

NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY

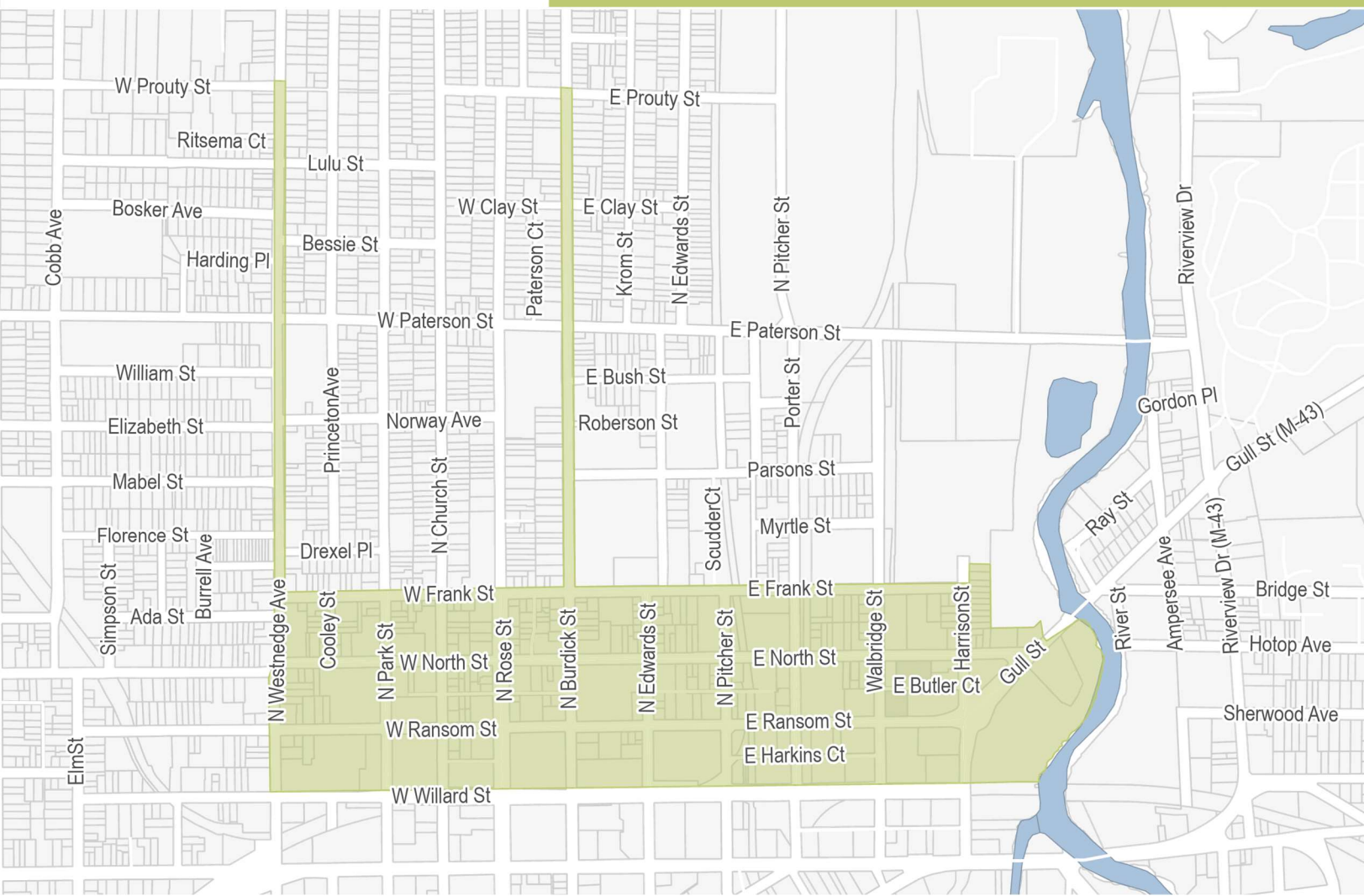
development plan & tax increment financing plan



Submitted by the Northside Cultural Business District Authority

Adopted 2022

Prepared by Williams & Works



Our Priorities

The specific Authority priorities as outlined in the 2018 Northside Neighborhood Plan are to:

1. Provide financial incentives to increase the number of resident-owned businesses, especially those by underserved, underrepresented, historically disenfranchised, historically excluded, and low-income residents.
2. Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
3. Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
4. Improve facades, infrastructure, sidewalks, and streetscaping in the District.
5. Use Neighborhood Enterprise Zone to support the building and rehabilitation of affordable homeownership.



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Introduction

General Overview

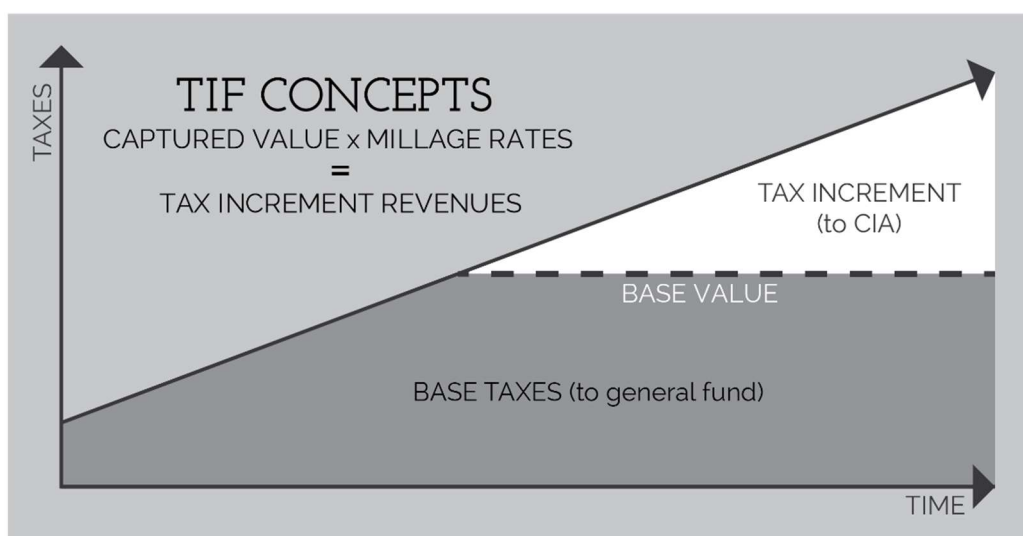
In 2005, the Michigan legislature enacted Act 280, the Corridor Improvement Authority (CIA) Act (now repealed and replaced by Part 6 of Act 57 of 2018) (the "Act"), allowing cities, villages, and townships to create an authority to:

"to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts."

With the adoption of the Act, many local governments have used a CIA to stimulate economic revitalization of commercial corridors in transition within their community. A CIA is established to create

a development plan for a previously-established development area. The plan outlines improvements to public or private properties that will prevent further deterioration of property values within the district and encourage new investment. Development plans may be funded by tax increment financing, private or corporate donations, and other grants.

The CIA is able to make ongoing strategic investments within the district by using tax increment financing (TIF). Through TIF, a portion of the increase in annual property tax revenue resulting from the economic growth and development to facilities, structures or improvements within a development area is provided to the CIA to make investments in infrastructure improvements and facilities enhancement in the corridor. This investment thereby reinvigorates the development area and facilitates further economic growth and redevelopment. The justification for capturing future tax increment is that new investment would have been restrained within the district without the establishment of the CIA; therefore, no taxes are lost by the interested taxing jurisdictions for projects not brought to fruition. Additionally, the physical public space improvements that are made along the designated corridor have a direct benefit to the surrounding properties.



Background and Need for the Plan

The City Commission by resolution number 18-44, adopted July 16, 2018, declared its intent to establish the Northside Cultural Business District and the boundaries of a development area as defined in Section 125.4603 of the Act. A public hearing was held on September 14, 2018 after notice was given in accordance with the requirements of the Act.

On November 5, 2018 by resolution number 18-78, the City Commission established the Northside Cultural Business District Authority and Development Area.

On April 15, 2019, the City Commission appointed members to the Northside Cultural Business District Authority.

In the meeting when the resolution establishing the Authority was approved, it was determined that a CIA was necessary to:

- a) Redevelop its commercial corridors
- b) Increase the number of resident-owned businesses, especially those by underserved, underrepresented, historically disenfranchised, historically excluded, and low-income residents.
- c) Promote the general economic growth of the City

Plan Development Process

The Northside Neighborhood Plan was developed by the Northside Association for Community Development (NACD) in 2009 and updated in 2018. The Plan outlines a desired vision for the neighborhood and an action plan for implementation. As stated in the 2018 introduction, "Neighborhood Plans are the road map to help residents and neighborhood leaders identify where the neighborhoods should go in the future." The 2018 Northside Neighborhood Plan includes updated recommendations and goals with a focus on short-

term action. The 2018 update includes four strategic goals:

1. Increase the number of resident-owned businesses, especially those by underserved, underrepresented, historically disenfranchised, historically excluded, and low-income residents.
2. Preserve existing housing and build new housing to accommodate all resident needs.
3. Make enjoyment of the arts, culture, and open space part of the northside neighborhood way of life.
4. Strengthen support systems for workforce development, safety, and youth programming.

An action item of Goal/Strategy 1 is the establishment of the Northside Cultural Business District Authority (NCBDA). The NCBDA was established by the Kalamazoo City Commission on November 5, 2018. The establishment of the Authority and the creation of this Development and TIF Plan is culmination of many years of hard work and effort by residents and stakeholders of the neighborhood and local leadership.

Stakeholder consensus suggests that neighborhood goals and priorities could be made reality in part through the creation of a tax increment financing district which would be structured to provide economic resources to improve and maintain public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth. Through the establishment of the CIA, the district will have the potential to provide sustainable revenue support for public improvements and marketing and promotional objectives to help achieve these goals. The following Development Plan and Tax Increment Financing Plan is a direct result from stakeholder involvement in district revitalization plans that span for many years.

Development Plan

Project Descriptions

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

Economic Vitality. Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies. Economic Vitality affirms the commercial history and longstanding businesses that make up the Northside Cultural Business District. Filling vacant buildings, property infill development on vacant parcels, and equitable redevelopment are essential to a healthy district and neighborhood. Strong home-grown businesses and a healthy business mix are also critical. Stakeholders would like to see business recruitment programs and support programs in place to assist with this effort, as well as a mentoring program that could teach new business owners how to sustain their business in the Northside Cultural Business District and surrounding neighborhood. Incentives are one key element to attracting new business and investment into the district. Stakeholders would like to utilize a planned approach for new development throughout the district by proactively engaging commercial property owners and neighborhood residents in planning efforts. Stakeholders feel that this is an opportune time to be more intentional about noting the impact of the proposed expansion on the future of racially and ethnically diverse business ownership and equitable economic growth, and to assure that the potential is enhanced, not diluted.

Design. Supports a community's transformation by enhancing the physical and visual assets that set the neighborhood apart. Design enhances the character of the corridor through physical public realm improvements and public infrastructure investment. Public and alternative transportation and bicycle infrastructure is critical to community stakeholders. Stakeholders have also identified exploring how to improve safety in the corridor as a key project. Street and storefront improvements, expanding pedestrian facilities and traffic calming interventions will be essential to maintaining the walkability and connectivity throughout the area. Additional greening, lighting, public art, and safe public gathering spaces are a priority for stakeholders as well.

Organization. Involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district. Stakeholders have identified a desire for cultivating a business district or other mechanism to have coordinated approaches to commercial and retail revitalization, as well as organizing with area employers and industries to help ensure local economic advancement. Partnerships with entities such as the Northside Association for Community Development is also a priority.

Promotion. Positions the commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics. Promotions and marketing will establish the brand and enhance the identity for the Northside Cultural Business District. The Northside Cultural Business District is home to a variety of businesses which can be marketed together. These commercial areas will be the social center of the near residential neighborhoods and strengthen the corridor's image. Stakeholders view neighborhood events as a key mechanism for bringing business owners, residents, and community stakeholders together to promote the Northside Cultural Business District brand.

The Northside Cultural Business District currently lacks the funding necessary for extensive events and marketing. Proactively marketing business districts in a way that promotes unique identity is essential to draw a diverse customer base, help businesses thrive, and create a unique gathering place for residents and visitors. It has been stressed by neighborhood stakeholders many times over that a comprehensive strategy should be developed and implemented in an equitable manner to assist in

creating a thriving Northside Cultural Business District identity to serve both residents and visitors.

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

Table 1: Projects Anticipated in Economic Vitality (Subject to and in accordance with Section 6 of Act 57 of 2018 (MCL § 125.4611), the Michigan Constitution, and all other applicable laws).

