



Amended Tax Increment Financing and Development Plans (2021)

Submitted by the West Side Corridor Improvement Authority

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Introduction

General Overview

In 2005, the Michigan legislature enacted Public Act 280, the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority 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 and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; 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 prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have used a Corridor Improvement Authority (CIA) to stimulate economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously-established development area. This plan outlines improvements to public or private properties that will prevent further deterioration of property values within the district and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and other grants.

In 2018, the Michigan Legislature adopted the Recodified Tax Increment Finance Authority Act, Public Act 57, MCL 125.4101 et seq. ("Act 57"), which replaced, among other acts, Act 280 of 2005. Part 6 of Act 57, MCL 125.4602 - 125.4629, pertains specifically to Corridor Improvement Authorities, and is the controlling legislation at the time these Amended Tax Increment Financing and Development Plans are adopted.

The CIA is able to make strategic investments to the district by using tax increment financing. Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures or improvements within a development area is reinvested in the corridor and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the development area and facilitating economic growth and development. The justification for capturing the taxes is that new investment would have been restrained within the district without the establishment of the CIA; therefore no taxes are lost by the interested taxing jurisdictions for projects not brought to fruition, and, physical improvements that are made along the designated corridor have a direct benefit to the surrounding properties and their potential taxable value.

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed below per 125.4611 Section 611 (1) of Act 57:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings,

within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

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

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed Internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

Background and Need for the Plan

The City of Grand Rapids City Commission adopted Resolution Number 83446 on May 13, 2014 after conducting a formal public hearing on March 11, 2014. That resolution legally formed the Westside Corridor Improvement Authority for the business districts of Stockbridge, West Fulton, and West Leonard. On June 10, 2014, July 8, 2014, and July 22, 2014, the City Commission appointed members to the Westside Corridor Improvement Authority board. In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- (a) Correct and prevent deterioration in these business districts
- (b) Encourage historic preservation
- (c) Promote economic growth

The specific goals of the CIA are to:

- (a) Encourage the recruitment and retention of businesses and employment
- (b) Provide direction for desired land use and development within the district
- (c) Improve the overall business climate of the district and deter economic decline
- (d) Expand the tax base for the district and for the city
- (e) Enhance the visual aspects of the district while preserving its unique qualities

The initially approved plan is now being amended as provided in Act 57, Section 618, which states:

The plan may provide for the use of part of all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan.

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

Original Plan Development Process

In the past, Westside volunteer stakeholders have worked on a variety of initiatives. Residents, property owners, business owners, nonprofit organizations, and other stakeholders met regularly to articulate their vision for the near west side. Their goals were to encourage the advancement of thriving business districts, safe neighborhoods, quality public spaces, and enhanced private development. The Westside Steering Committee had been meeting since 2012 and determined that a Corridor Improvement Authority was a reasonable option to begin to implement some of that vision. This area was on the cusp of redevelopment and had a history of community planning initiatives that began in 2011 with the “U to the Zoo” Area Specific Plan for the West Fulton business district and the neighborhoods of John Ball Park and South West Area. Additional visioning and consideration for standards in neighborhood development were under advancement in a Westside Area Specific Plan for the Stockbridge and West Leonard business districts and West Grand residential neighborhood.

The Westside Steering Committee was formed as a direct result of the completed Westside Area Specific Plan (“ASP”) and included stakeholder members representative of the Stockbridge business district, West Fulton business district, and West Leonard business district as well as resident input. Neighborhood Ventures was approached by the Steering Committee to prepare a proposal to establish a Corridor Improvement Authority that would comply with policies set forth on the neighborhood economic development tool and compliment the work described in the area specific plans. The outcome was a comprehensive proposal created after multiple stakeholder and neighborhood work sessions focused on revitalizing the commercial corridor to the benefit of the surrounding neighborhood.

A proposal was developed and a request to create a Corridor Improvement Authority was delivered to the Grand Rapids City Commission in January of 2014. The resolution to create the West Side CIA development area was approved by the City Commission in May and the CIA board was appointed in June and July. The original Development Plan and Tax Increment Financing Plan was a direct result from stakeholder involvement in district revitalization plans that spanned three years.

Development Plan

Benefits of the Corridor Improvement District and Authority

The Westside Corridor Improvement Authority recognizes the benefits of commercial property redevelopment to the district and to the City of Grand Rapids. This formal Development Plan is to be used to outline the priorities and goals of the CIA. The Westside proposal and request to create a Corridor Improvement Authority states that a CIA:

- (a) Utilizes Tax Increment Financing (TIF) to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success
- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit oriented neighborhood

- (n) Creates an outreach and coordination mechanism at the neighborhood level for City-financed projects
- (o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

Legal Basis of the Plan

This Development Plan and Tax Increment Financing Plan is prepared pursuant to the requirements of Sections 18 and 21 of the Recodified Tax Increment Financing Act. It addresses the geographic area of the development area as established by the City Commission. A descriptive map, resolutions establishing the development area and forming the CIA, and Ordinance, including the legal description describing the development area, are contained in the appendices.

Development Plan Requirements

This section of the Development Plan provides specific information required in Section 621 of the Recodified Tax Increment Financing Act. It consists of information requested in subsections 621.2(a) through 621.2(r).

Section 621. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA is the same as the boundary established by City Commission Resolution Number 83446 adopted on May 13, 2014 and with the proposed area encompassing Butterworth Street from Lexington Avenue west to I-196; West Fulton Street from Seward Avenue west to Valley Avenue; Bridge Street from Seward Avenue west to Valley Avenue; Stocking Avenue from West Fulton Street northwest to Seventh Street; Leonard Street from the Grand River west to Derby Drive; Richmond Street from Seward Avenue west to Alpine Avenue; Front Avenue from Sixth Street north to Leonard Street; Lexington Avenue from Butterworth north to Watson Street; Seward Avenue from Watson Street north to Richmond Street; Alpine Avenue from Leonard Street north to Richmond Street; and Walker Avenue from Powers Avenue northwest to Leonard Street. A copy of the boundary map is contained in Appendix H.

Section 621. 2(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

The CIA boundary is the same as the boundary established by City Commission Resolution Number 83446 adopted on May 13, 2014. The parcel area represented is comprised of 57.24% Commercial, 27.56% Industrial, 8.42% Residential, and 6.78% Institutional.

The legal description is as follows:

Commencing at parcel number 41-13-26-352-004 on the south side of Butterworth Street and parcel number 41-13-26-376-030 on the north side of Butterworth Street and including all lots and parcels abutting Butterworth Street eastward to parcel 41-13-25-352-020 on the south of Butterworth Street and parcel 41-13-25-307-029 on the north side of Butterworth Street.

Commencing at parcel number 41-13-25-307-029 on the west side of Lexington Avenue and including all lots and parcels abutting the west side of Lexington Avenue northward to parcel 41-13-25-303-029.

Commencing at parcel number 41-13-25-304-036 on the south side of West Fulton Street and parcel number 41-13-25-166-018 on the north side of West Fulton Street and including all lots and parcels abutting West Fulton Street westward to parcel 41-13-26-326-001 on the south side of West Fulton Street and parcel 41-13-26-183-004 on the north side of West Fulton Street.

Commencing at parcel number 41-13-24-359-017 on the southwest side of Stocking Avenue and parcel number 41-13-24-363-001 on the northeast side of Stocking Avenue and including all lots and parcels abutting Stocking Avenue westward to parcel 41-13-23-428-020 on the southwest side of Stocking Avenue and parcel 41-13-23-429-001 on the northeast side of Stocking Avenue.

Commencing at parcel number 41-13-25-166-018 on the west side of Seward Avenue and including all lots and parcels abutting the west side of Seward Avenue northward to parcel 41-13-24-357-007. Then, commencing at parcel number 41-13-24-315-021 on the west side of Seward Avenue and parcel number 41-13-24-501-003 on the

east side of Seward Avenue and including all lots and parcels abutting Seward Avenue northward to parcel 41-13-24-107-041 on the west side of Seward Avenue and parcel 41-13-24-501-001 on the east side of the Seward Avenue.

Commencing at parcel number 41-13-24-126-006 on the west side of Elizabeth Avenue and including all lots and parcels abutting the west side of Elizabeth Avenue northward to parcel 41-13-24-126-001.

Commencing at parcel number 41-13-24-202-002 on the south side of Leonard Street and parcel number 41-13-13-455-011 on the north side of Leonard Street and including all lots and parcels abutting Leonard Street westward to parcel 41-13-22-226-024 on the south side of Leonard Street and parcel 41-13-15-480-001 on the north side of Leonard Street.

Commencing at parcel number 41-13-24-401-001 on the west side of Front Avenue and parcel number 41-13-24-202-026 on the east side of Front Avenue and including all lots and parcels abutting Front Avenue northward to parcel 41-13-24-201-015 on the west side of Front Avenue and parcel 41-13-24-202-021 on the east side of Front Avenue

Commencing at parcel number 41-13-23-260-021 on the southwest side of Walker Avenue and parcel number 41-13-23-252-020 on the northeast side of Walker Avenue and including all lots and parcels abutting Walker Avenue westward to parcel 41-13-23-101-006 on the southwest side of Walker Avenue and parcel 41-13-23-102-004 on the northeast side of Walker Avenue.

Commencing at parcel number 41-13-13-302-025 on the west side of Seward Avenue and including all lots and parcels abutting the west side of Seward Avenue northward to parcel 41-13-13-302-029.

Commencing at parcel number 41-13-13-326-047 on the south side of Richmond Street and parcel number 41-13-13-176-004 on the north side of Richmond Street and including all lots and parcels abutting Richmond Street westward to parcel 41-13-24-280-033 on the north side of Richmond Street and parcel 41-13-14-429-016 on the south side of Richmond Street.

Commencing at parcel number 41-13-14-429-016 on the west side of Alpine Avenue and parcel number 41-13-13-301-062 on the east side of Alpine Avenue and including all lots and parcels abutting Alpine Avenue southward to parcel 41-13-14-482-034 on the west side of Alpine Avenue and parcel 41-13-13-356-032 on the east side of Alpine Avenue

Also including the following parcels: 41-13-25-309-001 on Watson Street, 41-13-24-332-003 on Dewey Avenue, 41-13-24-332-004 on Fourth Street, 41-13-24-330-024 on Fifth Street, 41-13-24-328-019 on Fifth Street, 41-13-24-326-015 on Sixth Street, 41-13-24-181-001 on Broadway Avenue, 41-13-24-176-005 on Broadway Avenue, 41-13-24-176-006 on Eleventh Street, 41-13-24-127-055 on Eleventh Street, 41-13-13-381-013, 41-13-13-376-002 on Crosby Street, 41-13-13-376-001 on Elizabeth Avenue, 41-13-13-355-012 and 41-13-13-303-014 on Myrtle Street, 41-13-13-330-001, 41-13-13-303-013 and 41-13-13-326-030 on Webster Street, 41-13-13-326-003 on Richmond Street.

Commencing at parcel 41-13-25-104-005 on the south side of Bridge Street and parcel 41-13-363-001 on the north side of Bridge Street and including all lots and parcels abutting Bridge Street westward to parcel 41-13-26-127-003 on the north side of Bridge Street and parcel 41-13-26-131-001 on the south side of Bridge Street.

See district parcel list in Appendix G.

See district map in Appendix H.

Section 621. 2(c) A description of improvements to be made in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are for estimate purposes only and may be revised by the Authority Board at any time without amending this Plan.

Section 621. 2(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority Board at any time without amending this Plan.

Section 621. 2(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority Board at any time without amending this Plan.

Section 621. 2(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

This plan contemplates the addition of pocket parks, and the enhancement of public parking lots and bus shelters, etc. Tables 1 through 4 on subsequent pages include the project descriptions.

Section 621. 2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan.

Section 621. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

Zoning changes, street layout adjustments, street level modifications, intersection and utilities changes are not contemplated at this time, except as may be proposed in the project schedule and budget at the end of this section.

Section 621. 2(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be **\$5,154,900**, not including administrative expenses, inflationary costs, and, contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

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

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Public and private foundation grants
- Fees, sponsorships, or memberships
- Other sources as may be approved by the City Commission

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

Section 621. 2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken, if that information is available to the authority.

Information concerning the names of persons for whom benefits may accrue is unknown at this time as final development plans and projects have yet to be prepared. Therefore, such information is unavailable.

Section 621. 2(k) The procedure for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed to these persons.

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City Commission may discuss policies to explore acquisition of tax reverted property should properties within the CIA development area become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this Plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

Section 621. 2(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

No relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

Section 621. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

No relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

Section 621. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

No relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

Section 621. 2(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.322.

No relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

Section 621. 2(p) The requirement that amendments to an approved development plan and tax increment plan must be submitted by the authority to the governing body for approval or rejection.

In accordance with Act 57, the Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Commission in accordance with the requirements of Act 57.

Section 621. 2(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Commission as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 prior to action of the City Commission.

Section 621. 2(r) Other material which the authority, local public agency, or governing board considers pertinent.

This Development Plan contemplates the use of tax increment financing. The Authority will comply with the City Commission's Policy on Corridor Improvement Authorities and Districts, as amended.

Exemption of Inflationary Valuation Increase from TIF Capture

Pursuant to Section 618 (1), the CIA may exclude from the tax increment financing plan captured growth in property value resulting solely from inflation. The CIA, by the terms of the agreement with the City, and the formation ordinance will capture inflationary growth with the following stipulations:

"In a year in which the inflation rate as defined in, and calculated pursuant to, Section 34d of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended (MCL 211.34d) exceeds 5%, the City Commission may direct that the captured assessed value upon which tax increment revenues are calculated pursuant to a Corridor Improvement Development Area Plan be capped at the amount of captured assessed value attributable to "additions" as defined in State Tax Commission Bulletin No. 3 of 1995 as currently interpreted by applicable law, plus taxable value attributable to the uncapping of prior taxable value plus not more than 105% of the prior year's captured assessed value."

-City Commission Policy 900-49, rev. 01/27/09

Other Exemptions or Tax Sharing

The West Side CIA will capture taxes levied against real property, and no other taxes (i.e. personal property taxes). Therefore, tax increment revenues will be derived only from ad valorem real property tax, and any specific local tax that is levied against real property in lieu of ad valorem taxes that are permitted to be captured by the Authority pursuant to Section 603(e) of Act 57, (i.e. taxes levied pursuant to Act 198 of 1974, Act 255 of 1978, Act 385 of 1984 and Act 189 of 1953, as of the time of approval of this Plan). Any other tax levied against personal property, whether industrial, commercial, a specific local tax, or otherwise, is specifically exempted from capture under this amended Plan.

