

VILLAGE OF KINGSLEY
DOWNTOWN DEVELOPMENT &
TAX INCREMENT FINANCING
PLAN



ADOPTED
DECEMBER 15, 2003



VILLAGE of KINGSLEY

**KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN**

ADOPTED

DECEMBER 15, 2003

Table of Contents

Introduction	1
---------------------------	----------

Development Plan	4
-------------------------------	----------

Tax Increment Financing Plan.....	21
--	-----------

Maps

Map 1: District Boundaries	5
---	----------

Map 2: Existing Public & Private Land Uses.....	6
--	----------

Map 3: Existing Public & Private Land Uses.....	7
--	----------

Map 4: DDA Boundary	8
----------------------------------	----------

Map 5: Public Open Spaces	16
--	-----------

Map 6: Street, Intersection & Utility Improvements	18
---	-----------

Tables

Table 1: Private Improvements Expected within the DDA Area.....	11
--	-----------

Table 2: Summary of Private Investment.....	13
--	-----------

Table 3: DDA Improvements Schedule.....	14
--	-----------

Table 4: Anticipated Public Sale, Donation and Purchase of Property	17
--	-----------

Table 5: DDA Parcels and Summary of Expected Changes in Taxable Value	23
--	-----------

Table 6: Schedule of Increase in Taxable Values & Tax Increment	27
--	-----------

Appendix

Bidding Policy.....	After A-1
----------------------------	------------------

Parcel Identification Number Maps/Parcel Address Maps	A-2
--	------------

Walking Tour Results and Map.....	A-6
--	------------

DDA Project & Financing Summary and Project Maps	A-12
---	-------------

market/pavilion/or train depot use area, pedestrian connectors, Brownson Park improvements, and a potential museum site and senior center. Public parking improvements are planned for Blair Street and the community center area as well as a visual attraction at the intersection of Blair and Brownson. Proposed vehicle connectors are proposed for Park Street to adjacent commerce center on East Main Street, Madison Street from Brownson to Park Street, extension of Blair Street east to a proposed south extension of Park Street. Pedestrian connectors are proposed along the full railroad right-of-way and a connector from Brownson east to the High School through Fenton Street. Grove Park improvements, Bobcat Commons streetscape improvements, Creek Park improvements, Sand Hill improvements, a water feature along the East Main roadway, and an extension of the Elm Street alley eastward are additional DDA improvements called for under this plan.

Goals

1. **Maintain small town character.**

It is the intent of this plan to enhance Kingsley's historic small town character by encouraging re-adaptation of historic buildings, sensitive infill development, pedestrian-oriented environment, and multiple recreational opportunities for all.

2. **Provide essential services for Kingsley residents in a compact village environment.**

The DDA District shall serve as a village center with compact development that encourages a sense of place while providing public services such as governmental offices and centers. Private commercial infill development should focus on essential services/goods of use to residents.

3. **Improve pedestrian experience and diminish negative vehicular traffic impacts.**

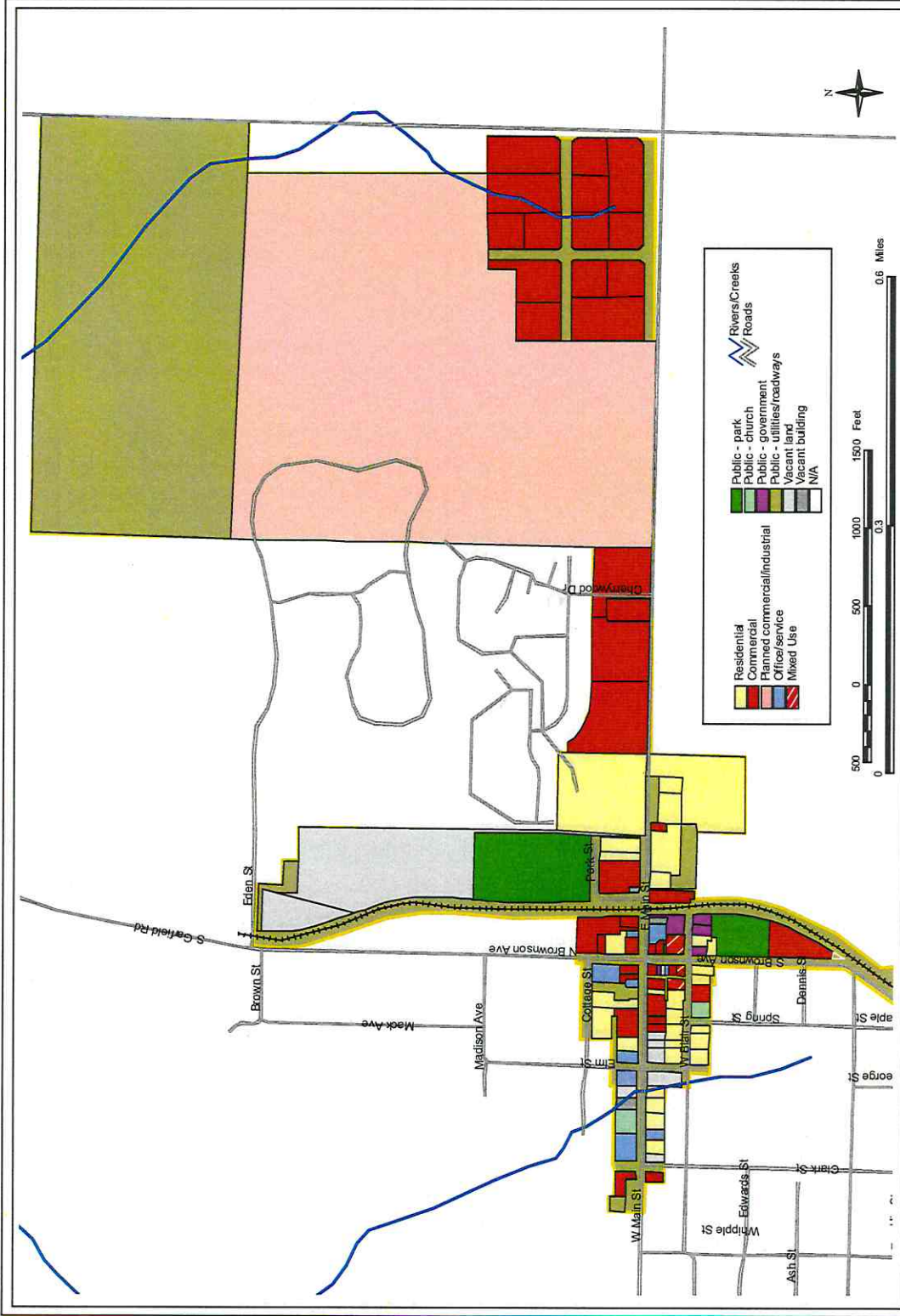
Intersection and street improvements are encouraged to discourage speeding and calm traffic while assisting pedestrians in crossing streets. Pedestrian amenities such as safe, wide sidewalks, lighting and greenery are envisioned throughout downtown. Pedestrian crossings are encouraged throughout. Signage of value to pedestrians and those in vehicles will be maintained. Private and public re-development will occur in a manner that is dense and encourages pedestrian movement.

I. Development Plan

Section 17 of Public Act 197 requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information required by Section 17(2). This development plan follows the requirements mandated by Section 17 by providing the required information in a format corresponding to the lettered paragraphs of Section 17(2) of the Public Act.

