



Memorandum

To: Tara Lasse-McKinney
From: Rob Bacigalupi, AICP, Mission North
Re: Latest TIF Plan Draft
Date: January 19, 2024

Attached is a revised TIF Plan, dated January 19, 2024, with the following changes:

- As promised at the January 11, 2024 DDA Board Meeting, I've added the personal property total for Third Street at the end of the first table,
- At the request of the City Assessor, I've added another table in Exhibit C that lists the 2023 personal property parcels in the Third Street district,
- Corrected Figure 1, which incorrectly displayed disconnected parcel fragments as being in certain development areas,
- Clarified by adding notes, the information displayed in Figure 1, and
- Clarified by amending notes, the information displayed in Exhibits D and E.

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**CITY OF MARQUETTE
DOWNTOWN DEVELOPMENT AUTHORITY**

**DEVELOPMENT PLAN AND TAX
INCREMENT FINANCING PLAN #4**



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City of Marquette Downtown Development Plan And Tax Increment Financing Plan #4 1/19/24 Draft



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City of Marquette Downtown Development Plan And Tax Increment Financing 1/22/24 Draft



Approved by DDA Board on January 11, 2024
Approved by Marquette City Commission on March ____, 2024

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ACKNOWLEDGEMENTS

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Executive Summary



INTRODUCTION

The Marquette DDA adopted a Downtown Plan in 2020 that serves as a guide for development in Downtown Marquette. This Plan recommended, among other things, that the DDA focus additional resources in the Third Street area, including extending tax increment financing into that part of their Downtown District. The DDA began a review of amending its Development and Tax Increment Financing Plan in 2022. This included public engagement in February of that year. The review was paused until late 2023 when the DDA decided to pursue an updated Development and Tax Increment Financing Plan to reflect updated objectives.

This Development and TIF Plan reflects the direction the 2020 Plan set forth and acknowledges new realities of a post-covid economy. Initiatives in this plan fall under the following six categories:

- Consultation and Administration
- Marquette Commons
- Promotion and Cultural Support
- Parking Management/Transportation System Improvements
- Street, Alley and Sidewalk Improvements
- Economic Support

Third Street Focus

A primary focus of this plan is Third Street. This plan extends TIF capture to Third Street to support initiatives there. Third Street initiatives include:

- Wayfinding and banners specifically for the Third Street district
- Gateway features for Third Street
- Parking improvements specifically to serve the Third Street businesses
- Street and streetscape improvements for Third Street

Authority

The State of Michigan allows municipalities to create Downtown Development Authorities (DDAs) to correct and prevent property value deterioration in business districts to promote economic development. Michigan Public Act 57 of 2018. P.A. 57,



hereafter also referred to as Act 57, establishes powers DDAs can use to achieve their goals, such as creating studies and plans, acquiring and disposing of property, improving land, and special financing tools. This development and tax increment financing plan sets forth a plan for the next 30 years of economic growth in Downtown Marquette.

DDA Mission and Goals

Established by the City of Marquette, the Downtown Development Authority is committed to preserving and strengthening Downtown Marquette by creating a positive atmosphere for owners, businesses, investors, patrons, visitors, employees, and residents and is dedicated to preserving our historic architecture through planning and implementation of projects which inspire public and private investment.

Goals of the DDA

The following seven goals were established in the November 2020 Downtown Plan and helped inform strategies in that plan.

1. Stimulate economic development, establishing priority redevelopment sites and marketing them to a mixture of businesses while also maintaining and expanding relationships with current employers, partner agencies, and other local organizations.
2. Provide a safe and convenient multi-modal transportation system that provides travel choices and balances the needs of all users.
3. Continue to provide a wide range of housing options, including single-family, townhomes, and second-story residential mixed-use, in order to accommodate a variety of generations and lifestyles.
4. Support a downtown core that attracts new-economy industries while also enhancing the charming historical character of the City.
5. Promote continued reinvestment through mixed-use infill development that complements the preservation and character of historic buildings.
6. Connect the downtown with lakefront amenities and attractions, while continuing to preserve and sustain the natural features for generations to come.
7. Develop a parking management strategy to balance the needs of residents, employees, and visitors, while prioritizing signage, wayfinding and public and/or private lots.



