

City of Montague

Downtown Development Authority Development & Tax Increment Financing Plan Plan Update

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PART 1: DEVELOPMENT PLAN

INTRODUCTION

In 1984, the City of Montague established a Downtown Development Authority (DDA) to halt property value deterioration and promote economic development in the core downtown area of the City. At that time the City outlined four major goals of the DDA:

1. Stimulate private investment, growth and diversification from new and existing business within the downtown of Montague by capturing a larger percentage of the local and regional tourist, industrial, commercial, and individual consumer markets.
2. Improve the local and regional image and identity of Montague by improving the physical appearance, functional requirements, and cultural activities within the area.
3. Promote Montague's recreational, cultural, and environmental qualities through conservation, preservation, and carefully planned development practices.
4. Promote cooperation, appreciation, and understanding between various organizations and individuals that share common interests in the continued prosperous development of Montague and its downtown district.

This update to the DDA / TIFA Plan is written to re-evaluate and prioritize DDA projects to include additional improvements that are desired to enhance the visual environment and promote economic expansion and reinvestment within the DDA Area.

The primary intention of the DDA is to encourage economic growth through proper planning and provision of necessary and desirable public improvements. The following text refers to the entire district over which the authority maintains jurisdiction as most recently established and identified by the city's ordinance in accordance with Act 197, P.A. 1975, as amended.

This vision is designed to appeal to local residents and visitors to the community, and will be anchored by improvements to the waterfront, the historic business district, gateways and other revitalized areas.

THE DOWNTOWN DEVELOPMENT AUTHORITY AREA

(Reference Section 17(a) and 17(b) of PA 197 of 1975, as amended)

The boundary of the DDA Area includes the heart of Montague's central business district and the shoreline areas immediately adjacent to Dowling Street (Business 31). The original boundaries were established to include all properties that will benefit from the proposed improvements, as a result of their location and proximity to the public improvements.

The DDA Area is approximately bounded by the Hart-Montague Recreational Trail (the old Chesapeake & Ohio Railroad), on the east to the channel of the White River on Business 31. The border runs along the White Lake shoreline to Williams Street and along Williams Street

for the southern boundary. The western line traverses diagonally to the intersection of Old Channel Trail and Dowling Street, then northerly to Stanton Boulevard. The DDA Area is bounded by Stanton Boulevard on the north, then east to the Hart-Montague Recreational Trail (*Legal Description – Appendix A*).

PUBLIC PROPERTIES AND FACILITIES

EXISTING PUBLIC STREETS

An inventory of existing streets within the DDA Area include:

- 1) **Launch Ramp Road** (from Williams Street to Knudsen Street)
- 2) **Water Street** (from Knudsen Street to Stanton)
- 3) **Ferry Street** (from Church Street to Hunt Street)
- 4) **Knudsen Street** (from Launch Ramp Road to Water Street)
- 5) **Church Street** (from Water Street to Ferry Street)
- 6) **Dowling Street** (from the White River bridge to Stebbins Street)
- 7) **Spring Street** (from eastern terminus at Hart-Montague Bike Trail to Dicey Street)
- 8) **Hunt Street** (from eastern terminus at Hart-Montague Bike Trail to alley between Ferry Street and Stebbins Street)

MUNICIPAL PUBLIC WATER and SEWER SYSTEMS

All of the DDA is serviced by a variety of water mains ranging from 4 to 12 inches in diameter. A 12 inch water main runs the length of Water Street and services most of the streets in the DDA Area with 6 inch mains.

The existing wastewater collection system is generally located along all major streets with most parcel services connected to an 8 inch sanitary sewer line. A 10 inch sanitary sewer line runs along a three block section of Water Street. The collection system transports flow from within the DDA to the south where it connects to the County's sanitary sewer system through a lift station located within the DDA.

EXISTING LAND USES IN THE DOWNTOWN DEVELOPMENT AREA

PUBLIC LANDS AND BUILDINGS

Public lands consist of the City Hall building (which includes the Police Station and Library), Senior Center, Farmers' Market, Trailway RV Campground, Montague Museum, and miscellaneous vacant parcels owned by the City; including but not limited to local and

regional bike trails, parking lots, designated green spaces, and parks (Buttermilk Creek Park, White River Wetlands Park, and Ellenwood Park & Weathervane).

PRIVATE USES

1) Residential

There is limited single family residential within the DDA; with the exception of a single residence at the north end of Ferry Street, and some mixed use 2nd story apartments in the Ferry Street downtown corridor. Two major multifamily developments exist within the DDA including Harbour Pointe Apartments (34 units) at the southern end of Ferry Street and the Ellenwood Landing Condos (Parkland PUD; including 36 units) along the southern boundary of the DDA Area.

2) Commercial

The DDA is dominated by commercial uses and encompasses the City's C-1 Commercial and C-2 Commercial Zoning Districts; as well as some R-1B Single Family Residential at the southern boundary. There is a wide variation in the appearance and condition of commercial sites within the DDA, with buildings styles ranging from historic structures along Ferry Street and mid to late 20th century development along Water Street. The DDA is not a separate land use category, but rather, an overlying district which includes a mix of retail, service, municipal, professional, food service, recreation, and lodging.

3) Industrial

A small portion of the DDA still includes a manufacturing facility (Whitehall Products) that has been in operation prior to the original creation of the DDA. Minimal traffic and disruption occurs due to the operation of this facility as a limited number of employees work at the location and parts are shuttled, via a small stake truck, to the larger operating facility in the City of Whitehall.

RECREATIONAL USES

The DDA currently contains several public recreation areas consisting of both developed parks and unimproved natural areas.

An inventory of existing streets within the DDA Area include:

1) **Montague Farmers' Market** (16 stall covered pavilion)

2) **Artisan Market** (0.4 acre greenspace for intermittent arts & craft booths and community event parking).

3) **Ellenwood Park & Weathervane** (0.5 acre formalized park)

4) **Buttermilk Creek Park** (Unimproved 5.0 acre natural area. City has developed, in partnership with the Muskegon Conservation District, a development plan for the park that will include a pond and wading area, walking trails, boardwalks, pavilions, picnic areas, ice skating rink, and playground amenities).

5) **Hart-Montague Bike Trail and Trailhead** (lineal State Park with local bike trail connection to Medbery Trail. Facilities at trailhead include parking, bathroom, informational kiosk, grills, and picnic pavilion).

EDUCATIONAL USES

No public educational facilities are located within the DDA Area at this time.

VACANT LAND

There are several parcels of vacant undeveloped land within the DDA Area; some of which are owned by the DDA and / or City of Montague. These parcels include 4 full lots and 2 partial lots on Ferry Street, 8 wetland lots behind the Montague Farmers' Market, and 4 lots off of Spring Street near the Hart-Montague Bike Trail Trailhead. A portion of these lots are undevelopable.

LOCATION AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES

Proposed land uses for the DDA Area are generally consistent with the City's Master Plan and Zoning District Map. Both the Master Plan and DDA propose the continuance of the office and commercial uses within the area. The City and DDA have invested considerable resources and attention over the last few years on the downtown. The overall goal is to revitalize the area as a focal point in the White Lake community.

The two major travel corridors in the DDA District are Water Street (Business 31) and Ferry Street. Both areas are a mix of private and public properties, with public properties intermingled throughout the DDA Area which provide public amenities such as public service buildings, public market areas, parking lots, and pocket parks. The City and DDA do not foresee any additional public land being acquired at this time and will actively work to sell Ferry Street lots for private use or as a public / private development.

It is the intent of this plan update to further encourage infill development, redevelopment of existing buildings, and expansion of existing commercial uses consistent with the Master Plan while stimulating mixed use commercial / residential development where applicable.

