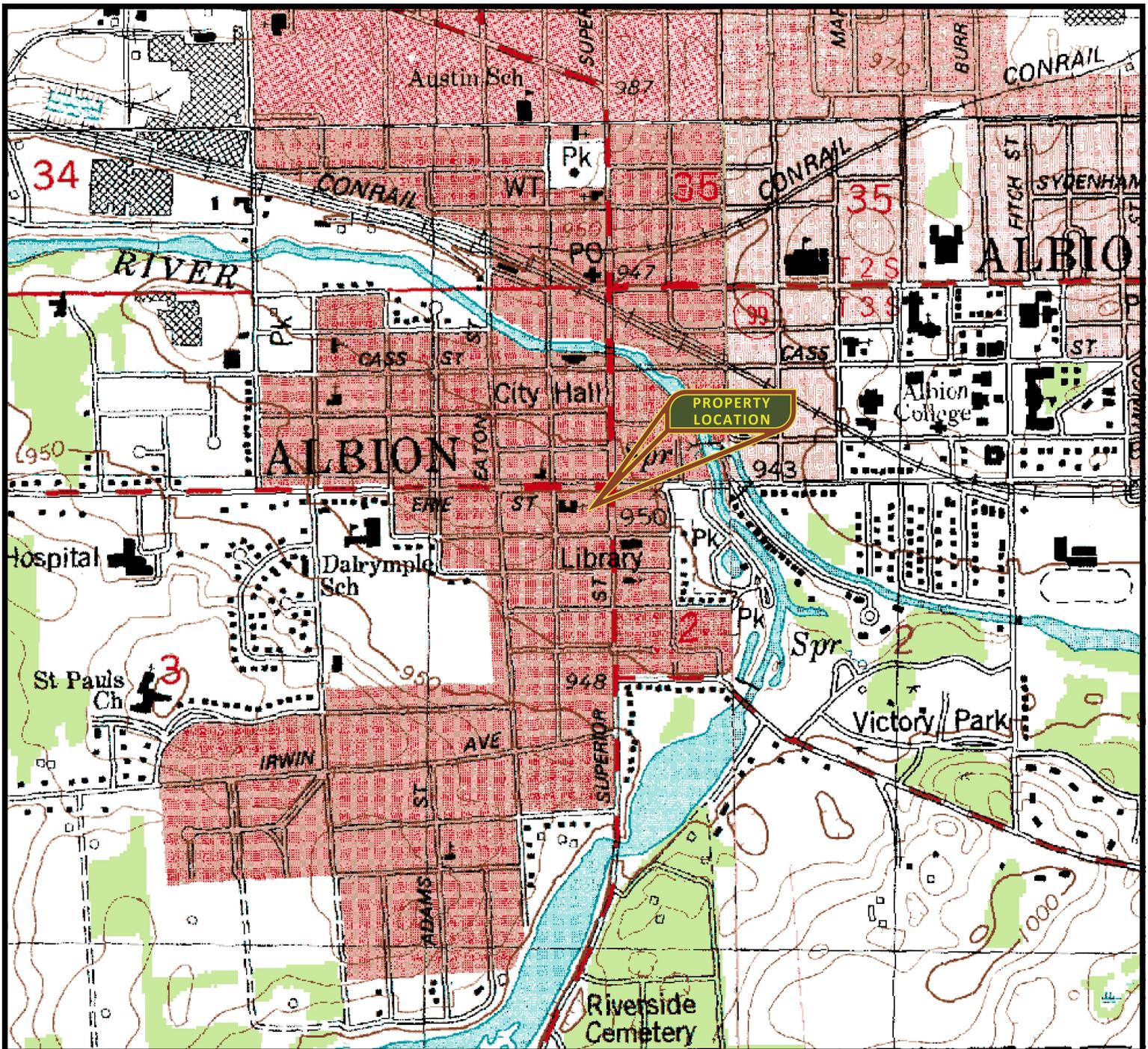
**6.12 Other Material that the Authority or Governing Body Considers Pertinent**

The Developer is pursuing additional financial support through the Community Revitalization Program (CRP) distributed through the Michigan Economic Development Corporation (MEDC).

## **FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Boundary Map**



**FIGURE 1**  
**PROPERTY LOCATION**



**404-414 S. SUPERIOR STREET**  
**ALBION, MICHIGAN 49224**

**CALHOUN COUNTY**  
**T3S, R4W, SECTION 2**

**PROJECT NUMBER: 18-1959**

**ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG**

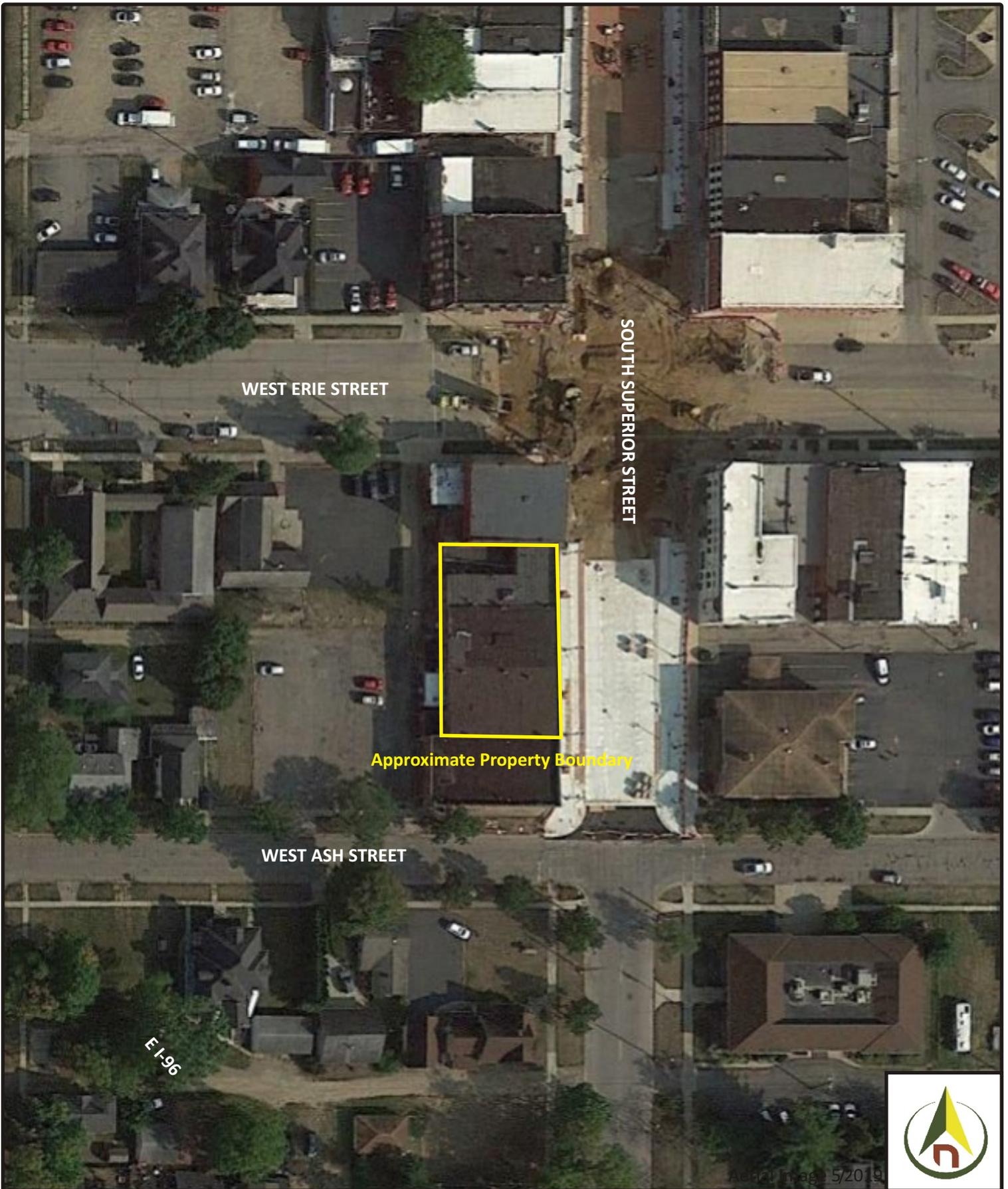


500 0 500 1000 1500 ft



**1:12000**





	<b>FIGURE 2</b>	<b>404-414 S. SUPERIOR STREET ALBION, MICHIGAN 49224</b>
	<b>PROPERTY ORIENTATION DIAGRAM</b>	
PROJECT NUMBER: 18-1959	DATE: 7/9/2019	DIAGRAM CREATED BY: GAR

## **TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**

Table 1  
Brownfield Eligible Activities  
404-414 S. Superior Street  
Albion, MI  
July 8, 2019

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
<b>DEQ ELIGIBLE ACTIVITIES</b>							
Department Specific Activities							
<b>DEQ ELIGIBLE ACTIVITIES SUB-TOTAL</b>					\$ -	\$ -	\$ -
<b>MSF ELIGIBLE ACTIVITIES</b>							
Asbestos and Lead Activities							
<i>Subtotal Asbestos and Lead Activities</i>					\$ 29,000		\$ 29,000
Demolition							
<i>Subtotal Demolition Activities</i>					\$ 463,000	\$ -	\$ 463,000
Site Preparation							
<i>Subtotal Site Preparation Activities</i>					\$ 15,000	\$ -	\$ 15,000
<b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>					\$ 507,000	\$ -	\$ 507,000
<b>MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL</b>					\$ 507,000	\$ -	\$ 507,000
Contingency (15%)					\$ 75,450	\$ -	\$ 75,450
Brownfield Plan & Act 381 Work Plan Preparation					1	LS	\$ 18,000
<b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT:</b>					\$ 600,450	\$ -	\$ 600,450

NOTES:  
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Asbestos Survey, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**404-414 S. Superior Street**  
**Albion, MI**  
*July 8, 2019*