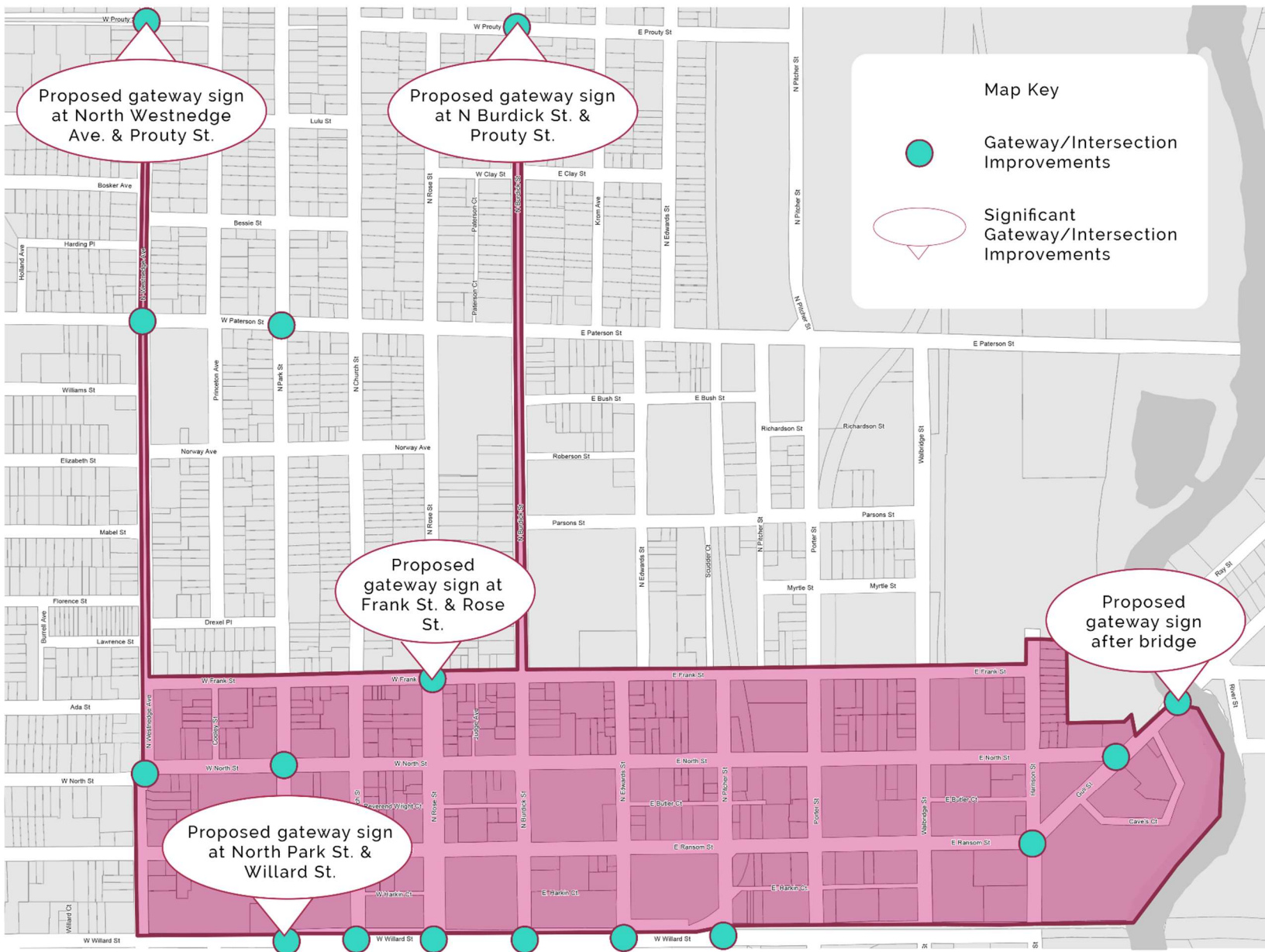
Economic Vitality Project	Cost	Completion
Short Term Projects (Higher Priority): 1-5 years		
Provide financial incentives to increase the number of resident-owned businesses, especially those by underserved, underrepresented, historically disenfranchised, historically excluded, and low-income residents	\$1,500,000	Ongoing
Establish skilled trade and business training center	\$750,000	2021-2026
Increase the number of owner-occupied housing units in the District	\$750,000	Ongoing
Support affordable housing initiatives	\$750,000	Ongoing
Develop strategic business recruitment and retention initiatives or grant incentive program focused on existing neighborhood businesses	\$1,500,000	Ongoing
Provide support for building code rehabilitation or accessibility upgrades in District buildings	\$750,000	Ongoing
Develop revolving business micro-loan fund to assist neighborhood businesses with start-up and expansion	\$750,000	Ongoing
Create business incubator programs	\$150,000	Ongoing
Support opportunities for pop-up shops and mobile businesses	\$60,000	Ongoing
Maintain a list of local contractors and their area of expertise	\$6,000	Ongoing
Provide technical support for existing businesses	\$30,000	Ongoing
Medium Term Projects (Medium Priority): 6-10 years		
Market available properties	\$30,000	Ongoing
Conduct market research	\$150,000	Ongoing
Long Term Projects (Lower Priority): 11-30 years		
Enhance and support farmer's markets and increased access to local fresh food	\$30,000	Ongoing
Estimated Cost Subtotal: \$7,206,000		

Table 2: Projects Anticipated in Design (Subject to and in accordance with Section 6 of Act 57 of 2018 (MCL § 125.4611), the Michigan Constitution, and all other applicable laws).

Design Project	Cost	Completion
Short Term Projects (Higher Priority): 1-5 years		
Develop an African American museum on Ransom Street	\$900,000	2021-2026
Establish a boxing and fitness training center	\$750,000	2021-2026
Beautify and improve streetscape and lighting along Ransom Street	\$3,000,000	2021-2026
Commission local artists to create murals and public art and enhance/hide utilities through art	\$150,000	Ongoing
Install bike racks, public benches, garbage cans, cigarette butt receptacles, and bike repair stations throughout District	\$750,000	Ongoing
Green and improve the District by expanding parkways, installing street planters, planting additional street trees, incorporating green infrastructure elements into the streetscape, installing irrigation, and implementing streetscape landscaping improvements	\$1,500,000	Ongoing
Beautify gateways and install gateway signage	\$750,000	2021-2026
Develop a "master plan" for signage in the district, and install wayfinding signage, district kiosks and additional parking lot directional signage	\$750,000	2021-2026
Expand street lighting and add pedestrian scaled decorative and/or historic street lighting to designated streets in the District	\$750,000	Ongoing
Implement a commercial façade program to assist with business façade improvements and encourage increased transparency in storefront windows	\$1,500,000	Ongoing
Re-establish "Church Row"	\$150,000	2021-2026
Improve District-wide walkability and accessibility through the improvement of sidewalks and pedestrian infrastructure, including the construction of improved crosswalks. Crosswalk improvements to be considered include raised crosswalks, artistic crosswalks, lit crosswalk signage and signals, in-ground lighting at key crosswalks, and the construction of midblock crossings.	\$3,000,000	Ongoing
Install emergency call boxes and other digital security and develop a safety plan for implementation	\$150,000	Ongoing
Create greater access to community green spaces and natural features, like the Kalamazoo River, by acquiring parks and trails and installing more pocket parks/public gathering spaces	\$600,000	Ongoing
Medium Term Projects (Medium Priority): 6-10 years		
Install historic markers and coordinate other preservation initiatives	\$90,000	2027-2032
Establish emergency backup system	\$3,000,000	2027-2032
Long Term Projects (Lower Priority): 11-30 years		
Bury utilities and electrical underground	\$3,000,000	Ongoing
Restore and/or repave designated streets throughout the District with historic paving materials such as brick	\$3,000,000	Ongoing
Build public restrooms through a public restroom program	\$1,500,000	Ongoing
Estimated Cost Subtotal: \$25,290,000		

The following pages provide visual reference of *Projects Anticipated in Design*, as presented in the 2009 Northside Neighborhood Plan.

Intersection Improvements



The above map depicts the locations where gateway and intersection improvements are recommended. These areas were identified in the 2009 Northside Neighborhood Plan as key locations to activate the street and establish an entry to the community, and updated in 2021 during the writing of this Plan. Please note, if improvement is shown outside of the Development Area, it may need alternative funding sources.

Gateway Signage



Sign Elevation

The Northside is the gateway into Kalamazoo from the north; and as such, it deserves a stunning entry experience. This plan generally supports the gateway drawings prepared by O'Boyle, Cowell Blalock & Associates (OCBA) for the City of Kalamazoo in November 2006. This graphic illustrates a potential gateway design.

Major Intersection Designs



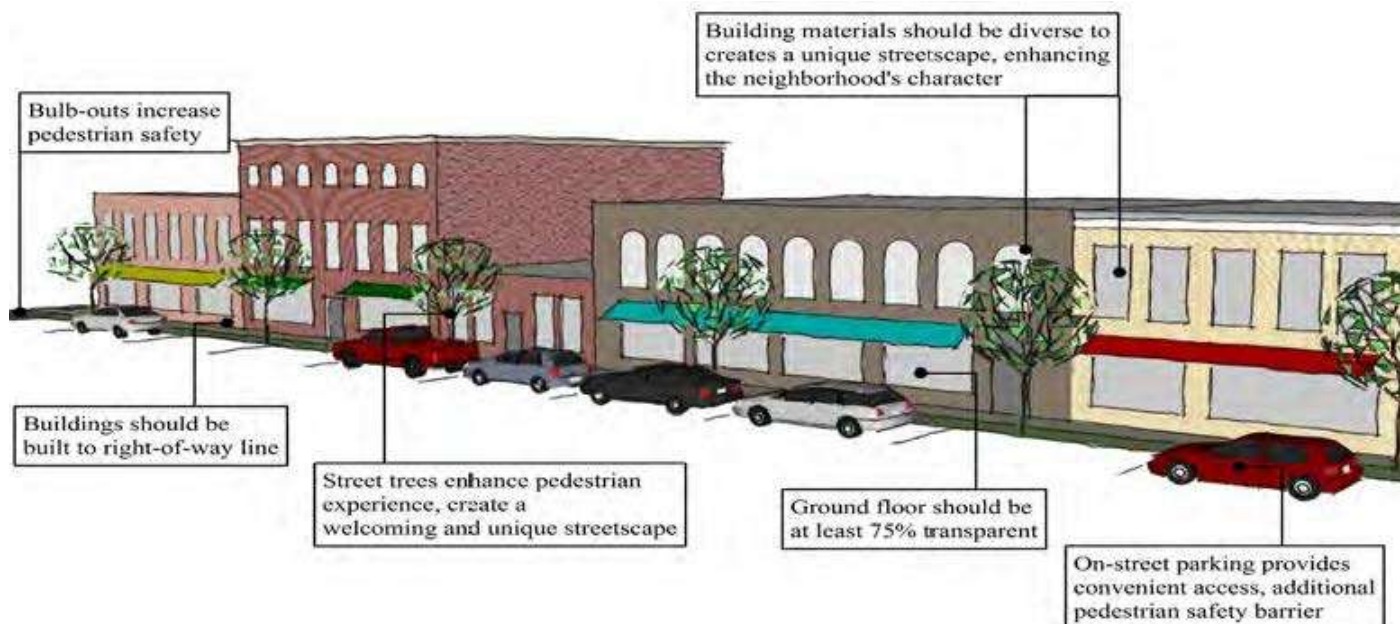
This graphic illustrates that brick pavers and landscape treatments can help to visually improve identified areas shown in the [Intersection Improvements Map](#).

Streetscape Beautification & Bike Infrastructure



The 2009 Northside Neighborhood Plan identified Westnedge Avenue, Park Street, Church Street, North Street and Ransom Street as the most visible corridors as well as the most in need of visual and physical enhancement. Projects for street enhancements are described in the 2009 and 2018 Northside Neighborhood Plans and in Table 2 of this document. Additionally, the 2009 Northside Neighborhood Plan identifies further opportunities for funding streetscape beautification projects, such as the Bikes Belong Coalition (BBC) to assist with bike infrastructure and cycle education.

Design Guidelines



The development on design guidelines could be created to enhance the streetscape of the core area and to foster a bustling neighborhood center, immediately adjacent to downtown Kalamazoo.

Table 3: Projects Anticipated in Organization (Subject to and in accordance with Section 6 of Act 57 of 2018 (MCL § 125.4611), the Michigan Constitution, and all other applicable laws).

Organization Project	Cost	Completion
Short Term Projects (Higher Priority): 1-5 years		
Work with local organizations for youth activities and training	\$30,000	Ongoing
Coordinate activities and collaborate with neighborhood associations, organizations, institutions, and the Kalamazoo Downtown Partnership	\$75,000	Ongoing
Support business district associations	\$15,000	Ongoing
Actively recruit and appreciate volunteers	\$21,000	Ongoing
Hire outside consultant(s) for any other activity	\$75,000	Ongoing
Hire/contract out ongoing project administration services	\$75,000	Ongoing
Create and maintain an inventory of existing businesses	\$9,000	Ongoing
Support community watch programs to improve safety and security	\$15,000	Ongoing
Plan and organize business meet and greet events	\$15,000	Ongoing
Medium Term Projects (Medium Priority): 6-10 years		
Develop a corridor maintenance plan (including Business Improvement District)	\$150,000	2027-2032
Estimated Cost Subtotal: \$480,000		

Table 4: Projects Anticipated in Promotion (Subject to and in accordance with Section 6 of Act 57 of 2018 (MCL § 125.4611), the Michigan Constitution, and all other applicable laws).