Further, a tax levy approved, after the date of approval of this plan, by the electors of the taxing unit levying the tax (i) for the sole purpose of repaying bonds, notes or other debt identified in the ballot proposal, (ii) for a specified purpose other than the payment of general operating expenses and for a specific time period identified in the ballot proposal, provided, the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent that such reduction is required by the State Constitution or statutory requirements, and (iii) for use to pay for specific capital improvements and for a specific time period identified in the ballot proposal, provided the levying of the tax has not resulted in the reduction of the taxing unit's general operating millage except to the extent such reduction is required by the State Constitution of statutory requirements shall be exempt from the capture of tax increment revenues, provided, however, in the case of an elector approved renewal of a tax levy that was subject to capture on the effective date of this Plan Amendment and which would be exempt from capture as provided above, only the portion of the tax levy above the previously approved levy is exempt from the capture of tax increment revenues.

Finally, upon approval of the original Plan by the City, the City provided notice to the taxing units as required by MCL 125.4618(5). Kent County and Grand Rapids Community College (GRCC) have both previously passed resolutions exempting their tax levies from capture under this Plan, such resolutions taking effect in 2014, and remaining in effect until such time as a resolution rescinding the action is submitted; therefore, neither Kent County nor GRCC taxes are included in the projections attached to this Plan.

Development and Tax Increment Financing Plan Schedule and Budget

The duration of this plan is a 23-year period. On the following pages specific projects addressing CIA goals are described. Each project includes estimated costs and time of completion. The schedule begins in the year 2015 and ends in the year 2044. Projects have been listed based on estimated time of completion.

Intent to Update and Extend Duration or Terminate Plan

On or before the year 2044, the Authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the Plan and rescind City Resolution 83446 creating the Authority. Rescission of the resolution would dissolve the Authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the Authority shall not be dissolved if there is outstanding indebtedness of the Authority.

Reimbursement of Excess Tax Capture

If CIA revenues exceed the anticipated needs of all projects listed in the Development Plan and budget, excess revenue shall be revert proportionately to the respective taxing bodies (Section 19.2).

Project Descriptions

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model (Design, Economic Restructuring, Organization, and Promotions/Marketing) and provides for a general timeframe for completion.

Design. Design enhances the character of the corridor through physical change. Research shows the significant daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district. Furthermore the aesthetics of the Westside are important to stakeholders. There is a current lack of greenery, trees, and public spaces throughout the commercial corridors. Stakeholders would like to see an inviting district that is a destination place.

Economic Restructuring. Economic restructuring re-establishes the neighborhood business district as the commercial core of the community. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district.

Organization. Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. Organizational activities can be carried out by the Corridor Improvement Authority. It is suggested by the Westside CID Steering Committee that the Authority Board will function in the organizing role similar to that used in the Main Street model and form committees for promotions, design, and economic restructuring and ensure that sources of revenue are secure to finance projects listed in the plan.

Promotions/Marketing. Promotions reinforce the commercial corridor as the social core of the neighborhood and strengthen a positive image. Currently, business owners in the Westside have been participating in efforts such as Welcome West, the GoWest campaign and the Westside Cleanup. This plan stresses that a Westside Marketing Committee will be established to promote the district in a collaborative effort through cooperative marketing initiatives. However, the Westside currently lacks the funding and stability necessary for sustainable events and marketing. Marketing and branding a district is essential to draw in a strong customer base, helping businesses thrive and creating a unique gathering place for residents and visitors. It has been stressed by neighborhood stakeholders that a comprehensive strategy should be developed and implemented to assist in creating a thriving Westside. Critical components of this strategy would be the intentional positive promotion of the Westside to Grand Rapids and the region in general through a variety of opportunities for cooperative marketing.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Projects Anticipated in Design

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Install seasonal elements	\$9,000	2015-2016
Increase the number of bike racks	\$6,000	2015-2017
Additional parking lot directional signage	\$2,400	2015-2016
Active graffiti clean-up	\$6,000	Ongoing
Medium Term Projects		
Install street planters	\$24,000	2017-2021
Install street banners	\$15,000	2016-2019
Increase transparency in storefront windows (CPTED)	\$45,000	2017-2021
Administer traffic management/calming measures	\$75,000	ongoing
Work with community on bike lanes/shared lanes options	\$3,000	2017-2018
Enhance bus stops/shelters and public benches	\$6,000	2017-2018
Design surface treatments (streets & sidewalks) and decorative walkways	\$15,000	2018-2020
Install wayfinding signage/archway signs	\$30,000	2018-2020
Establish free district-wide Wi-Fi services in public areas and utilize any other technologies	\$6,000	ongoing
Plant additional street trees and install tree wells, trim trees	\$30,000	2017-2021
Place enhanced trash/recycling receptacles on sidewalks	\$90,000	2018-2019
Install historic markers and promote other historic preservation initiatives	\$9,000	2018-2020
Work with local artists to introduce more public art	\$9,000	ongoing
Create bike path connectors	\$12,000	2016-2018
Develop a weekly farmer's market	\$10,000	2017-2019
Acquire a trolley/shuttle for parking support and events	\$45,000	2018 - 2021
Complete a vehicular traffic study	\$5,000	2016-2017
Develop a "master plan" for signage in the district	\$20,000	2017-2022
Install cigarette butt receptacles	\$6,000	2017-2021
Create pocket parks/green space	\$30,000	2018-2024
Soften the street noise by increasing landscape screening	\$15,000	2018-2020
Increase pedestrian access and safety	\$24,000	2017-2021
Beautify freeway underpass	\$6,000	2017-2018
Implement streetscape landscaping improvements	\$30,000	2018-2021
Install public benches	\$15,000	2018-2020
Increase the amount of "in street" parking through striping or bump outs	\$24,000	2019-2022
Integrate parking into streetscape design	\$9,000	2017-2021
Security cameras (or subsidy program)	\$50,000	2018-2025

Long Term Projects		
Bury underground utilities	\$750,000	2030-2045
Implement commercial façade improvements program	\$45,000	2025-2035
Increase the amount of street lighting (standard & ornamental)	\$150,000	2020-2043
Support for commercial infill buildings	\$250,000	2025-2040
Parking lot improvements (increase the number of public facilities, permeable paving, rain garden features)	\$300,000	2020-2030
Install special elements (i.e. public square clock)	\$75,000	2020-2043
Build public restrooms	\$450,000	2025-2030
Evaluate snow melt system/heated sidewalks	\$5,000	2020-2043
Evaluate feasibility of suspended crosswalks	\$5,000	2020-2043
Install landscape irrigation in public right of way	\$250,000	2030-2043
Create a light rail/or dedicated public bus route to downtown	\$15,000	2018-2025
Install outdoor mounted speaker system	\$25,000	2020-2043
Create enhancements in public spaces such as curb cuts, signage, and other elements that promote unencumbered pedestrian access	\$150,000	2020-2043
Pedestrian crossings near schools (additional)	\$15,000	2020-2025
Crosswalks with signals (additional)	\$60,000	2020-2025
Repurpose vacant lots for parking, parks, greenspace	\$200,000	2030-2043
Enhanced on-street handicap accessible parking	\$50,000	2025-2050

Table 2: Projects Anticipated in Economic Restructuring

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Begin strategic business recruitment and retention initiatives	\$5,000	ongoing
Create inventory of existing businesses	\$3,000	2016-2017
Market commercial real estate opportunity	\$2,000	2016-2017
Plan business meet and greet events	\$1,500	2015-2016
Medium Term Projects		
Technical support for existing businesses	\$10,000	2016-2020
Develop revolving business micro-loan fund	\$50,000	2018-2020
Recruit new construction/development projects	\$30,000	ongoing
Long Term Projects		
Convert vacant property to commercial or mixed-use	\$250,000	2025-2043
Commercial property acquisition/leasing	\$500,000	2030-2043
Support business incubator programs	\$50,000	2020-2043
Purchase and demolition of vacant properties beyond reclamation	\$300,000	2025-2043

Table 3: Projects Anticipated in Organization

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Coordinate activities with the zoo	\$1,000	2015-2016
Increase neighborhood communication of planning activities	\$3,000	ongoing
Actively recruit volunteers	\$2,000	ongoing
Regularly appreciate volunteer efforts	\$5,000	ongoing
Initiate public outreach campaign/panhandler support	\$1,000	2015-2016
Medium Term Projects		
Coordinate efforts with Grand Valley State University	\$15,000	ongoing
Expand community watch team program	\$75,000	2018-2020
Expand Westside DASH services	\$15,000	2018-2025
Celebrate the river feature	\$5,000	2020-2025
Long Term Projects		
Site demolition/abatement support	\$150,000	2030-2043

Table 4: Projects Anticipated in Promotions/Marketing

Project	Estimated Cost	Estimated Completion
Short Term Projects		
Create general marketing and promotion strategy, including logo	\$5,000	2015-2017
Create a directory of businesses	\$3,000	2015-2016
Create a commercial area map for marketing	\$2,000	2015-2016
Develop website/social media/online presence	\$15,000	ongoing
Pursue co-operative advertising	\$15,000	2015-2018
Execute internal and external communication	\$5,000	ongoing
Medium Term Projects		
Develop a strong district identity/branding campaign	\$15,000	2017-2020
Develop and update a visitor brochure	\$20,000	2016-2020
Plan special events and festivals	\$75,000	2017-2022
Neighborhood resource fairs (for-profit, non-profit)	\$50,000	Ongoing

Other Sources of Financing

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

1. Future tax increment revenues
2. State or Federal grants
3. Interest on investments
4. Public and private foundation grants
5. Fees, sponsorships, or memberships
6. Donations received by the CIA
7. Proceeds from any property, building or facility owned, leased or sold by the CIA
8. Moneys obtained through development agreements with property owners benefiting from organizing activities listed in the plan and other public improvements
9. Moneys obtained from other sources approved by the Grand Rapids City Commission

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

Tax Increment Financing Plan

This Tax Increment Financing Plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Westside Corridor Improvement District.

Tax Increment Financing Plan.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that “if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621...”

Specifically, the Tax Increment Financing Plan must include, pursuant to Section 618(1) of the Act:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.

1. Detailed explanation of the Tax Increment Financing Procedure

The Recodified Tax Increment Financing Act, Act 57 of 2018, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefited from development projects within said district. The revenue is used to finance further development within the district. The Westside CIA has determined that, in order to finance the activities and projects set forth in the Development Plan, a tax increment financing plan must be adopted. The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”. The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Grand Rapids City Commission and contain such additional information as the City Commission deems necessary.

The tax increment financing plan may be modified by the City Commission upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred

According to City Commission Policy 900-49, as amended, the CIA does not anticipate bonding. Below is the current financial position of the Westside CIA.

Description of Current Financial Position

Current Assets: The Westside CIA fund balance at the time of preparation of this amended plan is \$69,913. This does not include funds currently committed to projects.

Anticipated Revenue: The CIA district contains 876 individual real properties according to public City Assessor records of the City of Grand Rapids, MI. Per this plan amendment, the Westside CIA will no longer capture taxes levied against personal property. The 2014 taxable value for all real property is \$79,254,764. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed table listing projected revenue for the remaining 23-year period is included in Appendix I and does not include years 2015-2021 since these years have passed as of the date of this amended plan.

Expenses: The CIA will be responsible for all expenses for each project listed in the Development Plan using TIF funding. Other sources of funding may be leveraged from time to time in addition to the TIF.

3. Duration of the CIA and Tax Increment Financing District.

This Tax Increment Financing Plan establishes a budget for a 30-year period. This is reflected in the previous Development Plan's projects estimated completion dates, Tables 1 through 4.

Appendix A:

Resolution Number 83149, Intent to Establish
the Westside Corridor Improvement Authority

*83149 Com. Lenear, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

WHEREAS, the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq., (the "Act") authorizes the City to establish a corridor improvement authority and to designate the boundaries of an authority corridor improvement development area, provided certain criteria required by the Act have been met, for the purpose of correcting and preventing deterioration in business districts, encouraging historic preservation and promoting economic growth; and

WHEREAS, the City has identified an area within the City which it proposes be designated an authority corridor improvement development area; and

WHEREAS, in order to comply with the requirements of the Act, the City Commission wishes to express its intent to establish a corridor improvement authority and designate the boundaries of an authority corridor improvement development area, to determine certain criteria required by the Act are met with respect to the proposed authority corridor improvement development area and to set a public hearing regarding the establishment of the authority and designation of the development area; therefore

RESOLVED:

1. That the City Commission intends to establish the City of Grand Rapids WestSide Corridor Improvement Authority (the "Authority") pursuant to the Act; and

2. That the City Commission further intends to establish an Authority corridor improvement development area to include all property within the boundaries identified in the attached Exhibit A (the "Development Area"); and

3. That with respect to the Development Area the following criteria, as required by the Act, are met:

- a. The Development Area is adjacent to a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures",
- b. The Development Area contains at least 10 continuous parcels,
- c. More than one-half of the existing ground floor square footage in the Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of the Public Acts of Michigan of 1893, as amended, MCL 211.34c,
- d. Residential, commercial or industrial use has been allowed and conducted under the City's Zoning Ordinance in the entire Development Area for the immediately preceding 30 years,
- e. The Development Area is currently served by municipal water and sewer service,
- f. The Development Area is zoned to allow for mixed use that includes high-density residential use,
- g. The City agrees to expedite the local permitting and inspection process in the development area,
- h. The City's master plan provides for walkable, non-motorized interconnection, including sidewalks, and streetscapes, throughout the Development Area; and

4. That a public hearing will be held on Tuesday, March 11, 2014, at 7:00 p.m. to consider the establishment of the Authority and the designation of the Development Area; and

5. That in accordance with the Act, notice of the public hearing shall be given by (i) publication of a notice of public hearing twice in a newspaper of general circulation in the City, not less than 20 days, nor more than 40 days before the hearing, (ii) mailing a notice of public hearing by first-class mail to (a) the property taxpayers of record in the proposed Development Area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed Development Area and (c) the Michigan State Tax Commission not less than 20 days before the hearing and (iii) posting notice of the public hearing in at least 20 conspicuous and public places in the proposed Development Area at least 20 days before the hearing; and

6. That all resolutions or parts of resolutions in conflict herewith shall be and the same are rescinded.

*** CONSENT AGENDA APPROVAL**

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held January 28, 2014.