Estimated Taxable Value (TV) Increase Rate:		2%																			
Plan Year	2020 1	2021 2	2022 3	2023 4	2024 5	2025 6	2026 7	2027 8	2028 9	2029 10	2030 11	2031 12	2032 13	2033 14	2034 15	2035 16	2036 17	2037 18	2038 19		
Base Taxable Value (TV) of Land	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200		
Base Taxable Value (TV) of Building	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000		
Estimated New TV for Land	\$ 7,344	\$ 7,491	\$ 7,641	\$ 7,794	\$ 7,949	\$ 8,108	\$ 8,271	\$ 8,436	\$ 8,605	\$ 8,777	\$ 8,952	\$ 9,131	\$ 9,314	\$ 9,500	\$ 9,690	\$ 9,884	\$ 10,082	\$ 10,283	\$ 10,489		
Estimated New TV for Building	\$ 450,000	\$ 459,000	\$ 468,180	\$ 477,544	\$ 487,094	\$ 496,836	\$ 506,773	\$ 516,909	\$ 527,247	\$ 537,792	\$ 548,547	\$ 559,518	\$ 570,709	\$ 582,123	\$ 593,765	\$ 605,641	\$ 617,754	\$ 630,109	\$ 642,711		
Incremental Difference for Land (New TV - Base TV)	\$ 144	\$ 291	\$ 441	\$ 594	\$ 749	\$ 908	\$ 1,071	\$ 1,236	\$ 1,405	\$ 1,577	\$ 1,752	\$ 1,931	\$ 2,114	\$ 2,300	\$ 2,490	\$ 2,684	\$ 2,882	\$ 3,083	\$ 3,289		
Incremental Difference for Building (New TV - Base TV)	\$ 384,000	\$ 393,000	\$ 402,180	\$ 411,544	\$ 421,094	\$ 430,836	\$ 440,773	\$ 450,909	\$ 461,247	\$ 471,792	\$ 482,547	\$ 493,518	\$ 504,709	\$ 516,123	\$ 527,765	\$ 539,641	\$ 551,754	\$ 564,109	\$ 576,711		
Total Incremental Difference	\$ 384,144	\$ 393,291	\$ 402,621	\$ 412,137	\$ 421,844	\$ 431,745	\$ 441,844	\$ 452,144	\$ 462,651	\$ 473,368	\$ 484,300	\$ 495,450	\$ 506,823	\$ 518,423	\$ 530,256	\$ 542,325	\$ 554,635	\$ 567,192	\$ 580,000		
<b>School Capture</b>		<b>Millage Rate</b>																			
School Operating	18.0000	\$ 6,915	\$ 7,079	\$ 7,247	\$ 7,418	\$ 7,593	\$ 7,771	\$ 7,953	\$ 8,139	\$ 8,328	\$ 8,521	\$ 8,717	\$ 8,918	\$ 9,123	\$ 9,332	\$ 9,545	\$ 9,762	\$ 9,983	\$ 10,209	\$ 10,440	
State Education Tax (SET)	6.0000	\$ 2,305	\$ 2,360	\$ 2,416	\$ 2,473	\$ 2,531	\$ 2,590	\$ 2,651	\$ 2,713	\$ 2,776	\$ 2,840	\$ 2,906	\$ 2,973	\$ 3,041	\$ 3,111	\$ 3,182	\$ 3,254	\$ 3,328	\$ 3,403	\$ 3,480	
School Total:	24.0000	37.94%	\$ 9,219	\$ 9,439	\$ 9,663	\$ 9,891	\$ 10,124	\$ 10,362	\$ 10,604	\$ 10,851	\$ 11,104	\$ 11,361	\$ 11,623	\$ 11,891	\$ 12,164	\$ 12,442	\$ 12,726	\$ 13,016	\$ 13,311	\$ 13,613	\$ 13,920
<b>Local Capture</b>		<b>Millage Rate</b>																			
City Operating	11.9736	\$ 4,600	\$ 4,709	\$ 4,821	\$ 4,935	\$ 5,051	\$ 5,170	\$ 5,290	\$ 5,414	\$ 5,540	\$ 5,668	\$ 5,799	\$ 5,932	\$ 6,068	\$ 6,207	\$ 6,349	\$ 6,494	\$ 6,641	\$ 6,791	\$ 6,945	
County Operating	5.3779	\$ 2,066	\$ 2,115	\$ 2,165	\$ 2,216	\$ 2,269	\$ 2,322	\$ 2,376	\$ 2,432	\$ 2,488	\$ 2,546	\$ 2,605	\$ 2,664	\$ 2,726	\$ 2,788	\$ 2,852	\$ 2,917	\$ 2,983	\$ 3,050	\$ 3,119	
Street	3.0000	\$ 1,152	\$ 1,180	\$ 1,208	\$ 1,236	\$ 1,266	\$ 1,295	\$ 1,326	\$ 1,356	\$ 1,388	\$ 1,420	\$ 1,453	\$ 1,486	\$ 1,520	\$ 1,555	\$ 1,591	\$ 1,627	\$ 1,664	\$ 1,702	\$ 1,740	
Solid Waste	3.0000	\$ 1,152	\$ 1,180	\$ 1,208	\$ 1,236	\$ 1,266	\$ 1,295	\$ 1,326	\$ 1,356	\$ 1,388	\$ 1,420	\$ 1,453	\$ 1,486	\$ 1,520	\$ 1,555	\$ 1,591	\$ 1,627	\$ 1,664	\$ 1,702	\$ 1,740	
Recreation Dept	1.5000	\$ 576	\$ 590	\$ 604	\$ 618	\$ 633	\$ 648	\$ 663	\$ 678	\$ 694	\$ 710	\$ 726	\$ 743	\$ 760	\$ 778	\$ 795	\$ 813	\$ 832	\$ 851	\$ 870	
KCC-Summer	1.8068	\$ 694	\$ 711	\$ 727	\$ 745	\$ 762	\$ 780	\$ 798	\$ 817	\$ 836	\$ 855	\$ 875	\$ 895	\$ 916	\$ 937	\$ 958	\$ 980	\$ 1,002	\$ 1,025	\$ 1,048	
Veterans	0.1000	\$ 38	\$ 39	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 57	\$ 58	
Senior Citizens	0.7452	\$ 286	\$ 293	\$ 300	\$ 307	\$ 314	\$ 322	\$ 329	\$ 337	\$ 345	\$ 353	\$ 361	\$ 369	\$ 378	\$ 386	\$ 395	\$ 404	\$ 413	\$ 423	\$ 432	
Medical Care	0.2485	\$ 95	\$ 98	\$ 100	\$ 102	\$ 105	\$ 107	\$ 110	\$ 112	\$ 115	\$ 118	\$ 120	\$ 123	\$ 126	\$ 129	\$ 132	\$ 135	\$ 138	\$ 141	\$ 144	
School Building Site	1.0000	\$ 384	\$ 393	\$ 403	\$ 412	\$ 422	\$ 432	\$ 442	\$ 452	\$ 463	\$ 473	\$ 484	\$ 495	\$ 507	\$ 518	\$ 530	\$ 542	\$ 555	\$ 567	\$ 580	
KCC-Winter	1.8068	\$ 694	\$ 711	\$ 727	\$ 745	\$ 762	\$ 780	\$ 798	\$ 817	\$ 836	\$ 855	\$ 875	\$ 895	\$ 916	\$ 937	\$ 958	\$ 980	\$ 1,002	\$ 1,025	\$ 1,048	
CISD Operating	0.2519	\$ 97	\$ 99	\$ 101	\$ 104	\$ 106	\$ 109	\$ 111	\$ 114	\$ 117	\$ 119	\$ 122	\$ 125	\$ 128	\$ 131	\$ 134	\$ 137	\$ 140	\$ 143	\$ 146	
CISD Voc Ed	1.4538	\$ 558	\$ 572	\$ 585	\$ 599	\$ 613	\$ 628	\$ 642	\$ 657	\$ 673	\$ 688	\$ 704	\$ 720	\$ 737	\$ 754	\$ 771	\$ 788	\$ 806	\$ 825	\$ 843	
CISD Special Ed	4.5000	\$ 1,729	\$ 1,770	\$ 1,812	\$ 1,855	\$ 1,898	\$ 1,943	\$ 1,988	\$ 2,035	\$ 2,082	\$ 2,130	\$ 2,179	\$ 2,230	\$ 2,281	\$ 2,333	\$ 2,386	\$ 2,440	\$ 2,496	\$ 2,552	\$ 2,610	
Albn Dist Lib Op	2.5000	\$ 960	\$ 983	\$ 1,007	\$ 1,030	\$ 1,055	\$ 1,079	\$ 1,105	\$ 1,130	\$ 1,157	\$ 1,183	\$ 1,211	\$ 1,239	\$ 1,267	\$ 1,296	\$ 1,326	\$ 1,356	\$ 1,387	\$ 1,418	\$ 1,450	
Local Total:	39.2645	62.06%	\$ 15,083	\$ 15,442	\$ 15,809	\$ 16,182	\$ 16,563	\$ 16,952	\$ 17,349	\$ 17,753	\$ 18,166	\$ 18,587	\$ 19,016	\$ 19,454	\$ 19,900	\$ 20,356	\$ 20,820	\$ 21,294	\$ 21,777	\$ 22,271	\$ 22,773
Total Capturable Taxes:	63.2645	100.00%	\$ 24,303	\$ 24,881	\$ 25,472	\$ 26,074	\$ 26,688	\$ 27,314	\$ 27,953	\$ 28,605	\$ 29,269	\$ 29,947	\$ 30,639	\$ 31,344	\$ 32,064	\$ 32,798	\$ 33,546	\$ 34,310	\$ 35,089	\$ 35,883	\$ 36,693
<b>Non-Capturable Millages - New Tax Revenue</b>		<b>Millage Rate</b>																			
School Debt	2.3100	\$ 887	\$ 909	\$ 930	\$ 952	\$ 974	\$ 997	\$ 1,021	\$ 1,044	\$ 1,069	\$ 1,093	\$ 1,119	\$ 1,144	\$ 1,171	\$ 1,198	\$ 1,225	\$ 1,253	\$ 1,281	\$ 1,310	\$ 1,340	
City Debt	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes:	2.3100																				

**Table 2**  
**Tax Increment Revenue Capture Estimates**  
**404-414 S. Superior Street**  
**Albion, MI**  
*July 8, 2019*

Estimated Taxable Value (TV) Increase Rate:				
Plan Year	2039 20	2040 21	2041 22	
Base Taxable Value (TV) of Land	\$ 7,200	\$ 7,200	\$ 7,200	
Base Taxable Value (TV) of Building	\$ 66,000	\$ 66,000	\$ 66,000	
Estimated New TV for Land	\$ 10,699	\$ 10,913	\$ 11,131	
Estimated New TV for Building	\$ 655,565	\$ 668,676	\$ 682,050	
Incremental Difference for Land (New TV - Base TV)	\$ 3,499	\$ 3,713	\$ 3,931	
Incremental Difference for Building (New TV - Base TV)	\$ 589,565	\$ 602,676	\$ 616,050	
Total Incremental Difference	\$ 593,064	\$ 606,389	\$ 403,340	

School Capture		Millage Rate			
School Operating	18.0000	\$ 10,675	\$ 10,915	\$ 7,260	\$ 191,856
State Education Tax (SET)	6.0000	\$ 3,558	\$ 3,638	\$ 2,420	\$ 63,952
School Total:	24.0000	\$ 14,234	\$ 14,553	\$ 9,680	\$ 255,808

Local Capture		Millage Rate			
City Operating	11.9736	\$ 7,101	\$ 7,261	\$ 4,829	\$ 127,623
County Operating	5.3779	\$ 3,189	\$ 3,261	\$ 2,169	\$ 57,321
Street	3.0000	\$ 1,779	\$ 1,819	\$ 1,210	\$ 31,976
Solid Waste	3.0000	\$ 1,779	\$ 1,819	\$ 1,210	\$ 31,976
Recreation Dept	1.5000	\$ 890	\$ 910	\$ 605	\$ 15,988
KCC-Summer	1.8068	\$ 1,072	\$ 1,096	\$ 729	\$ 19,258
Veterans	0.1000	\$ 59	\$ 61	\$ 40	\$ 1,066
Senior Citizens	0.7452	\$ 442	\$ 452	\$ 301	\$ 7,943
Medical Care	0.2485	\$ 147	\$ 151	\$ 100	\$ 2,649
School Building Site	1.0000	\$ 593	\$ 606	\$ 403	\$ 10,659
KCC-Winter	1.8068	\$ 1,072	\$ 1,096	\$ 729	\$ 19,258
CISD Operating	0.2519	\$ 149	\$ 153	\$ 102	\$ 2,685
CISD Voc Ed	1.4538	\$ 862	\$ 882	\$ 586	\$ 15,496
CISD Special Ed	4.5000	\$ 2,669	\$ 2,729	\$ 1,815	\$ 47,964
Albn Dist Lib Op	2.5000	\$ 1,483	\$ 1,516	\$ 1,008	\$ 26,647
Local Total:	39.2645	\$ 23,286	\$ 23,810	\$ 15,837	\$ 418,507
Total Capturable Taxes:	63.2645	\$ 37,520	\$ 38,363	\$ 25,517	

Non-Capturable Millages - New Tax Revenue		Millage Rate			
School Debt	2.3100	\$ 1,370	\$ 1,401	\$ 932	\$ 24,622
City Debt	0.0000	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes:	2.3100				\$ 24,622

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**404-414 S Superior Street**  
**Albion, MI**  
*July 8, 2019*

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
<b>State</b>	37.3%	\$ 223,818	\$ -	\$ <b>223,818</b>
<b>Local</b>	62.7%	\$ 376,632	\$ -	\$ <b>376,632</b>
<b>TOTAL</b>		\$ <b>600,450</b>	\$ -	\$ <b>600,450</b>
DEQ	0.0%	\$ -		
MSF	100.0%	\$ 600,450		

Estimated Total Years of Plan: 22

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 31,974
BRA Administrative Fees	\$ 20,924
Local Brownfield Revolving Fund	\$ 20,924