Promotion Project	Cost	Completion
Short Term Projects (Higher Priority): 1-5 years		
Develop a public relations and branding campaign, including, but not limited to, logo, online presence, advertising, and street banners	\$225,000	2022-2023
Work with external organizations in joint marketing and advertising	\$15,000	Ongoing
Plan and carry out special events and festivals, such as parades, block parties, planning and promoting evening activities and open street fair events, and collaborating with community events	\$750,000	Ongoing
Activate public spaces at all times of the year	\$150,000	Ongoing
Advertise on public transportation and billboards	\$30,000	Ongoing
Medium Term Projects (Medium Priority): 6-10 years		
Invest in micro-mobility alternatives, such as pedicabs, scooters, and bike sharing programs.	\$75,000	Ongoing
Invest in a community message board	\$60,000	2027-2032
Estimated Cost Subtotal: \$1,305,000		

Benefits of the Corridor Improvement District and Authority

The Northside Cultural Business District Authority recognizes the benefits of commercial property redevelopment to the district and to the City of Kalamazoo. This formal Development Plan is to be used to outline the priorities and goals of the CIA. In respect to these benefits, the CIA:

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

Powers of the Authority

Detailed powers of the CIA are listed below per Section 125.4611 of Act 57 of 2018:

- (1) The board may do any of the following:

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

- n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- o) Contract for broadband service and wireless technology service in a development area.

Legal Basis of the Plans

This Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Sections 125.4618 and 125.4621 of the Act. The Plans address the Development Area as established by the City Commission. A descriptive map, resolutions establishing the district and forming the CIA, and the legal description of the Development Area are contained in this document and in the appendices.

Development Plan Requirements

This section of the Development Plan provides specific information required in Section 125.4621 of the Act. It consists of information requested in subsections 2(a) through 2(r).

Section 125.4621. 2(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The boundary of the Development Area was established by City Commission resolution number 18-78, adopted November 5, 2018, and with the proposed area including parcels between Westnedge Avenue and the Kalamazoo River, between Willard Street and Frank Street, and in the public right-of-way along Westnedge Avenue and Burdick Street between Frank Street and Prouty

Street. A copy of the boundary map is contained in Appendix F.

Section 125.4621. 2(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

The percentage of real property by classification (in acres) located within the area as registered by the City's Assessor Office in 2021 is 33% Commercial, 17% Industrial, 20% Residential, and 29% Institutional (exempt).

The legal description is as follows:

Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the southerly boundary of the Norfolk Southern Railway right-of-way; thence EASTERLY along the southerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line

of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the southerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

See district parcel list in Appendix E

See district map in Appendix F

Section 125.4621. 2(c) A
description of improvements to be
made in the development area to
be demolished, repaired, or
altered, a description of any repairs

and alterations, and an estimate of
the time required for completion.

Descriptions of specific improvement projects that are contemplated within the Development Area are contained in the project schedule and budget in this Plan. The cost and time estimates included in the project schedule and budget are for estimate purposes only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 2(d) The
location, extent, character, and
estimated cost of the
improvements including
rehabilitation contemplated for the
development area and an estimate
of the time required for
completion.

Descriptions of specific improvement projects that are completed within the Development Area are contained in the project schedule and budget in this Plan. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 2(e) A
statement of the construction or
stages of construction planned,
and the estimated time of
completion of each stage.

Descriptions of specific improvement projects that are completed within the Development Area are contained in the project schedule and budget in this Plan. The time estimates included in the project schedule are estimates only and may be revised by the CIA at any time without amending this Plan.

Section 125.4621. 2(f) A
description of any parts of the

development area to be left as open space and the use contemplated for the space.

This Plan contemplates the addition of pocket parks, the enhancement of open space, and improved connections to the Kalamazoo River, etc. Tables 1 through 4 in this Plan include the project descriptions.

Section 125.4621. 2(g) A description of any portion of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

Descriptions of real estate contemplated for acquisition and/or disposition within the Development Area are contained in the project schedule and budget in this Plan. There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The CIA reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the CIA without further amendment to this Plan.

Section 125.4621. 2(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

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

Section 125.4621. 2(i) An estimate of the cost of the development, a

statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

The total cost of completing all activities, projects and improvements proposed by this Plan is estimated to be \$34,281,000, not including administrative expenses, inflationary costs, and, contingencies. A breakdown of the estimated budget for completion for each of those activities and projects is set forth in this Plan. The cost estimates included in the budget are estimates only and may be revised by the CIA without amending this Plan; provided, however, that such items and improvements must be completed within the duration of this Plan, unless the term is amended in accordance with the Act. Further, estimated costs may be increased or decreased based upon then current pre-construction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the CIA and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified in this document that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues.

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

- Future tax increment revenues
- Interest on investments
- Donations received by the CIA
- Proceeds from City, State, and Federal grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the CIA
- Monies obtained through development agreements with property owners benefiting from organizing activities or other public improvements listed in this Plan

- Public and private foundation grants
- Fees, sponsorships, or memberships
- Business Improvement District special assessment
- Other sources as may be approved by the City Commission

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

Section 125.4621. 2(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

At the time of the adoption of this Plan, no person or persons, natural or corporate, have been identified to whom development will be sold, leased, or otherwise conveyed or for whose benefit the project is being undertaken. Therefore, such information is unavailable.

Section 125.4621. 2(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed in any manner to these persons.

The CIA has not publicly announced specific commitments for the leasing or sale of property as it has no property under supervisory responsibility at this time. The CIA in conjunction with the City Commission may discuss policies to explore acquisition of tax reverted or other property should properties within the district become available for acquisition by the City through tax reversion procedures. Bidding will follow a process identified by the CIA and City consistent with the goals of the affected neighborhoods and business districts as expressed in planning documents including the Northside Neighborhood Plan.

The CIA may acquire private property if and when it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this Plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may sell, lease, or otherwise convey such property to presently undetermined private parties for redevelopment for appropriate uses.

Section 125.4621. 2(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial

composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

No relocation of families or individuals is anticipated within the scope of these proposed Plans. The population estimate for the district is 259 people.

Section 125.4621. 2(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

No relocation of families or individuals is anticipated within the scope of these proposed Plans.

Section 125.4621. 2(n) Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies

act of 1970, Public Law 91-646, 84 Stat. 1894.

No relocation of families or individuals is anticipated within the scope of these proposed Plans.

Section 125.4621. 2(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

No relocation of families or individuals is anticipated within the scope of these proposed Plans.

Section 125.4621. 2(p) The requirement that amendments to an approved development plan and tax increment plan must be submitted by the authority to the governing body for approval or rejection.

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

Section 125.4621. 2(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing the use of CIA funds during the past fiscal year, in accordance with Section 125.4911 in Part 9 of the Act. Any amendments to the Plan shall be approved by the CIA and the City Commission in accordance with the requirements of the Act.

Section 125.4621. 2(r) Other material which the authority, local

public agency, or governing board
considers pertinent.

This Development Plan contemplates the use of tax increment financing. The CIA will comply with any City of Kalamazoo policies regarding Corridor Improvement Authorities and Districts, as amended.

Development Plan and Tax Increment Financing Plan Schedule and Budget

The duration of these Plans is a 30-year period. On the following pages specific projects addressing CIA goals are described. Each project includes estimated costs and time of completion. The schedule begins in the year 2021 and ends in the year 2051. Projects are organized based on estimated time of completion.

Intent to Update and Extend Duration or Terminate Plan

On or before the year 2051, the CIA will consider action to update and extend the duration of these Plans or make recommendations to terminate these Plans and rescind City Resolution 18-78 creating the CIA. Rescission of the resolution would dissolve the CIA and eliminate the accompanying tax increment financing district; provided, however, that in accordance with the Act, the CIA shall not be dissolved if there is outstanding indebtedness.

Reimbursement of Excess Tax Capture

If the CIA revenues exceed the anticipated needs of all projects listed in the Development Plan, excess revenue shall be reverted proportionately to the respective taxing bodies in accordance with Section 125.4619. (2) of the Act.

Tax Increment Financing Plan

Tax Increment Financing Plan

This Tax Increment Financing Plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the Development Plan for the Northside Cultural Business District Authority.

The Act requires the CIA to provide information about the tax increment revenues anticipated to be captured by the CIA and the impact upon taxing jurisdictions.

Specifically, the Tax Increment Financing Plan must include, pursuant to Section 125.4618(1) of the Act:

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

Description of Current Financial Position

Detailed Explanation of the Tax Increment Financing Procedure

TIF makes it possible for a CIA to capture tax increment revenues that are derived from the increase in the value of property, which has benefitted from development projects within the district. The revenue is used to finance further development within the district. The Northside Cultural Business District Authority has determined that, in order to finance the activities and projects set forth in the Development Plan; a tax increment financing plan must be adopted. The theory of TIF is that tax revenue will increase within a district where redevelopment is taking place. Development will

generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development efforts.

The TIF procedure requires the adoption of a Development Plan and a Tax Increment Financing Plan by the City Commission. Following the adoption, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the captured assessed value of all real property located in the Development Area. The tax amounts to be transmitted are hereinafter referred to as "tax increment revenue." "Captured assessed value" and "initial assessed value" are defined by the Act in Section 125.4602

It is the goal of the CIA to use the tax increment revenues in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit an annual report to the City, the taxing unit levying taxes subject to capture by the CIA, and the Michigan Department of Treasury on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. The report will also be required to show the initial assessed value of the development district and the amount of captured assessed value by property tax classification.

An opportunity will be made available to the other taxing jurisdictions to meet with the City Commission to discuss the fiscal and economic implications of these proposed Plans. The Tax Increment Financing Plan may be modified by the City Commission upon notice and after a public hearing. The City Commission may also abolish the Tax Increment Financing Plan when it finds that the purpose for which it was established is accomplished.

The maximum amount of bonded indebtedness to be incurred

The CIA does not expect bonding to exceed twice the amount of the programmed projects found in this document, or a maximum of \$68,562,000. Below is the current financial position of the Northside Cultural Business District Authority.

Description of Current Financial Position:

Current Assets: The Northside Cultural Business District Authority fund balance at the time of preparation of this analysis is \$0.

Anticipated Revenue: The proposed TIF district contains 296 individual real properties, according to City Assessor's public records. The 2021 base taxable value for all properties is \$6,843,415. This is the initial assessed value to which all future assessments will be compared to determine the captured assessed value for the district. A detailed table listing projected revenue for the 30-year period is included in Appendix G.

Additional sources of funding may be leveraged from time to time.

Expenses: The CIA will be responsible for accommodating all expenses for each project as prioritized from the Development Plan.

Duration of the CIA and Tax Increment Financing District

A 30-year budget is included in Tables 1 through 4 of the Development Plan.

Appendices



Appendix A

Resolution Number 18-44, Intent to establish the Northside Cultural Business District Authority and Development Area

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 18-44

**A RESOLUTION DECLARING THE INTENT TO CREATE AND PROVIDE
FOR THE OPERATION OF THE NORTHSIDE CULTURAL BUSINESS
DISTRICT AUTHORITY**

Minutes of a regular meeting of the City Commission of the City held on July 16, 2018, at or after 7:00 p.m., local time, at City Hall, 241 W. South Street, Kalamazoo, Michigan.

PRESENT, Commissioners: Anderson, Cooney, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

ABSENT, Commissioners: Cunningham

WHEREAS, §4(1) of the Corridor Improvement Authority Act, Public Act 280 of 2005, MCL 125.2874 (“the Act”), authorizes the City to establish more than one corridor improvement authority each with its own defined development area, provided that certain prerequisites are met, so as to redevelop its commercial corridors and promote local economic growth; and

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

WHEREAS, in order to comply with the requirements of the Act, the City Commission desires to express its intent to establish a corridor improvement authority, designate the boundaries of a development area, and to set a public hearing regarding the establishment of the authority and the designation of a qualified development area;

NOW THEREFORE BE IT RESOLVED:

1. It is the intention of the City Commission to create and provide for the operation of a Northside Cultural Business District Authority (NCBDA) pursuant to §6 of the Act, MCL 125.2876.
2. The proposed development area of the NCBDA is set forth on the attached map and is the area generally described as follows:

Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence **EASTERLY** along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and **NORTHERLY** along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence

SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

3. It is the further intention of the City Commission that the NCBDA include all properties within a development area that meets the qualifying criteria set forth at §5 of the Act, MCL 125.2875. To this end the City Commission finds that the following criteria set forth by statute are satisfied:

- a. The proposed development area is within 500 feet of North Westnedge Avenue, which is classified as an arterial or collector according to the federal highway administration manual, "Highway Functional Classification-Concepts, Criteria and Procedures."
- b. The proposed development area contains at least 10 contiguous parcels.
- c. More than one-half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Public Act 206 of 1893, MCL 211.34c
- d. That residential use, commercial use, or industrial use has been allowed and conducted under the City's Zoning Ordinance in the entire proposed development area for the immediately preceding 30 years.
- e. The proposed development area is presently served by municipal water and sewer utilities.

f. That the proposed development area is zoned to allow for mixed uses that include high-density residential use.

g. The City agrees to expedite the local permitting and inspection process in the proposed development area.

h. The City Master Plan provides for walkable non-motorized interconnections, including sidewalks and streetscapes, throughout the proposed development area.