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

B. LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA (MAP 2 & 3); LEGAL DESCRIPTION OF THE DEVELOPMENT AREA. (Map 4)



Kingsley Downtown Development Authority
Existing Public & Private Land Uses



KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

DESCRIPTION: A parcel of land situated in the Village of Kingsley, Township of Paradise, County of Grand Traverse, State of Michigan, and described as follows to-wit:

That part of Sections 4, 5, 8 and 9 of Township 25 North, Range 10 West more fully described as follows: Beginning at the Southeast Corner of said Section 4; thence North 00°02'05" West, 1077.38 feet, along the East line of said Section 4, thence South 89°48'18" West 296.99 feet; thence North 00°02'05" West 1560.00 feet; thence North 89°22'02" East, 264.00 feet, to the East One-quarter Corner of said Section 4; thence North 00°00'10" East, 1316.89 feet, along the said East line of section 4, to the North One-eighth line of Section 4, thence South 89°29'17" West, 2639.33 feet, along the said North One-eighth line, to the North-South One-quarter line of Section 4; thence South 00°01'57" West, 1322.11 feet, along the said North-South One-quarter line to the Center One-quarter Corner of said Section 4: thence South 00°07'53" East, 2243.97 feet, continuing along the said North-South One-quarter line Section 4; thence South 89°16'07" West, 454.50 feet, thence South 89°16'07" West, 118.42 feet, thence South 89°19'28" West, 290.50 feet, thence South 89°19'28" West, 129.50 feet, to the P.C. of a 348.00 foot radius curve to the right, delta angle being 53°17'38", and whose long chord bears North 64°01'51" West, 312.15 feet, thence Northwesterly along the arc of said curve 323.69 feet, thence South 89°19'28" West, 58.70 feet, thence North 00°07'27" West, 55.02 feet, thence South 89°18'42" West, 527.63 feet; thence North 00°09'09" West, 525.31 feet; thence North 00°46'05" East, 1109.27 feet, thence South 89°55'48" West, 204.04 feet; thence North 00°03'56" West, 95.89 feet; thence South 89°38'05" West, 150.00 feet, thence North 00°03'56" West, 150.79 feet, to a point on the South right-of-way line of Eden Street; thence South 89°29'04" West, 401.93 feet, along an extension of the South line of Eden Street; to a point on the Westerly right-of-way line of the Penn Central Railroad, said point being on the arc of a 1128.07 foot radius curve to the left, delta angle being 25°55'07", and whose chord bears South 10°11'46" East, 505.96 feet; thence Southeasterly, 510.30 feet, along the arc of said curve and said Westerly Railroad right-of-way line to the P.T. of said curve; thence South 21°19'03" East, 157.06 feet, continuing along said Westerly Railroad right-of-way line, to the P.C. of a 1382.00 foot radius curve to the right, delta angle being 26°09'13", and whose chord bears South 08°15'33" East 625.37 feet; thence Southeasterly, 630.84 feet, along the arc of said curve and continuing along said Westerly Railroad right-of-way line, to the P.T. of said curve; thence South 04°49'04" West 164.49 feet, continuing along said Westerly Railroad right-of-way line, to the P.C. of a 2915.00 foot radius curve to the left, delta angle being 07°36'45", and whose long chord bears South 01°00'41" West, 387.01 feet; thence Southeasterly, 387.29 feet, along the arc of said curve and continuing along said Westerly Railroad right-of-way line, to the P.T. of said curve; thence South 02°47'41" West, 210.80 feet, continuing along said Westerly Railroad right-of-way line; Thence South 89°18'42" West, 295.93 feet, along an extension of the Northerly line of Lot 17 in the Assessor's Map of Kingsley, to a point on the Westerly right-of-way line of Brownson Avenue; thence South 00°01'18" East, 35.13 feet, along said Westerly right-of-way line of Brownson Avenue, to the Northerly right-of-way line of Cottage Street, thence South 89°36'20" West, 481.52 feet, along the Northerly right-of-way line of Cottage Street, thence South 00°07'56" East, 198.11 feet, along an extension of the Westerly line of Lot 21 in Block 1 of the Plat of the Village of Paradise, to a point on the Northerly right-of-way line of a thirty (30) foot wide alley; thence South 89°34'37" West, 150.03 feet, along said Northerly right-of-way line at the alley, to the Southwest Corner of Lot 24 in Block 1 of the Plat of the Village of Paradise, thence North 89°39'26" West, 50.03 feet, continuing along an extension of the North line of said alley, to the Southeast Corner of Lot 13 in Block 2 of the Plat of the Village of Paradise; thence South 89°38'41" West, 100.09 feet, along the South line of Lots 13 and 14, to an extension of the West line of Lot 2, of Block 2, in the Plat of the Village of Paradise, thence South 00°08'07" East, 15.00 feet, along said lot line extension, to a point on the centerline of a thirty (30) foot wide alley, thence South 89°38'41" West, 546.95 feet, along said alley centerline, to a point on the Westerly right-of-way line of Clark Street; thence South 00°06'15" East, 20.11 feet, along said Westerly right-of-way line; thence South 89°23'54" West, 160.00 feet; thence North 00°06'15" West 35.00 feet; thence South 89°23'54" West, 100.00 feet, to the Northwest Corner of the Consumers Power Electrical Station parcel, thence South 00°06'15" East, 232.44 feet,

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

C. DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The Kingsley DDA anticipates both publicly and privately financed demolitions, repairs, and alterations to existing improvements during the life of this plan. Public alterations include:

1. Streetscape improvements on Main Street, Blair Street, and South Brownson Avenue to be completed by 2009.
2. Intersection improvements at Brownson and West Main, Elm Street at West Main, and Clark Street at West Main to be completed by 2009.
3. Burial of overhead utilities on West Main and parts of East Main and Blair Street to be completed by 2009.
4. Rehabilitation of the KMP building to be completed by 2019.
5. Brownson Park improvements to be completed by 2019.
6. On-street parking improvements along Blair Street east of Brownson Avenue to be completed by 2019.
7. Possible museum in an existing or new building by 2019.
8. Grove Park improvements to be completed by 2034.
9. Purchase and demolition of existing church at Park Street and East Main Street by 2034.
10. Purchase and demolition of the current Kingsley Cooperative building for extension of Park Street south to the future extension of Blair Street East by 2034.
11. Village or DDA to purchase Dobson's Garage for possible demolition and access to future Community Center by 2034, project may include Brownfield Redevelopment funding.
12. Village or DDA to purchase, if the properties become available, two residential structures, 104 East Blair and 207 S. Brownson. Existing structures will be demolished for the completion of Community Center by 2019.
13. Village owned garage located on Brownson Park property on South Brownson may be demolished if it cannot be rehabilitated for construction of new library building. This demolition may or may not be initiated by the DDA.
14. Possible purchase and demolition or reuse of existing post office building by 2019.

Other public alterations planned will not change existing improvements. All planned public improvements are listed in Table 3.

There are several private alterations and repairs anticipated over the life of the plan. Table 1 lists all private improvements expected including new development and repairs or redevelopment of privately owned existing buildings. Table 2 summarizes these changes and the impact on taxable value by year.

Table 1. Private Improvements Expected within the DDA Area

Location	Parcel Number & Address	Expected Uses	Anticipated Completion	Expected Increase in Taxable Value
Bobcat Commons	42-205-001-00 42-205-002-00 42-205-003-00 42-205-006-00 42-205-007-00 42-205-008-00 42-205-009-00 42-205-010-00 42-205-011-00 42-205-012-00 42-205-013-00 42-205-014-00	C-2 Commercial Uses New Development	2005-2010	\$2.9 million
Bobcat Meadows	42-004-018-00	Light Industrial Uses New Development	2010+	\$4.4 million

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

Table 2. Summary of Private Investment

Year	Parcel ID	Increased Taxable Value	Annual Total
2004	42-100-046-00	\$75,000	\$664,000
	42-205-002-00	337,000	
	42-250-011-00	252,000	
2005	42-004-001-00	\$1,344,000	\$2,255,000
	42-100-008-00	300,000	
	42-205-001-00	397,000	
	42-205-006-00	187,000	
	42-050-068-00	25,000	
	42-050-067-00	2,000	
2006	42-004-001-00	\$1,344,000	\$1,736,000
	42-050-082-00	100,000	
	42-205-003-00	187,000	
	42-050-024+00	105,000	
2007	42-004-001-00	\$1,344,000	\$1,981,000
	42-050-029-00	350,000	
	42-100-055-00	100,000	
	42-205-007-00	187,000	
2008	42-050-021-00	\$50,000	\$871,000
	42-050-055-00	50,000	
	42-100-028-00	50,000	
	42-100-029-00	100,000	
	42-100-054-00	25,000	
	42-110-005-00	100,000	
	42-110-006-00	100,000	
	42-205-008-00	199,000	
42-205-009-00	197,000		
2009	42-100-059-00	\$60,000	\$444,000
	42-250-010-00	197,000	
	42-250-012-00	187,000	
2010	42-004-004-10	\$250,000	\$3,361,000
	42-004-018-00	876,000	
	42-050-069-00	50,000	
	42-050-070-00	50,000	
	42-050-076-00	50,000	
	42-100-001-00	100,000	
	42-100-002-00	50,000	
	42-100-018-00	100,000	
	42-100-030-00	200,000	
	42-100-031-00	200,000	
	42-100-033-00	200,000	
	42-100-044-00	100,000	
	42-100-045-00	100,000	
	42-100-060-00	500,000	
	42-250-004-00	150,000	
42-250-013-00	194,000		
42-250-014-00	191,000		
2011	42-004-018-00	\$876,000	\$876,000
2012	42-004-018-00	\$876,000	\$876,000
2013	42-004-018-00	\$876,000	\$876,000
2014	42-004-018-00	\$876,000	\$876,000
2015	42-004-004-60	\$800,000	\$975,000
	42-050-020-00	75,000	
	42-050-083-00	100,000	
		Subtotal	\$15,791,000