PROJECT IMPROVEMENTS AND PHASING

(Reference Section 17(c), 17(d), and 17(e) of PA 197 of 1975, as amended)

EXISTING IMPROVEMENTS IN THE DDA AREA TO BE DEMOLISHED, REPAIRED OR ALTERED AND TIME REQUIRED FOR COMPLETION.

The extent of demolition, repair, or alteration of existing improvements is not yet known since design plans are not complete. Significant streetscape projects have occurred within the last ten years and a majority of the core DDA has been upgraded and enhanced. However, sections of the road on Ferry Street within the main downtown section need updates as several areas are lacking storm sewer connections and sections of road and/ or sidewalk have settled. In addition the City has scheduled a significant road reconstruction project on the Dowling Street hill.

The City and DDA have also discussed ongoing needs to continue streetscape improvements; including decorative stamped paving at crosswalks, landscaping, ornamental lighting, and decorative fencing / walls. Initial plans are already in place for the redevelopment of Buttermilk Creek Park and project partners are seeking funding for the creation of walking trails, boardwalks, children's play area, picnic amenities, pavilions, and an ice skating rink. Other proposed improvements include the possible utilization of the Artisan Market lawn for event parking and expanded Farmers' Market use.

As part of the DDA's plan to improve pedestrian traffic the DDA seeks to provide easier connections between the bike trail and the downtown. Several projects in the recent past have redeveloped the downtown alley behind the Ferry Street businesses into a usable pedestrian corridor for local merchants; however reutilization of this area by building owners has seen limited interest. In addition preliminary concepts have been developed to attract bike trail users to the downtown. Currently the bike trail users access the downtown from Spring Street but additional wayfinding signage is needed. Business along Water Street have expressed a desire to create access corridors to the bike trail either through additional paths, boardwalks, and road end improvements.

FUNCTIONAL GOALS AND POLICIES

The functional goals outlined below provide more specific goals concerning the development of the DDA. The policy recommendations present suggested methods of implementing the functional goals.

GOAL 1: IMPROVE THE OVERALL APPEARANCE OF THE DOWNTOWN AREA

Policy Recommendations:

- 1) Provide amenities such as street lighting, landscaping, signs, stamped paving, street and sidewalk improvements, and other amenities to foster a more pleasing environment.

- 2) Continue implementation of the Façade Improvement Grant program, especially for deteriorating buildings, to improve the general appearance and forestall functional obsolescence.
- 3) Continue utilization of the City of Montague's Department of Public Works for maintenance and management of DDA amenities.
- 4) Development of a Sign Improvement Grant program to facilitate zoning compliance, implement traffic calming concepts, and to improve aesthetics of travel corridors in the DDA.
- 5) Development of pocket parks and resting areas within the DDA while integrating low maintenance landscaping techniques that decrease the burden of weekly maintenance and reflect the regional environment of the community.
- 6) Partner with local organizations and individuals to add public art or increase cultural assets available to the public.

GOAL 2: ENCOURAGE DEVELOPMENT OF VACANT PROPERTIES AND REDEVELOPMENT OF OBSOLETE COMMERCIAL BUILDINGS

Policy Recommendations:

- 1) Develop a Building Code Upgrade Grant program to assist building owners meet changing building code requirements; especially for changes in "use" that create new business opportunities in commercial retail space. DDA and City should also seek grant funds to facilitate upgrades to historically significant building(s).
- 2) Coordinate public improvements with planned private investment.
- 3) Sell applicable vacant land owned by DDA / City for redevelopment and expansion of commercial space and / or mixed use development.
- 4) Develop a DDA parcel ownership map and utilize to develop a "master plan" for City / DDA owned parcels; including those slated for sale and redevelopment.
- 5) Coordinate efforts with the City of Whitehall and White Lake Area Chamber of Commerce to actively recruit new businesses and provide staffing for economic development (marketing, promotion, entrepreneurial development).

GOAL 3: IMPROVE PUBLIC SERVICES WITHIN THE DOWNTOWN DDA AREA

Policy Recommendations:

- 1) Study walkability of the DDA and improve as necessary.
- 2) Study parking needs in DDA; especially as it relates to availability for events and new business development, and necessity for time limitations on parking within the Ferry Street corridor.
- 2) Provide street improvements, where necessary within the DDA, including development of alley corridors for improved / increased commercial development.

- 3) Coordinate efforts with MDOT to improve safety of bike trail crossings and increase connectivity to the downtown.
- 4) Improve public parking areas to integrate beautification efforts and informational signage for businesses within the immediate area.
- 5) Continue efforts to increase energy efficiency within the downtown for both private and public properties, including street lighting upgrades.

GOAL 4: ATTAIN A GREATER CONNECTION BETWEEN THE DDA AND ITS RELATIONSHIP TO THE SURROUNDING COMMUNITY.

Policy Recommendations:

- 1) Continue to support community events and activities that directly impact DDA businesses (e.g., Cruz'in, Pumpkinfest, and BridgeHop).
- 2) Develop community parks and green spaces in the DDA to act as community hubs for events, activities, and general leisure (e.g., Buttermilk Creek Park, Artisan Market).
- 3) Develop an informational signage (wayfinding) effort to facilitate foot traffic within the DDA and encourage link between the bike trail and downtown businesses.
- 4) Facilitate efforts to link residents in surrounding area to the downtown; including creation of connecting corridors to the DDA within the immediate area (stairways, sidewalks, improved foot trails) and to adjoining municipalities (bike / recreation trails).

PROPOSED IMPROVEMENTS

This section elaborates on the policy recommendations addressed in the Goals and Policies section. Based on the goals and recommendations listed on the previous pages, the following is a complete listing of the proposed improvement projects to be completed during the thirty (30) year term of this updated plan. Each project listed includes a general description of the extent, character, and location of the project. The proposed improvements are classified as either Annual Appropriations (AA) for activities that occur on a yearly basis and Average Annual Appropriations (AAA) for larger scale projects / activities that may take several years to accumulate sufficient revenue, and / or are projects that are intermittent in scope. Proposed appropriations are based on the 2016 TIF revenues (~\$227,000) and shall be adjusted annually in conjunction with associated growth.

1. Business Development

The DDA will assist the City Council, Planning Commission, local officials, business people, and entrepreneurs in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community.

The DDA continues to operate a revolving loan fund (RLF) which is available to new and existing business that are unable to garner traditional loans through lending institutions. The DDA will reorganize the RLF to better meet the needs of entrepreneurs and safeguard the funds from defaulting.

Commercial Improvement Funds (AA): \$22,000

Ongoing marketing efforts for the City, and White Lake community in general, are organized and implemented in partnership with the White Lake Area Chamber of Commerce (WLACC). The DDA will work more closely with WLACC to support ongoing efforts and initiate an economic development plan that will reinvigorate current businesses and create opportunities for new start-up businesses in the downtown.

Marketing Efforts (AA): \$6,000

2. Community Support

With local events and activities drawing residents and visitors to the downtown, the DDA will continue to support these efforts while also seeking to increase cooperation with businesses and service groups.

Community Support (AA): \$7,500

3. Street Beautification and Improvement

The DDA and City have both contributed to major improvements upgrades to the downtown since its creation; however significant effort is required for ongoing maintenance by the City's Department of Public Works. In the coming years efforts will include decreasing the amount of high maintenance areas and utilizing native landscaping and low maintenance plantings.

Downtown Maintenance (AA): \$120,000

Ongoing beautification projects (flower baskets / planters and causeway flower plantings) are organized and maintained by the White Lake Area Chamber of Commerce. Other plantings throughout the City are maintained by the local Garden Club (Dirt Daubers). The DDA is committed to supporting these efforts. The DDA will also continue efforts to upgrade street lighting and utility connections in the downtown.

Landscaping and Decorations (AA): \$3,000

Street Lighting and Utility Upgrades (AAA): \$1,000

Over the past decade, the DDA in partnership with the City, has concentrated efforts on the street and alley infrastructure upgrades throughout the downtown. Many of the projects have integrated streetscape projects and facility enhances. The DDA will continue these efforts to enhance commercial activities and economic development.