\* During the life of the Plan

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
<b>Available Tax Increment Revenue (TIR)</b>																				
Total State Tax Capture Available	\$ 9,219	\$ 9,439	\$ 9,663	\$ 9,891	\$ 10,124	\$ 10,362	\$ 10,604	\$ 10,851	\$ 11,104	\$ 11,361	\$ 11,623	\$ 11,891	\$ 12,164	\$ 12,442	\$ 12,726	\$ 13,016	\$ 13,311	\$ 13,613	\$ 13,920	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,152	\$ 1,180	\$ 1,208	\$ 1,236	\$ 1,266	\$ 1,295	\$ 1,326	\$ 1,356	\$ 1,388	\$ 1,420	\$ 1,453	\$ 1,486	\$ 1,520	\$ 1,555	\$ 1,591	\$ 1,627	\$ 1,664	\$ 1,702	\$ 1,740	
State TIR Available for Reimbursement to Developer	\$ 8,067	\$ 8,259	\$ 8,455	\$ 8,655	\$ 8,859	\$ 9,067	\$ 9,279	\$ 9,495	\$ 9,716	\$ 9,941	\$ 10,170	\$ 10,404	\$ 10,643	\$ 10,887	\$ 11,135	\$ 11,389	\$ 11,647	\$ 11,911	\$ 12,180	
Total Local Tax Capture Available	\$ 15,083	\$ 15,442	\$ 15,809	\$ 16,182	\$ 16,563	\$ 16,952	\$ 17,349	\$ 17,753	\$ 18,166	\$ 18,587	\$ 19,016	\$ 19,454	\$ 19,900	\$ 20,356	\$ 20,820	\$ 21,294	\$ 21,777	\$ 22,271	\$ 22,773	
Capture for BRA Administrative Fees (5%)	\$ 754	\$ 772	\$ 790	\$ 809	\$ 828	\$ 848	\$ 867	\$ 888	\$ 908	\$ 929	\$ 951	\$ 973	\$ 995	\$ 1,018	\$ 1,041	\$ 1,065	\$ 1,089	\$ 1,114	\$ 1,139	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 754	\$ 772	\$ 790	\$ 809	\$ 828	\$ 848	\$ 867	\$ 888	\$ 908	\$ 929	\$ 951	\$ 973	\$ 995	\$ 1,018	\$ 1,041	\$ 1,065	\$ 1,089	\$ 1,114	\$ 1,139	
Local TIR Available for Reimbursement to Developer	\$ 13,575	\$ 13,898	\$ 14,228	\$ 14,564	\$ 14,907	\$ 15,257	\$ 15,614	\$ 15,978	\$ 16,349	\$ 16,728	\$ 17,114	\$ 17,508	\$ 17,910	\$ 18,320	\$ 18,738	\$ 19,165	\$ 19,600	\$ 20,043	\$ 20,496	
Total State & Local TIR Available for Reimbursement to Developer	\$ 21,642	\$ 22,157	\$ 22,683	\$ 23,219	\$ 23,766	\$ 24,324	\$ 24,893	\$ 25,473	\$ 26,065	\$ 26,669	\$ 27,285	\$ 27,913	\$ 28,553	\$ 29,207	\$ 29,874	\$ 30,554	\$ 31,247	\$ 31,954	\$ 32,676	
<b>DEVELOPER</b>	Beginning Balance																			
	\$ 600,450	\$ 578,808	\$ 556,651	\$ 533,968	\$ 510,749	\$ 486,983	\$ 462,659	\$ 437,767	\$ 412,294	\$ 386,229	\$ 359,560	\$ 332,276	\$ 304,363	\$ 275,810	\$ 246,603	\$ 216,729	\$ 186,176	\$ 154,929	\$ 122,974	\$ 90,298
MSF Eligible Activities	\$ 600,450	\$ 578,808	\$ 556,651	\$ 533,968	\$ 510,749	\$ 486,983	\$ 462,659	\$ 437,767	\$ 412,294	\$ 386,229	\$ 359,560	\$ 332,276	\$ 304,363	\$ 275,810	\$ 246,603	\$ 216,729	\$ 186,176	\$ 154,929	\$ 122,974	\$ 90,298
State Tax Reimbursement	\$ 223,818	\$ 8,067	\$ 8,259	\$ 8,455	\$ 8,655	\$ 8,859	\$ 9,067	\$ 9,279	\$ 9,495	\$ 9,716	\$ 9,941	\$ 10,170	\$ 10,404	\$ 10,643	\$ 10,887	\$ 11,135	\$ 11,389	\$ 11,647	\$ 11,911	\$ 12,180
Local Tax Reimbursement	\$ 376,632	\$ 13,575	\$ 13,898	\$ 14,228	\$ 14,564	\$ 14,907	\$ 15,257	\$ 15,614	\$ 15,978	\$ 16,349	\$ 16,728	\$ 17,114	\$ 17,508	\$ 17,910	\$ 18,320	\$ 18,738	\$ 19,165	\$ 19,600	\$ 20,043	\$ 20,496
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	\$ 21,642	\$ 22,157	\$ 22,683	\$ 23,219	\$ 23,766	\$ 24,324	\$ 24,893	\$ 25,473	\$ 26,065	\$ 26,669	\$ 27,285	\$ 27,913	\$ 28,553	\$ 29,207	\$ 29,874	\$ 30,554	\$ 31,247	\$ 31,954	\$ 32,676	

**Table 3**  
**Tax Increment Revenue Reimbursement Allocation Table**  
**404-414 S Superior Street**  
**Albion, MI**  
*July 8, 2019*

	2039 20	2040 21	2041 22	TOTALS
<b>Available Tax Increment Revenue (TIR)</b>				
Total State Tax Capture Available	\$ 14,234	\$ 14,553	\$ 9,680	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,779	\$ 1,819	\$ 1,210	\$ 31,974
State TIR Available for Reimbursement to Developer	\$ 12,454	\$ 12,734	\$ 8,470	
Total Local Tax Capture Available	\$ 23,286	\$ 23,810	\$ 15,837	
Capture for BRA Administrative Fees (5%)	\$ 1,164	\$ 1,190	\$ 792	\$ 20,924
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local 1	\$ 1,164	\$ 1,190	\$ 792	\$ 20,924
Local TIR Available for Reimbursement to Developer	\$ 20,958	\$ 21,429	\$ 14,253	
<b>Total State &amp; Local TIR Available for Reimbursement to Developer</b>	<b>\$ 33,412</b>	<b>\$ 34,163</b>	<b>\$ 22,723</b>	
<b>DEVELOPER</b>				
	<b>\$ 56,886</b>	<b>\$ 22,723</b>	<b>\$ (0)</b>	
MSF Eligible Activities	\$ 56,886	\$ 22,723	\$ (0)	
State Tax Reimbursement	\$ 12,454	\$ 12,734	\$ 8,470	\$ 223,818
Local Tax Reimbursement	\$ 20,958	\$ 21,429	\$ 14,253	\$ 376,632
<b>TOTAL ANNUAL DEVELOPER REIMBURSEMENT</b>	<b>\$ 33,412</b>	<b>\$ 34,163</b>	<b>\$ 22,723</b>	<b>\$ 674,272</b>

**ATTACHMENT A**

**Legal Description**

## ATTACHMENT A

### Legal Description

**404 - 414 S. Superior Street**

**Albion, Michigan 49224**

---

**404 S. SUPERIOR STREET (Parcel No. 51-001-087-00)** – A PARCEL OF LAND BEING A PART OF LOTS 5 AND 6, BLOCK 64 OF THE VILLAGE (NOW CITY) OF ALBION, CALHOUN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 40, CALHOUN COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE S00\*04'30"E ALONG THE EAST LOT LINE 49.54 FT TO A PARTY WALL AND THE POB; THENCE S00\*04'30"E CONTINUING ALONG SAID EAST LINE 40.34 FEET TO A PARTY WALL; THENCE S89\*51'25"W ALONG SAID PARTY WALL AS EXTENDED 92.40 FEET TO THE WEST LINE OF SAID LOT 5; THENCE N00\*04'30"W ALONG SAID WEST LINE 40.34 FT; THENCE N89\*51'25"E ALONG A PARTY WALL AS EXTENDED 92.40 FEET TO THE POB; SAID PARCEL CONTAINING 0.086 ACRE MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY (404 & 406 S SUPERIOR ST)

**408 S. SUPERIOR STREET (Parcel No. 51-001-088-00)** – A PARCEL OF LAND BEING A PART OF LOTS 5, 6, 7 AND THE UNIMPROVED ALLEY, BLOCK 64 OF THE VILLAGE (NOW CITY) OF ALBION, CALHOUN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 40, CALHOUN COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE S00\*04'30"E ALONG THE EAST LOT LINE 89.88 FT TO A PARTY WALL AND THE POB; THENCE S00\*04'30"E CONTINUING ALONG SAID EAST LINE 40.55 FT, THENCE N89\*54'43"W 92.40 FT TO THE WEST LINE OF SAID LOT 7; THENCE N00\*04'30" ALONG SAID WEST LINE 14.51 FT TO THE NW CORNER OF SAID LOT 7; THENCE N89\*53'23"E ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 10.65 FT; THENCE N00\*04'30"W 16.5 FT TO THE SOUTH LINE OF SAID LOT 5; THENCE S89\*53'23"W ALONG SAID SOUTH LINE 10.65 FT TO THE SW CORNER OF SAID LOT 5; THENCE N00\*04'30" ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 9.17 FT TO A PARTY WALL AS EXTENDED; THENCE N89\*51'25"E ALONG SAID PARTY WALL AS EXTENDED 92.40 FT TO THE POB; SAID PARCEL CONTAINING 0.082 ACRE MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY (408 & 410 S SUPERIOR)

**412 S. SUPERIOR STREET (Parcel No. 51-001-090-00)** – A PARCEL OF LAND BEING PART OF LOTS 7 AND 8, BLOCK 64 OF THE VILLAGE (NOW CITY) OF ALBION, CALHOUN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 40, CALHOUN COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE NE CORNER OF SAID LOT 6; THENCE S00\*04'30"E ALONG THE EAST LOT LINE 130.43 FT TO THE POB; THENCE S00\*04'30"E CONTINUING ALONG SAID EAST LINE 41.00 FT TO A PARTY WALL; THENCE N89\*54'43"W ALONG SAID PARTY WALL AS EXTENDED 92.40 FT TO THE WEST LINE OF SAID LOT 8; THENCE N00\*04'30"W ALONG SAID WEST LINE 5.99 FT TO THE NW CORNER OF SAID LOT 8; THENCE N89\*54'22"E ALONG THE N LINE OF SAID LOT 8 A DISTANCE OF 10.65 FT; THENCE N00\*04'30"W 34.98 FT; THENCE S89\*54'43"E 81.75 FT TO THE POB; SAID PARCEL CONTAINING 0.078 ACRE MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY (412 & 414 S SUPERIOR)

**ATTACHMENT B**

**Blight Determination Letter**

# SAFEbuilt.

## INSPECTION REPORT

PERMIT# 19-013020100 JURISDICTION ALBION CITY

Date of Inspection 7/12/19 Inspector G. LINDSEY Phone No. (269) 729-9244

Property Address 412 S. SUPERIOR ST.

ACE INVESTMENTS  
 Owner Phone No. Contractor Phone No.

CALL FOR REINSPECTION (877) 721-9266 TOLL FREE 24 HOUR INSPECTION LINE

- |   |   |   |   |  |
|---|---|---|---|--|
| <input checked="" type="checkbox"/> BUILDING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Footing<br><input type="checkbox"/> Backfill<br><input type="checkbox"/> Framing<br><input type="checkbox"/> Energy Code<br><input type="checkbox"/> Final<br><input checked="" type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Pending | <input type="checkbox"/> DEMO<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Utilities<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> ELECTRICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Overhead<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> MECHANICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Tank<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> PLUMBING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Water<br><input type="checkbox"/> Sewer<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending |
|---|---|---|---|--|

	Code Section
<u>2 STORY BRICK BUILDING - DOWNTOWN ALBION</u>	
<u>2ND STORY IS VACANT AND IN POOR CONDITION</u>	
<u>THERE ARE MULTIPLE ROOF LEAKS</u>	
<u>WINDOWS ARE BOARDED UP</u>	
<u>BRICK NEEDS REPAIRS</u>	
<u>ANNUAL DROPPINGS (INTERIOR)</u>	
<u>ENTIRE 2ND FLOOR APPEARS TO HAVE BEEN</u>	
<u>VACANT FOR AN EXTENDED PERIOD OF TIME</u>	
<u>THERE ARE NO WORKING UTILITIES TO THE 2ND FLOOR</u>	
<u>THIS BUILDING IS DECLARED AS A BLIGHTED</u>	
<u>PROPERTY AND IS NEGATIVELY AFFECTING PROPERTY</u>	
<u>VALUES IN THE AREA.</u>	
<u><i>[Signature]</i></u>	
BUILDING OFFICIAL	

- \$ \_\_\_\_\_ Re-Inspection Fee  
 Payable Prior To Scheduling  
 The Re-Inspection
- INSTRUCTIONS:  
 File only  
 Yellow left on job  
 Other

# SAFEbuilt.

## INSPECTION REPORT

PERMIT# 19-013020099 JURISDICTION ALBION CITY

Date of Inspection 7/12/19 Inspector G. LINDSEY Phone No. (269) 729-9244

Property Address 408 S. SUPERIOR ST.

ACE INVESTMENTS  
 Owner \_\_\_\_\_ Phone No. \_\_\_\_\_ Contractor \_\_\_\_\_ Phone No. \_\_\_\_\_

CALL FOR REINSPECTION (877) 721-9266 TOLL FREE 24 HOUR INSPECTION LINE

- |   |   |   |   |  |
|---|---|---|---|--|
| <input checked="" type="checkbox"/> BUILDING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Footing<br><input type="checkbox"/> Backfill<br><input type="checkbox"/> Framing<br><input type="checkbox"/> Energy Code<br><input type="checkbox"/> Final<br><input checked="" type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Pending | <input type="checkbox"/> DEMO<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Utilities<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> ELECTRICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Overhead<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> MECHANICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Tank<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> PLUMBING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Water<br><input type="checkbox"/> Sewer<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending |
|---|---|---|---|--|

	Code Section
<u>2 STORY BRICK BUILDING - DOWNTOWN ALBION</u>	
<u>2ND STORY IS VACANT AND IN POOR CONDITION THERE ARE MULTIPLE ROOF LEAKS WINDOWS ARE BOARDED UP BRICK NEEDS REPAIRS ANNUAL DROPPINGS (INTERIOR) ENTIRE 2ND FLOOR APPEARS TO HAVE BEEN VACANT FOR AN EXTENDED PERIOD OF TIME THERE ARE NO WORKING UTILITIES TO THE 2ND FLOOR</u>	
<u>THIS BUILDING IS DECLARED AS A BLIGHTED PROPERTY AND IS NEGATIVELY AFFECTING PROPERTY VALUES IN THE AREA.</u>	
<u></u> BUILDING OFFICIAL	

\$ \_\_\_\_\_ Re-Inspection Fee  
 Payable Prior To Scheduling  
 The Re-Inspection

- INSTRUCTIONS:
- File only
  - Yellow left on job
  - Other

# SAFEbuilt.

## INSPECTION REPORT

PERMIT# 19-013020098 JURISDICTION ALBION CITY

Date of Inspection 7/12/19 Inspector G. LINDSEY Phone No. (269) 729-9244

Property Address 404 S. SUPERIOR ST.

