



**KALAMAZOO DOWNTOWN  
ECONOMIC GROWTH  
AUTHORITY**

**CITY OF KALAMAZOO**

**DOWNTOWN  
ECONOMIC  
GROWTH  
AUTHORITY**

**Development Plan  
&  
Tax Increment Financing Plan**

**2018**

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## I. INTRODUCTION

In 1988, the Kalamazoo Downtown Development Authority (“DDA”) implemented a Development Plan and Tax Increment Financing Plan (“DDA Development and TIF Plan”) to halt deterioration in the downtown of the City of Kalamazoo (“Downtown”) and to promote economic growth within the Downtown through the capture of tax increments derived from new development to be used for the construction of public improvements such as parking ramps, sidewalks and streetscapes. The incentives of such public infrastructure worked. For approximately 20 years, development occurred within the Downtown leading to economic growth.

However, since 2008, there have been several factors which have negatively impacted the growth and economic well-being of the Downtown. First, there was the nationwide great recession where real property values declined significantly resulting in a decline in tax revenue. Second, the demolition of long-standing facilities, which generated considerable tax revenue, and change of ownership of other taxable properties to tax-exempt entities also contributed to a decline in values. Due to these factors, the overall value of the DDA district has fallen below the initial assessed value thereby completely eliminating tax increment revenue for the purpose of promoting and encouraging economic development in the Downtown. To continue its economic vitality, something needs to be done.

There exists another Michigan statute for use as a tool in economic development. Act 280 of 2005, the Corridor Improvement Authority Act (“Act”), authorizes governmental bodies to establish a Corridor Improvement Authority (“CIA”) together with a qualified development area (“QDA”) as a means to promote economic growth through the capture of tax increments in the QDA similar to the operation and functioning of the DDA Development and TIF Plan. The powers granted to a CIA board are similar to those granted to the DDA and to the City’s Brownfield Redevelopment Authority (“BRA”) in order to carry out the intent of the Act. The activities of the CIA are largely funded by proceeds from a Tax Increment Financing Plan (“TIF Plan”), revenue bonds, donations, special assessments and fees.

The City of Kalamazoo (“City”), on October 15, 2018, adopted a resolution creating a CIA to be known as the Downtown Economic Growth Authority (“DEGA”) and established a QDA. The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo

River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, having spurred early and continued redevelopment efforts in areas adjacent to their banks.

In summary, the City Commission created the DEGA pursuant to Section 4 of the Act and included all properties, including a transit-oriented facility, within the QDA so as to meet the qualifying criteria set forth in Section 5 and Section 23 of the Act. The creation of DEGA is consistent with the City of Kalamazoo 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, and the 2009 Downtown Kalamazoo Comprehensive Plan. It will provide a needed source of revenue to the development of Downtown and ongoing infrastructure investment since it will reset the basis upon which tax increment revenues will be captured. The DEGA will also solicit resources from the City of Kalamazoo for the purpose of partially funding its activities on an interim basis.

With the establishment of the DEGA, the Downtown Development Authority (DDA) TIF District and TIF and Development Plans will be dissolved. The DDA will continue to exist, levying a two-mill tax to support operations and administration of downtown activities and to oversee the management of the municipal parking system within Downtown Kalamazoo.

The Downtown Development Authority has several ongoing commitments (see tables on page 3) to support reimbursement of eligible expenses incurred by developers that have funded public infrastructure through development projects within the DDA TIF District (also in the DEGA TIF District). DDA agreements whose project obligations and compliance have been completed by the developer, will be honored by DEGA, Brownfield Redevelopment Authority, City, or with a combination of funds. These projects have reimbursement agreements with the DDA totaling \$1,462,137.35. Each of these projects also has an agreement with the Kalamazoo Brownfield Redevelopment Authority (BRA). Should the dissolution of the DDA TIF Plan result in additional BRA capture on these parcels the BRA may direct those funds to reimburse for expenses that were eligible for DDA reimbursement that are also eligible for BRA reimbursement. Alternately, DEGA TIF may be used to cover reimbursement of DDA-eligible expenses that are also DEGA-eligible. The final DDA development agreement in question is for the Exchange Building at 155 West Michigan Avenue for \$1,300,000. As the project is not yet complete, it is projected that new DEGA TIF on this project will be sufficient to meet DDA reimbursement obligations. DEGA and DDA will work with each developer to amend development agreements in a satisfactory manner.

Additionally, the DDA is obligated repay the City of Kalamazoo \$459,600 to cover the cost of the final Arcadia Creek Channel Project bond payment paid by the City in 2017. This cost will be assumed by DEGA, and paid with TIF. The DDA is also obligated to pay a loan to the City of Kalamazoo \$44,990 covering payment of an assessment appeal at 333 Portage Street. This will be repaid to the City with DEGA TIF.

<b>DDA Project Reimbursements</b>	<b>Parcel(s)</b>	<b>Amount</b>
Catalyst Development – 277 S. Rose Street	Parcel ID 06-15-390-300	\$450,137.35
Mavcon – 100 Block of E. Michigan Ave.	Parcel ID 06-15-376-010; 06-15-376-011	\$978,000.00
PlazaCorp – 421/427 E. Michigan Ave	Parcel ID 06-15-416-122; 06-15-411-271	\$34,000.00
Exchange Building – 155 W. Michigan Ave.	Parcel ID 06-15-380-081	\$1,300,000.00

<b>DDA Debt Obligations</b>	<b>Description</b>	<b>Amount</b>
City of Kalamazoo – Arcadia Creek Channel Project	Final Bond Payment	\$459,600.00
City of Kalamazoo – Assessment Appeal	Loan Repayment	\$44,990.00

As the revenues climb in early years, it will be necessary for the City of Kalamazoo to provide operational and programmatic support for DEGA activities. Annual budgets will be developed in conjunction with City Administration, and operational loans provided. It is anticipated that the DEGA will be self-sufficient in approximately 2025, at which time, payback to the City would commence to be paid by local TIF dollars.

With the goal of simplifying the development process in the district, and in keeping with the spirit of assorted efforts at the State-level, including the *Redevelopment-Ready Communities Program*, the DEGA endeavors to subsume the project support and remediation activities of the Brownfield Redevelopment Authority within district boundaries. This proposed structure will allow for a single point of contact for project support within downtown, with one timeline, set of approvals, and a single development agreement. This may be accomplished through interlocal agreement, or other means. Prior to any shift in project support responsibilities, policy will be developed in conjunction with DEGA and BRA staff and Boards, City, MEDC, MDEQ, and additional parties as needed.

General priorities and objectives of the Development Plan (“Development Plan”) are organized by six priority areas (mobility improvements, streetscape improvements, public space investment and maintenance, development and project support, economic development planning and research, and additional programs, services and administration), and are summarized below. Categories 1-6 will be supported through local TIF dollars. Categories 1-4 may be supported by local TIF, State of Michigan TIF, or a combination of the two.

## 1) Mobility Improvements

Make key investments to improve connectivity and accessibility both within the QDA boundaries and between the Downtown district and surrounding neighborhoods, taking into consideration various modes of transportation and key corridors.

Support and/or make investments to improve mobility for various modes of transportation Downtown, including:

### Vehicles

*Parking Management* – Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City’s benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$3 – 3.5 million	5-30 years

*Street Conversions* – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$3.5 – 4 million	5-30 years

*Public Transit* – Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 2 million	5-30 years

## **Bicycles**

*Bicycle infrastructure* – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$2 – 2.5 million	0-15 years

## **Pedestrians**

*Pedestrian infrastructure* – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$4 – 5 million	0-15 years

## **Corridors**

*Key corridors* – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$3 – 3.5 million	5-30 years

## 2) Streetscape Improvements

Make key investments in streetscape infrastructure to improve accessibility and walkability Downtown.

*Streetscape Planning* – Create and implement a comprehensive streetscape plan for Downtown.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$100,000 – 125,000	0-5 years

*Sidewalk Network* – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$5 – 7 million	0-30 years

*Streetscape Elements* – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$5 – 7 million	0-30 years

*Maintenance* – Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$2 – 2.35 million	0-30 years

### 3) Public Space Investment & Maintenance

Make key investments in public spaces to add value to and improve the vibrancy of Downtown.

#### **Activation**

*Capital Improvements* – Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$3 – 3.5 million	5-30 years

*Public Art* – Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 1.75 million	0-30 years

*Furniture* – Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 2 million	0-30 years

*Green Space* – Assess need for, acquire, and develop green space Downtown.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$2 – 2.25 million	5-30 years

**Maintenance**

*Public space maintenance* – Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 1.6 million	0-30 years

*Storm system maintenance* – Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 1.6 million	0-30 years

**Presence**

*Ambassador Program* – Create an ambassador program Downtown to maintain a clean, safe, and friendly Downtown.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1.5 – 1.6 million	0-30 years

**4) Development & Project Support**

Promote development Downtown through targeted project incentives and promotion of or direct investment in key land and/or property.

*Project Incentives* – Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, sustainable infrastructure, energy efficiency measures, job creation, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
Project-/Parcel-based TIF	0-30 years

*Land Acquisition, Redevelopment and Remediation* – Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$5 – 5.25 million	5-30 years

*Information Technology Infrastructure* – Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$3 – 3.25 million	0-30 years

*Business Development* – Provide resources and support to existing and new businesses, including, but not limited to workshops and grant programs.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$2 – 2.25 million	0-30 years

## 5) Economic Development Planning & Research

Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.

<b>Estimated Investment</b>	<b>Implementation Timeline</b>
\$1 – 1.25 million	0-30 years

## 6) Additional Programs, Services and Administration

Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including:

- Business Retention and Recruitment Program designed to encourage business development and retention in the Downtown, the Design Assistance Program to

assist with exterior façade improvements to historic Downtown commercial structures;

- Façade Improvement and Building Rehabilitation Program designed to bring dormant or under-utilized buildings in the central business district into productive use and to meet modern code, fire, safety and accessibility requirements;
- Downtown Kalamazoo Innovation Program to assist new retail, restaurant, service organizations and office tenants and to develop and fund such additional programs promoting the economic vitality of the Downtown;
- Conducting market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- Fulfilling DDA financial commitments incurred with the construction of public infrastructure, such as streetscape, public space and snowmelt.

Tax increment financing (“TIF”) administration shall include audit and legal services and Development Plan updates as needed. Administration may also include support for staffing and execution of all programs, services and initiatives outlined in this plan.

Estimated Investment	Implementation Timeline
\$3 – 3.1 million	0-30 years

## II. DEVELOPMENT PLAN

### A. Designation of Boundaries of the QDA in Relation to Highways, Streets, Streams or Otherwise.

#### 1. General Description of Boundaries and Size of the QDA.

The QDA is bisected by the business routes (BR) of US Highway 131, and Interstate I-94. BR US 131 is a north-south one-way pair crossing the district, sharing right-of-way with local streets Park Street and Westnedge Avenue. BR I-94 shares right-of-way with Stadium Drive at the west/southwest end of the QDA, and with King Highway at the east/southeast end of the QDA. As it crosses the center of the QDA, BR I-94 becomes a one-way pair, sharing right-of-way with local streets Kalamazoo and Michigan Avenues, and State Highway M-43. The QDA contains streets of each of the types described in the Imagine Kalamazoo 2025 Plan. (**Exhibit 4**) Amtrak railroad right-of-way serves as western and northern boundary for much of QDA. There are additional freight railroads that cross the district near its east end. Arcadia Creek, Portage Creek, and the Kalamazoo River flow through the QDA. Arcadia Creek’s course within the QDA begins at the southwest extent of the district as an exposed creek bed running northeast parallel to Stadium Drive at the edge of the Western Michigan University Campus. As it continues, Arcadia Creek turns east flowing through a man-made channel for several blocks until it opens into

a pond at the Arcadia Creek Festival Place. From there it flows underground to its intersection with the Kalamazoo River. The Kalamazoo River flows through a small portion of the QDA at its easternmost point flowing north from Mills Street to East Michigan Avenue. Portage Creek flows north through the QDA, first entering the QDA at Walnut Street, and flowing northeast to its confluence with the Kalamazoo River. The QDA Boundary follows Portage Creek for a stretch between Portage Street and Michigan Avenue. All three bodies of water are assets to the district, with having spurred early and continued redevelopment efforts in areas adjacent to their banks.

2. Legal Description of the Boundaries and Size of the QDA. See **Exhibit 1**.
3. Map of the QDA. See **Exhibit 2**.

B. The Location and Extent of Existing Streets and Other Public Facilities Within the QDA Designating the Location, Character, and Extent of the Categories of Public and Private Land Uses Presently Existing and Those Proposed for the QDA, Including Residential, Recreational, Commercial, Industrial, Educational and Other Uses.

The QDA contains a varied assortment of public and private land uses, including commercial, cultural, industrial, educational, governmental, medical, institutional, residential, open space, parking, vacant and public street areas. Provided below and as shown on **Exhibit 3** is a detailed account of the character and extent of existing public and private uses found in the QDA. **Exhibit 3** also depicts the location and extent of existing streets.