Darlene O'Neal, Acting City Clerk

Appendix B:

Affidavit of Notice of Public Hearing on Creation of
the Westside Corridor Improvement Authority

STATE OF MICHIGAN)

County of Kent

ss

Deja McHenry

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days)

February 11

A.D. 20

14

Sworn to and subscribed before me this

11

day of

February

2014



CITY OF GRAND RAPIDS

NOTICE OF PUBLIC HEARING CITY COMMISSION CITY OF GRAND RAPIDS KENT COUNTY, MICHIGAN

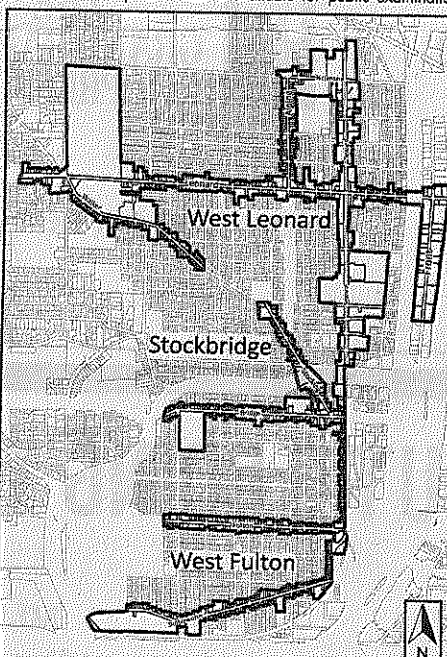
PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq. (the "Act"), will hold a public hearing on Tuesday, March 11, 2014, at 7:00 p.m. local time, at the City High Middle School Auditorium located at 1720 Plainfield Avenue NE in the City of Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider the creation of the WestSide Corridor Improvement Authority (the "Authority") and the establishment of the Development Area of the Authority, all pursuant to the Act. The proposed boundaries of the Development Area are shown on the attached map.

PLEASE TAKE FURTHER NOTICE that all information related to the creation of the Authority and boundaries of the Development Area is available for public examination and inspection at the City's Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan, between the hours of 8:00 a.m. and 5:00 p.m. weekdays. Any aspect of the proposed Authority and Development Area may be discussed at the public hearing and all interested parties will be given an opportunity to be heard.

If you would prefer to send written comments for consideration, please forward them prior to the public hearing to the City's Economic Development Office, Attention: Kara Wood, Economic Development Director, at the above address. If you have any questions you may call 456-3431.

Darlene O'Neal
Acting City Clerk



Janice M. Ringler

JANICE M. RINGLER
Notary Public, State of Michigan
County of Kent
My Commission Expires: 10/03/2014
Acting in the County of Kent

STATE OF MICHIGAN)
County of Kent

ss Deja Moller

Being duly sworn deposes and say he/she is Principal Clerk of



THE GRAND RAPIDS PRESS

DAILY EDITION

a newspaper published and circulated in the County of Kent and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days) _____

February 18

A.D. 20 14

Sworn to and subscribed before me this

18

day of February 2014



CITY OF GRAND RAPIDS

NOTICE OF PUBLIC HEARING CITY COMMISSION CITY OF GRAND RAPIDS KENT COUNTY, MICHIGAN

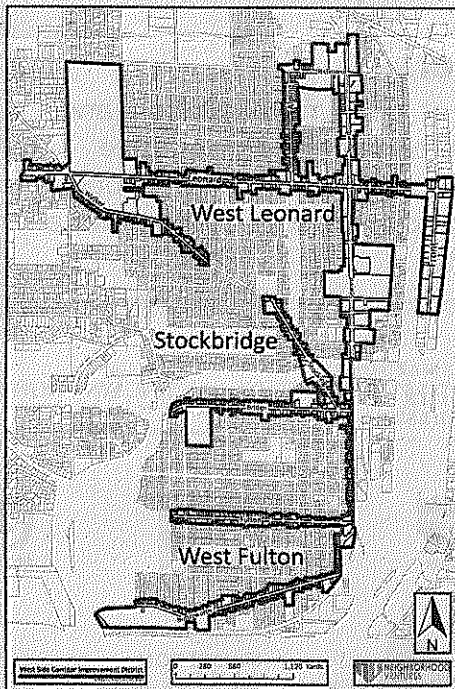
PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871 et seq. (the "Act"), will hold a public hearing on Tuesday, March 11, 2014, at 7:00 p.m. local time, at the City High Middle School Auditorium located at 1720 Plainfield Avenue NE in the City of Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider the creation of the WestSide Corridor Improvement Authority (the "Authority") and the establishment of the Development Area of the Authority, all pursuant to the Act. The proposed boundaries of the Development Area are shown on the attached map.

PLEASE TAKE FURTHER NOTICE that all information related to the creation of the Authority and boundaries of the Development Area is available for public examination and inspection at the City's Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan, between the hours of 8:00 a.m. and 5:00 p.m. weekdays. Any aspect of the proposed Authority and Development Area may be discussed at the public hearing and all interested parties will be given an opportunity to be heard.

If you would prefer to send written comments for consideration, please forward them prior to the public hearing to the City's Economic Development Office, Attention: Kara Wood, Economic Development Director, at the above address. If you have any questions you may call 456-3431.

Darlene O'Neal
Acting City Clerk



Janice M. Ringle

JANICE M. RINGLER
Notary Public, State of Michigan
County of Kent
My Commission Expires: 10/03/2014
Acting in the County of Kent

**CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

AFFIDAVIT OF MAILING

**NOTICE OF PUBLIC HEARING FOR THE
WESTSIDE CORRIDOR IMPROVEMENT DISTRICT DEVELOPMENT**

I, Jodi Griffin, depose and say that on February 3, 2014, I sent a notice of the public hearing to be held on March 11, 2014 to the following taxing authorities:

Mr. Kevin Konarska
Kent Intermediate School District
2930 Knapp NE
Grand Rapids MI 49525

Mr. Peter Varga
ITP / The Rapid
300 Ellsworth SW
Grand Rapids MI 49503-4005

Mr. Daryl Delabbio
Administrator/Controller
Kent County
300 Monroe Ave. NW
Grand Rapids MI 49503

Mr. R. Kevin Clinton
State Treasurer
State of Michigan
430 W. Allegan
Lansing, MI 48922

Mr. Scott Engerson
City Assessor
City of Grand Rapids
300 Monroe Ave NW
Grand Rapids, MI 49503

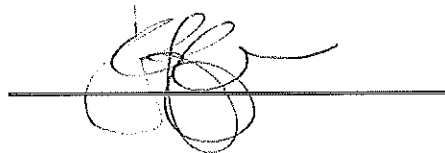
Mr. Al Mooney
City Treasurer
City of Grand Rapids
300 Monroe Ave NW
Grand Rapids, MI 49503

Ms. Lisa Freiburger
Executive VP of Business & Finance
Grand Rapids Community College
143 Bostwick
Grand Rapids, MI 49503

Executive Director of Business & Finance
Grand Rapids Public Schools
Administration Offices
1331 Franklin SE
Grand Rapids, MI 49506

Kelli Sobel
Executive Director of the State Tax Commission
P.O. Box 30471
Lansing, MI 48909

in a properly addressed envelope with postage thereon fully prepaid for first-class mail and deposited in a United States Postal Service mail receptacle at 300 Monroe Avenue, N.W., Grand Rapids, Michigan.



Appendix C:

Resolution Number 83446, Establishing
the Westside Corridor Improvement Authority

*83446 Com. Lenear, supported by Com. Gutowski, moved adoption of the following resolution under the Consent Agenda:

WHEREAS, the City Commission by Resolution No. 83149, adopted January 28, 2014, (i) declared its intent to (a) establish a corridor improvement authority and (b) establish the boundaries of an authority corridor improvement development area, and (ii) determined that certain required criteria had been met with respect to the proposed development area pursuant to the Corridor Improvement Authority Act, Act 280 of the Public Acts of Michigan of 2005, as amended, MCL 125.2871, et seq. (the "Act"); and

WHEREAS, pursuant to the Act, a public hearing was held on March 11, 2014, on the establishment of a corridor improvement authority and the establishment of the boundaries of an authority corridor improvement development area notice of which, as required by the Act, was (i) published twice in *The Grand Rapids Press*, a newspaper of general circulation in the City, not less than 20 days nor more than 40 days before the hearing, (ii) mailed by first-class mail to (a) the property taxpayers of record in the proposed development area, (b) the governing body of each taxing jurisdiction levying taxes within the proposed development area and (c) the Michigan Tax Commission not less than 20 days before the hearing, and (iii) posted in at least 20 conspicuous public places in the proposed development area; and

WHEREAS, all interested persons were given the opportunity to be heard at the public hearing; and

WHEREAS, the City Commission has determined to proceed with the establishment of a Corridor Improvement authority, the establishment of the boundaries of an authority corridor improvement development area, and the establishment and composition of an authority board.

RESOLVED:

1. There is hereby created pursuant to the Act a corridor improvement authority to be known as the "City of Grand Rapids WestSide Corridor Improvement Authority" (the "Authority"). The Authority shall be a public body corporate which may sue and be sued and shall possess all the powers necessary to carry out the purposes of its creation. The enumeration of a power in this resolution or in the Act shall not be construed as a limitation upon the general powers of the Authority.

2. The development area in which the Authority shall exercise its powers as provided by the Act shall consist of property located within the City and included within the boundaries identified in the attached Exhibit A and to be known as the "WestSide Corridor Improvement Development Area" (the "Development Area").

3. The Authority shall be under the supervision and control of a board (the "Board") consisting of (a) the Mayor or his or her designee and (b) eight members appointed by the Mayor and approved by the City Commission (the "Appointed Members"). Not less than a majority of the members of the Board shall be persons having an ownership or business interest in property located in the Development Area. At least one Board member shall be a resident of the Development Area or of an area within one-half mile of any part of the Development Area. Except for the initial appointments (which shall be in accordance with this resolution), appointments to the Board shall be for a term of four years as provided in the Act. Each member of the Board shall serve without compensation and shall hold office until a successor is appointed.

4. The initial Appointed Members to the Board shall consist of two members appointed to terms ending December 31, 2014, two members appointed to terms ending December 31, 2015, two members appointed to terms ending December 31, 2016, and two members appointed to terms ending December 31, 2017.

5. The Board shall, pursuant to the provisions of the Act, (a) adopt rules governing its procedures and the holding of meetings, subject to the approval of the City Commission, (b) select a director, (c) elect officers and (d) retain legal counsel.

6. Upon adoption of this resolution, the City Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in *The Grand Rapids Press*, a newspaper of general circulation in the City.

7. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

*** CONSENT AGENDA APPROVAL**

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held May 13, 2014.

A handwritten signature in cursive script, reading "Darlene O'Neal", written in black ink.

Darlene O'Neal, Acting City Clerk

Appendix D:

Resolution Numbers 83587, 83643, 83727, 83728 Appointing
Members to the Westside Corridor Improvement Authority Board

*83643 Com. Gutowski, supported by Com. Lumpkins, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that Mayor Heartwell's appointment of the two members listed below to the WestSide Corridor Improvement District Board for the remainder of unexpired four-year terms be confirmed.

Name	Term Expiration
Daniel Grinwis	December 31, 2017
Erica Van Ee	December 31, 2016

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held July 8, 2014.



Darlene O'Neal, City Clerk

*83727 Com. Gutowski, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that Mayor Heartwell's appointment of Commissioner Walt Gutowski, Jr. to the WestSide Corridor Improvement District Board for the remainder of an unexpired four-year term ending December 31, 2014 be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held July 22, 2014.

A handwritten signature in cursive script, reading "Darlene O'Neal", written in dark ink.

Darlene O'Neal, City Clerk

*83728 Com. Gutowski, supported by Com. Bliss, moved adoption of the following resolution under the Consent Agenda:

RESOLVED that Mayor Heartwell's appointment of Commissioner Dave Shaffer to the WestSide Corridor Improvement District Board for the remainder of an unexpired four-year term ending December 31, 2017 be confirmed.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held July 22, 2014.

A handwritten signature in cursive script, reading "Darlene O'Neal", written in black ink.

Darlene O'Neal, City Clerk

Appendix E:

Affidavit of Notice of Public Hearing on the Amended
Westside Corridor Improvement Authority TIF &
Development Plans

STATE OF MICHIGAN)

County of Kent
and County of Ottawa

ss

Deann Suttrop

Being duly sworn deposes and say he/she is Principal Clerk of




THE GRAND RAPIDS PRESS


DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days) _____

November 11 A.D. 20 *21*

Sworn to and subscribed before me this *11th* day of *November* 20 *21*

**CITY OF GRAND RAPIDS**



**NOTICE OF PUBLIC HEARING
ON THE WEST SIDE
CORRIDOR IMPROVEMENT
AUTHORITY AMENDED TAX
INCREMENT FINANCING AND
DEVELOPMENT PLANS
CITY COMMISSION
CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with Part Six (6) of the Recodified Tax Increment Financing Authority Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq. (the "Act"), will hold a public hearing on Tuesday, December 7, 2021, at 7:00 p.m. local time, on the 9th Floor at City Hall, 300 Monroe Avenue NW, in the City of Grand Rapids, Kent County, Michigan.

The public hearing will be held to consider whether the City shall, pursuant to the Act, approve an amendment to the Tax Increment Financing and Development Plans (the "Amended Plans") of the West Side Corridor Improvement Authority (the "CIA").

The Amended Plans contain information regarding the development district, the CIA's plans for improvement, the procedure and estimated cost of planned improvements as well as intended methods of finance. The Amended Plans also contain a detailed explanation of the tax increment procedure, the duration of the program and information regarding the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.