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

Proposed Improvements	Phases	Estimated Cost	Expected Completion
Bobcat Commons streetscaping	<ul style="list-style-type: none"> • Street trees and participation in sidewalks 	\$200,000	2034
Creek Park - purchase of property and pedestrian walk		\$70,000	2034
Sand Hill Improvements and/or purchase	<ul style="list-style-type: none"> • Trail, sand volleyball, sand park, picnic tables, playground area 	\$25,000 (cost for improvements only)	2034
East Main Street Water Feature		\$75,000	2034
Elm Street alley extension and property acquisition		\$30,000	2034

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT
& TAX INCREMENT FINANCING PLAN

G. DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

Table 4. Anticipated Public Sale, Donation and Purchase of Property

Location/Project	Description	Expected Decrease in Taxable Value	Expected Year
Library building 42-050-082-00	Village to sell for private development	Positive \$100,000	2006 (included in Table 2)
Sand Hill 42-004-003-00	DDA to purchase or accept donation, after improvements are made, to be dedicated to private developer for use of the public	\$2,340	By 2034
Extension of walkways along rail corridor	Obtaining easements may be necessary, if DDA purchases easements, they will be granted to the Village		By 2034
Extension of Park Street south 42-009-001-00	Obtaining right-of-way may be necessary through purchase of Co-op property, any right-of-way will be dedicated to the Village, property to otherwise be held by the DDA	\$18,790	By 2034
Creek Park 42-100-038-00	Purchase of property by DDA (or donation to Village or DDA) for park development, DDA will dedicate to the Village or other public entity	\$5,420	By 2034
Dobson's garage 42-100-059-00	Village to purchase for access to government center. DDA may participate in purchase.	\$24,842 (increase in 2004 shown in Private Development)	By 2034
House East of Post Office, 104 E Blair Street 42-100-062-00	Village or DDA to purchase for community center improvements, if DDA purchases, to be conveyed to the Village	\$18,976	By 2019
House South of Post Office, 207 S Brownson 42-100-063-00	Village or DDA to purchase for community center improvements, if DDA purchases, to be conveyed to the Village	\$29,072	By 2019
Elm Street alley extension	Village or DDA to purchase right of way for eastward extension of Elm Street alleyway, if DDA purchases, right of way shall be dedicated to the Village		By 2034
Post Office building 42-100-061-00	Village may acquire post office building if needed for community center improvements, if DDA purchases, to be conveyed to the Village	\$27,000	By 2019

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

I. ESTIMATED DEVELOPMENT COSTS, PROPOSED METHODS OF FINANCING, ABILITY OF THE AUTHORITY TO ARRANGE FINANCING.

Improvements identified in the plan will be funded by a combination of bonded indebtedness, grant funds from local, state, and federal agencies, money borrowed from approved lenders, proceeds directly from the Kingsley Downtown Development Authority's tax increment revenues, and private contributions from corporations, groups, individuals, foundations, and others.

J. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

Table 4 indicates all properties to be purchased, sold or accepted by the DDA or the Village of Kingsley. Of those properties, the Sand Hill Park site (42-004-003-00) may be conveyed to a private party after improvements have been made. Conveyance will be made to the private developer of the adjacent residential property (42-004-001-00) for use as a park. It is anticipated that the park will be available to the public but privately maintained. The current Kingsley Library (42-050-082-00) site owned by the Village of Kingsley; it is anticipated that it will be sold to a private party unknown at this time for commercial development.

K. PROCEDURES FOR BIDDING.

See appendix for the Kingsley Village Bidding Policy as adopted November 3, 2003.

L. ESTIMATE OF NUMBERS OF PERSONS RESIDING IN THE DEVELOPMENT AREA/NUMBERS OF PERSONS TO BE DISPLACED.

An estimated 40 housing units are in the development area housing 94 persons. No residents will be displaced by activities of the Downtown Development Authority.

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

II. TAX INCREMENT FINANCING PLAN

Detailed Explanation of the Tax Increment Procedure. The tax increment financing procedure as outlined in the Public Act 197 requires the adoption by the Village, by Ordinance, of a development and tax increment financing plan. Following adoption of that ordinance, the municipal and county treasurers are required by law to transmit to the Downtown Development Authority the tax increment revenues as defined in the Act. The "captured assessed value" is defined as the amount in any year by which the current assessed value of all real and personal property in the development area (including the assessed value that appears in the tax rolls under Act 1998 of Public Acts of 1974 or Act 255 of the Public Acts of 1978) exceeds the initial assessed value of the real and personal property in the development area. The definition of initial assessed value is as defined in the Act.

Table 5 includes the initial taxable values of all real properties in the Development/TIF District. This table also indicates the expected change in taxable values by year. The annual change in taxable values by property is shown in Table 6, the changes include both an inflationary factor of 2% annually and the expected changes identified in Table 5. Table 6 summarizes the total taxable value each year, the increase in taxable value over the initial taxable value each year, the captured taxes for each year, and the cumulative captured taxes over time. For these estimates of captured taxes, the current year millage rates were used as shown below:

Eligible Taxing Authority	Millage Rates
Village	0.0104777
College Allocated	0.0008573
College Voted	0.0014579
County	0.0053165
Medical Care	0.0007037
COA	0.000282
BATA	0.0001683
Library Operating	<u>0.0010191</u>
Total Mills Available to DDA	0.0202825

The Authority intends to expend all available captured assessed value over the life of the development plan, including the expected increase resulting solely from the inflationary increase of assessed values. It is anticipated that the assessed values will increase substantially over the life of the development plan due in large part to the public investments made by the DDA. When the assessed value capture expires in 30 years, all of the taxing jurisdictions, including those listed above, will fiscally benefit by the increase in assessed values that arguably would not have

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Table 5. DDA Parcels and Summary of Expected Changes in Taxable Value

Parcel #	Owner's Name	2003 Taxable Value	Current Use	Change Expected	Expected Change in Taxable Value	Expected Year of Change
10-004-003-00	VILLAGE OF KINGSLEY	0	Public - utilities			
42-004-001-00	CREEKSIDE PROPERTIES INC	41,990	Vacant land	Redevelop	1,343,667	2005 *
42-004-002-00	VILLAGE OF KINGSLEY	0	Public - park			
42-004-003-00	HOYT JEFFERY K & NANCY L	2,410	Vacant land	Purchase/donation	(2,340)	2006
42-004-004-10	BOGART RODNEY & BARBARA	151,370	Commercial			
42-004-004-20	ASCIONE RONALD G & JANICE	655,170	Commercial			
42-004-004-30	MICHIGAN CONSOLIDATED GAS CO	2,940	Commercial			
42-004-004-40	SHERWIN A GARY & SHEILA A	10,220	Commercial			
42-004-004-60	SHERWIN A GARY & SHEILA A	18,840	Residential Planned	Redevelop	200,000	2015
42-004-018-00	RB INVESTMENTS LLC	35,900	industrial	New development	875,723	2010 **
42-005-030-00	CONSUMERS ENERGY	2,610	Public - utilities			
42-005-031-00	PIFER TAMARA	44,860	Commercial			
42-008-014-00	BRADEN JOAN ALICE	600				
42-009-001-00	KINGSLEY COOPERATIVE ASS'N	19,390	Commercial	Public Purchase	(18,790)	2008
42-009-002-00	FILLMORE ROBERT L	48,550	Residential			
42-009-003-00	HACKER DAVID G & VIRGIE M	26,450	Residential			
42-009-004-00	VILLAGE OF KINGSLEY	0	Public - utilities			
42-009-006-00	KRAUSE EDWARD J & DONNA M	13,650	Commercial			
42-009-007-00	SOULLIERE GORDON D & PARKS BARRY & BLOOM	51,670	Residential			
42-009-007-20	JACINDA	57,160	Residential			
42-009-008-00	LAFORREST DAVID J	35,590	Residential			
42-050-019-00	COVELL-SMITH FUNERAL HOME INC	78,380	Commercial			
42-050-020-00	COVELL-SMITH FUNERAL HOME INC	1,850	Commercial			
42-050-021-00	SOLTOW THOMAS & VIRGINIA	24,240	Commercial			
42-050-022-00	HOOPER JOSEPH & PATRICIA	36,360	Residential			
42-050-024-00	GOMEZ PHILLIP C	19,060	Commercial	Purchase	105,000	2006
42-050-025-00	METROPOLITAN DATA SYSTEMS INC	32,630	Office/service			
42-050-026-00	MORGAN JOSEPH & JACQUELINE	7,440	N/A			