1. Location and Extent of Existing Streets and Other Public Facilities.

The QDA contains approximately 87 acres of public street right-of-way as well as the following existing public land uses.

2. Existing Public Land Uses.

Existing public uses in the QDA include the following:

- (a) Kalamazoo Transportation Center;
- (b) The Kalamazoo Mall;
- (c) Approximately 3,000 public parking spaces, including two parking garages or decks, surface lots and on street spaces;
- (d) Federal Office Building;

- (e) City and County government administrative offices;
- (f) City and County courts;
- (g) Public safety stations;
- (h) Bronson Park;
- (i) Rose Park Veterans Memorial;
- (j) The Kalamazoo Valley Community College downtown campus;
- (k) The Kalamazoo Valley Museum;
- (l) The Kalamazoo Public Library.

In total, approximately 232 acres is devoted to public use and street right-of-way.

3. Existing Private Land Uses.

Existing private uses in the QDA include the following:

- (a) Radisson Plaza Hotel at Kalamazoo Center mixed-use facility containing hotel, conference, convention, office and retail space;
- (b) Commercial office, retail and restaurant space located primarily along Kalamazoo and Michigan Avenues, Park and Rose Streets, Westnedge Avenue, South, Edwards, Academy, Water, Eleanor, Portage and Lovell Streets and the Kalamazoo Mall/South Burdick Street;
- (c) Major cultural and entertainment facilities such as the Kalamazoo Institute of Arts, Civic Auditorium, State Theatre, Epic Center, Carver Center, AMC Movie Theater and numerous places of worship;
- (d) Multiple brewing and distilling facilities;
- (e) Bronson Hospital and Medical Center;
- (f) Western Michigan University Homer Stryker M.D. School of Medicine;
- (g) Major banks and savings and loan associations;

- (h) Office, service and community facilities occupied by nonprofit organizations;
- (i) A full-service automobile sales and service dealership and other auto-related services and businesses;
- (j) A number of vacant parcels, vacant, and partially vacant structures;
- (k) Private surface parking lots and parking ramps.

In all, approximately 190 acres of land in the QDA are devoted to private land uses, total building square footage is approximately 6.39 million, which includes 1.84 million square feet of office space, 3.3 million square feet in retail and restaurant use, approximately 66,000 square feet in industrial uses, and 1.18 million square feet of “other” uses. The total Downtown workforce is estimated at approximately 10,570.

4. Location and Extent of Proposed Improvements – Public and Private Uses

The location, character and extent of public and private land uses resulting from development activities and retention of many of the existing uses within the QDA are described below.

(a) Proposed Improvements – Public Uses

The proposed public land uses within the QDA are consistent with the 2025 Imagine Kalamazoo Master Plan (see Future Land Use Map in **Exhibit 4**). Proposed changes to public land uses within the QDA include the following:

- (i) Construction and rehabilitation of new and existing public parking spaces, including both surface lots and ramps, distributed throughout the QDA.
- (ii) Major street construction which may include conversion of one-way streets to two-way streets, reconfiguration of road beds and right-of-ways, to allow for the development of public and/or private facilities consistent with approved land uses and based on community input.
- (iii) Investments in mobility infrastructure along priority and main streets, and neighborhood connector corridors as identified by the 2025 Imagine Kalamazoo Master Plan (see **Exhibit 4**).

- (iv) Improvements to public spaces and streetscaping in the QDA.
- (v) Public utility improvements such as street improvements, curbs, sidewalks, water, sanitary sewer, storm drainage, electrical lines, and information technology infrastructure as needed in support of Downtown revitalization.
- (vi) Land acquisition needed for public and private improvements and to further the goals and objectives of the Development Plan.
- (vii) Other general public improvements as may be needed to stimulate private investment in the QDA.

(b) Proposed Improvements – Private Uses

Projects by private developers include:

- (i) Construction of a multi-story apartment building on the west side of South Rose Street between Lovell and Cedar streets.
- (ii) Construction of an eight-story mixed-use facility in former Lot 9 immediately north of the buildings in the 100 block of East Michigan Avenue which is to be a mixed-use facility and to include a private parking ramp.
- (iii) A multi-story mixed-use facility at the southeast corner of Michigan Avenue and Rose Street.
- (iv) Rehabilitation of existing structures and/or construction of new buildings to accommodate private, commercial, retail, office and residential uses, including a new hotel located on the west side of South Rose Street between Eleanor and Lovell Streets as well as multi-story residential structures abutting Arcadia Creek between South Westnedge and Park Street.
- (v) Construction of a multi-family housing project on the southern and western portion of the block bounded by Park, Lovell, Rose and Cedar streets.
- (vi) Construction of mixed-use facility at 433 South Burdick.

- (vii) Construction of additional facilities associated with Bronson Hospital throughout the campus area.
- (viii) Construction of buildings across a mix of uses and types along southern extension of Harrison Street.
- (ix) Redevelopment of Merchant's Crossing area bounded by East Michigan Avenue, Mills Street and the Kalamazoo River.
- (x) Construction of mixed-use buildings on surface parking lots located on the block bounded by Portage, South, and Edwards streets and East Michigan Avenue.
- (xi) Additional retail, office, restaurant, entertainment, residential and other commercial and mixed uses as opportunities arise.
- (xii) Redevelopment remediation of land parcels assembled in order to eliminate blight and to accommodate private, public and institutional development in the QDA.

C. Description of Existing Improvements in the QDA to be Demolished, Repaired or Altered and an Estimate of the Time Required for Completion.

There are currently no plans to demolish, repair, or alter buildings associated with public projects within the QDA, nor have there been any requests for support of private projects requiring demolition. Any future demolitions, alterations or repairs to buildings within the QDA to be supported with DEGA funds would be carried out in accordance with the objectives of this Development Plan.

D. Description and Location of Improvements Contemplated for the QDA and an Estimate of the Time Required for Completion. See **Exhibit 6.**

E. Stages of Construction and Estimated Time of Completion of Each Stage. See **Exhibit 6.**

F. Description of Those Parts of the QDA to be Left as Open Space and the Use Contemplated for the Space.

- a. Arcadia Creek Festival Place – Improvements to and maintenance of the site and promenade, which will be continue to be used for festivals, events, and everyday public use.
- b. Bronson Park – Coordination with City to activate and/or improve Bronson Park.

- c. Rose Park Veterans Memorial – Coordination with City to activate and/or improve park.
- d. Other open space and streetscape improvements, to be defined.

G. Description of Any Portions of the QDA that the DEGA Desires to Sell, Donate, Exchange or Lease to or From the City and the Proposed Terms Thereof.

There are no current plans to convey portions of the QDA to or from the City. However, the DEGA anticipates that activities defined in the Development Plan may require land or parcels within the QDA to be conveyed to or from the City. All land transactions or exchanges shall be in written format and also further the goals and objectives of this Development Plan.

H. Description of Desired Zoning Changes and Changes in Streets, Street Levels, Intersections, Traffic Flow Modifications or Utilities.

Planned improvements in the QDA will be accomplished in accordance with the City’s Zoning Ordinances. Such changes will be compatible with the public and private improvements and also be consistent with the 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future development plans.

Street, intersection and utility changes envisioned include, but are not limited to, the following:

1. *Street Conversions* – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.
2. *Public Transit* – Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, and relocations of tracks.
3. *Bicycle infrastructure* – Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in

bicycle amenities, such as additional and/or improved bicycle parking and signage.

4. *Pedestrian infrastructure* – Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.
5. *Key corridors* – Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.
6. *Sidewalk Network* – Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.
7. *Streetscape Elements* – Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; trees, tree pits, planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.

I. Estimate of the Cost of Development, a Statement of the Method of Financing the Development Plan and the Ability of the DEGA to Arrange the Financing.

Estimates for the projects as referred to above range from \$55.8 million to \$66.2 million. These estimates are tied to projected district revenues calculated at a 3% inflationary growth of the initial assessed value of buildings and parcels in the district. Methods of financing for these projects may include tax increment to be generated from the TIF Plan, including local school taxes and the State Education Tax, to be approved through the Michigan Strategic Fund, bonds, special assessments, state and federal funds, private philanthropy and other sources to fund

the public infrastructure. Consistent with Brownfield Redevelopment Authority policy, local school taxes and the State Education Tax will be held harmless.

Pending approval, Michigan Strategic Fund-approved funds are anticipated to represent 100% of the increment of local school taxes and the State Education Tax in the district for a period of 15 years or until which time contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects will be considered on a case-by-case basis.

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

Currently, there are no private interests, parties or developers to whom commitments have been made by the DEGA to sell, lease or otherwise convey land which it may acquire and clear for private development. Several private developments are contemplated as referred above. It is likely that the DEGA will enter into agreements with each developer of such project to fund or construct the public infrastructure component connected to each project which may include parking ramps, street improvements, sidewalks, storm drainage and the like. The specific terms of such undertakings have not been negotiated with any of the developers.

The DEGA anticipates that any conveyances of properties to private as well as public entities will be on terms and conditions approved by the DEGA board of directors.

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.

Those areas within the QDA scheduled for public improvements, presently or in the future, will be retained in the name of either the City, its Building Authority or the DEGA and, when applicable, subject not only to the approval of the board of directors of the DEGA, but also subject to the approval of the City Commission on terms and conditions compliant with the Development Plan.

Disposition of other parcels for private development will be pursuant to practices to be approved by the DEGA and, if needed, the City Commission.

Bidding, purchasing, and procurement policies will be consistent with those of the City of Kalamazoo.

L. Estimates of the Number of Persons Residing in the QDA and the Number of Families and Individuals to be Displaced.

There are approximately 2,500 permanent residents in the QDA. It is anticipated that no families or individuals will be displaced as a result of property acquisition, clearance activities and development of parcels.

M. Plan for Establishing Priority for the Relocation of Persons Displaced by the Development in Any New Housing in the QDA.

As indicated, there is no plan to displace individuals or businesses in the QDA. If these plans should change and entities and individuals will be displaced, the DEGA, in collaboration with the City, will establish a priority for the relocation of persons to be displaced.

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

No displacement of businesses or persons is anticipated as a result of this Development Plan. However, if displacement should occur, financial assistance and reimbursement of expenses by those businesses and individuals to be displaced will be in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, Public Law 91-646.

O. Plan for Compliance with 1972 PA 227; MCL 213.321 to 213.332.

The relocation of any businesses or individuals who may be displaced shall also be carried out in accordance with the statutory requirements and provisions of State of Michigan Act 227 of the Public Acts of 1972. Costs for relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, shall be provided in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 USC 4601, *et seq.*

P. Amendments to the Development Plan or TIF Plan.

Any amendments to either this Development Plan or TIF Plan shall receive approval by the Board of DEGA and the City Commission.

Q. Schedule to Periodically Review the Effectiveness of the Development Plan.

Progress on the implementation of this Plan will be tracked on an annual basis by DEGA staff or contractors and published as part of an annual report. Both the Development Plan and Tax Increment Financing Plan will be reviewed every five

(5) years to identify any need for revisions. A public work session will be conducted to support this process. Amendments to this Development Plan, if any, will be completed in compliance with Section 22 of the Act.

- R. Other Material that the Authority, Local Public Agency, or Governing Body Considers Pertinent. It is anticipated that the Authority will assume various obligations of the DDA which were incurred in connection with the financing or construction of various public improvements such as streetscape, public space and snowmelt.

### III. TAX INCREMENT FINANCING PLAN

- A. Introduction. The activities of the DEGA may be financed through several sources in accordance with Section 14 of the Act. One such source is proceeds of a TIF Plan established under Sections 18 to 20 of the Act.

TIF is a funding technique which utilizes the tax revenues derived from the increase in assessed value of all taxable property within the QDA to secure and pay the costs of public improvements authorized by the Act and needed to carry out the objectives of the Development Plan. Revenues derived from the TIF Plan will be used to pay the actual costs of such improvements or to meet debt service payments on bonds issued by the City, its Building Authority or the DEGA.

- B. TIF Procedure.

1. The TIF procedure, as outlined in the Act, requires approval by the City Commission by adoption of a resolution of a Development Plan and a TIF Plan submitted to it by the DEGA. The approval process of the TIF Plan must comply with Sections 22 and 23 of the Act, to-wit:

- (a) Public Hearing. Before adoption of a resolution approving a Development Plan or TIF Plan, the City must hold a public hearing. At the time set for the public hearing, the City shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development Plan and TIF Plan.

Before the public hearing on the TIF Plan, the City shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the City. The DEGA shall fully inform the taxing jurisdictions of the physical and economic implications of the proposed QDA. The taxing jurisdictions may present their recommendations at the public hearing on the TIF Plan. The DEGA may enter into agreements with the taxing jurisdictions and the City in which the QDA is located to share a portion of the captured assessed value of the QDA. (Section 18(3))

- (b) Notices of Public Hearing. Notice of the time and place of the public hearing must be published twice in a newspaper of general circulation designated by the City. The first notice must be published at least 20 days prior to the scheduled hearing date. The notice must contain all of the information required in Section 22(2) of the Act. Further, at least 20 days prior to the scheduled hearing date, the notice must be posted in at least 20 conspicuous and public

places within the QDA and mailed to all property owners of record in the QDA and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the TIF Plan is approved.

