



# VICKSBURG

Downtown Development Authority

Kalamazoo County, Michigan

**AMENDED AND RESTATED  
DEVELOPMENT PLAN  
AND  
TAX INCREMENT FINANCING PLAN**

December 15, 2014

**APPROVED**

**Downtown Development Authority  
Development & Tax Increment Finance Plan**

Village of Vicksburg  
Kalamazoo County, Michigan

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December 15, 2014  
APPROVED

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## **I. Background and Purposes of the Tax Increment Financing and Development Plan**

On February 3, 1986, the Village of Vicksburg created the Vicksburg Downtown Development Authority (DDA). At that time, the Authority was given all of the powers and duties prescribed for a Downtown Development Authority pursuant to Act 197 of Public Acts of 1975, M.C.L.A. §§ 125.1651 et seq., as amended by the State of Michigan. A 12 member DDA Board was appointed to represent the Village and its downtown business interests. The Village Council also designated the boundaries of the downtown district within which the DDA may legally operate.

The DDA wishes to further attract and stimulate additional commercial investment in the downtown area. Phase I projects (as listed in Table 1) are intended to facilitate private development along Main Street and Prairie St. The work of the DDA will include public improvements to support private investment, parking lot improvements, non-motorized trails, and streetscape improvements.

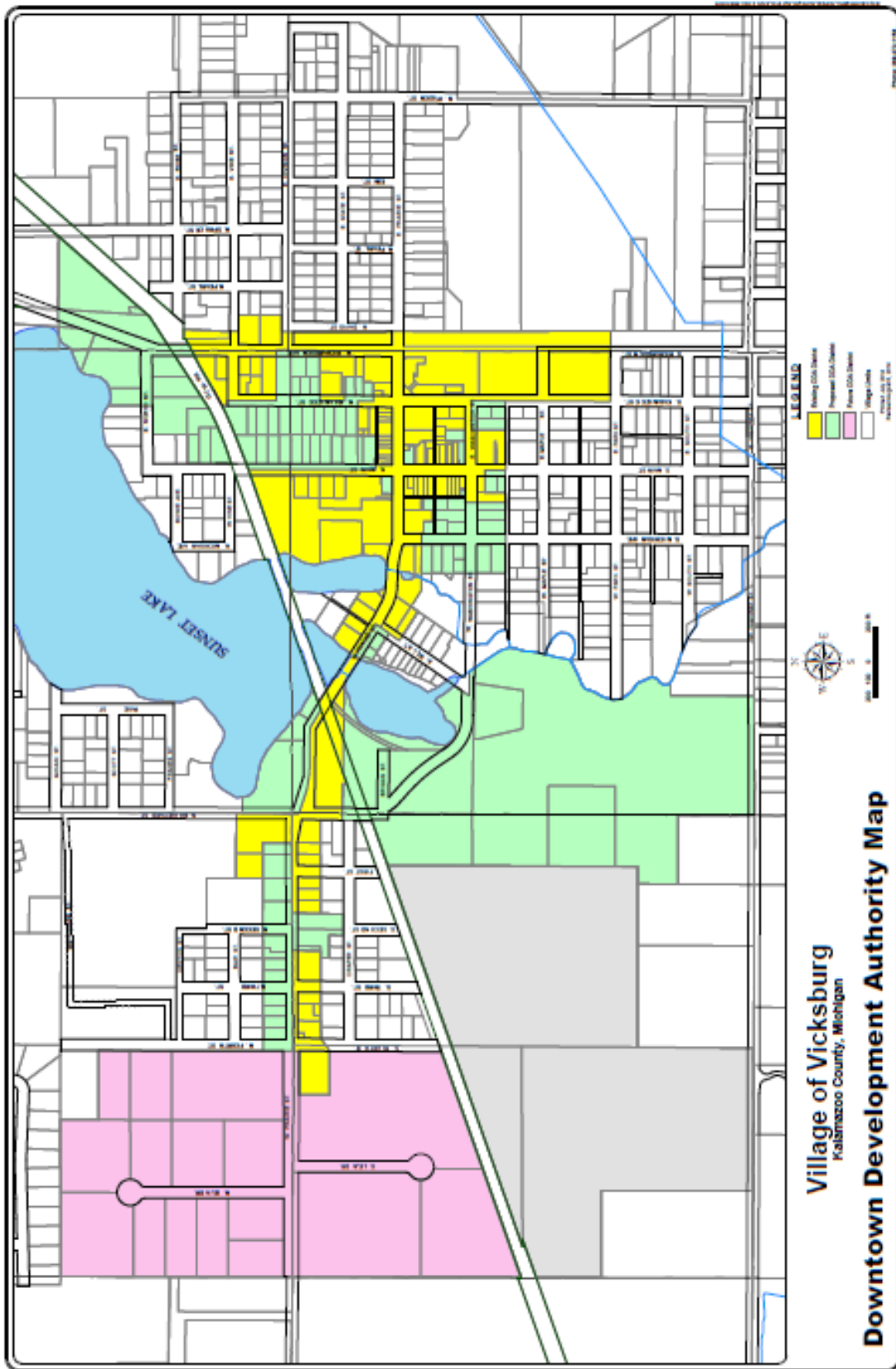
As required by P.A. 197 of 1975, as amended, the Vicksburg Downtown Development Authority has prepared the following Development Plan and Tax Increment Financing (TIF) Plan to guide the continued development of the downtown district. It is the purpose of this Development and TIF Plan to establish the legal basis and procedure for the capture and expenditure of tax increment revenues in accordance with P.A. 197 of 1975 as amended, for the purpose of stimulating and encouraging private investment in the commercial district.

## **II. Background and Purposes of the Tax Increment Financing and Development Plan**

### **1. Designation of Boundaries of the Development Area**

The Vicksburg DDA Development Area generally includes the area known as the downtown district bounded by Michigan Ave. on the west, North St. on the north, N. Richardson on the east, and Washington St. on the south. The DDA is also looking to capture both sides of Prairie Street from Henry A. Leja Business Park to N. Richardson as the west entrance to downtown, and N. Richardson from the Historic Village to Washington Street as the north entrance into the Vicksburg downtown area. The Henry A. Leja and Historic Old Mill business parks are being planned for inclusion into the DDA boundaries to assist in streetscapes, trail development and marketing retention and attraction programs. Map 1 below shows the boundaries of the Development Area.

**Map 1: Current and Proposed DDA boundaries**  
*(Current boundary indicated in yellow; proposed addition in green)*





## **2. Location and Extent of Existing Streets and Other Public Facilities within the Development Area; Location, Character and Extend of Existing Public and Private Land Users**

Existing land uses in the Development Area are shown on Map 2, “Existing Land Use”.

### **A. Public Uses**

Public land uses within the Development Area include street rights-of-ways under the jurisdiction of the Village of Vicksburg. In addition to the circulation and utility systems, several parking areas and two parks (Oswalt and Clark) for public use and located within the Development Area.

### **B. Private Uses**

**1. Residential.** Based upon estimates gathered by review of the Village parcels and using an estimate of 2.5 people per residence, there are approximately 57 single housing units accounting for 187 residents within the Development Area. There are also two apartment complexes in the development area using an estimate of 1.5 people per residence; Sunset Cove with 24 units with approximately 36 residents, and Prairie Meadow Apartments with 42 units accounting for approximately 63 residents. Total approximate residents in the Development area are 286.

**2. Commercial.** The predominant land use within the Development Area is commercial, which line the majority of the frontage along Main St, Prairie St, Washington, Michigan and N. Richardson. A mix of retail, office, and service uses are included.

**3. Industrial.** There are 11 buildings and five vacant parcels (only one is currently for sale) located in Henry A. Leja business park in the Development Area, and approximately three other industrial properties located in the downtown district.

### **C. Recreational Uses**

There are two parks along Prairie St; Oswalt Park and Clark Park located in the Development Area. Sunset Lake is also located within the Development Area with Portage Creek running through the Park areas.

### **D. Semi-Public**

The South Central Community Services, a non-profit community service organization, is located in the Development Area.

### **E. Educational Uses**

There are no educational uses located in the Development Area.

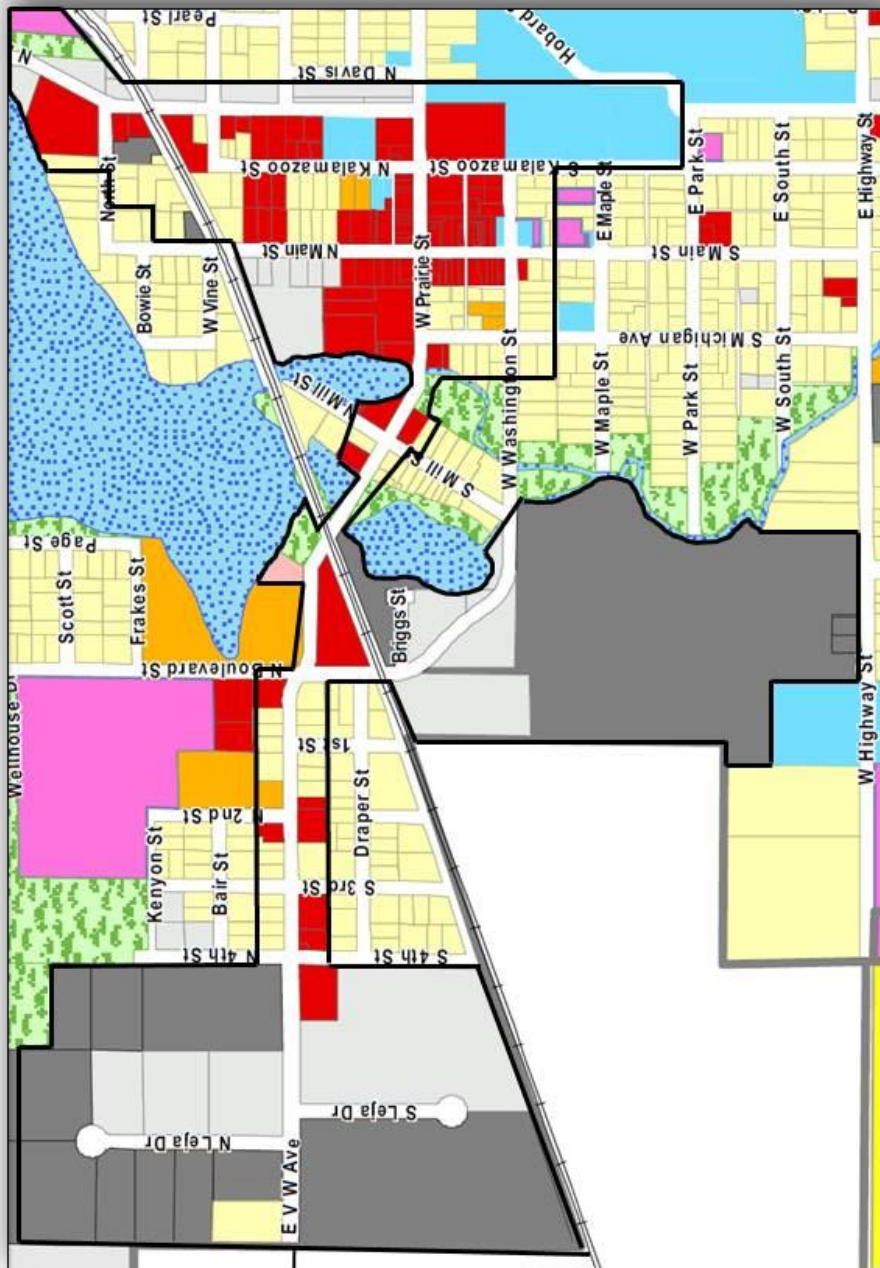
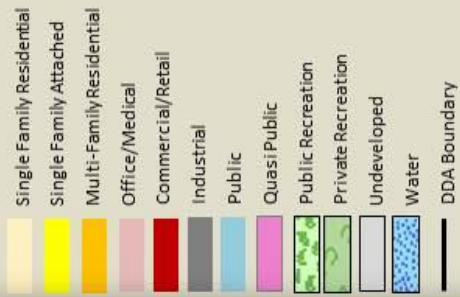
### **F. Vacant Land**

There are approximately 15 vacant lots in the Development Area.

