

**CITY
OF
GRAND LEDGE**

**DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

JUNE 1993

CITY OF GRAND LEDGE
DEVELOPMENT PLAN

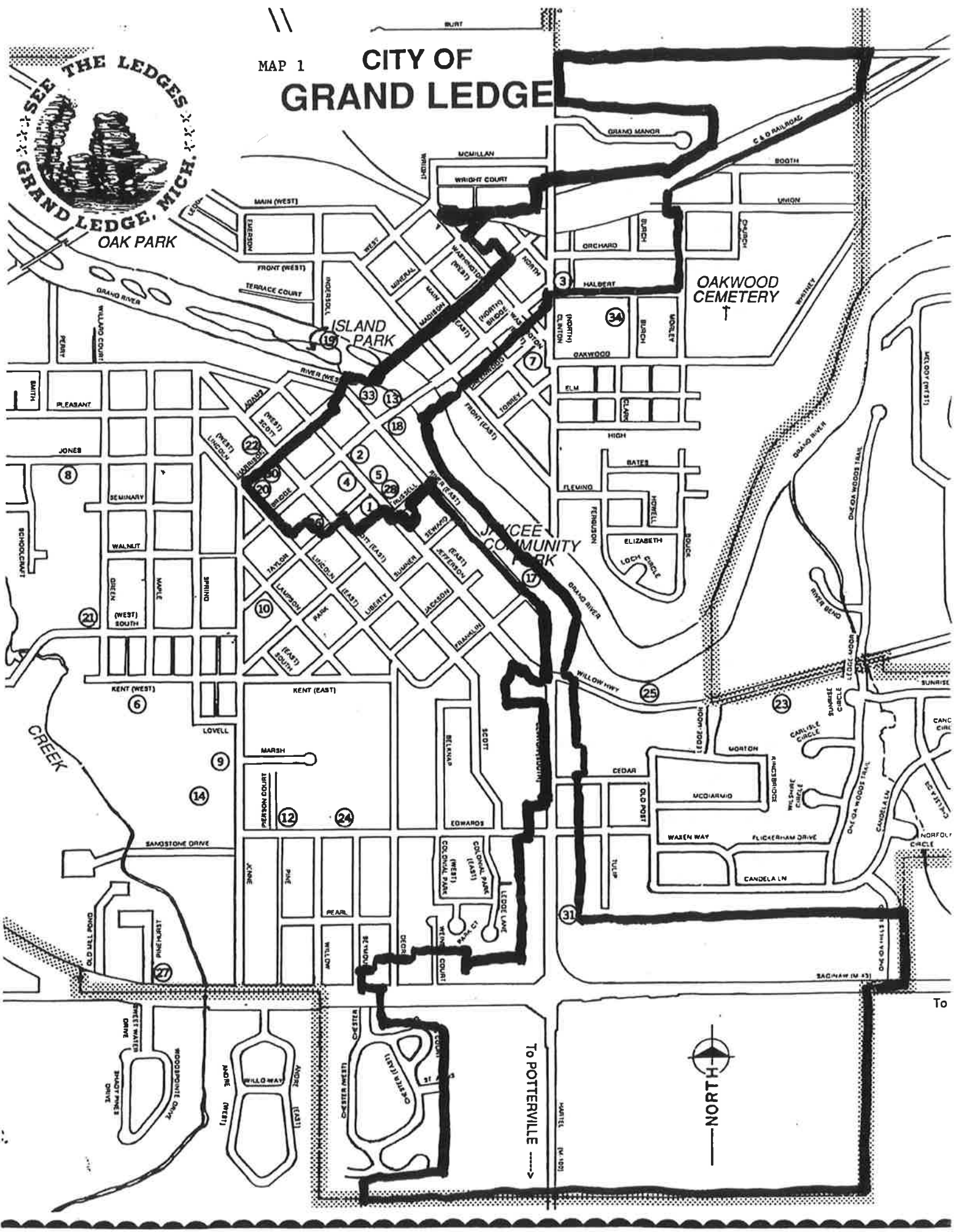
Table of contents

	Page
FORWARD	1
INTRODUCTION	3
SCOPE AND PURPOSE	5
DEVELOPMENT PROCEDURE AND CITIZEN INVOLVEMENT	6
GOALS AND OBJECTIVES	7
BLOCK ONE (1)	8
BLOCK ONE (1) COST ESTIMATE	Exhibit 1
BLOCK TWO (2)	9
BLOCK TWO (2) COST ESTIMATE	Exhibit 2
BLOCK THREE (3)	10
BLOCK THREE (3) COST ESTIMATE	Exhibit 3
BLOCK FOUR (4)	11
BLOCK FOUR (4) COST ESTIMATE	Exhibit 4
BLOCK FIVE (5)	12
BLOCK FIVE (5) COST ESTIMATE	Exhibit 5
BLOCK SIX (6)	13-14
BLOCK SIX (6) COST ESTIMATE	Exhibit 6
BLOCK SEVEN (7)	15
BLOCK SEVEN (7) COST ESTIMATE	Exhibit 7
BLOCK EIGHT (8)	16
BLOCK EIGHT (8) COST ESTIMATE	Exhibit 8
BLOCK NINE (9)	17
BLOCK NINE (9) COST ESTIMATE	Exhibit 9

BLOCK TEN (10)	18
BLOCK TEN (10) COST ESTIMATE	Exhibit 10
BLOCK ELEVEN (11)	19
BLOCK ELEVEN (11) COST ESTIMATE	Exhibit 11
BOOK TWELVE (12)	20
BLOCK TWELVE (12) COST ESTIMATE	Exhibit 12
BLOCK THIRTEEN (13)	21
BLOCK THIRTEEN (13) COST ESTIMATE	Exhibit 13
BLOCK FOURTEEN (14)	22
BLOCK FOURTEEN (14) COST ESTIMATE	Exhibit 14
BLOCK FIFTEEN (15)	23
BLOCK FIFTEEN (15) COST ESTIMATE	Exhibit 15
UTILITIES	24
CITY WATER, SEWER, STORM DRAIN	24
MAINTENANCE	24
LOW INTEREST LOAN PROGRAM	24
ESTIMATED TOTAL COST	24
PROJECT FINANCING	25
DDA MAP (SEE MAP 1 BEHIND TAX INCREMENT FINANCING PLAN)	

MAP 1

CITY OF GRAND LEDGE



To

FORWARD

The significant number of vacant store fronts, deterioration of sidewalks, need for improved parking, and a need to improve the tax base of our downtown business district, has led to the formation of the Grand ledge Downtown Development Authority. The objective of the Authority is to provide the city with a viable plan to improve and enhance the district.

Those of us who live in the City of Grand Ledge may wish that it weren't so. Many of us would like the City to stay just the way it is, for that is what appealed to us. But we all know that attractive business districts attract business and do indeed provide jobs and a healthy tax base. Communities that do not keep their central business districts healthy and attractive can look forward to a decay in their tax base which is passed on to their residential tax payers in order to provide even the most basic services.

But we don't just have to let it happen, either. We can assure stability, with controlled development by early on adopting a development plan which is sensitive to the need to protect already established residential areas; separates yet harmonizes commercial and residential areas; requires that new development be designed so as to disrupt the locale as little as possible and, in fact, contribute to its beautification.

The Grand Ledge Downtown Development Authority was organized by the City Council specifically to develop and plan for controlled development which is sensitive to and responds to these needs. The Authority will be assisted by an advisory committee of local residents appointed by the City Council and will provide opportunities for meaningful input to all citizens situated in the affected areas. Local school districts will be directly involved in efforts to maintain and strengthen our skilled labor force. Opportunities for our youth to benefit from the increased employment opportunities which planned development will make available within the city will be pursued.

These efforts to channel development by fostering cooperation between local government, business, industry and residents are intended to preserve and even improve the quality of life in the City of Grand Ledge.

Tax Increment Financing (TIF) is a tool used by local governments to finance redevelopment while increasing future fiscal capacity through a stronger tax base. Tax increment financing is not a tax increase. A district that is designated for TIF is allowed to have its tax base frozen at the rate in effect immediately, before development. Any amount over that base which occurs because of development, natural appreciation or anticipated development, goes into a special fund which is used to retire any debt incurred in financing development. Tax increment financing is viewed as a "self-help" tool for localities because it relies on local property tax revenues and is administered and monitored entirely by local government officials.

INTRODUCTION

Living, livelihood and leisure are the attributes a community must possess. These characteristics dictate the viability of a community's economic and community development. Each of these attributes is interwoven into the other, if one aspect begins to falter then the community as a whole suffers. As a means of protecting a community's integrity, a plan of action must be introduced.

A development plan outlines how a community can address its economic development potentials and needs. This comprehensive economic development plan of action promotes a program to provide public services while expanding the tax base, to create jobs, to expand the business base, and to coordinate land use, zoning and future development.

Economic development is the process of bringing together essential resources to successfully attract and retain economic base facilities while controlling the allocation of local resources. A successful economic development program at any level of government ensures long-term stability for a community. Local government has the opportunity to prosper, to improve community facilities, and to create hometown pride and goodwill through the development plan process.

Economic development decisions made during the planning process are not just limited to those of the elected officials but also those of the citizens which are effected by this development. Since development decisions could have major impacts on the entire community, it is important to carefully evaluate the program's goals and objectives to assure that the community will be benefited by these actions. A development strategy begins with the creation or identification of improvements in the commercial, industrial, tourism and/or service sectors. As these improvements are implemented other needed improvements, will be implemented by local businesses, because of pride in ownership which happens when these types of improvements take place.

A five step process is needed before an economic development program can be implemented. These steps include the following:

- *Establish community support
- *Build a formal organization
- *Collect detailed community facts
- *Establish an economic expansion program
- *Undertake promotional efforts

Each step represents one portion of the economic development framework. Steps may take place independently or in combinations. Completion of the development program requires that the framework be strong, supported and realistic.

SCOPE AND PURPOSE

In 1975 , the people of the State of Michigan enacted Public Act 197 (the Downtown Development Authority Act) for municipalities; i.e. cities, villages or townships. Act 197 allows a local unit of government to establish a legal organization with responsibility for planning economic development and determining the allocation of resources required to implement identified objectives.

City of Grand Ledge officials have determined that in the best interests of the public, measures should be taken to promote downtown development to increase property tax valuation as a means cost containment. Therefore, the purpose of this report is to provide the plan of action necessary to bring about economic stability for a designated area in the city. (see DDA Map)

The City of Grand Ledge is faced with a situation in which, its downtown business district is beginning to show a lack of economic stability. Although several individual business people have attempted to improve their storefronts and to make other limited improvements, there has been a lack of a concerted effort by the combined forces of city government and business people to turn this economic instability around. No formal plan has been adopted to direct development of the development district which was adopted by City Ordinances 403 and 431.

This document is the Development Plan and Tax Increment Financing Plan for this district located in the City of Grand Ledge. It will serve as the City's guide for future improvements and development.

The Plan addresses downtown revitalization, by means of Streetscaping, Lighting, Improved parking facilities and infrastructure needs. Other areas of interest include transportation corridors, residential areas, and environmental issues, such as commercial recycling.

DEVELOPMENT PROCEDURE & CITIZEN INVOLVEMENT

This section of the plan establishes a guide for project implementation and citizen involvement. There are development roles which must be recognized and programs developed before implementation is possible. First, citizens affected by development activities must be involved. Second, the development and tax increment financing plans must be adopted.

The adoption of the plans directs the Authority to proceed with an active program to improve the economic life of the city. Projects have previously been identified. The Districts Citizens Advisory Committee will be actively involved. It must be noted that all project activity will be screened by the citizen advisory committee. The Authority will keep City Council informed as to its activities.

Citizens involvement is an essential part of to the success of this planning activity. The citizens advisory committee will monitor Authority programs and advise the City Council. An open meeting policy will be maintained at all times. Local district citizens have been asked to extend their expertise to assist the Authority. Communication between all parties involved with the development of the District will be maintained.

It is unlikely that a successful program for the growth of Grand Ledge can be implemented without the cooperation of elected officials, The Grand Ledge Downtown Development Authority, citizens and other interested parties. A posture of joint partnership will be encouraged throughout this planning process. Successful implementation of the plans will mean that the City of Grand Ledge has planned for growth and become an even nicer place to live.

GOALS AND OBJECTIVES

A goal can be considered an effort or focus that a local community considers as a challenge.

Objectives are Implementation tools formulated to achieve an end result. Objectives must be utilized in a collective manner so as to maximize the end result.

The Downtown Development Authority has adopted an overall goal and objectives for its entire district. These objectives were derived from information obtained by internal discussion, public opinion surveys and present economic conditions.

OVERALL GOAL

To increase the tax base of the City of Grand Ledge's Development Authority District while maintaining those qualities which make Grand Ledge a desirable place to live.

OBJECTIVES

1. To improve the appearance of the development district with improved parking facilities, and new streetscape.
2. To improve the infrastructure in the development district by the following amounts
 - a) City water-----\$400,000.00
 - b) City sewer-----\$400,000.00
 - c) Storm sewer---\$300,000.00
3. To make monies available for low interest loans, to district property owners for improvements to properties in the development district.

STRATEGY

What follows is a description of the identified problems, the plan of action and the estimated cost of those improvements:

Block One (1)

DESCRIPTION:

Block One (1) will be known in this development plan as that block within the City of Grand Ledge Which is bound on the west by Harrison ST., on the east by Bridge St., on the north by Jefferson St., and on the south by Scott St.. Within this block we have a combination of private residences and business property. There are also two (2) parking facilities, one (1) private facility and one (1) city owned facility with 38 parking spaces.

IDENTIFIED PROBLEMS:

- *Sidewalks are cracked and heaved
- *City owned parking lot needs paving and remarking
- *Present trees are a source of criticism from business owners
- *Street lighting is inadequate

PLAN OF ACTION:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *Pave and remark city parking lot
- *Place lights and shade trees in city parking lot
- *Remove and replace existing trees with medium sized trees
- *Install new street lights
- *Place planters, street benches, and trash receptacles
- *place grates around the new trees

Exhibit 1

BLOCK ONE (1)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	6	EA	\$400.00	\$2,400.00
ADJUST UTILITY STRUCTURES	5	EA	\$300.00	\$1,500.00
REM. & REPL. CURB & GUTTER	1420	L.F.	\$20.00	\$28,400.00
REM. & REPL. CONC. SIDEWALKS	9505	S.F.	\$5.00	\$47,525.00
CONC. AS RED BRICK PAVERS	115	S.F.	\$12.00	\$1,380.00
CURB & GUTTER (PARKING LOT)	405	L.F.	\$14.00	\$5,670.00
CONC. SIDEWALKS (PARKING LOT)	4240	S.F.	\$3.50	\$14,840.00
SIDEWALK RAMPS	8	EA.	\$200.00	\$1,600.00
BITUMINOUS PAVEMENT	1230	S.Y.	\$6.00	\$7,380.00
MED. SIZED SHADE TREES	17	EA	\$250.00	\$4,250.00
MED SIZED ORNAMENTAL TREES	28	EA	\$225.00	\$6,300.00
TREE GRATES	31	EA	\$600.00	\$18,600.00
PLANTERS	9	EA	\$600.00	\$5,400.00
BENCHES	3	EA	\$1,000.00	\$3,000.00
TRASH RECEPTICALS	3	EA	\$800.00	\$2,400.00
STREET LIGHTS AND APPURTENANCES	6	EA	\$2,400.00	\$14,400.00
ESTIMATED TOTAL COST				\$165,045.00

BLOCK TWO (2)

DESCRIPTION:

Block Two (2) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the west by Bridge St., on the east by Taylor St., on the north by Jefferson St., and on the south by Taylor St.. Within this block there is a combination private residential and business property. There is a bank, a U.S. Post Office, three (3) small private parking facilities and one (1) newly acquired city parking lot.

IDENTIFIED PROBLEMS:

- *Sidewalks are cracked and heaved
- *Street lighting is inadequate
- *New city parking lot needs much work
- *There is heavy traffic congestion in front of the Post Office
- *There is a chance we could lose the Post Office because of parking problems
- *Present trees are a source of criticism from property owners

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *Remove and replace existing trees with Medium sized trees
- *Install new street lights
- *Place planters, street benches, and trash receptacles
- *Place grates around new trees
- *Pave and remark the new city parking lot
- *Parking lot should be designed with the intention of opening up an alley from East Jefferson through to Scott street with the Post Office providing off-street, drive-up, postal drop boxes. this would alleviate the traffic congestion on East Jefferson in front of the Post Office.