Purpose of the Development Plan and Tax Increment Financing Plan #4

The purpose of this Development Plan and Tax Increment Financing Plan #4 is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. This plan specifically adds the Third Street corridor to the area where tax increment is used. Plan #4 contains the following elements, as required by Act 57:

- Development Plan
- Tax Increment Financing Plan

BACKGROUND

Creation of DDA Downtown District

In January 1976, the City adopted an ordinance to add a new Chapter 74 to the City Code, which created the DDA and established the initial Downtown District commencing at the intersection of the center line of Rock Street extending east to the Lake Superior shoreline, north on Lakeshore Boulevard to Ridge Street; north on Front Street from the centerline of Rock Street to Ridge Street, Blaker Street from Bluff Street to Ridge Street, west on Ridge Street to the center line of Third Street, south on Third Street to the to the center line of Baraga Avenue, west on Baraga Avenue to the center line of Fourth Street; Washington Street from the center line of Fourth Street to Lakeshore Boulevard. The DDA was afforded all the powers and duties as set forth in Act 57, which at that time was Act 197 of 1975. A copy of that ordinance was included in the first DDA development and tax increment financing plans, i.e., Downtown Development Plan #1, which was adopted by ordinance of the City Commission in December 1984. In December 1992, the City Commission adopted Downtown Development Plan #2, which incorporated and added to Downtown Development Plan #1.

Downtown Development Plan #1

Downtown Development Plan #1 represents the major activities of the DDA in terms of accomplishing the objectives in the Development Area that were laid out at that time in the City's Community Development Plan. The Development Area was designed to capture Tax Increment Revenues generated by all properties fronting on West Washington Street between Front and Fourth Streets, and those properties located within an area bounded by Bluff Street, from Front Street to Third Street, and Main Street. The Development Area was delineated to include those properties most likely



to benefit from the construction of a planned parking facility as well as not limit the possibility of utilizing Tax Increment Revenues for other projects within the Downtown District. A legal description and Development Area map were incorporated into the Downtown Development Plan #1. Downtown Development Plan #1 called for the construction of a two-story parking facility located in the 100 block of West Bluff Street, providing access and egress on both levels to both North Front Street and North Third Street, i.e., the Bluff Street Parking Structure. The total cost of the parking structure was \$1,176,744. Tax Increment Revenues were used to pay the principal of and interest on City of Marquette Building Authority bonds and to reduce the cost of the parking facility to those properties contributing to the construction and maintenance of the structure through special assessments. The bonds were issued in the amount of \$840,000 and were retired in September 2000.

Downtown Development Plan #2

Downtown Development Plan #2 was designed primarily to expand the area where Tax Increment Revenues may be used. The DDA identified several additional public facility and parking projects that Downtown Development Plan #1 could not fund. Under Downtown Development Plan #1, Tax Increment Revenues could only be used in the four-block area surrounding the Bluff Street Parking Structure. Downtown Development Plan #2 expanded the Downtown District boundaries to include all properties fronting on west Washington Street from Fourth Street to Seventh Street; Main Street from Third Street to Lakeshore Boulevard; Spring Street and Baraga Street from Fourth Street to Lakeshore Boulevard; properties fronting Baraga Street from Third Street to Lakeshore Boulevard; and properties fronting the eastside of Front Street from Baraga Street to Lakeshore Boulevard and Blaker Street. Efforts were made to avoid areas where residential housing units are a pronounced part of the uses. This area was delineated to include areas of the City's central business district experiencing economic decline and most likely to benefit from future development of public facilities, especially parking and pedestrian access ways. The County opposed the adoption of Downtown Development Plan #2. The City, the County and the DDA entered into an agreement pursuant to Section 14(4) of Act 197 in December 1992, to share a portion of the Captured Assessed Value. Specifically, that portion of the Development Area included in Downtown Development Plan #2 lying west of a line drawn down the center of Front Street is not included as part of the captured assessed value for which the DDA captures Tax Increment Revenues from County levied millages. Specific projects are identified by the DDA annually including improving public parking facilities as identified in a report commissioned by the DDA including improvements to surface parking, public walkways, and amenities in the lower harbor.