## MAP 2

### Existing Land Use

Vicksburg, MI



The Development Plan envisions combining public and private land uses to strengthen the economic base of the Development Area. It is the intent of this Plan to encourage infill development, redevelopment, and expansion of existing commercial and downtown-type uses consistent with the Village's Master Plan. The DDA will help to achieve the goals of the Village Master Plan, including promoting a diversity of uses (including diversity of retail, housing, office, entertainment, and events), encourage intensity, and promote a positive identity. Proposed land uses for the Development Area are consistent with the Village's Master Plan.

The DDA has a number of planned public improvements related to Village Parking including the west lot behind the S. Main St. stores, which is proposed to be redeveloped with mixed-use commercial/residential use, including improved access and entrances and decorative dumpster enclosures to the parking lots. There is also a planned parking lot addition behind the U.S. Post Office which will service businesses on N. Main St and E. Prairie St. Public projects would include streetscape improvements on Main St., Prairie St., and Washington St.; Oswalt and Clark park improvements; a walk/bike trail system connecting distinct areas of the Village running through the downtown district; extension of Liberty Lane off S. Main St.; traffic safety improvements at N. Main and Washington St.; and wayfinding and Village entryway signage at the west end of Prairie St. and north end of Richardson St. The intent of the DDA is to provide a dedicated source of revenue to be spent on enhancing the Village, and to use the revenue as a supplement to the current activities of the Village and other organizations supporting the Village.

### **3. Legal Description of the Development Area**

The Development Area's legal description is provided in Appendix A. Map 1 also shows the boundaries of the Development Area.

### **4. Existing Improvement in the Development Area to be Demolished, Repaired, or Altered and Time Required for Completion**

The proposed development program for the DDA Development Area incorporates both public and private improvements. Specific project descriptions and an anticipated schedule of phasing for projects are found in Table 1. The full extent of demolition, repair, or alteration of existing improvements is not yet known since design plans are not completed. Demolition, repair, construction, enhancement, and/or replacement of existing infrastructure are planned as part of the various projects, including sidewalks, curbing, pavement, planters, pavers, trees and grates, lighting, utilities, street furniture, and other enhancements. Redevelopment of privately owned sites may be assisted, on a case-by-case basis, consistent with the priorities and procedures in this Plan.

### **5. The Location, Extent, Character and Estimated Cost of Improvements, Including Rehabilitation Contemplated for the Development Area and an Estimate of Time Required for Completion**

The types of public improvements contemplated in the Development Area over life of this Plan, along with estimated costs and time of completion, are included in Table 1 and illustrated on Map 4 with discussion in further detail by project. Cost estimates for the projects are preliminary; specific plans and refined cost estimates will be completed upon initiation of each project. However, the cost estimates have been developed in consideration of recent comparable construction and relevant vendor and engineering estimates.





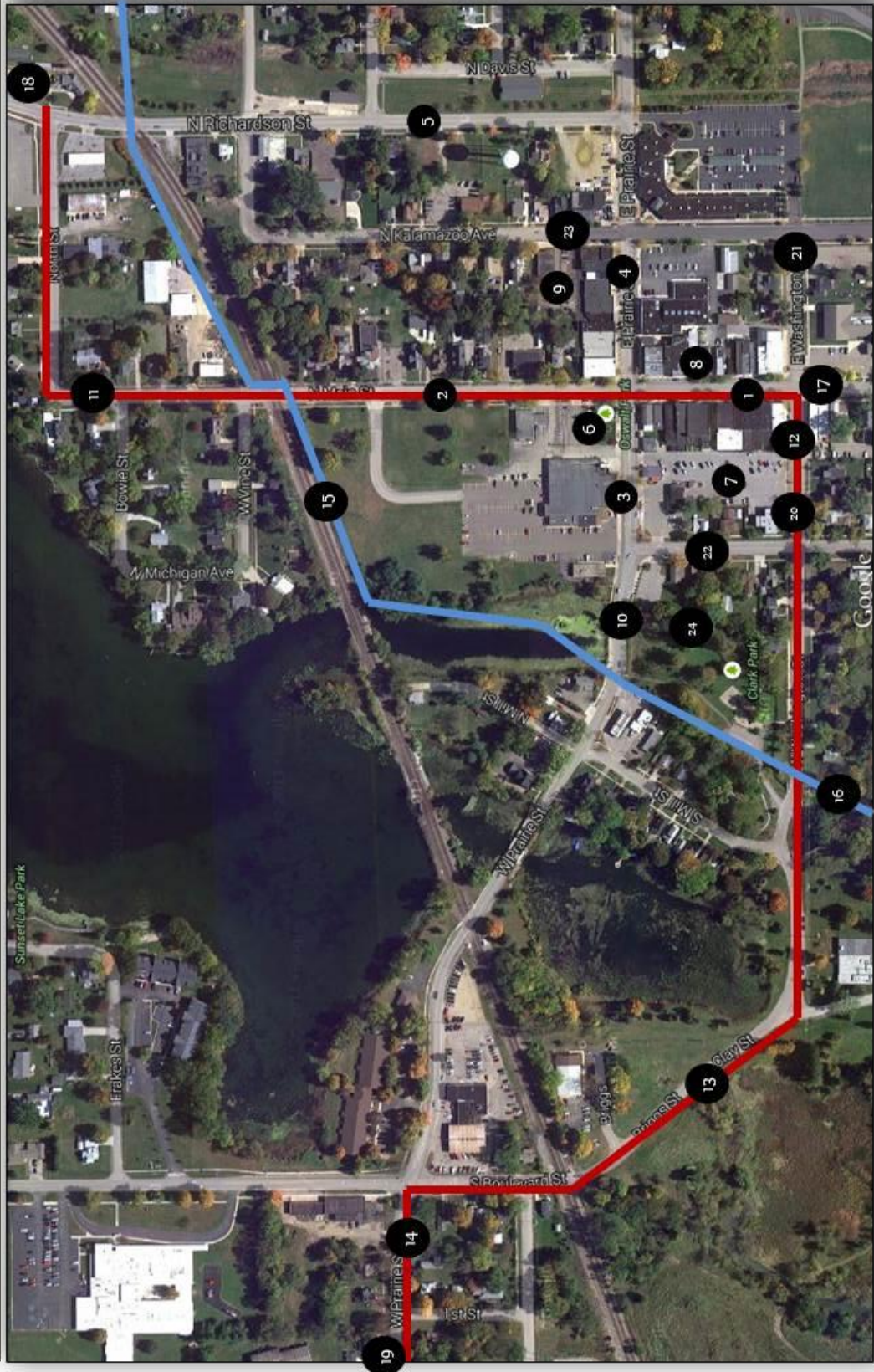
## MAP 4

## Proposed Projects

Vicksburg, MI



- |                               |  |                                     |
|-------------------------------|--|-------------------------------------|
| 1. S. Main Streetscape        | 9. Parking Lot 3 Addition                      | 17. Traffic Safety Improvements     |
| 2. N. Main Streetscape        | 10. Wayfinding Signage                         | 18. Village Entrance-Richardson St. |
| 3. W. Prairie St. Streetscape | 11. Bike Lane (Historic Village-Oswalt)        | 19. Village Entrance-Prairie St.    |
| 4. E. Prairie St. Streetscape | 12. Bike Lane (Oswalt-Clark Park)              | 20. W. Washington St. Streetscape   |
| 5. Richardson St. Streetscape | 13. Bike Lane (Clark Park-4 <sup>th</sup> St.) | 21. E. Washington St. Streetscape   |
| 6. Oswalt Park Improvements   | 14. Bike Lane (Prairie St. Extension)          | 22. Michigan Ave. Streetscape       |
| 7. Parking Improvements Lot 1 | 15. Trail Extension (Spruce-Clark Park)        | 23. N. Kalamazoo St. Streetscape    |
| 8. Liberty Lane Extension     | 16. Trail Extension (Clark Park-Highway St.)   | 24. Clark Park Improvements         |



Funding for the projects will be obtained from a variety of sources – primarily tax increment revenues, but also may include the following: DDA millage, special assessments, federal and state grants (which may include but are not limited to Michigan Economic Development Corporation, CBDG, Michigan State Housing Development Authority, DNR, and MDOT; private foundations; proceeds from events; other Village funds; private donations and additional sources to be determined.

**TABLE 1: Estimated Project Costs and Schedule** (Village of Vicksburg DDA)

#	PHASE I PROJECTS (2014-2019)	COST ESTIMATE
1	S. Main Streetscape	\$ 400,000
2	N. Main Streetscape	\$ 250,000
3	W. Prairie St. Streetscape	\$ 700,000
4	E. Prairie St. Streetscape	\$ 250,000
5	Richardson St. Streetscape	\$ 350,000
6	Oswalt Park Improvements	\$ 50,000
7	Parking Improvements to Lot 1 (Behind S. Main Stores)	\$ 350,000
8	Liberty Lane Extension	\$ 40,000
9	Parking Addition of Lot 3 (Behind Post Office)	\$ 55,000
10	Wayfinding Signage	\$ 35,000
11	Non-Motorized Bike Lane (Historic Village to Oswalt Park)	\$ 20,000
12	Non-Motorized Bike Lane (Oswalt Park to Clark Park)	\$ 10,000
13	Non-Motorized Bike Lane (Clark Park to 4 <sup>th</sup> St.)	\$ 25,000
14	Non-Motorized Bike Lane (Prairie St. Extension)	\$ 45,000
15	Non-Motorized Trail Extension (Spruce St. to Historic Village to Clark Park)	\$ 100,000
16	Non-Motorized Trail Bike Extension (Clark Park through Old Mill to Highway St.)	\$ 55,000
17	Traffic Safety Improvements Corner of N. Main and Washington	\$ 5,000
18	Village Entrance Enhancement at North End of Richardson St.	\$ 50,000
19	Village Entrance Enhancement at West End of Prairie St.	\$ 50,000
	<b>TOTAL PHASE I PROJECTS</b>	<b>\$ 2,840,000</b>
	PHASE II PROJECTS (2020-2044)	
20	W. Washington St. Streetscape	\$ 230,000
21	E. Washington St. Streetscape	\$ 100,000
22	Michigan Ave. Streetscape	\$ 115,000
23	N. Kalamazoo St. Streetscape	\$ 300,000
24	Clark Park Improvements	\$ 400,000
	<b>TOTAL PHASE II PROJECTS</b>	<b>\$ 1,145,000</b>
	ON-GOING EXPENSES (2014-2044)	
	Marketing Program (\$20,000/year)	\$ 600,000
	Professional, Technical and Administrative Assistance (\$20,000/year)	\$ 600,000
	Redevelopment Capital Project Support/Property Acquisition	\$ 1,000,000
	Landscaping/Additional Projects	\$ 20,000
	<b>TOTAL ONGOING EXPENSES</b>	<b>\$ 2,220,000</b>
	<b>TOTAL IMPROVEMENTS</b>	<b>\$ 6,205,000</b>

- Project cost estimates are preliminary; specific plans and refined cost estimates will be completed upon initiation of each project.
- Projects in each Phase are not listed in a particular order. The DDA should prioritize these projects each year based on available funding as part of the annual budgeting process.

## **PROJECT DESCRIPTIONS**

### **Phase I: 2014-2019**

The Phase I projects are necessary to facilitate the development of streetscape, parking lot, façade improvements, and non-motorized pathway projects within the DDA boundaries, which will create a significant economic benefit to the downtown district. The following priority projects are proposed to be implemented over the next five years, depending on available funding.

#### **South Main Streetscape**

This project anticipates the installation of significant streetscape elements along the traditional downtown core of Vicksburg, S. Main Street. The streetscape extends along S. Main Street from Prairie Street to the alley located south of Washington Street. Streetscape elements include stamped concrete, scored concrete, street trees with grates, landscaped planters, bike racks, additional lighting, benches, and stamped concrete crosswalks. Mature trees with appropriate canopies will be preserved where possible. Additionally, the roadway between Prairie Street and Washington Street may possibly be converted as a one-way, south bound travel lane, with angled parking provided on one side, parallel on the other, of the street to accommodate the addition of wider sidewalks. On-street, parallel parking is added on both sides of S. Main Street, south of Washington.

#### **N. Main Streetscape**

This project anticipates a similar extension of the S. Main streetscape with added pedestrian amenities such as trees with tree grates, seating, lighting, and decorative pavement in the form of scored concrete at intersections and crosswalks. The existing sidewalks are planned to be widened and parallel parking is anticipated on both sides of the street.