ACE INVESTMENTS  
 Owner \_\_\_\_\_ Phone No. \_\_\_\_\_ Contractor \_\_\_\_\_ Phone No. \_\_\_\_\_

CALL FOR REINSPECTION (877) 721-9266 TOLL FREE 24 HOUR INSPECTION LINE

- |   |   |  |  |   |
|---|---|--|--|---|
| <input checked="" type="checkbox"/> BUILDING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Footing<br><input type="checkbox"/> Backfill<br><input type="checkbox"/> Framing<br><input type="checkbox"/> Energy Code<br><input type="checkbox"/> Final<br><input checked="" type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Pending | <input type="checkbox"/> DEMO<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Utilities<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> ELECTRICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Undergound<br><input type="checkbox"/> Overhead<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> MECHANICAL<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Undergound<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Tank<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending | <input type="checkbox"/> PLUMBING<br><input type="checkbox"/> Progress<br><input type="checkbox"/> Service<br><input type="checkbox"/> Water<br><input type="checkbox"/> Sewer<br><input type="checkbox"/> Undergound<br><input type="checkbox"/> Rough in<br><input type="checkbox"/> Final<br><input type="checkbox"/> Other<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Pending |
|---|---|--|--|---|

	Code Section
<u>2 STORY BRICK BUILDING - DOWNTOWN ALBION</u>	
<u>2ND STORY IS VACANT AND IN POOR CONDITION</u>	
<u>THERE ARE MULTIPLE ROOF LEAKS</u>	
<u>WINDOWS ARE BOARDED UP</u>	
<u>BRICK NEEDS REPAIRS</u>	
<u>ANIMAL DROPPINGS (INTERIOR)</u>	
<u>ENTIRE 2ND FLOOR APPEARS TO HAVE BEEN</u>	
<u>VACANT FOR AN EXTENDED PERIOD OF TIME</u>	
<u>THERE ARE NO WORKING UTILITIES TO THE 2ND FLOOR</u>	
<u>THIS BUILDING IS DECLARED AS A BLIGHTED</u>	
<u>PROPERTY AND IS NEGATIVELY AFFECTING PROPERTY</u>	
<u>VALUES IN THE AREA.</u>	
<u><i>[Signature]</i></u>	
BUILDING OFFICIAL	

- \$ \_\_\_\_\_ Re-Inspection Fee  
 Payable Prior To Scheduling  
 The Re-Inspection
- INSTRUCTIONS:  
 File only  
 Yellow left on job  
 Other

## INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (the "Agreement") dated August 14, 2019, is entered into between the **CITY OF ALBION DOWNTOWN DEVELOPMENT AUTHORITY** (the "DDA"), whose address is 112 W. Cass Street., Albion, Michigan 49224; and the **ALBION BROWNFIELD REDEVELOPMENT AUTHORITY** (the "ABRA"), whose address 1002 N. Eaton St., Albion, Michigan 49224. The DDA and the ABRA shall be referred to, collectively, as the "Parties".

**WHEREAS**, the Urban Cooperation Act, Public Act 7 of 1967 ("Act 7" provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share in common and that each might exercise separately; and

**WHEREAS**, the DDA is an authority established pursuant to Act 197 of the Public Acts of 1975, as amended ("Act 197"); and

**WHEREAS**, the ABRA is an authority established pursuant to Act 381 of the Public Acts of 1996 ("Act 381"); and

**WHEREAS**, the DDA and ABRA are each considered a "public agency" under Act 7; and

**WHEREAS**, the ABRA has the authority to reimburse the cost of "Eligible Activities" and other reimbursable costs through the capture "Tax Increment Revenue" on "Eligible Property" pursuant to and as described in Act 381; and

**WHEREAS**, the DDA has the authority to pay for certain activities and capture tax increment revenues generated by the levy of certain taxes on property pursuant to and as described in Act 7; and

**WHEREAS**, ACE Investment Properties, LLC has completed a Brownfield Plan (the "Brownfield Plan"), which is included with this Agreement as Attachment A, for redevelopment of certain property (the "property"); and

**WHEREAS**, the DDA and the ABRA now wish to enter into this Agreement to transfer the tax increment revenues, which are generated by the redevelopment of the Property and capturable by the DDA pursuant to Act 197, to the ABRA for reimbursement of Act 381 “Eligible Activities” and any other reimbursable costs pursuant to the Brownfield Plan.

**NOW THEREFORE**, the DDA and ABRA agree to the **following**:

- 1. Transfer and Use of Tax Increment Revenues.** Only upon affirmative vote by the ABRA and the City of Albion City Council approving the Brownfield Plan shall the tax increment revenues captured by the DDA that are generated by redevelopment of the Property be transferred to the ABRA to reimburse approved costs pursuant to the Brownfield Plan and in accordance with Act 381.
- 2. Limitation to Tax Increment Revenues from the Property.** The DDA shall only transfer to the ABRA the tax increment revenues generated by the Property to reimburse approved costs identified in the approved Brownfield Plan and authorized by Act 381. Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the Property shall be captured by the DDA as authorized by Act 197.
- 3. ABRA as Agent under This Agreement.** The Parties designate the ABRA as the agent to receive and disburse all tax increment revenues generated by the Property until such time as all obligations of the approved Brownfield Plan have been satisfied.
- 4. Effective Date.** The Agreement shall commence upon its approval by the DDA and ABRA boards, its execution by their authorized representatives, and its filing with the Calhoun County Clerk and Secretary of State of the state of Michigan, as required by Act 7.
- 5. Severability.** To the extent that any provisions contained in this Agreement are deemed unenforceable, to the extent possible the remaining terms shall remain in effect.

**6. Term.** The Parties agree that the transfer of tax increment revenue from the Property to reimburse approved costs pursuant to Act 381 shall begin once tax increment revenues are collected from the Property, which will only occur after official approval of the Brownfield Plan by the City of Albion City Council. This Agreement extends until all obligations under this Agreement are met.

The Parties have executed this Agreement on the dates set forth below.

**CITY OF ALBION DOWNTOWN DEVELOPMENT**

**AUTHORITY**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY OF ALBION BROWNFIELD REDEVELOPMENT**

**AUTHORITY**

By: \_\_\_\_\_

Amy Deprez

Title: President

Date: \_\_\_\_\_

**Attachment A**

Brownfield Plan

404-414 S. Superior Street Brownfield Project



Project Rising Tide – Albion  
**DDA Meeting Agenda**

*August 14, 2019*

- I. Survey results
- II. Consider further engagement
  - a. Business owners
  - b. Offsite customers
  - c. Underrepresented populations
- III. Draft review
- IV. Project ideas
- V. Next steps
  - a. Project list development
  - b. TIF assessment



## Downtown Albion Welcome Survey

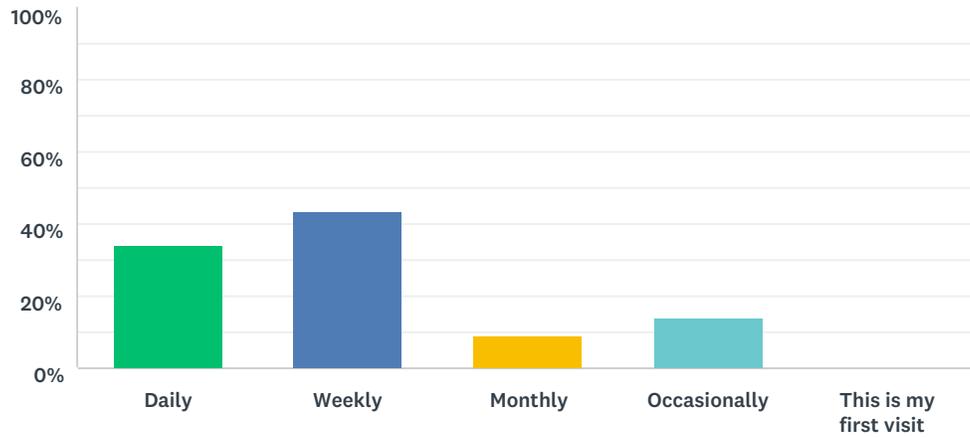
### Where was your most recent destination in downtown Albion?

**Answered** 201  
**Skipped** 0

Tags			
Malleable Brewery	39	Bank	2
Foundry Bakehouse and Deli	33	Barber Shoppe	2
The Bohm	20	City Hall	2
Parks Drug Store	14	Dickerson's	2
Stirling Books & Brew	13	Gerry Beauty Shop	2
Library	12	Ludington	2
Homestead Bank	11	Yesterday's News	2
Cascarelli	9	Blue Ox Credit Union	1
Charlie's	7	Coke sign	1
Lopez	7	Dentist	1
Courtyard Marriott	5	Dove Yoga Studio	1
Bigbys	4	Family Fare	1
Kids n Stuff Museum	4	Gardner House Museum	1
SoS	4	Ginas	1
Albion Food Hub	3	Kerizma Nail Salon	1
Gas Station	3	Chamber of Commerce	1
		Browns New and Used	
Post Office	3	Store	1
Subway	3	Pure Albion	1
		Rosies	1
		Snack Shop	1
		Summit Point	1
		Work	1
		Multiple stops	10

## Q2 About how often do you come to downtown Albion?

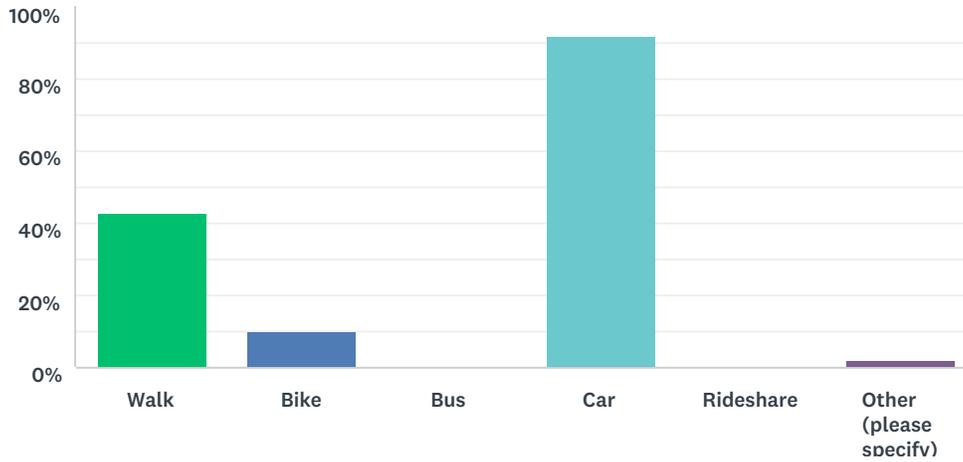
Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Daily	33.83%	68
Weekly	43.28%	87
Monthly	8.96%	18
Occasionally	13.93%	28
This is my first visit	0.00%	0
<b>TOTAL</b>		<b>201</b>

### Q3 How do you prefer to get to downtown Albion? Please check all that apply!

Answered: 201 Skipped: 0

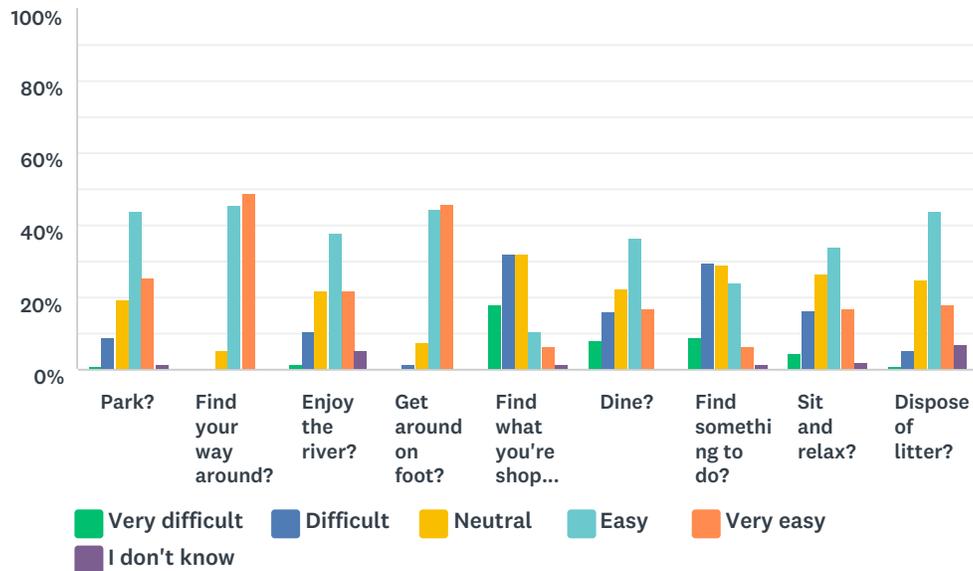


ANSWER CHOICES	RESPONSES	
Walk	42.79%	86
Bike	9.95%	20
Bus	0.00%	0
Car	92.04%	185
Rideshare	0.00%	0
Other (please specify)	1.99%	4
Total Respondents: 201		

#	OTHER (PLEASE SPECIFY)	DATE
1	<span style="background-color: #e91e63; color: white; padding: 2px;">Brit Bus</span> Brit Bus	8/1/2019 1:54 PM
2	<span style="background-color: #0070c0; color: white; padding: 2px;">Campus Safety</span> <span style="background-color: #00a651; color: white; padding: 2px;">Public Transit</span> Campus Safety or public transportation	8/1/2019 12:45 PM
3	<span style="background-color: #e91e63; color: white; padding: 2px;">Brit Bus</span> Brit bus	7/31/2019 12:47 PM
4	<span style="background-color: #808080; color: white; padding: 2px;">Drive</span> <span style="background-color: #808080; color: white; padding: 2px;">Walk</span> Sometimes walk, sometimes drive	7/22/2019 12:33 PM

## Q4 We'd like to hear briefly about your experience in several specific areas. In downtown Albion, how easy is it to...