Exhibit 2

BLOCK TWO (2)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	5	EA	\$400.00	\$2,000.00
ADJUST UTILITY STRUCTURES	5	EA	\$300.00	\$1,500.00
REM. & REPL. CURB & GUTTER	880	L.F	\$20.00	\$17,600.00
REM. & REPL. CONC. SIDEWALKS	7950	S.F	\$5.00	\$39,750.00
CONC. AS RED BRICK PAVERS	140	S.F	\$12.00	\$1,680.00
CURB & GUTTER (PARKING LOT)	200	L.F	\$14.00	\$2,800.00
SIDEWALK RAMPS	6	EA	\$200.00	\$1,200.00
BITUMINOUS PAVEMENT	3220	S.Y	\$6.00	\$19,320.00
MED. SIZED SHADE TREES	4	EA	\$250.00	\$1,000.00
MED SIZED ORNAMENTAL TREES	20	EA	\$225.00	\$4,500.00
TREE GRATES	23	EA	\$600.00	\$13,800.00
PLANTERS	6	EA	\$600.00	\$3,600.00
BENCHES	2	EA	\$1,000.00	\$2,000.00
TRASH RECEPTICALS	2	EA	\$800.00	\$1,600.00
STREET LIGHTS AND APPURTENANCES	5	EA	\$2,400.00	\$12,000.00
CONC. WHEELSTOPS	12	EA	\$50.00	\$600.00
ESTIMATED TOTAL COST				\$124,950.00

BLOCK THREE (3)

DESCRIPTION:

Block Three (3) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the west by Harrison St., on the east by Bridge St., on the north by River St., and on the south by Jefferson St.. This Block is contains primarily business property. There is one city owned parking facility.

IDENTIFIED PROBLEMS:

- *Sidewalks are cracked and heaved
- *Parking lot needs to be redesigned, paved and marked
- *Present trees are a source of criticism from business owners
- *Street lighting is inadequate
- *There is a utility pole setting in the middle of the parking lot access on the River St. side.
- *The parking lot access at River St. is way to steep for easy access for delivery vehicles.
- *This parking lot should be expanded

ACTION PLAN:

- *Remove. & replace sidewalks, curb & gutter
- *Install sidewalk ramps
- *Remove and replace existing trees with Medium sized trees
- *Install new street lights
- *Place planters, street benches, and trash receptacles
- *Place grates around new trees
- *Redesign existing parking lot to include concrete sidewalks, trees, planters, benches, and street lighting. This would allow for approx. 132 off-street parking spaces.
- *Regrade the River St. access to the city parking lot
- *Remove utility pole and relocate utilities from aerial to underground

Exhibit 3

BLOCK THREE (3)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	6	EA	\$400.00	\$2,400.00
ADJUST UTILITY STRUCTURES	4	EA	\$300.00	\$1,200.00
REM. & REPL. CURB & GUTTER	1410	L.F	\$20.00	\$28,200.00
REM. & REPL. CONC. SIDEWALKS	8640	S.F	\$5.00	\$43,200.00
CONC. AS RED BRICK PAVERS	185	S.F	\$12.00	\$2,220.00
CURB & GUTTER (PARKING LOT)	2770	L.F	\$14.00	\$38,780.00
CONC. SIDEWALKS (PARKING LOT)	4220	S.F	\$3.50	\$14,770.00
SIDEWALK RAMPS	10	EA	\$200.00	\$2,000.00
BITUMINOUS PAVEMENT	7870	S.Y	\$6.00	\$47,220.00
MED. SIZED SHADE TREES	42	EA	\$250.00	\$10,500.00
MED SIZED ORNAMENTAL TREES	61	EA	\$225.00	\$13,725.00
TREE GRATES	40	EA	\$600.00	\$24,000.00
PLANTERS	12	EA	\$600.00	\$7,200.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
TRASH RECEPTICALS	4	EA	\$800.00	\$3,200.00
STREET LIGHTS AND APPURTENANCES	9	EA	\$2,400.00	\$21,600.00
RAILINGS	100	L.F	\$100.00	\$10,000.00
CONCRETE STEPS	4	EA	\$1,000.00	\$4,000.00
ESTIMATED TOTAL COST				\$278,215.00

BLOCK FOUR (4)

DESCRIPTION:

Block Four (4) will be known in this development plan as that block in the City of Grand Ledge which is bounded on the north by River St., on the south by Jefferson St., on the east by Russell St. and on the west by Bridge St.. This block contains business properties, apartments, Michigan National Bank, G.T.E. Telephone office, Public Library, Episcopal Church, one private 16 space parking facility (at G.T.E.) and one City owned Parking Facility with 130 parking spaces.

IDENTIFIED PROBLEMS:

- *Sidewalks are Cracked and heaved
- *Streets are not handicap accessible
- *Street lighting is inadequate
- *Present trees are a source of criticism from business owners
- *Parking lot needs to be redesigned for maximum use
- *Parking lot needs to be lighted
- *Parking lot should be landscaped
- *There is no commercial recycle program in this area

ACTION PLAN:

- *Remove and Replace Sidewalks, Curb and Gutter
- *Install Sidewalk Ramps
- *Redesign City owned parking facility to include parking curbs, sidewalks, lighting, planters, and trees.
- *Install new street lighting
- *Install medium sized shade trees on sidewalks
- *Install planters, benches, and tree grates on sidewalks
- *initiate a commercial recycle program in this area

Exhibit 4

BLOCK FOUR (4)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	7	EA	\$400.00	\$2,800.00
ADJUST UTILITY STRUCTURES	5	EA	\$300.00	\$1,500.00
REM. & REPL. CURB & GUTTER	1760	L.F	\$20.00	\$35,200.00
REM. & REPL. CONC. SIDEWALKS	11100	S.F	\$5.00	\$55,500.00
CONC. AS RED BRICK PAVERS	195	S.F	\$12.00	\$2,340.00
CURB & GUTTER (PARKING LOT)	2340	L.F	\$14.00	\$32,760.00
SIDEWALK RAMPS	7	EA	\$200.00	\$1,400.00
BITUMINOUS PAVEMENT	7100	S.Y	\$6.00	\$42,600.00
MED. SIZED SHADE TREES	40	EA	\$250.00	\$10,000.00
MED SIZED ORNAMENTAL TREES	32	EA	\$225.00	\$7,200.00
TREE GRATES	29	EA	\$600.00	\$17,400.00
PLANTERS	17	EA	\$600.00	\$10,200.00
BENCHES	6	EA	\$1,000.00	\$6,000.00
TRASH RECEPTICALS	6	EA	\$800.00	\$4,800.00
STREET LIGHTS AND APPURTENANCES	13	EA	\$2,400.00	\$31,200.00
ESTIMATED TOTAL COST				\$260,900.00

BLOCK FIVE (5)

DESCRIPTION:

This block shall be known in this document as the block in the City of Grand Ledge bounded on the north by the Grand River, on the south by River St., on the east by Bridge St., and on the west by three (3) open space properties facing West River St. In this block there is The Masonic Temple, Fitzgerald Field, one small city owned parking facility, and several small businesses. This block also contains 1/4 of the Grand River bridge facility.

IDENTIFIED PROBLEMS:

- *Sidewalks are cracked and heaved
- *Street lighting is inadequate
- *Trees need to be installed
- *Entire area need updating

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *Install medium sized ornamental trees
- *Install new lighting
- *Install planters, street benches, and trash receptacles
- *Install tree grates

Exhibit 5

BLOCK FIVE (5)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	1	EA	\$400.00	\$400.00
ADJUST UTILITY STRUCTURES	2	EA	\$300.00	\$600.00
REM. & REPL. CURB & GUTTER	360	L.F	\$20.00	\$7,200.00
REM. & REPL. CONC. SIDEWALKS	3630	S.F	\$5.00	\$18,150.00
CONC. AS RED BRICK PAVERS	125	S.F	\$12.00	\$1,500.00
SIDEWALK RAMPS	2	EA	\$200.00	\$400.00
MED SIZED ORNAMENTAL TREES	18	EA	\$225.00	\$4,050.00
TREE GRATES	18	EA	\$600.00	\$10,800.00
PLANTERS	22	EA	\$600.00	\$13,200.00
BENCHES	3	EA	\$1,000.00	\$3,000.00
TRASH RECEPTICALS	3	EA	\$800.00	\$2,400.00
STREET LIGHTS AND APPURTENANCES	3	EA	\$2,400.00	\$7,200.00
ESTIMATED TOTAL COST				\$68,900.00

BLOCK SIX (6)

DESCRIPTION:

Block Six (6) will be known in this development plan as that block in the city of Grand Ledge which is bounded on the north by the Grand River, on the south by River St., on the west by Bridge St., on the east by the end of the Opera House property line. This block contains the Grand Ledge Opera House which is considered to be the "focal point" of the downtown business district because of its location and distinctive appearance. Once the Opera House is completed and in full operation this building alone will attract several thousand visitors and residents to the downtown business district each year.

IDENTIFIED PROBLEMS:

*Streets are in need of replacement to bring them in compliance with the remainder of the downtown district after development

*Parking lots need to be developed

*Streets need to be made accessible to the handicapped

*Street lighting is inadequate

*From the north side of town the Opera House is very visible however from the south side of town the Opera house needs to be made more visible due in part to the way it sets back from the street.

*More trees need to be planted in this area

*River St. needs to be made one-way to the east in order to allow for a drop-off lane for events at the Opera House, as well as a safe area for the handicapped to have access to the Opera House

ACTION PLAN:

*Remove and Replace Curb and Gutter

*Remove and Replace Sidewalks

*Brick the crosswalks

*Pave and Mark Parking lots

*Install Medium sized Shade and Ornamental Shade Trees

*Install tree grates

*Install planters, benches, and trash receptacles

ACTION PLAN (CONT)

***Install street lights and appurtenances**

***Install clock and appurtenances in front of Opera House to add a focal point when approaching Opera House from the South**

Exhibit 6

BLOCK SIX (6)**COST ESTIMATE**

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	1	EA	\$400.00	\$400.00
ADJUST UTILITY STRUCTURES	1	EA	\$300.00	\$300.00
REM. & REPL. CURB & GUTTER	430	L.F	\$20.00	\$8,600.00
REM. & REPL. CONC. SIDEWALKS	4600	S.F	\$5.00	\$23,000.00
CONC. AS RED BRICK PAVERS	1880	S.F	\$12.00	\$22,560.00
CURB & GUTTER (PARKING LOT)	670	L.F	\$14.00	\$9,380.00
CONC. SIDEWALKS (PARKING LOT)	6270	S.F	\$3.50	\$21,945.00
SIDEWALK RAMPS	4	EA	\$200.00	\$800.00
BITUMINOUS PAVEMENT	11000	S.Y	\$6.00	\$66,000.00
MED. SIZED SHADE TREES	32	EA	\$250.00	\$8,000.00
MED SIZED ORNAMENTAL TREES	17	EA	\$225.00	\$3,825.00
TREE GRATES	14	EA	\$600.00	\$8,400.00
PLANTERS	26	EA	\$600.00	\$15,600.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
TRASH RECEPTICALS	4	EA	\$800.00	\$3,200.00
STREET LIGHTS AND APPURTENANCES	7	EA	\$2,400.00	\$16,800.00
CONC. WHEELSTOPS	8	EA	\$50.00	\$400.00
RAILINGS	990	L.F	\$100.00	\$99,000.00
CONCRETE STEPS	40	EA	\$1,000.00	\$40,000.00
CLOCK AND APPURTENANCES	1	EA	\$40,000.00	\$40,000.00
ESTIMATED TOTAL COST				\$392,210.00

BLOCK SEVEN (7)

DESCRIPTION:

Block Seven (7) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the west by Taylor St., to the east to lots 8 and 14 of block 34, to the north by East Jefferson St. to lot 8 of block 34, to the south by Scott St. to lot 14 of block 34. In this block we have primarily business property and the Grand Ledge City Hall.

IDENTIFIED PROBLEMS:

- *Sidewalks, and curb and gutter need to be replaced
- *Street lighting is inadequate
- *Trees need to be planted

ACTION PLAN:

- *Remove and replace sidewalk, curb and gutter
- *Install sidewalk ramps
- *Plant medium sized shade trees
- *Install new street lighting

Exhibit 7

BLOCK SEVEN (7)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	1	EA	\$400.00	\$400.00
ADJUST UTILITY STRUCTURES	2	EA	\$300.00	\$600.00
REM. & REPL. CURB & GUTTER	340	L.F	\$20.00	\$6,800.00
REM. & REPL. CONC. SIDEWALKS	1650	S.F	\$5.00	\$8,250.00
SIDEWALK RAMPS	1	EA	\$200.00	\$200.00
MED. SIZED SHADE TREES	9	EA	\$250.00	\$2,250.00
STREET LIGHTS AND APPURTENANCES	3	EA	\$2,400.00	\$7,200.00
ESTIMATED TOTAL COST				\$25,700.00

BLOCK EIGHT (8)

DESCRIPTION:

Block Eight (8) will be known in this development plan as that block within the city of Grand Ledge which is bounded on the west by lot 5 of block 21, on the east by Bridge St., on the north by Front St., and on the south by the Grand River. In this block there is one business, and the remainder is private residence. This block also takes in the northwest section of the Grand River bridge.

IDENTIFIED PROBLEMS:

- *Sidewalk, curb and gutter needs to be replaced
- *Sidewalks need to be made handicapped accessible
- *Shade trees need to be planted
- *Street lighting is inadequate

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *Plant medium sized shade trees
- *Install tree grates
- *Install planters, benches, and trash receptacles
- *Install new street lights

Exhibit 8

BLOCK EIGHT (8)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	1	EA	\$400.00	\$400.00
ADJUST UTILITY STRUCTURES	1	EA	\$300.00	\$300.00
REM. & REPL. CURB & GUTTER	175	L.F	\$20.00	\$3,500.00
REM. & REPL. CONC. SIDEWALKS	1980	S.F	\$5.00	\$9,900.00
CONC. AS RED BRICK PAVERS	25	S.F	\$12.00	\$300.00
SIDEWALK RAMPS	2	EA	\$200.00	\$400.00
MED. SIZED SHADE TREES	5	EA	\$250.00	\$1,250.00
TREE GRATES	5	EA	\$600.00	\$3,000.00
PLANTERS	15	EA	\$600.00	\$9,000.00
BENCHES	3	EA	\$1,000.00	\$3,000.00
TRASH RECEPTICALS	3	EA	\$800.00	\$2,400.00
STREET LIGHTS AND APPURTENANCES	2	EA	\$2,400.00	\$4,800.00

ESTIMATED TOTAL COST

\$38,250.00

BLOCK NINE (9)

DESCRIPTION:

Block Nine (9) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the west by Bridge St., on the east by the easterly 1/2 of block 22, on the south by the Grand River, on the north by East Front St..

This block contains primarily vacant lots of which a portion is presently owned by the Michigan Department of Transportation.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb & gutter need to be replaced
- *Street lighting is inadequate
- *Trees need to be planted
- *Something needs to be done with the vacant property that is owned by M.D.O.T. it is currently left to go to weeds and is an eye-sore

ACTION PLAN:

- *Replace sidewalks, Curb and gutter
- *Install new street lighting
- *Plant medium sized shade trees
- *Install tree grates
- *Install planters, benches, and trash receptacles
- *Attempt to acquire from M.D.O.T. the vacant property at the northeast end of the Grand River bridge to be developed either as parking or a small park overlooking the river.

Exhibit 9

BLOCK NINE (9)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	1	EA	\$400.00	\$400.00
ADJUST UTILITY STRUCTURES	1	EA	\$300.00	\$300.00
REM. & REPL. CURB & GUTTER	170	L.F	\$20.00	\$3,400.00
REM. & REPL. CONC. SIDEWALKS	1800	S.F	\$5.00	\$9,000.00
CONC. AS RED BRICK PAVERS	30	S.F	\$12.00	\$360.00
SIDEWALK RAMPS	2	EA	\$200.00	\$400.00
MED. SIZED SHADE TREES	5	EA	\$250.00	\$1,250.00
TREE GRATES	5	EA	\$600.00	\$3,000.00
PLANTERS	12	EA	\$600.00	\$7,200.00
BENCHES	2	EA	\$1,000.00	\$2,000.00
TRASH RECEPTICALS	2	EA	\$800.00	\$1,600.00
STREET LIGHTS AND APPURTENANCES	2	EA	\$2,400.00	\$4,800.00

ESTIMATED TOTAL COST

\$33,710.00

BLOCK TEN (10)

DESCRIPTION:

Block Ten (10) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the north by West Main St., on the south by West Front St., on the west by Madison St., and on the east by North Bridge St. This block contains both business and residential properties. There is also one parking lot that is presently owned by the property owners who have businesses and apartments in this block.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb & gutter need to be replaced
- *Street lighting is inadequate
- *Present trees are a source of complaint from property owners
- *There is a need for a commercial trash recycling program for businesses and apartments in this area

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *plant ornamental trees
- *Install tree grates
- *Install planters, benches and trash receptacles
- *Install new street lights
- *Work with merchants and the city to develop a trash recycling system in this area

Exhibit 10

BLOCK TEN (10)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	3	EA	\$400.00	\$1,200.00
ADJUST UTILITY STRUCTURES	3	EA	\$300.00	\$900.00
REM. & REPL. CURB & GUTTER	535	L.F	\$20.00	\$10,700.00
REM. & REPL. CONC. SIDEWALKS	6240	S.F	\$5.00	\$31,200.00
CONC. AS RED BRICK PAVERS	240	S.F	\$12.00	\$2,880.00
SIDEWALK RAMPS	4	EA	\$200.00	\$800.00
BITUMINOUS PAVEMENT	7700	S.Y	\$6.00	\$46,200.00
MED-SIZED ORNAMENTAL TREES	10	EA	\$225.00	\$2,250.00
TREE GRATES	10	EA	\$600.00	\$6,000.00
PLANTERS	18	EA	\$600.00	\$10,800.00
BENCHES	6	EA	\$1,000.00	\$6,000.00
TRASH RECEPTICALS	6	EA	\$800.00	\$4,800.00
STREET LIGHTS AND APPURTENANCES	13	EA	\$2,400.00	\$31,200.00
ESTIMATED TOTAL COST				\$154,930.00

BLOCK ELEVEN (11)

DESCRIPTION

Block Eleven (11) will be known in this development plan as that block within the City of Grand Ledge as that block bounded on the north by Main St., on the south by East Front St., and on the west by Bridge St. and on the east by the easterly 1/2 of block 15. This block contains business property, apartments, and a private parking facility.