#### **W. Prairie Street Streetscape**

The streetscape treatment along W. Prairie Street aims to provide a pedestrian corridor to the western boundary of the Village. Treatments include widening of the existing sidewalks, addition of trees and vegetation, and stormwater management techniques (i.e. bioswales) where appropriate. Screening of the corridor is a major priority with decorative fencing and lush, native landscaping along both sides, especially along the industrial / mixed use area. On-street, parallel parking has been added where feasible.

#### **E. Prairie Street Streetscape**

The streetscape project for E. Prairie Street anticipates the installation of updated pedestrian amenities, including new scored and stamped concrete, parking lot screening, bump outs at intersections (where feasible), additional seating, and street trees with grates. Existing parking will be resurfaced and re-stripped.

#### **N. Richardson Avenue Streetscape**

This project includes the expansion of the existing pedestrian network to both sides of the street with an emphasis on enhancing the pedestrian experience. Additional amenities such as seating, lighting, tree grates, and vegetated buffering from the roadway are to be installed.

#### **Oswalt Park Improvements**

Located in the heart of downtown Vicksburg, continued development of Oswalt Park will provide the Village with a centralized gathering space for community events. Improvements include additional vegetation, signage, seating, public art, and screening from the adjacent parking areas.



### **Parking Lot Improvements to Lot 1**

Parking Lot 1 fosters a strong first impression of the Village's downtown and provides back entrance access to shops and the pedestrian alley to S. Main Street. The project for Parking Lot 1 involves the removal of the existing pavement, resurfacing and stripping of parking spaces and a reconfiguration of spaces to ensure the most efficient layout and circulation for both vehicles and pedestrians. Interior parking lot landscaping is also included, as well as decorative perimeter screening. A shared dumpster enclosure is also planned as part of this project.

### **Liberty Lane Extension**

This project provides improvements to the Liberty Lane alley located at the east side S. Main Street midblock, between Prairie and Washington Street, to create a European pedestrian pathway. The alley will feature decorative elements such as stamped concrete, landscaping, seating, and lighting and provide a courtyard space for gathering.

### **Parking Addition of Lot 3 (behind Post Office)**

Parking Lot 3 does not currently provide an efficient circulation system for visitors. This project aims to correct the circulation by altering the arrangement of the parking lot layout and ingress/egress. Project elements for Parking Lot 3 includes the removal of the existing pavement, resurfacing and stripping of parking spaces and a reconfiguration of spaces to ensure the most efficient layout and circulation for both vehicles and pedestrians. Interior parking lot landscaping is also included, as well as decorative perimeter screening.

### **Wayfinding**

This project will provide a decorative wayfinding system and signage to direct both vehicles and pedestrian to the downtown core of Vicksburg. Additional points of interest will include the golf course, park amenities, trails, and the Historic Village. The wayfinding system may include decorative piers, directional kiosks, and entrance signs.

### **Non-Motorized Trail Bike Lane Extension (Historic Village to Oswalt Park, Oswalt Park to Clark Park, and Clark Park to 4<sup>th</sup> Street and the Prairie Street extension)**

The above four projects aim to provide bike lanes on existing roadways for cyclists. Pavement on both sides of the street will be stripped with a solid line, and bike lane markers will be painted (approximately 20 markers per mile). Motorist bicycle signs will also be posted at key locations along each proposed stretch of the roadway to ensure cyclist safety.

### **Non-Motorized Trail Extension (Intersection of Rose Street and Spruce Street to the Historic Village to Clark Park and Clark Park to the Old Mill Site)**

The above two projects anticipate the creation of an 8 foot pedestrian, non-motorized trail which will connect into the larger regional network. Both segments will connect to the planned non-motorized pathway in Clark Park to provide a seamless connection through the Village. Route signage and pathway amenities, such as benches, bicycle racks, and trash/recycling receptacles are also included in the project.

### **Traffic Safety Improvements at the Corner of S. Main and Washington Street**

It is anticipated that additional vehicular traffic concentration will be generated by the elimination of the north bound travel lane on Main Street. In order to improve pedestrian safety, a traffic impact study and the installation of a stop sign will likely be necessary at the southeast corner of S. Main Street and Washington Street.



### **Village Entrance Enhancement (North end of Richardson Street and West end of Prairie Street)**

The above two projects envision a gateway style design at two of the main entry points into the Vicksburg DDA. Elements such as landscaping, monument signage, wayfinding signage, decorative paving, and lighting are intended to calm traffic and announce to visitors and residents that they are entering the Village of Vicksburg.

### **Marketing Program**

Promotion of the Village to the region is a means of attracting customer, visitors, tenants, and new investment to the Village from beyond the immediate market area. The proposed marketing program includes the following types of activities:

- Administration and advertising of special events in the Village;
- Preparation of marketing brochures;
- Installation and purchase of holiday decoration and lighting;
- Holiday advertising;
- Installation and purchasing of streetlight banners;
- Advertising and marketing of the Village regardless of mode of media – electronic, radio, TV, internet, print, paid or unpaid;
- Hiring of personnel, contractors, or consultants to handle planning and carrying out of any or all aspects of the entire marketing program;
- Development of marketing plans;
- Direct mail or email campaign targeting specific customers and other target audiences; and
- Other marketing activities that promote the Village.

The program may also include marketing of available sites, including the Vicksburg Business Parks to bring in additional investment to the Village to strengthen the downtown district. Village and DDA representatives may make direct contact with potential developers, tenants, and business owners encouraging them to invest in Vicksburg.

### **Phase II: 2020 - 2044**

The projects found in Phase II are diverse in nature, but all work towards improving the business climate, appearance, and general operating efficiency of the downtown district in order to spur investment in the Village.

#### **W. Washington St. Streetscape**

This project includes the expansion of the existing pedestrian network to both sides of the street with an emphasis on enhancing the pedestrian experience. Additional amenities such as lighting, tree grates, and vegetated buffering from the roadway are to be installed. Parallel parking is also installed along both sides of the road where possible.

#### **E. Washington Street Streetscape**

This project includes the expansion of the existing pedestrian network to both sides of the street with an emphasis on enhancing the pedestrian experience. Additional amenities such as lighting, tree grates, and vegetated buffering from the roadway are to be installed. Parallel parking is also installed along both sides of the road where possible.

#### **Michigan Avenue Streetscape**

This project includes additional amenities such as lighting, tree grates, and vegetated buffering from the roadway. Parallel parking is also installed along both sides of the road where possible.

### **N. Kalamazoo Street Streetscape**

Streetscape improvements along N. Kalamazoo Street include enhancing the pedestrian network and creating a unified appearance into the downtown. Additional amenities such as seating, lighting, tree grates, and vegetated buffering from the roadway are to be installed.

### **Clark Park Improvements**

Improvements to Clark Park include an 8 foot pedestrian and bicycle pathway throughout the park to connect to future bike lanes and trails. A pavilion, gazebo, and public restrooms are also included to provide additional gathering space for downtown community events. Other improvements include a trailhead kiosk, benches, bicycle racks, native vegetation, and screening to the existing parking lot.

### **Professional, Technical, and Administrative Assistance**

The DDA will fund the on-going professional, technical, and administrative costs incurred in accomplishing the purposes and undertaking of the projects listed in this Plan. Costs may include professional fees for consultants, administrative and staff support, and so on.

### **Redevelopment Capital Project Support / Property Acquisition**

Redevelopment is encouraged and may be supported by the DDA through the coordination of public improvements. When redevelopment opportunities arise, that are consistent with the goals of the Village's Master Plan and this Plan, the DDA may provide public improvements and infrastructure improvements, as well as funding for the needed technical expertise. This activity may include providing public improvements to stimulate private development of sites which could not be feasibly developed, facilitating land assembly, making utility improvements, and addressing environmental concerns or other factors which may limit redevelopment.

### **Landscaping / Additional Projects**

Certain projects described in the Plan may require additional construction, demolition, or alteration of existing public improvements to ensure or expedite completion, beyond that specifically described in this Plan. Additional projects that the DDA finds merit in and further the goals of this Plan but are not specifically listed in this Plan or for which costs are not available, may be construed at such a time as there is a sufficient tax increment generated to fund their cost.

**Other Projects Consistent with the Objectives of the Plan** - Certain projects described in the Plan may require additional construction, demolition, or alteration of existing public improvements to ensure or expedite completion, beyond that specifically described in this Plan. Other improvements that further the goals of the Development Plan but are not specifically listed in this Plan or for which costs are not available, may be constructed at such time as there is a sufficient tax increment generated to fund their cost.

## **6. A Statement of the Construction or Stages of Construction Planned, and the Estimated Time of Completion**

The anticipated schedule for construction and implementation of the public improvement projects for the Development Area is outlined in Table 1, "Estimated Project Costs and Schedule." The actual timing and sequence of projects may vary based on fund availability, opportunities that arise to achieve the goals and purposes of this plan, and DDA priorities.

## **7. Parts of the Development Area to be Left as Open Space and Contemplated Use**

No portion of the Development Area, other than those public open spaces identified above, is proposed to be set aside as public open space. Developers are encouraged to provide for open space as part of new developments within the DDA District. Development of certain existing lands within the Development Area by private developers is anticipated, subject to the requirements of the zoning ordinance.

#### **8. Portions of the Development Area which the Authority Desires to Sell, Donate, Exchange, or Lease To or From the Municipality and the Proposed Terms**

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. The Authority currently has plans to sell the only existing property it currently owns (121 S. Main St., Vicksburg MI), but has no plans to further own, donate, exchange, or lease any land, structures, or other portions of the development area to or from the Village of Vicksburg or other entities. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property *by* donation, through purchase, or *by* any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

#### **9. Desired Zoning Changes and Changes in Streets, Street Levels, Intersections and Utilities**

No zoning changes are anticipated in conjunction with this Development Plan. Zoning changes may be proposed and approved within the Development Area in the future by the Village Planning Commission and Village Council which retains the authority for zoning decisions.

#### **10. An Estimate of the Cost of the Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing**

The estimated cost of the DDA's portion of the public improvement projects listed in this plan, including the cost of associated administration, engineering, planning, and design work as outlined in Table 1 is \$6,205,000. It is anticipated that these projects will be paid for with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area or by issuing bonds to finance the cost, supplemented with developer contributions and grant funds as may become available.

It is anticipated that all projects in this plan will be partially financed through the TIF based on the estimated DDA revenues assuming a 1.0162% increase in values per year, which is based on an average growth rate over the past 5 years. Phase I projects are the primary initial priority for funding by the DDA. It is anticipated that the Phase II projects will be financed on a "pay-as-you-go" basis using funds on-hand or accumulated from prior years' captures. However, the DDA may determine that there is a need to sell additional bonds, or have the Village sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under P.A. 197 of 1975, as amended, to facilitate completion of one or more of the improvement projects.

The cost estimates for projects are rough estimates because construction or design drawings have not yet been prepared, and therefore have been based on preliminary concept designs. A percentage has been factored into the estimates to cover contingencies and design costs. The costs are estimated in current dollars (2014).

#### **11. Designation of Person or Persons, Natural or Corporate, to Whom All or a Portion of the Development is to be Leased, Sold, or Conveyed in any Manner and for Whose Benefit the Project is Being Undertaken if that Information is Available to the Authority**

All public improvement projects undertaken as part of this plan will remain in public ownership for the public benefit. The DDA owns one property at this time which is in negotiation to sell to the current tenant within the next year located at 121 S. Main St. The DDA may consider property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this plan.

**12. The Procedures for Bidding for the Leasing, Purchasing, or Conveying of All or a Portion of the Development Upon its Completion, if There is no Expressed or Implied Agreement between the Authority and Persons, Natural or Corporate, that All or a Portion of the Development will be Leased, Sold, or Conveyed to Those Persons**

If the DDA purchases, receives a donation, acquires or otherwise comes to own property in the Development Area, it will adopt appropriate procedures for the management and disposition of the property at a regularly scheduled public meeting of the Authority. All DDA conveyance and disposition procedures shall be developed in compliance with Federal, State, and local regulations.