BE IT FURTHER RESOLVED:

1. That a public hearing on the adoption of a proposed resolution creating the Northside Cultural Business District Authority and designating the development area will be held on September 4, 2018 at 7:00 PM at City Hall, 241 W. South St., Kalamazoo, MI 49007.

2. The City Clerk is directed to publish two notices of the public hearing in a newspaper of general circulation in the City not less than 20 or more than 40 days before the date of the hearing. The City Clerk or his designee is further directed to post notice of the public hearing in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time and place of the hearing and described the boundaries of the proposed development area.

3. The City Manager or his designee shall not less than 20 days before the hearing, by first class mail provide notice of the hearing to the property taxpayers of record in the proposed qualified development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the NCBDA is established and a tax increment financing plan is approved, and to the State Tax Commission.

The above resolution was offered by Commissioner Urban and supported by Commissioner Sykes.

AYES, Commissioners: Anderson, Cooney, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

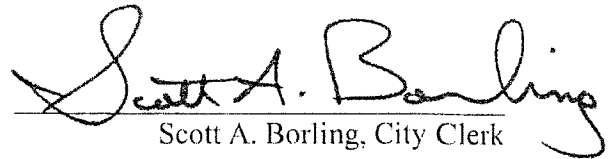
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on July 16, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.



Scott A. Borling, City Clerk

Appendix B

Affidavits of Notice of Public Hearing on the establishment of the Northside Cultural Business District Authority and Development Area

STATE OF MICHIGAN)
County of Kalamazoo

ss. Maun Sutton

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



THE KALAMAZOO GAZETTE

DAILY EDITION

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

August 5 A.D. 20 18

Sworn to and subscribed before me this 6th day of August 20 18

NOTICE OF PUBLIC HEARING CREATION OF THE NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY

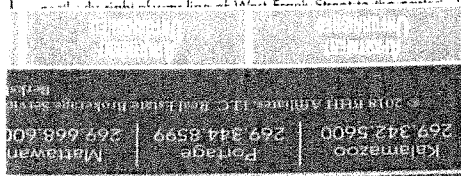
It is the intention of the City Commission to create and provide for the operation of a Northside Cultural Business District Authority (NCBDA) pursuant to §6 of the Act, MCL 125.2876.

On Tuesday, September 4, 2018, at or after 7 p.m., the Kalamazoo City Commission will conduct a public hearing regarding the establishment of a Northside Cultural Business District Authority under the Corridor Improvement Authority Act, pursuant to PA 280 of 2005.

The proposed qualified development area of the NCBDA is the area generally described as follows:

Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way, thence EASTERLY along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road, thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park, thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street, thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the

Janice M. Degraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent



STATE OF MICHIGAN)
County of Kalamazoo

ss Sharon Sutter

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



THE KALAMAZOO GAZETTE

DAILY EDITION

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

August 7 A.D. 20 18

Sworn to and subscribed before me this 7th day of August 20 18

NOTICE OF PUBLIC HEARING

CREATION OF THE NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY

It is the intention of the City Commission to create and provide for the operation of a Northside Cultural Business District Authority (NCBDA) pursuant to §6 of the Act, MCL 125.2676

On Tuesday, September 4, 2018, at or after 7 p.m., the Kalamazoo City Commission will conduct a public hearing regarding the establishment of a Northside Cultural Business District Authority under the Corridor Improvement Authority Act, pursuant to PA 280 of 2005

The proposed qualified development area of the NCBDA is the area generally described as follows:

Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence EASTERLY along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

The public hearing will take place during the regular City Commission business meeting held on Tuesday, September 4, 2018 in the City Commission Chambers at City Hall, 241 West South Street, Kalamazoo, Michigan 49007. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage may be subject to capture under the proposed Northside Cultural Business District Authority, shall be afforded an opportunity to be heard.

Janice M. Degraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

Appendix C

Resolution Number 18-78, establishing the Northside Cultural Business District Authority and Development Area

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 18-78

A RESOLUTION ESTABLISHING THE NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY AND DESIGNATING THE BOUNDARY THEREOF

Minutes of a regular meeting of the City Commission of the City held on November 5, 2018, at or after 7:00 p.m., local time, at City Hall, 241 W. South Street, Kalamazoo, Michigan.

PRESENT, Commissioners: Anderson, Cooney, Sykes, Urban, Mayor Hopewell

ABSENT, Commissioners: Cunningham, Vice Mayor Knott

WHEREAS, pursuant to the Corridor Improvement Authority Act, being Public Act 280 of 2005, the City Commission adopted resolution 18-41 on July 16, 2018 expressing its intention to create the Northside Cultural Business District Authority ("Authority") so as to redevelop its commercial corridors and promote local economic growth; and

WHEREAS, a public hearing on the creation of the Authority was held at the September 4, 2018 regular meeting of the City Commission following notice as required by §6 of the Act, MCL 125.2876, and 60 days having elapsed since that public hearing; and

WHEREAS, the City Commission determines that the creation of a corridor improvement authority in the Northside neighborhood is necessary and in the best interest of the public so as to redevelop its commercial corridors and in particular to create business opportunities for residents of the neighborhood, and to promote the general economic growth of the City;

NOW THEREFORE BE IT RESOLVED:

1. The Northside Cultural Business District Authority is created by this City Commission as a corridor improvement authority pursuant to Public Act 280 of 2005 ("Act").
2. The boundaries of the Authority are established as:

Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence **EASTERLY** along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and **NORTHERLY** along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence **SOUTHEASTERLY** along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg

Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

3. The Authority acting in accordance with the Open Meetings Act, MCL 15.261 et seq., may exercise all powers, granted by § 11 of the Act, MCL 125.2881.

4. The City Clerk is directed to file a copy of this Resolution with the Michigan Secretary of State and publish a copy in a newspaper of general circulation in the City.

The above resolution was offered by Commissioner Sykes and supported by Commissioner Urban.

AYES, Commissioners: Anderson, Cooney, Sykes, Urban, Mayor Hopewell

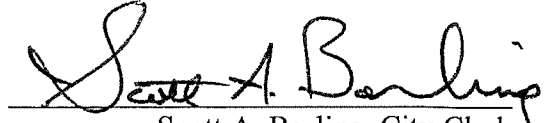
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on November 5, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.



Scott A. Borling, City Clerk

Appendix D

Appointing members to the Northside Cultural Business District Board



Commission Agenda Report

City of Kalamazoo

TO: Vice Mayor Knott and City Commissioners

FROM: Bobby J. Hopewell, Mayor

PREPARED BY: Scott A. Borling, City Clerk

DATE: 4/8/2019

SUBJECT: Approval of the Mayor's Appointments to the Northside Cultural Business District Authority Board of Directors

RECOMMENDATION

It is requested that the City Commission approve the Mayor's appointments to the Northside Cultural Business District Authority Board of Directors:

- the appointment of **Chad Dodd** for a term expiring on March 31, 2021;
- the appointment of **Jon Durham** for a term expiring on March 31, 2023;
- the appointment of **Kiar Gamsho** for a term expiring on March 31, 2022;
- the appointment of **Damian Henderson** for a term expiring on March 31, 2022;
- the appointment of **Mattie Jordan-Woods** for a term expiring on March 31, 2023;
- the appointment of **Ken Nacci** for a term expiring on March 31, 2020;
- the appointment of **Marilyn Pulley** for a term expiring on March 31, 2020;
- the appointment of **William Roland** for a term expiring on March 31, 2021;
- the appointment of **Ricky Thrash** for a term expiring on March 31, 2022.

BACKGROUND

On November 5, 2018 the City Commission created the Northside Cultural Business District Authority under the Corridor Improvement Authority (CIA) Act. The Authority and its activities are governed by a Board of Directors comprised of the Chief Executive Officer of the City (the Mayor) and nine members who are appointed by the Mayor with the approval of the City Commission. These are the first appointments to NCBDA Board. Members will typically serve 4-year terms, but these first appointments are for staggered terms as required by the CIA statute.

Membership requirements, the application and selection process, and the nominees' qualifications are detailed in the attached Nomination Report.

FISCAL IMPACT

There is no fiscal impact directly associated with these reappointments.

ALTERNATIVES

The City Commission could approve the reappointments, not approve them, or postpone action to a date certain.

ATTACHMENTS:

	Type	Description
▯	Report	NCBDA Nomination Report



Advisory Boards and Commissions Appointee Nomination Report

City of Kalamazoo

RECOMMENDATION

The following are the members put forth for consideration for the newly created Northside Cultural Business District Authority Board: **Marilyn Pulley, William Roland, Kiar Gamsho, Mattie Jordan-Woods, Ricky Thrash, Ken Nacci, Chad Dodd, Damien Henderson, and Jon Durham**

SPECIAL REQUIREMENTS FOR THIS POSITION

The State of Michigan requires that at least half of the members own property in the Authority boundary and at least one member live either within the Authority or within a ½ mile of it. The Northside Neighborhood Plan made it a goal to have a majority of members both own property/have business interests in the Authority area and be Northside Neighborhood residents. The candidates put forth meet these criteria.

SELECTION PROCESS

A meeting was held at the Northside Association for Community Development (NACD) to kick off the application process. Applications were available at NACD offices and online. The application was the standard City Board application with an additional page specific to the Authority requirements (noted above).

NOMINEE QUALIFICATIONS

Nominations for 1-Year Terms.

Marilyn Pulley. Marilyn is a retired educator and current business owner within the Authority. She is a Northside resident. Marilyn learned about the Board opportunity from the presentation at NACD.

Ken Nacci. Ken works for PlazaCorp, which owns several properties in the Authority and the Northside neighborhood. Ken worked for DKI and is familiar with Corridor Improvement Authorities and Tax Increment Finance (TIF) Plans.

Nominations for 2-Year Terms.

William Roland. William is a Northside resident and business owner within the Authority. He has served on several boards in the past, including NACD and the Douglass Community Center. He attended the meeting on the Authority, which is where he learned about the Board application.

Chad Dodd. Chad lives and works in the Authority area. Chad is a photographer and videographer with URG Entertainment. LLC.

Nominations for 3-Year Terms.

Kiar Gamsho. Kiar is the owner of the Park Street Market grocery store within the Authority area. He has been active in working with NACD to support the Northside Neighborhood.

Ricky Thrash. Ricky is a Northside resident who owns ENNOVY Beauty Bar within the Authority area. Ricky participated in the Northside Neighborhood Plan process, through which the Authority was established.

Damien Henderson. Damien is a Northside resident. He works as a carpenter. Damien also learned about the Authority and the opportunity to serve on its Board through the informational meeting at NACD.

Nominations for 4-Year Terms.

Mattie Jordan-Woods. Mattie is the longtime Executive Director of the Northside Association for Community Development. Mattie is a resident of the Northside and the NACD campus is located within the Authority area. She has been a leader in the Northside for nearly thirty years and was instrumental in the establishment of the Northside Cultural Business District and the Authority.

Jon Durham. Jon is both a resident and property owner within the Authority. Jon has been active in Northside Neighborhood planning activities, including the MiNeighborhood Plan which established the Northside Cultural Business District on which the Authority was later based. Jon serves on the Downtown Kalamazoo Partnership's Coalition for Growth.

Dual Board Memberships

Currently, no nominees are members of another city advisory board.

Residency

Marilyn Pulley, William Roland, Chad Dodd, Ricky Thrash, Mattie Jordan-Woods, and Jon Durham are residents of the Northside Neighborhood. Kiar Gamsho, Marilyn Pulley, William Roland, Ricky Thrash, and Jon Durham own businesses and/or property within the Authority area.

Contribution To Diversity

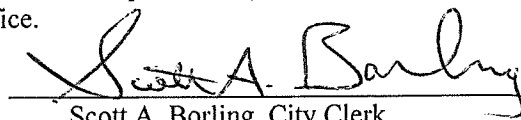
The nominees represent a mix of genders, ages, and racial and ethnic backgrounds.

NOMINATION RATIONALE

The backgrounds, skills, and interests of the nominees qualify them to serve as members of the first Northside Cultural Business District Authority Board. They will form a diverse board that has demonstrated commitment to leadership in the Northside and a desire to serve the city in this capacity.

CITY CLERK'S CERTIFICATION

The nominee's qualifications regarding dual board membership, residency, and term limits have been reviewed and verified by the City Clerk's Office.