PLEASE TAKE FURTHER NOTICE that all information related to the Plans are available for public examination and inspection at the City's Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan, between the hours of 8:00 a.m. and 5:00 p.m. weekdays. **Additionally, the Plans can be viewed online by visiting growgr.grandrapidsmi.gov/WestSide**

Any aspect of the Plans may be discussed at the public hearing, and all interested parties will be given an opportunity to be heard. **PLEASE NOTE these Plans will NOT increase your property tax rate.**

If you would prefer to send written comments for consideration, please forward them prior to the public hearing to the City's Economic Development Office, Attention: Jeremiah Gracia, at the above address, or you can email comments to econdevsrd@grcity.us. If you have any questions, you may call 616-456-3431. We will be pleased to answer them.

Joel Hondorp, City Clerk

Teasha R. Payne
TEASHA R. PAYNE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MECOSTA
COMMISSION EXP FEB 24 2026
ACTING IN COUNTY OF *Kent*

STATE OF MICHIGAN)
County of Kent
and County of Ottawa

ss Maun Sultorp

Being duly sworn deposes and say he/she is Principal Clerk of





THE GRAND RAPIDS PRESS DAILY EDITION

a newspaper published and circulated in the County of Kent and the County of Ottawa and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(days) _____

November 30 A.D. 20 21

Sworn to and subscribed before me this 1 day of December 20 21

**CITY OF GRAND RAPIDS**



**NOTICE OF PUBLIC HEARING
ON THE WEST SIDE
CORRIDOR IMPROVEMENT
AUTHORITY AMENDED TAX
INCREMENT FINANCING AND
DEVELOPMENT PLANS
CITY COMMISSION
CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

PLEASE TAKE NOTICE that the City Commission of the City of Grand Rapids, pursuant to and in accordance with Part Six (6) of the Recodified Tax Increment Financing Authority Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125.4602 et seq. (the "Act"), will hold a public hearing on Tuesday, December 7, 2021, at 7:00 p.m. local time, on the 9th Floor at City Hall, 300 Monroe Avenue NW, in the City of Grand Rapids, Kent County, Michigan.

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The Amended Plans contain information regarding the development district, the CIA's plans for improvement, the procedure and estimated cost of planned improvements as well as intended methods of finance. The Amended Plans also contain a detailed explanation of the tax increment procedure, the duration of the program and information regarding the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.

PLEASE TAKE FURTHER NOTICE that all information related to the Plans are available for public examination and inspection at the City's Economic Development Office, 9th Floor, City Hall, 300 Monroe Avenue, N.W., Grand Rapids, Michigan, between the hours of 8:00 a.m. and 5:00 p.m. weekdays. **Additionally, the Plans can be viewed online by visiting growgr.grandrapidsmi.gov/WestSide**

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Joel Hondorp, City Clerk

Teasha R. Payne
TEASHA R. PAYNE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MECOSTA
COMMISSION EXP FEB 24 2026
ACTING IN COUNTY OF Kent

**CITY OF GRAND RAPIDS
KENT COUNTY, MICHIGAN**

AFFIDAVIT OF MAILING

**NOTICE OF PUBLIC HEARING ON THE
AMENDMENT TO THE WESTSIDE CORRIDOR IMPROVEMENT
AUTHORITY TAX INCREMENT FINANCING & DEVELOPMENT PLAN**

I, Jessica Solis, depose and say that I sent a notice of the public hearing and a copy of the amendment to the West Side Corridor Improvement Authority Tax Increment Financing and Development Plan on November 17, 2021 via certified mail to the following taxing authorities:

Mr. Ron Koehler
Kent Intermediate School District
2930 Knapp Street NE
Grand Rapids, MI 49525

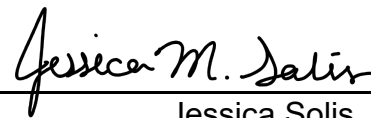
Mr. John Globensky
City Treasurer
300 Monroe Avenue NW
Grand Rapids, MI 49503

Mr. Alan Vanderberg
Kent County Administrator
300 Monroe Avenue NW
Grand Rapids, MI 49503

Ms. Paula Grivins-Jastifer
City Assessor
300 Monroe Avenue NW
Grand Rapids, MI 49503

Ms. Lisa Freiburger
Exec. VP Business and Finance
GR Community College
143 Bostwick Avenue NE
Grand Rapids, MI 49503

in a properly addressed envelope with postage thereon fully prepaid for first-class mail and deposited in a United States Postal Service mail receptacle at 300 Monroe Avenue NW, Grand Rapids, Michigan.


Jessica Solis

Appendix F:

Resolution Number 91284, Approval of the Amended TIF
& Development Plans for the Westside Corridor
Improvement Authority

91284 Result: Adopted.

Mover: O'Connor. Supporter: Jones.

WHEREAS:

1. On May 13, 2014, the City Commission, by Resolution No. 83446, established the West Side Corridor Improvement Authority (the "West Side CIA"), pursuant to Part Six (6) of the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, MCL 125.4602, et seq; and
2. The West Side CIA board was appointed by the City Commission (Resolution Nos. 83587, 83643, 83727-83728) and held their first regular meeting on June 12, 2014; and
3. On December 16, 2014, the City Commission approved the West Side CIA Development and Tax Increment Financing Plans (the "Plans") via Resolution No. 84158 and the West Side CIA began generating tax increment revenues in FY2016; and
4. The West Side CIA has experienced significant tax increment revenue losses due to legislative amendments related to personal property taxation and may, pursuant to the Act, amend its Plans; and
5. On October 1, 2021, the West Side CIA approved and recommended the amended West Side CIA Plans to the City Commission for consideration following a public hearing; and
7. A public hearing to consider the Amended Plans was held by the City Commission on December 7, 2021, notice of which was (i) published twice in The Grand Rapids Press, a newspaper of general circulation in the City, the first not less than 20 days nor more than 40 days before the hearing, (ii) mailed a notice of public hearing by first-class mail to (a) the property taxpayers of record in the West Side CIA and (b) the governing body of each taxing jurisdiction levying taxes within the Development Area not less than 20 days before the hearing and (iii) posting notice of the public hearing in at least 20 conspicuous public places in the Development Area not less than 20 days before the hearing all as required by the Act; and
8. All interested persons were given the opportunity to be heard at the public hearing; therefore

RESOLVED:

1. That the City Commission approves the Amended West Side Corridor Improvement Authority Development Plan and Tax Increment Financing Plan pursuant to and in accordance with Part Six (6) of the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, MCL 125.4602 et seq; and

2. That upon adoption of this resolution, the City Clerk is directed to file a certified copy with the Michigan Secretary of State and publish a copy in The Grand Rapids Press, a newspaper of general circulation in the City; and
3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held December 14, 2021.

A handwritten signature in cursive script, reading "Joel H. Hondorp".

Joel H. Hondorp, City Clerk

Appendix G:

List of Affected Properties by Parcel Identification Number

Parcel ID	Parcel Address Street Number	Parcel Address Street Name	Land Use Type
41-13-13-152-023	741	RICHMOND ST NW	201
41-13-13-152-024	1600	ALPINE AVE NW	201
41-13-13-154-005	675	RICHMOND ST NW	201
41-13-13-154-007	633	RICHMOND ST NW	201
41-13-13-301-002	1544	ALPINE AVE NW	201
41-13-13-301-008	1514	ALPINE AVE NW	201
41-13-13-301-011	1468	ALPINE AVE NW	201
41-13-13-301-017	1440	ALPINE AVE NW	201
41-13-13-301-050	1452	ALPINE AVE NW	201
41-13-13-301-051	1464	ALPINE AVE NW	201
41-13-13-301-052	1454	ALPINE AVE NW	201
41-13-13-301-061	658	RICHMOND ST NW	201
41-13-13-301-062	1554	ALPINE AVE NW	201
41-13-13-302-001	644	RICHMOND ST NW	201
41-13-13-302-020	1533	SEWARD AVE NW	201
41-13-13-303-013	622	WEBSTER ST NW	201
41-13-13-303-014	625	MYRTLE ST NW	201
41-13-13-326-003	552	RICHMOND ST NW	201
41-13-13-326-047	550	RICHMOND ST NW	201
41-13-13-330-001	600	WEBSTER ST NW	201
41-13-13-330-004	609	MYRTLE ST NW	201
41-13-13-351-001	1354	ALPINE AVE NW	201
41-13-13-351-025	1300	ALPINE AVE NW	201
41-13-13-356-008	1250	ALPINE AVE NW	201
41-13-13-356-012	1230	ALPINE AVE NW	201
41-13-13-356-030	741	LEONARD ST NW	201
41-13-13-356-031	737	LEONARD ST NW	201
41-13-13-356-032	747	LEONARD ST NW	201
41-13-13-356-035	1220	ALPINE AVE NW	201
41-13-13-357-027	727	LEONARD ST NW	201
41-13-13-358-027	655	LEONARD ST NW	201
41-13-13-359-013	629	LEONARD ST NW	201
41-13-13-359-024	619	LEONARD ST NW	201
41-13-13-359-025	637	LEONARD ST NW	201
41-13-13-381-011	555	LEONARD ST NW	201
41-13-13-381-014	607	LEONARD ST NW	201
41-13-13-381-015	605	LEONARD ST NW	201
41-13-13-382-018	537	LEONARD ST NW	201
41-13-13-383-017	521	LEONARD ST NW	201
41-13-13-383-033	517	LEONARD ST NW	201
41-13-13-383-037	503	LEONARD ST NW	201
41-13-13-383-040	501	LEONARD ST NW	201
41-13-13-383-042	527	LEONARD ST NW	201
41-13-13-383-043	509	LEONARD ST NW	201
41-13-13-384-011	455	LEONARD ST NW	201
41-13-13-384-025	433	LEONARD ST NW	201

41-13-13-385-018	421 LEONARD ST NW	201
41-13-13-385-019	419 LEONARD ST NW	201
41-13-13-385-020	415 LEONARD ST NW	201
41-13-13-453-012	411 LEONARD ST NW	201
41-13-13-453-013	405 LEONARD ST NW	201
41-13-13-453-014	401 LEONARD ST NW	201
41-13-13-454-005	317 LEONARD ST NW	201
41-13-13-454-007	307 LEONARD ST NW	201
41-13-13-455-011	265 LEONARD ST NW	201
41-13-13-455-014	1200 FRONT AVE NW	201
41-13-14-280-033	815 RICHMOND ST NW	201
41-13-14-280-060	1601 ALPINE AVE NW	201
41-13-14-380-010	1351 LEONARD ST NW	201
41-13-14-381-018	1331 LEONARD ST NW	201
41-13-14-381-030	1325 LEONARD ST NW	201
41-13-14-381-031	1307 LEONARD ST NW	201
41-13-14-383-029	1209 LEONARD ST NW	201
41-13-14-383-030	1227 LEONARD ST NW	201
41-13-14-383-031	1245 LEONARD ST NW	201
41-13-14-429-016	1553 ALPINE AVE NW	201
41-13-14-430-016	1501 ALPINE AVE NW	201
41-13-14-434-032	1401 ALPINE AVE NW	201
41-13-14-434-033	1453 ALPINE AVE NW	201
41-13-14-457-016	1159 LEONARD ST NW	201
41-13-14-457-017	1153 LEONARD ST NW	201
41-13-14-457-022	1133 LEONARD ST NW	201
41-13-14-457-033	1141 LEONARD ST NW	201
41-13-14-457-035	1111 LEONARD ST NW	201
41-13-14-458-022	1033 LEONARD ST NW	201
41-13-14-477-013	1349 ALPINE AVE NW	201
41-13-14-478-063	1301 ALPINE AVE NW	201
41-13-14-480-039	1239 ALPINE AVE NW	201
41-13-14-481-011	953 LEONARD ST NW	201
41-13-14-481-012	947 LEONARD ST NW	201
41-13-14-481-015	937 LEONARD ST NW	201
41-13-14-481-016	933 LEONARD ST NW	201
41-13-14-481-018	925 LEONARD ST NW	201
41-13-14-481-019	957 LEONARD ST NW	201
41-13-14-482-017	905 LEONARD ST NW	201
41-13-14-482-023	833 LEONARD ST NW	201
41-13-14-482-024	825 LEONARD ST NW	201
41-13-14-482-030	841 LEONARD ST NW	201
41-13-14-482-034	801 LEONARD ST NW	201
41-13-14-482-035	915 LEONARD ST NW	201
41-13-15-480-015	1693 LEONARD ST NW	201
41-13-15-480-016	1661 LEONARD ST NW	201
41-13-15-480-017	1645 LEONARD ST NW	201
41-13-15-480-025	1639 LEONARD ST NW	201

41-13-15-481-001	1603 LEONARD ST NW	201
41-13-22-227-017	1602 LEONARD ST NW	201
41-13-22-227-022	1638 LEONARD ST NW	201
41-13-22-227-023	1632 LEONARD ST NW	201
41-13-22-227-033	1620 LEONARD ST NW	201
41-13-22-227-034	1601 MCDONALD ST NW	201
41-13-23-101-003	1564 WALKER AVE NW	201
41-13-23-101-006	1598 LEONARD ST NW	201
41-13-23-102-004	1560 LEONARD ST NW	201
41-13-23-126-002	1358 LEONARD ST NW	201
41-13-23-126-009	1304 LEONARD ST NW	201
41-13-23-126-013	1248 LEONARD ST NW	201
41-13-23-126-015	1242 LEONARD ST NW	201
41-13-23-126-016	1240 LEONARD ST NW	201
41-13-23-126-017	1236 LEONARD ST NW	201
41-13-23-126-041	1314 LEONARD ST NW	201
41-13-23-126-042	1330 LEONARD ST NW	201
41-13-23-126-043	1326 LEONARD ST NW	201
41-13-23-126-045	1234 LEONARD ST NW	201
41-13-23-126-046	1226 LEONARD ST NW	201
41-13-23-126-047	1222 LEONARD ST NW	201
41-13-23-127-028	1305 WALKER AVE NW	201
41-13-23-128-024	1229 WALKER AVE NW	201
41-13-23-129-001	1210 LEONARD ST NW	201
41-13-23-129-002	1200 LEONARD ST NW	201
41-13-23-129-032	1201 WALKER AVE NW	201
41-13-23-133-004	1228 WALKER AVE NW	201
41-13-23-182-001	1200 WALKER AVE NW	201
41-13-23-182-002	1186 WALKER AVE NW	201
41-13-23-201-001	1152 LEONARD ST NW	201
41-13-23-201-002	1148 LEONARD ST NW	201
41-13-23-201-003	1144 LEONARD ST NW	201
41-13-23-201-005	1134 LEONARD ST NW	201
41-13-23-202-032	1100 LEONARD ST NW	201
41-13-23-203-028	1038 LEONARD ST NW	201
41-13-23-204-005	1004 LEONARD ST NW	201
41-13-23-204-027	1010 LEONARD ST NW	201
41-13-23-204-028	1002 LEONARD ST NW	201
41-13-23-227-025	900 LEONARD ST NW	201
41-13-23-228-001	850 LEONARD ST NW	201
41-13-23-228-002	842 LEONARD ST NW	201
41-13-23-228-003	834 LEONARD ST NW	201
41-13-23-229-043	800 LEONARD ST NW	201
41-13-23-251-006	1155 WALKER AVE NW	201
41-13-23-251-007	1185 WALKER AVE NW	201
41-13-23-252-020	1107 WALKER AVE NW	201
41-13-23-256-001	1180 WALKER AVE NW	201
41-13-23-256-003	1168 WALKER AVE NW	201