IDENTIFIED PROBLEMS:

- *Sidewalk, curb & gutter need to be replaced
- *Handicapped access to sidewalks is needed
- *Street lighting is inadequate
- *Present trees are a source of complaint by business owners
- *A commercial trash recycling program is needed in this area

ACTION PLAN:

- *Remove and replace sidewalk, curb and gutter
- *Install street ramps at the corners for handicapped access
- *Install new street lighting
- *Plant medium size shade and ornamental trees
- *Work with merchants and city government to establish a trash recycling program
- *Install planters, benches and trash receptacles

Exhibit 11

BLOCK ELEVEN (11)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	3	EA	\$400.00	\$1,200.00
ADJUST UTILITY STRUCTURES	3	EA	\$300.00	\$900.00
REM. & REPL. CURB & GUTTER	640	L.F	\$20.00	\$12,800.00
REM. & REPL. CONC. SIDEWALKS	7440	S.F	\$5.00	\$37,200.00
CONC. AS RED BRICK PAVERS	200	S.F	\$12.00	\$2,400.00
SIDEWALK RAMPS	4	EA	\$200.00	\$800.00
MED. SIZED SHADE TREES	13	EA	\$250.00	\$3,250.00
MED-SIZED ORNAMENTAL TREES	4	EA	\$225.00	\$900.00
TREE GRATES	17	EA	\$600.00	\$10,200.00
PLANTERS	12	EA	\$600.00	\$7,200.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
TRASH RECEPTICALS	4	EA	\$800.00	\$3,200.00
STREET LIGHTS AND APPURTENANCES	3	EA	\$2,400.00	\$7,200.00
ESTIMATED TOTAL COST				\$91,250.00

BLOCK TWELVE (12)

DESCRIPTION:

Block Twelve (12) will be known in this development plan as that block in the City of Grand Ledge which is bounded on the north by Washington St., on the south by West Main St., on the west by Madison St. and on the east by North Bridge St. This block contains on city owned parking facility of 30 spaces, the Enerco Company plant, and business and private residences.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb and gutter needs to be replaced
- *Street lighting is inadequate
- *Handicapped access to sidewalks needs to be added
- *Shade trees need to be planted
- *Entire area needs updating

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install new street lighting
- *Add sidewalk ramps for handicapped access
- *Plant new shade trees
- *Add lights to the parking lot
- *Install planters, benches and trash receptacles

Exhibit 12

BLOCK TWELVE (12)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	3	EA	\$400.00	\$1,200.00
ADJUST UTILITY STRUCTURES	3	EA	\$300.00	\$900.00
REM. & REPL. CURB & GUTTER	580	L.F	\$20.00	\$11,600.00
REM. & REPL. CONC. SIDEWALKS	6780	S.F	\$5.00	\$33,900.00
CONC. AS RED BRICK PAVERS	190	S.F	\$12.00	\$2,280.00
CURB & GUTTER (PARKING LOT)	120	L.F	\$14.00	\$1,680.00
SIDEWALK RAMPS	4	EA	\$200.00	\$800.00
BITUMINOUS PAVEMENT	1250	S.Y	\$6.00	\$7,500.00
MED. SIZED SHADE TREES	13	EA	\$250.00	\$3,250.00
TREE GRATES	13	EA	\$600.00	\$7,800.00
PLANTERS	15	EA	\$600.00	\$9,000.00
BENCHES	5	EA	\$1,000.00	\$5,000.00
TRASH RECEPTICALS	5	EA	\$800.00	\$4,000.00
STREET LIGHTS AND APPURTENANCES	4	EA	\$2,400.00	\$9,600.00
CONC. WHEELSTOPS	22	EA	\$50.00	\$1,100.00
ESTIMATED TOTAL COST				\$99,610.00

BLOCK THIRTEEN (13)

DESCRIPTION:

Block Thirteen (13) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the north by Washington St., on the south by East Main St., on the west by North Bridge St. and on the east by the easterly 1/2 of city block 10. This block contains business and residential property, with one small privately owned parking facility.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb and gutter needs to be replaced
- *Street lighting is inadequate
- *Trees need to be planted
- *Entire area needs to be up-dated

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install new street lighting
- *Plant shade trees
- *Install planters, benches and trash receptacles

Exhibit 13

BLOCK THIRTEEN (13)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	3	EA	\$400.00	\$1,200.00
ADJUST UTILITY STRUCTURES	3	EA	\$300.00	\$900.00
REM. & REPL. CURB & GUTTER	625	L.F	\$20.00	\$12,500.00
REM. & REPL. CONC. SIDEWALKS	7380	S.F	\$5.00	\$36,900.00
CONC. AS RED BRICK PAVERS	200	S.F	\$12.00	\$2,400.00
SIDEWALK RAMPS	4	EA	\$200.00	\$800.00
MED. SIZED SHADE TREES	14	EA	\$250.00	\$3,500.00
TREE GRATES	14	EA	\$600.00	\$8,400.00
PLANTERS	13	EA	\$600.00	\$7,800.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
TRASH RECEPTICALS	4	EA	\$800.00	\$3,200.00
STREET LIGHTS AND APPURTENANCES	3	EA	\$2,400.00	\$7,200.00
ESTIMATED TOTAL COST				\$88,800.00

BLOCK FOURTEEN (14)

DESCRIPTION:

Block Fourteen (14) will be known in this development plan as that block within the City of Grand Ledge as that block bounded on the north by North St., on the south by Washington St., on the east by North Bridge St. and on the west by Madison St. This block contains both business and residential property.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb and gutter needs to be replaced
- *Handicapped access to the sidewalks is needed
- *Shade trees need to be planted
- *Street Lighting is inadequate
- *Entire area needs to be updated

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps
- *Plant medium sized shade trees
- *Install planters, benches and trash receptacles
- *Install new street lighting

Exhibit 14

BLOCK FOURTEEN (14)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	2	EA	\$400.00	\$800.00
ADJUST UTILITY STRUCTURES	2	EA	\$300.00	\$600.00
REM. & REPL. CURB & GUTTER	425	L.F	\$20.00	\$8,500.00
REM. & REPL. CONC. SIDEWALKS	4860	S.F	\$5.00	\$24,300.00
CONC. AS RED BRICK PAVERS	140	S.F	\$12.00	\$1,680.00
SIDEWALK RAMPS	3	EA	\$200.00	\$600.00
MED. SIZED SHADE TREES	9	EA	\$250.00	\$2,250.00
TREE GRATES	9	EA	\$600.00	\$5,400.00
PLANTERS	10	EA	\$600.00	\$6,000.00
BENCHES	3	EA	\$1,000.00	\$3,000.00
TRASH RECEPTICALS	3	EA	\$800.00	\$2,400.00
STREET LIGHTS AND APPURTENANCES	2	EA	\$2,400.00	\$4,800.00
ESTIMATED TOTAL COST				\$60,330.00

BLOCK FIFTEEN (15)

BLOCK DESCRIPTION:

Block Fifteen (15) will be known in this development plan as that block within the City of Grand Ledge which is bounded on the north by Clinton St., on the south by Washington St., on the west by North Bridge St., and on the east by the easterly 1/2 of city block 3. This block contains both business and residential property.

IDENTIFIED PROBLEMS:

- *Sidewalks, curb and gutter needs to be replaced
- *Handicapped access to sidewalks needs to be added
- *Street lighting is inadequate
- *Shade trees need to be added
- *Entire area needs to be updated

ACTION PLAN:

- *Remove and replace sidewalks, curb and gutter
- *Install sidewalk ramps for handicapped access
- *Plant medium size shade trees
- *Install planters, benches and trash receptacles
- *Install new street lighting

Exhibit 15

BLOCK FIFTEEN (15)

COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	ESTIMATED COST
REMOVE EXISTING LIGHTS	2	EA	\$400.00	\$800.00
ADJUST UTILITY STRUCTURES	2	EA	\$300.00	\$600.00
REM. & REPL. CURB & GUTTER	400	L.F	\$20.00	\$8,000.00
REM. & REPL. CONC. SIDEWALKS	4500	S.F	\$5.00	\$22,500.00
CONC. AS RED BRICK PAVERS	120	S.F	\$12.00	\$1,440.00
SIDEWALK RAMPS	3	EA	\$200.00	\$600.00
MED. SIZED SHADE TREES	8	EA	\$250.00	\$2,000.00
TREE GRATES	8	EA	\$600.00	\$4,800.00
PLANTERS	8	EA	\$600.00	\$4,800.00
BENCHES	3	EA	\$1,000.00	\$3,000.00
TRASH RECEPTICALS	3	EA	\$800.00	\$2,400.00
STREET LIGHTS AND APPURTENANCES	2	EA	\$2,400.00	\$4,800.00

ESTIMATED TOTAL COST

\$55,740.00

UTILITIES:

There are several location in the development district where utility lines, such as those belonging to Consumers Power, G.T.E., and Continental Cablevision, need to be moved or to be buried in order for projects to be completed. Most of the cost of movement would be paid by the Authority. (See exhibit 16)

CITY WATER, SEWER, AND STORM DRAIN:

Through out the development district the city water, sewer, and storm drain will be exposed and repairs and /or replacement will take place. This money will come from the DDA budget rather than that of the city. (See exhibit 16)

MAINTENANCE:

With planters, benches, trash recepticals and improved parking facilities a certain amount of maintenance will have to take place. These monies will be set aside by the Authority. (See exhibit 16)

LOW INTEREST LOAN PROGRAM:

In many cases it is difficult for property owners and business people to get low interest loans to finance improvements on their property or business fronts. This program will make it possible for a development district property owner or business person to aquire a low interest loan through a local bank with the Authority "buying down" the interest rate. (See exhibit 16)

ESTIMATED TOTAL COST:

* (SEE EXHIBIT 16)

PROJECT FINANCING:

Local:

* Tax Increment Financing (TIF). This type of fiscal inducement requires that major private investment must take place inside the TIF district. The assessed value of an expansion is captured and applied to project costs. The revenues would include all taxes collected on the new project. The tax increment can be realized by normal growth in the tax base, or construction of new tax base.

Assessments

*The Downtown Development Authority may, in the future assess for parking in the Downtown Development District to assist in the cost of expansion, improvement, and maintenance of District parking facilities. The Downtown Development Authority will assess to the property owners the cost of a portion of the sidewalk improvements.

STATE:

The State has the Michigan Strategic Fund that has available loans for grants for economic development. The State has community bonding assistance for infrastructure development.

FEDERAL:

Small Cities Community Development Block Grants. This is a competitive program administered by the State using U. S. Dept. of Housing and Urban Development (HUD) funds. Awards are made as grants to the community. These funds can be loaned to businesses which must repay the community. The funds can then be recycled into other community development projects. Grants for infrastructure are available.

Exhibit 16

ESTEMATED COST OF PROJECTS THROUGHOUT THE ENTIRE DEVELOPMENT DISTRICT

DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	TOTAL PROJECT COST
REMOVE EXISTING LIGHTS	45	EA	\$400.00	\$18,000.00
ADJUST UTILITY STRUCTURES	42	EA	\$300.00	\$12,600.00
REM. & REPL. CURB AND GUTTER	10150	L.F.	\$20.00	\$203,000.00
REM. & REPL. CONC. SIDEWALKS	88055	S.F.	\$5.00	\$440,275.00
CONC. AS RED BRICK PAVERS	3585	S.F.	\$12.00	\$43,020.00
CURB & GUTTER (PARKING LOT)	6505	L.F.	\$14.00	\$91,070.00
CONC. SIDEWALKS (PARKING LOTS)	14730	S.F.	\$3.50	\$51,555.00
SIDEWALK RAMPS	64	EA	\$200.00	\$12,800.00
BITUMINOUS PAVEMENT	39370	S.Y.	\$6.00	\$236,220.00
MED. SIZED SHADE TREES	211	EA	\$250.00	\$52,750.00
MED. SIZED ORNAMENTAL TREES	190	EA	\$225.00	\$42,750.00
TREE GRATES,	236	EA	600	\$141,600.00
PLANTERS	195	EA	600	\$117,000.00
BENCHES	52	EA	1000	\$52,000.00
TRASH RECEPTICALS	52	EA	800	\$41,600.00
STREET LIGHTS AND APPURTANENCES	77	EA	2400	\$184,800.00
CONCRETE WHEEL STOPS(PARKING LOTS)	42	EA	50	\$2,100.00
RAILING	1099	L.F.	\$100.00	\$109,900.00
CONC. STEPS	44	EA	\$1,000.00	\$44,000.00
CLOCK AND APPURTANENCES	1	EA	\$40,000.00	\$40,000.00
SUB TOTAL				\$1,937,040.00
RELOCATION OF UTILITIES				\$500,000.00
WATER PROJECTS				\$400,000.00
SEWER PROJECTS				\$400,000.00
STORM SEWER				\$300,000.00
SUB TOTAL WITH UTILITIES				\$3,537,040.00
CONTINGENCIES,ENG., LEGAL, SALARIES @30%				\$1,061,112.00
MONIES AVAILABLE FOR LOW INTEREST LOANS FOR ENTIRE DISTRICT				\$563,448.00
SET ASIDE FOR MAINTENANCE				\$220,000.00
TOTAL TO BE FINANCED FOR DDA PROJECTS				\$5,381,600.00

CITY OF GRAND LEDGE
TAX INCREMENT FINANCING PLAN

Table of Contents

	Page
INTRODUCTION	1
EXPLANATION OF TAX INCREMENT FINANCING PROCEDURE	2
DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE	2
LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AND A LEGAL DESCRIPTION OF THE DEVELOPMENT DISTRICT	3
DESCRIPTION OF IMPROVEMENTS TO BE MADE IN THE DEVELOPMENT DISTRICT	4
AN ESTIMATE OF TIME REQUIRED FOR COMPLETION OF PROJECTS AND DURATION OF PLAN	4
A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT DISTRICT LEFT AN EMPTY SPACE AND THE USE CONTEMPLATED FOR THIS SPACE	5
A DESCRIPTION OF ANY PORTION OF THE DEVELOPMENT DISTRICT WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE OR LEASE TO OR FROM THE MUNICIPALITY, AND THE TERMS	5
A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, AND INTERSECTIONS	5
ESTIMATE THE COST OF DEVELOPMENT, A STATEMENT OF PROPOSED METHODS OF FINANCING AND THE ABILITY OF THE AUTHORITY TO ARRANGE FINANCING	6
ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT DISTRICT AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED	7
ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THIS DISTRICT IS LOCATED	7
LEGAL DESCRIPTION OF DEVELOPMENT DISTRICT	ITEM 1
PROPOSED DDA REVENUES	EXHIBIT 2
DDA PROPERTY LIST	EXHIBIT 3
10 YEAR LOOK AT SEV'S IN THE DISTRICT	EXHIBIT 4

DDA PERSONAL PROPERTY TAX LIST

EXHIBIT 5

DDA IMPACT

EXHIBIT 6

DDA MAP

MAP 1

CITY OF GRAND LEDGE TAX INCREMENT FINANCING PLAN

INTRODUCTION

The city of Grand Ledge established the Downtown Development Authority on June 30, 1993, in accordance with Michigan Public Act 197 of 1975, as amended. The purpose for establishing the Authority is to promote economic growth, and to prevent economic and tax base deterioration in the development district. The Authority has prepared a development plan, which evaluates existing conditions and projects future development requirements. In addition, background information was collected through business and residential opinion surveys, census data and infrastructure studies. The development plan contains a goal, objectives, and strategies to assist the Authority in making present and future development decisions.