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Parcel #	Owner's Name	2003 Taxable Value	Current Use	Change Expected	Expected Change in Taxable Value	Expected Year of Change
42-100-016-00	BRUNING CHRISTINE	83,030	Office/service			
42-100-017-00	OLSON LINDA B	1,190	Vacant land			
42-100-018-00	HOYT FREDERICK R & AUDREY M	13,990	Vacant building			
42-100-019-00	FIRST FREE METHODIST CHURCH	0	Public - church			
42-100-022-00	BOGART RODNEY BOGART DAVID &	46,720	Office/service			
42-100-027-00	BAKER CYRIL C III & NADINE	107,220	Commercial			
42-100-028-00	RAY BRIAN P	2,180	Commercial			
42-100-029-00	RAY BRIAN & SHARIE L	15,860	Commercial			
42-100-030-00	BOGART SEDLACEK CONSTRUCTION	3,590	Vacant land	Redevelop	200,000	2010
42-100-031-00	BOGART SEDLACEK CONSTRUCTION	5,390	Vacant land	Redevelop	200,000	2010
42-100-033-00	BOGART SEDLACEK CONSTRUCTION	42,530	Vacant land	Redevelop	200,000	2010
42-100-035-00	MILLER MARK D & CHRIS A	31,740	Residential			
42-100-036-00	DOUBLE A INVESTMENTS LLC	25,440	Residential			
42-100-036-10	MACKEY DURWIN & PHYLLIS	1,960	Residential			
42-100-037-00	MACKEY DURWIN & PHYLLIS	20,720	Residential			
42-100-038-00	CLOUS WILLIAM F HARRISON THAYLE E & BEVERLY M	5,590	Vacant land	Donation	(5,420)	2005
42-100-040-00		16,210	Residential			
42-100-041-00	NYE LEONA	20,380	Residential			
42-100-044-00	KOLAROVIC JAMES E	20,160	Residential			
42-100-045-00	HAHNENBERG JOSHUA D & SAMANTHA	30,640	Residential			
42-100-046-00	KINGSLEY BAPTIST CHURCH	0	Commercial	Redevelop	75,000	2004
42-100-047-00	M E CHURCH	0	Public - church			
42-100-048-00	DURGA THOMAS	41,940	Residential			
42-100-049-00	REYNOLDS STACY L	34,880	Residential			
42-100-050-00	HAYWARD ALICE J	27,440	Residential			
42-100-054-00	THIRLBY EDWIN & BEVERLY	13,530	Commercial			
42-100-055-00	FLASKA SCOTT	8,560	Public - park/Vacant Land			
42-100-056-00	JLH RENTALS LLC	27,990	Commercial			
42-100-057-00	CRAIG-GLOWACKI TRAILER SALES	15,090	Office/service			

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Table 6A. Schedule of Increase in Taxable Values & Tax Increment 2004-2013

Parcel #	Initial Value	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
10-004-003-00	-	-	-	-	-	-	-	-	-	-	-
42-004-001-00	41,990	42,830	1,342,367	2,686,033	4,029,700	4,110,294	4,192,500	4,276,350	4,361,877	4,449,114	4,538,097
42-004-002-00	-	-	-	-	-	-	-	-	-	-	-
42-004-003-00	2,410	2,458	2,507	-	-	-	-	-	-	-	-
42-004-004-10	151,370	154,397	157,485	160,635	163,848	167,125	170,467	396,680	404,614	412,706	420,960
42-004-004-20	655,170	668,273	681,639	695,272	709,177	723,361	737,828	752,584	767,636	782,989	798,649
42-004-004-30	2,940	2,999	3,059	3,120	3,182	3,246	3,311	3,377	3,445	3,514	3,584
42-004-004-40	10,220	10,424	10,633	10,846	11,062	11,284	11,509	11,740	11,974	12,214	12,458
42-004-004-60	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,516	22,966
42-004-018-00	35,900	36,618	37,350	38,097	38,859	39,637	40,429	870,084	1,745,806	2,621,529	3,497,252
42-005-030-00	2,610	2,662	2,715	2,770	2,825	2,882	2,939	2,998	3,058	3,119	3,182
42-005-031-00	44,860	45,757	46,672	47,606	48,558	49,529	50,520	51,530	52,561	53,612	54,684
42-008-014-00	600	612	624	637	649	662	676	689	703	717	731
42-009-001-00	19,390	19,778	20,173	20,577	20,988	-	-	-	-	-	-
42-009-002-00	48,550	49,521	50,511	51,522	52,552	53,603	54,675	55,769	56,884	58,022	59,182
42-009-003-00	26,450	26,979	27,519	28,069	28,630	29,203	29,787	30,383	30,990	31,610	32,242
42-009-004-00	-	-	-	-	-	-	-	-	-	-	-
42-009-006-00	13,650	13,923	14,201	14,485	14,775	15,071	15,372	15,680	15,993	16,313	16,639
42-009-007-00	51,670	52,703	53,757	54,833	55,929	57,048	58,189	59,353	60,540	61,750	62,985
42-009-007-20	57,160	58,303	59,469	60,659	61,872	63,109	64,371	65,659	66,972	68,311	69,678
42-009-008-00	35,590	36,302	37,028	37,768	38,524	39,294	40,080	40,882	41,699	42,533	43,384
42-050-019-00	78,380	79,948	81,547	83,177	84,841	86,538	88,269	90,034	91,835	93,671	95,545
42-050-020-00	1,850	1,887	1,925	1,963	2,002	2,043	2,083	2,125	2,168	2,211	2,255
42-050-021-00	24,240	24,725	25,219	25,724	26,238	73,490	74,960	76,459	77,988	79,548	81,139
42-050-022-00	36,360	37,087	37,829	38,586	39,357	40,144	40,947	41,766	42,602	43,454	44,323
42-050-024-00	19,060	19,441	19,830	123,470	125,939	128,458	131,027	133,648	136,321	139,047	141,828
42-050-025-00	32,630	33,283	33,948	34,627	35,320	36,026	36,747	37,482	38,231	38,996	39,776
42-050-026-00	7,440	7,589	7,741	7,895	8,053	8,214	8,379	8,546	8,717	8,891	9,069
42-050-029-00	46,400	47,328	48,275	49,240	394,970	402,869	410,927	419,145	427,528	436,079	444,800
42-050-032-00	-	-	-	-	-	-	-	-	-	-	-
42-050-055-00	26,380	26,908	27,446	27,995	28,555	75,570	77,081	78,623	80,195	81,799	83,435
42-050-067-00	3,940	4,019	5,820	5,936	6,055	6,176	6,300	6,426	6,554	6,685	6,819
42-050-068-00	48,380	49,348	71,880	73,318	74,784	76,280	77,805	79,361	80,949	82,568	84,219
42-050-069-00	24,020	24,500	24,990	25,490	26,000	26,520	27,050	73,280	74,746	76,241	77,765
42-050-070-00	23,030	23,491	23,960	24,440	24,928	25,427	25,936	72,320	73,766	75,242	76,747
42-050-076-00	15,530	15,841	16,157	16,481	16,810	17,146	17,489	65,050	66,351	67,678	69,032
42-050-077-00	10,680	10,894	11,111	11,334	11,560	11,792	12,027	12,268	12,513	12,764	13,019
42-050-079-00	32,170	32,813	33,470	34,139	34,822	35,518	36,229	36,953	37,692	38,446	39,215
42-050-080-00	7,910	8,068	8,230	8,394	8,562	8,733	8,908	9,086	9,268	9,453	9,642
42-050-081-00	11,690	11,924	12,162	12,406	12,654	12,907	13,165	13,428	13,697	13,971	14,250
42-050-082-00	-	-	-	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Parcel #	Initial Value	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
42-100-057-00	15,090	15,392	15,700	16,014	16,334	16,661	16,994	17,334	17,680	18,034	18,395
42-100-058-00	-	-	-	-	-	-	-	-	-	-	-
42-100-059-00	13,430	13,699	13,973	14,252	14,537	14,828	73,020	74,480	75,970	77,489	79,039
42-100-060-00	45,520	46,430	47,359	48,306	49,272	50,258	51,263	544,110	554,992	566,092	577,414
42-100-061-00	27,000	27,540	28,091	28,653	29,226	29,810	30,406	31,015	31,635	32,267	32,913
42-100-062-00	16,850	17,187	17,531	17,881	18,239	18,604	18,976	19,355	19,742	20,137	20,540
42-100-063-00	25,780	26,296	26,822	27,358	27,905	28,463	29,032	29,613	30,205	30,809	31,426
42-100-064-00	-	-	-	-	-	-	-	-	-	-	-
42-100-065-00	-	-	-	-	-	-	-	-	-	-	-
42-110-001-00	22,470	22,919	23,378	23,845	24,322	24,809	25,305	25,811	26,327	26,854	27,391
42-110-004-10	25,340	25,847	26,364	26,891	27,429	27,977	28,537	29,108	29,690	30,284	30,889
42-110-005-00	20,340	20,747	21,162	21,585	22,017	119,710	122,104	124,546	127,037	129,578	132,170
42-110-006-00	1,550	1,581	1,613	1,645	1,678	101,510	103,540	105,611	107,723	109,878	112,075
42-205-001-00	590	602	397,100	405,042	413,143	421,406	429,834	438,430	447,199	456,143	465,266
42-205-002-00	590	337,150	343,893	350,771	357,786	364,942	372,241	379,686	387,279	395,025	402,925
42-205-003-00	590	602	614	187,350	191,097	194,919	198,817	202,794	206,850	210,987	215,206
42-205-004-00	12,250	12,495	12,745	13,000	13,260	13,525	13,795	162,250	165,495	168,805	172,181
42-205-005-00	215,450	219,759	224,154	228,637	233,210	237,874	242,632	247,484	252,434	257,483	262,632
42-205-006-00	590	602	187,150	190,893	194,711	198,605	202,577	206,629	210,761	214,977	219,276
42-205-007-00	590	602	614	626	187,250	190,995	194,815	198,711	202,685	206,739	210,874
42-205-008-00	590	602	614	626	639	199,740	203,735	207,809	211,966	216,205	220,529
42-205-009-00	590	602	614	626	639	197,200	201,144	205,167	209,270	213,456	217,725
42-205-010-00	590	602	614	626	639	651	197,150	201,093	205,115	209,217	213,402
42-205-011-00	590	252,250	257,295	262,441	267,690	273,044	278,504	284,074	289,756	295,551	301,462
42-205-012-00	590	602	614	626	639	651	187,250	190,995	194,815	198,711	202,685
42-205-013-00	590	602	614	626	639	651	664	194,700	198,594	202,566	206,617
42-205-014-00	590	602	614	626	639	651	664	191,370	195,197	199,101	203,083
Total Taxable Value	3,112,900	3,838,354	6,102,049	7,928,319	10,007,222	11,042,573	11,704,391	14,956,917	16,114,376	17,277,471	18,446,312
Increase Taxable Value		725,454	2,989,149	4,815,419	6,894,322	7,929,673	8,591,491	11,844,017	13,001,476	14,164,571	15,333,412
Captured Taxes		14,714	60,627	97,669	139,834	160,834	174,257	240,226	263,702	287,293	311,000
Cumulative Captured Taxes		14,714	75,341	173,010	312,844	473,678	647,935	888,161	1,151,863	1,439,156	1,750,156