Scott A. Borling, City Clerk

Appendix E

List of Affected Properties by Parcel Identification Number

Parcel Number	Property Class	Property Address	Property Direction	Property Street Name	Property Suffix
06-15-160-001	201	700 N		WESTNEDGE	AVE
06-15-160-005	201	434 W		NORTH	ST
06-15-161-004	201	428 W		NORTH	ST
06-15-162-250	201	705 N		PARK	ST
06-15-163-310	201	309 W		NORTH	ST
06-15-165-002	201	437 W		NORTH	ST
06-15-165-006	201	604 N		WESTNEDGE	AVE
06-15-165-102	201	441 W		NORTH	ST
06-15-165-201	201	618 N		WESTNEDGE	AVE
06-15-168-008	201	610 N		CHURCH	ST
06-15-172-102	201	512 N		PARK	ST
06-15-173-001	201	223 W		RANSOM	ST
06-15-181-012	201	708 N		BURDICK	ST
06-15-181-120	201	718 N		BURDICK	ST
06-15-181-121	201	714 N		BURDICK	ST
06-15-185-107	201	118 W		NORTH	ST
06-15-192-007	201	131 E		RANSOM	ST
06-15-192-009	201	100 E		NORTH	ST
06-15-193-001	201	209 E		RANSOM	ST
06-15-194-008	201	231 E		RANSOM	ST
06-15-194-010	201	221 E		RANSOM	ST
06-15-198-006	201	525 N		EDWARDS	ST
06-15-199-010	201	500 N		EDWARDS	ST
06-15-257-001	201	429 E		NORTH	ST
06-15-258-400	201	700		WALBRIDGE	ST
06-15-259-221	201	517 E		NORTH	ST
06-15-262-003	201	407 E		RANSOM	ST
06-15-263-006	201	440 E		NORTH	ST
06-15-265-002	201	313 E		RANSOM	ST
06-15-265-010	201	301 E		RANSOM	ST
06-15-267-008	201	433 E		RANSOM	ST
06-15-269-353	201	525 E		RANSOM	ST
06-15-270-007	201	327 E		WILLARD	ST
06-15-272-002	201	416 E		RANSOM	ST
06-15-274-004	201	507		HARRISON	ST
06-15-280-115	201	537 E		NORTH	ST
06-15-281-018	201	621 E		NORTH	ST
06-15-302-106	201	507 N		PARK	ST
06-15-155-111	202	441 W		FRANK	ST
06-15-160-105	202	440 W		NORTH	ST
06-15-165-001	202	447 W		NORTH	ST
06-15-165-004	202	434 W		RANSOM	ST
06-15-165-005	202	440 W		RANSOM	ST
06-15-165-007	202	444 W		RANSOM	ST
06-15-165-103	202	435 W		NORTH	ST
06-15-170-100	202	528 N		WESTNEDGE	AVE
06-15-170-200	202	443 W		RANSOM	ST
06-15-180-003	202	115 W		FRANK	ST
06-15-180-004	202	107 W		FRANK	ST
06-15-181-005	202	719 N		BURDICK	ST
06-15-181-119	202	720 N		BURDICK	ST
06-15-186-001	202	629 N		BURDICK	ST
06-15-186-002	202	107 W		NORTH	ST

06-15-188-001	202	200 E	NORTH	ST
06-15-189-003	202	216 E	NORTH	ST
06-15-189-006	202	234 E	NORTH	ST
06-15-189-206	202	617 N	PITCHER	ST
06-15-193-012	202	612 N	EDWARDS	ST
06-15-193-013	202	614 N	EDWARDS	ST
06-15-193-112	202	201 E	RANSOM	ST
06-15-194-009	202	225 E	RANSOM	ST
06-15-197-105	202	126 E	RANSOM	ST
06-15-262-005	202	428 E	NORTH	ST
06-15-262-105	202	430 E	NORTH	ST
06-15-262-205	202	426 E	NORTH	ST
06-15-263-207	207	501 E	BUTLER	CT
06-15-264-401	207	518 E	NORTH	ST
06-15-268-201	207	510 E	BUTLER	CT
06-15-268-209	207	516 E	BUTLER	CT
06-91-000-163	251	517 E	NORTH	ST
06-91-000-231	251	407 E	RANSOM	ST
06-91-010-020	251	430 W	NORTH	ST
06-91-015-750	251	614 N	ROSE	ST
06-91-025-235	251	517 E	NORTH	ST
06-91-026-595	251	223 W	RANSOM	ST
06-91-031-058	251	440 E	NORTH	ST
06-91-045-459	251	437 W	NORTH	ST
06-91-055-368	251	512 N	PARK	ST
06-91-055-594	251	706 N	WESTNEDGE	AVE
06-91-055-776	251	507 N	PARK	ST
06-91-055-893	251	503 N	PARK	ST
06-91-056-101	251	612 N	PARK	ST
06-91-056-102	251	790 N	WESTNEDGE	AVE
06-91-056-243	251	621 E	NORTH	ST
06-91-056-405	251	524 N	BURDICK	ST
06-91-056-406	251	603 N	BURDICK	ST
06-91-056-407	251	702 N	BURDICK	ST
06-91-056-409	251	708 N	BURDICK	ST
06-91-056-433	251	744 N	WESTNEDGE	AVE
06-91-056-567	251	609 N	ROSE	ST
06-91-056-848	251	501 N	EDWARDS	ST
06-91-056-951	251	308 W	NORTH	ST
06-91-056-953	251	117 W	NORTH	ST
06-91-056-960	251	612 N	PARK	ST
06-91-056-961	251	601 N	PARK	ST
06-91-057-162	251	512 N	PARK	ST
06-91-057-195	251	705 N	PARK	ST
06-91-057-668	251	507	HARRISON	ST
06-91-057-699	251	518 E	NORTH	ST
06-91-057-792	251	512 N	PARK	ST
06-91-060-093	251	511	HARRISON	ST
06-91-060-581	251	790 N	WESTNEDGE	AVE
06-91-060-611	251	433 E	RANSOM	ST
06-91-061-253	251	118 W	NORTH	ST
06-91-061-678	251	790 N	WESTNEDGE	AVE
06-91-061-684	251	510 E	BUTLER	CT
06-91-061-731	251	315 E	NORTH	ST
06-91-061-744	251	429 E	NORTH	ST
06-15-170-002	301	439 W	RANSOM	ST

06-15-171-101	301	436 W	WILLARD	ST
06-15-173-101	301	518 N	CHURCH	ST
06-15-255-030	301	731	PORTER	ST
06-15-256-030	301	315 E	NORTH	ST
06-15-261-005	301	619	PORTER	ST
06-15-265-001	301	329 E	RANSOM	ST
06-15-266-006	301	615	PORTER	ST
06-15-270-003	301	320 E	RANSOM	ST
06-15-272-109	301	411 E	WILLARD	ST
06-15-273-004	301	514 E	RANSOM	ST
06-15-274-002	301	527	HARRISON	ST
06-15-287-030	301	660	GULL	RD
06-88-010-375	301	731	PORTER	ST
06-15-169-207	302	218 W	RANSOM	ST
06-15-169-307	302	214 W	RANSOM	ST
06-15-174-002	302	213 W	RANSOM	ST
06-15-189-004	302	220 E	NORTH	ST
06-15-189-104	302	224 E	NORTH	ST
06-15-189-204	302	219 E	BUTLER	CT
06-15-255-001	302	305 E	NORTH	ST
06-15-255-031	302	710 N	PITCHER	ST
06-15-256-027	302	402 E	FRANK	ST
06-15-256-031	302	405 E	NORTH	ST
06-15-257-005	302	712	PORTER	ST
06-15-257-205	302	714	PORTER	ST
06-15-257-226	302	716	PORTER	ST
06-15-259-216	302	536 E	FRANK	ST
06-15-260-002	302	309 E	RANSOM	ST
06-15-260-003	302	316 E	NORTH	ST
06-15-260-005	302	314 E	NORTH	ST
06-15-270-002	302	530 N	PITCHER	ST
06-15-270-005	302	328 E	RANSOM	ST
06-15-270-009	302	311 E	WILLARD	ST
06-15-270-010	302	301 E	WILLARD	ST
06-15-270-102	302	308 E	RANSOM	ST
06-15-270-109	302	309 E	WILLARD	ST
06-15-272-004	302	424 E	RANSOM	ST
06-91-000-772	351	315 E	NORTH	ST
06-91-009-090	351	731	PORTER	ST
06-91-013-140	351	436 W	WILLARD	ST
06-91-033-900	351	660	GULL	RD
06-91-053-103	351	527	HARRISON	ST
06-15-155-014	401	715	COOLEY	ST
06-15-155-113	401	723	COOLEY	ST
06-15-155-114	401	717	COOLEY	ST
06-15-156-015	401	716	COOLEY	ST
06-15-156-021	401	411 W	FRANK	ST
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06-15-157-201	401	728 N	PARK	ST
06-15-157-202	401	317 W	FRANK	ST
06-15-158-003	401	309 W	FRANK	ST
06-15-158-105	401	302 W	NORTH	ST
06-15-158-106	401	219 W	FRANK	ST
06-15-159-001	401	716 N	CHURCH	ST
06-15-159-003	401	714 N	CHURCH	ST

06-15-159-005	401	709 N	ROSE	ST
06-15-159-115	401	713 N	ROSE	ST
06-15-159-120	401	725 N	ROSE	ST
06-15-161-003	401	424 W	NORTH	ST
06-15-161-103	401	711	COOLEY	ST
06-15-161-203	401	712	COOLEY	ST
06-15-162-102	401	313 W	NORTH	ST
06-15-163-008	401	710 N	CHURCH	ST
06-15-163-111	401	220 W	NORTH	ST
06-15-164-007	401	216 W	NORTH	ST
06-15-164-102	401	217 W	NORTH	ST
06-15-164-210	401	208 W	NORTH	ST
06-15-165-101	401	622 N	WESTNEDGE	AVE
06-15-165-206	401	614 N	WESTNEDGE	AVE
06-15-166-010	401	430 W	RANSOM	ST
06-15-169-007	401	217	REVEREND WRIGHT	CT
06-15-169-107	401	213	REVEREND WRIGHT	CT
06-15-169-202	401	218	REVEREND WRIGHT	CT
06-15-170-001	401	522 N	WESTNEDGE	AVE
06-15-180-011	401	722 N	ROSE	ST
06-15-180-106	401	117 W	FRANK	ST
06-15-180-108	401	715	JUDGE	AVE
06-15-180-109	401	713	JUDGE	AVE
06-15-180-112	401	716	JUDGE	AVE
06-15-180-120	401	714 N	ROSE	ST
06-15-181-006	401	709 N	BURDICK	ST
06-15-181-116	401	727 N	BURDICK	ST
06-15-181-117	401	717 N	BURDICK	ST
06-15-183-001	401	722 N	EDWARDS	ST
06-15-183-002	401	208 E	FRANK	ST
06-15-183-006	401	725 N	EDWARDS	ST
06-15-183-101	401	202 E	FRANK	ST
06-15-183-103	401	212 E	FRANK	ST
06-15-183-206	401	721 N	EDWARDS	ST
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06-15-183-312	401	714 N	EDWARDS	ST
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06-15-184-009	401	219 E	NORTH	ST
06-15-184-010	401	215 E	NORTH	ST
06-15-184-109	401	223 E	NORTH	ST
06-15-185-009	401	122 W	NORTH	ST
06-15-185-105	401	128 W	NORTH	ST
06-15-189-005	401	228 E	NORTH	ST
06-15-189-106	401	621 N	PITCHER	ST
06-15-190-011	401	614 N	ROSE	ST
06-15-191-101	401	111	REVEREND WRIGHT	CT
06-15-191-106	401	611 N	BURDICK	ST
06-15-197-106	401	130 E	RANSOM	ST
06-15-253-222	401	727	WALBRIDGE	ST
06-15-257-023	401	426 E	FRANK	ST
06-15-257-024	401	420 E	FRANK	ST
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06-15-257-125	401	418 E	FRANK	ST
06-15-257-250	401	412 E	FRANK	ST

06-15-258-009	401	707	WALBRIDGE	ST
06-15-258-120	401	717	WALBRIDGE	ST
06-15-259-217	401	526 E	FRANK	ST
06-15-275-006	401	726	HARRISON	ST
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06-15-156-014	402	718	COOLEY	ST
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06-15-157-001	402	405 W	FRANK	ST
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06-15-157-203	402	720 N	PARK	ST
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06-15-180-002	402	121 W	FRANK	ST
06-15-180-101	402	730 N	ROSE	ST
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06-15-180-110	402	709	JUDGE	AVE
06-15-180-115	402	109 W	FRANK	ST
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06-15-182-009	402	121 E	NORTH	ST
06-15-182-010	402	128 E	FRANK	ST
06-15-182-108	402	131 E	NORTH	ST
06-15-182-208	402	125 E	NORTH	ST
06-15-183-007	402	709 N	EDWARDS	ST
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06-15-183-107	402	713 N	EDWARDS	ST
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06-15-188-207	402	135 E	NORTH	ST
06-15-190-110	402	118 W	RANSOM	ST
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06-15-257-007	402	423 E	NORTH	ST
06-15-257-008	402	425 E	NORTH	ST
06-15-257-105	402	409 E	NORTH	ST
06-15-257-106	402	417 E	NORTH	ST
06-15-258-022	402	721	WALBRIDGE	ST
06-15-258-309	402	713	WALBRIDGE	ST
06-15-259-116	402	532 E	FRANK	ST