Acquisition and disposition procedures will include the ability of the Authority to dispose of acquired parcels or lots with the value of such parcels or lots based upon an independent appraisal of the real estate by a qualified real estate appraiser licensed to perform such work in the State of Michigan. In the event the Authority decides to dispose of a parcel or parcels of real property, the sale may be for more than appraised value, at appraised value, or below the appraised value at the discretion of the Authority Board.

**13. Estimates of the Number of Persons Residing in the Development Area**

Section 21 of Act 197 of 1975, as amended, requires that a development area citizens council ("Council") be established if a proposed development area has 100 or more residents. Since there will be over 100 residents in the proposed development area, the Council will be established to serve as an advisory body to the Downtown Development Authority and Village Council in the adoption and any future amendment to the development or tax implement financing plans. Pursuant to MCL 125.1671, the Council will be made up of at least nine (9) individuals who reside within the proposed boundaries of the development area. As the intention in creating the Council is to gather input and recommendations from the residents of the proposed development area, the Council's meetings shall be open to the public in accordance with MCL 125.1674. Additionally, after the Village Council has held a public hearing on the proposed development and tax increment financing plans, the Council will have twenty (20) days to communicate, in writing, its findings and recommendations to the Village Council and Downtown Development Authority board.

**14. Provision for the Costs of Relocating Persons Displaced by the Development, and Financial Assistance and Reimbursement of Expenses, including Litigation Expenses and Expenses Incident to the Transfer of Title in Accordance with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970**

The Vicksburg DDA does not intend to condemn property in conjunction with this plan. As a result, this section is not applicable.

**15. A Plan for Compliance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and Act 227 of the Public Acts of 1972**

The Vicksburg DDA does not intend to condemn property in conjunction with this plan. As a result, this section is not applicable.

## **TAX INCREMENT FINANCING PLAN**

### **A. Purpose of the Tax Increment Financing Plan**

The Vicksburg Downtown Development Authority, created February 3, 1986, was established to mitigate the negative social and economic impacts of downtown property value deterioration. In order to accomplish a number of goals, such as to increase property tax valuation and facilitate the overall economic growth of its business district, Village Council deemed it beneficial and necessary to create and provide for the operation of a Downtown Development Authority under the provisions of Public Act 197 of 1975, as amended.

The DDA has determined that a Tax Increment Financing Plan ("TIF Plan") is necessary to achieve the purposes of the Act, and is authorized to prepare and submit said plan to the governing body. The TIF Plan includes the preceding Development Plan, and a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

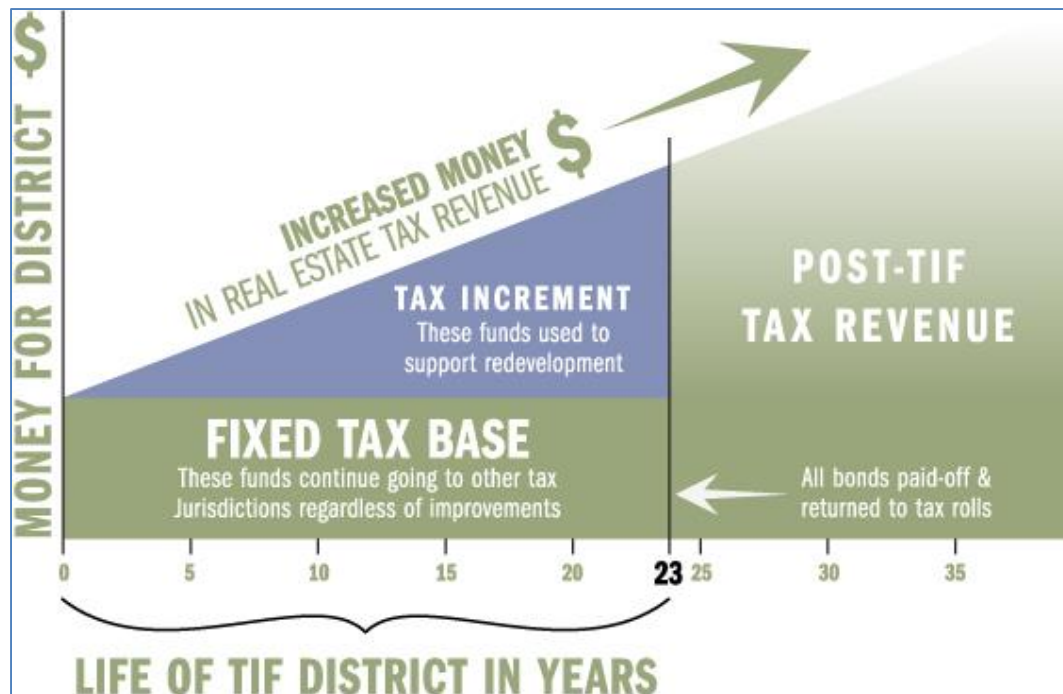
### **B. Explanation of the Tax Increment Procedure**

As provided in P.A. 197 of 1975, as amended, tax increment financing is a financing tool for the redevelopment of designated development areas within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are "captured" and utilized by the DDA to finance public improvements within that development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Village Council. The Council must adopt the plans by ordinance. As described above, the plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA. All amendments must follow the procedures of the Act.

Captured assessed value is defined in the Act, as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality.

Such funds transmitted to a DDA are termed "tax increment revenues". Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax and local or intermediate school districts upon the captured assessed value of real and personal property in the development area.



For this Plan, the initial assessed value is the total Taxable Value for all real and personal property in the development area as of 2014. A list of the properties in the Development Area is included in Appendix B.

The applicable tax levy for tax increment purposes in the DDA Development Area will be the total millage levied by the eligible taxing jurisdictions, with the exception of Kalamazoo Valley Community College (KVCC) which communicated an opt-out for the 2014 TIF Amendment. Vicksburg Community Schools, Kalamazoo Juvenile Home, Kalamazoo County Law Enforcement, and KRESA taxes are not included because the tax levies of these jurisdictions are exempt from capture. The initial tax levy of all applicable taxing jurisdictions listed in Table 2 is 23.5165 mills.

### C. Maximum Amount of Bonded Indebtedness to be Incurred

The DDA does not intend to issue bonds in conjunction with the Village at this time to finance the Phase I projects listed in Table 1. If bonds are issued in the future, the DDA will not exceed the debt limits established by law which is 10% of the SEV of personal and real property. Based on documentation presented in the Development Plan, the Phase I public improvements will cost approximately \$2.840 million. Most improvements will be implemented on a “pay-as-you-go” or accumulated basis as tax increment revenues are transmitted to the DDA and held in reserve to allocate for projects, or through grants, and private foundations. However, the DDA or the Village may issue bonds to finance part of the cost of the Phase II projects. The maximum amount of bonded indebtedness shall not exceed \$8.2 million. If bonding indebtedness is incurred, the Tax Increment Financing Plan may be used to produce revenues sufficient to pay the principal, interest, administrative costs, including agent fees and accounting costs for the bond issuance.



**Table 2: Applicable Millage Summary**

<b>Taxing Jurisdiction*</b>	<b>Projected Captured Millage Rate (2013 Rates)**</b>
Village of Vicksburg	15.900
Kalamazoo County General Operating	4.6871
Vicksburg District Library	0.8358
Schoolcraft Township	0.8808
KCTA (Kalamazoo County Transportation Authority)	0.4000
KVCC (opt-out)	0
Brady Township	0.8128
<b>Total Applicable Millage</b>	<b>23.5165</b>

\* Vicksburg Community Schools, Kalamazoo County Juvenile Home, Kalamazoo County Law Enforcement and KRESA (Kalamazoo Regional Educational Service Agency) are not included because the tax levies of these jurisdictions are exempt from capture. KVCC communicated an opt-out for this amended 2014 TIF.

\*\* Rates are per \$1,000 .00 of taxable value.

Under this TIF plan, the tax levy on the entire captured assessed valuation is planned to be utilized by the DDA, except that of business located in the Henry A. Leja Business Park will be captured at 50% of the assessed valuation by all taxing jurisdictions, with the exception of the Village of Vicksburg which will have a 100% capture rate. The tax increment revenues will be expended in the manner as set forth in this Plan. Estimates of the projected growth in taxable value, the revenue captured by taxing jurisdictions and the tax increment revenues to be received by the DDA are included in Tables 3A, 3B, 3C and 3D.

#### **D. Duration of the Program**

This plan will expire at the end of the fiscal year ending June 30, 2044, unless it is amended to extend or shorten its duration. Any previous Development and Tax Increment Financing Plans for the Village of Vicksburg Downtown Development Authority shall be incorporated into the Development and Tax Increment Financing Plans dated December 2014. This includes the original Development and Tax Increment Financing Plans dated April 1986 and the amended Development and Tax Increment Financing Plans dated January 2004.

Upon approval of the Village Council and the Downtown Development Authority Board, and subject to any public hearing and publication requirements, all properties acquired by the Downtown Development Authority throughout the duration of the previous two Development Plans, as listed in Table 3D, and those properties proposed for addition by the Development Plan dated September 2014, as listed in Tables 3A, 3B and 3C will be maintained by the Downtown Development Authority until the expiration of said plan on June 30, 2044.

#### **E. Statement of the Estimated Impact of Tax Increment Financing on Taxing Jurisdictions in Which the Development Area is Located**

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is that the taxable value upon which taxes are now levied will remain constant over the life of this Plan. If there is no increase in the value of the properties in the DDA, there is no financial impact to other taxing jurisdictions. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Tables 3A, 3B, 3C and 3D. At the expiration of this TIF Plan, all taxing jurisdictions will benefit substantially from new private development and from a tax base that has been stabilized and enhanced as a result of the public improvement program. Additionally, the Vicksburg DDA will comply with all provisions of the Kalamazoo County Economic Development Revenue Sharing Policy dated August 6, 2014. This will include issuing an annual report to the taxing jurisdictions; the 15 year opt-out option; appointment of a county designee to the DDA board; and all other provisions outlined in the policy.

## **F. Plan for the Expenditure of Captured Assessed Value by the Authority**

### **I. Estimate of Tax Increment Revenues**

Based on input from the Village, the projected annual growth in taxable value is estimated in Table 3A, 3B, 3C and 3D at a 1.0162% annual rate (calculated as an average growth over the last five years) after Fiscal Year 2014. Both real and personal property assessments are included in the taxable value projections.

The Vicksburg DDA will enter into an inter-local agreement with the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) on parcels #14-13-470-036 and #14-13-470-038 that allows the KCBRA to capture all available tax increment revenue as outlined in the Brownfield Plan.

Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, expansion, rehabilitation, or further appreciation of property values. These increases are beyond those projected in this plan, but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.

### **II. Expenditure of Tax Increment Revenues**

The program and schedule for the expenditure of tax increment revenues to accomplish the proposed public improvements for the DDA Development Area is outlined in Table 1. Cost estimates shown are current estimates only. These estimates are based solely upon concepts and have not been developed from construction drawings. The cost estimates consider fees for design, preparation of construction drawings, and other contingencies.

Any additional tax increment revenues beyond those projected in this plan will:

- 1) Be used to further the implementation of the public improvement program,
- 2) Be used to expedite any debt service, or
- 3) Be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- 1) Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements.
- 2) Implement public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources.
- 3) Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

The Downtown Development Authority shall annually review proposed increment expenditures and revenues to prioritize the use of additional funds. Other public improvements which would further the completion of the Development Plan may be funded by the DDA.