Answered: 201 Skipped: 0



	VERY DIFFICULT	DIFFICULT	NEUTRAL	EASY	VERY EASY	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Park?	1.03% 2	8.76% 17	19.59% 38	43.81% 85	25.26% 49	1.55% 3	194	3.79
Find your way around?	0.00% 0	0.50% 1	5.47% 11	45.27% 91	48.76% 98	0.00% 0	201	4.42
Enjoy the river?	1.52% 3	10.61% 21	22.22% 44	37.88% 75	22.22% 44	5.56% 11	198	3.52
Get around on foot?	0.00% 0	1.52% 3	7.58% 15	44.44% 88	45.96% 91	0.51% 1	198	4.33
Find what you're shopping for?	17.91% 36	31.84% 64	31.84% 64	10.45% 21	6.47% 13	1.49% 3	201	2.51
Dine?	8.12% 16	16.24% 32	22.34% 44	36.55% 72	16.75% 33	0.00% 0	197	3.38
Find something to do?	9.05% 18	29.65% 59	29.15% 58	24.12% 48	6.53% 13	1.51% 3	199	2.85
Sit and relax?	4.48% 9	16.42% 33	26.37% 53	33.83% 68	16.92% 34	1.99% 4	201	3.36
Dispose of litter?	1.00% 2	5.47% 11	24.88% 50	43.78% 88	17.91% 36	6.97% 14	201	3.51

#	COMMENTS	DATE
1	<b>Parking</b> The benches are nice, but they get really hot in the summer. Parking on the street is difficult, but I know where all the nearby parking lots behind the businesses are.	8/5/2019 12:34 PM
2	<b>More Dining/Food</b> <b>more shopping</b> There isn't much of anything on main street to shop for, do or eat. These questions are hardly relevant.	8/3/2019 7:21 AM
3	<b>more shopping</b> I work downtown, and rarely have had problems navigating the area. But of course the range of shopping options is limited right now.	8/1/2019 5:06 PM

## Downtown Albion Welcome Survey

4	<b>More entertainemnt</b> Adding family entertainment center, skating rink, Dave and busters, main event. Would do a lot	8/1/2019 12:45 PM
5	<b>More Dining/Food</b> <b>more shopping</b> More food and shopping options would be a wonderful addition to downtown	8/1/2019 9:30 AM
6	<b>more shopping</b> I like the new bakery and the brewery has good food. There is little else in the way of shopping that I can do here.	7/31/2019 2:16 PM
7	Mostly go for something specific, not wandering around	7/31/2019 1:29 PM
8	<b>Not ADA friendly</b> Not good for people with disabilities	7/31/2019 10:44 AM
9	<b>Litter</b> It makes me crazy that trash bins are on every corner and people still throw their litter anywhere but the bins.	7/31/2019 10:35 AM
10	<b>Aesthetic enhancements</b> More art and flowers to beautify would be nice.	7/31/2019 10:24 AM
11	I don't live in Albion but work there so I don't do any sitting or trash depositing	7/31/2019 10:10 AM
12	<b>more shopping</b> Not much to shop for in Albion, could use more moderate priced restaurants help Maria's restaurant get open.	7/31/2019 9:02 AM
13	<b>Benches</b> needs some benches for people to sit on.	7/31/2019 8:32 AM
14	<b>More Dining/Food</b> There are limited reasons to go to Albion's downtown. However, I find that The Bohm, Foundry Bakehouse, Malleable, Parks, and Stirling Books, Cascarelli's, Charley's, Gina's, Pure Albion are a draw. If the hotel could get it's act together, it would provide another place to eat. We're intentional about supporting Albion Businesses.	7/30/2019 7:09 PM
15	<b>More Dining/Food</b> Dining is difficult as there are not many good restaurants in Albion.	7/30/2019 6:50 PM
16	<b>More Dining/Food</b> Would enjoy a sports bar in Albion similar to Copper Athletic Club in Marshall.	7/30/2019 4:25 PM
17	<b>Empty storefronts</b> The community and downtown are growing but there simply is not enough on Superior Street to cause one to walk downtown casually	7/30/2019 2:37 PM
18	<b>Benches</b> <b>more recreation</b> <b>waterways</b> 1. Benches are a welcome addition, but add more of them 2. We need to find creative ways to enjoy the river more. It's an underutilized gem. A way to canoe/kayak downtown would be most welcome! 3. I wish the coffee shop (Stirling) were open earlier and more days.	7/30/2019 2:25 PM
19	<b>Benches</b> I've thought before that it would be nice to have more seating, like benches, in he downtown area.	7/30/2019 2:18 PM
20	<b>more shopping</b> Even though we lack finding all we shop for, Albion is a welcoming community that's trying to move forward. There are many people that believe in Albion myself included.	7/24/2019 10:22 PM
21	Much more to do downtown and getting better all the time!	7/23/2019 12:25 PM
22	<b>More Dining/Food</b> Wish there were more places to enjoy and good drink and socialize	7/22/2019 8:52 PM
23	<b>more shopping</b> Shopping is a major problem. No stores filling my needs such as hardware or clothing.	7/22/2019 7:27 PM
24	<b>Gym</b> <b>More Dining/Food</b> We need a gym so we can get healthy. Don't want to travel out of Town. Also need a nice sit down restaurant.	7/22/2019 6:10 PM
25	I answered difficult for the river because if you don't own equipment it is not easy to navigate how to get it to actually use the river. Otherwise all you can do is look at it.	7/22/2019 4:47 PM
26	<b>defined downtown</b> These answers assume "downtown" refers to the area of businesses along Superior St.? But, there are businesses along Michigan Ave. also---you should have defined the "downtown area" for this question.	7/22/2019 4:09 PM
27	It definitely has improved in the last two years.	7/22/2019 4:03 PM
28	<b>more shopping</b> No real places to buy gifts, other than Albion type stuff.	7/22/2019 3:58 PM
29	<b>Traffic</b> I find it difficult to sit and relax because of the truck traffic that drives so fast through downtown.	7/22/2019 1:43 PM

## Downtown Albion Welcome Survey

30	<b>More Dining/Food</b> <b>more shopping</b>	Still need more shopping options. Dining places - Charlie's & Cascarelli's need to improve the interior & exteriors of their buildings. Benches & trash cans are good along Superior Street. Secretary of State should daily clean up the cigarette butts dropped on sidewalk. by customers.	7/22/2019 1:12 PM
31	<b>more recreation</b>	It would be great to have more recreational opportunities connected with the river in Albion.	7/22/2019 12:41 PM
32	<b>more shopping</b>	Re: shopping - Would welcome more retail stores	7/22/2019 11:58 AM
33	<b>Parking</b>	Don't care for the new parking on main street. The curb at the corners makes it very difficult to get into a parking place	7/22/2019 11:33 AM
34	<b>defined downtown</b>	It would be nice if you provided a definition of downtown Albion. I am assuming you mean Superior St. between Michigan Ave. and Erie St. I am not sure.	7/22/2019 11:21 AM
35	<b>more shopping</b>	I only go downtown to the post office. The things that I need, I have to go out of town for (specific clothes sizes, shoes, etc.) I appreciate all the hard work that has gone into the re-development of our downtown, but we do need clothing stores with various sizes, shoe stores, more minority businesses, other food options (Boston Market, TGI Friday's, etc.)	7/22/2019 11:06 AM
36	<b>More Dining/Food</b> <b>more shopping</b>	Limited Shopping opportunities in the Downtown. Great food options and entertainment. A General store would be great! Like the 1970's KMart	7/22/2019 10:57 AM
37	<b>Traffic</b>	A lot of traffic to sit and relax	7/22/2019 10:43 AM
38	<b>Empty storefronts</b>	Nothing is open Sundays. The bookstore cut its hours. Way too many empty storefronts.	7/6/2019 9:54 PM
39	<b>rental housing</b>	Albion needs more rental housing please!	7/3/2019 3:09 PM
40	<b>More Dining/Food</b>	Getting around downtown is not a problem. The problem is finding something to do (dinner and music) or a nice family restaurant.	7/2/2019 5:08 PM
41		I work downtown	6/28/2019 2:01 PM

## Downtown Albion Welcome Survey

**We'd like to hear briefly about your experience in several specific areas. In downtown Albion, how easy is it to...**

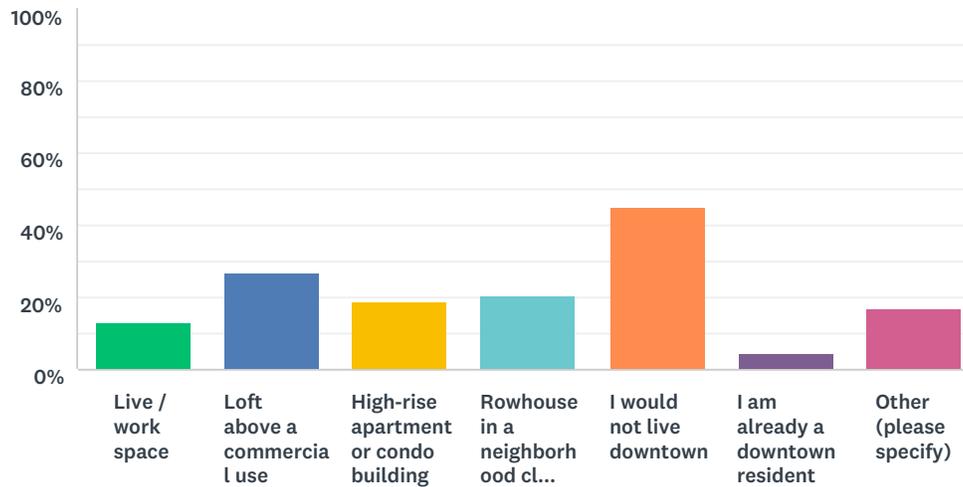
Comments

### Tags

more shopping	12
More Dining/Food	10
Benches	3
Empty storefronts	2
Waterways	2
Parking	2
Traffic	2
Aesthetic enhancements	1
defined downtown	1
Gym	1
Litter	1
More entertainemnt	1
more recreation	1
Not ADA friendly	1
rental housing	1

## Q5 Would you live in downtown Albion in any of the following housing types? Please check all that apply.

Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Live / work space	12.94%	26
Loft above a commercial use	26.87%	54
High-rise apartment or condo building	18.91%	38
Rowhouse in a neighborhood close to downtown	20.40%	41
I would not live downtown	44.78%	90
I am already a downtown resident	4.48%	9
Other (please specify)	16.92%	34
Total Respondents: 201		

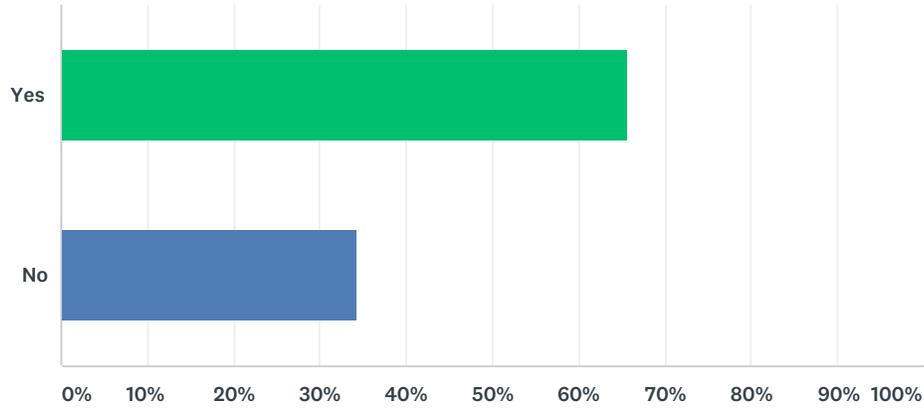
#	OTHER (PLEASE SPECIFY)	DATE
1	I live in a house elsewhere. Not too happy about the excessive copper in my water!	8/1/2019 8:07 PM
2	<b>Environmental Concerns</b> I would consider living downtown if I didn't have concerns about industrial contamination. Sensitively-rehabbed older buildings would be especially attractive to me in that case.	8/1/2019 5:06 PM
3	<b>Live Near Downtown</b> I live on the edge of downtown	8/1/2019 10:21 AM
4	<b>Would not live Downtown</b> Own a home in the City, so no not at this time	7/31/2019 2:48 PM
5	<b>Senior</b> senior living situation near downtown might be an option	7/31/2019 2:16 PM
6	Happy in my house. But Albion does not need new buildings. Rehabbing the existing buildings is much better. Get serious.	7/31/2019 12:52 PM
7	<b>Student</b> I'm a student	7/31/2019 12:22 PM
8	<b>Live Near Downtown</b> My house is near downtown.	7/31/2019 10:24 AM
9	<b>Would not live Downtown</b> I live out of town and cannot consider moving	7/31/2019 10:10 AM
10	<b>Would not live Downtown</b> Unfortunately i do not live in town anymore ( work)	7/30/2019 10:40 PM