Downtown Development Plan #2 was adopted as an amendment to Downtown Development Plan #1 as a mechanism for the allocation of Tax Increment Revenues to accomplish projects annually identified by the DDA over and above the annual allocation for the bond repayment related to and maintenance of the Bluff Street Parking Structure.

Downtown Development Plan #3.

Development Plan and Tax Increment Financing Plan #3 was adopted to meet the objectives of the DDA and to increase economic development in the City. The intent of Downtown Development Plan #3 was to amend and re-state Downtown Development Plans #1 and #2. Downtown Development Plan #3 has a term ending December 31, 2036. At the time Downtown Development Plan #3 was adopted, the DDA's boundaries were expanded to include Third Street up to Fair Avenue.

Downtown Development Plan #4

Development and Tax Increment Financing Plan #4 updates projects, expands tax increment financing into the Third Street area, and extends the plan to 2054. Limitations to tax capture established by Downtown Development Plan #2 remain in place.

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Development Plan



Introduction

At the time of the creation of this Development Plan, it was estimated that there were over 100 residents within the development areas included in this Plan. On February 14, 2022, the City Commission created a Development Area Citizens Advisory Council for the purposes of meeting the requirements Act 57. The City solicited applicants for the Council via the City’s website, public access television, the DDA website and the local daily newspaper and was unable to secure the required nine members. Pursuant to Act 57, the failure of a development area citizens council to organize shall not preclude the adoption of the Development Plan.

Designation of Boundaries of the Development Areas

REFERENCE TO P.A. 57 OF 2018: SECTION 217(2)(A)

The DDA Downtown District and the development areas within its boundaries are shown in **Figure 1** on the following page. This map illustrates the relationship of the various districts to highways, streams, and Lake Superior.

The Marquette Downtown District contains four development areas: TIF 84, TIF 92 East, TIF 92 West, and TIF 24. These four development areas differ in when they were established, and, in the case of TIF 92 West, which taxing authorities are subject to capture. **Figure 1** illustrates which parcels are included in each development area. In addition, parcels belonging to the two brownfield TIF projects are identified on the map.