- (c) Right to Be Heard. At the public hearing on the Development Plan and TIF Plan, the taxing jurisdictions within the QDA may present their recommendations. The City must provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits and for consideration of documentary evidence pertinent to the Development and TIF Plans. The City shall make and preserve a record of the public hearing, including all data presented at the hearing.
  - (d) Determination of Public Purpose and Approval of Ordinance. After the public hearing on the Development and TIF Plans, the City shall determine whether the Plans constitute a public purpose. If it determines that there is a public purpose, the City, by resolution, shall approve or reject the Development and TIF Plans or approve it with modification based upon the criteria set forth in Section 23 of the Act.
  - (e) Application to the Michigan Economic Growth Authority. Within 60 days after City approval of the Development and TIF Plans, the DEGA intends to make a written request to the Michigan Economic Growth Authority, or its successor, to include within the definitions of tax increment revenues under Section 3 of the Act (a) taxes under the State Education Tax Act (1933 PA 331; MCL 211.901 to 211.906) and (b) taxes levied by local or intermediate school districts under the Revised School Code (1976 PA 451; MCL 380.1 to 380.1852).
2. Procedure for Capture and Tax Increment Revenue. The Act permits the DEGA to capture the increase (“Increment”) that the current assessed value of the QDA exceeds the initial assessed value (IAV) of the QDA. Revenue thus captured may be expended by the DEGA pursuant to the Act and consistent with the Development and TIF Plans. The City and County Treasurers shall transmit the tax increment revenues to the DEGA which shall expend such revenues only upon the terms of the TIF Plan.

The IAV is being established as of December 31, 2017. The IAV is the State Equalized Value of the eligible property on that date, effective for property taxes levied for the fiscal year from January 1, 2018 – December

31, 2018. The Authority will capture the increment on the assessed value growth, including growth from inflation.

C. Estimates of Captured Assessed Value, Impact of TIF on the Assessed Values and Tax Revenues of the Affected Taxing Units.

The taxing units affected by this TIF plan are listed in the table below along with the corresponding millage rate that will be captured and the percent at which it will be captured by the DEGA. The local units participating in this TIF plan each have facilities within the QDA. Kalamazoo Regional Educational Service Agency (KRESA) millages and the Kalamazoo County Housing Millage are not impacted by this plan. **Exhibit 5** shows the current estimates of tax revenue that will be captured within the QDA and eligible State contributions. All revenue projections are estimates only.

Taxing Unit	Millage	DEGA Capture
	2018	<i>(% of incremental growth captured within the QDA)</i>
Central & Kalamazoo County Transit Authorities	<b>1.0645</b>	100%
City of Kalamazoo	<b>13.8000</b>	100%
Kalamazoo County	<b>6.4782</b>	100%
Kalamazoo Public Library	<b>3.9487</b>	50%
Kalamazoo Valley Community College	<b>2.8089</b>	100%

In the event that the DEGA assumes the responsibilities of the Brownfield Redevelopment Authority (BRA) within the QDA boundary, agreements may be entered into with local taxing units to share project-specific tax increment growth consistent with BRA TIF capture policy for reimbursement of eligible activities.

D. Use of Revenues Derived from the DEGA’s Share of Captured Assessed Value.

1. General. The tax increment revenues received by the DEGA will be accumulated and held in a Project Fund until such time as there is an amount sufficient to finance public infrastructure projects on behalf of the City or on behalf of private developers as incentives to private development. Revenues received will also be used to pay debt service on bonds which may be issued by the DEGA, the City or the City’s Building Authority for development projects. Revenues from the collection of the tax increment will be used annually by the DEGA as it may deem necessary and appropriate in carrying out the purposes of the Development and TIF Plans with the following order of priority:

- (a) To pay into a debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the Development and TIF Plans in an amount equal to the interest and principal coming due prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
- (b) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this TIF Plan to the extent required by any resolution authorizing bonds.
- (c) To pay the administrative and legal costs of formulating, adopting and administering the Development Plan and TIF Plan and any subsequent amendments.
- (d) To pay or place in a reserve account revenue for the purpose of paying the cost of completing the public improvements as set forth in the Development and TIF Plans to the extent those costs are not financed from other sources. The reserve fund shall not exceed \$800,000, or roughly six months of operating expenses, unless otherwise allocated to a specific project approved by DEGA Board that is consistent with Development Plan.
- (e) To pay for the public infrastructure improvements the DEGA has committed to a developer as an incentive to the developer's project.
- (f) To reimburse developers and other parties for expenses incurred in the funding of public infrastructure improvements through an agreement with the DDA if such obligations are assumed by the DEGA.

2. Project Uses.

Revenues derived from the captured assessed value will be retained by the DEGA to fulfill the purposes and objectives of the Development Plan, made a part of this TIF plan by reference, and shall be expended by the DEGA for such projects.

In the event that tax increment revenues are greater or less than projection used for the purpose of this TIF Plan, the available funds will be used to complete as much of the Development Plan, as is possible. The Authority will reevaluate, reprioritize, or reallocate revenues based on actual capture and where investment by the Authority will have the most positive impact within the QDA.

3. Project Costs.

The total estimated costs of projects and improvements are outlined in **Exhibit 6.**

E. Bonded and Other Indebtedness to be Incurred.

1. General.

Costs of public infrastructure improvements as described in the Development Plan and TIF Plan are to be financed on a cash basis or through one or more series of bonds or other instruments of debt as capturable tax revenue from private development occurs over the life of the Development and TIF Plans. Revenues in support of debt instruments will come from captured assessed value and other sources. The decision to utilize debt and public bonding as the instrument of debt, the number and timing of bond issues, and the dollar amounts for each bond to be incurred by the DEGA and/or the City shall be determined by the DEGA with approval of the City.

2. Maximum Amount of Bonded Indebtedness.

The Authority anticipates funding the Development plan on a pay-as-you-go basis, or through other internal financing means, however, in some cases these strategies may not be practical. Should bonding be deemed necessary to effectively implement the Development Plan, it will be done subject to any limitation and in accordance with any requirements prescribed by law. Additionally, if bonding is found necessary, the maximum amount of bonded indebtedness or debt capacity will be determined by the City's Financial Officer, in consultation with the City's Financial Advisor and in compliance with the legal debt limits as established by State Law, based on:

- The costs of the projects described in the Development Plan and adjusted for costs born by project partners, grants or other sources;
- The ability of the Authority to make all bond payments based on updated TIF projections, within the duration of the Plan;
- The marketability of such bonds at a competitive and favorable rate; and
- The expenses related to the issuance of the bonds, including all bond fees, attorney fees and associated costs.

Any determination by the City's Finance Officer will be subject to the approval of City Commission.

F. Duration of the TIF Plan.

This TIF Plan shall be in effect for a period of 30 years subject to its adoption on December 3, 2018, and shall terminate on December 3, 2048, unless this Plan is amended to extend or shorten its duration in accordance with MCL 125.2888. State of Michigan participation in this plan shall be limited to a term of 15 years, or until contributions reach \$11 million. At that juncture, State of Michigan participation in the plan will be reviewed and assessed for possible extension. State funding for individual development projects shall be considered on a case-by-case basis.

G. Reports.

The DEGA will submit annually to the City a report on the status of the TIF account and shall comply with the requirements of the Act.

H. Reimbursement of City.

In the event the City issues obligations on behalf of the DEGA, and the City is required in any fiscal year to pay out of its general fund any portion of the debt service on such an obligation, the DEGA shall fully reimburse the City.

## **Exhibit 1 - Legal Description of the Boundaries and Size of the QDA**

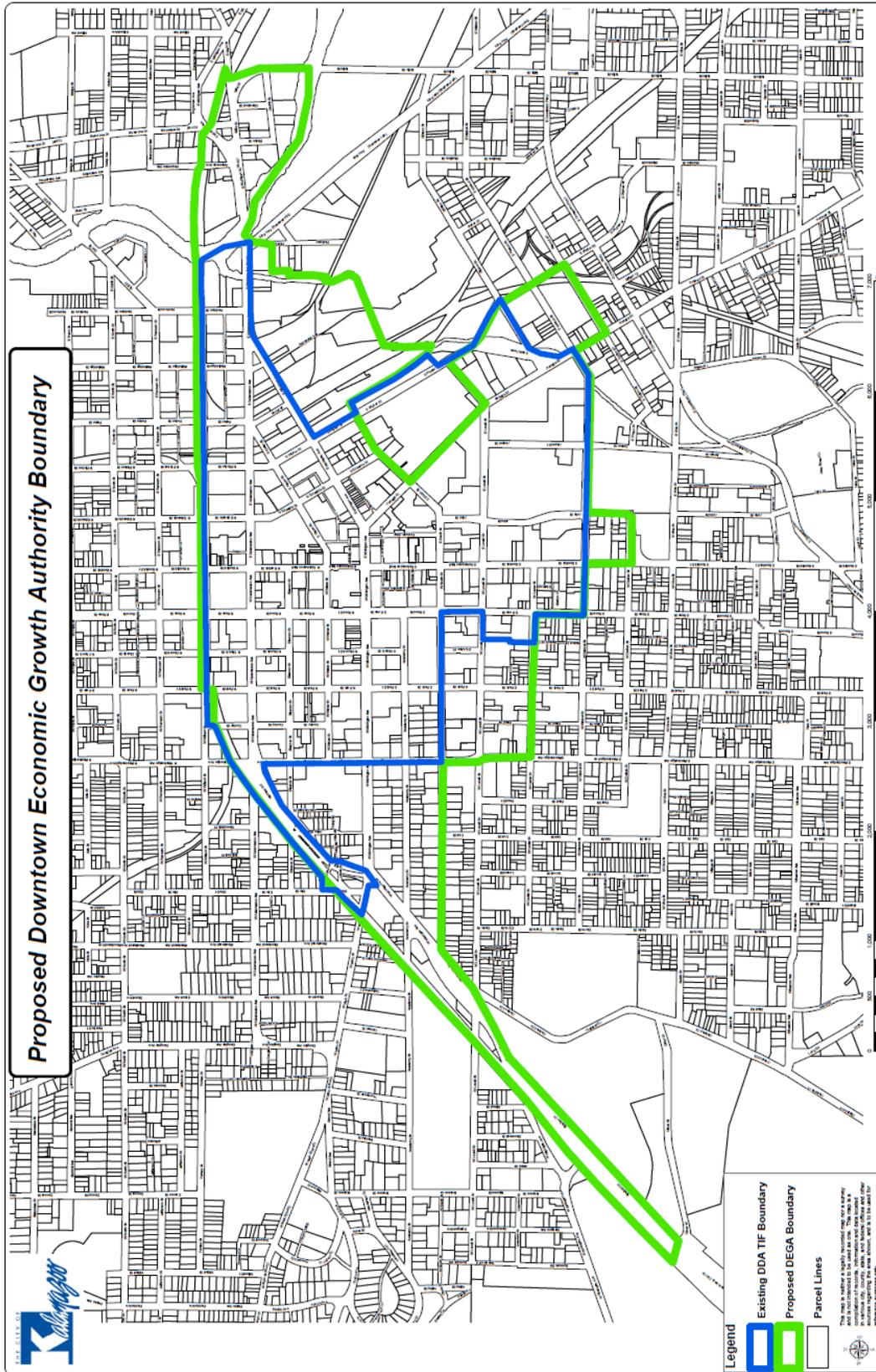
The boundaries commence at the intersection of the westerly right-of-way line of South Westnedge Avenue with the southerly right-of-way line of West Cedar St.; thence EAST along the southerly right-of-way line of West Cedar Street to its intersection with the westerly right of way line of South Rose Street; thence SOUTH along the westerly right-of-way line of South Rose Street to the southerly right-of-way line of Walnut Street; thence EAST along the southerly right-of-way line of Walnut Street to the westerly right-of-way line of Burdick Street; thence SOUTH to the southerly right-of-way line of Dutton Street; thence EAST to the easterly right-of-way line of John Street; thence NORTH to the southerly right-of-way line of E. Walnut Street; thence EAST along the southerly right-of-way line of E. Walnut Street to its intersection with the westerly right-of-way line of Portage Street; thence SOUTH along the westerly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of East Dutton/Second Street; thence EAST along the southerly right-of-way line of Second Street to its intersection with the easterly right-of-way line of Pitcher Street; thence NORTH along the easterly right-of-way line of Pitcher Street to its intersection with the extension of the northerly right-of-way line of East Lovell Street; thence WEST along the northerly right-of-way line of East Lovell Street to its intersection with the easterly right-of-way line of Portage Street ; thence NORTH along the easterly right-of-way line of Portage Street to its intersection with the southerly right-of-way line of South Street; thence EAST along the southerly right-of-way line of South Street to its intersection with the westerly right-of-way line of Pitcher Street; thence EAST along a line being the extension of the southerly right-of-way line of South Street to the westerly right-of-way line of the Grand Elk railroad (formerly the westerly right-of-way line of the Grand Rapids and Indiana Railroad); thence SOUTH along the westerly right-of-way line of the Grand Elk Railroad to its intersection with the centerline of Portage Creek; thence running NORTHEASTERLY downstream along the centerline of Portage Creek to its intersection with southern property line of the parcel known as 140 Parkway Drive; then EAST to the eastern property line of said parcel; thence NORTH along the eastern property line of said parcel to its intersection with the southern property line of the parcel known as 646 East Michigan Avenue; thence EAST along the extension of the southern property line of 646 East Michigan Avenue to the midpoint of Parkway Drive; thence NORTH along the extension of the midpoint of Parkway Drive to its intersection with the southerly right-of-way line of East Michigan Avenue, (being Michigan Trunkline M-43); thence EAST along the southerly right-of-way of East Michigan Avenue to its intersection with the centerline of the Kalamazoo River; thence running upstream and EASTERLY along the centerline of the Kalamazoo River to its intersection with the extended western property line of the parcel known as 151 Mills Street; thence NORTHERLY along said western property line of 151 Mills St to the southerly boundary of the Norfolk Southern Railway right-of-way; thence WESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the westerly right-of-way line of the North Park Street; thence SOUTHWESTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way (becoming the Amtrak right-of-way) to its intersection with the extended northerly right-of-way line of Oliver Street; thence SOUTHEASTERLY along the extension of the