06-15-275-007	402	734	HARRISON	ST
06-15-275-008	402	738	HARRISON	ST
06-15-275-010	402	808	HARRISON	ST
06-15-280-016	402	721	HARRISON	ST
06-15-264-402	407	512 E	NORTH	ST
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06-15-268-203	407	502 E	BUTLER	CT
06-15-268-204	407	504 E	BUTLER	CT
06-15-268-205	407	506 E	BUTLER	CT
06-15-268-206	407	508 E	BUTLER	CT
06-15-155-115	701	437 W	FRANK	ST
06-15-159-002	701	722 N	CHURCH	ST
06-15-163-007	701	308 W	NORTH	ST
06-15-164-002	701	213 W	NORTH	ST
06-15-164-003	701	209 W	NORTH	ST
06-15-164-004	701	623 N	ROSE	ST
06-15-164-104	701	629 N	ROSE	ST
06-15-166-300	701	601 N	PARK	ST
06-15-167-108	701	612 N	PARK	ST
06-15-167-401	701	622 N	PARK	ST
06-15-168-108	701	222 W	RANSOM	ST
06-15-169-005	701	617 N	ROSE	ST
06-15-169-006	701	609 N	ROSE	ST
06-15-169-103	701	206	REVEREND WRIGHT	CT
06-15-174-003	701	205 W	RANSOM	ST
06-15-180-113	701	720	JUDGE	AVE
06-15-180-114	701	722	JUDGE	AVE
06-15-181-001	701	724 N	BURDICK	ST
06-15-181-118	701	730 N	BURDICK	ST
06-15-183-012	701	708 N	EDWARDS	ST
06-15-183-111	701	211 E	NORTH	ST
06-15-183-212	701	710 N	EDWARDS	ST
06-15-184-400	701	701 N	PITCHER	ST
06-15-185-002	701	628 N	ROSE	ST
06-15-185-003	701	117 W	NORTH	ST
06-15-187-010	701	702 N	BURDICK	ST
06-15-187-310	701	129 E	NORTH	ST
06-15-188-112	701	702 N	EDWARDS	ST
06-15-190-010	701	606 N	ROSE	ST
06-15-191-007	701	603 N	BURDICK	ST
06-15-195-003	701	530 N	ROSE	ST
06-15-196-001	701	526 N	BURDICK	ST
06-15-196-004	701	524 N	BURDICK	ST
06-15-197-107	701	116 E	RANSOM	ST
06-15-197-108	701	521 N	EDWARDS	ST
06-15-198-007	701	134 E	RANSOM	ST
06-15-260-001	701	302 E	NORTH	ST
06-15-260-004	701	620 N	PITCHER	ST
06-15-265-009	701	307 E	RANSOM	ST
06-15-265-110	701	614 N	PITCHER	ST
06-15-272-005	701	517	WALBRIDGE	ST

06-15-272-108	701	501	WALBRIDGE	ST
06-15-281-025	701	655	GULL	RD
06-15-285-002	701	620	HARRISON	ST
06-15-285-102	701	625	HARRISON	ST
06-15-295-101	701	508	HARRISON	ST
06-15-304-005	701	507 N	ROSE	ST
06-15-327-011	701	510 N	BURDICK	ST
06-99-010-375	951	731	PORTER	ST

Key	
Commercial	201/202/207/251
Industrial	301/302
Residential	401/402/407
Institutional	701

Appendix F

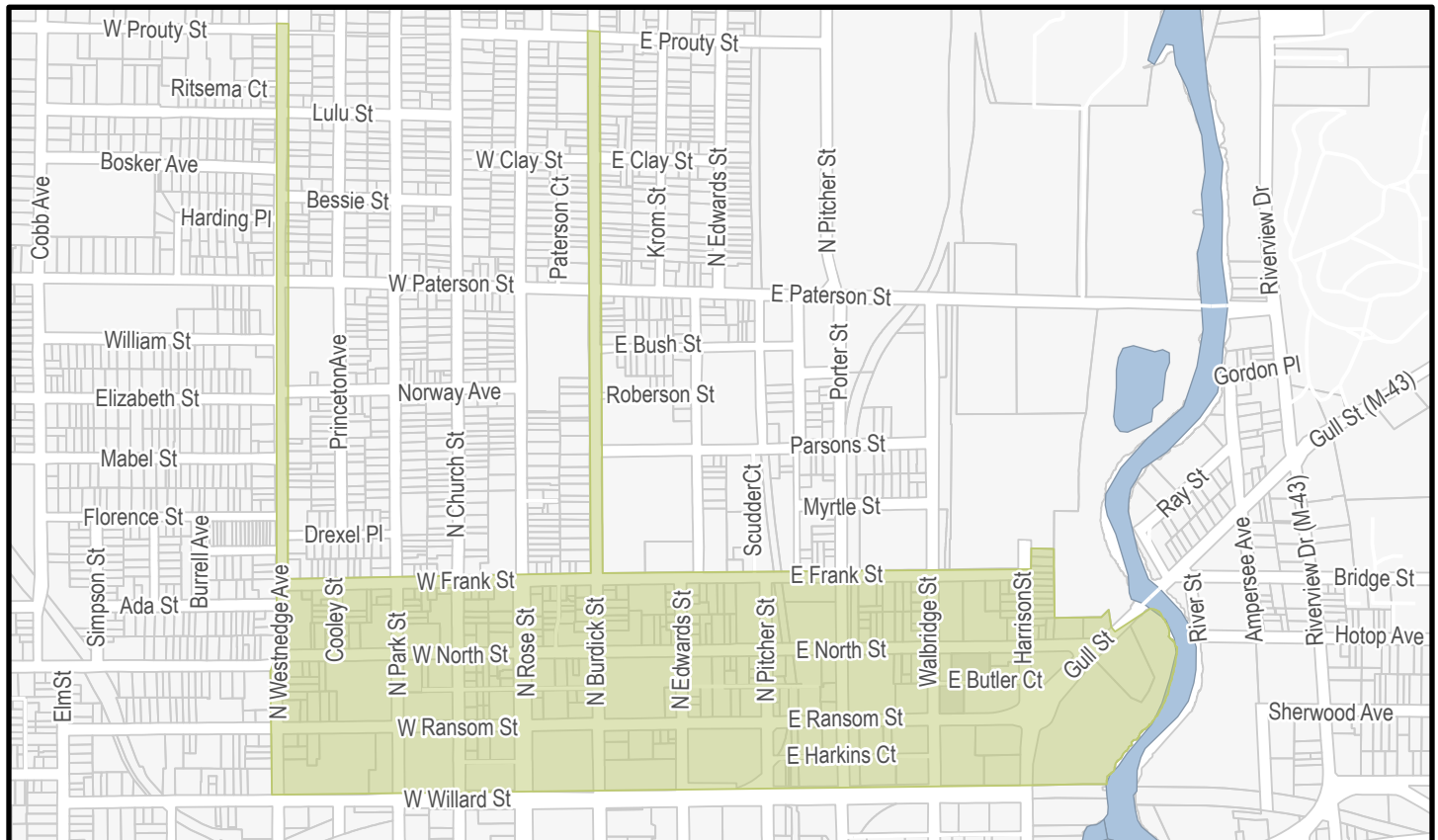
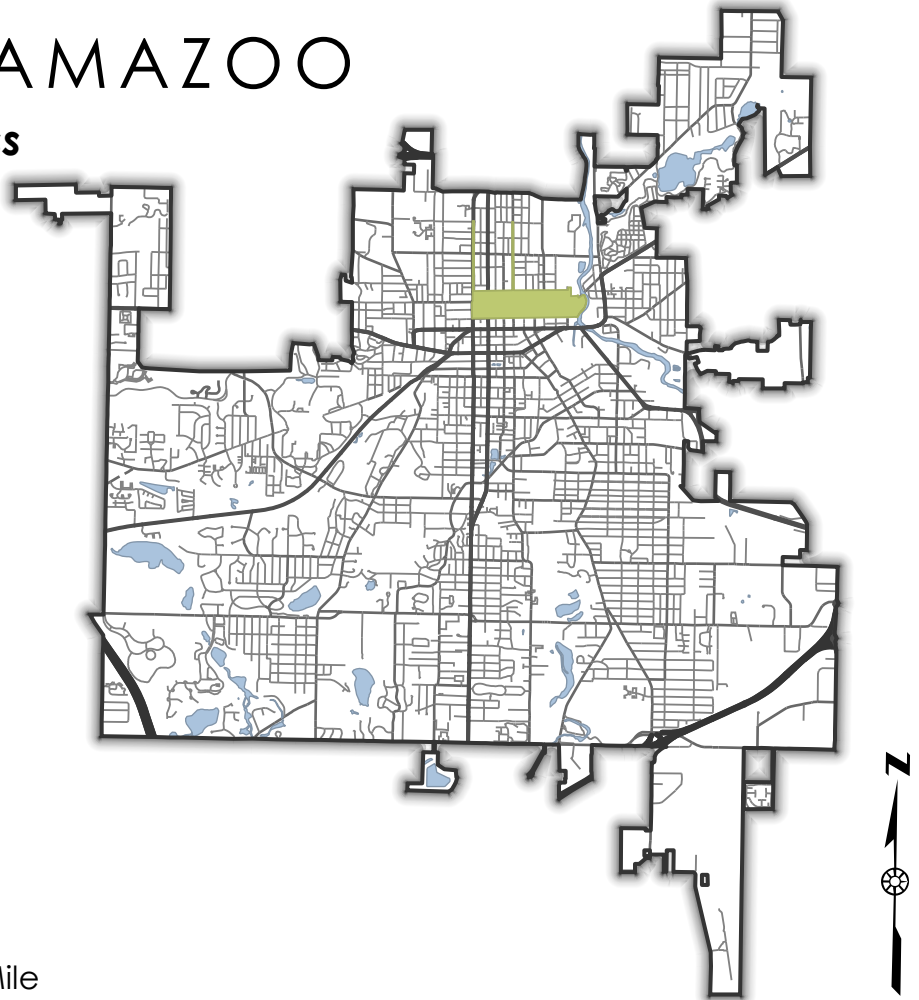
Northside Cultural Business District Development Area (District) Map

CITY OF KALAMAZOO

Northside Cultural Business District Authority

Legend

- Parcels
- NCBDA Boundary



Appendix G

Projections and Taxing Jurisdiction Impact Tables

Assuming all eligible Tax Rates (exluding debt mills) are captured (includes voted rates) - NO SET and School Operating Captured												
Capture estimated to begin in 2022												
	Estimated Initial Values for 2021	Estimated Values for 2022		Captured values for 2022					Captured Millage	Estimated District Inflation	NCBD Captured Value	NCBD Captured Taxes
PRE	\$ 600,889	\$ 620,542	captured PRE	19,653					33.2473			
non-PRE	\$ 5,005,426	\$ 5,200,041	captured non-PRE	194,615					33.2473			
commercial personal	\$ 1,232,400	\$ 1,130,900	captured commercial personal	(101,500)					33.2473			
industrial personal	\$ 4,700	\$ 4,700	captured industrial personal	-					33.2473			
	\$ 6,843,415	\$ 6,956,183	total captured taxable value	112,768								
											Current TV minus IAV	Captured TV x Captured Millage/1000
					PRE	Non pre	cp	ip		1.025		
2021				-	-	-	-	-				-
2022				112,768	19,652	194,616	(101,500)	-			112,768	\$ 3,749.23
2023				115,587	20,143	199,481.40	(104,037.50)	-			115,587	\$ 3,842.96
2024				118,477	20,647	204,468.44	(106,638.44)	-			118,477	\$ 3,939.04
2025				121,439	21,163	209,580.15	(109,304.40)	-			121,439	\$ 4,037.51
2026				124,475	21,692	214,819.65	(112,037.01)	-			124,475	\$ 4,138.45
2027				127,587	22,234	220,190.14	(114,837.93)	-			127,587	\$ 4,241.91
2028				130,776	22,790	225,694.89	(117,708.88)	-			130,776	\$ 4,347.96
2029				134,046	23,360	231,337.27	(120,651.60)	-			134,046	\$ 4,456.66
2030				137,397	23,944	237,120.70	(123,667.89)	-			137,397	\$ 4,568.07
2031				140,832	24,543	243,048.72	(126,759.59)	-			140,832	\$ 4,682.28
2032				144,353	25,156	249,124.93	(129,928.58)	-			144,353	\$ 4,799.33
2033				147,961	25,785	255,353.06	(133,176.80)	-			147,961	\$ 4,919.32
2034				151,660	26,430	261,736.88	(136,506.22)	-			151,660	\$ 5,042.30
2035				155,452	27,090	268,280.31	(139,918.87)	-			155,452	\$ 5,168.36
2036				159,338	27,768	274,987.31	(143,416.84)	-			159,338	\$ 5,297.57
2037				163,322	28,462	281,862.00	(147,002.26)	-			163,322	\$ 5,430.01
2038				167,405	29,174	288,908.55	(150,677.32)	-			167,405	\$ 5,565.76
2039				171,590	29,903	296,131.26	(154,444.25)	-			171,590	\$ 5,704.90
2040				175,880	30,650	303,534.54	(158,305.36)	-			175,880	\$ 5,847.52