The plan's goal is as follows:

- * To increase the tax base of the City of Grand Ledge's Downtown Development District while maintaining those qualities which make Grand ledge a desirable place to live.

The strategy section of the plan outlines the requirements and time frame for implementation. The plan proposes projects to implement the strategies and objectives.

The purpose of this document is to establish a financing plan for the projects identified in the development plan. Pursuant to act 197 of 1975, this plan must be adopted by the Grand Ledge City Council following a public hearing. The district boundaries for the tax increment financing plan are attached as Map 1.

This document may be amended from time to time to reflect expanded projects or financing requirements not projected at this time, which are necessary to implement the goal and objectives contained in the Authority's Downtown Development Plan. Any such amendments must be in accordance with regulations contained in Public Act 197 of 1975, as amended.

1. EXPLANATION OF THE TAX INCREMENT FINANCING PROCEDURE

Tax increment financing is a procedure allowed under PA 197 of 1975.

TAX INCREMENT FINANCING IS NOT A TAX INCREASE.

Tax increment financing allows a development authority to make public improvements in a specific district that are necessary to create and accommodate additional private development. The financing for these public improvements comes from the increase in property tax revenues generated by the new private development. The amount of tax increment revenue available to a district is determined by multiplying the total tax rate of the district area by the captured assessed value. The captured assessed value is the amount by which the current assessed value differs from the initial assessed value. The initial assessed value is the valuation existing on the tax rolls as of December 31 of the year preceding establishment of the tax increment financing district.

2. DESIGNATION OF THE BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The City of Grand Ledge Tax Increment Financing District is outlined on Map 1. A legal description is also attached.

3. LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AND A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

A. Location and Extent of Existing Streets within the Development area.

(see DDA map 1)

The development area contains a portion of two state highways M-43 and M-100. M-43 is located in the southern section of the development district and M-100 runs through the entire development district from south to north. All other major streets in the district are paved and maintained by the City of Grand Ledge.

B. Public facilities located in the district.

Within the district boundaries, the public facilities operated by the City of Grand Ledge include the following

Grand Ledge City Hall

Fire & EMS Station

Police Station

Library

Boy Scout Park

Fitzgerald Field

C. Legal description of the Development District

(See Attached ITEM 1)

4. DESCRIPTION OF IMPROVEMENTS TO BE MADE IN THE DEVELOPMENT DISTRICT

A. Improve all city owned public parking lots by re-paving, adding shade trees, lighting, curb and gutter, and sidewalks. Planters will also be placed along with street benches and trash receptacles.

B. The development district streetscape will be improved by adding new curb and gutter, sidewalks, street lights, planters, benches, trash receptacles, and new shade trees. Handicapped access sidewalk ramps will also be added.

C. Infrastructure will be repaired and /or replaced throughout the development district. To be included is water, sewer, and storm drain.

5. AN ESTIMATE OF TIME REQUIRED FOR COMPLETION OF PROJECTS AND DURATION OF THE PLAN

This plan will terminate upon completion of the objectives. Table 1 is the best estimate at this time for these projects identified: Other projects may be incorporated as a result of initial project proposals. It is estimated the time required to implement the plan will be 15 years, or longer, depending upon future development that takes place within the district.

TABLE 1

Development Schedule

Description	Completion
Parking Lot Improvement	1996
Street Improvements	1998
Infrastructure Improvements	1998
TIFA Bonds Repaid	2009

6. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT DISTRICT LEFT AN EMPTY SPACE AND THE USE CONTEMPLATED FOR THIS SPACE.

Not applicable at this time

7. DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT DISTRICT WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY, AND THE PROPOSED TERMS.

The Authority has no plans for these types of transactions with the City of Grand Ledge at this time.

8. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, AND INTERSECTIONS

A. Changes in Zoning

There are no plans at this time for any zoning changes.

B. Changes in Streets, Street levels and Intersections

The intersection of Bridge St. and River St. may have to undergo some type of level changes in order to accommodate handicapped access.

This would however be of a minor nature and should cause no interference for vehicle or pedestrian traffic at this intersection.

It is proposed that River St. from Bridge St. east to Russell be made One-Way east bound. In order to accommodate handicapped access to the Opera House and the construction of an small "eye-brow" to contain the clock and concrete planter in front of the Opera House.

9. ESTIMATE THE COST OF DEVELOPMENT, A STATEMENT OF PROPOSED METHODS OF FINANCING AND THE ABILITY OF THE AUTHORITY TO ARRANGE FINANCING

A. An estimate of the cost of development

The total estimated costs of development for proposed projects is \$5,381,600

B. A statement of the proposed method of financing the development.

The projects proposed in this plan will be financed with revenue captured under the tax increment financing procedure. Section 1 contains an explanation of the TIF procedure. In 1992 the assessed value of real and personal property within the TIF District totaled \$12,408,900.00. In Subsequent years , this total assessed value will grow as a result of new development and improvements to existing properties. The increase in assessed value is known as the captured assessed value. The revenues captured under the tax increment finance procedure are equal to any tax increases and new developments which have increased valuation from the 1992 tax rates of all taxing units. In 1992 , the total tax levy on property within the TIF District was:

City of Grand Ledge	14.859
Lansing Comm. Coll.	3.000
G.L. Schools	41.720
Eaton County	7.575
Eaton Intermed.	4.200
Total	71.354

Applying the millage levy to the 1993 speculated increase of 3% to the assessed value, and an additional \$700,000 in new construction will produce a projected income of \$49,947.00 in 1993. Subsequent years should yield increases in captured assessment because of development caused by the districts plan. Initially, funding for projects will be from current income. For purposes of implementing some projects in the TIF plan, it may in the future necessary and economically feasible to borrow or issue bonds to be repaid by TIF revenues.

10. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT DISTRICT AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

The estimated population of the district is 200 persons. Because of this fact, a citizens advisory committee was appointed by the Grand Ledge City Council, in accordance with regulations contained in PA 197 of 1975, as amended.

A. Estimate of the number of families and individuals to be displaced

At this time there will be no families displaced as a result of this plan.

11. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THIS DISTRICT IS LOCATED

As stated previously, under the tax increment financing procedure, the annual TIF revenue generated in a given year is calculated by multiplying the captured assessed value by the total millage levied by all taxing jurisdictions. Since tax increment financing generates revenue only on any increase or captured assessed value above the 1992 established state equalized value (SEV), each taxing jurisdiction will continue to levy taxes against the existing 1992 SEV of \$12, 408,900.00 for the property in the

district. The current Millage rate is 71.354 mills. The 1992 Sev will be used by the taxing authorities for the life of the plan. Any increase in the SEV will result in revenues to the TIF District and not to the taxing jurisdictions in the development district. Only the growth in the tax base (the captured assessed value) in the development area is used to finance the development plan. The taxing units will continue to receive the full tax levy on the tax base in existence at the adoption of the plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units. The justification of the tax increment financing procedure is based on the expectation that all of a portion of the captured assessed value which is created would not have occurred without the stimulation of the public improvements involved in the plans implementation. Thus, the short-term investment made by the taxing units in foregoing part of the initial growth in tax revenues is repaid by the long-term growth in the districts tax base.

A final point: the duration of this plan is limited to the implementation of the goal and objectives or the City Council's decision to dissolve the Authority.

ITEM 1

DESCRIPTION OF DOWNTOWN DEVELOPMENT DISTRICT

The Downtown Development District in which the Authority shall exercise its powers as provided by Act 197 shall consist of the following described territory in the City of Grand Ledge, Michigan, Subject to such changes as may hereinafter be made pursuant to Act 197

That part of the City of Grand Ledge commencing at the S. 1/4 Post of Sec. 12 T4N R4W thence E. 240 ft., N. 660 ft., W.P. with E-W Sec. 1 line 2655 ft, N. P. with N-S Sec. line 1134 ft. to the south line of lot 11 Evergreen Gardens Addn.. Thence E. 62 ft, N. 187 ft, then N. P. with the N-S Sec. line 630 ft M or L to the N ROW 1 line of Willow Hwy thence NW'ly along said ROW 120 ft to the intersection of the E-W 1/4 line thence N 25 deg. 15' E 110 ft, N 70 deg E 90 ft, N 46 deg. E 150 ft M or L to the S line of the Grand River thence W'ly along said river line to the NW corner lot 7 Block 53 Original Plat thence N 58 deg. E 1420 ft. M or L to the intersection of the W line of N. Clinton St. thence N 120 ft to a point 66 ft. W of the S line of Halbert St. thence E along said line 1089 feet to the W line of Morley St. thence N 792 ft to the N. line of Union St. Thence W along said line 100 ft thence N 100 ft M or L to the S RR ROW. thence NE'ly along said ROW to the N-S 1/4 line of Sec. 1 T4N R4W thence N 365 ft M or L to the E-W 1/4 line, thence W 2640 ft to the W 1/4 Post thence S. 520 ft, E. 1320 ft to the N-S 1/8 line, S. on the 1/8, line 280 ft M or L to the N RR ROW to the S. line of the Grand Manor Subdivision thence W along the extended S line 1289 ft M or L to a point 50 ft N of the NW corner Lot 367 Supervisors Plat N 5 thence S 220 ft. on the N line of Lot 356, thence W 264 ft along said Lot line S 191 ft. to the E-W 1/8 line Sec. 2 T4N R4W thence W 500 ft. M or L to the intersection of Washington St. and the S RR ROW thence SE'ly along said ROW 400 ft M or L to the intersection of the S-E line of Mineral St. thence S 48 deg. W. 120 ft to the SW line of Lot 6, SE'ly at right angle 165 ft. Ne'ly at right angle 132 ft. SE'ly at right angle 231 ft to the S'ly line of Madison St. thence S 49 deg. W. 1680 ft M or L to the S line of the Grand River thence N 70 deg. W. 300ft along said river line to the W line of Lot 3 Block 55 Original Plat Thence SW'ly along an extension of said line to a point of intersection with the SE'ly line of Harrison St. thence SW'ly 231 ft., NW'ly at right angle 181.5 ft, NW'ly at right angle 16.5 ft, SW'ly at right angle 5 ft, SE'ly at right angle 66 ft, NE'ly at right angle 82.5 ft, SE'ly at right angle 132 ft to the SE'ly line of Harrison St., thence SW'ly 660 ft, along Harrison St. to the N'ly line of Lincoln Ave. thence SE'ly 535 ft., to the E'ly line of Lot 7 Block 38 Original Plat, thence NE'ly at right angle 165 ft SE'ly at right angle 264 ft to the E'ly line of Taylor St., thence NE'ly at right angle 247 ft in the N'ly line of Scott St. SE'ly at right angle along said line 132 ft. NE'ly at right angle 165 ft, SE'ly at right angle 66 ft., thence NE'ly along the extended E'ly line of lot 9 Block 34 Original Plat 247 ft in the N'ly line of E. Jefferson St., thence SE'ly along said line 232 ft, NE'ly at right angle 165 ft NM'ly at right angle 228 ft, on the NW'ly line of Russell St., thence NE'ly along Russell St. 231 ft to the S'ly line of E. River St., thence SE'ly along River St. 1620 ft to the N-S section line thence 500 ft M or L to a point 33 ft E of the Ne corner Lot 119 Supervisors Plat No. 2 thence W 33ft, N 50 deg. 45' W 265 ft, S 49 deg. W

100 ft, E 30 ft M or L to the W'ly line of said Lot 119, Then S 22 deg W 214 ft, E 30 ft M or L, S 116 ft, E 340 ft. M or L to the W ROW of S. Clinton St., then S 714 ft to the S line Lot 140 Supervisors Plan #2, thence W 165 ft, S 3229 ft, W 115 ft, thence W 378 ft, N 67 ft, W 264 ft to the E line of Weinert St., Then S 20 ft, W 179 ft, S 97 ft along the W line Lot 9 Weinert's Subdivision, thence W 343 ft, S 66 ft, W 330 ft to the E line Lot 12 Block 4 Owens Subdivision, Thence N 33 ft, W 198 ft to the W line of Willow St, thence 73 ft, W 132 ft to the E line Lot 10 Block 6 Owens Subdivision, thence N 3 ft, W 132 ft to the E line of Pine St. thence S 43 ft, W 700 ft M or L to Sandstone Creek, thence NW'ly along Sandstone Creek to the N line Lot 190 Supervisors Plat No. 2, thence W 957 ft to the N-S 1/8 line Section 11, T4N, R4W, thence N 990 ft to the E-W 1/8 line, W 1320 ft, S 270 ft M or L along the W section line to the N Row M-43, thence SE'ly along the curved ROW the the SW corner Lot 191 Supervisors Plan No. 2, thence E along the N Row for M-43, 1600 ft, M or L to the W'ly line of said lot 119, thence S 22 deg. W 214 ft, E 30ft M or L, S 116 ft, E 340 ft M or L, to the W ROW of S. Clinton, thence S 714 ft to the S Line Lot 140 Supervisores Plat No. 2, thence W 165 ft, S 329 ft, W 115 ft., thence W 378 ft, N 67 ft, W 264 ft to the E line Weinert St. thence S 20 ft, W 179 ft, S 97 ft along the W line Lot 9 Weinert's Subdivision, then W 343 ft, S 66 ft, W 330 ft to the E line Lot 12 Block 4 Owens Subdivision, thence N 33 ft, W 198 ft to the W Line Willow St, Thence N 73 ft, W 132 ft to the E line Lot 10 Block ^ Owens subdivision, Thence N 3 ft, W 132 ft to the E line of Pine St., thence S 43 ft., W 700 ft M or L to Sandstone Creek, thence Nw'ly along Sandstone Creed to the N line Lot 190 Supervisors Plat No. 2, thence W 957 ft to the N-S 1/8 line Section 11, T4N, R4W, Thence N 990 ft to the E-W 1/8 line, W 1320 ft, S 270 ft M or L along the W section line to the N ROW M-43, Thence SE'ly along the Curved ROW to the Sw corner Lot 191 Supervisors Plat No. 2, Thence E along the N ROW of M-43, 1600 ft., M or L to a point 420 ft N of the NW corner Castle Ledges Estates, thence S 420 ft, E 592 ft, S960 ft to the E-W 1/8 line section 14 T4N, R4W, thence W 992 ft, S 442 ft, E 4620 ft to the N-S line section 13, T4n, R4W, thence N 1763 ft toe the point of beginning.

EXHIBIT 2

This sheet will show the possibilities for revenue with projected projects added in.

Projections will be for a 15 year period.