41-13-23-260-001	1138 WALKER AVE NW	201
41-13-23-260-002	1132 WALKER AVE NW	201
41-13-23-384-001	1211 BRIDGE ST NW	201
41-13-23-384-002	1205 BRIDGE ST NW	201
41-13-23-428-020	856 SEVENTH ST NW	201
41-13-23-428-026	713 STOCKING AVE NW	201
41-13-23-430-008	736 STOCKING AVE NW	201
41-13-23-431-009	700 STOCKING AVE NW	201
41-13-23-434-001	804 FIFTH ST NW	201
41-13-23-440-006	639 STOCKING AVE NW	201
41-13-23-457-017	1115 BRIDGE ST NW	201
41-13-23-458-032	1035 BRIDGE ST NW	201
41-13-23-459-021	1021 BRIDGE ST NW	201
41-13-23-480-016	965 BRIDGE ST NW	201
41-13-23-481-011	931 BRIDGE ST NW	201
41-13-23-481-012	925 BRIDGE ST NW	201
41-13-23-481-013	921 BRIDGE ST NW	201
41-13-23-481-014	917 BRIDGE ST NW	201
41-13-23-481-015	913 BRIDGE ST NW	201
41-13-23-481-018	901 BRIDGE ST NW	201
41-13-23-482-017	837 BRIDGE ST NW	201
41-13-23-482-018	835 BRIDGE ST NW	201
41-13-23-482-020	827 BRIDGE ST NW	201
41-13-23-482-023	815 BRIDGE ST NW	201
41-13-24-101-004	744 LEONARD ST NW	201
41-13-24-101-005	740 LEONARD ST NW	201
41-13-24-101-033	736 LEONARD ST NW	201
41-13-24-101-034	730 LEONARD ST NW	201
41-13-24-102-028	708 LEONARD ST NW	201
41-13-24-103-001	672 LEONARD ST NW	201
41-13-24-103-002	670 LEONARD ST NW	201
41-13-24-103-003	666 LEONARD ST NW	201
41-13-24-103-004	662 LEONARD ST NW	201
41-13-24-107-001	640 LEONARD ST NW	201
41-13-24-107-002	626 LEONARD ST NW	201
41-13-24-107-041	620 LEONARD ST NW	201
41-13-24-126-001	602 LEONARD ST NW	201
41-13-24-126-006	1047 ELIZABETH AVE NW	201
41-13-24-127-001	600 LEONARD ST NW	201
41-13-24-127-018	536 LEONARD ST NW	201
41-13-24-127-055	567 ELEVENTH ST NW	201
41-13-24-128-001	526 LEONARD ST NW	201
41-13-24-128-002	524 LEONARD ST NW	201
41-13-24-128-003	522 LEONARD ST NW	201
41-13-24-128-004	518 LEONARD ST NW	201
41-13-24-128-059	512 LEONARD ST NW	201
41-13-24-128-066	506 LEONARD ST NW	201
41-13-24-128-067	500 LEONARD ST NW	201

41-13-24-129-001	456 LEONARD ST NW	201
41-13-24-129-004	448 LEONARD ST NW	201
41-13-24-129-005	444 LEONARD ST NW	201
41-13-24-129-006	442 LEONARD ST NW	201
41-13-24-129-007	436 LEONARD ST NW	201
41-13-24-129-008	430 LEONARD ST NW	201
41-13-24-129-068	450 LEONARD ST NW	201
41-13-24-130-001	422 LEONARD ST NW	201
41-13-24-130-066	400 LEONARD ST NW	201
41-13-24-131-002	540 LEONARD ST NW	201
41-13-24-181-001	801 BROADWAY AVE NW	201
41-13-24-181-002	801 BROADWAY AVE NW	201
41-13-24-181-003	801 BROADWAY AVE NW	201
41-13-24-181-004	801 BROADWAY AVE NW	201
41-13-24-181-006	801 BROADWAY AVE NW	201
41-13-24-181-007	801 BROADWAY AVE NW	201
41-13-24-201-004	1044 SCRIBNER AVE NW	201
41-13-24-201-005	1030 SCRIBNER AVE NW	201
41-13-24-201-013	1014 SCRIBNER AVE NW	201
41-13-24-201-015	310 LEONARD ST NW	201
41-13-24-201-016	1000 SCRIBNER AVE NW	201
41-13-24-201-020	1058 SCRIBNER AVE NW	201
41-13-24-202-002	260 LEONARD ST NW	201
41-13-24-202-007	954 FRONT AVE NW	201
41-13-24-202-020	1116 FRONT AVE NW	201
41-13-24-202-021	282 LEONARD ST NW	201
41-13-24-202-024	1010 FRONT AVE NW	201
41-13-24-202-025	974 FRONT AVE NW	201
41-13-24-202-026	750 FRONT AVE NW	201
41-13-24-202-032	1060 FRONT AVE NW	201
41-13-24-251-002	949 FRONT AVE NW	201
41-13-24-251-003	934 SCRIBNER AVE NW	201
41-13-24-251-004	960 SCRIBNER AVE NW	201
41-13-24-252-009	902 SCRIBNER AVE NW	201
41-13-24-252-010	832 SCRIBNER AVE NW	201
41-13-24-308-002	608 SIXTH ST NW	201
41-13-24-308-005	601 FIFTH ST NW	201
41-13-24-309-008	650 STOCKING AVE NW	201
41-13-24-309-009	646 STOCKING AVE NW	201
41-13-24-309-017	652 STOCKING AVE NW	201
41-13-24-311-004	665 SEWARD AVE NW	201
41-13-24-312-001	637 STOCKING AVE NW	201
41-13-24-312-009	601 STOCKING AVE NW	201
41-13-24-312-012	605 STOCKING AVE NW	201
41-13-24-313-001	638 STOCKING AVE NW	201
41-13-24-313-005	600 STOCKING AVE NW	201
41-13-24-313-016	634 STOCKING AVE NW	201
41-13-24-313-017	620 STOCKING AVE NW	201

41-13-24-315-021	601 THIRD ST NW	201
41-13-24-317-001	600 SEVENTH ST NW	201
41-13-24-317-002	769 SEWARD AVE NW	201
41-13-24-317-003	769 SEWARD AVE NW	201
41-13-24-317-004	769 SEWARD AVE NW	201
41-13-24-317-012	600 SEVENTH ST NW	201
41-13-24-330-024	514 FIFTH ST NW	201
41-13-24-332-003	607 DEWEY AVE NW	201
41-13-24-332-004	528 FOURTH ST NW	201
41-13-24-351-006	585 STOCKING AVE NW	201
41-13-24-354-009	531 STOCKING AVE NW	201
41-13-24-354-010	529 STOCKING AVE NW	201
41-13-24-355-003	519 STOCKING AVE NW	201
41-13-24-355-006	515 STOCKING AVE NW	201
41-13-24-355-007	507 STOCKING AVE NW	201
41-13-24-356-009	522 STOCKING AVE NW	201
41-13-24-356-010	500 STOCKING AVE NW	201
41-13-24-356-020	526 STOCKING AVE NW	201
41-13-24-357-007	601 FIRST ST NW	201
41-13-24-359-002	443 STOCKING AVE NW	201
41-13-24-359-008	439 STOCKING AVE NW	201
41-13-24-359-013	659 BRIDGE ST NW	201
41-13-24-359-016	425 STOCKING AVE NW	201
41-13-24-359-017	401 STOCKING AVE NW	201
41-13-24-362-003	415 SEWARD AVE NW	201
41-13-24-363-001	405 SEWARD AVE NW	201
41-13-24-363-002	625 BRIDGE ST NW	201
41-13-24-364-001	614 FIRST ST NW	201
41-13-24-364-002	614 FIRST ST NW	201
41-13-24-365-001	420 STOCKING AVE NW	201
41-13-24-365-002	636 FIRST ST NW	201
41-13-25-101-017	734 BRIDGE ST NW	201
41-13-25-102-003	714 BRIDGE ST NW	201
41-13-25-102-004	712 BRIDGE ST NW	201
41-13-25-102-009	700 BRIDGE ST NW	201
41-13-25-103-001	648 BRIDGE ST NW	201
41-13-25-103-002	644 BRIDGE ST NW	201
41-13-25-103-003	642 BRIDGE ST NW	201
41-13-25-103-004	634 BRIDGE ST NW	201
41-13-25-104-002	610 BRIDGE ST NW	201
41-13-25-104-005	600 BRIDGE ST NW	201
41-13-25-104-015	614 BRIDGE ST NW	201
41-13-25-104-019	608 BRIDGE ST NW	201
41-13-25-108-005	315 SEWARD AVE NW	201
41-13-25-112-009	247 SEWARD AVE NW	201
41-13-25-112-016	235 SEWARD AVE NW	201
41-13-25-116-016	201 SEWARD AVE NW	201
41-13-25-154-013	601 LAKE MICHIGAN DR NW	201

41-13-25-158-014	600 LAKE MICHIGAN DR NW	201
41-13-25-162-020	35 SEWARD AVE NW	201
41-13-25-163-019	735 FULTON ST W	201
41-13-25-164-020	705 FULTON ST W	201
41-13-25-164-021	701 FULTON ST W	201
41-13-25-165-016	645 FULTON ST W	201
41-13-25-166-014	17 SEWARD AVE NW	201
41-13-25-166-018	617 FULTON ST W	201
41-13-25-301-001	756 FULTON ST W	201
41-13-25-301-002	752 FULTON ST W	201
41-13-25-301-003	748 FULTON ST W	201
41-13-25-301-029	734 FULTON ST W	201
41-13-25-302-001	724 FULTON ST W	201
41-13-25-302-002	710 FULTON ST W	201
41-13-25-303-001	658 FULTON ST W	201
41-13-25-303-002	650 FULTON ST W	201
41-13-25-303-027	55 LEXINGTON AVE SW	201
41-13-25-303-029	632 FULTON ST W	201
41-13-25-303-030	9 LEXINGTON AVE SW	201
41-13-25-304-036	616 FULTON ST W	201
41-13-25-305-028	757 BUTTERWORTH ST SW	201
41-13-25-305-029	753 BUTTERWORTH ST SW	201
41-13-25-305-030	751 BUTTERWORTH ST SW	201
41-13-25-305-035	737 BUTTERWORTH ST SW	201
41-13-25-306-024	715 BUTTERWORTH ST SW	201
41-13-25-309-901	609 WATSON ST SW	201
41-13-25-351-001	760 BUTTERWORTH ST SW	201
41-13-25-351-006	736 BUTTERWORTH ST SW	201
41-13-26-127-003	1213 BRIDGE ST NW	201
41-13-26-131-001	1232 BRIDGE ST NW	201
41-13-26-131-002	1222 BRIDGE ST NW	201
41-13-26-131-004	1202 BRIDGE ST NW	201
41-13-26-183-004	8 VALLEY AVE NW	201
41-13-26-183-009	1205 FULTON ST W	201
41-13-26-202-001	1052 BRIDGE ST NW	201
41-13-26-202-014	1034 BRIDGE ST NW	201
41-13-26-203-001	1024 BRIDGE ST NW	201
41-13-26-203-008	1000 BRIDGE ST NW	201
41-13-26-226-027	850 BRIDGE ST NW	201
41-13-26-226-037	928 BRIDGE ST NW	201
41-13-26-226-039	840 BRIDGE ST NW	201
41-13-26-226-046	950 BRIDGE ST NW	201
41-13-26-226-047	960 BRIDGE ST NW	201
41-13-26-226-048	910 BRIDGE ST NW	201
41-13-26-227-001	824 BRIDGE ST NW	201
41-13-26-227-004	808 BRIDGE ST NW	201
41-13-26-227-006	806 BRIDGE ST NW	201
41-13-26-227-007	802 BRIDGE ST NW	201

41-13-26-227-016	812 BRIDGE ST NW	201
41-13-26-257-013	1157 FULTON ST W	201
41-13-26-257-018	1129 FULTON ST W	201
41-13-26-257-019	1125 FULTON ST W	201
41-13-26-257-020	1117 FULTON ST W	201
41-13-26-257-021	1115 FULTON ST W	201
41-13-26-257-024	1101 FULTON ST W	201
41-13-26-257-028	1153 FULTON ST W	201
41-13-26-258-016	1059 FULTON ST W	201
41-13-26-258-018	1039 FULTON ST W	201
41-13-26-258-019	1033 FULTON ST W	201
41-13-26-258-020	1021 FULTON ST W	201
41-13-26-258-023	1001 FULTON ST W	201
41-13-26-282-008	957 FULTON ST W	201
41-13-26-282-012	937 FULTON ST W	201
41-13-26-283-011	901 FULTON ST W	201
41-13-26-284-016	851 FULTON ST W	201
41-13-26-284-017	859 FULTON ST W	201
41-13-26-285-013	827 FULTON ST W	201
41-13-26-285-018	801 FULTON ST W	201
41-13-26-326-007	1220 FULTON ST W	201
41-13-26-326-008	1216 FULTON ST W	201
41-13-26-326-009	1212 FULTON ST W	201
41-13-26-326-010	1208 FULTON ST W	201
41-13-26-326-011	1202 FULTON ST W	201
41-13-26-378-039	1247 BUTTERWORTH ST SW	201
41-13-26-379-039	1217 BUTTERWORTH ST SW	201
41-13-26-379-040	1203 BUTTERWORTH ST SW	201
41-13-26-379-046	280 VALLEY AVE SW	201
41-13-26-401-001	1158 FULTON ST W	201
41-13-26-401-005	1106 FULTON ST W	201
41-13-26-401-020	1148 FULTON ST W	201
41-13-26-401-023	1130 FULTON ST W	201
41-13-26-402-003	1054 FULTON ST W	201
41-13-26-402-007	1026 FULTON ST W	201
41-13-26-402-011	1000 FULTON ST W	201
41-13-26-426-005	934 FULTON ST W	201
41-13-26-426-019	940 FULTON ST W	201
41-13-26-426-021	956 FULTON ST W	201
41-13-26-427-021	924 FULTON ST W	201
41-13-26-427-023	900 FULTON ST W	201
41-13-26-428-009	842 FULTON ST W	201
41-13-26-429-009	806 FULTON ST W	201
41-13-26-429-017	810 FULTON ST W	201
41-13-26-451-039	1141 BUTTERWORTH ST SW	201
41-13-26-451-043	1125 BUTTERWORTH ST SW	201
41-13-26-452-029	1123 BUTTERWORTH ST SW	201
41-13-26-452-032	1101 BUTTERWORTH ST SW	201