2041				180,277	31,417	311,122.90	(162,262.99)	-			180,277	\$	5,993.71
2042				184,783	32,202	318,900.98	(166,319.57)	-			184,783	\$	6,143.55
2043				189,403	33,007	326,873.50	(170,477.56)	-			189,403	\$	6,297.14
2044				194,138	33,832	335,045.34	(174,739.50)	-			194,138	\$	6,454.57
2045				198,992	34,678	343,421.47	(179,107.98)	-			198,992	\$	6,615.93
2046				203,966	35,545	352,007.01	(183,585.68)	-			203,966	\$	6,781.33
2047				209,066	36,434	360,807.18	(188,175.33)	-			209,066	\$	6,950.87
2048				214,292	37,345	369,827.36	(192,879.71)	-			214,292	\$	7,124.64
2049				219,650	38,278	379,073.05	(197,701.70)	-			219,650	\$	7,302.75
2050				225,141	39,235	388,549.87	(202,644.24)	-			225,141	\$	7,485.32
2051				230,769	40,216	398,263.62	(207,710.35)	-			230,769	\$	7,672.46

Important notes on capture estimates

- Existing Brownfield projects are not included in the totals.
- Parcels already in a Brownfield capture are excluded until Brownfield capture is complete.
- Estimates use an average district growth of 2.5% on existing captured taxable value.
- Estimates do not take into account a economic downturn in property values.
- Estimates do not take into account any value reduction due to tax appeals.
- Estimates do not take into account any proposed development that is not Brownfield related.

Note: Tables prepared by the Kalamazoo City Assessor's Office

NCBD

Assuming only non-voted eligible Tax Rates (exluding debt mills) are captured - NO SET and School Operating Captured

Capture estimated to begin in 2022

	Estimated Initial Values for 2021	Estimated Values for 2022		Captured values for 2022					Captured Millage	Estimated District Inflation	NCBD Captured Value	NCBD Captured Taxes
PRE	\$ 600,889	\$ 620,542	captured PRE	19,653					25.2755			
non-PRE	\$ 5,005,426	\$ 5,200,041	captured non-PRE	194,615					25.2755			
commercial personal	\$ 1,232,400	\$ 1,130,900	captured commercial personal	(101,500)					25.2755			
industrial personal	\$ 4,700	\$ 4,700	captured industrial personal	-					25.2755			
	\$ 6,843,415	\$ 6,956,183	total captured taxable value	112,768								
					PRE	Non pre	cp	ip		1.025	Current TV minus IAV	Captured TV x Captured Millage/1000
2021				-	-	-	-	-				-
2022				112,768	19,652	194,616	(101,500)	-			112,768	\$ 2,850.27
2023				115,587	20,143	199,481.40	(104,037.50)	-			115,587	\$ 2,921.52
2024				118,477	20,647	204,468.44	(106,638.44)	-			118,477	\$ 2,994.56
2025				121,439	21,163	209,580.15	(109,304.40)	-			121,439	\$ 3,069.43
2026				124,475	21,692	214,819.65	(112,037.01)	-			124,475	\$ 3,146.16
2027				127,587	22,234	220,190.14	(114,837.93)	-			127,587	\$ 3,224.82
2028				130,776	22,790	225,694.89	(117,708.88)	-			130,776	\$ 3,305.44
2029				134,046	23,360	231,337.27	(120,651.60)	-			134,046	\$ 3,388.07
2030				137,397	23,944	237,120.70	(123,667.89)	-			137,397	\$ 3,472.77
2031				140,832	24,543	243,048.72	(126,759.59)	-			140,832	\$ 3,559.59
2032				144,353	25,156	249,124.93	(129,928.58)	-			144,353	\$ 3,648.58
2033				147,961	25,785	255,353.06	(133,176.80)	-			147,961	\$ 3,739.80
2034				151,660	26,430	261,736.88	(136,506.22)	-			151,660	\$ 3,833.29
2035				155,452	27,090	268,280.31	(139,918.87)	-			155,452	\$ 3,929.13
2036				159,338	27,768	274,987.31	(143,416.84)	-			159,338	\$ 4,027.35
2037				163,322	28,462	281,862.00	(147,002.26)	-			163,322	\$ 4,128.04
2038				167,405	29,174	288,908.55	(150,677.32)	-			167,405	\$ 4,231.24
2039				171,590	29,903	296,131.26	(154,444.25)	-			171,590	\$ 4,337.02
2040				175,880	30,650	303,534.54	(158,305.36)	-			175,880	\$ 4,445.44
2041				180,277	31,417	311,122.90	(162,262.99)	-			180,277	\$ 4,556.58

2042				184,783	32,202	318,900.98	(166,319.57)	-			184,783	\$ 4,670.50
2043				189,403	33,007	326,873.50	(170,477.56)	-			189,403	\$ 4,787.26
2044				194,138	33,832	335,045.34	(174,739.50)	-			194,138	\$ 4,906.94
2045				198,992	34,678	343,421.47	(179,107.98)	-			198,992	\$ 5,029.61
2046				203,966	35,545	352,007.01	(183,585.68)	-			203,966	\$ 5,155.35
2047				209,066	36,434	360,807.18	(188,175.33)	-			209,066	\$ 5,284.24
2048				214,292	37,345	369,827.36	(192,879.71)	-			214,292	\$ 5,416.34
2049				219,650	38,278	379,073.05	(197,701.70)	-			219,650	\$ 5,551.75
2050				225,141	39,235	388,549.87	(202,644.24)	-			225,141	\$ 5,690.55
2051				230,769	40,216	398,263.62	(207,710.35)	-			230,769	\$ 5,832.81

Important notes on capture estimates

- Existing Brownfield projects are not included in the totals.
- Parcels already in a Brownfield capture are excluded until Brownfield capture is complete.
- Estimates use an average district growth of 2.5% on existing captured taxable value.
- Estimates do not take into account a economic downturn in property values.
- Estimates do not take into account any value reduction due to tax appeals.
- Estimates do not take into account any proposed development that is not Brownfield related.

Note: Tables prepared by the Kalamazoo City Assessor's Office

NCBD		Assuming all eligible Tax Rates (exluding debt mills) are captured (includes voted rates) - SET and School Operating included												
Capture estimated to begin in 2022														
	Estimated Initial Values for 2021		Estimated Values for 2022		Captured values for 2022					Captured Millage	Estimated District Inflation	NCBD Captured Value	NCBD Captured Taxes	
PRE	\$	600,889	\$	620,542	captured PRE	19,653					39.2473			
non-PRE	\$	5,005,426	\$	5,200,041	PRE	194,615					56.923			
commercial personal	\$	1,232,400	\$	1,130,900	captured commercial personal	(101,500)					44.923			
industrial personal	\$	4,700	\$	4,700	captured industrial personal	-					33.2473			
	\$	6,843,415	\$	6,956,183	total captured taxable value	112,768								
							PRE	Non pre	cp	ip		1.025	Current TV minus IAV	Captured TV x Captured Millage/1000
2021						-	-	-	-	-				-
2022						112,768	19,652	194,616	(101,500)	-			112,768	\$ 7,289.73
2023						115,587	20,143	199,481.40	(104,037.50)	-			115,587	\$ 7,471.97
2024						118,477	20,647	204,468.44	(106,638.44)	-			118,477	\$ 7,658.77
2025						121,439	21,163	209,580.15	(109,304.40)	-			121,439	\$ 7,850.24
2026						124,475	21,692	214,819.65	(112,037.01)	-			124,475	\$ 8,046.50
2027						127,587	22,234	220,190.14	(114,837.93)	-			127,587	\$ 8,247.66
2028						130,776	22,790	225,694.89	(117,708.88)	-			130,776	\$ 8,453.85
2029						134,046	23,360	231,337.27	(120,651.60)	-			134,046	\$ 8,665.20
2030						137,397	23,944	237,120.70	(123,667.89)	-			137,397	\$ 8,881.83
2031						140,832	24,543	243,048.72	(126,759.59)	-			140,832	\$ 9,103.87
2032						144,353	25,156	249,124.93	(129,928.58)	-			144,353	\$ 9,331.47
2033						147,961	25,785	255,353.06	(133,176.80)	-			147,961	\$ 9,564.76
2034						151,660	26,430	261,736.88	(136,506.22)	-			151,660	\$ 9,803.88
2035						155,452	27,090	268,280.31	(139,918.87)	-			155,452	\$ 10,048.97
2036						159,338	27,768	274,987.31	(143,416.84)	-			159,338	\$ 10,300.20
2037						163,322	28,462	281,862.00	(147,002.26)	-			163,322	\$ 10,557.70
2038						167,405	29,174	288,908.55	(150,677.32)	-			167,405	\$ 10,821.65
2039						171,590	29,903	296,131.26	(154,444.25)	-			171,590	\$ 11,092.19
2040						175,880	30,650	303,534.54	(158,305.36)	-			175,880	\$ 11,369.49
2041						180,277	31,417	311,122.90	(162,262.99)	-			180,277	\$ 11,653.73

2042				184,783	32,202	318,900.98	(166,319.57)	-			184,783	\$ 11,945.07
2043				189,403	33,007	326,873.50	(170,477.56)	-			189,403	\$ 12,243.70
2044				194,138	33,832	335,045.34	(174,739.50)	-			194,138	\$ 12,549.79
2045				198,992	34,678	343,421.47	(179,107.98)	-			198,992	\$ 12,863.54
2046				203,966	35,545	352,007.01	(183,585.68)	-			203,966	\$ 13,185.12
2047				209,066	36,434	360,807.18	(188,175.33)	-			209,066	\$ 13,514.75
2048				214,292	37,345	369,827.36	(192,879.71)	-			214,292	\$ 13,852.62
2049				219,650	38,278	379,073.05	(197,701.70)	-			219,650	\$ 14,198.94
2050				225,141	39,235	388,549.87	(202,644.24)	-			225,141	\$ 14,553.91
2051				230,769	40,216	398,263.62	(207,710.35)	-			230,769	\$ 14,917.76

Important notes on capture estimates

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- Estimates do not take into account a economic downturn in
- Estimates do not take into account any value reduction due to tax
- Estimates do not take into account any proposed development

**Note: Tables prepared by the Kalamazoo City
Assessor's Office**

Must get State approval to capture SET and school operating

Capture estimated to begin in 2022												
Estimated Initial Values for 2021		Estimated Values for 2022		Captured values for 2022					Captured Millage	Estimated District Inflation	NCBD Captured Value	NCBD Captured Taxes
PRE	\$ 600,889	\$ 620,542	captured PRE	19,653					31.2755			
non-PRE	\$ 5,005,426	\$ 5,200,041	PRE	194,615					48.9512			
commercial personal	\$ 1,232,400	\$ 1,130,900	captured commercial personal	(101,500)					36.9512			
industrial personal	\$ 4,700	\$ 4,700	captured industrial personal	-					25.2755			
	\$ 6,843,415	\$ 6,956,183	total captured taxable value	112,768								
					PRE	Non pre	cp	ip		1.025	Current TV minus IAV	Captured TV x Captured Millage/1000
2021				-	-	-	-	-				-
2022				112,768	19,652	194,616	(101,500)	-			112,768	\$ 6,390.77
2023				115,587	20,143	199,481.40	(104,037.50)	-			115,587	\$ 6,550.54
2024				118,477	20,647	204,468.44	(106,638.44)	-			118,477	\$ 6,714.30
2025				121,439	21,163	209,580.15	(109,304.40)	-			121,439	\$ 6,882.16
2026				124,475	21,692	214,819.65	(112,037.01)	-			124,475	\$ 7,054.21
2027				127,587	22,234	220,190.14	(114,837.93)	-			127,587	\$ 7,230.57
2028				130,776	22,790	225,694.89	(117,708.88)	-			130,776	\$ 7,411.33
2029				134,046	23,360	231,337.27	(120,651.60)	-			134,046	\$ 7,596.61
2030				137,397	23,944	237,120.70	(123,667.89)	-			137,397	\$ 7,786.53
2031				140,832	24,543	243,048.72	(126,759.59)	-			140,832	\$ 7,981.19
2032				144,353	25,156	249,124.93	(129,928.58)	-			144,353	\$ 8,180.72
2033				147,961	25,785	255,353.06	(133,176.80)	-			147,961	\$ 8,385.24
2034				151,660	26,430	261,736.88	(136,506.22)	-			151,660	\$ 8,594.87
2035				155,452	27,090	268,280.31	(139,918.87)	-			155,452	\$ 8,809.74
2036				159,338	27,768	274,987.31	(143,416.84)	-			159,338	\$ 9,029.99
2037				163,322	28,462	281,862.00	(147,002.26)	-			163,322	\$ 9,255.73
2038				167,405	29,174	288,908.55	(150,677.32)	-			167,405	\$ 9,487.13
2039				171,590	29,903	296,131.26	(154,444.25)	-			171,590	\$ 9,724.31
2040				175,880	30,650	303,534.54	(158,305.36)	-			175,880	\$ 9,967.41
2041				180,277	31,417	311,122.90	(162,262.99)	-			180,277	\$ 10,216.60