Annual 3% SEV increase for 15 years

YEAR	SEV	PERSONAL PROPERTY TAX	ADDITIONAL SEV FROM PROJECTS	ONE TIME CAPTURE FROM PROJECTS	CAPTURE FROM SEV	CAPTURE FROM PERS. PROP. TAX	TOTAL ANNUAL CAPTURE
1992	\$10,711,500.00	\$1,697,400.00	\$700,000.00	\$49,947.80	\$0.00	\$0.00	\$49,947.80
1993	\$11,753,845.00	\$1,748,322.00	\$500,000.00	\$35,677.00	\$74,375.49	\$2,800.71	\$112,853.20
1994	\$12,621,460.35	\$1,800,771.66	\$500,000.00	\$35,677.00	\$136,283.31	\$5,685.44	\$177,645.75
1995	\$13,515,104.16	\$1,854,794.81	\$500,000.00	\$35,677.00	\$200,048.37	\$8,656.71	\$244,382.09
1996	\$14,435,557.29	\$1,910,438.65	\$500,000.00	\$35,677.00	\$265,726.38	\$11,717.13	\$313,120.51
1997	\$15,383,624.00	\$1,967,751.81	\$500,000.00	\$35,677.00	\$333,374.74	\$14,869.35	\$383,921.09
1998	\$16,360,132.72	\$2,026,784.37	\$0.00	\$0.00	\$403,052.54	\$18,116.14	\$421,168.68
1999	\$16,850,936.71	\$2,087,587.90	\$0.00	\$0.00	\$438,073.37	\$21,460.33	\$459,533.70
2000	\$17,356,464.81	\$2,150,215.54	\$0.00	\$0.00	\$474,144.82	\$24,904.85	\$499,049.67
2001	\$17,877,158.75	\$2,214,722.00	\$0.00	\$0.00	\$511,298.41	\$28,452.71	\$539,751.12
2002	\$18,413,473.51	\$2,281,163.66	\$0.00	\$0.00	\$549,566.62	\$32,107.00	\$581,673.62
2003	\$18,965,877.72	\$2,349,598.57	\$0.00	\$0.00	\$588,982.87	\$35,870.92	\$624,853.79
2004	\$19,534,854.05	\$2,420,086.53	\$0.00	\$0.00	\$629,581.60	\$39,747.76	\$669,329.36
2005	\$20,120,899.67	\$2,492,689.13	\$0.00	\$0.00	\$671,398.30	\$43,740.90	\$715,139.21
2006	\$20,724,526.66	\$2,567,469.80	\$0.00	\$0.00	\$714,469.50	\$47,853.84	\$762,323.34
2007	\$21,346,262.46	\$2,644,493.89	\$0.00	\$0.00	\$758,832.84	\$52,090.16	\$810,923.00
2008	\$21,986,650.34	\$2,723,828.71	\$0.00	\$0.00	\$804,527.08	\$4,363.41	\$808,890.49
2009	\$22,646,249.85	\$2,805,543.57	\$0.00	\$0.00	\$777,216.66	\$4,494.32	\$781,710.97
TOTALS			\$3,200,000.00	\$228,332.80	\$7,553,736.24	\$396,931.70	\$8,174,506.43

WILL SUPPORT MONTHLY PAYMENTS OF = \$45,413.92

WILL SUPPORT TOTAL PROJECT COST OF= \$5,381,600.11
FOR 15 YEARS AT 6%

- 1993 projects= Wendy's, Burger King, and Maxco
- 1994 projects= Maxco
- 1995 projects= Maxco
- 1996 projects= Maxco
- 1997 projects= Maxco
- 1998 projects= Maxco

EXHIBIT 3

PROPERTY LIST FOR GRAND LEDGE DDA

Parcel Number	Address	1992 SEV	ZONED
400-011-200-027-00	102 N. Bridge	\$0.00	RM
400-000-621-010-00	103 N. Bridge	\$15,300.00	B2R2
400-000-615-140-00	200 N. Bridge	\$0.00	B2
400-000-615-131-00	200 N. Bridge	\$21,600.00	B2
400-000-616-180-00	201 N. Bridge	\$23,900.00	B2
400-000-616-171-00	205 N. Bridge	\$13,400.00	B2
400-000-616-160-00	207 N. Bridge	\$13,100.00	B2
400-000-616-150-00	209 N. Bridge	\$11,200.00	B2
400-000-615-122-00	210 N. Bridge	\$12,700.00	B2
400-000-616-140-00	211 N. Bridge	\$7,700.00	B2
400-000-615-110-00	212 N. Bridge	\$11,600.00	B2
400-000-616-085-00	213 N. Bridge	\$3,700.00	B2
400-000-615-100-00	214 N. Bridge	\$9,400.00	B2
400-000-616-075-00	215 N. Bridge	\$21,700.00	B2
400-000-615-090-00	218 N. Bridge	\$3,900.00	B2
400-000-616-060-00	219 N. Bridge	\$34,000.00	B2
400-000-616-020-00	223 N. Bridge	\$26,300.00	B2
400-000-615-062-00	226 N. Bridge	\$0.00	B2
400-000-615-050-00	228 N. Bridge	\$32,800.00	B2
400-000-616-010-00	229 N. Bridge	\$25,200.00	B2
400-000-610-100-00	300 N. Bridge	\$13,700.00	B2
400-000-609-200-00	301 N. Bridge	\$0.00	R2B2
400-000-610-080-00	312 N. Bridge	\$15,700.00	B2
400-000-610-060-00	316 N. Bridge	\$15,400.00	B2
400-000-609-110-00	317 N. Bridge	\$63,200.00	B2
400-000-609-100-00	319 N. Bridge	\$200.00	B2
400-000-610-040-00	320 N. Bridge	\$3,700.00	B2
400-000-609-091-00	321 N. Bridge	\$26,800.00	B2
400-000-610-020-00	326 N. Bridge	\$32,800.00	B2
400-000-609-010-00	327 N. Bridge	\$23,100.00	B2
400-000-604-100-00	403 N. Bridge	\$30,500.00	B2
400-000-603-010-00	406 N. Bridge	\$63,500.00	B2
400-000-604-070-00	409 N. Bridge	\$21,600.00	B2
400-000-653-040-00	101 S. Bridge	\$0.00	RM
400-003-400-027-00	100 S. Bridge	\$0.00	RM
400-000-654-010-00	100 S. Bridge	\$0.00	RM
400-000-654-001-00	110 S. Bridge	\$0.00	RM
400-000-654-016-00	118 S. Bridge	\$23,400.00	B1
400-000-653-060-00	121 S. Bridge	\$0.00	B1
400-000-628-010-00	200 S. Bridge	\$39,900.00	B1
400-000-627-100-00	201 S. Bridge	\$49,800.00	B1
400-000-628-020-00	202 S. Bridge	\$23,100.00	B1
400-000-628-030-00	204 S. Bridge	\$29,800.00	B1
400-000-627-120-00	205 S. Bridge	\$22,100.00	B1
400-000-628-040-00	206 S. Bridge	\$30,000.00	B1
400-000-627-130-00	207 S. Bridge	\$17,000.00	B1
400-000-628-050-00	208 S. Bridge	\$19,300.00	B1
400-000-627-140-00	209 S. Bridge	\$21,500.00	B1

EXHIBIT 3

400-000-628-060-00	210 S. Bridge	\$22,600.00	B1
400-000-627-150-00	211 S. Bridge	\$12,300.00	B1
400-000-627-160-00	213 S. Bridge	\$16,700.00	B1
400-000-628-070-00	214 S. Bridge	\$29,900.00	B1
400-000-628-250-00	216 S. Bridge	\$24,700.00	B1
400-000-627-170-00	217 S. Bridge	\$65,100.00	B1
400-000-628-240-00	218 S. Bridge	\$19,900.00	B1
400-000-627-180-00	219 S. Bridge	\$68,100.00	B1
400-000-628-230-00	220 S. Bridge	\$46,800.00	B1
400-000-628-220-00	222 S. Bridge	\$35,600.00	B1
400-000-627-200-00	223 S. Bridge	\$25,100.00	B1
400-000-627-210-00	227 S. Bridge	\$287,500.00	B1
400-000-628-200-00	228 S. Bridge	\$63,800.00	B1
400-000-632-011-00	300 S. Bridge	\$46,500.00	B1
400-000-633-065-00	301 S. Bridge	\$118,400.00	B1
400-000-632-030-00	302 S. Bridge	\$23,400.00	B1
400-000-632-040-00	304 S. Bridge	\$57,000.00	B1
400-000-632-050-00	310 S. Bridge	\$23,800.00	B1
400-000-632-060-00	312 S. Bridge	\$19,600.00	B1
400-000-632-170-00	314 S. Bridge	\$31,200.00	B1
400-000-633-090-00	315 S. Bridge	\$56,600.00	B1
400-000-632-180-00	316 S. Bridge	\$25,200.00	B1
400-000-632-190-00	320 S. Bridge	\$5,100.00	B1
400-000-633-100-00	323 S. Bridge	\$6,100.00	B1
400-000-632-210-00	326 S. Bridge	\$21,000.00	B1
400-000-633-110-00	327 S. Bridge	\$27,200.00	B1
400-000-639-010-00	400 S. Bridge	\$47,600.00	B1
400-000-638-066-00	401 S. Bridge	\$132,600.00	B1
400-000-604-060-00	415 S. Bridge	\$7,100.00	B2
400-000-638-120-00	417 S. Bridge	\$29,300.00	B1
400-000-639-110-00	418 S. Bridge	\$0.00	RM
400-000-638-130-00	419 S. Bridge	\$24,200.00	B1
400-000-639-100-00	426 S. Bridge	\$35,700.00	RM
400-000-638-140-00	427 S. Bridge	\$21,800.00	B1
400-078-002-560-00	500 N. Clinton	\$0.00	B1
400-000-604-010-00	505 N. Clinton	\$30,600.00	B2
400-078-002-551-00	514 N. Clinton	\$0.00	B1
400-078-002-542-00	520 N. Clinton	\$91,500.00	B1
400-002-400-081-00	603 N. Clinton	\$23,200.00	B2
400-055-601-010-00	620 N. Clinton	\$41,700.00	B2
400-002-400-076-00	701 N. Clinton	\$97,100.00	B1
400-002-400-079-00	701 N. Clinton	\$86,500.00	B1
400-055-602-010-00	701 N. Clinton	\$21,800.00	B1
400-078-003-560-00	717 N. Clinton	\$104,200.00	B2
400-001-300-025-00	720 N. Clinton	\$4,500.00	B1
400-001-300-023-00	728 N. Clinton	\$27,500.00	B2
400-001-300-022-00	730 N. Clinton	\$8,200.00	B1
400-078-003-660-00	731 N. Clinton	\$0.00	B1
400-002-400-035-00	825 N. Clinton	\$6,300.00	B1
400-001-300-002-00	920 N. Clinton	\$7,300.00	B1
400-001-300-009-00	920 N. Clinton	\$150,200.00	B1
400-001-300-012-00	920 N. Clinton	\$14,600.00	B1

EXHIBIT 3

400-002-400-060-00	951 N. Clinton	0	B1
400-001-300-004-00	928 N. Clinton	\$20,900.00	B1
400-001-300-006-00	940 N. Clinton	\$42,700.00	B1
400-078-001-195-00	210 S. Clinton	\$28,900.00	R2
400-012-300-006-00	215 S. Clinton	\$28,800.00	B2
400-012-300-010-00	265 S. Clinton	\$57,700.00	B2
400-012-300-016-00	269 S. Clinton	\$28,300.00	B2
400-012-300-025-00	315 S. Clinton	\$18,200.00	B2
400-012-300-021-00	315 S. Clinton	\$41,000.00	B2
400-050-600-070-00	325 S. Clinton	\$208,800.00	R1S
400-050-600-050-00	403 S. Clinton	\$33,200.00	R1S
400-050-600-040-00	407 S. Clinton	\$30,800.00	R2
400-078-001-410-00	410 S. Clinton	\$33,100.00	R2
400-078-001-416-00	414 S. Clinton	\$50,100.00	R2
400-050-600-030-00	421 S. Clinton	\$23,100.00	R2
400-050-600-010-00	425 S. Clinton	\$43,600.00	R2
400-078-001-421-00	426 S. Clinton	\$56,900.00	R2
400-011-400-019-00	500 S. Clinton	\$35,900.00	B2
400-044-600-010-00	501 S. Clinton	\$52,000.00	B2
400-011-400-021-00	504 S. Clinton	\$9,100.00	B2
400-011-400-023-00	510 S. Clinton	\$24,100.00	B2
400-011-400-026-00	512 S. Clinton	\$147,700.00	B2
400-001-400-029-00	514 S. Clinton	\$35,600.00	B2
400-044-600-050-00	515 S. Clinton	\$0.00	RM
400-011-400-031-00	516 S. Clinton	\$56,500.00	B2
400-011-400-034-00	602 S. Clinton	\$55,600.00	B2
400-011-400-038-00	608 S. Clinton	\$199,400.00	B2
400-000-622-010-00	102 E. Front	\$0.00	RM
400-000-616-190-00	107 W. Front	\$1,100.00	B2
400-000-616-200-00	112 W. Front	\$900.00	B2
400-000-621-031-00	113 W. Front	\$19,200.00	R2FP
400-000-616-130-00	116 W. Front	\$32,200.00	R2
400-000-616-120-00	118 W. Front	\$27,200.00	R2
400-000-621-041-00	119 W. Front	\$35,000.00	R2FP
400-078-002-760-00	120 Halbert St.	\$48,500.00	B1
400-078-002-591-00	125 Halbert St.	\$16,500.00	B1
400-000-628-120-00	221 Harrison	\$0.00	P1
400-000-628-111-00	215 Harrison	\$18,200.00	B1
400-000-632-110-00	311 Harrison	\$34,800.00	B1
400-000-631-020-00	314 Harrison	\$30,000.00	B1
400-000-632-120-00	315 Harrison	\$26,800.00	B1
400-000-632-135-00	321 Harrison	\$22,900.00	B1
400-000-632-131-00	327 Harrison	\$23,100.00	B1
400-000-639-042-00	411 Harrison	\$0.00	RM
400-013-100-005-00	11948 Hartel Rd	\$34,000.00	B2
400-013-100-020-00	11932 Hartel Rd	\$34,700.00	B2
400-000-627-240-00	115 E. Jefferson	\$58,900.00	B1
400-000-627-230-00	117 E. Jefferson	\$0.00	P1
400-000-633-041-00	120 E. Jefferson	\$49,600.00	B1
400-000-633-030-00	124 E. Jefferson	\$0.00	B1
400-000-633-010-00	126 E. Jefferson	\$25,800.00	B1
400-000-627-250-00	131 E. Jefferson	\$0.00	O

EXHIBIT 3

400-000-634-110-00	200 E. Jefferson	\$0.00	O
400-000-627-260-00	201 E. Jefferson	\$0.00	O
400-000-627-270-00	207 E. Jefferson	\$47,800.00	O
400-000-634-100-00	214 E. Jefferson	\$45,400.00	O
400-000-627-280-00	219 E. Jefferson	\$28,600.00	O
400-000-626-060-00	301 E. Jefferson	\$51,900.00	O
400-000-626-070-00	309 E. Jefferson	\$7,400.00	O
400-078-001-190-00	652 E. Jefferson	\$34,000.00	R2
400-000-628-171-00	110 W. Jefferson	\$44,500.00	P1
400-000-628-161-00	112 W. Jefferson	\$0.00	P1
400-000-632-080-00	113 W. Jefferson	\$0.00	B1
400-000-632-090-00	119 W. Jefferson	\$41,000.00	B1
400-000-628-140-00	120 W. Jefferson	\$0.00	B1
400-000-632-100-00	127 W. Jefferson	\$42,100.00	B1
400-000-631-010-00	201 W. Jefferson	\$27,900.00	B1
400-000-629-050-00	204 W. Jefferson	\$33,900.00	RM
400-000-631-030-00	207 W. Jefferson	\$33,400.00	B1
400-000-631-040-00	211 W. Jefferson	\$31,500.00	RMB1
400-000-638-150-00	109 E. Lincoln	\$29,700.00	B1
400-000-638-160-00	115 E. Lincoln	\$23,200.00	B1
400-000-639-090-00	108 W. Lincoln	\$25,900.00	RM
400-000-639-081-00	112 W. Lincoln	\$0.00	RM
400-000-639-071-00	118 W. Lincoln	\$0.00	RM
400-000-606-111-00	214 Madison	\$21,900.00	R2
400-000-069-130-00	314 Madison	\$28,000.00	R2
400-000-609-070-00	318 Madison	\$17,600.00	R2
400-000-604-050-00	420 Madison	\$25,500.00	B1
400-000-605-040-00	421 Madison	\$12,500.00	B1
400-000-616-030-00	113 W. Main	\$20,700.00	R2
400-000-609-171-00	114 W. Main	\$21,200.00	R2
400-000-616-040-00	117 W. Main	\$27,500.00	R2
400-000-609-160-00	118 W. Main	\$14,400.00	R2
400-000-609-140-00	124 W. Main	\$25,600.00	R2
400-000-609-211-00	126 W. Main	\$0.00	B2
400-000-616-050-00	127 W. Main	\$23,700.00	R2
400-000-605-010-00	423 North St.	\$13,200.00	B1
400-000-604-020-00	507 North St.	\$21,500.00	B2
400-000-604-030-00	511 North St.	\$38,600.00	B1
400-000-604-040-00	515 North St.	\$15,300.00	B1
400-055-602-040-00	124 Orchard St.	\$221,800.00	B2
400-055-602-050-00	135 Orchard St.	\$5,200.00	B2
400-055-602-060-00	143 Orchard St.	\$36,800.00	B2
400-055-603-010-00	201 Orchard St.	\$23,900.00	B1
400-078-002-622-00	212 Orchard St.	\$229,100.00	B1
400-055-603-030-00	221 Orchard St.	\$15,600.00	B1
400-055-603-040-00	225 Orchard St.	\$21,900.00	B1
400-000-627-080-00	112 E. River	\$0.00	B1P1
400-000-627-050-00	128 E. River	\$0.00	O P1
400-000-627-070-00	132 E. River	\$0.00	P1
400-000-627-009-00	136 E. River	\$0.00	P1
400-000-653-030-00	141 E. River	\$16,700.00	R2
400-000-653-020-00	143 E. River	\$0.00	R2