Notes: Values include real property values only; personal property is not included in taxable values. The taxable values of all real properties are estimated to increase by 2% annually. A highlighted taxable value indicates that an expected change other than the 2% inflationary factor is anticipated (for detail of these changes, see Table 5).

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Parcel #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
42-050-083-00	1,455	101,160	103,183	105,247	107,352	109,499	111,689	113,923	116,201	118,525	120,896
42-050-084-00	39,054	39,835	40,632	41,445	42,274	43,119	43,982	44,861	45,758	46,674	47,607
42-050-085-00	44,538	45,428	46,337	47,264	48,209	49,173	50,157	51,160	52,183	53,227	54,291
42-050-086-00	21,896	22,334	22,780	23,236	23,701	24,175	24,658	25,151	25,654	26,168	26,691
42-085-003-10	-	-	-	-	-	-	-	-	-	-	-
42-100-001-00	136,213	138,938	141,716	144,551	147,442	150,390	153,398	156,466	159,596	162,787	166,043
42-100-002-00	63,463	64,732	66,027	67,347	68,694	70,068	71,470	72,899	74,357	75,844	77,361
42-100-004-00	-	-	-	-	-	-	-	-	-	-	-
42-100-005-00	29,605	30,197	30,801	31,417	32,045	32,686	33,340	34,007	34,687	35,380	36,088
42-100-007-00	23,002	23,462	23,932	24,410	24,899	25,397	25,904	26,423	26,951	27,490	28,040
42-100-008-00	372,714	380,168	387,771	395,527	403,437	411,506	419,736	428,131	436,693	445,427	454,336
42-100-009-00	18,340	18,707	19,081	19,462	19,852	20,249	20,654	21,067	21,488	21,918	22,356
42-100-010-00	63,163	64,427	65,715	67,030	68,370	69,738	71,132	72,555	74,006	75,486	76,996
42-100-011-00	93,738	95,613	97,525	99,476	101,465	103,494	105,564	107,675	109,829	112,026	114,266
42-100-013-00	16,699	17,032	17,373	17,721	18,075	18,437	18,805	19,181	19,565	19,956	20,355
42-100-016-00	103,237	105,302	107,408	109,556	111,747	113,982	116,262	118,587	120,959	123,378	125,846
42-100-017-00	1,480	1,509	1,539	1,570	1,602	1,634	1,666	1,700	1,734	1,768	1,804
42-100-018-00	122,921	125,379	127,887	130,445	133,054	135,715	138,429	141,198	144,022	146,902	149,840
42-100-019-00	-	-	-	-	-	-	-	-	-	-	-
42-100-022-00	58,090	59,252	60,437	61,646	62,879	64,137	65,419	66,728	68,062	69,423	70,812
42-100-027-00	133,315	135,981	138,701	141,475	144,304	147,190	150,134	153,137	156,199	159,323	162,510
42-100-028-00	58,696	59,869	61,067	62,288	63,534	64,805	66,101	67,423	68,771	70,147	71,550
42-100-029-00	129,925	132,524	135,174	137,878	140,635	143,448	146,317	149,243	152,228	155,273	158,378
42-100-030-00	218,781	223,157	227,620	232,172	236,816	241,552	246,383	251,311	256,337	261,464	266,693
42-100-031-00	218,781	223,157	227,620	232,172	236,816	241,552	246,383	251,311	256,337	261,464	266,693
42-100-033-00	234,823	239,519	244,310	249,196	254,180	259,263	264,449	269,738	275,132	280,635	286,248
42-100-035-00	39,465	40,254	41,059	41,880	42,718	43,572	44,444	45,333	46,239	47,164	48,107
42-100-036-00	31,631	32,264	32,909	33,568	34,239	34,924	35,622	36,335	37,061	37,803	38,559
42-100-036-10	2,437	2,486	2,535	2,586	2,638	2,691	2,744	2,799	2,855	2,912	2,971
42-100-037-00	25,763	26,278	26,804	27,340	27,886	28,444	29,013	29,593	30,185	30,789	31,405
42-100-038-00	6,950	7,089	7,231	7,376	7,523	7,674	7,827	7,984	8,144	8,306	8,473
42-100-040-00	20,155	20,558	20,969	21,389	21,817	22,253	22,698	23,152	23,615	24,087	24,569
42-100-041-00	25,340	25,847	26,364	26,891	27,429	27,977	28,537	29,108	29,690	30,284	30,889
42-100-044-00	129,394	131,982	134,621	137,314	140,060	142,861	145,719	148,633	151,606	154,638	157,730
42-100-045-00	140,381	143,188	146,052	148,973	151,953	154,992	158,091	161,253	164,478	167,768	171,123
42-100-046-00	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118	109,261	111,446
42-100-047-00	-	-	-	-	-	-	-	-	-	-	-
42-100-048-00	52,147	53,190	54,254	55,339	56,446	57,575	58,726	59,901	61,099	62,321	63,567
42-100-049-00	43,369	44,236	45,121	46,023	46,944	47,883	48,840	49,817	50,814	51,830	52,866
42-100-050-00	34,118	34,801	35,497	36,206	36,931	37,669	38,423	39,191	39,975	40,774	41,590
42-100-054-00	42,929	43,788	44,664	45,557	46,468	47,397	48,345	49,312	50,299	51,305	52,331
42-100-055-00	124,403	126,891	129,429	132,017	134,657	137,351	140,098	142,900	145,758	148,673	151,646
42-100-056-00	34,802	35,498	36,208	36,932	37,671	38,424	39,193	39,977	40,776	41,592	42,424