**Table 3A: New Proposed Future Capture Estimates and Impact on Jurisdiction, Vicksburg DDA**  
(Not including Leja Business Park)

Fiscal Year	Total Taxable Value	Captured Taxable Value	Vicksburg Village	Kalamazoo County Gen Op	Vicksburg District Library	Schoolcraft Township	KCTA	KVCC (Opt-out)	Brady Township (N/A)	Total TIF
			15.9 mills	4.6871 mills	0.8358 mills	0.8808 mills	0.4000 mills	0	.8128 mills	26.33 mills
2015	\$ 3,534,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$ 3,570,284	\$ 35,916	\$ 571	\$168	\$ 30	\$ 32	\$ 14	\$ -	\$0	\$ 815
2017	\$ 3,606,565	\$ 72,197	\$ 1,148	\$338	\$ 60	\$ 64	\$ 29	\$ -	\$0	\$ 1,639
2018	\$ 3,643,215	\$ 108,847	\$ 1,731	\$510	\$ 91	\$ 96	\$ 44	\$ -	\$0	\$ 2,471
2019	\$ 3,680,238	\$ 145,870	\$ 2,319	\$684	\$ 122	\$ 128	\$ 58	\$ -	\$0	\$ 3,312
2020	\$ 3,717,636	\$ 183,268	\$ 2,914	\$859	\$ 153	\$ 161	\$ 73	\$ -	\$0	\$ 4,161
2021	\$ 3,755,415	\$ 221,047	\$ 3,515	\$1,036	\$ 185	\$ 195	\$ 88	\$ -	\$0	\$ 5,019
2022	\$ 3,793,577	\$ 259,209	\$ 4,121	\$1,215	\$ 217	\$ 228	\$ 104	\$ -	\$0	\$ 5,885
2023	\$ 3,832,128	\$ 297,760	\$ 4,734	\$1,396	\$ 249	\$ 262	\$ 119	\$ -	\$0	\$ 6,760
2024	\$ 3,871,070	\$ 336,702	\$ 5,354	\$1,578	\$ 281	\$ 297	\$ 135	\$ -	\$0	\$ 7,644
2025	\$ 3,910,408	\$ 376,040	\$ 5,979	\$1,763	\$ 314	\$ 331	\$ 150	\$ -	\$0	\$ 8,537
2026	\$ 3,950,145	\$ 415,777	\$ 6,611	\$1,949	\$ 348	\$ 366	\$ 166	\$ -	\$0	\$ 9,440
2027	\$ 3,990,287	\$ 455,919	\$ 7,249	\$2,137	\$ 381	\$ 402	\$ 182	\$ -	\$0	\$ 10,351
2028	\$ 4,030,836	\$ 496,468	\$ 7,894	\$2,327	\$ 415	\$ 437	\$ 199	\$ -	\$0	\$ 11,272
2029	\$ 4,071,797	\$ 537,429	\$ 8,545	\$2,519	\$ 449	\$ 473	\$ 215	\$ -	\$0	\$ 12,202
2030	\$ 4,113,175	\$ 578,807	\$ 9,203	\$2,713	\$ 484	\$ 510	\$ 232	\$ -	\$0	\$ 13,141
2031	\$ 4,154,973	\$ 620,605	\$ 9,868	\$2,909	\$ 519	\$ 547	\$ 248	\$ -	\$0	\$ 14,090
2032	\$ 4,197,196	\$ 662,828	\$ 10,539	\$3,107	\$ 554	\$ 584	\$ 265	\$ -	\$0	\$ 15,049
2033	\$ 4,239,848	\$ 705,480	\$ 11,217	\$3,307	\$ 590	\$ 621	\$ 282	\$ -	\$0	\$ 16,017
2034	\$ 4,282,933	\$ 748,565	\$ 11,902	\$3,509	\$ 626	\$ 659	\$ 299	\$ -	\$0	\$ 16,995
2035	\$ 4,326,456	\$ 792,088	\$ 12,594	\$3,713	\$ 662	\$ 698	\$ 317	\$ -	\$0	\$ 17,983
2036	\$ 4,370,422	\$ 836,054	\$ 13,293	\$3,919	\$ 699	\$ 736	\$ 334	\$ -	\$0	\$ 18,982
2037	\$ 4,414,834	\$ 880,466	\$ 13,999	\$4,127	\$ 736	\$ 776	\$ 352	\$ -	\$0	\$ 19,990
2038	\$ 4,459,697	\$ 925,329	\$ 14,713	\$4,337	\$ 773	\$ 815	\$ 370	\$ -	\$0	\$ 21,008
2039	\$ 4,505,017	\$ 970,649	\$ 15,433	\$4,550	\$ 811	\$ 855	\$ 388	\$ -	\$0	\$ 22,037
2040	\$ 4,550,797	\$ 1,016,429	\$ 16,161	\$4,764	\$ 850	\$ 895	\$ 407	\$ -	\$0	\$ 23,077
2041	\$ 4,597,042	\$ 1,062,674	\$ 16,897	\$4,981	\$ 888	\$ 936	\$ 425	\$ -	\$0	\$ 24,127
2042	\$ 4,643,757	\$ 1,109,389	\$ 17,639	\$5,200	\$ 927	\$ 977	\$ 444	\$ -	\$0	\$ 25,187
2043	\$ 4,690,947	\$ 1,156,579	\$ 18,390	\$5,421	\$ 967	\$ 1,019	\$ 463	\$ -	\$0	\$ 26,259
2044	\$ 4,738,616	\$ 1,204,248	\$ 19,148	\$5,644	\$ 1,007	\$ 1,061	\$ 482	\$ -	\$0	\$ 27,341
<b>TOTAL</b>		\$ 17,212,640	\$ 273,681	\$80,677	\$ 14,386	\$ 15,161	\$ 6,885	\$ -	\$ -	\$ 390,791

- Estimated values for FY 2014 used as a basis for projections.
- Annual increase estimated at 1.0162%.
- Incremental increase projected using only real property values and 2014 millage rates.
- Fiscal year 2015 is 7/1/14 - 6/30/15.
- Brady Township is captured in Table 3D which includes 3 properties in the proposed new DDA area and a total taxable value of \$775.

**Table 3B: Future Capture Estimates and Impact on Jurisdiction, Vicksburg DDA**

*(Proposed Henry A. Leja Business Park Parcels @50% TIF, except Village of Vicksburg)*

Fiscal Year	Total Taxable Value	Captured Taxable Value	Vicksburg Village (100%)	Kalamazoo County Gen Op	Vicksburg District Library	Schoolcraft Township	KCTA	KVCC (opt-out)	Brady Township (N/A)	Total TIF
			15.9 mills	4.6871 mills x .5 = 2.34355	0.8358 mills x .5 = .4179	0.8808 mills x .5 = 0.4404	0.4000 mills x .5 = 0.2000	0	.8128 mills x .5 = .4064	26.33 mills x .5 = 13.165
2015	\$3,284,358	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$3,317,734	\$33,376	\$531	\$78	\$14	\$15	\$7	\$0	\$0	\$644
2017	\$3,351,448	\$67,090	\$1,067	\$157	\$28	\$30	\$13	\$0	\$0	\$1,295
2018	\$3,385,506	\$101,148	\$1,608	\$237	\$42	\$45	\$20	\$0	\$0	\$1,952
2019	\$3,419,909	\$135,551	\$2,155	\$318	\$57	\$60	\$27	\$0	\$0	\$2,616
2020	\$3,454,663	\$170,305	\$2,708	\$399	\$71	\$75	\$34	\$0	\$0	\$3,287
2021	\$3,489,769	\$205,411	\$3,266	\$481	\$86	\$90	\$41	\$0	\$0	\$3,965
2022	\$3,525,232	\$240,874	\$3,830	\$564	\$101	\$106	\$48	\$0	\$0	\$4,649
2023	\$3,561,055	\$276,697	\$4,399	\$648	\$116	\$122	\$55	\$0	\$0	\$5,341
2024	\$3,597,243	\$312,885	\$4,975	\$733	\$131	\$138	\$63	\$0	\$0	\$6,039
2025	\$3,633,798	\$349,440	\$5,556	\$819	\$146	\$154	\$70	\$0	\$0	\$6,745
2026	\$3,670,724	\$386,366	\$6,143	\$905	\$161	\$170	\$77	\$0	\$0	\$7,458
2027	\$3,708,026	\$423,668	\$6,736	\$993	\$177	\$187	\$85	\$0	\$0	\$8,178
2028	\$3,745,707	\$461,349	\$7,335	\$1,081	\$193	\$203	\$92	\$0	\$0	\$8,905
2029	\$3,783,771	\$499,413	\$7,941	\$1,170	\$209	\$220	\$100	\$0	\$0	\$9,640
2030	\$3,822,222	\$537,864	\$8,552	\$1,261	\$225	\$237	\$108	\$0	\$0	\$10,382
2031	\$3,861,063	\$576,705	\$9,170	\$1,352	\$241	\$254	\$115	\$0	\$0	\$11,131
2032	\$3,900,299	\$615,941	\$9,793	\$1,443	\$257	\$271	\$123	\$0	\$0	\$11,889
2033	\$3,939,934	\$655,576	\$10,424	\$1,536	\$274	\$289	\$131	\$0	\$0	\$12,654
2034	\$3,979,972	\$695,614	\$11,060	\$1,630	\$291	\$306	\$139	\$0	\$0	\$13,427
2035	\$4,020,416	\$736,058	\$11,703	\$1,725	\$308	\$324	\$147	\$0	\$0	\$14,207
2036	\$4,061,272	\$776,914	\$12,353	\$1,821	\$325	\$342	\$155	\$0	\$0	\$14,996
2037	\$4,102,543	\$818,185	\$13,009	\$1,917	\$342	\$360	\$164	\$0	\$0	\$15,792
2038	\$4,144,233	\$859,875	\$13,672	\$2,015	\$359	\$379	\$172	\$0	\$0	\$16,597
2039	\$4,186,346	\$901,988	\$14,342	\$2,114	\$377	\$397	\$180	\$0	\$0	\$17,410
2040	\$4,228,888	\$944,530	\$15,018	\$2,214	\$395	\$416	\$189	\$0	\$0	\$18,231
2041	\$4,271,862	\$987,504	\$15,701	\$2,314	\$413	\$435	\$198	\$0	\$0	\$19,061
2042	\$4,315,273	\$1,030,915	\$16,392	\$2,416	\$431	\$454	\$206	\$0	\$0	\$19,899
2043	\$4,359,124	\$1,074,766	\$17,089	\$2,519	\$449	\$473	\$215	\$0	\$0	\$20,745
2044	\$4,403,422	\$1,119,064	\$17,793	\$2,623	\$468	\$493	\$224	\$0	\$0	\$21,600
<b>TOTAL</b>		\$ 15,995,073	\$ 254,322	\$37,485	\$ 6,684	\$ 7,044	\$ 3,199	\$ -	\$ -	\$ 308,734

- Estimated values for FY 2014 used as a basis for projections.
- Annual increase estimated at 1.0162%.
- Incremental increase projected using only real property values and 2014 millage rates.
- Fiscal year 2015 is 7/1/14 - 6/30/15.
- Brady Township is captured in Table 3D which includes 3 properties in the proposed new DDA area and a total taxable value of \$775.

**Table 3C: New Proposed Future Capture Estimates and Impact on Jurisdiction, Vicksburg DDA**

*(Brady Township Parcels)*

Fiscal Year	Total Taxable Value	Captured Taxable Value	Vicksburg Village	Kalamazoo County Gen Op	Vicksburg District Library	Schoolcraft Township (N/A)	KCTA	KVCC (opt-out)	Brady Township	Total TIF
			15.9 mills	4.6871 mills	0.8358 mills	0.8808 mills	0.4000 mills	2.8135 mills	.8128 mills	26.33 mills
2015	\$ 775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$ 783	\$ 8	\$ 0	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 0
2017	\$ 791	\$ 16	\$ 0	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 0
2018	\$ 799	\$ 24	\$ 0	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2019	\$ 807	\$ 32	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2020	\$ 815	\$ 40	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2021	\$ 823	\$ 48	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2022	\$ 832	\$ 57	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2023	\$ 840	\$ 65	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 1
2024	\$ 849	\$ 74	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 2
2025	\$ 857	\$ 82	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 2
2026	\$ 866	\$ 91	\$ 1	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 2
2027	\$ 875	\$ 100	\$ 2	\$0	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 2
2028	\$ 884	\$ 109	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 2
2029	\$ 893	\$ 118	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 3
2030	\$ 902	\$ 127	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 3
2031	\$ 911	\$ 136	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 3
2032	\$ 920	\$ 145	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 3
2033	\$ 930	\$ 155	\$ 2	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 4
2034	\$ 939	\$ 164	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 4
2035	\$ 949	\$ 174	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 4
2036	\$ 958	\$ 183	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 4
2037	\$ 968	\$ 193	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 4
2038	\$ 978	\$ 203	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 5
2039	\$ 988	\$ 213	\$ 3	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 5
2040	\$ 998	\$ 223	\$ 4	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 5
2041	\$ 1,008	\$ 233	\$ 4	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 5
2042	\$ 1,018	\$ 243	\$ 4	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 6
2043	\$ 1,029	\$ 254	\$ 4	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 6
2044	\$ 1,039	\$ 264	\$ 4	\$1	\$ 0	\$0	\$ 0	\$ -	\$0	\$ 6
<b>TOTAL</b>		<b>\$ 3,774</b>	<b>\$ 60</b>	<b>\$ 18</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 85</b>

- Estimated values for FY 2014 used as a basis for projections.
- Annual increase estimated at 1.0162%.
- Incremental increase projected using only real property values and 2014 millage rates.
- Fiscal year 2015 is 7/1/14 - 6/30/15.