## Downtown Albion Welcome Survey

11	<b>Live Near Downtown</b>	I reside a block off the "downtown" in a house.	7/30/2019 9:42 PM
12	<b>Live Near Downtown</b>	I live close enough to downtown. The housing near downtown is nice in many of the neighborhoods.	7/30/2019 5:03 PM
13	<b>Would not live Downtown</b>	I live just outside the city limits and don't expect to move into Albion.	7/30/2019 3:06 PM
14		Renovated older building, much like the " old hospital"	7/30/2019 2:39 PM
15		I am already a resident of Albion	7/30/2019 2:25 PM
16	<b>Single Family Detached</b>	Wouldn't mind in a stand alone house, but I do love my property just outside of Albion.	7/30/2019 2:18 PM
17	<b>Would not live Downtown</b>	I think it would be appealing to others but just not for my circumstance	7/23/2019 11:15 PM
18	<b>Would not live Downtown</b>	I don't live in Albion	7/23/2019 6:57 AM
19	<b>Live Near Downtown</b>	I live four blocks from downtown .	7/22/2019 10:10 PM
20	<b>Live Near Downtown</b>	I live within walking distance	7/22/2019 8:52 PM
21	<b>Would not live Downtown</b>	I am already live in Albion and have no desire to move downtown.	7/22/2019 4:32 PM
22	<b>Maybe</b>	I might choose any of the checked options if I needed to leave the home that I live in outside of the city	7/22/2019 1:12 PM
23	<b>Would not live Downtown</b>	We already have a house in Albion. We like being surrounded by greenery.	7/22/2019 12:41 PM
24	<b>Live Near Downtown</b>	I live 1.5 blocks from "downtown."	7/22/2019 12:33 PM
25		Homeowner on Irwin Ave	7/22/2019 12:26 PM
26	<b>Would not live Downtown</b>	I am a senior and looking for senior-friendly housing close to downtown, but not in downtown	7/22/2019 11:58 AM
27	<b>Would not live Downtown</b>	I own my own home therefore I have no need to live downtown	7/22/2019 11:33 AM
28	<b>affordable option</b>	I live in the City of Albion. If I did not own a home I would live in an affordable (very important) housing option downtown.	7/22/2019 11:21 AM
29	<b>Live Near Downtown</b>	I already own a home 1 mile from downtown	7/22/2019 10:45 AM
30	<b>Student</b>	I enjoy living close to campus	7/22/2019 10:43 AM
31	<b>If ADA accessible</b>	Already own a home. Would not currently relocate to downtown, unless first floor, handicap accessible housing existed	7/20/2019 7:32 PM
32	<b>Work Space only</b>	Work Space Only	7/20/2019 5:37 PM
33	<b>Lofts and Condos</b>	But I would love to see lofts and condos for those who choose to live downtown.	7/2/2019 5:08 PM
34	<b>Would not live Downtown</b>	I currently own a house in Albion and am not planning to move.	6/28/2019 2:01 PM

## Q6 Do you live in the City of Albion?

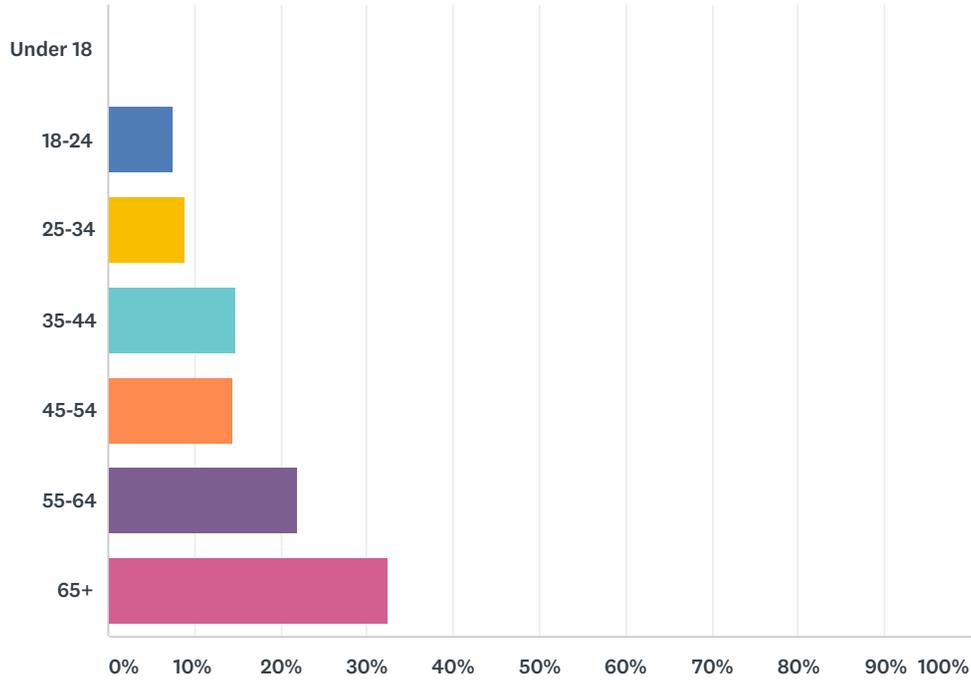
Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	65.67%	132
No	34.33%	69
TOTAL		201

## Q7 What is your age?

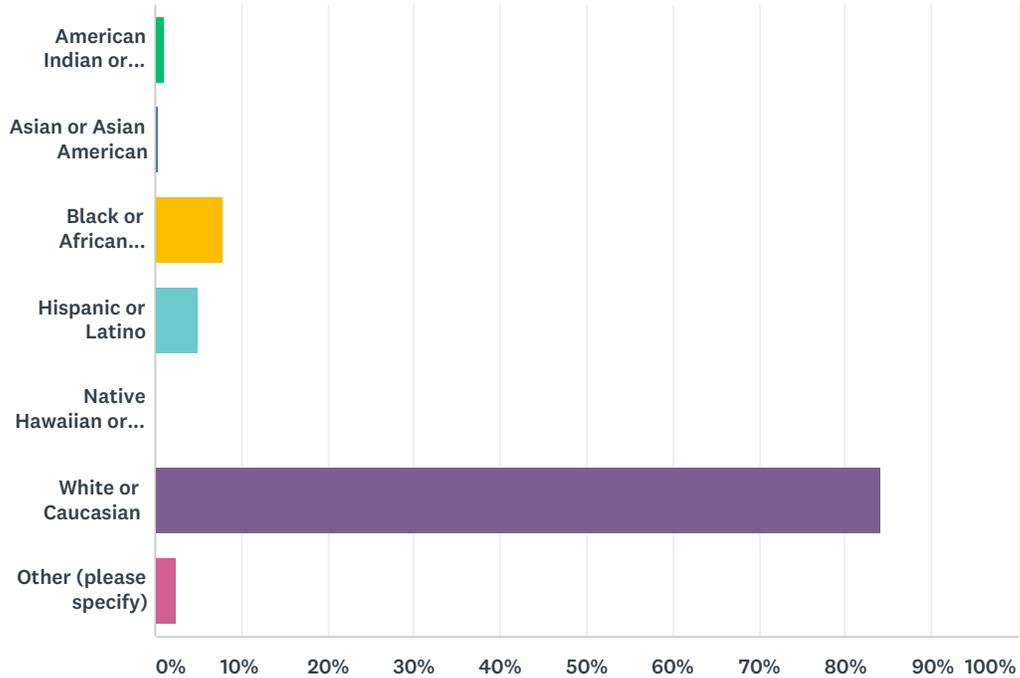
Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	7.46%	15
25-34	8.96%	18
35-44	14.93%	30
45-54	14.43%	29
55-64	21.89%	44
65+	32.34%	65
<b>TOTAL</b>		<b>201</b>

## Q8 What is your race?

Answered: 200 Skipped: 1



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	1.00%	2
Asian or Asian American	0.50%	1
Black or African American	8.00%	16
Hispanic or Latino	5.00%	10
Native Hawaiian or other Pacific Islander	0.00%	0
White or Caucasian	84.00%	168
Other (please specify)	2.50%	5
Total Respondents: 200		

#	OTHER (PLEASE SPECIFY)	DATE
1	No thanks.	8/1/2019 8:07 PM
2	Italian	7/30/2019 2:59 PM
3	no preference	7/23/2019 9:56 AM
4	Non of your business	7/22/2019 4:56 PM
5	We are of mixed racial heritage: White and Asian.	7/22/2019 12:41 PM



## Request for Participation: Albion Downtown and Downtown Business Survey

June 25, 2019

The Albion Downtown Development Authority (DDA) is seeking your assistance with a “downtown customer” survey. The survey has been created in order to understand who is Albion’s “downtown customer,” how they use the downtown, and how public improvements could increase time spent in downtown Albion. The 9-question, 3-minute survey is designed to be taken by customers during their visit. We are asking you, and all downtown business owners, to help us get the word out in two ways:

- **Please post a flyer in a window, and provide copies at the front counter, for about two weeks between June 26 and July 10.** Packages of flyers will be available at City Hall, and will be delivered to businesses as possible. QR code and address are on the flyer, and below.

DOWNTOWN SURVEY, ONSITE: <https://www.surveymonkey.com/r/AlbionDowntown>

- **Please send a link to your customer email list asking your regulars to complete the survey,** so that we may serve these valued guests even if they don’t get downtown during the survey period. The survey is the same, but they are accessed differently in order to analyze the data separately.

DOWNTOWN SURVEY, OFFSITE: <https://www.surveymonkey.com/r/AlbionDowntownCustomer>

Suggested text: *“Thank you for being such a valued customer of our business. The City of Albion is working to improve our downtown so that your next visit here will be even more enjoyable than your last, and has asked us all to help! Please consider taking this 9-question, 3-minute survey about your experience in downtown Albion. The results will be used to make the downtown more comfortable, inviting, and prosperous for everyone. Thank you for your time! We look forward to seeing you again soon!”*

We appreciate this effort from you and recognize that it is an “ask” on top of the good work you are already doing in the City of Albion. To help make it worthwhile, we intend to distribute the results to you at the close of the survey—the “downtown customer” is certainly your customer too! We would also like to offer the opportunity for you to participate in a survey designed specifically to help the DDA understand how it can best serve its downtown business owners:

LOCAL BUSINESS OWNER SURVEY: <https://www.surveymonkey.com/r/AlbionDowntownBusiness>

The City of Albion is updating its Downtown Development Authority plan as part of its participation in Project Rising Tide, a statewide economic development initiative. You can learn more about the program at [mirisingtide.org/about](http://mirisingtide.org/about), and about Albion’s participation in it at [mirisingtide.org/albion](http://mirisingtide.org/albion). DDA Board Member Linda LaNoue ([llanou@cityofalbionmi.gov](mailto:llanou@cityofalbionmi.gov)) represents Project Rising Tide as a fellow to the program, and can provide detailed and local knowledge about the program as well as connect interested parties to further information and resources. DDA Board Member Emily Verbeke ([emverbeke@gmail.com](mailto:emverbeke@gmail.com)) is helping to organize this DDA update and can also serve as an information resource. Rising Tide consultant Leah DuMouchel of Beckett & Raeder, Inc. ([ldumouchel@bria2.com](mailto:ldumouchel@bria2.com)) is providing technical services to the project, including administering these surveys. All comments and questions are welcome!





Albion Downtown Business survey

The Albion Downtown Development Authority would like to know more about its business community so that decisions can be made which support vitality and prosperity. Your answers will be anonymous, so please address these issues candidly. Thank you for contributing your time and insight.

\* 1. How long have you operated a business in Albion?

- Less than a year
- 1-5 years
- 6-15 years
- Longer than 15 years

2. Which industry best describes your business?

- Agriculture, forestry, fishing, hunting, or mining
- Utilities
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation and warehousing
- Information
- Finance or insurance
- Real estate
- Other (please specify)
- Professional, scientific, or technical services
- Management of companies and enterprises
- Administration, support services, or waste management
- Education
- Health care
- Social assistance
- Arts, entertainment, or recreation
- Accommodation or food services
- Public administration

\* 3. What attracted you to Albion? Please rate the importance to you of each factor.

	Not at all important		Somewhat important		Very important
Market research	<input type="radio"/>				
Close to freeways / transportation network	<input type="radio"/>				
Availability of real estate	<input type="radio"/>				
Affordability of real estate	<input type="radio"/>				
Local demographics	<input type="radio"/>				
Desire to be a part of the Albion business community	<input type="radio"/>				
Family/friends in the area	<input type="radio"/>				
Close to my residence	<input type="radio"/>				

Other (please specify)

\* 4. How many employees do you have?

Full-time employees

Part-time employees

\* 5. Does your business have an adequate labor supply?