EXHIBIT 3

400-000-653-010-00	145 E. River	\$0.00	R2
400-000-627-060-00	201 E. River	\$0.00	P1
400-000-627-007-00	206 E. River	\$34,700.00	RM
400-000-652-040-00	207 E. River	\$0.00	R2
400-000-627-003-02	210 E. River	\$30,800.00	RM
400-000-652-031-00	215 E. River	\$26,700.00	R2
400-000-652-015-00	223 E. River	\$28,400.00	R2
400-000-652-010-00	227 E. River	\$25,800.00	R2
400-000-651-010-00	425 E. River	\$0.00	R2
400-000-650-010-00	525 E. River	\$0.00	R2
400-000-649-010-00	603 E. River	\$46,400.00	R2
400-000-654-030-00	106 W. River	\$1,000.00	B1FP
400-000-628-090-00	116 W. River	\$0.00	P1
400-000-628-093-00	118 W. River	\$0.00	B1
400-000-628-081-00	120 W. River	\$0.00	B1
400-000-655-010-00	200 W. River	\$39,800.00	R2
400-000-655-021-00	210 W. River	\$0.00	R2
400-000-655-032-00	210 W. River	\$0.00	R2
400-000-627-002-00	212 Russel	\$26,600.00	RM
400-000-627-020-00	218 Russel	\$32,000.00	RM
400-086-600-050-00	505 Saginaw Hwy.	\$57,700.00	B2
400-086-600-070-00	509 Saginaw Hwy.	\$146,100.00	B2
400-013-100-001-00	525 Saginaw Hwy	\$59,400.00	B1
400-012-300-070-00	901 Saginaw Hwy.	\$37,600.00	B2
400-011-300-010-00	4100 Saginaw Hwy.	\$8,000.00	R1S
400-014-200-014-00	4758 Saginaw Hwy.	\$12,000.00	R1S
400-014-200-016-00	4762 Saginaw Hwy.	\$35,300.00	R1S
400-014-200-018-00	4764 Saginaw Hwy.	\$15,700.00	R1S
400-011-400-012-00	4881 Saginaw Hwy.	\$337,100.00	B2
400-014-200-024-00	4890 Saginaw Hwy.	\$12,700.00	R1S
400-014-200-025-00	4898 Saginaw Hwy.	\$53,900.00	B1
400-011-400-080-00	4921 Saginaw Hwy	\$169,200.00	R2
400-013-100-010-00	5078 Saginaw Hwy.	\$20,600.00	B1
400-013-100-015-00	5100 Saginaw Hwy.	\$299,800.00	B1
400-013-100-022-00	5110 Saginaw Hwy.	\$42,300.00	B2
400-013-100-025-00	5142 Saginaw Hwy.	\$60,900.00	B2
400-013-100-030-00	5160 Saginaw Hwy.	\$25,400.00	B2
400-013-100-035-00	5176 Saginaw Hwy.	\$31,100.00	B2
400-013-100-040-00	5192 Saginaw Hwy	\$0.00	R1
400-013-100-045-00	5212 Saginaw Hwy	\$21,900.00	B2
400-013-100-050-00	5238 Saginaw Hwy.	\$31,300.00	B2
400-013-100-055-00	5256 Saginaw Hwy.	\$173,300.00	B2
400-013-100-060-00	5288 Saginaw Hwy.	\$50,200.00	B2
400-013-100-070-00	5308 Saginaw Hwy	\$48,700.00	B2
400-013-100-065-00	5348 Saginaw Hwy	\$37,100.00	B2
400-013-100-080-00	5386 Saginaw Hwy.	\$34,000.00	B2
400-013-100-095-00	5440 Saginaw Hwy.	\$55,800.00	B2
400-013-100-100-00	5492 Saginaw Hwy.	\$49,200.00	B2
400-013-100-090-00	5496 Saginaw Hwy.	\$210,700.00	B2
400-012-300-081-00	E. Saginaw Hwy.	\$140,600.00	B2
400-011-400-070-00	E. Saginaw Hwy.	\$301,700.00	R2
400-011-400-090-00	E. Saginaw Hwy.	\$35,700.00	R1S

EXHIBIT 3

400-069-602-130-00	435 E. Saginaw Hwy.	\$50,900.00	B2
400-069-602-145-00	455 E. Saginaw Hwy.	\$58,300.00	B2
400-069-602-141-00	459 E. Saginaw Hwy.	\$17,200.00	B2
400-011-400-060-00	4871 E. Saginaw Hwy	\$52,500.00	R2
400-014-200-022-00	4880 E. Saginaw Hwy.	\$158,500.00	B2
400-011-400-014-00	4921 E. Saginaw Hwy.	\$111,800.00	B2
400-011-400-045-00	4921 E. Saginaw Hwy.	\$50,700.00	B2
400-000-638-050-00	110 E. Scott	\$16,600.00	B1
400-000-633-120-00	113 E. Scott	\$34,500.00	B1
400-000-638-040-00	114 E. Scott	\$37,500.00	O B1
400-000-633-140-00	117 E. Scott	\$7,200.00	B1
400-000-638-030-00	118 E. Scott	\$28,500.00	R2
400-000-633-150-00	121 E. Scott	\$34,300.00	B1
400-000-638-010-00	124 E. Scott	\$0.00	RM
400-000-632-161-00	104 W. Scott	\$34,300.00	B1
400-000-633-020-00	312 Taylor	\$41,400.00	B1
400-000-633-130-00	316 Taylor	\$37,600.00	B1
400-000-634-120-00	319 Taylor	\$0.00	O
400-000-634-130-00	327 Taylor	\$30,300.00	O
400-000-638-020-00	410 Taylor	\$28,600.00	R2
400-055-603-080-00	214 Union	\$19,100.00	B1
400-055-603-090-00	220 Union	\$14,600.00	B1
400-055-603-100-00	228 Union	\$17,800.00	B1
400-000-603-020-00	111 E. Washington	\$31,000.00	B2
400-000-610-010-00	112 E. Washington	\$21,600.00	B2
400-000-609-030-00	111 W. Washington	\$14,400.00	B2
400-000-609-040-00	117 W. Washington	\$26,700.00	R2
400-000-604-090-00	118 W. Washington	\$24,600.00	R2B1
400-000-604-080-00	122 W. Washington	\$23,800.00	R2
400-000-609-050-00	123 W. Washington	\$14,100.00	R2
400-000-609-060-00	127 W. Washington	\$15,800.00	R2
400-086-600-090-00	1214 Weinert Crt.	\$28,200.00	B2
400-001-300-030-00	740 Whitney	\$95,400.00	B1
400-012-100-140-00	801 Willow Hwy.	\$59,900.00	R1S
400-012-300-001-00	804 Willow Hwy.	\$152,500.00	RM

TOTAL 1992 SEV

\$10,711,500.00

EXHIBIT 3

	TOTAL	% OF DISTRICT	
RESIDENTIAL LOW DENSITY			
R1	1	0.35%	
R1S	9	3.13%	
TOTAL			3.47%
RESIDENTIAL MEDIUM DENSITY			
RM	19	6.60%	
R2	40	13.89%	
TOTAL			20.49%
BUSINESS			
B1	104	36.11%	
B2	89	30.90%	
TOTAL			67.01%
OFFICE			
O	10	3.47%	
TOTAL			3.47%
MIXED USE BUSINESS-RESIDENTIAL			
RMB1	1	0.35%	
R2B1	1	0.35%	
R2B2	2	0.69%	
TOTAL			1.39%
MIXED USE OFFICE-BUSINESS			
O-B1	1	0.35%	
TOTAL			0.35%
MIXED USE BUSINESS-PARKING			
B1FP	1	0.35%	
B1P1	1	0.35%	
TOTAL			0.69%
MIXED USE RESIDENTIAL-PARKING			
R2FP	2	0.69%	
TOTAL			0.69%
PARKING-PUBLIC USE			
P1	8	2.78%	
TOTAL			2.78%
TOTAL PROPERTIES	288	100%	#####

EXHIBIT 4

10 YEAR LOOK AT SEV'S IN THE DISTRICT.

Parcel Number	Address	1983 SEV	1988 SEV	1992 SEV
400-011-200-027-00	102 N. Bridge	\$2,600.00	\$0.00	\$0.00
400-000-621-010-00	103 N. Bridge	\$13,800.00	\$13,800.00	\$15,300.00
400-000-615-140-00	200 N. Bridge	\$0.00	\$0.00	\$0.00
400-000-615-131-00	200 N. Bridge	\$0.00	\$17,500.00	\$21,600.00
400-000-616-180-00	201 N. Bridge	\$13,500.00	\$18,000.00	\$23,900.00
400-000-616-171-00	205 N. Bridge	\$9,100.00	\$12,100.00	\$13,400.00
400-000-616-160-00	207 N. Bridge	\$7,500.00	\$9,300.00	\$13,100.00
400-000-616-150-00	209 N. Bridge	\$7,000.00	\$9,000.00	\$11,200.00
400-000-615-122-00	210 N. Bridge	\$8,100.00	\$11,500.00	\$12,700.00
400-000-616-140-00	211 N. Bridge	\$4,200.00	\$4,200.00	\$7,700.00
400-000-615-110-00	212 N. Bridge	\$7,000.00	\$10,500.00	\$11,600.00
400-000-616-085-00	213 N. Bridge	\$2,600.00	\$2,600.00	\$3,700.00
400-000-615-100-00	214 N. Bridge	\$6,000.00	\$8,500.00	\$9,400.00
400-000-616-075-00	215 N. Bridge	\$11,400.00	\$14,000.00	\$21,700.00
400-000-615-090-00	218 N. Bridge	\$3,500.00	\$3,500.00	\$3,900.00
400-000-616-060-00	219 N. Bridge	\$28,700.00	\$30,700.00	\$34,000.00
400-000-616-020-00	223 N. Bridge	\$6,800.00	\$22,000.00	\$26,300.00
400-000-615-062-00	226 N. Bridge	\$0.00	\$0.00	\$0.00
400-000-615-050-00	228 N. Bridge	\$4,500.00	\$18,000.00	\$32,800.00
400-000-616-010-00	229 N. Bridge	\$8,400.00	\$15,000.00	\$25,200.00
400-000-610-100-00	300 N. Bridge	\$5,700.00	\$8,600.00	\$13,700.00
400-000-609-200-00	301 N. Bridge	\$0.00	\$0.00	\$0.00
400-000-610-080-00	312 N. Bridge	\$12,000.00	\$13,000.00	\$15,700.00
400-000-610-060-00	316 N. Bridge	\$11,000.00	\$12,200.00	\$15,400.00
400-000-609-110-00	317 N. Bridge	\$54,100.00	\$57,100.00	\$63,200.00
400-000-609-100-00	319 N. Bridge	\$200.00	\$200.00	\$200.00
400-000-610-040-00	320 N. Bridge	\$2,500.00	\$3,300.00	\$3,700.00
400-000-609-091-00	321 N. Bridge	\$20,500.00	\$20,500.00	\$26,800.00
400-000-610-020-00	326 N. Bridge	\$25,700.00	\$26,900.00	\$32,800.00
400-000-609-010-00	327 N. Bridge	\$16,100.00	\$18,700.00	\$23,100.00
400-000-604-100-00	403 N. Bridge	\$18,800.00	\$22,700.00	\$30,500.00
400-000-603-010-00	406 N. Bridge	\$53,300.00	\$57,400.00	\$63,500.00
400-000-604-070-00	409 N. Bridge	\$16,100.00	\$19,200.00	\$21,600.00
400-000-653-040-00	101 S. Bridge	\$6,000.00	\$6,000.00	\$0.00
400-003-400-027-00	100 S. Bridge	\$7,000.00	\$7,000.00	\$0.00
400-000-654-010-00	100 S. Bridge	\$4,000.00	\$4,000.00	\$0.00
400-000-654-001-00	110 S. Bridge	\$0.00	\$0.00	\$0.00
400-000-654-016-00	118 S. Bridge	\$20,300.00	\$39,300.00	\$23,400.00
400-000-653-060-00	121 S. Bridge	\$19,000.00	\$0.00	\$0.00
400-000-628-010-00	200 S. Bridge	\$41,600.00	\$36,000.00	\$39,900.00
400-000-627-100-00	201 S. Bridge	\$35,400.00	\$40,900.00	\$49,800.00
400-000-628-020-00	202 S. Bridge	\$20,900.00	\$20,900.00	\$23,100.00
400-000-628-030-00	204 S. Bridge	\$27,100.00	\$27,100.00	\$29,800.00
400-000-627-120-00	205 S. Bridge	\$15,000.00	\$20,000.00	\$22,100.00
400-000-628-040-00	206 S. Bridge	\$27,000.00	\$27,000.00	\$30,000.00
400-000-627-130-00	207 S. Bridge	\$14,700.00	\$15,400.00	\$17,000.00
400-000-628-050-00	208 S. Bridge	\$17,400.00	\$17,400.00	\$19,300.00
400-000-627-140-00	209 S. Bridge	\$16,000.00	\$19,400.00	\$21,500.00

EXHIBIT 4

400-000-628-060-00	210 S. Bridge	\$20,400.00	\$20,400.00	\$22,600.00
400-000-627-150-00	211 S. Bridge	\$10,100.00	\$11,100.00	\$12,300.00
400-000-627-160-00	213 S. Bridge	\$15,100.00	\$15,100.00	\$16,700.00
400-000-628-070-00	214 S. Bridge	\$27,000.00	\$27,000.00	\$29,900.00
400-000-628-250-00	216 S. Bridge	\$21,300.00	\$22,300.00	\$24,700.00
400-000-627-170-00	217 S. Bridge	\$58,800.00	\$58,800.00	\$65,100.00
400-000-628-240-00	218 S. Bridge	\$17,000.00	\$18,000.00	\$19,900.00
400-000-627-180-00	219 S. Bridge	\$58,500.00	\$58,500.00	\$68,100.00
400-000-628-230-00	220 S. Bridge	\$42,300.00	\$42,300.00	\$46,800.00
400-000-628-220-00	222 S. Bridge	\$32,200.00	\$32,200.00	\$35,600.00
400-000-627-200-00	223 S. Bridge	\$15,800.00	\$21,200.00	\$25,100.00
400-000-627-210-00	227 S. Bridge	\$332,800.00	\$332,800.00	\$287,500.00
400-000-628-200-00	228 S. Bridge	\$54,100.00	\$54,100.00	\$63,800.00
400-000-632-011-00	300 S. Bridge	\$36,600.00	\$42,000.00	\$46,500.00
400-000-633-065-00	301 S. Bridge	\$107,000.00	\$107,000.00	\$118,400.00
400-000-632-030-00	302 S. Bridge	\$19,900.00	\$21,100.00	\$23,400.00
400-000-632-040-00	304 S. Bridge	\$48,800.00	\$51,500.00	\$57,000.00
400-000-632-050-00	310 S. Bridge	\$14,500.00	\$21,500.00	\$23,800.00
400-000-632-060-00	312 S. Bridge	\$17,400.00	\$18,500.00	\$19,600.00
400-000-632-170-00	314 S. Bridge	\$28,200.00	\$28,200.00	\$31,200.00
400-000-633-090-00	315 S. Bridge	\$51,100.00	\$51,100.00	\$56,600.00
400-000-632-180-00	316 S. Bridge	\$22,800.00	\$22,800.00	\$25,200.00
400-000-632-190-00	320 S. Bridge	\$3,800.00	\$4,600.00	\$5,100.00
400-000-633-100-00	323 S. Bridge	\$4,000.00	\$4,000.00	\$6,100.00
400-000-632-210-00	326 S. Bridge	\$19,000.00	\$19,000.00	\$21,000.00
400-000-633-110-00	327 S. Bridge	\$24,600.00	\$24,600.00	\$27,200.00
400-000-639-010-00	400 S. Bridge	\$42,000.00	\$43,000.00	\$47,600.00
400-000-638-066-00	401 S. Bridge	\$101,400.00	\$119,800.00	\$132,600.00
400-000-604-060-00	415 S. Bridge	\$5,700.00	\$6,400.00	\$7,100.00
400-000-638-120-00	417 S. Bridge	\$19,000.00	\$21,700.00	\$29,300.00
400-000-639-110-00	418 S. Bridge	\$0.00	\$0.00	\$0.00
400-000-638-130-00	419 S. Bridge	\$16,500.00	\$17,200.00	\$24,200.00
400-000-639-100-00	426 S. Bridge	\$24,700.00	\$29,500.00	\$35,700.00
400-000-638-140-00	427 S. Bridge	\$15,400.00	\$17,900.00	\$21,800.00
400-078-002-560-00	500 N. Clinton	\$0.00	\$0.00	\$0.00
400-000-604-010-00	505 N. Clinton	\$27,600.00	\$27,600.00	\$30,600.00
400-078-002-551-00	514 N. Clinton	\$0.00	\$0.00	\$0.00
400-078-002-542-00	520 N. Clinton	\$81,000.00	\$82,700.00	\$91,500.00
400-002-400-081-00	603 N. Clinton	\$16,000.00	\$18,000.00	\$23,200.00
400-055-601-010-00	620 N. Clinton	\$36,600.00	\$40,000.00	\$41,700.00
400-002-400-076-00	701 N. Clinton	\$12,000.00	\$12,000.00	\$97,100.00
400-002-400-079-00	701 N. Clinton	\$107,500.00	\$83,000.00	\$86,500.00
400-055-602-010-00	701 N. Clinton	\$23,600.00	\$20,900.00	\$21,800.00
400-078-003-560-00	717 N. Clinton	\$31,000.00	\$32,500.00	\$104,200.00
400-001-300-025-00	720 N. Clinton	\$4,300.00	\$4,300.00	\$4,500.00
400-001-300-023-00	728 N. Clinton	\$22,800.00	\$24,800.00	\$27,500.00
400-001-300-022-00	730 N. Clinton	\$5,700.00	\$7,400.00	\$8,200.00
400-078-003-660-00	731 N. Clinton	\$0.00	\$0.00	\$0.00
400-002-400-035-00	825 N. Clinton	\$5,000.00	\$5,000.00	\$6,300.00
400-001-300-002-00	920 N. Clinton	\$6,300.00	\$7,000.00	\$7,300.00
400-001-300-009-00	920 N. Clinton	\$75,100.00	\$95,600.00	\$150,200.00
400-001-300-012-00	920 N. Clinton	\$15,700.00	\$14,000.00	\$14,600.00