2042				184,783	32,202	318,900.98	(166,319.57)	-			184,783	\$ 10,472.01
2043				189,403	33,007	326,873.50	(170,477.56)	-			189,403	\$ 10,733.81
2044				194,138	33,832	335,045.34	(174,739.50)	-			194,138	\$ 11,002.16
2045				198,992	34,678	343,421.47	(179,107.98)	-			198,992	\$ 11,277.21
2046				203,966	35,545	352,007.01	(183,585.68)	-			203,966	\$ 11,559.14
2047				209,066	36,434	360,807.18	(188,175.33)	-			209,066	\$ 11,848.12
2048				214,292	37,345	369,827.36	(192,879.71)	-			214,292	\$ 12,144.33
2049				219,650	38,278	379,073.05	(197,701.70)	-			219,650	\$ 12,447.93
2050				225,141	39,235	388,549.87	(202,644.24)	-			225,141	\$ 12,759.13
2051				230,769	40,216	398,263.62	(207,710.35)	-			230,769	\$ 13,078.11

Important notes on capture estimates

- Existing Brownfield projects are not included in the totals.
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- Estimates do not take into account a economic downturn in
- Estimates do not take into account any value reduction due to
- Estimates do not take into account any proposed development

Note: Tables prepared by the Kalamazoo City
Assessor's Office

Must get State approval to capture SET and school operating

Appendix H

Affidavits of Notice of Public Hearing on the Northside Cultural Business District Authority Tax
Increment Financing and Development Plans



Kalamazoo Gazette

LEGAL AFFIDAVIT

AD#: 0010277755

Total

\$421.60

State of Michigan,) ss
County of Kalamazoo)

Dawn Suttrop being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Kalamazoo Gazette is a public newspaper published in the city of Kalamazoo, with general circulation in Kalamazoo county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Kalamazoo Gazette 03/22/2022

Principal Clerk of the Publisher

Sworn to and subscribed before me this 22th day of March 2022

Notary Public

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

**NOTICE OF PUBLIC HEARING REGARDING THE
PROPOSED ADOPTION OF A DEVELOPMENT
PLAN AND TAX INCREMENT FINANCING PLAN
OF THE NORTHSIDE CULTURAL BUSINESS
DISTRICT AUTHORITY
(A CORRIDOR IMPROVEMENT AUTHORITY)**

On May 16, 2022, at or after 7:00 p.m., the Kalamazoo City Commission will conduct a public hearing regarding the proposed adoption of the Northside Cultural Business District Authority (a Corridor Improvement Authority) Development Plan and Tax Increment Financing Plan (together, the "Plan") in accordance with Part 6 of the Recodified Tax Increment Financing Act (PA 57 of 2018). This public hearing will take place in the City Commission Chambers at City Hall, 241 W. South St., in the City of Kalamazoo.

The boundaries of the district and development area established by the City Commission is in the area generally described as follows. The proposed Plan adoption would not change or alter the boundaries of the area:

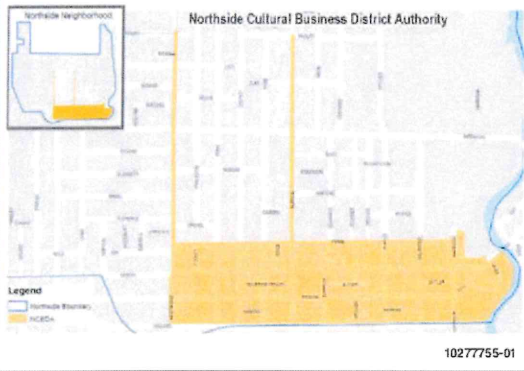
Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence EASTERLY along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the

thence NORTHERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

(The development area of the CIA is also depicted on the map on the following page.)

The public hearing will take place on May 16, 2022, at or after 7:00 p.m. during the regular City Commission Board meeting. Maps, plats, and a description of the Plan will be available for public inspection at the City Clerk's Office. No families or individuals would be displaced as a result of the Plan adoption. All aspects of the Plan will be open for discussion at the public hearing. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage is subject to capture under the Plan shall be afforded an opportunity to be heard on its proposed adoption. Questions and comments may be directed to Scott Borling, City of Kalamazoo City Clerk, (269) 337-8000 or City of Kalamazoo City Hall, 241 W. South St., Kalamazoo, Michigan 49007, ATTENTION: NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY.

Map of the Northside Cultural Business District and Development Area Boundaries



MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Kalamazoo Gazette

CITY OF KALAMAZOO, ACCOUNTS PAYABLE
241 W S ST
KALAMAZOO, MI 49007

AD#: 0010277755

Sales Rep: Joseph Rosa
Account Number: 1000505349
AD#: 0010277755

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Ad Size	Costs
03/22/2022	Public Notices MI	NCBDA PLAN PUBLIC HEARING NOTICE	10277755	2 x 10.00 IN	
Affidavit Notary Fee - 03/22/2022					\$10.00
Basic Ad Charge - 03/22/2022					\$411.60
Total					\$421.60

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Kalamazoo Gazette

CITY OF KALAMAZOO, ACCOUNTS PAYABLE
241 W S ST
KALAMAZOO, MI 49007

AD#: 0010307943

Sales Rep: Joseph Rosa
Account Number:1000505349
AD#: 0010307943

Remit Payment to:
MLive Media Group
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Ad Size	Costs
04/21/2022	Public Notices MI	NCBDA PLAN	10277755	2 x 10.00 IN	
Affidavit Notary Fee - 04/21/2022					\$10.00
Basic Ad Charge - 04/21/2022					\$411.60
Total					\$421.60

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



State of Michigan,) ss

County of Kalamazoo)

Nancy Block being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Kalamazoo Gazette is a public newspaper published in the city of Kalamazoo, with general circulation in Kalamazoo county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Kalamazoo Gazette 04/21/2022

Nancy Block

Principal Clerk of the Publisher

Sworn to and subscribed before me this 21th day of April 2022

Teasha R Payne

Notary Public

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

**NOTICE OF PUBLIC HEARING REGARDING THE
PROPOSED ADOPTION OF A DEVELOPMENT
PLAN AND TAX INCREMENT FINANCING PLAN
OF THE NORTHSIDE CULTURAL BUSINESS
DISTRICT AUTHORITY
(A CORRIDOR IMPROVEMENT AUTHORITY)**

On May 16, 2022, at or after 7:00 p.m., the Kalamazoo City Commission will conduct a public hearing regarding the proposed adoption of the Northside Cultural Business District Authority (a Corridor Improvement Authority) Development Plan and Tax Increment Financing Plan (together, the "Plan") in accordance with Part 6 of the Recodified Tax Increment Financing Act (PA 57 of 2018). This public hearing will take place in the City Commission Chambers at City Hall, 241 W. South St., in the City of Kalamazoo.

The boundaries of the district and development area established by the City Commission is in the area generally described as follows. The proposed Plan adoption would not change or alter the boundaries of the area:

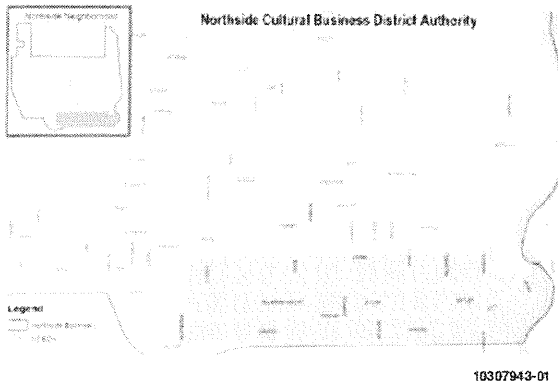
Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence EASTERLY along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the

thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

(The development area of the CIA is also depicted on the map on the following page.)

The public hearing will take place on May 16, 2022, at or after 7:00 p.m. during the regular City Commission Board meeting. Maps, plats, and a description of the Plan will be available for public inspection at the City Clerk's Office. No families or individuals would be displaced as a result of the Plan adoption. All aspects of the Plan will be open for discussion at the public hearing. At the public hearing, all citizens, taxpayers and representatives or officials from any taxing jurisdiction whose millage is subject to capture under the Plan shall be afforded an opportunity to be heard on its proposed adoption. Questions and comments may be directed to Scott Borling, City of Kalamazoo City Clerk, (269) 337-8000 or City of Kalamazoo City Hall, 241 W. South St., Kalamazoo, Michigan 49007, ATTENTION: NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY.

Map of the Northside Cultural Business District and Development Area Boundaries



Appendix I

Resolution Number 22-36, approving the Northside Cultural Business District Development Plan and Tax Increment Financing Plan

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 22-36

**A RESOLUTION APPROVING A TAX INCREMENT FINANCING & DEVELOPMENT
PLAN FOR THE NORTHSIDE CULTURAL BUSINESS DISTRICT AUTHORITY, A
CORRIDOR IMPROVEMENT AUTHORITY**

Minutes of a regular meeting of the City Commission of the City held on July 18, 2022 at 7:00 o'clock p.m., local time, at the City Hall.

PRESENT, Commissioners: Decker, Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney, Mayor Anderson

ABSENT, Commissioners: None

WHEREAS:

1. Pursuant to Part 6 of the Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, as amended, MCL 125. 4101 *et seq.* ("Act 57"), the City of Kalamazoo City Commission (the "City Commission") previously created the City of Kalamazoo Northside Cultural Business District Authority (a Corridor Improvement Authority) and established the boundaries of the Authority District.

2. The City of Kalamazoo Northside Cultural Business District Authority (the "Authority") has, pursuant to Act 57, approved and recommended a Development Plan and Tax Increment Financing Plan (together, the "Plan").

3. Act 57 allows for a method of financing activities associated with the continued growth, maintenance, administration, and programming of the Corridor Improvement Authority District within the City of Kalamazoo.

4. The Authority found that it was necessary for the achievement of the purposes of the Act, to prepare the Plan, which it recommends to the City Commission for approval.

5. Pursuant to Act 57, the City Commission held a public hearing on May 16, 2022 (the "Public Hearing") to consider approval of the Plan and notice of the Public Hearing was given as required by Act 57.

6. Before the Public Hearing, in accordance with Act 57, a copy of the Plan was mailed to each of the taxing jurisdictions levying taxes within the Authority inviting them to express their views and recommendations regarding the Plan.

7. At the Public Hearing all aspects of the Plan were open for discussion and the fullest opportunity was given for expression of opinion, argument on the merits and the introduction of documentary evidence pertinent to the Plan.

RESOLVED:

That the Plan as presented to the City Commission constitutes a public purpose and the City Commission specifically finds that:

1. The Plan meets the requirements of Act 57 including specifically section 620(2);
2. The proposed method of financing the development identified in the Plan is feasible and the Authority has the ability to arrange the financing as described in the Plan;
3. The development described in the Plan is reasonable and necessary to carry out the purpose of Act 57;
4. Any land to be acquired under the Plan is reasonable and necessary to carry out the purpose of the Plan and Act 57 in an economically satisfactory manner;
5. The Plan is in reasonable accord with the land use plan of the City of Kalamazoo;
6. Necessary public services, including fire and police protection and utilities will be adequate to service the Authority;
7. Any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the District and for the City of Kalamazoo.

FURTHER RESOLVED:

1. The Plan is hereby approved.
2. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

The above resolution was offered by Commissioner Hoffman and supported by Commissioner Hess.

AYES, Commissioners: Decker, Hess, Hoffman, Juarez, Praedel, Vice Mayor Cooney, Mayor Anderson

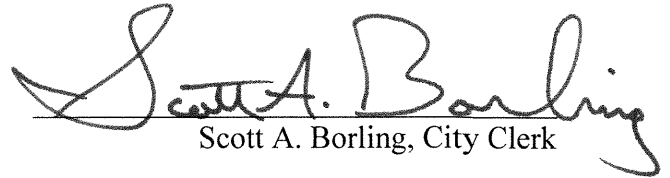
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on July 18, 2022. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.


Scott A. Borling, City Clerk

Northside Cultural Business District Authority

development plan & tax increment financing plan