41-13-26-454-030	1035 BUTTERWORTH ST SW	201
41-13-26-455-005	1112 BUTTERWORTH ST SW	201
41-13-26-478-020	839 BUTTERWORTH ST SW	201
41-13-26-479-012	807 BUTTERWORTH ST SW	201
41-13-26-479-014	801 BUTTERWORTH ST SW	201
41-13-26-480-001	944 BUTTERWORTH ST SW	201
41-13-26-480-002	934 BUTTERWORTH ST SW	201
41-13-26-480-006	926 BUTTERWORTH ST SW	201
41-13-26-481-044	918 BUTTERWORTH ST SW	201
41-13-26-483-021	812 BUTTERWORTH ST SW	201
41-13-26-483-022	802 BUTTERWORTH ST SW	201
41-13-26-483-039	818 BUTTERWORTH ST SW	201
41-13-13-302-028	638 RICHMOND ST NW	202
41-13-13-302-029	622 RICHMOND ST NW	202
41-13-13-302-030	1563 SEWARD AVE NW	202
41-13-13-302-031	1545 SEWARD AVE NW	202
41-13-13-381-013	612 CROSBY ST NW	202
41-13-14-429-015	1527 ALPINE AVE NW	202
41-13-22-227-021	1642 LEONARD ST NW	202
41-13-23-204-001	1022 LEONARD ST NW	202
41-13-23-480-017	961 BRIDGE ST NW	202
41-13-23-483-002	803 BRIDGE ST NW	202
41-13-24-202-030	942 FRONT AVE NW	202
41-13-24-313-014	703 THIRD ST NW	202
41-13-24-360-001	438 STOCKING AVE NW	202
41-13-25-101-012	754 BRIDGE ST NW	202
41-13-25-102-016	718 BRIDGE ST NW	202
41-13-25-104-013	343 SEWARD AVE NW	202
41-13-25-164-016	721 FULTON ST W	202
41-13-25-164-017	719 FULTON ST W	202
41-13-25-164-018	715 FULTON ST W	202
41-13-25-165-011	657 FULTON ST W	202
41-13-25-165-015	649 FULTON ST W	202
41-13-25-165-021	3 LEXINGTON AVE NW	202
41-13-26-226-036	934 BRIDGE ST NW	202
41-13-26-379-047	1245 BUTTERWORTH ST SW	202
41-13-26-456-002	1058 BUTTERWORTH ST SW	202
41-13-14-380-901	1351 LEONARD ST NW	210
41-13-13-176-004	1715 ELIZABETH AVE NW	301
41-13-13-326-049	601 WEBSTER ST NW	301
41-13-13-355-012	630 MYRTLE ST NW	301
41-13-13-357-061	703 LEONARD ST NW	301
41-13-13-376-001	1339 ELIZABETH AVE NW	301
41-13-13-376-002	601 CROSBY ST NW	301
41-13-14-482-031	815 LEONARD ST NW	301
41-13-24-107-040	615 ELEVENTH ST NW	301
41-13-24-157-012	600 ELEVENTH ST NW	301
41-13-24-157-016	601 SEVENTH ST NW	301

41-13-24-176-005	901 BROADWAY AVE NW	301
41-13-24-176-006	564 ELEVENTH ST NW	301
41-13-24-202-029	830 FRONT AVE NW	301
41-13-24-326-015	445 SIXTH ST NW	301
41-13-24-328-019	511 FIFTH ST NW	301
41-13-26-380-012	1440 BUTTERWORTH ST SW	301
41-13-26-455-001	1150 BUTTERWORTH ST SW	301
41-13-26-455-018	1140 BUTTERWORTH ST SW	301
41-13-26-456-001	1062 BUTTERWORTH ST SW	301
41-13-26-479-010	819 BUTTERWORTH ST SW	301
41-13-13-153-009	731 RICHMOND ST NW	401
41-13-13-153-010	725 RICHMOND ST NW	401
41-13-13-153-011	723 RICHMOND ST NW	401
41-13-13-153-012	719 RICHMOND ST NW	401
41-13-13-153-013	717 RICHMOND ST NW	401
41-13-13-301-003	1540 ALPINE AVE NW	401
41-13-13-301-004	1532 ALPINE AVE NW	401
41-13-13-301-005	1528 ALPINE AVE NW	401
41-13-13-301-006	1522 ALPINE AVE NW	401
41-13-13-301-007	1518 ALPINE AVE NW	401
41-13-13-301-009	1508 ALPINE AVE NW	401
41-13-13-301-010	1504 ALPINE AVE NW	401
41-13-13-301-018	1434 ALPINE AVE NW	401
41-13-13-301-028	730 RICHMOND ST NW	401
41-13-13-301-055	724 RICHMOND ST NW	401
41-13-13-301-063	738 RICHMOND ST NW	401
41-13-13-302-019	1541 SEWARD AVE NW	401
41-13-13-302-021	1529 SEWARD AVE NW	401
41-13-13-302-022	1517 SEWARD AVE NW	401
41-13-13-302-023	1513 SEWARD AVE NW	401
41-13-13-302-024	1507 SEWARD AVE NW	401
41-13-13-302-025	1501 SEWARD AVE NW	401
41-13-13-351-005	1348 ALPINE AVE NW	401
41-13-13-351-006	1344 ALPINE AVE NW	401
41-13-13-351-007	1338 ALPINE AVE NW	401
41-13-13-351-008	1336 ALPINE AVE NW	401
41-13-13-351-009	1332 ALPINE AVE NW	401
41-13-13-351-010	1328 ALPINE AVE NW	401
41-13-13-351-011	1322 ALPINE AVE NW	401
41-13-13-351-012	1318 ALPINE AVE NW	401
41-13-13-351-013	1314 ALPINE AVE NW	401
41-13-13-351-014	1310 ALPINE AVE NW	401
41-13-13-356-001	1256 ALPINE AVE NW	401
41-13-13-356-009	1246 ALPINE AVE NW	401
41-13-13-356-010	1242 ALPINE AVE NW	401
41-13-13-356-011	1236 ALPINE AVE NW	401
41-13-14-381-028	1303 LEONARD ST NW	401
41-13-14-383-005	1255 LEONARD ST NW	401

41-13-14-383-023	1237 LEONARD ST NW	401
41-13-14-430-011	1521 ALPINE AVE NW	401
41-13-14-430-012	1517 ALPINE AVE NW	401
41-13-14-430-013	1513 ALPINE AVE NW	401
41-13-14-430-014	1509 ALPINE AVE NW	401
41-13-14-430-015	1507 ALPINE AVE NW	401
41-13-14-434-019	1463 ALPINE AVE NW	401
41-13-14-434-020	1459 ALPINE AVE NW	401
41-13-14-434-024	1441 ALPINE AVE NW	401
41-13-14-434-025	1437 ALPINE AVE NW	401
41-13-14-434-026	1435 ALPINE AVE NW	401
41-13-14-434-027	1427 ALPINE AVE NW	401
41-13-14-434-028	1423 ALPINE AVE NW	401
41-13-14-434-029	1417 ALPINE AVE NW	401
41-13-14-434-030	1411 ALPINE AVE NW	401
41-13-14-434-031	1409 ALPINE AVE NW	401
41-13-14-457-021	1137 LEONARD ST NW	401
41-13-14-457-023	1127 LEONARD ST NW	401
41-13-14-477-025	1345 ALPINE AVE NW	401
41-13-14-477-026	1339 ALPINE AVE NW	401
41-13-14-477-027	1335 ALPINE AVE NW	401
41-13-14-478-059	1325 ALPINE AVE NW	401
41-13-14-478-060	1319 ALPINE AVE NW	401
41-13-14-478-061	1315 ALPINE AVE NW	401
41-13-14-478-062	1311 ALPINE AVE NW	401
41-13-14-480-018	1255 ALPINE AVE NW	401
41-13-14-480-019	1251 ALPINE AVE NW	401
41-13-14-480-020	1247 ALPINE AVE NW	401
41-13-14-480-021	1241 ALPINE AVE NW	401
41-13-14-481-013	945 LEONARD ST NW	401
41-13-14-481-014	941 LEONARD ST NW	401
41-13-14-482-018	903 LEONARD ST NW	401
41-13-14-482-019	865 LEONARD ST NW	401
41-13-15-480-001	1725 LEONARD ST NW	401
41-13-15-480-013	1701 LEONARD ST NW	401
41-13-22-226-024	1724 LEONARD ST NW	401
41-13-22-227-031	1136 HAINES ST NW	401
41-13-23-103-006	1544 WALKER AVE NW	401
41-13-23-103-007	1540 WALKER AVE NW	401
41-13-23-103-008	1536 WALKER AVE NW	401
41-13-23-103-009	1532 WALKER AVE NW	401
41-13-23-103-019	1540 MCDONALD ST NW	401
41-13-23-104-003	1512 WALKER AVE NW	401
41-13-23-104-004	1508 WALKER AVE NW	401
41-13-23-104-005	1504 WALKER AVE NW	401
41-13-23-104-032	1518 WALKER AVE NW	401
41-13-23-104-033	1514 WALKER AVE NW	401
41-13-23-105-001	1468 WALKER AVE NW	401

41-13-23-105-002	1462 WALKER AVE NW	401
41-13-23-105-003	1458 WALKER AVE NW	401
41-13-23-105-004	1454 WALKER AVE NW	401
41-13-23-105-005	1450 WALKER AVE NW	401
41-13-23-105-022	1444 WALKER AVE NW	401
41-13-23-105-023	1440 WALKER AVE NW	401
41-13-23-105-025	1432 WALKER AVE NW	401
41-13-23-105-026	1422 WALKER AVE NW	401
41-13-23-105-027	1416 WALKER AVE NW	401
41-13-23-105-028	1410 WALKER AVE NW	401
41-13-23-105-033	1029 CALVARY AVE NW	401
41-13-23-105-040	1436 WALKER AVE NW	401
41-13-23-105-042	1448 WALKER AVE NW	401
41-13-23-126-001	1362 LEONARD ST NW	401
41-13-23-126-003	1350 LEONARD ST NW	401
41-13-23-126-004	1342 LEONARD ST NW	401
41-13-23-126-008	1308 LEONARD ST NW	401
41-13-23-126-010	1262 LEONARD ST NW	401
41-13-23-126-011	1260 LEONARD ST NW	401
41-13-23-126-012	1254 LEONARD ST NW	401
41-13-23-126-014	1246 LEONARD ST NW	401
41-13-23-128-011	1032 VAN BUREN AVE NW	401
41-13-23-130-001	1352 WALKER AVE NW	401
41-13-23-130-002	1348 WALKER AVE NW	401
41-13-23-130-003	1344 WALKER AVE NW	401
41-13-23-130-004	1340 WALKER AVE NW	401
41-13-23-130-005	1336 WALKER AVE NW	401
41-13-23-130-006	1332 WALKER AVE NW	401
41-13-23-130-007	1328 WALKER AVE NW	401
41-13-23-131-001	1320 WALKER AVE NW	401
41-13-23-131-002	1316 WALKER AVE NW	401
41-13-23-131-003	1310 WALKER AVE NW	401
41-13-23-131-004	1308 WALKER AVE NW	401
41-13-23-131-005	1302 WALKER AVE NW	401
41-13-23-133-001	1242 WALKER AVE NW	401
41-13-23-133-002	1240 WALKER AVE NW	401
41-13-23-133-003	1238 WALKER AVE NW	401
41-13-23-201-004	1140 LEONARD ST NW	401
41-13-23-252-014	1139 WALKER AVE NW	401
41-13-23-252-015	1135 WALKER AVE NW	401
41-13-23-252-016	1131 WALKER AVE NW	401
41-13-23-252-017	1127 WALKER AVE NW	401
41-13-23-252-018	1123 WALKER AVE NW	401
41-13-23-252-019	1119 WALKER AVE NW	401
41-13-23-256-002	1170 WALKER AVE NW	401
41-13-23-260-003	1128 WALKER AVE NW	401
41-13-23-260-004	1122 WALKER AVE NW	401
41-13-23-260-005	1118 WALKER AVE NW	401