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Table 6C. Schedule of Increase in Taxable Values & Tax Increment 2025-2034

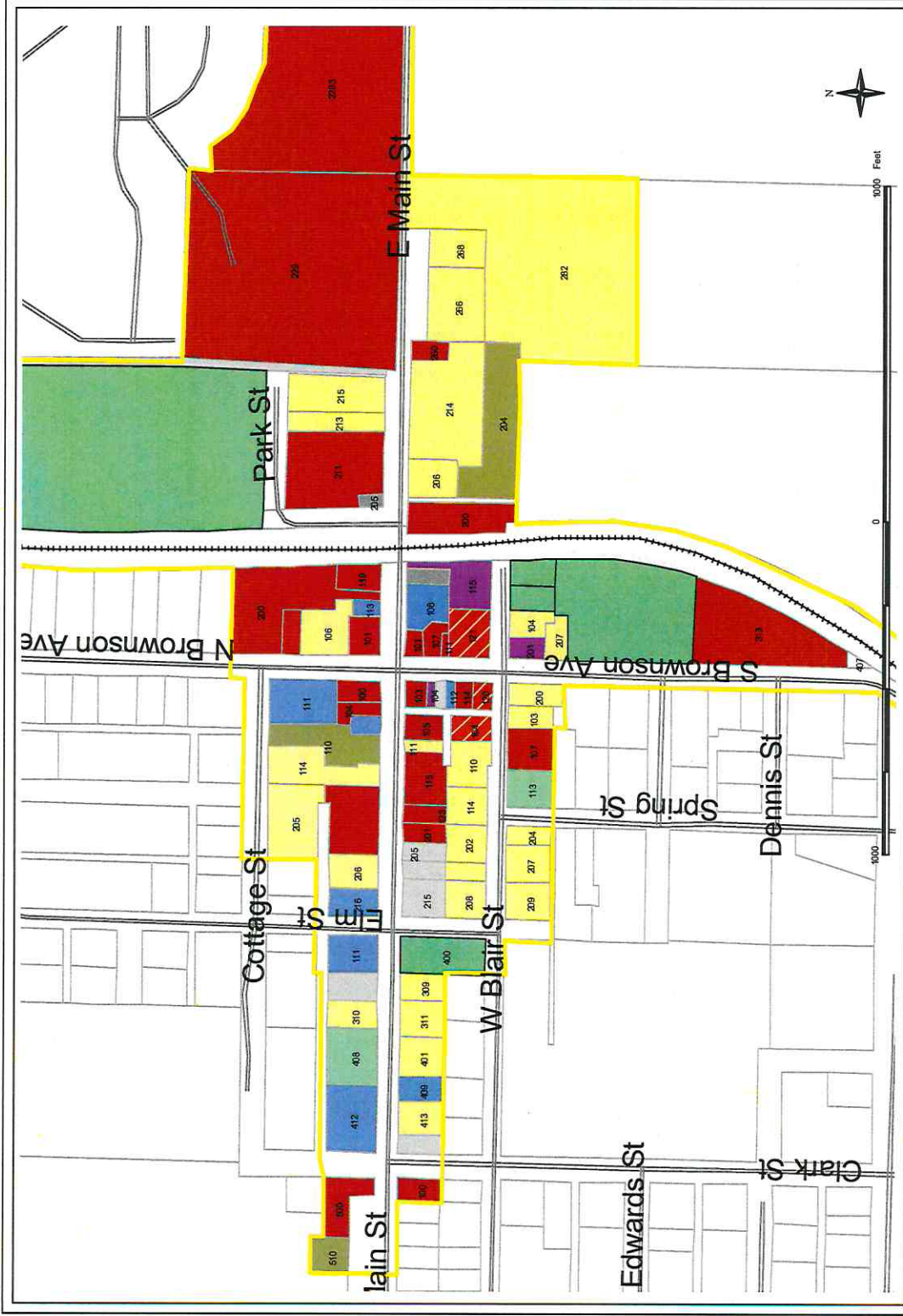
Parcel #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
10-004-003-00	-	-	-	-	-	-	-	-	-	-
42-004-001-00	5,755,404	5,870,512	5,987,922	6,107,681	6,229,834	6,354,431	6,481,520	6,611,150	6,743,373	6,878,240
42-004-002-00	-	-	-	-	-	-	-	-	-	-
42-004-003-00	-	-	-	-	-	-	-	-	-	-
42-004-004-10	533,879	544,557	555,448	566,557	577,888	589,446	601,235	613,259	625,524	638,035
42-004-004-20	1,012,880	1,033,137	1,053,800	1,074,876	1,096,373	1,118,301	1,140,667	1,163,480	1,186,750	1,210,485
42-004-004-30	4,545	4,636	4,729	4,823	4,920	5,018	5,119	5,221	5,325	5,432
42-004-004-40	15,800	16,116	16,438	16,767	17,102	17,444	17,793	18,149	18,512	18,882
42-004-004-60	997,454	1,017,403	1,037,752	1,058,507	1,079,677	1,101,270	1,123,296	1,145,762	1,168,677	1,192,050
42-004-018-00	5,437,245	5,545,990	5,656,910	5,770,048	5,885,449	6,003,158	6,123,221	6,245,685	6,370,599	6,498,011
42-005-030-00	4,035	4,116	4,198	4,282	4,368	4,455	4,544	4,635	4,728	4,822
42-005-031-00	69,353	70,740	72,154	73,598	75,070	76,571	78,102	79,664	81,258	82,883
42-008-014-00	928	946	965	984	1,004	1,024	1,045	1,066	1,087	1,109
42-009-001-00	-	-	-	-	-	-	-	-	-	-
42-009-002-00	75,057	76,558	78,090	79,651	81,244	82,869	84,527	86,217	87,942	89,700
42-009-003-00	40,891	41,709	42,543	43,394	44,262	45,147	46,050	46,971	47,911	48,869
42-009-004-00	-	-	-	-	-	-	-	-	-	-
42-009-006-00	21,103	21,525	21,955	22,394	22,842	23,299	23,765	24,240	24,725	25,220
42-009-007-00	79,881	81,478	83,108	84,770	86,466	88,195	89,959	91,758	93,593	95,465
42-009-007-20	88,368	90,136	91,938	93,777	95,653	97,566	99,517	101,507	103,537	105,608
42-009-008-00	55,021	56,122	57,244	58,389	59,557	60,748	61,963	63,202	64,466	65,756
42-050-019-00	121,174	123,597	126,069	128,591	131,163	133,786	136,461	139,191	141,975	144,814
42-050-020-00	93,619	95,491	97,401	99,349	101,336	103,363	105,430	107,539	109,689	111,883
42-050-021-00	102,904	104,962	107,061	109,202	111,386	113,614	115,886	118,204	120,568	122,979
42-050-022-00	56,212	57,336	58,483	59,652	60,845	62,062	63,304	64,570	65,861	67,178
42-050-024-00	179,872	183,470	187,139	190,882	194,700	198,594	202,566	206,617	210,749	214,964
42-050-025-00	50,445	51,454	52,483	53,533	54,604	55,696	56,810	57,946	59,105	60,287
42-050-026-00	11,502	11,732	11,967	12,206	12,450	12,699	12,953	13,212	13,477	13,746
42-050-029-00	564,114	575,397	586,905	598,643	610,616	622,828	635,284	647,990	660,950	674,169
42-050-032-00	-	-	-	-	-	-	-	-	-	-
42-050-055-00	105,816	107,933	110,091	112,293	114,539	116,830	119,166	121,550	123,981	126,460
42-050-067-00	8,648	8,821	8,998	9,178	9,361	9,548	9,739	9,934	10,133	10,335
42-050-068-00	106,810	108,946	111,125	113,348	115,614	117,927	120,285	122,691	125,145	127,648
42-050-069-00	98,625	100,598	102,610	104,662	106,755	108,890	111,068	113,289	115,555	117,866
42-050-070-00	97,333	99,280	101,265	103,291	105,357	107,464	109,613	111,805	114,041	116,322
42-050-076-00	87,549	89,300	91,086	92,907	94,766	96,661	98,594	100,566	102,577	104,629
42-050-077-00	16,511	16,841	17,178	17,522	17,872	18,230	18,594	18,966	19,345	19,732
42-050-079-00	49,734	50,729	51,743	52,778	53,834	54,911	56,009	57,129	58,272	59,437
42-050-080-00	12,229	12,473	12,723	12,977	13,237	13,501	13,772	14,047	14,328	14,614
42-050-081-00	18,073	18,434	18,803	19,179	19,562	19,954	20,353	20,760	21,175	21,598
42-050-082-00	145,681	148,595	151,567	154,598	157,690	160,844	164,061	167,342	170,689	174,102