- Yes, almost always
  Not comfortably, but I have been able to make do
  Usually, though some positions take longer to fill sometimes
  No, I have experienced at least one acute labor shortage that has affected my business

Other (please specify)

\* 6. How accessible are the following types of workers to your organization?

	Easy to find and hire	Can be found and retained with some effort	Difficult to recruit and / or retain	My organization does not use this type of worker
Low skill / entry-level	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mid skill (requires some training beyond high school)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skilled trade (requires certification other than a college degree)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
White collar (requires a college degree)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Executive and management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Would your business benefit from any of the following direct connections to local educational institutions (K-12, community college, university, technical training centers, etc.)?

- Apprenticeship program: Business takes on the responsibility for providing job training; defined procedure for evaluating students at completion
- Internship program: School places student to work at business for a defined period of time
- Specialized training: Business helps school develop a program delivered by school, with the understanding that some students will choose to apply to the business, but no formal commitment

\* 8. In your experience, what would Albion need to offer or enhance in order to build and retain an adequate supply of labor?

	Not at all important		Somewhat important		Very important
Multimodal transportation (bus system, fully-connected nonmotorized path system, etc.)	<input type="radio"/>				
Nightlife	<input type="radio"/>				
Family-centered programs and activities	<input type="radio"/>				
Appropriate housing options	<input type="radio"/>				
Housing affordability	<input type="radio"/>				
Outdoor recreation (hiking, biking, kayaking, etc.)	<input type="radio"/>				
Social and cultural offerings (theater, library, museums, etc.)	<input type="radio"/>				
Variety of employment opportunities	<input type="radio"/>				
Living wage jobs	<input type="radio"/>				
Entrepreneurial support	<input type="radio"/>				
Comprehensive drug treatment services	<input type="radio"/>				
A well-funded, high-achieving local school system	<input type="radio"/>				

Other (please specify)

\* 9. How long is your employees' average commute to work? Please estimate based on information available to you.

- Less than 10 minutes
- 31-60 minutes
- 11-30 minutes
- Longer than 60 minutes

\* 10. If you have employees who do not drive, how do they get to work? Please check all that apply.

Walk

Carpool

Bicycle

To my knowledge, all of my employees use a personal vehicle to get to work

Bus

I have employees who do not use a personal vehicle to get to work, but I don't know their method of travel

Other (please specify)

\* 11. To the extent that you know, what proportion of your customers come from the following geographies?

	All or almost all	Most	A regular portion	A few	None	I don't know
City of Albion - local residents	<input type="radio"/>					
Greater Albion - 49224 ZIP code	<input type="radio"/>					
Outside 49224 ZIP code	<input type="radio"/>					

If you marked "Other," please tell us which ZIP codes

\* 12. Do you plan on retiring here?

Yes

I am not sure

No

I already did



Albion Downtown Business survey

\* 13. What are your prospects for continuing or expanding your business over the next five to ten years?

- I plan to continue my business at its current size
- I plan to expand
- I plan to downsize
- I plan to sell my business
- I plan to close my business

What are the most influential factors contributing to this decision?

14. What could the City do to help your business succeed?

	No impact		Moderately helpful		Extremely helpful
Joint marketing efforts	<input type="radio"/>				
Site selection assistance	<input type="radio"/>				
Workforce connections	<input type="radio"/>				
Low interest loans for code-based improvements	<input type="radio"/>				
Assistance with the development review process	<input type="radio"/>				

Other (please specify)

\* 15. How do Albion's policies, practices, and conditions in the following areas affect your business?

	Prevents or slows my business	Has no noticeable effect on my business	Supports and enhances my business success	This does not apply to my business
Zoning districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Length of development review process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Complexity of development review	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sign regulations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fee schedule for reviews and permits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internet service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cellular service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

16. What changes to the downtown area would positively impact your business?

(We think these are good changes, but please add a comment if you think otherwise!)

	No impact		Moderate positive impact		High positive impact
Facade improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved walkability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved public transit connectivity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved downtown river access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unified "downtown" themed promotional materials	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wayfinding signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More parking spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The same number of parking spaces with better wayfinding and access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public seating and amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)



Albion Downtown Business survey

Tell us a little about yourself.

**These questions offer us information to determine the representation of survey-takers compared to the overall population. These responses, like all of your other individual responses, will be kept anonymous.**

17. Where is your business located?

- East (side) of Superior and north (side) of Michigan Ave
- East (side) of Superior and south (side) of Michigan Ave
- West (side) of Superior and south (side) of Michigan Ave
- West (side) of Superior and north (side) of Michigan Ave
- Other (please specify)

18. Is your primary residence in Albion?

- Yes  No

If not in Albion, my primary residence is in...

19. If you would like to receive updates on the project, including the results of this survey, please enter your email address.

**Email Address**



**THE CITY OF ALBION**  
*Amended & Restated Downtown Development Authority*  
**DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN**

## **INTRODUCTION**

### BACKGROUND

Act 197 of the Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act, was 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 XX, and a copy of this Ordinance is included in Appendix XX. The Authority was given all the powers and duties prescribed for a downtown development authority pursuant to the Act.

### 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.<sup>1</sup> The railroad came through the settlement in 1852, which connected Albion to other

---

<sup>1</sup> Albion College. "Our History." 2019. <https://www.albion.edu/about-albion/our-history>

cities and enabled further industrial development. Albion officially incorporated as a village in 1855 and as a city in 1885.<sup>2</sup>

By the late 19<sup>th</sup> 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.<sup>3</sup> The declining role of the industrial sector in the overall economy during the mid- late-20<sup>th</sup> 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.<sup>4</sup>

### *Previous Planning Efforts*

The City of Albion has recently engaged in a significant number of planning efforts, and this Development Plan should complement the existing efforts happening in Albion. Below is a summary of plans and strategies that involve downtown Albion.

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

---

<sup>2</sup> The City of Albion. "History." 2015. [http://www.cityofalbionmi.gov/residents/city\\_at\\_a\\_glance/history.php](http://www.cityofalbionmi.gov/residents/city_at_a_glance/history.php)

<sup>3</sup> Ibid.

<sup>4</sup> The City of Albion. "History." 2015. [http://www.cityofalbionmi.gov/residents/city\\_at\\_a\\_glance/history.php](http://www.cityofalbionmi.gov/residents/city_at_a_glance/history.php)

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 objects 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.

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.

#### 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 XX, page XX 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.

## **PUBLIC PROCESS**

In order to provide an open and inclusive process, diverse members of the Albion community were engaged 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 TIFA Plan for adoption by the Albion City Council.

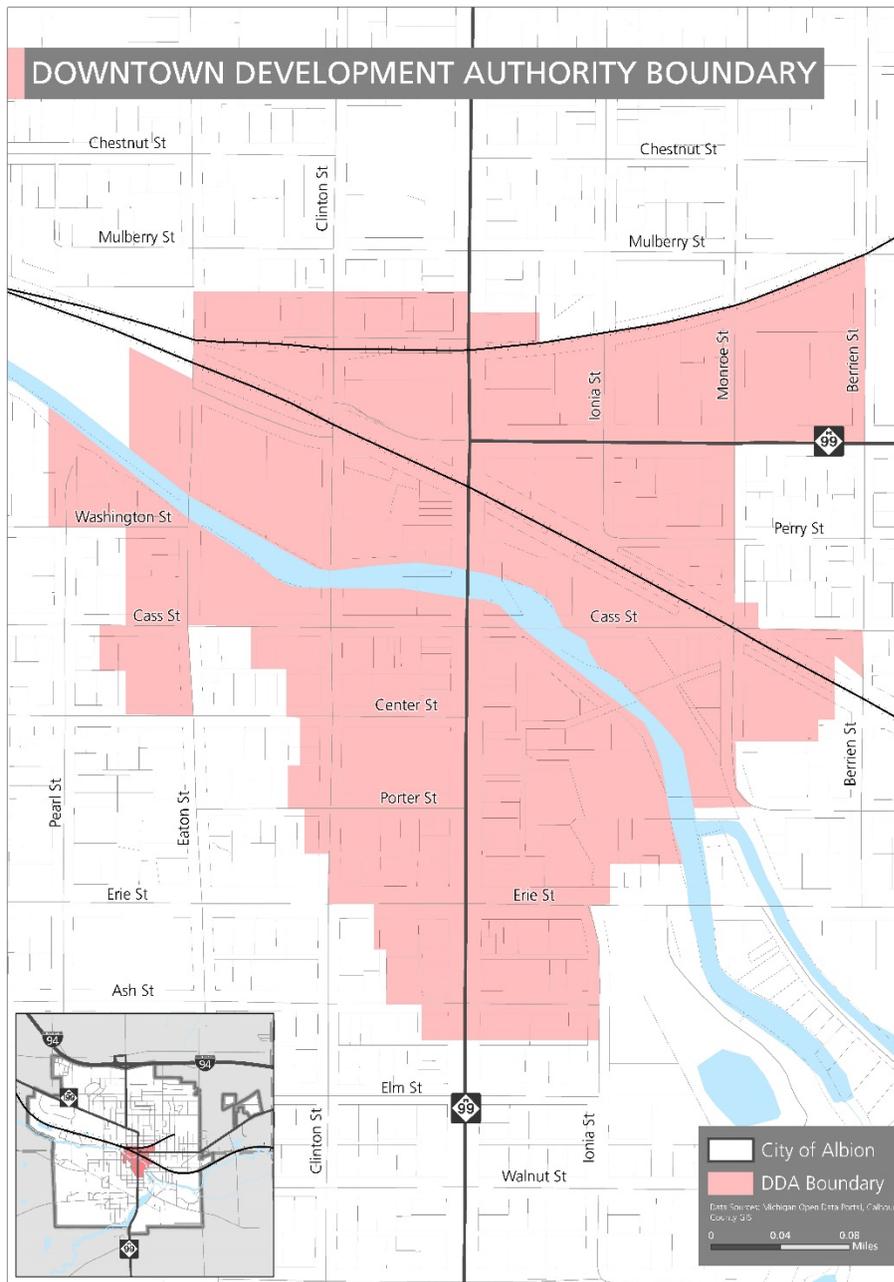
In June of 2019, downtown Albion businesses received flyers to post in their windows as well as copies of a short, 9-question, 3-minute “downtown customer” survey. During the survey period of June 26-August 7, 200 surveys were received.

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. There was also a “local business owner” survey, so that business owners could offer feedback on how the DDA may best serve their needs. All surveys were hosted on the survey platform Survey Monkey, and hard copies were also available in all downtown businesses as well as at City Hall. A total of XX “local business owners” surveys were completed.

The following summary of survey results was used to prioritize projects and improvements in the district over the next twenty years.

# 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 through adoption and publication of Ordinance 88-2. The Downtown Development Authority Development Area boundary is illustrated on MAP XX 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 recent reconstruction [completion date?] 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 a total of four 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. 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.<sup>5</sup> 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

Existing land used within the Development Area are 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, Bournellis, and Molder Parks; all located within the Development area. Lloyd Park sits on the east side of the river, just across from Superior Street, and provides views of primarily the back sides of Downtown buildings. Bournellis Park sits 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.
- Educational: The Albion Public Library is within the Development Area.

#### *Private Land Uses*

- Residential – Residential uses within the DDA District are primarily single-family homes, with some multi-family apartments.
- Commercial – The majority of properties within the Development Area consists of commercial uses, including professional and medical offices, retail and general merchandising, 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 Land – There are a few vacant parcels located within the Development Area.

[INSERT general locations?]

---

<sup>5</sup> Albion Economic Development Corporation. "Economic Development Strategic Plan." 2 November 2017. P. 5.