41-13-23-260-006	1114 WALKER AVE NW	401
41-13-23-260-007	1110 WALKER AVE NW	401
41-13-23-260-021	1106 WALKER AVE NW	401
41-13-23-384-003	1201 BRIDGE ST NW	401
41-13-23-385-004	1153 BRIDGE ST NW	401
41-13-23-428-022	731 STOCKING AVE NW	401
41-13-23-428-023	725 STOCKING AVE NW	401
41-13-23-428-024	723 STOCKING AVE NW	401
41-13-23-428-025	719 STOCKING AVE NW	401
41-13-23-430-002	756 STOCKING AVE NW	401
41-13-23-431-001	730 STOCKING AVE NW	401
41-13-23-431-002	724 STOCKING AVE NW	401
41-13-23-431-003	718 STOCKING AVE NW	401
41-13-23-433-026	820 FIFTH ST NW	401
41-13-23-433-027	691 STOCKING AVE NW	401
41-13-23-456-008	1147 BRIDGE ST NW	401
41-13-23-456-009	1145 BRIDGE ST NW	401
41-13-23-456-010	1141 BRIDGE ST NW	401
41-13-23-456-011	1137 BRIDGE ST NW	401
41-13-23-456-015	1131 BRIDGE ST NW	401
41-13-23-457-015	1101 BRIDGE ST NW	401
41-13-23-457-018	1111 BRIDGE ST NW	401
41-13-23-458-026	1063 BRIDGE ST NW	401
41-13-23-458-027	1057 BRIDGE ST NW	401
41-13-23-458-030	1043 BRIDGE ST NW	401
41-13-23-458-031	1039 BRIDGE ST NW	401
41-13-23-458-034	1055 BRIDGE ST NW	401
41-13-23-458-035	1069 BRIDGE ST NW	401
41-13-23-458-036	1067 BRIDGE ST NW	401
41-13-23-459-017	1015 BRIDGE ST NW	401
41-13-23-459-019	1007 BRIDGE ST NW	401
41-13-23-459-022	1003 BRIDGE ST NW	401
41-13-23-480-018	957 BRIDGE ST NW	401
41-13-23-480-019	953 BRIDGE ST NW	401
41-13-23-480-020	951 BRIDGE ST NW	401
41-13-23-481-017	905 BRIDGE ST NW	401
41-13-23-481-019	909 BRIDGE ST NW	401
41-13-23-481-020	907 BRIDGE ST NW	401
41-13-23-482-016	847 BRIDGE ST NW	401
41-13-23-482-019	831 BRIDGE ST NW	401
41-13-23-482-021	821 BRIDGE ST NW	401
41-13-23-483-001	807 BRIDGE ST NW	401
41-13-24-103-005	656 LEONARD ST NW	401
41-13-24-126-002	1127 ELIZABETH AVE NW	401
41-13-24-126-003	1119 ELIZABETH AVE NW	401
41-13-24-126-004	1115 ELIZABETH AVE NW	401
41-13-24-126-005	1111 ELIZABETH AVE NW	401
41-13-25-101-003	748 BRIDGE ST NW	401

41-13-25-101-004	740 BRIDGE ST NW	401
41-13-25-101-013	752 BRIDGE ST NW	401
41-13-25-108-011	301 SEWARD AVE NW	401
41-13-25-108-015	309 SEWARD AVE NW	401
41-13-25-108-016	305 SEWARD AVE NW	401
41-13-25-112-017	604 CHATHAM ST NW	401
41-13-25-116-008	600 JACKSON ST NW	401
41-13-25-116-009	217 SEWARD AVE NW	401
41-13-25-116-010	211 SEWARD AVE NW	401
41-13-25-116-011	209 SEWARD AVE NW	401
41-13-25-154-009	153 SEWARD AVE NW	401
41-13-25-158-011	115 SEWARD AVE NW	401
41-13-25-158-012	109 SEWARD AVE NW	401
41-13-25-158-013	103 SEWARD AVE NW	401
41-13-25-164-015	725 FULTON ST W	401
41-13-25-164-019	711 FULTON ST W	401
41-13-25-166-013	25 SEWARD AVE NW	401
41-13-25-303-022	43 LEXINGTON AVE SW	401
41-13-25-303-023	47 LEXINGTON AVE SW	401
41-13-25-306-023	721 BUTTERWORTH ST SW	401
41-13-25-306-039	711 BUTTERWORTH ST SW	401
41-13-25-306-040	157 GOLD AVE SW	401
41-13-25-307-014	651 BUTTERWORTH ST SW	401
41-13-25-307-015	647 BUTTERWORTH ST SW	401
41-13-25-307-016	101 LEXINGTON AVE SW	401
41-13-25-307-017	107 LEXINGTON AVE SW	401
41-13-25-307-020	119 LEXINGTON AVE SW	401
41-13-25-307-021	121 LEXINGTON AVE SW	401
41-13-25-307-022	127 LEXINGTON AVE SW	401
41-13-25-307-023	131 LEXINGTON AVE SW	401
41-13-25-307-024	135 LEXINGTON AVE SW	401
41-13-25-307-025	137 LEXINGTON AVE SW	401
41-13-25-307-026	141 LEXINGTON AVE SW	401
41-13-25-307-027	143 LEXINGTON AVE SW	401
41-13-25-307-028	641 BUTTERWORTH ST SW	401
41-13-25-307-030	111 LEXINGTON AVE SW	401
41-13-25-351-002	756 BUTTERWORTH ST SW	401
41-13-25-351-003	750 BUTTERWORTH ST SW	401
41-13-25-351-004	746 BUTTERWORTH ST SW	401
41-13-25-351-005	742 BUTTERWORTH ST SW	401
41-13-25-352-002	722 BUTTERWORTH ST SW	401
41-13-25-352-003	718 BUTTERWORTH ST SW	401
41-13-25-352-004	714 BUTTERWORTH ST SW	401
41-13-26-131-003	1216 BRIDGE ST NW	401
41-13-26-202-011	1050 BRIDGE ST NW	401
41-13-26-202-012	1048 BRIDGE ST NW	401
41-13-26-202-013	1044 BRIDGE ST NW	401
41-13-26-203-005	1012 BRIDGE ST NW	401

41-13-26-203-006	1008 BRIDGE ST NW	401
41-13-26-203-007	1006 BRIDGE ST NW	401
41-13-26-203-019	1016 BRIDGE ST NW	401
41-13-26-226-004	946 BRIDGE ST NW	401
41-13-26-226-026	854 BRIDGE ST NW	401
41-13-26-257-017	1133 FULTON ST W	401
41-13-26-257-022	1109 FULTON ST W	401
41-13-26-257-023	1105 FULTON ST W	401
41-13-26-258-017	1047 FULTON ST W	401
41-13-26-258-027	1015 FULTON ST W	401
41-13-26-282-016	951 FULTON ST W	401
41-13-26-282-017	949 FULTON ST W	401
41-13-26-282-018	945 FULTON ST W	401
41-13-26-283-005	923 FULTON ST W	401
41-13-26-283-006	917 FULTON ST W	401
41-13-26-283-007	915 FULTON ST W	401
41-13-26-285-014	823 FULTON ST W	401
41-13-26-285-015	817 FULTON ST W	401
41-13-26-326-001	4 VALLEY AVE SW	401
41-13-26-376-030	1353 BUTTERWORTH ST SW	401
41-13-26-376-031	1347 BUTTERWORTH ST SW	401
41-13-26-376-032	1341 BUTTERWORTH ST SW	401
41-13-26-377-026	1327 BUTTERWORTH ST SW	401
41-13-26-377-030	1305 BUTTERWORTH ST SW	401
41-13-26-377-032	1321 BUTTERWORTH ST SW	401
41-13-26-377-033	1309 BUTTERWORTH ST SW	401
41-13-26-378-040	1267 BUTTERWORTH ST SW	401
41-13-26-380-002	1336 BUTTERWORTH ST SW	401
41-13-26-402-001	1056 FULTON ST W	401
41-13-26-402-004	1050 FULTON ST W	401
41-13-26-402-005	1046 FULTON ST W	401
41-13-26-402-006	1044 FULTON ST W	401
41-13-26-402-008	1020 FULTON ST W	401
41-13-26-402-009	1016 FULTON ST W	401
41-13-26-402-010	1010 FULTON ST W	401
41-13-26-427-004	914 FULTON ST W	401
41-13-26-428-001	856 FULTON ST W	401
41-13-26-428-002	850 FULTON ST W	401
41-13-26-429-001	826 FULTON ST W	401
41-13-26-429-006	822 FULTON ST W	401
41-13-26-451-036	288 GARFIELD AVE SW	401
41-13-26-451-037	1153 BUTTERWORTH ST SW	401
41-13-26-451-038	1149 BUTTERWORTH ST SW	401
41-13-26-454-025	1017 BUTTERWORTH ST SW	401
41-13-26-454-026	1013 BUTTERWORTH ST SW	401
41-13-26-454-027	1007 BUTTERWORTH ST SW	401
41-13-26-454-028	255 LANE AVE SW	401
41-13-26-454-032	1061 BUTTERWORTH ST SW	401

41-13-26-455-006	1100 BUTTERWORTH ST SW	401
41-13-26-456-003	1052 BUTTERWORTH ST SW	401
41-13-26-456-005	1046 BUTTERWORTH ST SW	401
41-13-26-456-017	1038 BUTTERWORTH ST SW	401
41-13-26-456-018	1036 BUTTERWORTH ST SW	401
41-13-26-456-019	1032 BUTTERWORTH ST SW	401
41-13-26-456-020	1024 BUTTERWORTH ST SW	401
41-13-26-456-045	1050 BUTTERWORTH ST SW	401
41-13-26-457-001	1020 BUTTERWORTH ST SW	401
41-13-26-457-002	1014 BUTTERWORTH ST SW	401
41-13-26-457-006	1008 BUTTERWORTH ST SW	401
41-13-26-457-007	1002 BUTTERWORTH ST SW	401
41-13-26-457-008	1000 BUTTERWORTH ST SW	401
41-13-26-457-009	998 BUTTERWORTH ST SW	401
41-13-26-476-023	941 BUTTERWORTH ST SW	401
41-13-26-476-024	935 BUTTERWORTH ST SW	401
41-13-26-476-025	931 BUTTERWORTH ST SW	401
41-13-26-476-026	927 BUTTERWORTH ST SW	401
41-13-26-477-010	911 BUTTERWORTH ST SW	401
41-13-26-477-011	905 BUTTERWORTH ST SW	401
41-13-26-478-015	901 BUTTERWORTH ST SW	401
41-13-26-478-017	859 BUTTERWORTH ST SW	401
41-13-26-478-018	855 BUTTERWORTH ST SW	401
41-13-26-478-019	849 BUTTERWORTH ST SW	401
41-13-26-478-022	869 BUTTERWORTH ST SW	401
41-13-26-479-008	827 BUTTERWORTH ST SW	401
41-13-26-479-009	823 BUTTERWORTH ST SW	401
41-13-26-479-011	813 BUTTERWORTH ST SW	401
41-13-26-481-003	912 BUTTERWORTH ST SW	401
41-13-26-481-004	908 BUTTERWORTH ST SW	401
41-13-26-481-040	914 BUTTERWORTH ST SW	401
41-13-26-481-043	900 BUTTERWORTH ST SW	401
41-13-26-481-045	308 GUNNISON AVE SW	401
41-13-26-482-001	870 BUTTERWORTH ST SW	401
41-13-26-482-002	864 BUTTERWORTH ST SW	401
41-13-26-482-003	860 BUTTERWORTH ST SW	401
41-13-26-482-004	854 BUTTERWORTH ST SW	401
41-13-15-480-011	1717 LEONARD ST NW	402
41-13-15-480-012	1713 LEONARD ST NW	402
41-13-15-480-014	1697 LEONARD ST NW	402
41-13-23-459-018	1011 BRIDGE ST NW	402
41-13-25-154-010	147 SEWARD AVE NW	402
41-13-25-352-025	728 BUTTERWORTH ST SW	402
41-13-26-258-026	1019 FULTON ST W	402
41-13-26-376-033	1337 BUTTERWORTH ST SW	402
41-13-26-454-024	1021 BUTTERWORTH ST SW	402
41-13-26-476-022	951 BUTTERWORTH ST SW	402
41-13-26-483-036	838 BUTTERWORTH ST SW	402

41-13-24-182-001	801 BROADWAY AVE NW	407
41-13-24-182-002	801 BROADWAY AVE NW	407
41-13-24-182-003	801 BROADWAY AVE NW	407
41-13-24-182-004	801 BROADWAY AVE NW	407
41-13-24-182-005	801 BROADWAY AVE NW	407
41-13-24-182-006	801 BROADWAY AVE NW	407
41-13-24-182-007	801 BROADWAY AVE NW	407
41-13-24-182-008	801 BROADWAY AVE NW	407
41-13-24-182-009	801 BROADWAY AVE NW	407
41-13-24-182-010	801 BROADWAY AVE NW	407
41-13-24-182-011	801 BROADWAY AVE NW	407
41-13-24-182-012	801 BROADWAY AVE NW	407
41-13-24-182-013	801 BROADWAY AVE NW	407
41-13-24-182-014	801 BROADWAY AVE NW	407
41-13-24-182-015	801 BROADWAY AVE NW	407
41-13-24-182-016	801 BROADWAY AVE NW	407
41-13-24-182-017	801 BROADWAY AVE NW	407
41-13-24-182-018	801 BROADWAY AVE NW	407
41-13-24-182-019	801 BROADWAY AVE NW	407
41-13-24-182-020	801 BROADWAY AVE NW	407
41-13-24-182-021	801 BROADWAY AVE NW	407
41-13-24-182-022	801 BROADWAY AVE NW	407
41-13-24-182-023	801 BROADWAY AVE NW	407
41-13-24-317-005	600 SEVENTH ST NW	407
41-13-24-317-006	600 SEVENTH ST NW	407
41-13-24-317-007	600 SEVENTH ST NW	407
41-13-24-317-008	600 SEVENTH ST NW	407
41-13-24-317-009	600 SEVENTH ST NW	407
41-13-24-317-010	600 SEVENTH ST NW	407
41-13-24-317-011	600 SEVENTH ST NW	407
41-13-24-317-013	600 SEVENTH ST NW	407
41-13-24-317-014	600 SEVENTH ST NW	407
41-13-24-317-015	600 SEVENTH ST NW	407
41-13-24-317-016	600 SEVENTH ST NW	407
41-13-24-317-017	600 SEVENTH ST NW	407
41-13-24-317-018	600 SEVENTH ST NW	407
41-13-24-317-019	600 SEVENTH ST NW	407
41-13-24-317-020	600 SEVENTH ST NW	407
41-13-24-317-021	600 SEVENTH ST NW	407
41-13-24-317-022	600 SEVENTH ST NW	407
41-13-24-317-023	600 SEVENTH ST NW	407
41-13-24-317-024	600 SEVENTH ST NW	407
41-13-24-317-025	600 SEVENTH ST NW	407
41-13-24-317-026	600 SEVENTH ST NW	407
41-13-24-317-027	600 SEVENTH ST NW	407
41-13-24-317-028	600 SEVENTH ST NW	407
41-13-24-317-029	600 SEVENTH ST NW	407
41-13-25-117-001	600 DOUGLAS ST NW	407