Street Construction / Streetscape Projects (AAA): \$34,000

4. Surface Parking

The location, design, and amount of parking in the downtown is crucial to the success and desirability of ongoing business development. However, the DDA also recognizes that an overabundance of parking detracts from the aesthetics of the community, eliminates development area, and requires ongoing maintenance.

Surface Parking Development & Maintenance (AAA): \$13,000

5. Park Improvements and Property Development

The importance of community parks and green spaces in the DDA is an integral component to the continued growth and development of the downtown. These areas act as community hubs for events, activities, and general leisure. In addition, the DDA seeks to facilitate efforts to link residents to the downtown and create a more walkable community.

Park Development and Improvement (AAA): \$17,500

Walkable Community Amenities (AA): \$3,000

OPEN SPACE

(Reference Section 17(f) of PA 197 of 1975, as amended)

There are several parcels of vacant undeveloped land within the DDA; some of which are owned by the DDA and / or City of Montague. These parcels include 4 full lots and 2 partial lots on Ferry Street, 8 wetland lots behind the Montague Farmers' Market, and 4 lots off of Spring Street near the Hart-Montague Bike Trail Trailhead. A portion of these lots are undevelopable and may be removed from the DDA Area in future plan updates.

The DDA also includes several public parks in that area in various stages of development including Buttermilk Creek Park, Artisan Marketplace, and Montague Farmers' Market.

Other small areas throughout the DDA may be left as open space and used as zones of separation and buffering in most cases. In general, many of these areas are incorporated into other uses such as landscaped areas, passive areas around buildings, and areas adjacent to the Hart-Montague Rail Trail and the Medbery Recreational Trail.

ACQUISITION AND CONVEYANCE

(Reference Section 17(g), 17(i), and 17(k) of PA 197 of 1975, as amended)

All real property acquisition proposed by the DDA under the terms of this Plan shall be accomplished under the authority provided by PA197 of 1975, as amended. All public improvements accomplished by the authority and any land, property, or equipment, etc.,

obtained to complete the plans set forth in this document may be conveyed to the City, at no cost, with discretion of the DDA board. At the time of dissolution of the authority, all property then in its control would become the property of the City of Montague. The DDA expects to convey lands assembled for private development of new retail or service commercial uses to qualified private interests, with the terms of such conveyance subject to a development agreement. Such agreement will include terms and conditions for the sale of the lands intended to assure consistent with the character of the community, the City's Master Plan, designed and scaled to complement the downtown area.

The DDA, in conjunction with the City of Montague may undertake property acquisition activities in accordance with the Act. The legal basis under which the City of Montague may take and transfer privately owned property to the DDA and the DDA may acquire such property and other private property for use in accordance with an approved Development Plan is provided in Section 7(h) and Section 10 of the Act which state respectively that, the DDA may:

"Acquire by purchase or otherwise, on terms and conditions and in a manner the authority deems proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests therein, which the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options with respect thereto."

"A municipality may take private property . . . for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it deems appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public."

The City of Montague owns the following properties with the DDA.

Parcel #	
61-21-021-300-0001-00	River Street (Rail Trail)
61-21-021-300-0001-20	River Street (Rail Trail)
61-21-021-300-0008-00	Dowling Street (Campground)
61-21-161-008-0010-00	Water Street (Ellenwood / Weathervane Park)
61-21-161-009-0009-00	Spring Street (Trailhead Parking Lot)
61-21-161-012-0006-00	Ferry Street (City Hall / Police / Library)
61-21-161-014-0001-00	Ferry Street (<i>vacant property</i>)
61-21-161-014-0003-00	Ferry Street (<i>vacant property</i>)
61-21-161-014-0009-00	Water Street (Farmers' Market Parking)
61-21-161-014-0010-00	Water Street (Farmers' Market Parking)
61-21-161-015-0001-00	Church Street (Farmers' Market Pavilion & wetlands)
61-21-161-015-0005-00	Knudsen Street (<i>vacant property</i>)
61-21-161-022-0001-00	Old Channel Trail – Ferry Street (Apartment Parking)
61-21-161-024-0001-00	Spring Street (Buttermilk Creek Park)
61-21-161-024-0002-00	Spring Street (Buttermilk Creek Park)
61-21-162-000-0001-00	Water Street (Well #4 & <i>vacant property</i>)

ZONING, STREET, AND UTILITY CHANGES

(Reference Section 17(h) of PA 197 of 1975, as amended)

The primary means for ensuring implementation of private development objectives complementing the public improvements proposed in the development plan is through the city zoning ordinance. This plan serves as a guide in the implementation of public improvements financed by the DDA or associated parties. The Zoning Ordinance, Zoning Map, and City's Master Plan currently reflect the development patterns outlined in the DDA's plan; however, as changes are made, each should continue to reflect the objectives of the DDA plan. Some changes may be needed to allow mixed use buildings or higher density residential development in certain locations within the DDA Area. Standards to govern landscaping, site plan review, dimensional standards and approval, special land uses, Planned Unit Developments, parking, access and circulation may all be considered as mechanisms to aid in implementation.

Future projects will increase traffic volumes on the streets within the DDA Area. Street widening is not anticipated, however intersection, sidewalk, and crosswalks may be needed. Cost estimates have been allocated in the project list to accommodate these improvements. Major utility changes are not anticipated with the exception of storm sewer upgrades occur in undeveloped locations within the DDA Area. New development may also require some minor upgrades to existing service (water / sewer) lines.

DEVELOPMENT COSTS AND FINANCING CAPABILITIES

(Reference Section 17(i) of PA 197 of 1975, as amended)

The estimated cost for all planned development projects are contained in Table 1 in Appendix B. Estimate for DDA contributions to DDA Area improvements are provided in the Projects and Phasing section. No private sector investment commitments have been made nor have estimates of private sector costs been included. The private sector improvements will be financed through lending sources arranged by the developers.

It is presently planned that the public sector improvements will continue to be financed largely through the use of captured tax increments in accordance with the Tax Increment Financing Plan established pursuant to Act 197 of 1975, as amended. The DDA does not currently plan to utilize tax increment bonds nor levy an ad valorem tax (mill) for projects and activities within the DDA Area. In order to offset expenditures the DDA and City intend to explore alternative and supplementary sources of funding, including grants, alternative financing through the state (MEDC), and private developer financing.

The costs of projects have been estimated based on current dollars and may need to be increased in the particular year the project is expected to be completed. This possible increase in project costs reflects typical economic trends, future rates of inflation, material and labor cost increases, etc. In this manner, project costs would be expected to increase 3 to 5 percent per year.

RELOCATION

(Reference Section 17(l), 17(m), 17(n), 17(o) of PA 197 of 1975, as amended)

Based on the number of housing and rental units, it is estimated there are 46 individuals (permanent residents) living in the DDA Area. Additional residential development is planned and needed.

No displacement of individuals or families is anticipated as a direct result of DDA activities. Should relocation of individuals, families, or businesses be required in the future, the DDA, with the cooperation of the City, will prepare and adopt a formal relocation plan prior to the relocation. The relocation plan will include surveys required by Section 7(l) of PA 197, and it will require the provision of relocation payments and other assistance to families, individuals, businesses, and non-profit organizations as required by the Uniform Relocation Assistance and Real Property Acquisition Act and PA 227 of 1972, as amended.

OTHER PERTINENT INFORMATION

(Reference Section 17(p) of PA 197 of 1975, as amended)

Section 21 of PA 197 requires that a DDA Area Citizen's Council be established if a proposed DDA Area has residing within it 100 or more residents. Based on a population estimate a DDA Area Citizens Council is not required.