northerly right-of-way line of Oliver Street to the southerly right-of-way line of Business Loop 94, known as Stadium Drive/West Michigan Avenue; thence NORTHEASTERLY along the southerly right-of-way line of Business Loop 94 to its intersection with the southerly right-of-way line of West South Street; thence EAST along the southerly right-of-way line of West South Street to its intersection with the westerly right-of-way line of South Westnedge Avenue; thence SOUTH along the westerly right-of-way line of South Westnedge Avenue to the southerly right-of-way of West Cedar Street and the point of beginning.

The identified QDA includes approximately:

<b>ACRES</b>	
<b>Total Acres</b>	<b>422.21</b>
Private Land	189.70
Tax Exempt Land	74.33
Streets, railroads, river, creeks, & ponds	158.18
<b>BUILDING SQUARE FOOTAGE</b>	
<b>Total Building Square Footage</b>	<b>6,390,000</b>
Industrial Building Square Footage	66,100
Office Building Square Footage	1,839,500
Retail & Restaurant Square Footage	3,300,000

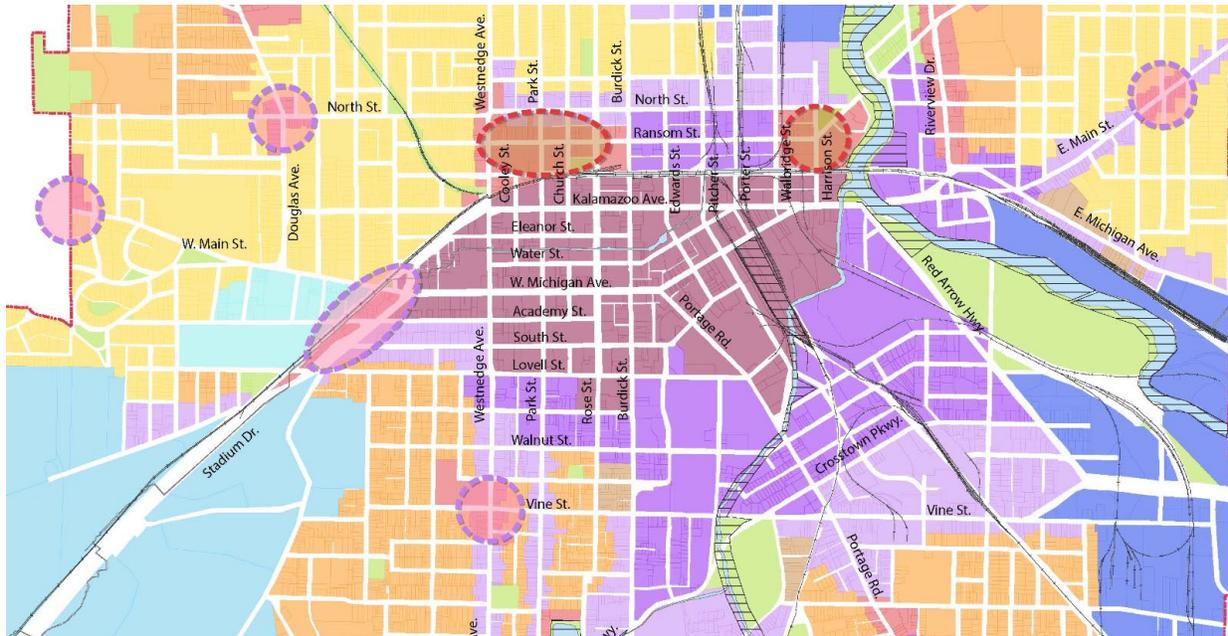
# Exhibit 2 - Map of the Qualified Development Area



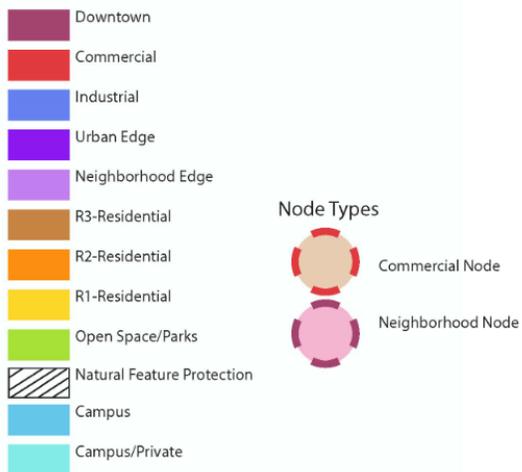


## Exhibit 4 - Proposed Land Use Framework in the Qualified Development Area

### Exhibit 4A. 2025 Imagine Kalamazoo Master Plan Future Land Use Map



#### Future Land Use - Legend



**Exhibit 4B. 2025 Imagine Kalamazoo Master Plan Framework of Streets Map**



- Sub-Urban Corridor
- Neighborhood Connector
- Main Street
- Priority Street
- Neighborhood Street "local"

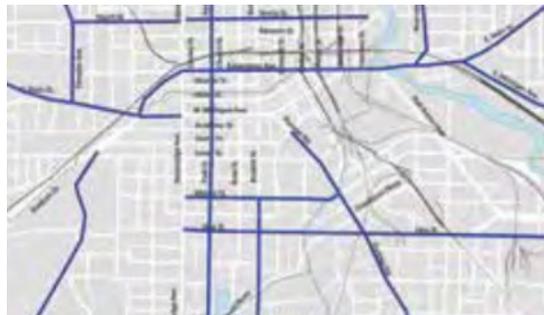
**Priority Streets**



**Main Streets**



**Neighborhood Connectors**



## Exhibit 5 - Estimated Tax Increment Financing Revenue

### Exhibit 5A. Central and Kalamazoo County Transit Authorities

Kalamazoo Downtown Economic Growth Authority - Estimates					
Central + Kalamazoo County Transit Authorities					
Year	DEGA District Total Assessed Value	DEGA District Projected Assessed Value Growth	DEGA Tax Capture - CCTA	DEGA Tax Capture - KCTA	TOTAL
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(Dollar estimate based on Assessed Value Growth in Downtown District)	(CCTA +KCTA)
Millage			0.75	0.3145	1.0645
2018	131,244,499				
2019	135,181,834	3,937,335	\$ 2,531	\$ 1,061	\$ 3,592
2020	139,237,289	7,992,790	\$ 5,137	\$ 2,154	\$ 7,291
2021	143,414,408	12,169,909	\$ 7,822	\$ 3,280	\$ 11,102
2022	147,716,840	16,472,341	\$ 10,587	\$ 4,439	\$ 15,026
2023	152,148,345	20,903,846	\$ 13,435	\$ 5,634	\$ 19,069
2024	156,712,795	25,468,296	\$ 16,369	\$ 6,864	\$ 23,233
2025	161,414,179	30,169,680	\$ 19,390	\$ 8,131	\$ 27,521
2026	166,256,605	35,012,106	\$ 22,503	\$ 9,436	\$ 31,939
2027	171,244,303	39,999,804	\$ 25,708	\$ 10,780	\$ 36,489
2028	176,381,632	45,137,133	\$ 29,010	\$ 12,165	\$ 41,175
2029	181,673,081	50,428,582	\$ 32,411	\$ 13,591	\$ 46,002
2030	187,123,273	55,878,774	\$ 35,914	\$ 15,060	\$ 50,974
2031	192,736,971	61,492,472	\$ 39,522	\$ 16,573	\$ 56,095
2032	198,519,081	67,274,582	\$ 43,238	\$ 18,131	\$ 61,369
2033	204,474,653	73,230,154	\$ 47,066	\$ 19,736	\$ 66,802
2034	210,608,893	79,364,394	\$ 51,008	\$ 21,389	\$ 72,398
2035	216,927,159	85,682,660	\$ 55,069	\$ 23,092	\$ 78,161
2036	223,434,974	92,190,475	\$ 59,252	\$ 24,846	\$ 84,098
2037	230,138,023	98,893,524	\$ 63,560	\$ 26,653	\$ 90,213
2038	237,042,164	105,797,665	\$ 67,997	\$ 28,513	\$ 96,511
2039	244,153,429	112,908,930	\$ 72,568	\$ 30,430	\$ 102,998
2040	251,478,032	120,233,533	\$ 77,275	\$ 32,404	\$ 109,679
2041	259,022,373	127,777,874	\$ 82,124	\$ 34,437	\$ 116,561
2042	266,793,044	135,548,545	\$ 87,118	\$ 36,532	\$ 123,650
2043	274,796,835	143,552,336	\$ 92,262	\$ 38,689	\$ 130,951
2044	283,040,740	151,796,241	\$ 97,561	\$ 40,911	\$ 138,471
2045	291,531,963	160,287,464	\$ 103,018	\$ 43,199	\$ 146,217
2046	300,277,922	169,033,423	\$ 108,639	\$ 45,556	\$ 154,195
2047	309,286,259	178,041,760	\$ 114,429	\$ 47,984	\$ 162,413
2048	318,564,847	187,320,348	\$ 120,393	\$ 50,485	\$ 170,877
<b>Millage</b>	1.0645	<i>(combined CCTA county-wide millage and KCTA urban millage)</i>			
<b>Initial Assessed Value (IAV)</b>	131,244,499				
<b>Estimated Annual Inflation Rate</b>	1.03				

**Exhibit 5B. City of Kalamazoo**

<b>Kalamazoo Downtown Economic Growth Authority - Estimates</b>			
<i>City of Kalamazoo</i>			
<b>Year</b>	<b>DEGA District Total Assessed Value</b>	<b>DEGA District Projected Assessed Value Growth</b>	<b>DEGA Tax Capture</b>
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)
<b>2018</b>	<b>131,244,499</b>		
<b>2019</b>	135,181,834	3,937,335	\$ 46,562
<b>2020</b>	139,237,289	7,992,790	\$ 94,522
<b>2021</b>	143,414,408	12,169,909	\$ 143,920
<b>2022</b>	147,716,840	16,472,341	\$ 194,799
<b>2023</b>	152,148,345	20,903,846	\$ 247,206
<b>2024</b>	156,712,795	25,468,296	\$ 301,184
<b>2025</b>	161,414,179	30,169,680	\$ 356,782
<b>2026</b>	166,256,605	35,012,106	\$ 414,048
<b>2027</b>	171,244,303	39,999,804	\$ 473,032
<b>2028</b>	176,381,632	45,137,133	\$ 533,785
<b>2029</b>	181,673,081	50,428,582	\$ 596,361
<b>2030</b>	187,123,273	55,878,774	\$ 660,814
<b>2031</b>	192,736,971	61,492,472	\$ 727,201
<b>2032</b>	198,519,081	67,274,582	\$ 795,579
<b>2033</b>	204,474,653	73,230,154	\$ 866,009
<b>2034</b>	210,608,893	79,364,394	\$ 938,552
<b>2035</b>	216,927,159	85,682,660	\$ 1,013,270
<b>2036</b>	223,434,974	92,190,475	\$ 1,090,231
<b>2037</b>	230,138,023	98,893,524	\$ 1,169,500
<b>2038</b>	237,042,164	105,797,665	\$ 1,251,148
<b>2039</b>	244,153,429	112,908,930	\$ 1,335,244
<b>2040</b>	251,478,032	120,233,533	\$ 1,421,864
<b>2041</b>	259,022,373	127,777,874	\$ 1,511,082
<b>2042</b>	266,793,044	135,548,545	\$ 1,602,977
<b>2043</b>	274,796,835	143,552,336	\$ 1,697,629
<b>2044</b>	283,040,740	151,796,241	\$ 1,795,120
<b>2045</b>	291,531,963	160,287,464	\$ 1,895,536
<b>2046</b>	300,277,922	169,033,423	\$ 1,998,964
<b>2047</b>	309,286,259	178,041,760	\$ 2,105,496
<b>2048</b>	318,564,847	187,320,348	\$ 2,215,223
<b>Millage</b>	<b>13.8000</b>		
<b>Initial Assessed Value (IAV)</b>	<b>131,244,499</b>		
<b>Estimated Annual Inflation Rate</b>	<b>1.03</b>		