**Table 3D: Future Capture Estimates and Impact on Jurisdiction, Vicksburg DDA**

*(Current DDA Parcels, 1986 and 2004 TIF Plans)*

Fiscal Year	Total Taxable Value	Captured Taxable Value	Vicksburg Village	Kalamazoo County Gen Op	Vicksburg District Library	Schoolcraft Township	KCTA	KVCC	Brady Township (N/A)	Total TIF
			15.9 mills	4.6871 mills	0.8358 mills	0.8808 mills	0.4000 mills	2.8135 mills	.8128 mills	26.33 mills
2015	\$ 5,325,138	\$ 2,184,703	\$34,737	\$10,240	\$1,826	\$1,924	\$874	\$6,147	\$0	\$55,748
2016	\$ 5,379,252	\$ 2,238,817	\$35,597	\$10,494	\$1,871	\$1,972	\$896	\$6,299	\$0	\$57,128
2017	\$ 5,433,916	\$ 2,293,481	\$36,466	\$10,750	\$1,917	\$2,020	\$917	\$6,453	\$0	\$58,523
2018	\$ 5,489,135	\$ 2,348,700	\$37,344	\$11,009	\$1,963	\$2,069	\$939	\$6,608	\$0	\$59,932
2019	\$ 5,544,916	\$ 2,404,481	\$38,231	\$11,270	\$2,010	\$2,118	\$962	\$6,765	\$0	\$61,356
2020	\$ 5,601,263	\$ 2,460,828	\$39,127	\$11,534	\$2,057	\$2,167	\$984	\$6,924	\$0	\$62,793
2021	\$ 5,658,184	\$ 2,517,749	\$40,032	\$11,801	\$2,104	\$2,218	\$1,007	\$7,084	\$0	\$64,246
2022	\$ 5,715,682	\$ 2,575,247	\$40,946	\$12,070	\$2,152	\$2,268	\$1,030	\$7,245	\$0	\$65,713
2023	\$ 5,773,765	\$ 2,633,330	\$41,870	\$12,343	\$2,201	\$2,319	\$1,053	\$7,409	\$0	\$67,195
2024	\$ 5,832,438	\$ 2,692,003	\$42,803	\$12,618	\$2,250	\$2,371	\$1,077	\$7,574	\$0	\$68,692
2025	\$ 5,891,707	\$ 2,751,272	\$43,745	\$12,895	\$2,300	\$2,423	\$1,101	\$7,741	\$0	\$70,205
2026	\$ 5,951,579	\$ 2,811,144	\$44,697	\$13,176	\$2,350	\$2,476	\$1,124	\$7,909	\$0	\$71,733
2027	\$ 6,012,058	\$ 2,871,623	\$45,659	\$13,460	\$2,400	\$2,529	\$1,149	\$8,079	\$0	\$73,276
2028	\$ 6,073,153	\$ 2,932,718	\$46,630	\$13,746	\$2,451	\$2,583	\$1,173	\$8,251	\$0	\$74,835
2029	\$ 6,134,868	\$ 2,994,433	\$47,611	\$14,035	\$2,503	\$2,637	\$1,198	\$8,425	\$0	\$76,410
2030	\$ 6,197,211	\$ 3,056,776	\$48,603	\$14,327	\$2,555	\$2,692	\$1,223	\$8,600	\$0	\$78,000
2031	\$ 6,260,187	\$ 3,119,752	\$49,604	\$14,623	\$2,607	\$2,748	\$1,248	\$8,777	\$0	\$79,607
2032	\$ 6,323,803	\$ 3,183,368	\$50,616	\$14,921	\$2,661	\$2,804	\$1,273	\$8,956	\$0	\$81,231
2033	\$ 6,388,065	\$ 3,247,630	\$51,637	\$15,222	\$2,714	\$2,861	\$1,299	\$9,137	\$0	\$82,870
2034	\$ 6,452,981	\$ 3,312,546	\$52,669	\$15,526	\$2,769	\$2,918	\$1,325	\$9,320	\$0	\$84,527
2035	\$ 6,518,556	\$ 3,378,121	\$53,712	\$15,834	\$2,823	\$2,975	\$1,351	\$9,504	\$0	\$86,200
2036	\$ 6,584,798	\$ 3,444,363	\$54,765	\$16,144	\$2,879	\$3,034	\$1,378	\$9,691	\$0	\$87,890
2037	\$ 6,651,712	\$ 3,511,277	\$55,829	\$16,458	\$2,935	\$3,093	\$1,405	\$9,879	\$0	\$89,598
2038	\$ 6,719,307	\$ 3,578,872	\$56,904	\$16,775	\$2,991	\$3,152	\$1,432	\$10,069	\$0	\$91,323
2039	\$ 6,787,589	\$ 3,647,154	\$57,990	\$17,095	\$3,048	\$3,212	\$1,459	\$10,261	\$0	\$93,065
2040	\$ 6,856,564	\$ 3,716,129	\$59,086	\$17,418	\$3,106	\$3,273	\$1,486	\$10,455	\$0	\$94,825
2041	\$ 6,926,241	\$ 3,785,806	\$60,194	\$17,744	\$3,164	\$3,335	\$1,514	\$10,651	\$0	\$96,603
2042	\$ 6,996,625	\$ 3,856,190	\$61,313	\$18,074	\$3,223	\$3,397	\$1,542	\$10,849	\$0	\$98,399
2043	\$ 7,067,725	\$ 3,927,290	\$62,444	\$18,408	\$3,282	\$3,459	\$1,571	\$11,049	\$0	\$100,213
2044	\$ 7,139,547	\$ 3,999,112	\$63,586	\$18,744	\$3,342	\$3,522	\$1,600	\$11,252	\$0	\$102,046
<b>TOTAL</b>			<b>\$ 1,454,451</b>	<b>\$ 428,752</b>	<b>\$ 76,455</b>	<b>\$ 80,571</b>	<b>\$ 36,590</b>	<b>\$ 257,365</b>	<b>\$ -</b>	<b>\$ 2,334,184</b>

- Estimated values for FY 2014 used as a basis for projections.
- Annual increase estimated at 1.0162%.
- Incremental increase projected using combined real and personal property values and 2014 millage rates.
- Fiscal year 2015 is 7/1/14 - 6/30/15.

Table 4: Total Future Capture Estimates and Impact on Jurisdiction, Vicksburg DDA

Fiscal Year	Proposed (Table 3A)	Leja (Table 3B)	Current (Table 3C)	Brady (Table 3D)	Total TIF Revenue
2015	\$0	\$0	\$55,748	\$0	\$55,748
2016	\$815	\$644	\$57,128	\$0	\$58,588
2017	\$1,639	\$1,295	\$58,523	\$0	\$61,458
2018	\$2,471	\$1,952	\$59,932	\$1	\$64,356
2019	\$3,312	\$2,616	\$61,356	\$1	\$67,285
2020	\$4,161	\$3,287	\$62,793	\$1	\$70,242
2021	\$5,019	\$3,965	\$64,246	\$1	\$73,230
2022	\$5,885	\$4,649	\$65,713	\$1	\$76,249
2023	\$6,760	\$5,341	\$67,195	\$1	\$79,298
2024	\$7,644	\$6,039	\$68,692	\$2	\$82,378
2025	\$8,537	\$6,745	\$70,205	\$2	\$85,489
2026	\$9,440	\$7,458	\$71,733	\$2	\$88,632
2027	\$10,351	\$8,178	\$73,276	\$2	\$91,807
2028	\$11,272	\$8,905	\$74,835	\$2	\$95,014
2029	\$12,202	\$9,640	\$76,410	\$3	\$98,253
2030	\$13,141	\$10,382	\$78,000	\$3	\$101,526
2031	\$14,090	\$11,131	\$79,607	\$3	\$104,832
2032	\$15,049	\$11,889	\$81,231	\$3	\$108,171
2033	\$16,017	\$12,654	\$82,870	\$4	\$111,545
2034	\$16,995	\$13,427	\$84,527	\$4	\$114,952
2035	\$17,983	\$14,207	\$86,200	\$4	\$118,395
2036	\$18,982	\$14,996	\$87,890	\$4	\$121,872
2037	\$19,990	\$15,792	\$89,598	\$4	\$125,385
2038	\$21,008	\$16,597	\$91,323	\$5	\$128,933
2039	\$22,037	\$17,410	\$93,065	\$5	\$132,517
2040	\$23,077	\$18,231	\$94,825	\$5	\$136,138
2041	\$24,127	\$19,061	\$96,603	\$5	\$139,796
2042	\$25,187	\$19,899	\$98,399	\$6	\$143,490
2043	\$26,259	\$20,745	\$100,213	\$6	\$147,223
2044	\$27,341	\$21,600	\$102,046	\$6	\$150,993
	\$ 390,791	\$ 308,734	\$ 2,334,184	\$ 85	\$ 3,033,794



## APPENDIX

### A. Legal Description

Located in Section 13, T. 4 S., R. 11 W. & Section 18, T. 4 S., R. 10 W.  
Schoolcraft & Brady Township, Kalamazoo County, Michigan

Downtown Development Authority Boundary including Leja Business Park:

Beginning at the intersection of the East line of Section 13, T. 4 S., R. 11 W., Schoolcraft Township, Kalamazoo County, Michigan, said line also being the West line of Section 18, T. 4 S., R. 10 W., Brady Township, Kalamazoo County, Michigan, with the Southerly shore of Sunset Lake; thence Southwesterly along said shore to the Westerly right-of-way line of Kalamazoo Avenue as extended North; thence South thereon to the South right-of-way line of E. North Street; thence West thereon to a point 10 rods East of the East right-of-way line of said N. Main Street; thence South parallel to said East right-of-way line of N. Main Street, 12 rods; thence West parallel to said South right-of-way line of E. North Street, 10 rods to said East right-of-way line of N. Main Street; thence South thereon to the Northerly right-of-way line of the GTW Railroad; thence Northeasterly thereon to the West right-of-way line of N. Richardson Avenue; thence South thereon to the Southerly right-of-way line of said GTW Railroad; thence Southwesterly thereon to the Easterly shore of Sunset Lake; thence Southerly, Westerly and Northerly thereon to a line 141.75 feet Northerly of and parallel to the Northerly line of W. Prairie Street; thence Westerly thereon to a line 10 feet Easterly of and parallel to the Easterly line of Lots 11, 12 & 13 of Briggs Addition to Village of Vicksburg; thence Southerly thereon to the Northerly line of said Lot 12, as extended Easterly; thence Easterly thereon to the Easterly shore of the Mill Pond; thence Southerly thereon to the Northerly right-of-way line of W. Prairie Street; thence Northwesterly thereon to the Northerly right-of-way line of said GTW Railroad; thence Northeasterly thereon to the Southerly shore of Sunset Lake; thence Northeasterly & Northerly along said shore to to a line 281.25 feet Northerly of and parallel to the East and West 1/4 line of said Section 13; thence Westerly thereon to the North and South 1/4 line of said Section 13; thence North thereon 32.25 feet to a point 313.5 feet North of the center 1/4 post; thence West parallel to the East and West 1/4 line of said Section 13, 373.57 feet; thence South 9 rods; thence West parallel to and 132 feet North of the North right-of-way line of Prairie Street to the West right-of-way line of N. Fourth Street; thence Northerly thereon to the Southeast corner of Unit 4, Henry A. Leja Business Park; thence West along the South line of said Unit 4, 397 feet to the Southwest corner of said Unit 4; thence North along the West line of said Unit 4, 220 feet to the North line of said Business Park; thence West thereon to the West line of said Section 13; thence Southerly thereon to the Northerly right-of-way line of the GTW Railroad; thence Northeasterly thereon to the Westerly right-of-way line of S. Fourth Street; thence Northerly thereon to a point 175 feet South of the Southerly right-of-way line of Prairie Street; thence Northeasterly to the Southwest corner of Lot 33, Citizens Addition; thence East to the Northwest corner of Lot 58, Citizens Addition; thence South along the West line of said Lot 58, 49 feet; thence East 132 feet to the East line of Lot 57, Citizens Addition; thence South thereon 83 feet to the North right-of-way line of Draper Street; thence East thereon to a point 10 feet West of the Southeast corner of Lot 56, Citizens Addition; thence North parallel to the East line of said Lot 56 to the North line of said Lot 56; thence East to the Southeast corner of Lot 48, Citizens Addition; thence South along the West right-of-way line of Boulevard Street to the Southerly right-of-way line of the GTW Railroad; thence Southwesterly thereon to a