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

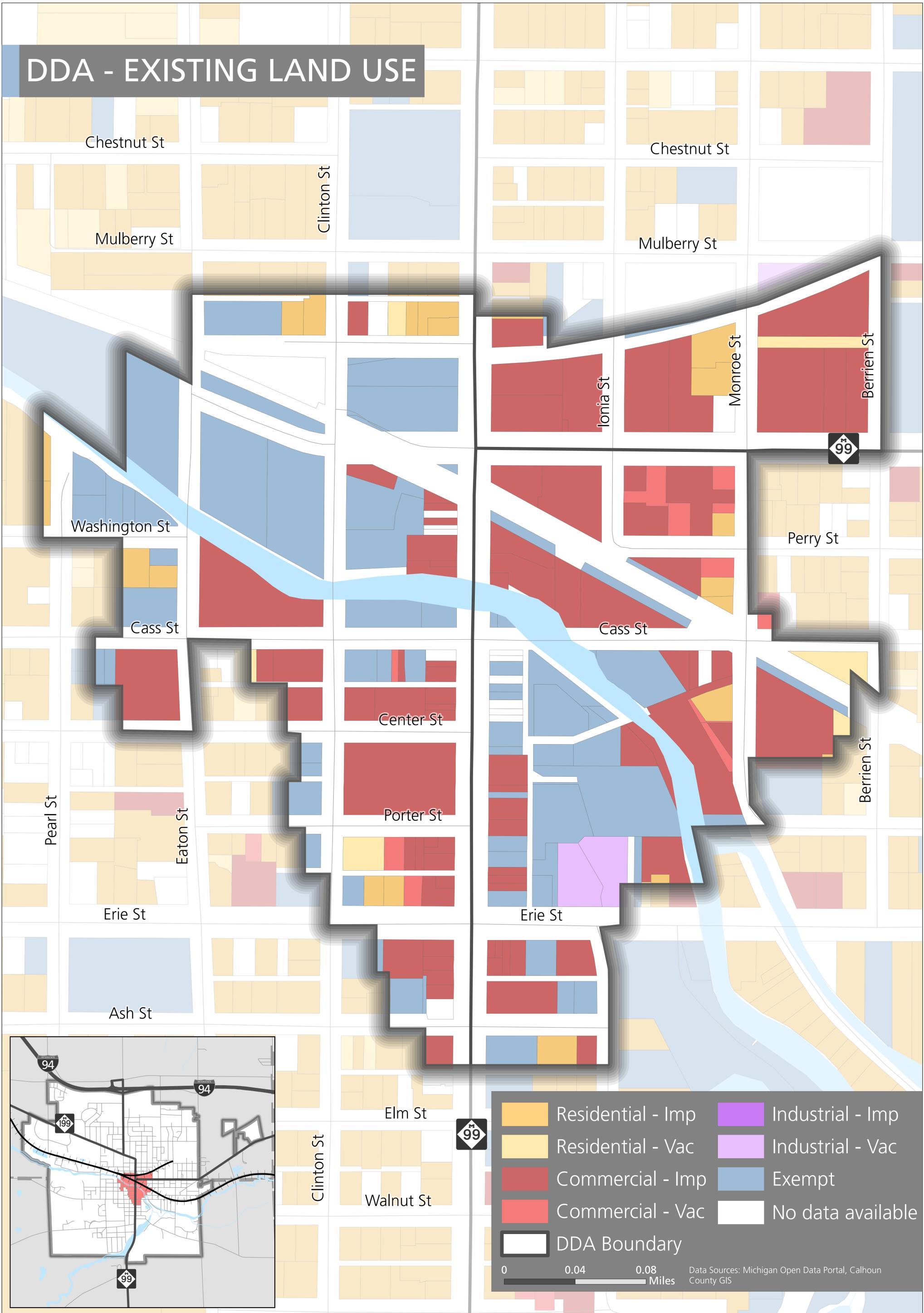
Existing land uses within the Development Area conform to current zoning designations and development patterns outlined in "Future Land Use and Zoning Plan" of the adopted "2017 Comprehensive Plan." The City of Albion "2017 Comprehensive Plan" is a long-range vision for the City and delineates several 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 I 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.

# DDA - EXISTING LAND USE



Chestnut St

Mulberry St

Clinton St

Chestnut St

Mulberry St

Washington St

Cass St

Center St

Porter St

Erie St

Ash St

Pearl St

Eaton St

Erie St

Elm St

Walnut St

Clinton St

Ionia St

Monroe St

Berrien St

Perry St

Berrien St

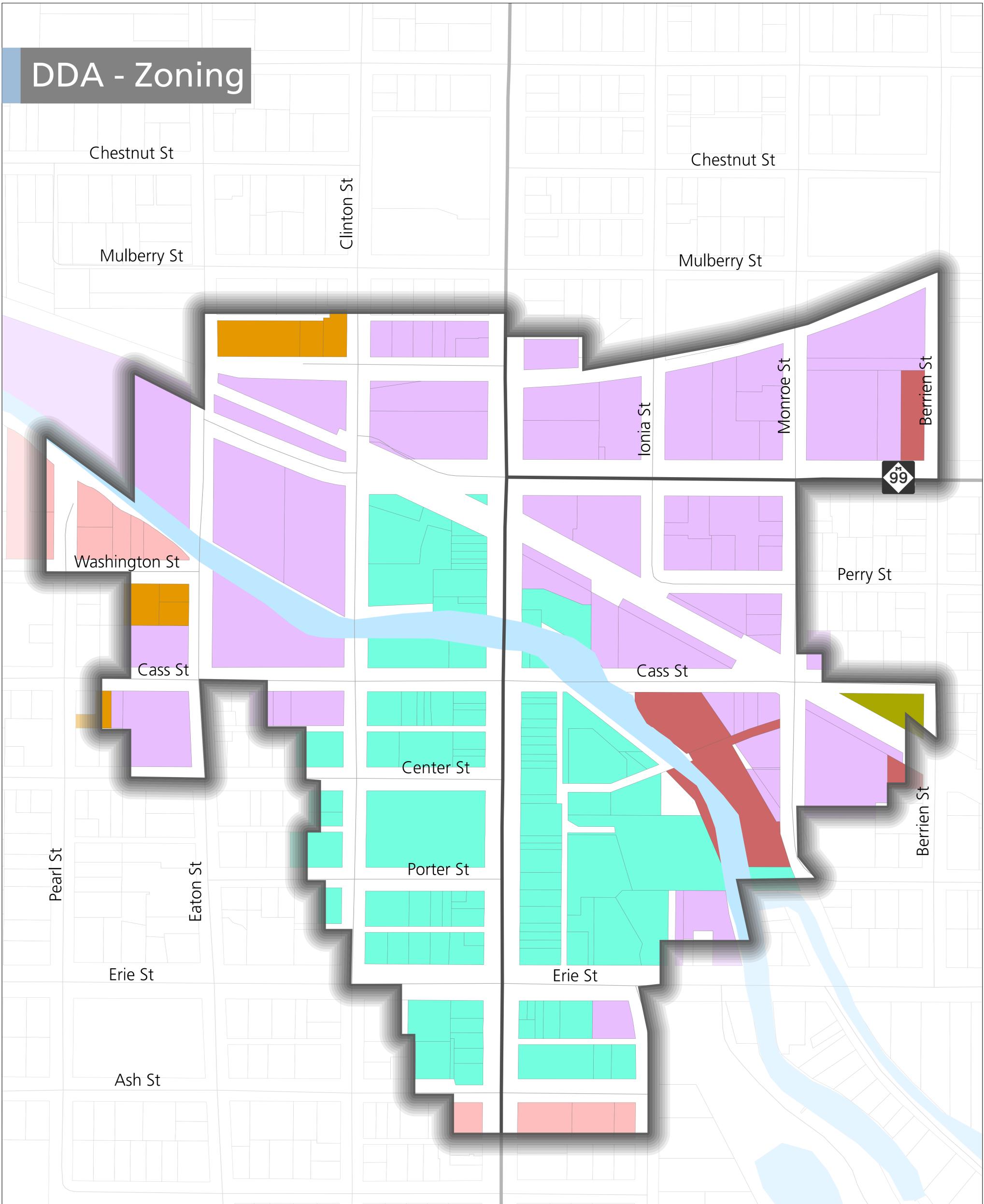


- Residential - Imp
- Residential - Vac
- Commercial - Imp
- Commercial - Vac
- Industrial - Imp
- Industrial - Vac
- Exempt
- No data available
- DDA Boundary

0 0.04 0.08 Miles

Data Sources: Michigan Open Data Portal, Calhoun County GIS

# DDA - Zoning



 One and Two Family Residential (R-1-B)	 Campus Development (CD)
 Multi Family Residential and Office (R-3-A)	 Central Bussiness District (B-2)
 Multi Family Residential and Office (R-3-C)	 Highway Service District (B-3)
 DDA Boundary	

0 0.04 0.08 Miles

Data Sources: Michigan Open Data Portal, Calhoun County GIS

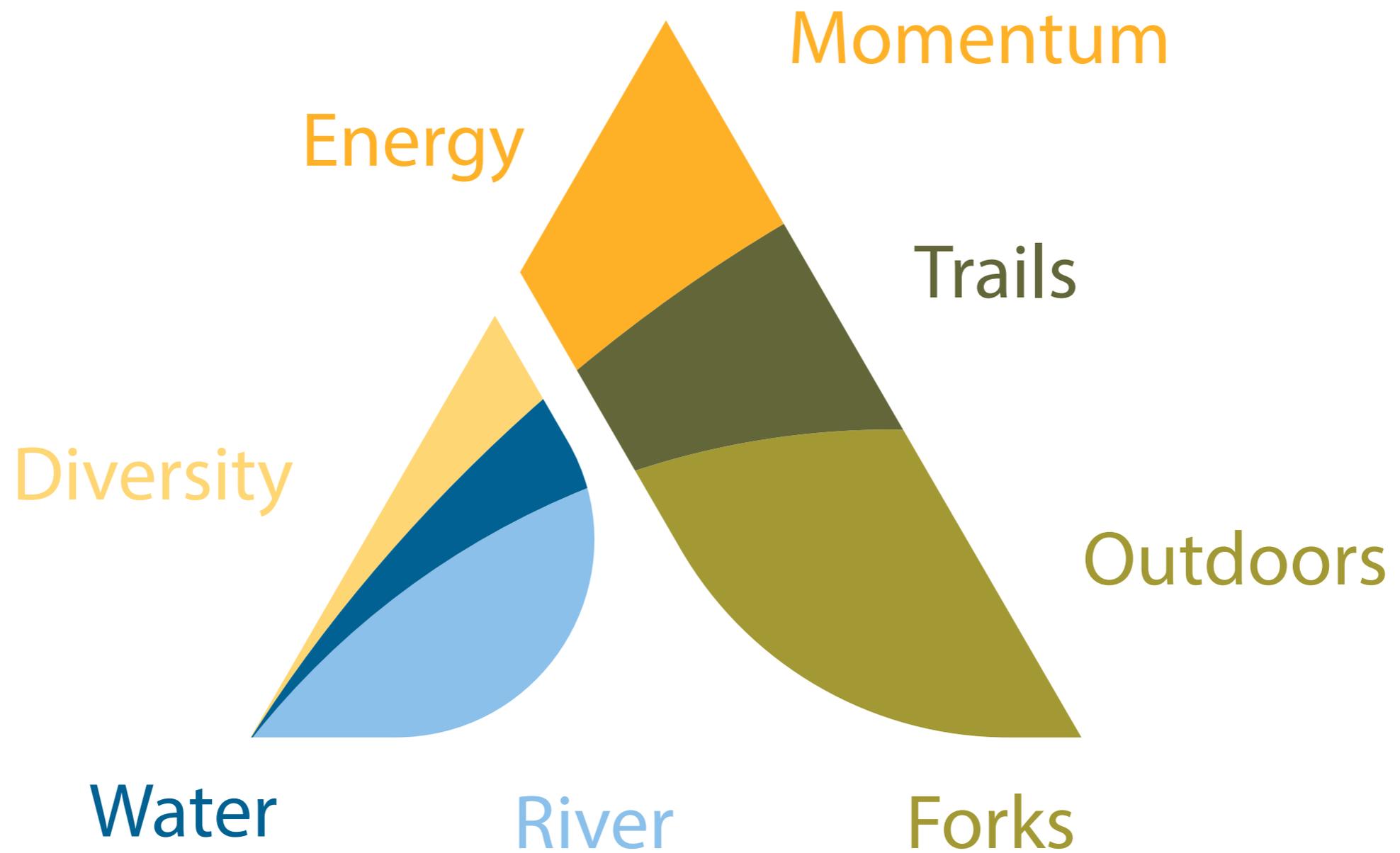




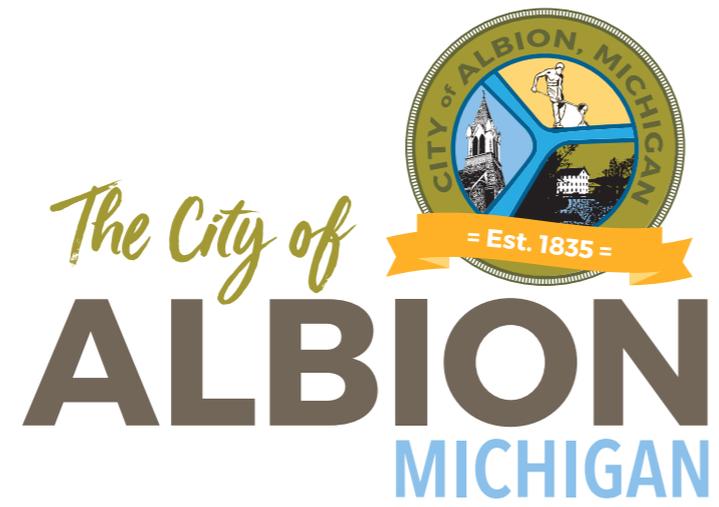
**ALBION**

*Naturally Connected*











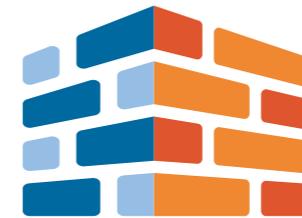
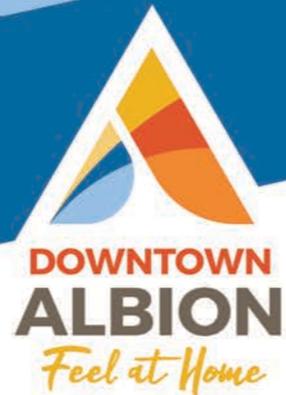
**DOWNTOWN**  
**ALBION**  
*Feel at Home*



**THIS BUILDING  
IS NOT EMPTY**

**IT IS FULL OF**

**OPPORTUNITY**



**ALBION  
DDA**