**Exhibit 5C. Kalamazoo County**

<b>Kalamazoo Downtown Economic Growth Authority - Estimates</b>					
<i>Kalamazoo County</i>					
<b>Year</b>	<b>DEGA District Total Assessed Value</b>	<b>DEGA District Projected Assessed Value Growth</b>	<b>DEGA Tax Capture - Operating</b>	<b>DEGA Tax Capture - Senior Millage</b>	<b>TOTAL</b>
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus IAV)	(Dollar estimate based on Assessed Value Growth in Downtown District)		(Operating + Senior)
<b>Millage</b>			<b>6.1282</b>	<b>0.35</b>	
<b>2018</b>	<b>131,244,499</b>				
<b>2019</b>	135,181,834	3,937,335	\$ 20,677	\$ 1,181	\$ <b>21,858</b>
<b>2020</b>	139,237,289	7,992,790	\$ 41,974	\$ 2,397	\$ <b>44,372</b>
<b>2021</b>	143,414,408	12,169,909	\$ 63,911	\$ 3,650	\$ <b>67,561</b>
<b>2022</b>	147,716,840	16,472,341	\$ 86,505	\$ 4,941	\$ <b>91,446</b>
<b>2023</b>	152,148,345	20,903,846	\$ 109,777	\$ 6,270	\$ <b>116,047</b>
<b>2024</b>	156,712,795	25,468,296	\$ 133,748	\$ 7,639	\$ <b>141,386</b>
<b>2025</b>	161,414,179	30,169,680	\$ 158,437	\$ 9,049	\$ <b>167,486</b>
<b>2026</b>	166,256,605	35,012,106	\$ 183,867	\$ 10,501	\$ <b>194,369</b>
<b>2027</b>	171,244,303	39,999,804	\$ 210,060	\$ 11,997	\$ <b>222,058</b>
<b>2028</b>	176,381,632	45,137,133	\$ 237,039	\$ 13,538	\$ <b>250,577</b>
<b>2029</b>	181,673,081	50,428,582	\$ 264,827	\$ 15,125	\$ <b>279,953</b>
<b>2030</b>	187,123,273	55,878,774	\$ 293,449	\$ 16,760	\$ <b>310,209</b>
<b>2031</b>	192,736,971	61,492,472	\$ 322,930	\$ 18,444	\$ <b>341,373</b>
<b>2032</b>	198,519,081	67,274,582	\$ 353,295	\$ 20,178	\$ <b>373,473</b>
<b>2033</b>	204,474,653	73,230,154	\$ 384,571	\$ 21,964	\$ <b>406,535</b>
<b>2034</b>	210,608,893	79,364,394	\$ 416,785	\$ 23,804	\$ <b>440,589</b>
<b>2035</b>	216,927,159	85,682,660	\$ 449,966	\$ 25,699	\$ <b>475,664</b>
<b>2036</b>	223,434,974	92,190,475	\$ 484,142	\$ 27,651	\$ <b>511,792</b>
<b>2037</b>	230,138,023	98,893,524	\$ 519,343	\$ 29,661	\$ <b>549,004</b>
<b>2038</b>	237,042,164	105,797,665	\$ 555,600	\$ 31,732	\$ <b>587,332</b>
<b>2039</b>	244,153,429	112,908,930	\$ 592,945	\$ 33,865	\$ <b>626,810</b>
<b>2040</b>	251,478,032	120,233,533	\$ 631,411	\$ 36,062	\$ <b>667,472</b>
<b>2041</b>	259,022,373	127,777,874	\$ 671,030	\$ 38,325	\$ <b>709,355</b>
<b>2042</b>	266,793,044	135,548,545	\$ 711,838	\$ 40,655	\$ <b>752,493</b>
<b>2043</b>	274,796,835	143,552,336	\$ 753,870	\$ 43,056	\$ <b>796,926</b>
<b>2044</b>	283,040,740	151,796,241	\$ 797,163	\$ 45,528	\$ <b>842,692</b>
<b>2045</b>	291,531,963	160,287,464	\$ 841,755	\$ 48,075	\$ <b>889,830</b>
<b>2046</b>	300,277,922	169,033,423	\$ 887,685	\$ 50,698	\$ <b>938,383</b>
<b>2047</b>	309,286,259	178,041,760	\$ 934,993	\$ 53,400	\$ <b>988,393</b>
<b>2048</b>	318,564,847	187,320,348	\$ 983,719	\$ 56,183	\$ <b>1,039,903</b>
<b>Millage</b>	6.478				
<b>Initial Assessed Value (IAV)</b>	131,244,499				
<b>Estimated Annual Inflation Rate</b>	1.03				





**Exhibit 5F. Estimated State Contributions**

<b>Kalamazoo Downtown Economic Growth Authority - Local and State Estimates</b>							
<b>Year</b>	<b>DEGA District Total Assessed Value</b>	<b>DEGA District Projected Assessed Value</b>	<b>Local Tax Capture</b>	<b>SET</b>	<b>KPS</b>	<b>Total State Capture</b>	<b>Total Projected DEGA Tax Capture</b>
	(Values based on estimated 3% growth annually)	(Projected Total Assessed Value, minus Initial Assessed Value)		<i>(Reimbursed)</i>	<i>(Reimbursed)</i>	(SET + KPS)	
<b>Initial Assessed Value</b>	<b>131,244,499</b>						
<b>2019</b>	135,181,834	3,937,335	\$ 88,151	\$ 20,157	\$ 55,422	\$ 75,579	\$ 163,730
<b>2020</b>	139,237,289	7,992,790	\$ 178,947	\$ 40,918	\$ 112,506	\$ 153,424	\$ 332,371
<b>2021</b>	143,414,408	12,169,909	\$ 272,466	\$ 62,302	\$ 171,303	\$ 233,605	\$ 506,071
<b>2022</b>	147,716,840	16,472,341	\$ 368,791	\$ 84,328	\$ 231,863	\$ 316,191	\$ 684,982
<b>2023</b>	152,148,345	20,903,846	\$ 468,006	\$ 107,015	\$ 294,241	\$ 401,256	\$ 869,262
<b>2024</b>	156,712,795	25,468,296	\$ 570,198	\$ 130,382	\$ 358,489	\$ 488,871	\$ 1,059,069
<b>2025</b>	161,414,179	30,169,680	\$ 675,455	\$ 154,450	\$ 424,666	\$ 579,116	\$ 1,254,571
<b>2026</b>	166,256,605	35,012,106	\$ 783,869	\$ 179,240	\$ 492,827	\$ 672,067	\$ 1,455,936
<b>2027</b>	171,244,303	39,999,804	\$ 895,537	\$ 204,774	\$ 563,034	\$ 767,808	\$ 1,663,345
<b>2028</b>	176,381,632	45,137,133	\$ 1,010,554	\$ 231,074	\$ 635,346	\$ 866,420	\$ 1,876,974
<b>2029</b>	181,673,081	50,428,582	\$ 1,129,021	\$ 258,163	\$ 709,828	\$ 967,991	\$ 2,097,012
<b>2030</b>	187,123,273	55,878,774	\$ 1,251,043	\$ 286,064	\$ 786,545	\$ 1,072,609	\$ 2,323,652
<b>2031</b>	192,736,971	61,492,472	\$ 1,376,726	\$ 314,803	\$ 865,563	\$ 1,180,366	\$ 2,557,092
<b>2032</b>	198,519,081	67,274,582	\$ 1,506,179	\$ 344,403	\$ 946,951	\$ 1,291,354	\$ 2,797,533
<b>2033</b>	204,474,653	73,230,154	\$ 1,639,515	\$ 374,892	\$ 1,030,781	\$ 1,405,673	\$ 3,045,188
<b>2034</b>	210,608,893	79,364,394	\$ 1,776,852			\$ -	\$ 1,776,852
<b>2035</b>	216,927,159	85,682,660	\$ 1,918,308			\$ -	\$ 1,918,308
<b>2036</b>	223,434,974	92,190,475	\$ 2,064,009			\$ -	\$ 2,064,009
<b>2037</b>	230,138,023	98,893,524	\$ 2,214,080			\$ -	\$ 2,214,080
<b>2038</b>	237,042,164	105,797,665	\$ 2,368,654			\$ -	\$ 2,368,654
<b>2039</b>	244,153,429	112,908,930	\$ 2,527,864			\$ -	\$ 2,527,864
<b>2040</b>	251,478,032	120,233,533	\$ 2,691,851			\$ -	\$ 2,691,851
<b>2041</b>	259,022,373	127,777,874	\$ 2,860,758			\$ -	\$ 2,860,758
<b>2042</b>	266,793,044	135,548,545	\$ 3,034,732			\$ -	\$ 3,034,732
<b>2043</b>	274,796,835	143,552,336	\$ 3,213,925			\$ -	\$ 3,213,925
<b>2044</b>	283,040,740	151,796,241	\$ 3,398,494			\$ -	\$ 3,398,494
<b>2045</b>	291,531,963	160,287,464	\$ 3,588,600			\$ -	\$ 3,588,600
<b>2046</b>	300,277,922	169,033,423	\$ 3,784,409			\$ -	\$ 3,784,409
<b>2047</b>	309,286,259	178,041,760	\$ 3,986,092			\$ -	\$ 3,986,092
<b>2048</b>	318,564,847	187,320,348	\$ 4,193,826			\$ -	\$ 4,193,826
<b>TOTAL</b>			\$ 55,836,910			\$ 10,472,330	\$ 66,309,240

**Exhibit 6 - Development Plan Priorities, Estimates and Timeline**

Priority Area	Description	Estimated Investments		Implementation Timeline		
		Low	High	0-5	5-15	15-30
<b>Mobility Improvements</b>		\$ 17,000,000	\$ 20,500,000			
<b>Vehicles</b>						
Parking Management	Assess and evaluate parking system and supply/demand; implement improvements to support existing businesses and continued growth and development Downtown; invest in landscaping, lighting, signage and cosmetic improvements to existing surface lots and ramps; develop new parking facilities to accommodate demand arising from new investment in the Downtown; assess and invest in additional, innovative parking solutions, including, but not limited to, valet programs, ride share, car share, and autonomous vehicles. Continue operation of the public parking system in the Downtown for the City's benefit either by assuming the responsibilities of the DDA under the existing Sublease or informally by providing assistance when necessary under the existing Sublease arrangement.	\$ 3,000,000	\$ 3,500,000			
Street Conversions	Street Conversions – Invest in streetscape and parking infrastructure in coordination with City efforts to convert one-way streets to two-way streets. Invest in intersection reconfigurations, road diets, traffic calming, and other necessary changes to better accommodate all modes of travel.	\$ 3,500,000	\$ 4,000,000			
Public Transit	Plan for and support transit-oriented development projects. Assess and/or implement additional transit needed, including bus, bus rapid transit, light rail and other modes. Make improvements to public transit facilities, including bus stops, bus shelters, and installation of accessibility compliance infrastructure. Support planning of and changes to rail infrastructure downtown, including, but not limited to signals, crossings, relocations of tracks.	\$ 1,500,000	\$ 2,000,000			
<b>Bicycles</b>						
Bicycle infrastructure	Support further investment in bicycle network Downtown, including, but not limited to coordination of protected bicycle lane pilot programs; extension of bicycle trails throughout Downtown, bicycle share programs; and investment in bicycle amenities, such as additional and/or improved bicycle parking and signage.	\$ 2,000,000	\$ 2,500,000			
<b>Pedestrians</b>						
Pedestrian infrastructure	Coordinate with City to enhance pedestrian safety and mobility, including but not limited to investments in sidewalks, crosswalks, traffic signs and signals, lighting and accessibility compliance. Activate vacant land, property and public space (see Priority 3), and make key streetscape improvements (see Priority 2) throughout the QDA to encourage pedestrian mobility.	\$ 4,000,000	\$ 5,000,000			
<b>Corridors</b>						
Key corridors	Make improvements along primary gateway corridors into Downtown as identified by the 2025 Imagine Kalamazoo Master Plan, 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans to improve connectivity between the Downtown district and surrounding neighborhoods. Relocate utilities to support execution of corridor improvement strategies and street reconfigurations, including, but not limited to, burying of overhead utilities.	\$ 3,000,000	\$ 3,500,000			
<b>Priority Area Subtotal</b>		\$ 17,000,000	\$ 20,500,000			
<b>Streetscape Improvements</b>		\$ 12,100,000	\$ 16,475,000			