point 4.82 chains Southwesterly of said North and South 1/4 line as measured along said Southerly right-of-way line, said point also being the Corporate Limits of the Village of Vicksburg; thence South thereon to a point 40 rods North of the South line of said Section 13; thence West along said Corporate Limits 102 feet; thence South 220 feet; thence East parallel to said South line of Section 13, 399 feet to the North and South 1/4 line of said Section 13; thence South thereon to said South line; thence East thereon, 684.42 feet; thence North parallel to said North and South 1/4 line, 478.5 feet; thence East 69.34 feet to the edge of a Creek; thence Northerly thereon to the center line of Washington Street; thence West thereon to the Southerly extension of the Westerly right-of-way line of S. Mill Street; thence Northerly thereon to the Southwesterly shore of said Mill Pond; thence Northwesterly, Southerly, Westerly, Northerly & Northeasterly thereon to the Southerly right-of-way line of W. Prairie Street; thence Easterly thereon to the East shore of said Mill Pond; thence Southerly thereon to a line 60 feet Southerly of and parallel to said Southerly right-of-way line of Prairie Street; thence Southeasterly thereon to the center line of S. Mill Street; thence Southerly thereon 72.5 feet; thence Southeasterly parallel to and 50 feet Southerly of the Northerly line of Lot 4, Briggs Addition to Village of Vicksburg to the Easterly line of said Lot 4; thence Northerly thereon 50 feet to the Northeast corner of said Lot 4; thence Southeasterly along the Southeasterly extension of the Northerly line of said Lot 4 to a point of intersection found by beginning on the West right-of-way line of Michigan Avenue 101.2 feet South of the Southerly right-of-way line of Prairie Street; thence West to said point of intersection; thence East to a point 165 feet West of said West right-of-way line of Michigan Avenue; thence South parallel to said West right-of-way line to the Northerly line of an Alley through Block 7, Village of Vicksburg Plat; thence East along the Northerly line of an Alley through Blocks 7, 8 & 9, Village of Vicksburg Plat to the center line of Kalamazoo Avenue; thence Southerly thereon to the Southerly line of Block 11, Village of Vicksburg Plat as extended West; thence East along said South line of Block 11 and its Easterly extension to the East line of said Section 13, also being the West line of said Section 18; thence continuing East along said Easterly extension into Brady Township 118.75 feet to the Easterly line of the former Conrail Railroad right-of-way; thence Northerly along said former Conrail Railroad right-of-way line to the South line of Lot 32, Wolvertons Revised Addition to the Village of Vicksburg; thence East along the South line of said Lot 32 to the Southeast corner of said Lot 32; thence North along the East line of Lots 26, 28, 30 & 32, said Wolvertons Revised Addition to the Village of Vicksburg, 264 feet to the Northeast corner of said Lot 26; thence West along the North line of said Lot 26 to the Easterly line of said former Conrail Railroad right-of-way; thence Northerly thereon to the North line of Lot 18, said Wolvertons Revised Addition to the Village of Vicksburg, also being the Southerly right-of-way line of said GTW Railroad; thence Westerly, Southerly and Southwesterly along said right-of-way to the East right-of-way line of N. Richardson Avenue; thence Northerly thereon to the Northerly right-of-way line of said GTW Railroad; thence Northeasterly thereon to the West right-of-way line of Spruce Street; thence Northerly thereon to the North line of the South 1/2 of the Northwest 1/4 of said Section 18; thence West thereon to the shore of Sunset Lake; thence Southwesterly thereon to the place of beginning.

August 8, 2014

Revised: August 11, 2014

*NOTE: The above description was prepared from available records, no field survey was performed.*

## B. DDA Parcel List

### Proposed Additional Parcels (not including Henry A. Leja Business Park)

Street Name	Tax ID	Taxable Value 2014	Development Type
Second Street	3914-13-180-040	86,360	Apartments - Commercial
W Prairie	3914-13-180-050	52,657	Residential
W Prairie	3914-13-180-061	42,354	Residential
W Prairie	3914-13-180-080	32,200	Residential
W Prairie	3914-13-192-200	72,237	Commercial
W Prairie	3914-13-192-210	2,200	Vacant - Commercial
W Prairie	3914-13-192-220	4,662	Residential
W Prairie	3914-13-192-230	42,538	Residential
W Prairie	3914-13-192-240	56,159	Commercial
W Prairie	3914-13-192-250	28,800	Residential
W Prairie	3914-13-192-260	33,800	Residential
W Prairie	3914-13-192-270	10,100	Residential
W Prairie	3914-13-192-323	0	Village
W Prairie	3914-13-192-328	0	Village
W Prairie	3914-13-253-011	294,741	Commercial - Apartment
W Prairie	3914-13-253-015	60,756	Commercial
	3914-13-253-019	0	Village
N Richardson	3914-13-288-010	218,000	Commercial
N Main	3914-13-289-030	44,100	Residential
-	3914-13-289-040	exempt	Vacant
-	3914-13-289-050	exempt	Vacant
North	3914-13-289-060	31,515	Commercial
-	3914-13-289-070	exempt	Vacant
North	3914-13-289-080	61,976	Commercial
North	3914-13-289-090	49,026	Commercial
Kalamazoo	3914-13-292-030	38,200	Residential
Kalamazoo	3914-13-292-040	48,600	Residential
Kalamazoo	3914-13-292-050	42,100	Residential
Kalamazoo	3914-13-292-060	40,600	Residential
N Main	3914-13-292-070	44,000	Residential
N Main	3914-13-292-080	45,600	Residential
N Main	3914-13-292-090	10,464	Vacant - Commercial
N Main	3914-13-292-102	5,588	Vacant - Commercial
N Richardson	3914-13-293-050	46,950	Residential
Vacant	3914-13-340-010	23,300	Vacant - Residential
Mill Street	3914-13-405-190	38,303	Residential
W Prairie	3914-13-405-200	20,488	Residential



Briggs	3914-13-405-280	102,400	Industrial
W Washington	3914-13-405-292	5,000	Vacant - Residential
W Washington	3914-13-405-295	7,300	Vacant - Residential
	3914-13-428-050	0	Village
Kalamazoo	3914-13-430-020	45,800	Residential
Kalamazoo	3914-13-430-030	31,646	Residential
Kalamazoo	3914-13-430-040	42,930	Residential
Kalamazoo	3914-13-430-050	39,116	Residential
Kalamazoo	3914-13-430-060	34,000	Residential
Kalamazoo	3914-13-430-075	67,709	Residential
N Main	3914-13-430-080	10,300	Vacant - Commercial
N Main	3914-13-430-100	51,500	Residential
N Main	3914-13-430-110	50,400	Residential
N Main	3914-13-430-120	69,800	Residential
N Main	3914-13-430-130	24,300	Residential
	3914-13-430-140	0	Commercial
	3914-13-430-150	0	Commercial
N Main	3914-13-432-010	43,992	Commercial
N Kalamazoo	3914-13-434-010	15,800	Residential
Richardson	3914-13-434-020	36,300	Residential
N Kalamazoo	3914-13-434-030	27,800	Residential
Richardson	3914-13-434-040	26,800	Residential
N Kalamazoo	3914-13-434-050	0	Commercial
Kalamazoo	3914-13-434-110	24,380	Residential
Kalamazoo	3914-13-434-120	30,216	Residential
Kalamazoo	3914-13-436-010	30,600	Residential
S Michigan	3914-13-438-025	31,200	Residential
S Michigan	3914-13-438-030	37,200	Residential
S Michigan	3914-13-438-040	35,500	Residential
W Washington	3914-13-438-050	36,200	Residential
W Washington	3914-13-438-060	37,200	Residential
W Washington	3914-13-438-070	33,600	Residential
S Michigan	3914-13-440-020	29,051	Residential
	3914-13-440-040	0	Village
	3914-13-440-050	0	Village
Washington	3914-13-440-180	13,484	Commercial
	3914-13-440-190	0	Village
	3914-13-440-200	0	Village
	3914-13-440-210	0	Village
Washington	3914-13-440-220	83,413	Residential
S Michigan	3914-13-440-230	36,200	Residential
	3914-13-442-010	0	Village

E Washington	3914-13-442-090	38,000	Residential
E Washington	3914-13-442-115	52,300	Residential
E Washington	3914-13-442-150	42,930	Residential
	3914-13-442-160	0	Village
S Michigan	3914-13-446-031	48,505	Residential
S Michigan	3914-13-446-040	54,733	Residential
W Washington	3914-13-448-011	65,900	Residential
W Washington	3914-13-448-021	38,100	Residential
W Washington	3914-13-448-030	27,838	Residential
S Main	3914-13-448-040	8,128	Vacant - Residential
S Main	3914-13-448-050	40,436	Commercial
S Main	3914-13-448-060	36,312	Residential
S Main	3914-13-448-070	30,400	Residential
E Washington	3914-13-449-060	35,700	Residential
E Washington	3914-13-449-070	0	Church
S Kalamazoo	3914-13-449-080	0	Vacant
E Maple	3914-13-449-110	0	Church
W Highway	3914-13-470-036	70,200	Industrial
W Highway	3914-13-470-038	0	Commercial
Washington	3914-13-470-041	110,400	Industrial
N Richardson	3914-13-288-020	300	Vacant - Commercial
E. North	3914-13-288-030	13,900	Residential
N Richardson	3915-18-100-019	775	Vacant
N Richardson	3915-18-100-020	0	Vacant
Richardson	3915-18-100-024	0	Commercial
		<b>\$3,534,368</b>	

Brady Township Parcels

**Proposed Additional Parcels** (*Henry A. Leja Business Park*)

Street Name	Tax ID	Taxable Value 2014	Development Type
E VW Avenue	3914-13-160-010	49,700	Residential
N Leja	3914-13-160-020	159,600	Industrial
N Leja	3914-13-160-030	110,500	Industrial
N Leja	3914-13-160-040	14,800	Industrial
N Leja	3914-13-160-050	80,400	Industrial
N Leja	3914-13-160-060	285,900	Industrial
N Leja	3914-13-160-070	149,300	Vacant - Industrial
N Leja	3914-13-160-080	11,408	Vacant - Industrial
Leja	3914-13-160-090	15,300	Industrial
W Prairie	3914-13-160-100	19,700	Vacant - Industrial
W Prairie	3914-13-160-110	555,000	Industrial
N 4th St	3914-13-160-120	261,000	Industrial
N 4th St	3914-13-160-130	8,812	Vacant
S Leja	3914-13-305-011	1,454,600	Industrial
E VW Ave	3914-13-305-013	70,038	Vacant
E VW Ave	3914-13-305-015	38,300	Vacant - Industrial
<b>Real Property Total</b>		<b>\$ 3,284,358</b>	

**Existing DDA Parcel List (Original Development & TIF Plan dated April 1986, and Development & Amended TIF Plan dated January 2004.**