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Parcel #	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
42-100-057-00	23,329	23,795	24,271	24,757	25,252	25,757	26,272	26,797	27,333	27,880
42-100-058-00	-	-	-	-	-	-	-	-	-	-
42-100-059-00	100,241	102,246	104,291	106,376	108,504	110,674	112,887	115,145	117,448	119,797
42-100-060-00	732,300	746,946	761,885	777,123	792,666	808,519	824,689	841,183	858,007	875,167
42-100-061-00	41,741	42,576	43,428	44,296	45,182	46,086	47,008	47,948	48,907	49,885
42-100-062-00	-	-	-	-	-	-	-	-	-	-
42-100-063-00	-	-	-	-	-	-	-	-	-	-
42-100-064-00	-	-	-	-	-	-	-	-	-	-
42-100-065-00	-	-	-	-	-	-	-	-	-	-
42-110-001-00	34,738	35,433	36,142	36,864	37,602	38,354	39,121	39,903	40,701	41,515
42-110-004-10	39,175	39,959	40,758	41,573	42,404	43,253	44,118	45,000	45,900	46,818
42-110-005-00	167,623	170,975	174,395	177,883	181,440	185,069	188,771	192,546	196,397	200,325
42-110-006-00	142,139	144,981	147,881	150,839	153,855	156,932	160,071	163,272	166,538	169,869
42-205-001-00	590,070	601,871	613,909	626,187	638,710	651,485	664,514	677,805	691,361	705,188
42-205-002-00	511,007	521,227	531,652	542,285	553,130	564,193	575,477	586,986	598,726	610,701
42-205-003-00	272,934	278,392	283,960	289,639	295,432	301,341	307,368	313,515	319,785	326,181
42-205-004-00	218,367	222,734	227,189	231,733	236,368	241,095	245,917	250,835	255,852	260,969
42-205-005-00	333,081	339,743	346,538	353,469	360,538	367,749	375,104	382,606	390,258	398,063
42-205-006-00	278,095	283,657	289,330	295,117	301,019	307,039	313,180	319,444	325,833	332,349
42-205-007-00	267,439	272,788	278,244	283,809	289,485	295,274	301,180	307,203	313,348	319,614
42-205-008-00	279,684	285,278	290,983	296,803	302,739	308,794	314,970	321,269	327,695	334,249
42-205-009-00	276,128	281,650	287,283	293,029	298,889	304,867	310,965	317,184	323,528	329,998
42-205-010-00	270,645	276,058	281,579	287,210	292,955	298,814	304,790	310,886	317,103	323,445
42-205-011-00	382,327	389,973	397,773	405,728	413,843	422,120	430,562	439,173	447,957	456,916
42-205-012-00	257,054	262,195	267,439	272,788	278,244	283,809	289,485	295,274	301,180	307,203
42-205-013-00	262,041	267,281	272,627	278,080	283,641	289,314	295,100	301,002	307,022	313,163
42-205-014-00	257,559	262,710	267,964	273,323	278,790	284,366	290,053	295,854	301,771	307,807
Total Taxable Value Increase	25,510,954	26,021,173	26,541,597	27,072,428	27,613,877	28,166,155	28,729,478	29,304,067	29,890,149	30,487,952
Taxable Value Captured Taxes	454,289	464,637	475,193	485,959	496,941	508,143	519,568	531,222	543,110	555,234
Cumulative Captured Taxes	6,555,719	7,020,356	7,495,549	7,981,508	8,478,449	8,986,592	9,506,160	10,037,382	10,580,492	11,135,726

Notes: Values include real property values only; personal property is not included in taxable values. The taxable values of all real properties are estimated to increase by 2% annually. A highlighted taxable value indicates that an expected change other than the 2% inflationary factor is anticipated (for detail of these changes, see Table 5).

APPENDIX



**Kingsley Downtown Development Authority
Property Address Numbers (Part 1 of 2)**



Walking Tour Team 1

Location-Comments

1. Blair Street & Brownson
 - Kolarovic-bought and tear down
 - Second house, nice B&B-shop
 - Second house tear down
 - Make parking for downtown
 2. Creek-clean it up, put benches out
 3. Pizza place needs TLC
 4. PJ-paint
 5. New/used car lot (*note: not permitted by zoning*)
 6. Need to make all buildings handicapped-accessible
 7. Post office-Nice to purchase house behind and next-door. Take down, new building for post office. Have room for parking for post office and library. We need history building in library.
 8. Utility poles-take down and run underground.
 9. Lights to continue down to lumber company
 10. Would like to see hardware store in downtown
 11. Need police
-
1. Blair Street-tear down 1st house, curbs bad
 2. Elm Street, dead tree
 3. 2nd house on Blair-made into tea/lunch room-quiet shop/gift shop
 4. Quiet retreat house

*Team did not travel through entire area. Would like an opportunity to redo walk and evaluation.

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

4. Remove ____ & tire store
5. Restaurant smell

M-113

1. Flowers and trees, need watering
2. House three, only resident
3. Stop putting up pole buildings
4. Auto tech, could still do something with façade upgrade

Pizza

1. No more gravel parking lots

Rude (?)

1. Professional

Blair St.

1. Retain north side
2. Block of shops
3. Streetscape, Blair
4. Angle parking on one side, make one way
5. Flower Shop, entire front is cement

120 S. Brownson

1. Alley needs to be cleaned up
 2. Parking-employees park on street rather than public parking
 3. Deli ½, Retail ½
 4. Chinese take-out
 5. Face lift
 6. Angle Parking
 7. Speed of traffic, school
-

Walking Tour Team 4

Location-Comments

1. Co-op. Paint-red check cottage style curtains. Farm market, antique/arts and crafts.
2. School Property. Ski trail, trail on east side of railroad
3. Lumber Co. Face lift on back side-railroad view, relocate to Bobcat new building good land swap.
4. Resident S. of Co. Paper on east side, purchase for storage.
5. School/Fenton. Nature, screen gas site, walkway around site, wood benches. Tunnel under railroad, pathway to school, improve it, asphalt.
6. Brownson Park. Physical fitness equipment, expand if lumber company moves. Bathrooms.
7. Old church. Lean to off site. Move church, affects visibility to M-113.
8. Pioneer Park. Select cut, harvest some trees, nature walkway, benched rest areas. Bathroom, snowmobile trail, walking path on east side of park, (walk way to Brownson) shuffleboard, overnight camping.
9. Walton property. Repair tree break
10. Sand hill. Trail, sand volleyball, sand park, picnic table, playground area
11. Hoyt-two storage building on north side.
12. RR& M-113. School crossing guard, overwalk
13. Landscape north and south of entrances to Village .