PART 2: TAX INCREMENT FINANCING (TIF) PLAN

(Reference Section 14(1) of PA 197 of 1975, as amended)

PROCEDURES AND TIMELINE FOR ADOPTION OF UPDATED PLAN

Pursuant to the requirements set forth in PA 197 of 1975, as amended, the Downtown Development Authority Act ("Act"), City of Montague created the DDA and adopted the original Development Plan and Tax Increment Financing Plan on April 11, 1985. When this Plan was originally prepared the aggregate SEV for properties within the DDA Area was \$2.1 million (1984 values).

According to PA 197 the Development Plan and Tax Increment Financing Plan (hereinafter referred to as the "Plans") are prepared and updated under the auspices of the DDA. After reviewing the Plans and making modifications, if necessary, it is anticipated that the DDA will forward the Plans to the City Council with a recommendation for adoption.

In accordance with the Act, the City will notify all applicable taxing jurisdictions of the City's intent to update and adopt the Plans. The City Council will then hold a public hearing. Following the public hearing, it is anticipated that the City Council will take action to adopt the updated Plans. Action to approve the Plans will be by ordinance.

EXPLANATION OF THE TAX INCREMENT PROCEDURE

DEVELOPMENT OF CAPTURED ASSESSED VALUE

The primary objective of the DDA is to create economic expansion and to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. One of the constraints inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing provides an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method of developing the projects identified herein and to provide the DDA with important financial leverage. A significant portion of the final financing package will consist of cooperative joint funding and the use of tax increment financing. The City's commitment to the DDA is an important and necessary ingredient upon which to accomplish the development plan.

The successful financial packaging of the proposed public improvement project's intended for this updated 30-year period will serve to fulfill the objectives of the City of Montague, but the entire project will not be completed without commitment through the Tax Increment Financing and Development Plan. New commercial tenants will be encouraged to locate using the improvements detailed in the development plan.

The theory of tax increment financing is that investment in public improvements of an area within the municipality will result in greater tax revenues from that area than would

otherwise occur if no special development were undertaken. Therefore, it is important to earmark a portion of the resulting increased tax revenues for the purpose of paying the cost of providing public improvements in that area. A tax increment financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

TERMS

The following important terms are defined as part of the TIF Plan.

Initial Assessed Value. The most recently assessed value, as finally equalized by the State Board of Equalization, of all the taxable property within the boundaries of the DDA Area at the time the ordinance establishing the TIF Plan is approved. This is also referred to as the base value.

Captured Assessed Value. The amount by which the current assessed value exceeds the base value.

Captured Taxable Value. When the Act was passed and terms were defined, the assessed value of property for the purposes of calculating property tax was the State Equalized Value (SEV). This value was applied to the local millage in order to establish property taxes. As a result of "Proposal A" (PA 415 of 1994), a new formula was developed in establishing the property value to use when calculating property taxes and is referred to as the "taxable value." For the purposes of this step in the TIF Plan process, establishment of the Captured Assessed Value, is actually establishment of the Captured Taxable Value and shall be referred to as such throughout the remainder of this Plan.

Tax Increment Revenue. The property tax revenue which is generated as a result of the difference in value between the base year and the current year. This tax increment can be used by the DDA to carry out the Development Plan.

TAXABLE PROPERTIES AND VALUES

When this Plan was originally prepared the aggregate SEV for properties within the DDA Area was \$2.1 million in the base year (1984 values). From that original point of valuation, and subsequent conversion of SEV to the current Taxable Value, all property tax revenue generated from the increase in the value was, and will continue to be, captured by the DDA. That revenue is referred to as the tax increment revenue. Utilizing the current Taxable Value methodology, and including annual growth of those properties, the aggregate value within the DDA Area as of this plan update, now 30+ years later) is \$10.1 million. In preparing this plan update, tax increment revenue was projected to establish the budget for the Development Plan. The estimates are based on an increase in assessed value of property in the DDA due to factors not directly related to new construction, such as inflationary increases, various market

factors, changes in the use of property resulting in reassessment, or other factors. This update uses a conservative estimate that the annual growth in taxable value due to these factors would be 1.0 percent annually. This projection is provided in appendix B. By 2047, it is estimated that property in the DDA will be valued at \$13.6 million.

TAX INCREMENT REVENUE

After estimating future captured taxable value, the tax increment is determined for each year by applying the total current millage rate for all taxing jurisdictions in the DDA against the captured taxable value. The total millage rate used for the DDA capture is 2.937 mills. As regulated by law, this includes the following taxing jurisdictions and the noted millage rates. The City of Montague collect the tax increment revenues in accordance with their normal property tax collection processes and schedules, and in turn distribute the revenues to the DDA.

Taxing Unit	Current Millage Rate	12/31/15 Taxable Value of Unit	12/31/15 DDA Captured Value	DDA Captured Value as % of Unit	Weighted Significance (1 X4)
City of Montague	16.75	\$74,264,253	\$7,424,120	9.9969	1.6745
County Operating	5.6984	\$4,279,987,768	\$7,424,120	0.1735	0.0099
Co. Museum	0.3221	\$4,279,987,768	\$7,424,120	0.1735	0.0006
Co. Senior Citizens	0.5	\$4,279,987,768	\$7,424,120	0.1735	0.0009
Co. Veterans	0.752	\$4,279,987,768	\$7,424,120	0.1735	0.0013
Central Dispatch	0.3	\$4,279,987,768	\$7,424,120	0.1735	0.0005
Fire District	1.8985	\$227,175,872	\$7,424,120	3.2680	0.0620
Library	1.249	\$2,784,673,230	\$7,424,120	0.2666	0.0033
WL Ambulance	1.9	\$462,827,020	\$7,424,120	1.6041	0.0305

The DDA is not authorized to capture tax increment revenues from any ad valorem taxes (a tax whose amount is based on the value of a transaction) or specific local taxes attributable to education(school operating millage) pursuant to Michigan Public Act 331 of 1993, as amended, or taxes levied by any local or intermediate school district. The DDA is authorized to capture tax increment revenues from the educational debt millage.

BONDED INDEBTEDNESS

The City and DDA do not plan to incur any bonded indebtedness during the term of this plan update. Should the bonds be utilized the City must approve any bonds or indebtedness, which pledge the full faith and credit for the City of Montague. Actual bonded indebtedness to be incurred shall be limited by the amount of revenues anticipated to be received each year that will be available for servicing the debt load.

DURATION OF THE PLAN

The Tax Increment Financing Plan will continue upon approval by the City Council for a term of thirty (30) years, unless this plan is amended to extend or shorten its duration.

IMPACT ON ASSESSED VALUE OF TAXING JURISDICTIONS

The tax increment financing plan generates revenue based only on the captured assessed value. Each Taxing Jurisdiction will continue to levy and receive taxes on the initial taxable value of in the DDA. That taxable value will continue to be used for taxing purposes by the Taxing Jurisdictions that are not exempted by the DDA Act. In effect, the taxable value is frozen at the base level for taxing purposes for the duration of the DDA development plan.

The Intermediate School District, the local school district, and the State of Michigan Education Tax fund will receive revenues from all increases in taxable value.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the “capture assessed value” that is created following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment. The overall impact of the Tax Increment Financing Plan is expected to generate increased economic activity in the City of Montague and Muskegon County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in personal income due to new employment with the DDA Area, the City of Montague, and other neighboring communities throughout Muskegon County.

PLAN FOR EXPENDITURE OF TAX INCREMENT FUNDS

The tax increment funds received by the DDA will be used for the purposes outlined in his DDA / TIF Plan. Any additional tax increment revenues generated beyond those projected in this Plan will be used as follows:

1. To further the implementation of the public improvement program, and / or
2. Redistribution to the applicable taxing jurisdictions, in proportion to the amount of revenue generated within the DDA and the millage rate of each taxing jurisdiction in that year.