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-13-180-090	402 W. Prairie	\$58,700.00
3914-13-180-100	W. Prairie St. (back lot)	\$1,000.00
3914-13-192-280	W. Prairie St. (vacant-Consumers)	\$800.00
3914-13-192-293	W. Prairie (Siemers)	\$75,100.00
3914-13-192-294	709 W. Prairie	\$25,800.00
3914-13-192-297	110 3rd St.	\$13,600.00
3914-13-192-299	701 W. Prairie	\$4,500.00
3914-13-192-301	625 W. Prairie	\$49,400.00
3914-13-192-323	603 W. Prairie	\$68,500.00
3914-13-192-328	706 W. Prairie	\$21,800.00
3914-13-192-330	509 W. Prairie	\$27,300.00
3914-13-192-341	513 W. Prairie	\$43,600.00
3914-13-192-350	501 W. Prairie	\$25,700.00
3914-13-192-360	421 W. Prairie	\$29,000.00
3914-13-192-370	415 W. Prairie	\$19,100.00
3914-13-192-380	108 S. Boulevard	\$44,100.00
3914-13-292-010	207 Richardson	\$44,400.00
3914-13-292-020	201 W. Vine	\$26,200.00
3914-13-293-011	169 N. Richardson	\$81,000.00
3914-13-293-021	Kalamazoo Ave. Vacant	\$4,500.00
3914-13-293-031	164 N. Kalamazoo	\$15,000.00
3914-13-293-041	163 N. Richardson	\$34,000.00
3914-13-293-060	158 N. Kalamazoo	\$23,400.00
3914-13-305-072	E. VW Fulton (Dollar Store)	\$2,500.00
3914-13-305-080	E. VW Fulton (Dollar Store)	\$2,500.00
3914-13-305-090	E. VW Fulton (Dollar Store)	\$2,500

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-13-405-020	300 W. Prairie	\$34,600.00
3914-13-405-210	308 W. Prairie	\$55,900.00
3914-13-405-220	302 W. Prairie	\$43,000.00
3914-13-405-250	343 W. Prairie	\$184,300.00
3914-13-405-270	W. Prairie St. (vacant-Thompson)	\$6,100.00
3914-13-405-291	Mill St. (vacant) Thompson	\$500.00
3914-13-426-020	N. Main #125,127 (Felpausch)	\$16,600.00
3914-13-426-030	131 N. Main (Felpausch)	\$12,400.00
3914-13-426-040	137 N. Main (Felpausch)	\$3,000.00
3914-13-426-051	145 N. Main (Felpausch)	\$3,700.00
3914-13-434-071	126 N. Kalamazoo	\$0.00
3914-13-434-081	Village Water Tower	\$0.00
3914-13-434-130	109 N. Richardson	\$17,300.00
3914-13-450-011	Vicks. Community Schools	\$0.00
3914-13-483-010	Vicks. Community Schools	\$0.00
3915-18-100-024	508 N. Richardson (VOV)	\$0.00
3915-18-170-003	410 N. Richardson (ST. of MI. VOV)	\$0.00
3915-18-170-008	170 N. Richardson (Fryling RR prop)	\$5,800.00
3915-18-173-002	318 E. Vine (Fryling at RR prop)	\$724.00
3915-18-173-005	306 N. Richardson	\$904.00
3915-18-173-008	170 N. Richardson (Fryling RR prop)	\$5,800.00
3915-18-173-009	Village of Vicks. (RR & Depot)	\$0.00
3915-18-302-013	170 N. Richardson (Fryling RR prop)	\$507.00

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3915-18-351-006	170 N. Richardson (Fryling RR prop)	\$0.00
	TOTAL NEW:	\$1,164,135.00
3914-13-405-010	220 W. Prairie	\$22,900.00
3914-13-405-040	223 W. Prairie	\$55,800.00
3914-13-405-051	109 S. Mill	\$0.00
3914-13-426-011	119 N. Main	\$134,600.00
3914-13-426-082	120 W. Prairie	\$274,600.00
3914-13-426-090	E. Prairie St.	\$47,000.00
3914-13-426-100	130 W. Prairie	\$60,100.00
3914-13-430-010	Kalamazoo Ave.-rear vacant	\$500.00
3914-13-432-020	N. Main St. vacant	\$100.00
3914-13-432-030	101 E. Prairie	\$16,300.00
3914-13-432-040	E. Prairie St. Vacant	\$3,500.00
3914-13-432-050	103 E. Prairie	\$12,800.00
3914-13-432-060	105 E. Prairie	\$40,400.00
3914-13-432-080	109 E. Prairie	\$9,300.00
3914-13-432-090	111 W. Prairie	\$18,800.00
3914-13-432-100	113 E. Prairie	\$9,300.00
3914-13-432-110	117 E. Prairie	\$38,200.00
3914-13-432-120	E. Prairie St.	\$900.00
3914-13-432-130	Kalamazoo Ave.-parking lot	\$400.00
3914-13-432-150	E. Prairie St. Parking Lot	\$300.00
3914-13-432-155	E. Prairie St. Parking Lot	\$0.00
3914-13-432-160	123 E. Prairie	\$10,400.00
3914-13-432-170	125 E. Prairie	\$17,300.00
3914-13-432-180	127 E. Prairie	\$28,200.00



<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-13-432-190	E. Prairie St. Parking Lot	\$1,900.00
3914-13-432-200	113 N. Kalamazoo	\$26,400.00
3914-13-436-021	104 N. Kalamazoo	\$11,000.00
3914-13-436-031	201 W. Prairie	\$24,100.00
3914-13-436-040	215 W. Prairie	\$32,400.00
3914-13-438-010	200 W. Prairie	\$23,900.00
3914-13-438-021	104 S. Michigan	\$13,300.00
3914-13-440-010	121 W. Prairie	\$50,900.00
3914-13-440-030	115 W. Prairie	\$14,200.00
3914-13-440-060	100 S. Main	\$22,700.00
3914-13-440-070	102 S. Main	\$23,600.00
3914-13-440-080	104 S. Main	\$10,600.00
3914-13-440-090	104 S. Main	\$17,800.00
3914-13-440-100	106 S. Main	\$15,700.00
3914-13-440-110	110 S. Main	\$25,300.00
3914-13-440-120	112 S. Main	\$0.00
3914-13-440-121	112 S. Main	\$30,600.00
3914-13-440-130	118 S. Main	\$0.00
3914-13-440-131	118 S. Main	\$24,300.00
3914-13-440-140	120 S. Main	\$15,800.00
3914-13-440-150	122 S. Main	\$17,100.00
3914-13-440-160	124 S. Main	\$15,600.00
3914-13-440-170	108 W. Washington St.	\$6,400.00
3914-13-442-020	105 S. Main	\$14,600.00
3914-13-442-030	102 E. Prairie	\$9,300.00
3914-13-442-040	120 E. Prairie	\$57,900.00
3914-13-442-050	107 S. Main	\$27,300.00

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-13-442-061	109 S. Main	\$18,300.00
3914-13-442-071	111 S. Main	\$13,400.00
3914-13-442-080	124 E. Prairie	\$60,800.00
3914-13-442-100	S. Kalamazoo (garage)	\$5,100.00
3914-13-442-120	120 E. Prairie	\$2,300.00
3914-13-442-140	120 E. Prairie	\$1,200.00
3914-13-442-170	123 S. Main	\$14,700.00
3914-13-442-180	121 S. Main	\$14,500.00
3914-13-442-190	119 S. Main	\$12,800.00
3914-13-442-200	117 S. Main	\$13,800.00
3914-13-442-210	115 S. Main	\$14,200.00
3914-13-442-220	113 S. Main	\$10,600.00
3914-13-444-011	200 E. Prairie	\$0.00
3914-13-444-021	W. Bldg. On Kalamazoo	\$0.00
3914-13-444-031	Laundry bldg. On Kalamazoo	\$0.00
3914-13-444-041	Part of Market Place	\$98,000.00
3914-13-448-040	202 S. Main	\$0.00
3914-13-448-050	202 S. Main	\$0.00
3914-13-449-010	S. Main (VUMC)	\$42,300.00
3914-91-000-060	104 S. Main	\$1,900.00
3914-91-000-070	101 E. Prairie	\$500.00
3914-91-000-110	102 S. Main	\$17,400.00
3914-91-000-160	127 E. Prairie	\$63,500.00
3914-91-000-210	124 E. Prairie	\$2,900.00
3914-91-000-220	113 E. Prairie	\$1,200.00
3914-91-000-250	102 E. Prairie	\$4,500.00
3914-91-000-255	123 E. Prairie	\$0.00



<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-91-000-262	215 E. Prairie	\$0.00
3914-91-000-300	120 W. Prairie	\$85,000
3914-91-000-301	120 W. SD #49 V V DDA	\$0.00
3914-91-000-305	120 W. Prairie	\$0.00
3914-91-000-310	110 S. Main	\$9,000.00
3914-91-000-334	109 W. Prairie	\$0.00
3914-91-000-350	111 S. Kalamazoo	\$2,200.00
3914-91-000-360	111 E. Prairie	\$2,400.00
3914-91-000-362	302 W. Prairie	\$0.00
3914-91-000-480	121 S. Main	\$3,900.00
3914-91-000-502	Various locations SD#49 W DDA	\$0.00
3914-91-000-520	104 S. Main	\$700.00
3914-91-000-610	123 S. Main	\$2,400.00
3914-91-000-630	223 W. Prairie	\$3,800.00
3914-91-000-632	223 W. Prairie	\$0.00
3914-91-000-810	121 W. Prairie	\$15,900.00
3914-91-000-814	130 W. Prairie	\$0.00
3914-91-000-850	122 S. Main	\$300.00
3914-91-000-860	109 S. Main	\$30,000.00
3914-91-000-865	202 S. Main	\$0.00
3914-91-000-870	113 E. Prairie	\$400.00
3914-91-000-890	111 S. Main	\$700.00
3914-91-000-900	127 S. Kalamazoo	\$12,000.00
3914-91-000-903	200 E. Prairie	\$0.00
3914-91-000-904	200 E. Prairie	\$0.00
3914-91-000-905	200 E. Prairie	\$0.00

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-91-000-907	103 S. Kalamazoo	\$0.00
3914-91-000-909	208 E. Prairie	\$0.00
3914-91-000-920	127 E. Prairie	\$10,800.00
3914-91-000-940	200 E. Prairie St.	\$3,300.00
3914-91-001-030	112 S. Main	\$5,100.00.00
3914-91-001-050	120 E. Prairie	\$10,900.00
3914-92-000-802	112 S. Main	\$0.00
3914-95-000-141	201 S. Main	\$0.00
3914-95-000-161	Various Loc V V DDA	\$0.00
3914-95-100-050	113 S. Main	\$0.00
3914-95-100-065	119 N. Main	\$0.00
3914-95-110-015	104 Kalamazoo	\$0.00
3914-95-110-020	106 N. Kalamazoo	\$0.00
3914-95-110-032	117 S. Kalamazoo	\$0.00
3914-95-110-034	118 S. Main	\$0.00
3914-95-110-608	120 W. Prairie	\$0.00
3914-95-110-680	WDD SD #49	\$0.00
3914-95-120-448	121 W. Prairie	\$0.00
3914-95-120-450	120 W. Prairie	\$0.00
3914-95-120-592	109 S. Main	\$0.00
3914-95-120-790	Various locations SD#49 W DDA	\$0.00
3914-95-130-090	100 S. Main	\$0.00
3914-95-130-250	110 S. Main	\$0.00
3914-95-140-230	120 W. Prairie	\$0.00
3914-95-140-250	120 W. SD #49 V V DDA	\$0.00
3914-95-140-290	201 E. Prairie	\$0.00

<i>PARCEL NUMBER:</i>	<i>ADDRESS:</i>	<i>2003 TAXABLE VALUE</i>
3914-95-140-365	Various locations SD#49 W DDA	\$0.00
3914-95-140-370	115 S. Main	\$0.00
3914-95-140-400	120 E. Prairie	\$800.00
3914-95-140-515	109 S. Main	\$3,700.00
3914-95-140-862	109 S. Main	\$1,700.00
3914-95-140-880	110 S. Main	\$3,400.00
3914-95-140-900	223 W. Prairie	\$1,200.00
3914-95-150-001	118 S. Main	\$200.00
3914-95-150-002	126 S. Main	\$2,500.00
3914-95-150-003	100 S. Main	\$200.00
3914-95-150-004	115 W. Prairie	\$1,200.00
3914-95-150-016	105 S. Main	\$1,000.00
3914-95-150-050	113 N. Kalamazoo	\$600.00
3914-95-150-060	109 S. Main	\$1,000.00
3914-95-151-010	107 E. Prairie	\$13,900.00
3914-95-151-012	117 E. Prairie	\$0.00
3914-95-151-014	108 W. Washington St.	\$0.00
3914-95-151-016	102 E. Prairie	\$0.00
3914-95-151-020	117 S. Kalamazoo	\$0.00
3914-95-151-040	120 E. Prairie	\$0.00
TOTAL EXISTING		\$1,978,500.00
TOTAL EXISTING AND NEW		\$3,142,635.00