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX INCREMENT FINANCING PLAN

DDA Public Improvements						Expected Increase in Taxable Value
Proposed Improvements	Phases	Total Estimated Project Cost	Potential Partnerships & Required Match	Expected Completion	Expected Private Improvement (Rehab or Redevelopment)	
Streetscapes - curbs, sidewalks, street trees, lighting, bricking, banners & signage Intersection Improvements - narrowing bump outs, pedestrian crossing treatments, signalization, traffic calming Underground utilities	1. West Main & first block of East Main	\$760,000	BRA	2004-2009	1. 42-004-004-10 119 E. Main 2. 42-050-068-00 211 E. Main 3. 42-110-005-00 413 E. Main 4. 42-100-029-00 201 W. Main 5. 42-110-006-00 W. Main 6. 42-050-029-00 Brownson 7. 42-004-001-00 8. 42-100-008-00 116 W. Main 9. 42-050-067-00 10. 42-050-024-00 11. 42-100-046-00 12. 42-050-055-00 13. 100 Clark St. 14. Bobcat Commons (partial) 15. 42-050-082-00	\$ 50,000
	2. Blair Street	\$360,000	SAD varies			\$25,000
	3. S. Brownson Avenue	\$385,000	T-2125%			\$100,000
	4. M-113 East of railroad	\$195,000	CDBG 10%			\$100,000
	5. Brownson at West Main intersection	\$107,000	BRA			\$100,000
	6. Elm and Clark Streets at West Main	\$ 80,000	SAD varies T-2125% CDBG 10%			\$100,000
	7. West Main & first block of East Main	\$500,000	Public/ utilities BRA			\$350,000
	8. Blair Street	\$360,000	SAD varies			\$4,000,000 \$300,000
Subtotal	\$2,747,000		\$7,611,000			
Estimated Borrowing Capacity Beginning 2010 (20 year bond/note, 5% interest)	\$2,994,000		Total Estimated Captured Taxes 2004-2009 (based on all expected taxable value increases and inflationary factor)		\$648,000	

DDA Public Improvements					
Proposed Improvements	Phases	Total Estimated Project Cost	Potential Partnerships & Required Match	Expected Completion	
Project #3	20. Commerce Center connector from Park St.	\$45,000	SAD (varies) T-21 (varies)	2009-2034	
	21. Madison St. connector from Brownson to Park St. (rail crossing)	\$330,000	CDBG 10% SAD (varies) T-21 (varies)		
	Grove Park Improvements	\$120,000	MDNR 25-50%		
	Pedestrian ways & recreational trails	\$250,000 \$350,000	T-21 (varies)		
		\$35,000	BRA		
		\$450,000	SAD (varies) T-21 (varies)		
Subtotal		\$1,580,000			
Estimated Borrowing Capacity Beginning 2024					
(10 year bond, 5% interest, assuming bonds issued in 2010 and 2014 for Projects #1 and #2)					
Miscellaneous	27. Bobcat Commons Streetscape	\$200,000	SAD (varies) T-21 (varies)	2004-2034	
	28. Creek Park - purchase of property and pedestrian walk	\$70,000	CM (varies) MDNR 25-50%		
	29. Sand Hill Improvements and/or purchase	\$25,000	MDNR 25-50%		
	30. East Main Street Water Feature	\$75,000	MCACA (varies) T-21 (varies)		
	31. Elm St. alley extension & acquisition	\$30,000	SAD (varies)		
Subtotal		\$400,000			
Cumulative Estimated Tax Capture Not Used Toward Debt Service for Projects #1, #2, and #3		\$4,904,000			

Notes: Project costs have not been inflation adjusted. All project costs, tax capture, and available debt service are estimates only.

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

provided with TIF funds. A dialogue with officials from the MEDC should be on-going regarding all of their funding opportunities.

The Mainstreet Program administered by the Michigan Economic Development Corporation may be offer technical assistance for downtown improvement projects to eligible communities.

Underground Utilities

Private & Public Utilities - While the coordination of such an effort can be complicated, there are examples of collaboration between communities and their utility providers in burying utilities. Some private utilities have grant programs for economic development that might be used to further study this issue.

Community Center

Private Foundations - The Community Center plan has many elements that could be funded partially by area community foundations. The Pavilion/Farm Market, museum or Senior Center, and any park improvements would be great project applications to Rotary Charities, the Oleson Foundation or the Beiderman Foundation.

Any park improvements may be funded in part by Michigan Department of Natural Resources funding. The MNRTF (Michigan Natural Resources Trust Fund) requires a 25% match for either a development project or land acquisition project and the LWCF (Land and Water Conservation Fund) requires a minimum 50% local match for development projects.

MCACA - The Michigan Council for the Arts and Cultural Affairs might be approached about funding a public art project, if that is what the Brownson & Blair intersection "attraction" or the East Main Street Water Feature becomes.

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX
INCREMENT FINANCING PLAN

Project Descriptions:

Project #1: This project is the highest priority for the Kingsley Downtown Development Authority. It is expected to be completed by 2009 and may be done in phases.

This project includes streetscape improvements to all of West Main Street and a portion of East Main Street, South Brownson, and M-113 east of the railroad corridor. Streetscape improvements may include new curbing, new sidewalks, installation of street trees and additional vegetation, street lighting matching the signature lighting on North Brownson Avenue, bricking along the curbs and at the crosswalks. Streetscaping may also include special community entrance signage and street banners. This project is estimated to cost \$1.7 million and will be funded through a combination of tax increment financing, special assessments, Federal T-21 funding (or its successor), and CDBG funds. A substantial portion of this project may be financed through revenue bonding with debt service paid by tax increment revenues.

Project #1 also includes intersection improvements at the Brownson and West Main intersection, and at West Main at Clark and Elm Streets. The intersection improvements will be designed to improve the pedestrian experience and safety by slowing down traffic, providing signalization (at Brownson only), and by other traffic calming measures. These traffic calming measures may include intersection narrowing bump-outs if feasible and allowed by MDOT, bricked crosswalks to slow traffic and give a visual barrier for pedestrian safety, and potentially the re-installation of on-street parking along East Main Street. Final intersection and traffic calming design will be dependant on the standards in place at the time and the site-specific physical concerns at each intersection. Total costs are expected to be \$187 thousand and will be funded through a combination of tax increment financing, special assessments, Federal T-21 funding (or its successor), and CDBG funds. A substantial portion of this project may be financed through revenue bonding with debt service paid by tax increment revenues.

Lastly, Project #1 includes the burial of overhead utilities along West Main and Blair Streets. The total cost is expected to be approximately \$860 thousand. In addition to TIF funding and revenue bonds, this improvement may be financed in part through the public utilities, the BRA, and a special assessment.

Project #2: The Kingsley DDA has identified this project as second in priority to Project #1. This project is focused primarily on a planned community center for the area including the current KMP Building on the north side of Blair Street, the parking area on the south side of Blair Street, the Brownson Park area, and potentially the full South Brownson east side road frontage between Blair Street and the lumber company --

KINGSLEY VILLAGE DOWNTOWN DEVELOPMENT & TAX INCREMENT FINANCING PLAN

Project #3: Project #3 is made up primarily of circulation improvements and non-motorized trailway projects. Many of these project components require acquisition of easements or right-of-way, railroad crossings, and/or major road crossings and are therefore given a long time frame of completion between 2009 and 2034. Specifically, the project includes a connector from Park Street east stubbing to a interior roadway in a planned commercial center fronting on East Main Street; a road connection from Madison at Brownson east to Park Street, requiring a rail crossing; and the extension of Blair Street east to an extension of Park Street south (requiring a rail crossing for Blair Street, crossing of M-113 for Park Street, and acquisition of right-of-way for both road extensions; and potentially the acquisition of a church building at Park Street and East Main Street that is partially within the Park Street right of way). Non-motorized trailway improvements proposed include a trail along the railroad right of way for the full length of the DDA district (including a crossing of M-113) and a connector from South Brownson east to the High School at Fenton Street. Improvements to Grove Park are also included in this project, including selective tree removal, development of an interior nature trail, a walking path on the east side of the park, a walkway west to North Brownson, and development of overnight camping. These improvements are expected to total \$1,580 million and will be financed in part through special assessments, federal T-21 funding, BRA financing, and the MDNR trust funds, in addition to DDA TIF funding or TIF revenue bonds issued by the DDA. Again, these projects are prioritized together as third level priority, but may be undertaken before components of Project #1 or #2 at the DDA Board's discretion if the opportunity arises.

Miscellaneous Projects: These projects are of lowest level priority for the DDA at this time, but may be undertaken anytime during the life of this plan (2004-2034) at the discretion of the DDA as conditions dictate. These projects include, streetscape improvements in Bobcat Commons limited to street tree installation and participation in the construction of concrete interior sidewalks. Purchase (or other acquisition) and potentially development of the creekside property at Main Street and West Blair Street for a walkway and passive park area. Improvement to and/or acquisition of the Sand Hill parcel at Eden Street for a sledding hill, volleyball, park, picnic, and playground area. A water feature along the north side of East Main Street, ideally using storm water and gravity to create a naturalized water feature along the pedestrian walkway. Finally, acquisition of property and extension of the Elm Street alleyway. Many of these projects include property acquisition, it is not the intent of the DDA to retain ownership of any of these properties; right of way or parkland will be transferred to the Village, in some cases, parkland may be dedicated to the use of the public but returned to private ownership. These projects are expected to total approximately \$400 thousand and may be financed with a combination of DDA TIF funding, TIF revenue bonding, special assessments, federal T-21 funding, MDNR trust fund grants, or the MCACA.