In the event the tax increment revenues generated are less than projected, the DDA may:

1. Collect the captured tax increment revenues until sufficient funds are available to implement specific public improvement on a pay as you go basis.
2. Seek supplemental funding sources to help finance the DDA objectives.
3. Amend the Development Plan to match the available revenues.

COMPLIANCE WITH SECTION 15 OF THE ACT

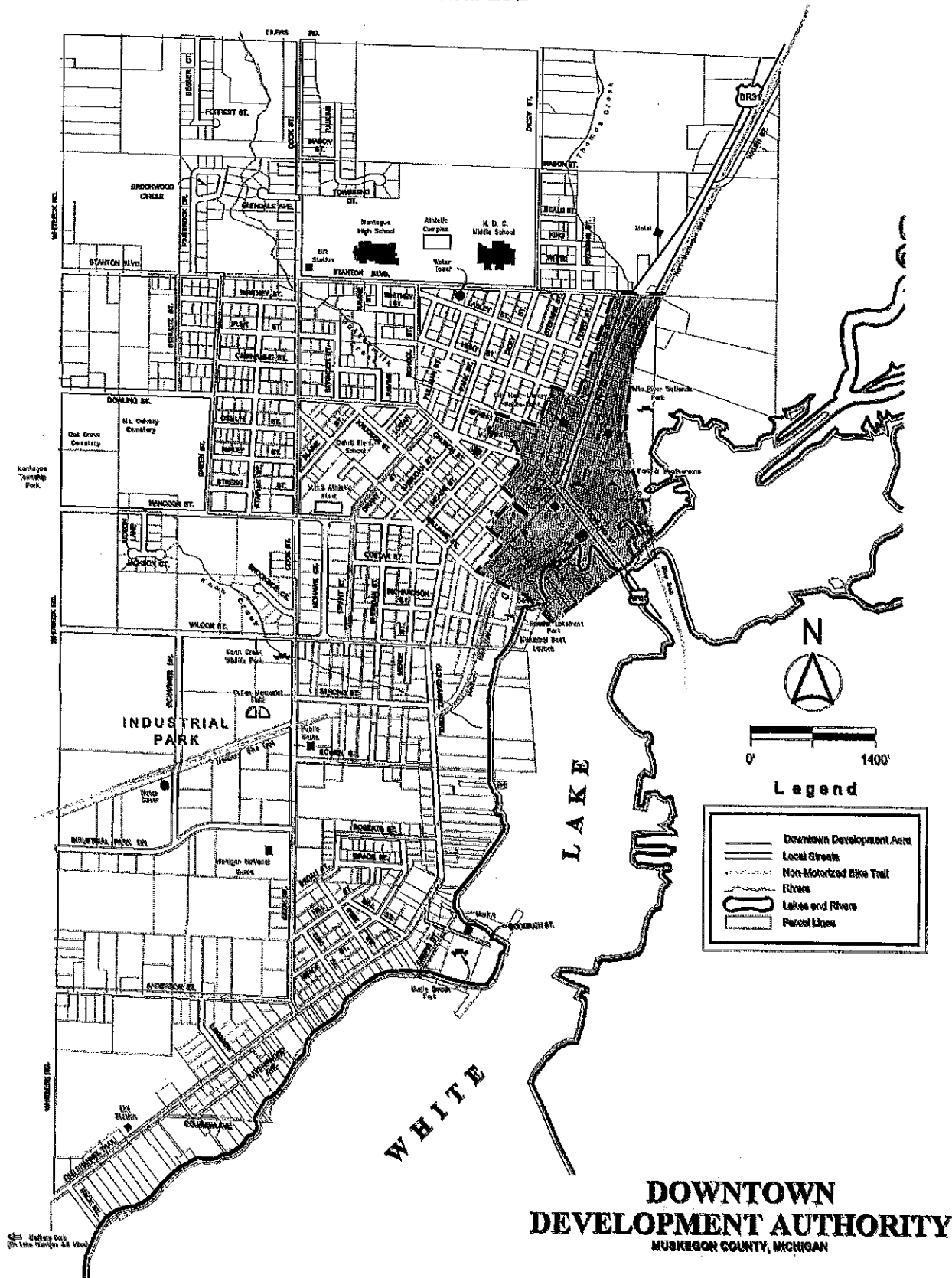
As referred to above, it is the intent of these plans to comply with Section 15 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report. These revenues shall not be used to circumvent existing property tax limitations.

APPENDIX A
Downtown Development Authority Area
Legal Description

The boundaries of the Downtown Development Authority Area in the City of Montague, Michigan are as follows:

Commence at the point where the East and West Quarterline of Section 21, Town 12 North, Range 17 West, intersects the Easterly line of the C&O Railroad right-of-way, thence Southerly along the Easterly line of the C&O Railroad right-of-way to the water's edge of White River to the Southwesterly line of Dowling Street, thence Westerly to the Southwesterly corner of Lot 4, Block 2, Plat of the Village of Montague, thence North 49°59'10" West to the centerline of Water Street, thence Northeasterly along the centerline of Water Street to its intersection with the centerline of Knudsen Street, thence Northwesterly along the centerline of Knudsen Street to its intersection with the centerline of Fetty Street, thence Northeasterly along the centerline of Ferry Street to its intersection with the centerline of Church Street, thence Northwesterly along the centerline of Church Street to its intersection with the centerline of Old Channel Trail, thence Northeasterly along the centerline of Old Channel Trail to its intersection with the centerline of Dowling Street, thence Westerly along the centerline of Dowling Street to its intersection with the centerline of Stebbins Street, thence Northerly along the centerline of Stebbins Street 132 feet, thence Westerly parallel with Dowling Street to the centerline of Dicey Street, thence Northerly along the centerline of Dicey Street to a point 66 feet northerly of Spring Street, thence Easterly parallel to Spring Street, thence Easterly parallel to Spring Street to the centerline of the alley in Block 25, Plat of the Village of Montague, thence Northerly along said centerline and an extension thereof to its intersection with the centerline of Hunt Street, thence Easterly along the centerline of Hunt Street to its intersection with the centerline of the alley in Block 11, Plat of the Village of Montague, if that line is extended Southerly, thence Northerly along said centerline and an extension thereof to the centerline of the alley in Block 2, Plat of Geo. E. Dowling Add., thence Northerly along said centerline and an extension thereof to its intersection with the East and West Quarterline of Section 21, Town 12 North, Range 17 West, thence East along said East and West Quarterline to the point of beginning.