		Low	High	0-5	5-15	15-30
<b>Streetscape Planning</b>						
	Create and implement a comprehensive streetscape plan for Downtown.	\$ 100,000	\$ 125,000			
<b>Sidewalk Network</b>						
	Improve and maintain the quality of sidewalks and sidewalk network Downtown; assess and implement potential areas for expansion of the existing snowmelt system; identify investments needed consistent with accessibility compliance standards.	\$ 5,000,000	\$ 7,000,000			
<b>Streetscape Elements</b>						
	Invest in the addition and maintenance of streetscape amenities, including, but not limited to: updates, improvement and expansion of wayfinding signage; lighting throughout the district; benches, tables, chairs and additional furniture for public use; pedestrian islands; increase Downtown tree canopy; install planters, hanging baskets and other beautification elements; sustainable streetscape elements including permeable pavers and stormwater mitigation infrastructure.	\$ 5,000,000	\$ 7,000,000			
<b>Maintenance</b>						
	Engage in ongoing maintenance of streetscape and streetscape elements, existing and to be added.	\$ 2,000,000	\$ 2,350,000			
<i>Priority Area Subtotal</i>		<i>\$ 12,100,000</i>	<i>\$ 16,475,000</i>			

<b>Public Space Investment &amp; Maintenance</b>		\$ 12,500,000	\$ 14,300,000	Years		
<b>Activation</b>		Low	High	0-5	5-15	15-30
Capital Improvements	Invest in permanent structural changes to existing and proposed public spaces Downtown, including Kalamazoo Mall, Arcadia Creek Festival Place and other strategic locations, to create accessible and inviting public spaces. Investments may be allocated toward improvements to waterfront areas along Kalamazoo River, Arcadia Creek and Portage Creek. Investments may also include installation of public facilities such as public restrooms.	\$ 3,000,000	\$ 3,500,000			
Public Art	Commission and/or install engaging public art to create vibrant public spaces Downtown, including, but not limited to, functional public art for transportation infrastructure.	\$ 1,500,000	\$ 1,750,000			
Furniture	Invest in street furniture and related infrastructure to encourage regular use of key public spaces Downtown.	\$ 1,500,000	\$ 2,000,000			
Green Space	Assess need for, acquire, and develop green space Downtown.	\$ 2,000,000	\$ 2,250,000			
<b>Maintenance</b>						
Public Space Maintenance	Maintain existing public spaces within the district boundaries, including, but not limited to, landscaping, furniture and permanent infrastructure.	\$ 1,500,000	\$ 1,600,000			
Storm System Maintenance	Continue to maintain the reconstructed Arcadia Creek storm system and pond areas; provide additional cosmetic enhancements and water features to the creek area and pond site; conduct planning and engineering studies to reduce long-term clean-up costs associated with annual sediment removal efforts; undertake capital improvements to the storm system as required.	\$ 1,500,000	\$ 1,600,000			
<b>Presence</b>						
Ambassador Program	Create an ambassador program Downtown to help make Downtown clean, safe and friendly.	\$ 1,500,000	\$ 1,600,000			
<i>Priority Area Subtotal</i>		<i>\$ 12,500,000</i>	<i>\$ 14,300,000</i>			

Development & Project Support		\$ 10,000,000	\$ 10,750,000	Years		
Project Incentives		Low	High	0-5	5-15	15-30
Identify development priorities to create and maintain a toolbox of project incentives for new development Downtown. Priorities will include, but are not limited to: Mixed-Use Development; additions to existing buildings; diversification of residential mix and types of housing, including specific incentives targeted at affordable and workforce housing; engagement in workforce development programs.		(project-based TIF dollars)				
<b>Land Acquisition, Redevelopment and Remediation</b>						
Acquire and/or redevelop land; acquire, redevelop or construct buildings; and support remediation activities at key development sites located within the QDA to further the goals and objectives of the Development Plan.		\$ 5,000,000	\$ 5,250,000			
<b>Information Technology Infrastructure</b>						
Support planning, site preparation, installation, and maintenance of IT infrastructure, including but not limited to fiber optic, wireless, facilities, and sensors.		\$ 3,000,000	\$ 3,250,000			
<b>Business Development</b>						
Provide resources and support to existing businesses, including, but not limited to workshops and grant programs.		\$ 2,000,000	\$ 2,250,000			
<i>Priority Area Subtotal</i>		\$ 10,000,000	\$ 10,750,000			
<b>Economic Development Planning &amp; Research</b>		\$ 1,000,000	\$ 1,125,000	Years		
		Low	High	0-5	5-15	15-30
Commission and conduct research, studies, plans and/or reports to inform and further Downtown development priorities and the implementation of programs, services and initiatives.		\$ 1,000,000	\$ 1,125,000			
<i>Priority Area Subtotal</i>		\$ 1,000,000	\$ 1,125,000			
<b>Additional Programs, Services &amp; Administration</b>		\$ 3,000,000	\$ 3,100,000	Years		
		Low	High	0-5	5-15	15-30
Implement various components of the Development Plan, 2025 Imagine Kalamazoo Master Plan, the 2018 Urban Growth Initiative for Greater Downtown Kalamazoo, the 2009 Downtown Kalamazoo Comprehensive Plan, and future Downtown plans. This may include the continuation of programs established by the DDA, including business retention and recruitment efforts, façade and building rehabilitation programs and improvements, providing services for start-up businesses, marketing and promoting the Downtown area, and support for staffing and execution of all programs, services and initiatives outlines in this plan.		\$ 3,000,000	\$ 3,100,000			
<i>Priority Area Subtotal</i>		\$ 3,000,000	\$ 3,100,000			
<b>TOTAL PLANNED DOWNTOWN INVESTMENT OVER 30 YEARS</b>		\$ 55,600,000	\$ 66,250,000			
<b>PROJECTED TOTAL LOCAL CAPTURE FROM ALL TAXING UNITS OVER 30 YEARS</b>		\$ 55,800,000				
<b>PROJECTED TOTAL STATE CAPTURE OVER 15 YEARS</b>		\$ 10,472,330				
<b>PROJECTED TOTAL CAPTURE OVER 30 YEARS</b>		\$ 66,272,330				

## Exhibit 7 - Parcels not contributing to capture in the DEGA

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-14-300-001	419		AMPERSEE	AVE		State Owned Vacant
06-14-300-005	410		AMPERSEE	AVE		State Owned Vacant
06-14-300-105	416		AMPERSEE	AVE		State Owned Vacant
06-14-306-001	10		MILLS	ST		Land Bank Authority
06-14-306-007	2		MILLS	ST		Land Bank Authority
06-14-306-012	20		MILLS	ST		Land Bank Authority
06-14-307-001	50		MILLS	ST		City BRA held Property
06-14-310-010	350		BLAINE	ST		Land Bank Authority
06-14-311-031	930		ONEILL	ST		County Land Bank Sale
06-14-311-033	910		ONEILL	ST		City BRA held Property
06-14-311-044	922	E	MICHIGAN	AVE		Land Bank Authority
06-14-312-026	74		MILLS	ST		State Owned Vacant
06-14-312-030	1002		ONEILL	ST		Land Bank Authority
06-15-252-001	420	E	MICHIGAN	AVE		Railroad Property
06-15-304-100	459	N	ROSE	ST		City Owned Vacant
06-15-305-004	436	W	KALAMAZOO	AVE		County Property
06-15-305-006	440	W	KALAMAZOO	AVE		Tax Exempt property
06-15-306-012	416	W	KALAMAZOO	AVE		County Property
06-15-310-102	330	N	WESTNEDGE	AVE		WMU/State Improved
06-15-310-103	431	W	KALAMAZOO	AVE		WMU/State Improved
06-15-312-001	335	W	KALAMAZOO	AVE		Tax Exempt property
06-15-313-001	323	N	CHURCH	ST		Tax Exempt property
06-15-313-004	317	W	KALAMAZOO	AVE		County Property
06-15-314-003	201	W	KALAMAZOO	AVE		County Property
06-15-315-106	452		ELEANOR	ST		WMU/State Vacant
06-15-318-006	303	N	CHURCH	ST		County Property
06-15-318-010	250	N	PARK	ST		Hospital Property
06-15-318-011	220	N	PARK	ST		Tax Exempt property
06-15-320-007	231		COOLEY	ST		Tax Exempt property
06-15-321-210	230		COOLEY	ST		Tax Exempt property
06-15-323-005	210	N	PARK	ST		Hospital Property
06-15-326-001	446	N	BURDICK	ST		Religious Use - Exempt
06-15-326-100	450	N	BURDICK	ST		Religious Use - Exempt
06-15-327-003	145	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-330-100	459	N	BURDICK	ST		City Owned Improved
06-15-331-001	444	N	BURDICK	ST		Religious Use - Exempt
06-15-331-002	440	N	BURDICK	ST		Religious Use - Exempt
06-15-331-003	436	N	BURDICK	ST		Religious Use - Exempt
06-15-331-012	402	N	BURDICK	ST		Religious Use - Exempt
06-15-331-013	426	N	BURDICK	ST		Religious Use - Exempt
06-15-332-010	123	E	KALAMAZOO	AVE		Religious Use - Exempt
06-15-336-005	335	N	BURDICK	ST		Tax Exempt property
06-15-336-105	345	N	BURDICK	ST		PILOT
06-15-340-003	121		ELEANOR	ST		Tax Exempt property
06-15-340-102	232	N	ROSE	ST		Tax Exempt property
06-15-340-201	225	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-002	228	N	KALAMAZOO	MALL		Tax Exempt property
06-15-341-004	251	N	KALAMAZOO	MALL		College
06-15-341-291	252	N	KALAMAZOO	MALL		City Owned Vacant
06-15-341-301	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-15-342-003	145	E	WATER	ST		City Owned Improved
06-15-345-236	202	N	ROSE	ST		College
06-15-346-001	224	N	KALAMAZOO	MALL		Tax Exempt property

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-346-242	201	N	KALAMAZOO	MALL		College
06-15-346-321	222	N	KALAMAZOO	MALL	# 100	Tax Exempt property
06-15-347-247	162	E	WATER	ST		City Owned Improved
06-15-347-301	121	E	WATER	ST		City Owned Vacant
06-15-348-253	180	E	WATER	ST		City Owned Vacant
06-15-351-021	410	W	MICHIGAN	AVE		Federal Government
06-15-353-012	135	N	CHURCH	ST		Religious Use - Exempt
06-15-354-030	232	W	MICHIGAN	AVE		County Brownfield
06-15-357-001	345	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-001	315	W	MICHIGAN	AVE		Religious Use - Exempt
06-15-358-002	302		ACADEMY	ST		Religious Use - Exempt
06-15-360-002	477		ACADEMY	ST		Religious Use - Exempt
06-15-360-050	465		ACADEMY	ST		Religious Use - Exempt
06-15-360-051	461		ACADEMY	ST		Religious Use - Exempt
06-15-361-052	447		ACADEMY	ST		Religious Use - Exempt
06-15-361-053	439		ACADEMY	ST		Religious Use - Exempt
06-15-361-054	431		ACADEMY	ST		Religious Use - Exempt
06-15-362-062	212	S	PARK	ST		Religious Use - Exempt
06-15-363-100	200	S	ROSE	ST		Public Park Property
06-15-366-058	438	W	SOUTH	ST		Tax Exempt property
06-15-366-059	426	W	SOUTH	ST		Tax Exempt property
06-15-366-063	224	S	PARK	ST		School Property
06-15-366-158	450	W	SOUTH	ST		Tax Exempt property
06-15-371-002	314	S	PARK	ST		Tax Exempt property
06-15-372-001	347	W	SOUTH	ST		Tax Exempt property
06-15-372-002	333	S	PARK	ST		Tax Exempt property
06-15-373-003	321	W	SOUTH	ST		Religious Use - Exempt
06-15-374-001	241	W	SOUTH	ST		City Owned Improved
06-15-376-005	132	N	KALAMAZOO	MALL		College
06-15-376-010	105	E	MICHIGAN	AVE		Brownfield
06-15-376-011	105	E	MICHIGAN	AVE	REAR	Brownfield
06-15-377-101	128	E	WATER	ST		City Owned Vacant
06-15-379-005	140	S	EDWARDS	ST		City Owned Improved
06-15-382-201	130		PORTAGE	ST		City Owned Improved
06-15-383-200	140		PORTAGE	ST		Brownfield
06-15-386-223	154	S	KALAMAZOO	MALL		Brownfield
06-15-387-300	231		FARMERS	ALY		Brownfield
06-15-387-301	149		FARMERS	ALY		City Owned Vacant
06-15-388-100	180		PORTAGE	ST		Brownfield
06-15-388-101	231	E	SOUTH	ST		Brownfield
06-15-390-210	316	S	KALAMAZOO	MALL		Brownfield
06-15-390-300	277	S	ROSE	ST		Brownfield
06-15-392-202	142	E	SOUTH	ST		City Owned Improved
06-15-392-300	173	E	SOUTH	ST		City Owned Vacant
06-15-394-267	300		PORTAGE	ST		WMU/State Improved
06-15-395-001	128	W	LOVELL	ST		State Assessed Utility
06-15-395-211	315	S	ROSE	ST		Tax Exempt property
06-15-397-198	151	E	LOVELL	ST		City Owned Improved
06-15-402-002	410	E	WILLARD	ST		Railroad Property
06-15-404-007	419		HARRISON	ST		City BRA held Property
06-15-411-271	427	E	MICHIGAN	AVE		Brownfield
06-15-412-001	539	E	MICHIGAN	AVE		Tax Exempt property
06-15-415-114	325	E	MICHIGAN	AVE		Tax Exempt property