EXHIBIT 4

400-002-400-060-00	951 N. Clinton	\$0.00	\$0.00	\$0.00
400-001-300-004-00	928 N. Clinton	\$20,100.00	\$20,100.00	\$20,900.00
400-001-300-006-00	940 N. Clinton	\$39,500.00	\$41,000.00	\$42,700.00
400-078-001-195-00	210 S. Clinton	\$21,700.00	\$22,400.00	\$28,900.00
400-012-300-006-00	215 S. Clinton	\$22,600.00	\$23,500.00	\$28,800.00
400-012-300-010-00	265 S. Clinton	\$49,500.00	\$52,100.00	\$57,700.00
400-012-300-016-00	269 S. Clinton	\$23,400.00	\$25,500.00	\$28,300.00
400-012-300-025-00	315 S. Clinton	\$10,500.00	\$16,400.00	\$18,200.00
400-012-300-021-00	315 S. Clinton	\$34,600.00	\$37,000.00	\$41,000.00
400-050-600-070-00	325 S. Clinton	\$133,200.00	\$183,600.00	\$208,800.00
400-050-600-050-00	403 S. Clinton	\$22,800.00	\$30,000.00	\$33,200.00
400-050-600-040-00	407 S. Clinton	\$22,500.00	\$25,000.00	\$30,800.00
400-078-001-410-00	410 S. Clinton	\$25,600.00	\$29,900.00	\$33,100.00
400-078-001-416-00	414 S. Clinton	\$34,500.00	\$52,500.00	\$50,100.00
400-050-600-030-00	421 S. Clinton	\$22,500.00	\$29,000.00	\$23,100.00
400-050-600-010-00	425 S. Clinton	\$31,000.00	\$34,400.00	\$43,600.00
400-078-001-421-00	426 S. Clinton	\$18,200.00	\$51,400.00	\$56,900.00
400-011-400-019-00	500 S. Clinton	\$35,000.00	\$61,000.00	\$35,900.00
400-044-600-010-00	501 S. Clinton	\$21,500.00	\$47,000.00	\$52,000.00
400-011-400-021-00	504 S. Clinton	\$17,700.00	\$10,500.00	\$9,100.00
400-011-400-023-00	510 S. Clinton	\$17,100.00	\$21,800.00	\$24,100.00
400-011-400-026-00	512 S. Clinton	\$142,200.00	\$133,400.00	\$147,700.00
400-001-400-029-00	514 S. Clinton	\$29,000.00	\$32,200.00	\$35,600.00
400-044-600-050-00	515 S. Clinton	\$0.00	\$0.00	\$0.00
400-011-400-031-00	516 S. Clinton	\$42,200.00	\$51,000.00	\$56,500.00
400-011-400-034-00	602 S. Clinton	\$69,600.00	\$80,000.00	\$55,600.00
400-011-400-038-00	608 S. Clinton	\$41,200.00	\$180,100.00	\$199,400.00
400-000-622-010-00	102 E. Front	\$13,500.00	\$15,000.00	\$0.00
400-000-616-190-00	107 W. Front	\$800.00	\$1,000.00	\$1,100.00
400-000-616-200-00	112 W. Front	\$0.00	\$200.00	\$900.00
400-000-621-031-00	113 W. Front	\$16,200.00	\$17,000.00	\$19,200.00
400-000-616-130-00	116 W. Front	\$22,400.00	\$28,100.00	\$32,200.00
400-000-616-120-00	118 W. Front	\$17,300.00	\$20,400.00	\$27,200.00
400-000-621-041-00	119 W. Front	\$30,300.00	\$31,700.00	\$35,000.00
400-078-002-760-00	120 Halbert St.	\$31,000.00	\$41,000.00	\$48,500.00
400-078-002-591-00	125 Halbert St.	\$14,900.00	\$14,900.00	\$16,500.00
400-000-628-120-00	221 Harrison	\$0.00	\$0.00	\$0.00
400-000-628-111-00	215 Harrison	\$12,400.00	\$16,400.00	\$18,200.00
400-000-632-110-00	311 Harrison	\$30,800.00	\$31,400.00	\$34,800.00
400-000-631-020-00	314 Harrison	\$17,500.00	\$22,000.00	\$30,000.00
400-000-632-120-00	315 Harrison	\$21,300.00	\$22,400.00	\$26,800.00
400-000-632-135-00	321 Harrison	\$13,000.00	\$13,700.00	\$22,900.00
400-000-632-131-00	327 Harrison	\$15,600.00	\$18,500.00	\$23,100.00
400-000-639-042-00	411 Harrison	\$0.00	\$0.00	\$0.00
400-013-100-005-00	11948 Hartel Rd	22500	26500	\$34,000.00
400-013-100-020-00	11932 Hartel Rd	21300	21300	\$34,700.00
400-000-627-240-00	115 E. Jefferson	\$41,700.00	\$41,700.00	\$58,900.00
400-000-627-230-00	117 E. Jefferson	\$0.00	\$0.00	\$0.00
400-000-633-041-00	120 E. Jefferson	\$44,800.00	\$44,800.00	\$49,600.00
400-000-633-030-00	124 E. Jefferson	\$0.00	\$0.00	\$0.00
400-000-633-010-00	126 E. Jefferson	\$20,900.00	\$20,900.00	\$25,800.00
400-000-627-250-00	131 E. Jefferson	\$0.00	\$0.00	\$0.00

EXHIBIT 4

400-000-634-110-00	200 E. Jefferson	\$0.00	\$0.00	\$0.00
400-000-627-260-00	201 E. Jefferson	\$0.00	\$0.00	\$0.00
400-000-627-270-00	207 E. Jefferson	\$40,000.00	\$43,500.00	\$47,800.00
400-000-634-100-00	214 E. Jefferson	\$30,500.00	\$36,000.00	\$45,400.00
400-000-627-280-00	219 E. Jefferson	\$23,800.00	\$23,800.00	\$28,600.00
400-000-626-060-00	301 E. Jefferson	\$46,700.00	\$46,900.00	\$51,900.00
400-000-626-070-00	309 E. Jefferson	\$6,700.00	\$6,700.00	\$7,400.00
400-078-001-190-00	652 E. Jefferson	\$24,900.00	\$27,600.00	\$34,000.00
400-000-628-171-00	110 W. Jefferson	\$40,200.00	\$40,200.00	\$44,500.00
400-000-628-161-00	112 W. Jefferson	\$0.00	\$0.00	\$0.00
400-000-632-080-00	113 W. Jefferson	\$0.00	\$0.00	\$0.00
400-000-632-090-00	119 W. Jefferson	\$34,000.00	\$37,000.00	\$41,000.00
400-000-628-140-00	120 W. Jefferson	\$10,900.00	\$0.00	\$0.00
400-000-632-100-00	127 W. Jefferson	\$30,000.00	\$36,500.00	\$42,100.00
400-000-631-010-00	201 W. Jefferson	\$10,900.00	\$21,500.00	\$27,900.00
400-000-629-050-00	204 W. Jefferson	\$20,600.00	\$24,300.00	\$33,900.00
400-000-631-030-00	207 W. Jefferson	\$21,000.00	\$26,100.00	\$33,400.00
400-000-631-040-00	211 W. Jefferson	\$20,800.00	\$26,000.00	\$31,500.00
400-000-638-150-00	109 E. Lincoln	\$24,000.00	\$26,000.00	\$29,700.00
400-000-638-160-00	115 E. Lincoln	\$16,200.00	\$17,400.00	\$23,200.00
400-000-639-090-00	108 W. Lincoln	\$20,200.00	\$22,600.00	\$25,900.00
400-000-639-081-00	112 W. Lincoln	\$14,800.00	\$0.00	\$0.00
400-000-639-071-00	118 W. Lincoln	\$13,500.00	\$0.00	\$0.00
400-000-606-111-00	214 Madison	\$18,500.00	\$19,500.00	\$21,900.00
400-000-069-130-00	314 Madison	\$21,500.00	\$25,600.00	\$28,000.00
400-000-609-070-00	318 Madison	\$11,300.00	\$14,400.00	\$17,600.00
400-000-604-050-00	420 Madison	\$18,400.00	\$22,000.00	\$25,500.00
400-000-605-040-00	421 Madison	\$11,000.00	\$10,200.00	\$12,500.00
400-000-616-030-00	113 W. Main	\$10,000.00	\$15,700.00	\$20,700.00
400-000-609-171-00	114 W. Main	\$13,400.00	\$16,400.00	\$21,200.00
400-000-616-040-00	117 W. Main	\$19,100.00	\$21,900.00	\$27,500.00
400-000-609-160-00	118 W. Main	\$9,000.00	\$10,500.00	\$14,400.00
400-000-609-140-00	124 W. Main	\$18,100.00	\$21,300.00	\$25,600.00
400-000-609-211-00	126 W. Main	\$0.00	\$0.00	\$0.00
400-000-616-050-00	127 W. Main	\$14,300.00	\$17,000.00	\$23,700.00
400-000-605-010-00	423 North St.	\$11,500.00	\$12,600.00	\$13,200.00
400-000-604-020-00	507 North St.	\$15,200.00	\$18,000.00	\$21,500.00
400-000-604-030-00	511 North St.	\$30,200.00	\$31,200.00	\$38,600.00
400-000-604-040-00	515 North St.	\$11,500.00	\$13,400.00	\$15,300.00
400-055-602-040-00	124 Orchard St.	\$30,800.00	\$30,800.00	\$221,800.00
400-055-602-050-00	135 Orchard St.	\$9,400.00	\$5,000.00	\$5,200.00
400-055-602-060-00	143 Orchard St.	\$33,200.00	\$33,200.00	\$36,800.00
400-055-603-010-00	201 Orchard St.	\$11,000.00	\$13,000.00	\$23,900.00
400-078-002-622-00	212 Orchard St.	\$200,900.00	\$200,900.00	\$229,100.00
400-055-603-030-00	221 Orchard St.	\$98,000.00	\$15,000.00	\$15,600.00
400-055-603-040-00	225 Orchard St.	\$15,200.00	\$21,000.00	\$21,900.00
400-000-627-080-00	112 E. River	\$21,400.00	\$0.00	\$0.00
400-000-627-050-00	128 E. River	\$0.00	\$0.00	\$0.00
400-000-627-070-00	132 E. River	\$0.00	\$0.00	\$0.00
400-000-627-009-00	136 E. River	\$0.00	\$0.00	\$0.00
400-000-653-030-00	141 E. River	\$10,300.00	\$12,100.00	\$16,700.00
400-000-653-020-00	143 E. River	\$0.00	\$0.00	\$0.00

EXHIBIT 4

400-000-653-010-00	145 E. River	\$2,600.00	\$0.00	\$0.00
400-000-627-060-00	201 E. River	\$0.00	\$0.00	\$0.00
400-000-627-007-00	206 E. River	\$19,900.00	\$21,800.00	\$34,700.00
400-000-652-040-00	207 E. River	\$0.00	\$0.00	\$0.00
400-000-627-003-02	210 E. River	\$23,000.00	\$24,800.00	\$30,800.00
400-000-652-031-00	215 E. River	\$16,100.00	\$19,000.00	\$26,700.00
400-000-652-015-00	223 E. River	\$20,600.00	\$24,600.00	\$28,400.00
400-000-652-010-00	227 E. River	\$17,500.00	\$23,400.00	\$25,800.00
400-000-651-010-00	425 E. River	\$0.00	\$0.00	\$0.00
400-000-650-010-00	525 E. River	\$0.00	\$0.00	\$0.00
400-000-649-010-00	603 E. River	\$28,500.00	\$32,700.00	\$46,400.00
400-000-654-030-00	106 W. River	\$3,400.00	\$3,400.00	\$1,000.00
400-000-628-090-00	116 W. River	\$0.00	\$0.00	\$0.00
400-000-628-093-00	118 W. River	\$0.00	\$0.00	\$0.00
400-000-628-081-00	120 W. River	\$0.00	\$0.00	\$0.00
400-000-655-010-00	200 W. River	\$36,000.00	\$36,000.00	\$39,800.00
400-000-655-021-00	210 W. River	\$0.00	\$0.00	\$0.00
400-000-655-032-00	210 W. River	\$0.00	\$0.00	\$0.00
400-000-627-002-00	212 Russel	\$22,000.00	\$22,900.00	\$26,600.00
400-000-627-020-00	218 Russel	\$21,200.00	\$23,600.00	\$32,000.00
400-086-600-050-00	505 Saginaw Hwy.	\$38,900.00	\$49,200.00	\$57,700.00
400-086-600-070-00	509 Saginaw Hwy.	\$60,000.00	\$132,000.00	\$146,100.00
400-013-100-001-00	525 Saginaw Hwy	\$54,800.00	\$54,800.00	\$59,400.00
400-012-300-070-00	901 Saginaw Hwy.	\$14,200.00	\$11,300.00	\$37,600.00
400-011-300-010-00	4100 Saginaw Hwy.	\$19,700.00	\$8,000.00	\$8,000.00
400-014-200-014-00	4758 Saginaw Hwy.	\$10,000.00	\$11,500.00	\$12,000.00
400-014-200-016-00	4762 Saginaw Hwy.	\$24,300.00	\$24,300.00	\$35,300.00
400-014-200-018-00	4764 Saginaw Hwy.	\$13,500.00	\$14,500.00	\$15,700.00
400-011-400-012-00	4881 Saginaw Hwy.	\$292,800.00	\$304,500.00	\$337,100.00
400-014-200-024-00	4890 Saginaw Hwy.	\$15,900.00	\$8,500.00	\$12,700.00
400-014-200-025-00	4898 Saginaw Hwy.	\$42,600.00	\$44,500.00	\$53,900.00
400-011-400-080-00	4921 Saginaw Hwy	\$132,700.00	\$141,900.00	\$169,200.00
400-013-100-010-00	5078 Saginaw Hwy.	\$27,000.00	\$35,000.00	\$20,600.00
400-013-100-015-00	5100 Saginaw Hwy.	\$132,120.00	\$137,000.00	\$299,800.00
400-013-100-022-00	5110 Saginaw Hwy.	\$37,400.00	\$37,400.00	\$42,300.00
400-013-100-025-00	5142 Saginaw Hwy.	\$42,600.00	\$48,500.00	\$60,900.00
400-013-100-030-00	5160 Saginaw Hwy.	\$16,600.00	\$24,500.00	\$25,400.00
400-013-100-035-00	5176 Saginaw Hwy.	\$21,000.00	\$22,700.00	\$31,100.00
400-013-100-040-00	5192 Saginaw Hwy	\$0.00	\$0.00	\$0.00
400-013-100-045-00	5212 Saginaw Hwy	\$13,500.00	\$15,100.00	\$21,900.00
400-013-100-050-00	5238 Saginaw Hwy.	\$13,500.00	\$24,500.00	\$31,300.00
400-013-100-055-00	5256 Saginaw Hwy.	\$23,500.00	\$25,200.00	\$173,300.00
400-013-100-060-00	5288 Saginaw Hwy.	\$30,000.00	\$32,100.00	\$50,200.00
400-013-100-070-00	5308 Saginaw Hwy	\$31,400.00	\$31,400.00	\$48,700.00
400-013-100-065-00	5348 Saginaw Hwy	\$26,500.00	\$28,500.00	\$37,100.00
400-013-100-080-00	5386 Saginaw Hwy.	\$22,200.00	\$24,100.00	\$34,000.00
400-013-100-095-00	5440 Saginaw Hwy.	\$23,100.00	\$45,700.00	\$55,800.00
400-013-100-100-00	5492 Saginaw Hwy.	\$35,600.00	\$40,300.00	\$49,200.00
400-013-100-090-00	5496 Saginaw Hwy.	\$86,500.00	\$156,400.00	\$210,700.00
400-012-300-081-00	E. Saginaw Hwy.	\$92,500.00	\$92,500.00	\$140,600.00
400-011-400-070-00	E. Saginaw Hwy.	\$229,700.00	\$256,000.00	\$301,700.00
400-011-400-090-00	E. Saginaw Hwy.	\$142,800.00	\$26,200.00	\$35,700.00