APPENDIX B



APPENDIX C

Project Revenues by Taxing Jurisdiction

City of Montague DDA Total Projected Revenue by unit using assumed growth rate of: 1.0%												
FY	Taxable Value	Captured Value	Total Tax Capture	City Operating	County Operating	Co Museum	Co Senior Citizens	Co Veterans	Fire District	Central Dispatch	Library	WL Ambulance
			0.0293709	0.0167500	0.0056984	0.0003221	0.0005000	0.0007520	0.0018985	0.0003000	0.0012490	0.0019000
2017	\$ 10,104,320	\$ 7,424,120	\$ 218,046	\$ 124,354	\$ 42,306	\$ 2,391	\$ 3,712	\$ 5,583	\$ 14,095	\$ 2,227	\$ 9,273	\$ 14,106
2018	10,205,363	7,498,361	220,227	125,598	42,729	2,415	3,749	5,639	14,236	2,250	9,365	14,247
2019	10,307,417	7,573,345	222,429	126,854	43,156	2,439	3,787	5,695	14,378	2,272	9,459	14,389
2020	10,410,491	7,649,078	224,653	128,122	43,588	2,464	3,825	5,752	14,522	2,295	9,554	14,533
2021	10,514,596	7,725,569	226,900	129,403	44,023	2,488	3,863	5,810	14,667	2,318	9,649	14,679
2022	10,619,742	7,802,825	229,169	130,697	44,464	2,513	3,901	5,868	14,814	2,341	9,746	14,825
2023	10,725,939	7,880,853	231,461	132,004	44,908	2,538	3,940	5,926	14,962	2,364	9,843	14,974
2024	10,833,199	7,959,662	233,775	133,324	45,357	2,564	3,980	5,986	15,111	2,388	9,942	15,123
2025	10,941,531	8,039,258	236,113	134,658	45,811	2,589	4,020	6,046	15,263	2,412	10,041	15,275
2026	11,050,946	8,119,651	238,474	136,004	46,269	2,615	4,060	6,106	15,415	2,436	10,141	15,427
2027	11,161,455	8,200,847	240,859	137,364	46,732	2,641	4,100	6,167	15,569	2,460	10,243	15,582
2028	11,273,070	8,282,856	243,267	138,738	47,199	2,668	4,141	6,229	15,725	2,485	10,345	15,737
2029	11,385,801	8,365,684	245,700	140,125	47,671	2,695	4,183	6,291	15,882	2,510	10,449	15,895
2030	11,499,659	8,449,341	248,157	141,526	48,148	2,722	4,225	6,354	16,041	2,535	10,553	16,054
2031	11,614,655	8,533,834	250,639	142,942	48,629	2,749	4,267	6,417	16,201	2,560	10,659	16,214
2032	11,730,802	8,619,173	253,145	144,371	49,115	2,776	4,310	6,482	16,363	2,585	10,765	16,376
2033	11,848,110	8,705,365	255,677	145,815	49,607	2,804	4,353	6,546	16,527	2,612	10,873	16,540
2034	11,966,591	8,792,418	258,233	147,273	50,103	2,832	4,396	6,612	16,692	2,638	10,982	16,706
2035	12,086,257	8,880,342	260,816	148,746	50,604	2,860	4,440	6,678	16,859	2,664	11,092	16,873
2036	12,207,119	8,969,146	263,424	150,233	51,110	2,889	4,485	6,745	17,028	2,691	11,202	17,041
2037	12,329,191	9,058,837	266,058	151,736	51,621	2,918	4,529	6,812	17,198	2,718	11,314	17,212
2038	12,452,483	9,149,426	268,719	153,253	52,137	2,947	4,575	6,880	17,370	2,745	11,428	17,384
2039	12,577,007	9,240,920	271,406	154,785	52,658	2,977	4,620	6,949	17,544	2,772	11,542	17,558
2040	12,702,777	9,333,329	274,120	156,333	53,185	3,006	4,667	7,019	17,719	2,800	11,657	17,733
2041	12,829,805	9,426,662	276,861	157,897	53,717	3,036	4,713	7,089	17,897	2,828	11,774	17,911
2042	12,958,103	9,520,929	279,630	159,476	54,254	3,067	4,760	7,160	18,075	2,856	11,892	18,090
2043	13,087,684	9,616,138	282,426	161,070	54,797	3,097	4,808	7,231	18,256	2,885	12,011	18,271
2044	13,218,561	9,712,300	285,250	162,681	55,345	3,128	4,856	7,304	18,439	2,914	12,131	18,453
2045	13,350,747	9,809,423	288,103	164,308	55,898	3,160	4,905	7,377	18,623	2,943	12,252	18,638
2046	13,484,254	9,907,517	290,984	165,951	56,457	3,191	4,954	7,450	18,809	2,972	12,374	18,824
2047	13,619,097	10,006,592	293,894	167,610	57,022	3,223	5,003	7,525	18,998	3,002	12,498	19,013

APPENDIX D
DDA Projected Revenues

City of Montague DDA Total Projected Revenue using assumed growth rate of:				1.0%
FY	Taxable Value	Captured Value	Millage Multiplier	Tax increment Revenue
2017	\$ 10,104,320	\$ 7,424,120	0.0293700	\$ 218,046
2018	10,205,363	7,498,361	0.0293700	220,227
2019	10,307,417	7,573,345	0.0293700	222,429
2020	10,410,491	7,649,078	0.0293700	224,653
2021	10,514,596	7,725,569	0.0293700	226,900
2022	10,619,742	7,802,825	0.0293700	229,169
2023	10,725,939	7,880,853	0.0293700	231,461
2024	10,833,199	7,959,662	0.0293700	233,775
2025	10,941,531	8,039,258	0.0293700	236,113
2026	11,050,946	8,119,651	0.0293700	238,474
2027	11,161,455	8,200,847	0.0293700	240,859
2028	11,273,070	8,282,856	0.0293700	243,267
2029	11,385,801	8,365,684	0.0293700	245,700
2030	11,499,659	8,449,341	0.0293700	248,157
2031	11,614,655	8,533,834	0.0293700	250,639
2032	11,730,802	8,619,173	0.0293700	253,145
2033	11,848,110	8,705,365	0.0293700	255,677
2034	11,966,591	8,792,418	0.0293700	258,233
2035	12,086,257	8,880,342	0.0293700	260,816
2036	12,207,119	8,969,146	0.0293700	263,424
2037	12,329,191	9,058,837	0.0293700	266,058
2038	12,452,483	9,149,426	0.0293700	268,719
2039	12,577,007	9,240,920	0.0293700	271,406
2040	12,702,777	9,333,329	0.0293700	274,120
2041	12,829,805	9,426,662	0.0293700	276,861
2042	12,958,103	9,520,929	0.0293700	279,630
2043	13,087,684	9,616,138	0.0293700	282,426
2044	13,218,561	9,712,300	0.0293700	285,250
2045	13,350,747	9,809,423	0.0293700	288,103
2046	13,484,254	9,907,517	0.0293700	290,984
2047	13,619,097	10,006,592	0.0293700	293,894

APPENDIX E

DDA Parcels

<u>Parcel #</u>	<u>Taxable Value</u>
61-21-161-024-0009-00	\$328,800
61-21-225-000-0132-00	\$1,900
61-21-225-000-0085-00	\$7,600
61-21-225-000-0158-00	\$4,900
61-21-227-000-0002-00	\$100,800
61-21-225-000-0165-00	\$6,100
61-21-021-300-0010-00	\$61,300
61-21-225-000-0133-00	\$1,900
61-21-225-000-0002-00	\$4,900
61-21-655-000-0004-00	\$11,500
61-21-225-000-0181-00	\$1,900
61-21-225-000-0072-00	\$6,100
61-21-225-000-0115-00	\$6,100
61-21-225-000-0025-00	\$4,900
61-21-226-000-0004-00	\$83,200
61-21-226-000-0012-00	\$79,700
61-21-161-013-0001-00	\$106,418
61-21-225-000-0095-00	\$4,900
61-21-225-000-0108-00	\$6,100
61-21-225-000-0041-00	\$7,600
61-21-225-000-0042-00	\$7,600
61-21-227-000-0004-00	\$79,200
61-21-225-000-0141-00	\$4,900
61-21-225-000-0140-00	\$4,900
61-21-225-000-0186-00	\$1,900
61-21-225-000-0173-00	\$7,600
61-21-225-000-0103-00	\$4,900
61-21-225-000-0017-00	\$4,900
61-21-226-000-0016-00	\$68,600
61-21-227-000-0009-00	\$118,800
61-21-655-000-0021-00	\$13,600
61-21-225-000-0147-00	\$4,900
61-21-655-000-0001-00	\$10,100
61-21-225-000-0031-00	\$4,900
61-21-225-000-0179-00	\$1,900
61-21-225-000-0037-00	\$4,900
61-21-225-000-0021-00	\$4,900
61-21-225-000-0036-00	\$4,900
61-21-161-010-0011-00	\$56,560