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-15-416-122	421	E	MICHIGAN	AVE		Brownfield
06-15-421-200	402	E	MICHIGAN	AVE		Tax Exempt property
06-15-422-003	426	E	MICHIGAN	AVE		Tax Exempt property
06-15-423-002	500	E	MICHIGAN	AVE		Railroad Property
06-15-428-001	667	E	MICHIGAN	AVE		City Owned Vacant
06-15-429-001	813	E	MICHIGAN	AVE		State Owned Vacant
06-15-429-003	701	E	MICHIGAN	AVE		Brownfield
06-15-432-001	645	E	MICHIGAN	AVE		Public Park Property
06-15-433-001	720	E	MICHIGAN	AVE		City Owned Vacant
06-15-435-011	600	E	MICHIGAN	AVE		Brownfield
06-15-437-004	646	E	MICHIGAN	AVE		City BRA held Property
06-15-441-002	140		PARKWAY	DR		City Owned Vacant
06-16-443-029	522		ELEANOR	ST		Tax Exempt property
06-16-444-001	219	N	WESTNEDGE	AVE		Religious Use - Exempt
06-16-445-025	200		ELM	ST		State Owned Vacant
06-16-448-011	206		OLD ORCHARD	PL		Religious Use - Exempt
06-16-448-020	542	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-454-005	800	W	MAIN	ST		Public Park Property
06-16-467-001	824	W	MICHIGAN	AVE		College
06-16-467-002	840	W	MICHIGAN	AVE		Public Park Property
06-16-476-035	706	W	MICHIGAN	AVE		Religious Use - Exempt
06-16-493-008	602	W	SOUTH	ST		Religious Use - Exempt
06-16-494-001	222	S	WESTNEDGE	AVE		Tax Exempt property
06-22-101-002	425	W	LOVELL	ST		Tax Exempt property
06-22-101-004	431	W	LOVELL	ST		Tax Exempt property
06-22-101-013	405	W	LOVELL	ST		Tax Exempt property
06-22-102-001	415	S	PARK	ST		Religious Use - Exempt
06-22-102-002	419	S	PARK	ST		Tax Exempt property
06-22-102-003	301	W	LOVELL	ST		Religious Use - Exempt
06-22-102-004	341	W	LOVELL	ST		Tax Exempt property
06-22-103-002	247	W	LOVELL	ST		Religious Use - Exempt
06-22-104-002	215	W	LOVELL	ST		City Owned Vacant
06-22-106-001	416	W	CEDAR	ST		Tax Exempt property
06-22-106-004	424	W	CEDAR	ST		Tax Exempt property
06-22-109-001	424	S	ROSE	ST		City Owned Vacant
06-22-125-001	133	W	LOVELL	ST		State Assessed Utility
06-22-130-004	116	W	CEDAR	ST		City Owned Improved
06-22-131-002	440	S	BURDICK	ST		City Owned Vacant
06-22-132-002	127	E	CEDAR	ST		Hospital Property
06-22-137-004	105	E	WALNUT	ST		PILOT
06-22-137-006	530		JOHN	ST		PILOT
06-22-147-002	126		FEDERAL	CT		Hospital Property
06-22-147-003	130		FEDERAL	CT		Hospital Property
06-22-147-004	123	E	DUTTON	ST		Hospital Property
06-22-147-063	127	E	DUTTON	ST		Hospital Property
06-22-148-001	622		JOHN	ST		Hospital Property
06-22-148-003	133	E	DUTTON	ST		Hospital Property
06-91-002-117	125	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-002-720	458	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-004-022	541		PORTAGE	ST		Small Business Personal Property Exemption
06-91-005-880	653	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-006-840	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-008-219	762	W	MAIN	ST		Small Business Personal Property Exemption

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-008-255	433	S	ROSE	ST		Small Business Personal Property Exemption
06-91-009-320	128	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-009-585	491	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-009-628	1040	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-010-190	136	E	MICHIGAN	AVE	7TH & 8TH FL	Small Business Personal Property Exemption
06-91-010-710	124	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-012-364	522	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-013-420	350	E	MICHIGAN	AVE	STE 510	Small Business Personal Property Exemption
06-91-013-618	229	E	MICHIGAN	AVE	# 140	Small Business Personal Property Exemption
06-91-013-663	119	N	CHURCH	ST	STE 202	Small Business Personal Property Exemption
06-91-015-015	471	W	SOUTH	ST	UNIT41B	Small Business Personal Property Exemption
06-91-018-194	234	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-018-990	1000	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-019-820	350	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-021-010	502	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-021-567	100	N	EDWARDS	ST	# 100	Small Business Personal Property Exemption
06-91-021-990	122	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-022-621	534		GIBSON	ST		Small Business Personal Property Exemption
06-91-024-310	141	E	MICHIGAN	AVE	# 600	Small Business Personal Property Exemption
06-91-024-377	261	E	KALAMAZOO	AVE	L 400	Small Business Personal Property Exemption
06-91-026-605	121	E	SOUTH	ST		Small Business Personal Property Exemption
06-91-027-574	350	E	MICHIGAN	AVE	STE 516	Small Business Personal Property Exemption
06-91-027-580	141	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-027-690	519		ACADEMY	ST		Small Business Personal Property Exemption
06-91-028-210	277	S	ROSE	ST	STE5000	Brownfield
06-91-030-232	414	S	BURDICK	ST	STE 300	Small Business Personal Property Exemption
06-91-031-650	179		PORTAGE	ST		Small Business Personal Property Exemption
06-91-031-680	527	S	ROSE	ST		Small Business Personal Property Exemption
06-91-032-410	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-032-645	321	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-032-725	504	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-033-100	223	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-033-196	326	W	KALAMAZOO	AVE	#418-20	Small Business Personal Property Exemption
06-91-033-855	701	E	MICHIGAN	AVE		Brownfield
06-91-034-481	141	E	MICHIGAN	AVE	# 206	Small Business Personal Property Exemption
06-91-034-689	137	N	PARK	ST	STE 203 A	Small Business Personal Property Exemption
06-91-034-707	141	E	MICHIGAN	AVE	# 301	Small Business Personal Property Exemption
06-91-035-360	517	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-036-150	535	S	BURDICK	ST	STE 115	Small Business Personal Property Exemption
06-91-037-866	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-038-060	542	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-039-350	338	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-040-570	472	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-041-965	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-042-402	605	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-042-630	627	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-044-080	202	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-045-180	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-045-720	229	E	MICHIGAN	AVE	# 340	Small Business Personal Property Exemption
06-91-047-500	309	E	WATER	ST		Small Business Personal Property Exemption
06-91-047-750	633	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-646	319	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-050-655	151	S	ROSE	ST	LOWER L	Small Business Personal Property Exemption

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-050-714	137	N	PARK	ST	STE 201 A	Small Business Personal Property Exemption
06-91-050-761	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-050-762	711	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-050-850	475	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-051-013	251	N	ROSE	ST	STE 200	Small Business Personal Property Exemption
06-91-051-016	536	E	MICHIGAN	AVE	300	Small Business Personal Property Exemption
06-91-051-017	350	N	BURDICK	ST	STE 202	Small Business Personal Property Exemption
06-91-051-027	211	E	WATER	ST	STE 401	Small Business Personal Property Exemption
06-91-051-246	141	E	MICHIGAN	AVE	#408	Small Business Personal Property Exemption
06-91-051-248	151	S	ROSE	ST	STE 920	Small Business Personal Property Exemption
06-91-051-260	490	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-051-336	645	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-051-472	436	N	PARK	ST		Small Business Personal Property Exemption
06-91-051-508	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-051-509	137	N	PARK	ST	STE 102	Small Business Personal Property Exemption
06-91-051-604	459	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-051-693	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-746	203	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-051-792	326	W	KALAMAZOO	AVE	#209-I	Small Business Personal Property Exemption
06-91-051-974	214	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-051-986	11		MILLS	ST		Religious Use - Exempt
06-91-052-015	250	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-052-136	259	E	MICHIGAN	AVE	STE 225	Small Business Personal Property Exemption
06-91-052-167	107	W	MICHIGAN	AVE	STE 900	Small Business Personal Property Exemption
06-91-052-227	521	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-052-272	633	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-052-409	404	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-052-459	423	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-052-475	229	E	MICHIGAN	AVE	# 245B	Small Business Personal Property Exemption
06-91-052-559	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-052-566	350	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-052-631	157	S	KALAMAZOO	MALL	STE 195	Small Business Personal Property Exemption
06-91-052-636	359	S	KALAMAZOO	MALL	# 102	Small Business Personal Property Exemption
06-91-052-894	117	W	SOUTH	ST		Brownfield
06-91-052-923	471	W	SOUTH	ST	UNIT41C	Small Business Personal Property Exemption
06-91-053-003	350	E	MICHIGAN	AVE	STE 435	Small Business Personal Property Exemption
06-91-053-036	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-053-042	107	W	MICHIGAN	AVE	STE 700	Small Business Personal Property Exemption
06-91-053-130	108	E	MICHIGAN	AVE		Tax Exempt property
06-91-053-144	543	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-175	762	W	MAIN	ST		Small Business Personal Property Exemption
06-91-054-234	326	W	KALAMAZOO	AVE	#313	Small Business Personal Property Exemption
06-91-054-257	225	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-258	237	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-260	359	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-054-688	262	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-054-704	107	W	MICHIGAN	AVE	STE 803	Small Business Personal Property Exemption
06-91-054-717	177		PORTAGE	ST		Small Business Personal Property Exemption
06-91-054-857	141	E	MICHIGAN	AVE	# 400	Small Business Personal Property Exemption
06-91-055-124	350	E	MICHIGAN	AVE	STE 101	Small Business Personal Property Exemption
06-91-055-137	405	W	MICHIGAN	AVE	# 130	Small Business Personal Property Exemption
06-91-055-145	480	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-055-199	211	S	ROSE	ST		Tax Exempt property

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Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-055-245	324	N	ROSE	ST		Small Business Personal Property Exemption
06-91-055-323	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-055-508	535	S	BURDICK	ST	STE 255	Small Business Personal Property Exemption
06-91-055-581	125	W	EXCHANGE	PL		Tax Exempt property
06-91-055-710	146	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-055-741	141	E	MICHIGAN	AVE	# 403	Small Business Personal Property Exemption
06-91-055-742	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-055-845	408	E	MICHIGAN	AVE		Tax Exempt property
06-91-055-898	414	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-055-939	224	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-055-967	200	E	MICHIGAN	AVE	STE 201	Small Business Personal Property Exemption
06-91-055-975	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption
06-91-056-009	407	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-120	132	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-133	166	S	KALAMAZOO	MALL	STE B	Small Business Personal Property Exemption
06-91-056-182	575	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-202	277	S	ROSE	ST		Brownfield
06-91-056-216	336	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-217	126	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-221	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-056-222	111		PORTAGE	ST		Small Business Personal Property Exemption
06-91-056-231	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-235	151	S	ROSE	ST	STE 105	Small Business Personal Property Exemption
06-91-056-249	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-310	535	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-316	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-319	140		PORTAGE	ST		Brownfield
06-91-056-320	231	E	SOUTH	ST		Brownfield
06-91-056-321	231		FARMERS	ALY		Brownfield
06-91-056-338	136	E	MICHIGAN	AVE		Tax Exempt property
06-91-056-339	136	E	MICHIGAN	AVE	9TH FL	Tax Exempt property
06-91-056-341	151	S	ROSE	ST	STE 311	Tax Exempt property
06-91-056-342	151	S	ROSE	ST	STE 332	Tax Exempt property
06-91-056-345	323	N	CHURCH	ST		Tax Exempt property
06-91-056-346	513		ELEANOR	ST		Tax Exempt property
06-91-056-347	318	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-348	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-349	225	N	ROSE	ST		Tax Exempt property
06-91-056-351	333	S	PARK	ST		Tax Exempt property
06-91-056-355	410	W	MICHIGAN	AVE		Tax Exempt property
06-91-056-356	222	S	WESTNEDGE	AVE		Tax Exempt property
06-91-056-359	222	N	KALAMAZOO	MALL		Tax Exempt property
06-91-056-360	426	S	PARK	ST		Tax Exempt property
06-91-056-398	315	N	BURDICK	ST		Tax Exempt property
06-91-056-399	315	N	BURDICK	ST	STE 500	Small Business Personal Property Exemption
06-91-056-400	345	N	BURDICK	ST		Tax Exempt property
06-91-056-401	348	N	BURDICK	ST		Tax Exempt property
06-91-056-402	436	N	BURDICK	ST		Tax Exempt property
06-91-056-403	448	N	BURDICK	ST		Tax Exempt property
06-91-056-418	401	S	BURDICK	ST		Tax Exempt property
06-91-056-419	420	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-420	432	S	BURDICK	ST		Religious Use - Exempt
06-91-056-421	535	S	BURDICK	ST	STE 230	Tax Exempt property