EXHIBIT 4

400-069-602-130-00	435 E. Saginaw Hwy.	\$48,600.00	\$49,500.00	\$50,900.00
400-069-602-145-00	455 E. Saginaw Hwy.	\$49,500.00	\$52,700.00	\$58,300.00
400-069-602-141-00	459 E. Saginaw Hwy.	\$13,500.00	\$15,500.00	\$17,200.00
400-011-400-060-00	4871 E. Saginaw Hwy	\$84,400.00	\$45,400.00	\$52,500.00
400-014-200-022-00	4880 E. Saginaw Hwy.	\$54,000.00	\$134,600.00	\$158,500.00
400-011-400-014-00	4921 E. Saginaw Hwy.	\$72,600.00	\$101,000.00	\$111,800.00
400-011-400-045-00	4921 E. Saginaw Hwy.	\$62,400.00	\$45,800.00	\$50,700.00
400-000-638-050-00	110 E. Scott	\$13,700.00	\$13,700.00	\$16,600.00
400-000-633-120-00	113 E. Scott	\$24,200.00	\$26,200.00	\$34,500.00
400-000-638-040-00	114 E. Scott	\$27,000.00	\$31,400.00	\$37,500.00
400-000-633-140-00	117 E. Scott	\$6,500.00	\$6,500.00	\$7,200.00
400-000-638-030-00	118 E. Scott	\$18,200.00	\$21,600.00	\$28,500.00
400-000-633-150-00	121 E. Scott	\$31,000.00	\$31,000.00	\$34,300.00
400-000-638-010-00	124 E. Scott	\$0.00	\$0.00	\$0.00
400-000-632-161-00	104 W. Scott	\$23,500.00	\$31,000.00	\$34,300.00
400-000-633-020-00	312 Taylor	\$24,800.00	\$25,400.00	\$41,400.00
400-000-633-130-00	316 Taylor	\$41,000.00	\$34,000.00	\$37,600.00
400-000-634-120-00	319 Taylor	\$19,800.00	\$25,700.00	\$0.00
400-000-634-130-00	327 Taylor	\$19,200.00	\$25,400.00	\$30,300.00
400-000-638-020-00	410 Taylor	\$19,300.00	\$22,600.00	\$28,600.00
400-055-603-080-00	214 Union	\$13,000.00	\$13,300.00	\$19,100.00
400-055-603-090-00	220 Union	\$13,000.00	\$12,900.00	\$14,600.00
400-055-603-100-00	228 Union	\$10,000.00	\$12,700.00	\$17,800.00
400-000-603-020-00	111 E. Washington	\$24,800.00	\$28,000.00	\$31,000.00
400-000-610-010-00	112 E. Washington	\$15,900.00	\$18,900.00	\$21,600.00
400-000-609-030-00	111 W. Washington	\$10,000.00	\$11,200.00	\$14,400.00
400-000-609-040-00	117 W. Washington	\$17,000.00	\$20,300.00	\$26,700.00
400-000-604-090-00	118 W. Washington	\$16,800.00	\$19,700.00	\$24,600.00
400-000-604-080-00	122 W. Washington	\$17,500.00	\$19,400.00	\$23,800.00
400-000-609-050-00	123 W. Washington	\$9,300.00	\$10,800.00	\$14,100.00
400-000-609-060-00	127 W. Washington	\$10,000.00	\$11,600.00	\$15,800.00
400-086-600-090-00	1214 Weinert Crt.	\$25,500.00	\$25,500.00	\$28,200.00
40-001-300-030-00	740 Whitney	\$78,500.00	\$89,000.00	\$95,400.00
400-012-100-140-00	801 Willow Hwy.	\$47,500.00	\$52,500.00	\$59,900.00
400-012-300-001-00	804 Willow Hwy.	\$127,500.00	\$146,500.00	\$152,500.00

TOTAL SEV FOR THE YEAR INDICATED = \$7,986,120.00 \$8,794,500.00 \$10,711,500.00

INCREASE FROM 1983 TO 1988= \$808,380.00

% INCREASE = 9.19%

INCREASE FROM 1988 TO 1992 = \$1,917,000.00

% INCREASE = 17.90%

INCREASE FROM 1983 TO 1992 = \$2,725,380.00

% INCREASE = 25.44%

AVERAGE ANNUAL INCREASE = 2.83%

Exhibit 5

PERSONAL PROPERTY TAX ASSESSMENTS
WITHIN THE GRAND LEDGE D.D.A. 1992

PROPERTY ID	ADDRESS	VALUATION
400-090-001-011-00	201 N. Bridge	\$1,300.00
400-090-000-015-00	205 N. Bridge	\$3,400.00
400-090-002-037-00	211 N. Bridge	\$0.00
400-090-002-041-00	214 N. Bridge	\$4,200.00
400-090-002-036-00	223 N. Bridge	\$500.00
400-090-002-042-00	228 N. Bridge	\$500.00
400-090-000-070-00	300 N. Bridge	\$900.00
400-090-000-520-00	317 N. Bridge	\$57,600.00
400-090-002-044-00	321 N. Bridge	\$8,200.00
400-090-000-650-00	406 N. Bridge	\$12,900.00
400-090-002-098-00	118 S. Bridge	\$11,100.00
400-090-000-170-00	118 S. Bridge	\$23,400.00
400-090-002-092-00	202 S. Bridge	\$700.00
400-090-002-046-00	202 S. Bridge	\$9,000.00
400-090-002-099-00	203 S. Bridge	\$0.00
400-090-000-440-00	206 S. Bridge	\$1,100.00
400-090-000-100-00	207 S. Bridge	\$13,700.00
400-090-002-047-00	210 S. Bridge	\$300.00
400-090-000-025-00	216 S. Bridge	\$2,300.00
400-090-000-300-00	219 S. Bridge	\$9,200.00
400-090-000-019-00	219 S. Bridge	\$3,500.00
400-090-000-243-00	220 S. Bridge	\$1,200.00
400-090-000-530-00	222 S. Bridge	\$15,200.00
400-090-000-245-00	223 S. Bridge	\$1,200.00
400-090-000-110-00	223 S. Bridge	\$6,000.00
400-090-000-270-00	228 S. Bridge	\$6,700.00
400-090-000-430-00	300 S. Bridge	\$18,700.00
400-090-000-870-00	304 S. Bridge	\$7,700.00
400-090-002-038-00	312 S. Bridge	\$600.00
400-090-000-390-00	314 S. Bridge	\$9,700.00
400-090-000-370-00	315 S. Bridge	\$700.00
400-090-002-054-00	316 S. Bridge	\$1,400.00
400-090-000-018-00	400 S. Bridge	\$400.00
400-090-000-017-00	400 S. Bridge	\$1,600.00
400-090-000-630-00	505 N. Clinton	\$1,300.00
400-090-001-342-00	520 N. Clinton	\$8,100.00
400-090-001-720-00	522 N. Clinton	\$15,700.00
400-090-000-950-00	602 N. Clinton	\$11,200.00
400-090-001-320-00	701 N. Clinton	\$61,000.00
400-090-000-880-00	717 N. Clinton	\$61,800.00
400-090-001-020-00	728 N. Clinton	\$1,200.00
400-090-001-300-00	920 N. Clinton	\$142,100.00
400-090-001-009-00	920 N. Clinton	\$8,600.00
400-090-000-765-00	265 S. Clinton	\$1,400.00
400-090-000-175-00	269 S. Clinton	\$32,100.00
400-090-000-620-00	306 S. Bridge	\$15,900.00
400-090-000-910-00	313 S. Clinton	\$500.00
400-090-000-611-00	325 S. Clinton	\$3,200.00

Exhibit 5

400-090-002-009-00	325 S. Clinton	\$0.00
400-090-001-265-00	403 S. Clinton	\$1,300.00
400-090-002-001-00	426 S. Clinton	\$7,200.00
400-090-000-210-00	512 S. Clinton	\$52,500.00
400-090-002-051-00	518 S. Clinton	\$2,200.00
400-090-002-033-00	522 S. Clinton	\$1,800.00
400-090-000-861-00	608 S. Clinton	\$87,400.00
400-090-001-155-00	632 S. Clinton	\$2,300.00
400-090-002-100-00	311 Harrison	\$6,200.00
400-090-000-130-00	311 Harrison	\$13,500.00
400-090-000-845-00	311 Harrison	\$6,800.00
400-090-001-240-00	115 E. Jefferson	\$1,700.00
400-090-001-100-00	207 E. Jefferson	\$20,800.00
400-090-000-250-00	219 E. Jefferson	\$5,000.00
400-090-000-970-00	301 E. Jefferson	\$13,100.00
400-090-000-790-00	110 W. Jefferson	\$27,100.00
400-090-000-450-00	143 Orchard	\$4,300.00
400-090-001-350-00	150 Orchard	\$160,000.00
400-090-000-820-00	181 W. River	\$1,200.00
400-090-000-850-00	200 W. River	\$2,100.00
400-090-002-069-00	4869 Saginaw	\$200.00
400-090-002-070-00	4871 Saginaw	\$5,100.00
400-090-002-089-00	4874 Saginaw	\$3,900.00
400-090-002-090-00	4880 Saginaw	\$34,600.00
400-090-002-087-00	4898 Saginaw	\$1,000.00
400-090-002-077-00	5016 Saginaw	\$1,000.00
400-090-002-072-00	5048 Saginaw	\$100.00
400-090-002-078-00	5078 Saginaw	\$0.00
400-090-002-078-00	5078 Saginaw	\$1,600.00
400-090-002-080-00	5100 Saginaw	\$4,500.00
400-090-002-074-00	5100 Saginaw	\$14,400.00
400-090-002-076-00	5100 Saginaw	\$10,100.00
400-090-002-083-00	5110 Saginaw	\$13,000.00
400-090-002-082-00	5238 Saginaw	\$1,000.00
400-090-002-084-00	5406 Saginaw	\$28,300.00
400-090-002-086-00	5406 Saginaw	\$27,300.00
400-090-002-079-00	5440 Saginaw	\$300.00
400-090-001-048-00	455 E. Saginaw	\$6,000.00
400-090-000-711-00	459 E. Saginaw	\$200.00
400-090-000-540-00	505 E. Saginaw	\$3,400.00
400-090-002-105-00	621 E. Saginaw	\$1,400.00
400-090-002-039-00	647 E. Saginaw	\$16,800.00
400-090-000-391-00	4921 E. Saginaw	\$365,600.00
400-090-002-104-00	4921 E. Saginaw	\$5,000.00
400-090-002-102-00	5440 E. Saginaw	\$1,500.00
400-090-000-500-00	525 W. Saginaw	\$10,100.00
400-090-001-175-00	623 W. Saginaw	\$14,800.00
400-090-002-062-00	635 W. Saginaw	\$4,800.00
400-090-001-275-00	635 W. Saginaw	\$0.00
400-090-002-053-00	101 E. Scott	\$7,100.00
400-090-000-640-00	109 E. Scott	\$600.00
400-090-000-080-00	312 Taylor	\$30,900.00

Exhibit 5

400-090-000-310-00	316 Taylor	\$4,500.00
400-090-002-045-00	318 Taylor	\$2,000.00
400-090-000-866-00	804 Willow	\$60,800.00

TOTAL VALUATION= \$1,697,400.00

EXHIBIT 6

DDA IMPACT
ON TAXING ENTITIES

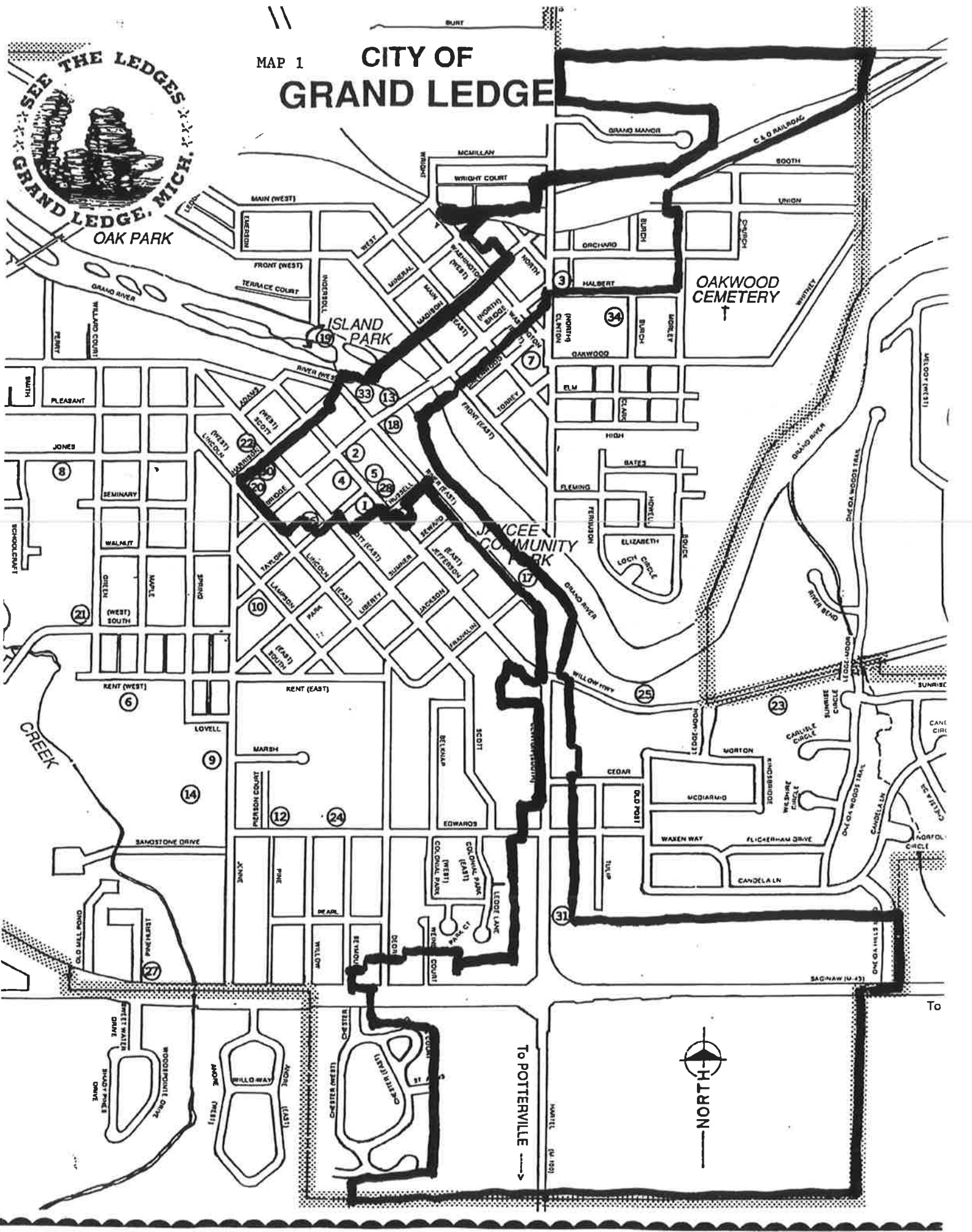
We will predict a 3% annual increase for the next 15 years

This sheet will show the revenue for each taxing entity and the DDA

YEAR	SEV	CITY OF G.L.	LANS. COMM. COLL.	G.L. SCHOOL DIST.	EATON COUNTY	EATON INTERM.	G.L. DDA
1992	\$10,711,500.00	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	0
1993	\$11,032,845.00	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$22,929.25
1994	\$11,363,830.35	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$46,546.38
1995	\$11,704,745.26	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$70,872.02
1996	\$12,055,887.62	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$95,927.43
1997	\$12,417,564.25	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$121,734.51
1998	\$12,790,091.17	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$148,315.79
1999	\$13,173,793.91	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$175,694.52
2000	\$13,569,007.73	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$203,894.61
2001	\$13,976,077.96	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$232,940.70
2002	\$14,395,360.30	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$262,858.17
2003	\$14,827,221.11	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$293,673.16
2004	\$15,272,037.74	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$325,412.61
2005	\$15,730,198.87	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$358,104.24
2006	\$16,202,104.84	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$391,776.62
2007	\$16,688,167.98	\$159,162.18	\$32,134.50	\$446,883.78	\$81,139.61	\$44,988.30	\$426,459.17
TOTAL REVENUES		\$2,546,594.88	\$514,152.00	\$7,150,140.48	\$1,298,233.76	\$719,812.80	\$3,177,139.18
2008	\$17,188,813.02	\$255,408.57	\$51,566.44	\$717,117.28	\$130,205.26	\$72,193.01	\$0.00

MAP 1

CITY OF GRAND LEDGE



To



To POTTERVILLE