61-21-021-300-0011-00	\$57,492
61-21-161-012-0012-00	\$57,300
61-21-225-000-0168-00	\$7,600
61-21-900-251-0065-00	\$121,600
61-21-226-000-0019-00	\$88,700
61-21-226-000-0006-00	\$88,700
61-21-225-000-0053-00	\$7,600
61-21-225-000-0127-00	\$1,900
61-21-225-000-0180-00	\$1,900
61-21-225-000-0129-00	\$1,900
61-21-225-000-0086-00	\$7,600
61-21-225-000-0090-00	\$10,300
61-21-225-000-0013-00	\$4,900
61-21-226-000-0014-00	\$57,200
61-21-225-000-0143-00	\$4,900
61-21-225-000-0144-00	\$4,900
61-21-225-000-0121-00	\$1,900
61-21-225-000-0145-00	\$4,900
61-21-655-000-0020-00	\$12,900
61-21-225-000-0071-00	\$6,100
61-21-162-000-0003-00	\$175,100
61-21-225-000-0149-00	\$4,900
61-21-227-000-0008-00	\$100,900
61-21-225-000-0142-00	\$4,900
61-21-225-000-0035-00	\$4,900
61-21-225-000-0117-00	\$6,100
61-21-161-015-0009-00	\$64,884
61-21-161-015-0013-00	\$1,060
61-21-225-000-0182-00	\$1,900
61-21-225-000-0069-00	\$6,100
61-21-225-000-0122-00	\$1,900
61-21-225-000-0123-00	\$1,900
61-21-225-000-0007-00	\$4,900
61-21-227-000-0003-00	\$89,800
61-21-225-000-0039-00	\$7,600
61-21-225-000-0150-00	\$7,600
61-21-900-251-0051-00	\$5,000
61-21-225-000-0120-00	\$6,100
61-21-225-000-0065-00	\$6,100
61-21-225-000-0104-00	\$4,900
61-21-226-000-0018-00	\$90,300
61-21-227-000-0010-00	\$124,900
61-21-161-024-0005-00	\$2,277
61-21-161-024-0006-00	\$55,022

61-21-161-013-0004-00	\$67,302
61-21-225-000-0056-00	\$4,200
61-21-225-000-0012-00	\$4,900
61-21-225-000-0043-00	\$6,100
61-21-225-000-0023-00	\$4,900
61-21-225-000-0011-00	\$4,200
61-21-225-000-0074-00	\$4,900
61-21-225-000-0094-00	\$4,900
61-21-225-000-0016-00	\$4,900
61-21-225-000-0102-00	\$4,900
61-21-225-000-0100-00	\$4,900
61-21-225-000-0167-00	\$6,100
61-21-226-000-0015-00	\$76,400
61-21-900-251-0017-00	\$24,800
61-21-225-000-0152-00	\$7,600
61-21-225-000-0118-00	\$6,100
61-21-225-000-0029-00	\$4,900
61-21-225-000-0080-00	\$7,600
61-21-225-000-0139-00	\$4,900
61-21-161-010-0005-00	\$50,879
61-21-225-000-0064-00	\$6,100
61-21-225-000-0119-00	\$6,100
61-21-225-000-0038-00	\$4,900
61-21-225-000-0093-00	\$4,900
61-21-225-000-0163-00	\$6,100
61-21-655-000-0013-00	\$10,100
61-21-655-000-0010-00	\$11,500
61-21-655-000-0014-00	\$11,400
61-21-655-000-0011-00	\$11,500
61-21-655-000-0002-00	\$10,100
61-21-225-000-0054-00	\$6,100
61-21-225-000-0124-00	\$1,900
61-21-225-000-0084-00	\$7,600
61-21-225-000-0156-00	\$4,900
61-21-226-000-0003-00	\$84,000
61-21-161-012-0001-00	\$37,000
61-21-225-000-0022-00	\$4,900
61-21-655-000-0019-00	\$12,900
61-21-655-000-0006-00	\$11,500
61-21-655-000-0018-00	\$12,900
61-21-225-000-0159-00	\$4,900
61-21-225-000-0026-00	\$4,900
61-21-225-000-0096-00	\$4,900
61-21-225-000-0107-00	\$6,100

61-21-225-000-0068-00	\$6,100
61-21-225-000-0059-00	\$4,900
61-21-227-000-0005-00	\$133,900
61-21-185-002-0010-00	\$6,800
61-21-225-000-0146-00	\$4,900
61-21-021-300-0014-00	\$75,658
61-21-227-000-0006-00	\$111,800
61-21-225-000-0067-00	\$6,100
61-21-226-000-0010-00	\$94,100
61-21-161-025-0006-00	\$3,243
61-21-161-025-0005-00	\$42,291
61-21-900-251-0008-00	\$42,400
61-21-227-000-0001-00	\$105,400
61-21-225-000-0091-00	\$4,900
61-21-225-000-0092-00	\$4,900
61-21-225-000-0134-00	\$4,900
61-21-161-013-0006-00	\$46,057
61-21-161-012-0005-00	\$48,200
61-21-225-000-0046-00	\$4,900
61-21-225-000-0097-00	\$4,900
61-21-161-023-0001-10	\$2,949
61-21-161-023-0001-00	\$43,013
61-21-161-023-0002-00	\$67,559
61-21-161-013-0005-00	\$97,092
61-21-655-000-0003-00	\$11,500
61-21-655-000-0016-00	\$12,900
61-21-225-000-0081-00	\$7,600
61-21-226-000-0009-00	\$107,300
61-21-225-000-0126-00	\$1,900
61-21-225-000-0128-00	\$1,900
61-21-655-000-0007-00	\$11,500
61-21-185-002-0023-00	\$266,200
61-21-161-011-0013-00	\$89,000
61-21-655-000-0023-00	\$12,900
61-21-225-000-0033-00	\$4,900
61-21-225-000-0116-00	\$6,100
61-21-225-000-0027-00	\$4,900
61-21-225-000-0044-00	\$4,900
61-21-225-000-0045-00	\$4,900
61-21-227-000-0012-00	\$75,800
61-21-227-000-0011-00	\$110,700
61-21-161-013-0007-00	\$66,117
61-21-161-014-0015-00	\$26,889
61-21-225-000-0187-00	\$1,900

61-21-225-000-0148-00	\$4,900
61-21-225-000-0174-00	\$7,600
61-21-226-000-0008-00	\$100,100
61-21-225-000-0089-00	\$7,600
61-21-161-012-0002-00	\$30,571
61-21-161-012-0003-00	\$9,089
61-21-225-000-0030-00	\$4,900
61-21-225-000-0006-00	\$4,900
61-21-161-014-0011-00	\$22,146
61-21-225-000-0005-00	\$4,900
61-21-225-000-0154-00	\$7,600
61-21-655-000-0015-00	\$15,200
61-21-225-000-0001-00	\$4,900
61-21-225-000-0178-00	\$1,900
61-21-225-000-0087-00	\$7,600
61-21-161-013-0011-00	\$37,123
61-21-225-000-0003-00	\$4,900
61-21-161-024-0008-00	\$62,365
61-21-226-000-0017-00	\$91,500
61-21-225-000-0088-00	\$7,600
61-21-161-012-0015-00	\$54,000
61-21-900-251-0007-00	\$358,300
61-21-021-300-0013-00	\$104,400
61-21-225-000-0015-00	\$4,900
61-21-225-000-0162-00	\$6,100
61-21-161-014-0014-00	\$38,273
61-21-161-011-0012-00	\$31,600
61-21-225-000-0034-00	\$4,900
61-21-226-000-0011-00	\$89,600
61-21-225-000-0077-00	\$7,600
61-21-225-000-0051-00	\$6,100
61-21-225-000-0164-00	\$6,100
61-21-225-000-0130-00	\$1,900
61-21-225-000-0040-00	\$7,600
61-21-185-002-0018-00	\$72,800
61-21-225-000-0183-00	\$1,900
61-21-225-000-0170-00	\$7,600
61-21-225-000-0083-00	\$7,600
61-21-225-000-0050-00	\$6,100
61-21-225-000-0177-00	\$1,900
61-21-161-013-0010-00	\$27,831
61-21-161-013-0009-00	\$30,171
61-21-225-000-0062-00	\$6,100
61-21-655-000-0025-00	\$59,700