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-056-422	535	S	BURDICK	ST	STE 254	Tax Exempt property
06-91-056-472	431	N	ROSE	ST		Tax Exempt property
06-91-056-484	321	W	SOUTH	ST		Religious Use - Exempt
06-91-056-485	347	W	SOUTH	ST		Tax Exempt property
06-91-056-520	326	W	KALAMAZOO	AVE	#408-9	Small Business Personal Property Exemption
06-91-056-531	326	W	KALAMAZOO	AVE	#422	Small Business Personal Property Exemption
06-91-056-548	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-552	326	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-617	141	E	MICHIGAN	AVE	# 101	Tax Exempt property
06-91-056-639	200	N	PARK	ST		Hospital Property
06-91-056-644	125	W	EXCHANGE	PL		Tax Exempt property
06-91-056-699	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-710	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-056-738	161	E	MICHIGAN	AVE	# 500	Small Business Personal Property Exemption
06-91-056-756	800	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-056-767	141	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-056-784	313	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-056-810	141	E	MICHIGAN	AVE	STE 501	Small Business Personal Property Exemption
06-91-056-812	434	N	CHURCH	ST		Religious Use - Exempt
06-91-056-847	150	N	EDWARDS	ST		Small Business Personal Property Exemption
06-91-056-881	525	E	KALAMAZOO	AVE		Tax Exempt property
06-91-056-883	402	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-056-887	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-888	418	W	KALAMAZOO	AVE		Tax Exempt property
06-91-056-897	240	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-056-926	415	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-056-956	137	N	PARK	ST		Small Business Personal Property Exemption
06-91-057-001	330	N	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-018	248	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-019	502	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-026	151	S	ROSE	ST	STE 104	Tax Exempt property
06-91-057-030	107	W	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-057-038	100	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-064	302	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-070	277	S	ROSE	ST	STE3100	Brownfield
06-91-057-080	201	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-089	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-109	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-135	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-159	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-184	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-198	312	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-247	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-057-316	350	S	ROSE	ST		Religious Use - Exempt
06-91-057-320	250	N	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-321	236	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-057-323	738		ACADEMY	ST		Tax Exempt property
06-91-057-327	221		FARMERS	ALY		Brownfield
06-91-057-358	308	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-391	340	E	MICHIGAN	AVE		Religious Use - Exempt
06-91-057-437	248	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-449	425	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-462	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-057-482	125	S	KALAMAZOO	MALL	STE 204	Small Business Personal Property Exemption
06-91-057-501	326	W	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-057-521	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-540	1104	S	WESTNEDGE	AVE		Small Business Personal Property Exemption
06-91-057-545	259	E	MICHIGAN	AVE	# 407	Small Business Personal Property Exemption
06-91-057-550	232	W	MICHIGAN	AVE	STE 101	County Brownfield
06-91-057-559	277	S	ROSE	ST	STE 3300	Brownfield
06-91-057-571	244	N	ROSE	ST		Small Business Personal Property Exemption
06-91-057-608	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-057-619	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-627	472		ACADEMY	ST		Small Business Personal Property Exemption
06-91-057-632	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-057-670	535	S	BURDICK	ST	STE 215	Small Business Personal Property Exemption
06-91-057-680	125	S	KALAMAZOO	MALL		Tax Exempt property
06-91-057-745	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-763	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-770	410	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-784	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-057-810	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-057-902	141	E	MICHIGAN	AVE	# 402	Small Business Personal Property Exemption
06-91-057-906	611	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-057-923	630	E	WALNUT	ST		Small Business Personal Property Exemption
06-91-057-964	304	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-057-966	420	N	CHURCH	ST	STE 1	Small Business Personal Property Exemption
06-91-057-988	326	W	KALAMAZOO	AVE	#301	Small Business Personal Property Exemption
06-91-058-019	229	E	MICHIGAN	AVE	# 345	Small Business Personal Property Exemption
06-91-058-064	125	E	MICHIGAN	AVE		Brownfield
06-91-059-002	154	S	KALAMAZOO	MALL		Brownfield
06-91-059-010	300	S	KALAMAZOO	MALL		Brownfield
06-91-059-032	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-059-033	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-059-068	346	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-059-075	321	S	KALAMAZOO	MALL	STE 214	Small Business Personal Property Exemption
06-91-059-081	141	E	MICHIGAN	AVE	STE 300	Small Business Personal Property Exemption
06-91-059-083	161	E	MICHIGAN	AVE	STE 102	Small Business Personal Property Exemption
06-91-059-084	203	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-059-090	229	E	MICHIGAN	AVE	STE 245A	Small Business Personal Property Exemption
06-91-059-092	259	E	MICHIGAN	AVE	STE 305	Small Business Personal Property Exemption
06-91-059-093	259	E	MICHIGAN	AVE	STE 107	Small Business Personal Property Exemption
06-91-059-096	350	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption
06-91-059-099	702	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-019	151	S	ROSE	ST	STE 611	Small Business Personal Property Exemption
06-91-060-020	471	W	SOUTH	ST	UNIT41A	Small Business Personal Property Exemption
06-91-060-023	471	W	SOUTH	ST	UNIT42A	Small Business Personal Property Exemption
06-91-060-073	154	S	KALAMAZOO	MALL		Brownfield
06-91-060-122	211	E	WATER	ST	STE 213L	Small Business Personal Property Exemption
06-91-060-123	230	N	KALAMAZOO	MALL	# 101	State Assessed Utility
06-91-060-124	229	E	MICHIGAN	AVE	#240	Small Business Personal Property Exemption
06-91-060-128	326	W	KALAMAZOO	AVE	#121A	Small Business Personal Property Exemption
06-91-060-139	414		WALBRIDGE	ST		Small Business Personal Property Exemption
06-91-060-140	773	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-143	402	S	BURDICK	ST		Small Business Personal Property Exemption
06-91-060-148	401	E	MICHIGAN	AVE	STE 100	Small Business Personal Property Exemption

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-060-151	117	W	CEDAR	ST	#B	Small Business Personal Property Exemption
06-91-060-155	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-160	180		PORTAGE	ST		Brownfield
06-91-060-182	261	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-060-187	117	W	CEDAR	ST	STE A	Small Business Personal Property Exemption
06-91-060-216	169		PORTAGE	ST		Small Business Personal Property Exemption
06-91-060-244	215	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-245	316	S	KALAMAZOO	MALL	STE 104	Brownfield
06-91-060-247	354	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-060-251	344	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-255	241	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-267	242	E	KALAMAZOO	AVE	STE 104	Small Business Personal Property Exemption
06-91-060-281	350	E	MICHIGAN	AVE	STE 500	Small Business Personal Property Exemption
06-91-060-313	701	E	MICHIGAN	AVE		Brownfield
06-91-060-318	447	W	SOUTH	ST		Small Business Personal Property Exemption
06-91-060-342	254	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-060-355	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-392	701	E	MICHIGAN	AVE		Brownfield
06-91-060-393	316	S	KALAMAZOO	MALL		Brownfield
06-91-060-414	141	E	MICHIGAN	AVE	#405	Small Business Personal Property Exemption
06-91-060-415	141	E	MICHIGAN	AVE	#406	Small Business Personal Property Exemption
06-91-060-416	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption
06-91-060-420	259	E	MICHIGAN	AVE	#409	Small Business Personal Property Exemption
06-91-060-421	259	E	MICHIGAN	AVE	#105	Small Business Personal Property Exemption
06-91-060-423	259	E	MICHIGAN	AVE	#208	Small Business Personal Property Exemption
06-91-060-427	350	E	MICHIGAN	AVE	STE 17	Small Business Personal Property Exemption
06-91-060-463	211	E	WATER	ST	STE 201	Small Business Personal Property Exemption
06-91-060-477	121	W	SOUTH	ST		Brownfield
06-91-060-509	0		VARIOUS LOC-DDA ONLY			Small Business Personal Property Exemption
06-91-060-510	0		VARIOUS LOC-DDA & TIF			Small Business Personal Property Exemption
06-91-060-512	251	N	ROSE	ST		Small Business Personal Property Exemption
06-91-060-531	133	W	LOVELL	ST		Small Business Personal Property Exemption
06-91-061-046	600	E	MICHIGAN	AVE	STE C	Brownfield
06-91-061-227	325	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-245	121	E	MICHIGAN	AVE		Brownfield
06-91-061-246	161	E	MICHIGAN	AVE	LL2	Small Business Personal Property Exemption
06-91-061-247	214	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-266	729		ACADEMY	ST		Small Business Personal Property Exemption
06-91-061-270	166	S	KALAMAZOO	MALL	STE A	Small Business Personal Property Exemption
06-91-061-272	200	N	PARK	ST		Small Business Personal Property Exemption
06-91-061-292	125	W	EXCHANGE	PL		Small Business Personal Property Exemption
06-91-061-295	350	E	MICHIGAN	AVE	STE 112	Small Business Personal Property Exemption
06-91-061-299	277	S	ROSE	ST	STE 3500	Brownfield
06-91-061-318	527	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-329	300	E	WATER	ST		Brownfield
06-91-061-333	251	N	ROSE	ST	204/205	Small Business Personal Property Exemption
06-91-061-340	323	N	BURDICK	ST		Small Business Personal Property Exemption
06-91-061-362	245	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-365	505	E	KALAMAZOO	AVE	STE 4	Small Business Personal Property Exemption
06-91-061-366	511	E	KALAMAZOO	AVE		Small Business Personal Property Exemption
06-91-061-371	113	E	MICHIGAN	AVE		Brownfield
06-91-061-372	141	E	MICHIGAN	AVE	# 203	Small Business Personal Property Exemption
06-91-061-373	141	E	MICHIGAN	AVE	# 602	Small Business Personal Property Exemption

**Parcels not contributing to capture in the DEGA**

Parcel Number	Property address	Property Direction	Property Street Name	Property Suffix	Property Unit	Reason for non-DEGA Capture
06-91-061-374	141	E	MICHIGAN	AVE	# 601	Small Business Personal Property Exemption
06-91-061-375	141	E	MICHIGAN	AVE	# 404	Small Business Personal Property Exemption
06-91-061-376	151	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-379	259	E	MICHIGAN	AVE	# 307	Small Business Personal Property Exemption
06-91-061-382	259	E	MICHIGAN	AVE	# 209	Small Business Personal Property Exemption
06-91-061-383	276	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-384	405	W	MICHIGAN	AVE	STE 130	Small Business Personal Property Exemption
06-91-061-385	405	W	MICHIGAN	AVE	STE 415	Small Business Personal Property Exemption
06-91-061-386	405	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-387	445	W	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-388	427	E	MICHIGAN	AVE		Brownfield
06-91-061-389	600	E	MICHIGAN	AVE	STE A	Brownfield
06-91-061-400	600	E	MICHIGAN	AVE		Brownfield
06-91-061-415	180		PORTAGE	ST		Brownfield
06-91-061-428	225	N	ROSE	ST		Small Business Personal Property Exemption
06-91-061-435	131	W	SOUTH	ST		Brownfield
06-91-061-454	180		PORTAGE	ST		Brownfield
06-91-061-458	521	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-459	161	E	MICHIGAN	AVE	4TH FL	Small Business Personal Property Exemption
06-91-061-464	348	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-465	107	W	MICHIGAN	AVE	STE 804	Small Business Personal Property Exemption
06-91-061-473	211	S	ROSE	ST		Small Business Personal Property Exemption
06-91-061-480	350	E	MICHIGAN	AVE	STE 220	Small Business Personal Property Exemption
06-91-061-536	505	E	KALAMAZOO	AVE	STE A	Small Business Personal Property Exemption
06-91-061-541	600	E	MICHIGAN	AVE	STE D	Small Business Personal Property Exemption
06-91-061-552	225	W	WALNUT	ST	STE 209	Small Business Personal Property Exemption
06-91-061-553	125	E	KALAMAZOO	AVE	STE 102	Small Business Personal Property Exemption
06-91-061-554	312	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-555	238	S	KALAMAZOO	MALL		Small Business Personal Property Exemption
06-91-061-558	107	E	MICHIGAN	AVE	STE 200	Small Business Personal Property Exemption
06-91-061-559	224	E	MICHIGAN	AVE		Small Business Personal Property Exemption
06-91-061-560	241	E	MICHIGAN	AVE	STE 235	Small Business Personal Property Exemption