41-13-25-117-002	600 DOUGLAS ST NW	407
41-13-25-117-003	600 DOUGLAS ST NW	407
41-13-25-117-004	600 DOUGLAS ST NW	407
41-13-25-117-005	600 DOUGLAS ST NW	407
41-13-25-117-006	600 DOUGLAS ST NW	407
41-13-25-117-007	600 DOUGLAS ST NW	407
41-13-25-117-008	600 DOUGLAS ST NW	407
41-13-25-117-009	600 DOUGLAS ST NW	407
41-13-25-117-010	600 DOUGLAS ST NW	407
41-13-25-117-011	600 DOUGLAS ST NW	407
41-13-25-117-012	600 DOUGLAS ST NW	407
41-13-25-117-013	600 DOUGLAS ST NW	407
41-13-25-117-014	600 DOUGLAS ST NW	407
41-13-25-117-015	600 DOUGLAS ST NW	407
41-13-25-117-016	600 DOUGLAS ST NW	407
41-13-25-117-017	600 DOUGLAS ST NW	407
41-13-25-117-018	600 DOUGLAS ST NW	407
41-13-22-226-901	1724 LEONARD ST NW	410
41-13-13-301-064	1400 ALPINE AVE NW	701
41-13-14-301-001	1373 LEONARD ST NW	701
41-13-14-458-013	1047 LEONARD ST NW	701
41-13-14-458-023	1017 LEONARD ST NW	701
41-13-14-458-024	1053 LEONARD ST NW	701
41-13-14-458-025	1003 LEONARD ST NW	701
41-13-14-482-020	851 LEONARD ST NW	701
41-13-23-102-005	1364 LEONARD ST NW	701
41-13-23-127-036	1355 WALKER AVE NW	701
41-13-23-132-001	1256 WALKER AVE NW	701
41-13-23-203-001	1050 LEONARD ST NW	701
41-13-23-226-025	950 LEONARD ST NW	701
41-13-23-428-021	745 STOCKING AVE NW	701
41-13-23-433-030	677 STOCKING AVE NW	701
41-13-23-436-035	669 STOCKING AVE NW	701
41-13-23-480-021	941 BRIDGE ST NW	701
41-13-24-101-037	754 LEONARD ST NW	701
41-13-24-103-006	652 LEONARD ST NW	701
41-13-24-131-001	540 LEONARD ST NW	701
41-13-24-202-031	936 FRONT AVE NW	701
41-13-24-312-004	625 STOCKING AVE NW	701
41-13-24-358-007	713 BRIDGE ST NW	701
41-13-24-358-010	761 BRIDGE ST NW	701
41-13-24-358-012	745 BRIDGE ST NW	701
41-13-24-359-011	705 BRIDGE ST NW	701
41-13-24-359-012	701 BRIDGE ST NW	701
41-13-24-364-003	614 FIRST ST NW	701
41-13-24-401-001	800 SCRIBNER AVE NW	701
41-13-24-501-001	610 LEONARD ST NW	701
41-13-24-501-003	550 SEVENTH ST NW	701

41-13-24-501-004	608 LEONARD ST NW	701
41-13-25-163-021	747 FULTON ST W	701
41-13-25-302-015	700 FULTON ST W	701
41-13-25-307-029	635 BUTTERWORTH ST SW	701
41-13-25-309-001	609 WATSON ST SW	701
41-13-25-352-020	650 BUTTERWORTH ST SW	701
41-13-25-352-024	700 BUTTERWORTH ST SW	701
41-13-26-201-001	231 MARION AVE NW	701
41-13-26-352-004	1450 BUTTERWORTH ST SW	701
41-13-23-429-001	752 STOCKING AVE NW	702
41-13-24-312-005	623 STOCKING AVE NW	702
41-13-24-312-010	627 STOCKING AVE NW	702
41-13-24-352-001	570 STOCKING AVE NW	702
41-13-25-352-021	656 BUTTERWORTH ST SW	702

KEY

201/202/210 Commercial

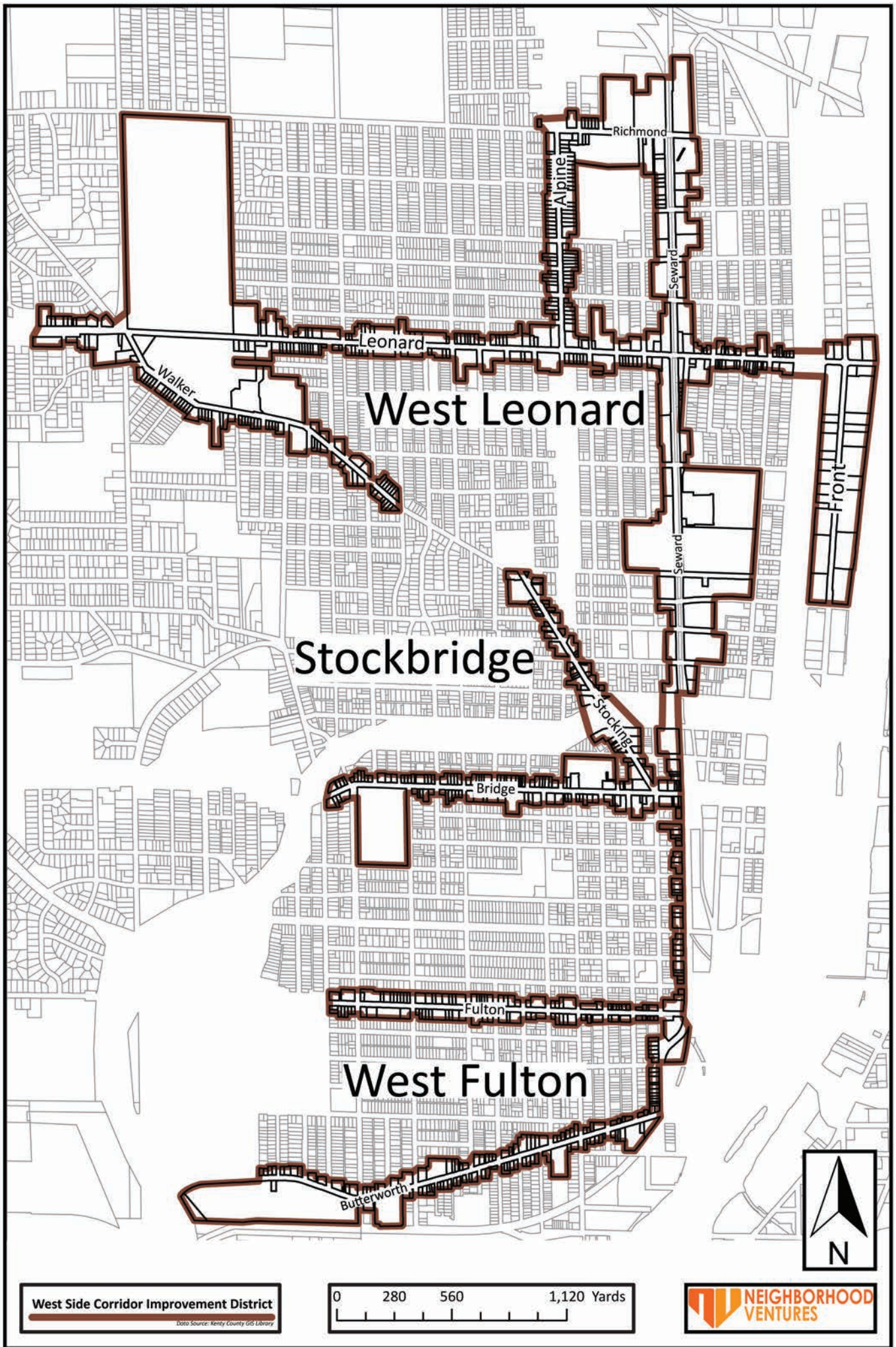
301 Industrial

401/407/410 Residential

701/702 Government & Institutional

Appendix H:

Westside Corridor Improvement Authority Development Area Map



West Side Corridor Improvement District

Data Source: Kent County GIS Library

0 280 560 1,120 Yards



Appendix I:

Tax Increment Financing Thirty Year Revenue Projection Table

West Side CIA
Tax Increment Revenue Capture Estimates

Grand Rapids, Michigan

Estimated Taxable Value (TV) Increase Rate:		0.5% per year									
	Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Base Taxable Value	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764
	Estimated New TV	\$ 107,432,166	\$ 107,969,327	\$ 108,509,174	\$ 109,051,720	\$ 109,596,978	\$ 110,144,963	\$ 110,695,688	\$ 111,249,166	\$ 111,805,412	\$ 112,364,439
Incremental Difference (New TV - Base TV)		\$ 28,177,402	\$ 28,714,563	\$ 29,254,410	\$ 29,796,956	\$ 30,342,214	\$ 30,890,199	\$ 31,440,924	\$ 31,994,402	\$ 32,550,648	\$ 33,109,675

Local Capture	Millage Rate										
City General Op	2.6144	\$ 73,667	\$ 75,071	\$ 76,483	\$ 77,901	\$ 79,327	\$ 80,759	\$ 82,199	\$ 83,646	\$ 85,100	\$ 86,562
City Capital Res	1.2500	\$ 35,222	\$ 35,893	\$ 36,568	\$ 37,246	\$ 37,928	\$ 38,613	\$ 39,301	\$ 39,993	\$ 40,688	\$ 41,387
City Library Op	1.9485	\$ 54,904	\$ 55,950	\$ 57,002	\$ 58,059	\$ 59,122	\$ 60,190	\$ 61,263	\$ 62,341	\$ 63,425	\$ 64,514
City Promo & Adv	0.0087	\$ 245	\$ 250	\$ 255	\$ 259	\$ 264	\$ 269	\$ 274	\$ 278	\$ 283	\$ 288
City Refuse	1.6000	\$ 45,084	\$ 45,943	\$ 46,807	\$ 47,675	\$ 48,548	\$ 49,424	\$ 50,305	\$ 51,191	\$ 52,081	\$ 52,975
City Parks	1.2158	\$ 34,258	\$ 34,911	\$ 35,568	\$ 36,227	\$ 36,890	\$ 37,556	\$ 38,226	\$ 38,899	\$ 39,575	\$ 40,255
Interurban Trans	1.4308	\$ 40,316	\$ 41,085	\$ 41,857	\$ 42,633	\$ 43,414	\$ 44,198	\$ 44,986	\$ 45,778	\$ 46,573	\$ 47,373
Local Total	10.0682	\$ 283,696	\$ 289,104	\$ 294,539	\$ 300,002	\$ 305,491	\$ 311,009	\$ 316,554	\$ 322,126	\$ 327,726	\$ 333,355

West Side CIA
Tax Increment Revenue Capture Estimates

Grand Rapids, Michigan

Estimated Taxable Value (TV) Increase Rate:

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040
Base Taxable Value	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764
Estimated New TV	\$ 112,926,262	\$ 113,490,893	\$ 114,058,347	\$ 114,628,639	\$ 115,201,782	\$ 115,777,791	\$ 116,356,680	\$ 116,938,464	\$ 117,523,156
Incremental Difference (New TV - Base TV)	\$ 33,671,498	\$ 34,236,129	\$ 34,803,583	\$ 35,373,875	\$ 35,947,018	\$ 36,523,027	\$ 37,101,916	\$ 37,683,700	\$ 38,268,392

Local Capture	Millage Rate																		
City General Op	2.6144	\$	88,031	\$	89,507	\$	90,990	\$	92,481	\$	93,980	\$	95,486	\$	96,999	\$	98,520	\$	100,049
City Capital Res	1.2500	\$	42,089	\$	42,795	\$	43,504	\$	44,217	\$	44,934	\$	45,654	\$	46,377	\$	47,105	\$	47,835
City Library Op	1.9485	\$	65,609	\$	66,709	\$	67,815	\$	68,926	\$	70,043	\$	71,165	\$	72,293	\$	73,427	\$	74,566
City Promo & Adv	0.0087	\$	293	\$	298	\$	303	\$	308	\$	313	\$	318	\$	323	\$	328	\$	333
City Refuse	1.6000	\$	53,874	\$	54,778	\$	55,686	\$	56,598	\$	57,515	\$	58,437	\$	59,363	\$	60,294	\$	61,229
City Parks	1.2158	\$	40,938	\$	41,624	\$	42,314	\$	43,008	\$	43,704	\$	44,405	\$	45,109	\$	45,816	\$	46,527
Interurban Trans	1.4308	\$	48,177	\$	48,985	\$	49,797	\$	50,613	\$	51,433	\$	52,257	\$	53,085	\$	53,918	\$	54,754
Local Total	10.0682	\$	339,011	\$	344,696	\$	350,409	\$	356,151	\$	361,922	\$	367,721	\$	373,550	\$	379,407	\$	385,294

West Side CIA
Tax Increment Revenue Capture Estimates

Grand Rapids, Michigan

Estimated Taxable Value (TV) Increase Rate:

Calendar Year	2040	2041	2042	2043	2044	TOTAL CAPTURE
Base Taxable Value	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	\$ 79,254,764	
Estimated New TV	\$ 124,771,727	\$ 125,395,586	\$ 126,022,564	\$ 126,652,676	\$ 127,285,940	
Incremental Difference (New TV - Base TV)	\$ 45,516,963	\$ 46,140,822	\$ 46,767,800	\$ 47,397,912	\$ 48,031,176	

Local Capture	Millage Rate												
City General Op	2.6144	\$	119,000	\$	120,631	\$	122,270	\$	123,917	\$	125,573	\$	3,461,789
City Capital Res	1.2500	\$	56,896	\$	57,676	\$	58,460	\$	59,247	\$	60,039	\$	1,655,155
City Library Op	1.9485	\$	88,690	\$	89,905	\$	91,127	\$	92,355	\$	93,589	\$	2,580,055
City Promo & Adv	0.0087	\$	396	\$	401	\$	407	\$	412	\$	418	\$	11,520
City Refuse	1.6000	\$	72,827	\$	73,825	\$	74,828	\$	75,837	\$	76,850	\$	2,118,598
City Parks	1.2158	\$	55,340	\$	56,098	\$	56,860	\$	57,626	\$	58,396	\$	1,609,870
Interurban Trans	1.4308	\$	65,126	\$	66,018	\$	66,915	\$	67,817	\$	68,723	\$	1,894,556
Local Total	10.0682	\$	458,274	\$	464,555	\$	470,868	\$	477,212	\$	483,587	\$	13,331,544