61-21-655-000-0026-00	\$59,700
61-21-161-007-0001-00	\$190,100
61-21-161-006-0002-00	\$211,600
61-21-225-000-0075-00	\$10,300
61-21-655-000-0024-00	\$16,800
61-21-655-000-0005-00	\$11,500
61-21-655-000-0009-00	\$11,900
61-21-655-000-0017-00	\$12,900
61-21-655-000-0022-00	\$13,000
61-21-655-000-0012-00	\$8,000
61-21-161-013-0009-10	\$43,347
61-21-225-000-0070-00	\$6,100
61-21-225-000-0136-00	\$4,900
61-21-225-000-0014-00	\$4,900
61-21-225-000-0161-00	\$6,100
61-21-225-000-0008-00	\$4,900
61-21-225-000-0114-00	\$6,100
61-21-225-000-0175-00	\$1,900
61-21-225-000-0151-00	\$7,600
61-21-161-025-0010-00	\$5,316
61-21-161-025-0009-00	\$5,316
61-21-161-025-0008-00	\$31,712
61-21-161-010-0009-00	\$10,500
61-21-161-010-0008-00	\$60,100
61-21-021-300-0009-00	\$114,900
61-21-225-000-0155-00	\$7,600
61-21-225-000-0028-00	\$4,900
61-21-225-000-0160-00	\$4,900
61-21-161-025-0007-00	\$68,040
61-21-225-000-0098-00	\$4,900
61-21-225-000-0105-00	\$4,900
61-21-225-000-0113-00	\$6,100
61-21-226-000-0001-00	\$128,300
61-21-225-000-0032-00	\$4,900
61-21-226-000-0013-00	\$69,800
61-21-225-000-0137-00	\$4,900
61-21-225-000-0047-00	\$4,900
61-21-225-000-0048-00	\$4,900
61-21-225-000-0049-00	\$4,900
61-21-225-000-0018-00	\$4,900
61-21-225-000-0111-00	\$6,100
61-21-185-001-0012-00	\$7,994
61-21-185-001-0014-00	\$8,565
61-21-185-001-0010-00	\$56,900

61-21-225-000-0073-00	\$4,900
61-21-021-300-0012-00	\$129,700
61-21-225-000-0055-00	\$4,900
61-21-185-001-0001-00	\$48,601
61-21-225-000-0082-00	\$7,600
61-21-225-000-0066-00	\$6,100
61-21-161-008-0001-00	\$805,100
61-21-185-001-0007-00	\$56,205
61-21-161-012-0009-00	\$77,900
61-21-225-000-0009-00	\$4,900
61-21-226-000-0007-00	\$125,000
61-21-655-000-0008-00	\$11,500
61-21-225-000-0058-00	\$4,900
61-21-225-000-0020-00	\$4,900
61-21-161-011-0009-00	\$53,200
61-21-225-000-0063-00	\$6,100
61-21-225-000-0125-00	\$1,900
61-21-225-000-0166-00	\$6,100
61-21-225-000-0010-00	\$4,900
61-21-225-000-0024-00	\$4,900
61-21-161-009-0001-00	\$36,975
61-21-225-000-0106-00	\$4,900
61-21-900-251-0179-00	\$16,000
61-21-225-000-0185-00	\$1,900
61-21-225-000-0138-00	\$4,900
61-21-225-000-0061-00	\$6,100
61-21-225-000-0172-00	\$7,600
61-21-225-000-0004-00	\$4,900
61-21-225-000-0076-00	\$4,600
61-21-225-000-0169-00	\$7,600
61-21-225-000-0052-00	\$7,600
61-21-226-000-0005-00	\$99,400
61-21-225-000-0131-00	\$1,900
61-21-225-000-0060-00	\$4,900
61-21-900-251-0021-00	\$6,700
61-21-161-025-0011-00	\$59,177
61-21-225-000-0101-00	\$4,900
61-21-225-000-0157-00	\$4,900
61-21-225-000-0099-00	\$4,900
61-21-161-013-0013-00	\$43,115
61-21-225-000-0019-00	\$4,900
61-21-225-000-0079-00	\$7,600
61-21-225-000-0110-00	\$6,100
61-21-900-251-0126-00	\$2,800

61-21-225-000-0184-00	\$1,900
61-21-225-000-0171-00	\$7,600
61-21-900-251-0014-00	\$69,600
61-21-226-000-0020-00	\$90,500
61-21-227-000-0007-00	\$106,900
61-21-900-251-0046-00	\$4,500
61-21-161-010-0015-00	\$6,360
61-21-161-009-0002-00	\$3,787
61-21-900-351-0001-00	\$19,400
61-21-161-009-0003-00	\$210,564
61-21-225-000-0135-00	\$4,200
61-21-225-000-0176-00	\$1,900
61-21-225-000-0153-00	\$7,600
61-21-225-000-0078-00	\$7,600
61-21-225-000-0109-00	\$6,100
61-21-161-010-0001-00	\$105,515
61-21-225-000-0112-00	\$6,100
61-21-226-000-0002-00	\$102,000
61-21-225-000-0057-00	\$4,900

61-21-900-251-0231-00	\$0
61-21-021-300-0001-00	\$0
61-21-021-300-0001-20	\$0
61-21-021-300-0008-00	\$0
61-21-161-008-0010-00	\$0
61-21-161-009-0009-00	\$0
61-21-161-012-0006-00	\$0
61-21-161-014-0001-00	\$0
61-21-161-014-0003-00	\$0
61-21-161-014-0009-00	\$0
61-21-161-014-0010-00	\$0
61-21-161-015-0001-00	\$0
61-21-161-015-0005-00	\$0
61-21-161-022-0001-00	\$0
61-21-161-024-0001-00	\$0
61-21-161-024-0002-00	\$0
61-21-162-000-0001-00	\$0
61-21-900-251-0080-00	\$0
61-21-900-251-0175-00	\$0
61-21-225-000-0000-10	\$0
61-21-225-000-0000-20	\$0
61-21-225-000-0000-40	\$0
61-21-900-251-0024-00	\$0
61-21-161-023-0003-00	\$0
61-21-900-251-0059-00	\$0

61-21-900-251-0170-00	\$0
61-21-900-251-0005-00	\$0
61-21-900-251-0044-00	\$0
61-21-900-251-0131-00	\$0
61-21-900-251-0011-00	\$0
61-21-900-251-0132-00	\$0
61-21-900-251-0027-00	\$0
61-21-227-000-0000-00	\$0
61-21-900-251-0124-00	\$0
61-21-900-251-0029-00	\$0
61-21-225-000-0000-00	\$0
61-21-225-000-0000-30	\$0
61-21-226-000-0000-00	\$0
61-21-226-000-0000-10	\$0
61-21-900-251-0090-00	\$0
61-21-900-251-0107-00	\$0
61-21-900-251-0015-00	\$0
61-21-900-251-0083-00	\$0
61-21-900-251-0036-00	\$0
61-21-900-251-0057-00	\$0
61-21-900-251-0020-00	\$0
61-21-900-251-0108-00	\$0
61-21-900-251-0013-00	\$0
61-21-900-251-0088-00	\$0
61-21-900-251-0052-00	\$0
61-21-900-251-0006-00	\$0
61-21-900-251-0022-00	\$0
61-21-900-251-0012-00	\$0
61-21-900-251-0041-00	\$0
61-21-655-000-0000-00	\$0
61-21-900-251-0009-00	\$0
61-21-900-251-0128-00	\$0
61-21-900-251-0023-00	\$0