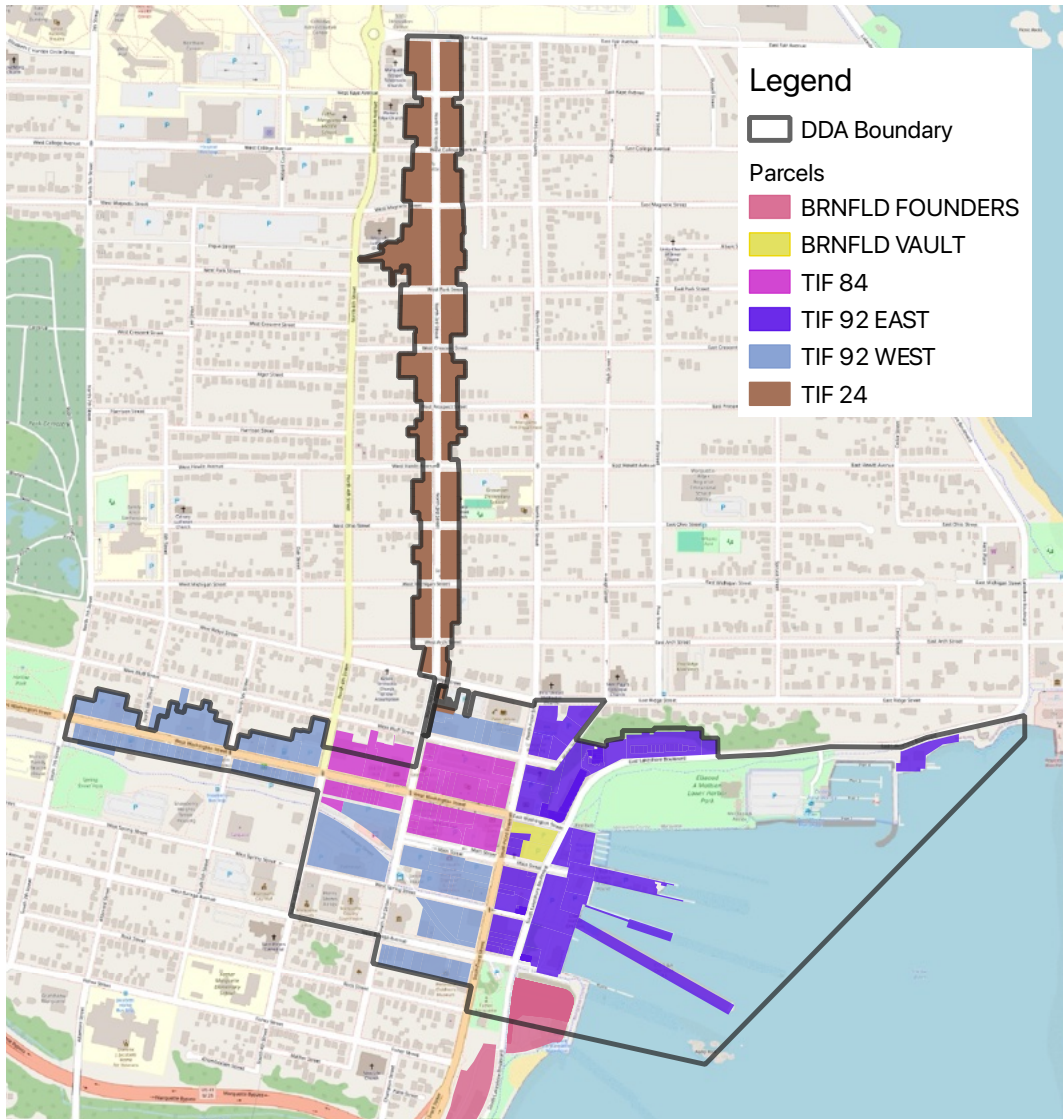
Legal Descriptions of the Development Areas

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(B)

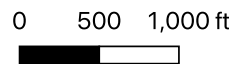
Legal descriptions for the four development areas are included in **Exhibit B**.



Figure 1 - DDA District and Development Areas



- Notes:
- Only taxable parcels shown
 - Founders brownfield is partially within TIF 92 East
 - Vault brownfield is within TIF 92 East





Public Facilities and Land Uses in the Development Areas

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(B)

Marquette’s Downtown District contains public streets, walkways, sidewalks, and parks. The District’s private land is dominated by commercial uses but also includes residential, and non-profit uses in addition to the aforementioned public land uses.

Table 1 below summarizes the breakdown of land use in the DDA District. **Figure 2** illustrates the land uses on a map.

Existing Improvements to be Demolished, Repaired, or Altered

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(C,D,E)

The Marquette DDA plans to continue and bolster its success for the next 30 years.

Table 2 details the projects planned, including an estimate of cost and construction timing. Timing for projects that are not ongoing is dictated by priority as follows:

- High priority: 2024-2027
- Medium priority: 2028-2037
- Low priority: 2038 and later

Project timing may change due to project-specific funding opportunities and changing priorities. Construction will be timed and phased to minimize impact on neighboring businesses and residents.

Table 1 - Land Use

Category	Acres	Proportion
Commercial	39.5	72.2%
Residential	2.7	4.9%
Industrial	0.0	0.0%
Public	6.6	12.1%
Non-Profit	5.9	10.7%
	54.7	100.0%

Source: City of Marquette Engineering Department GIS data



Figure 2 - Land Uses

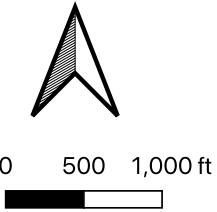
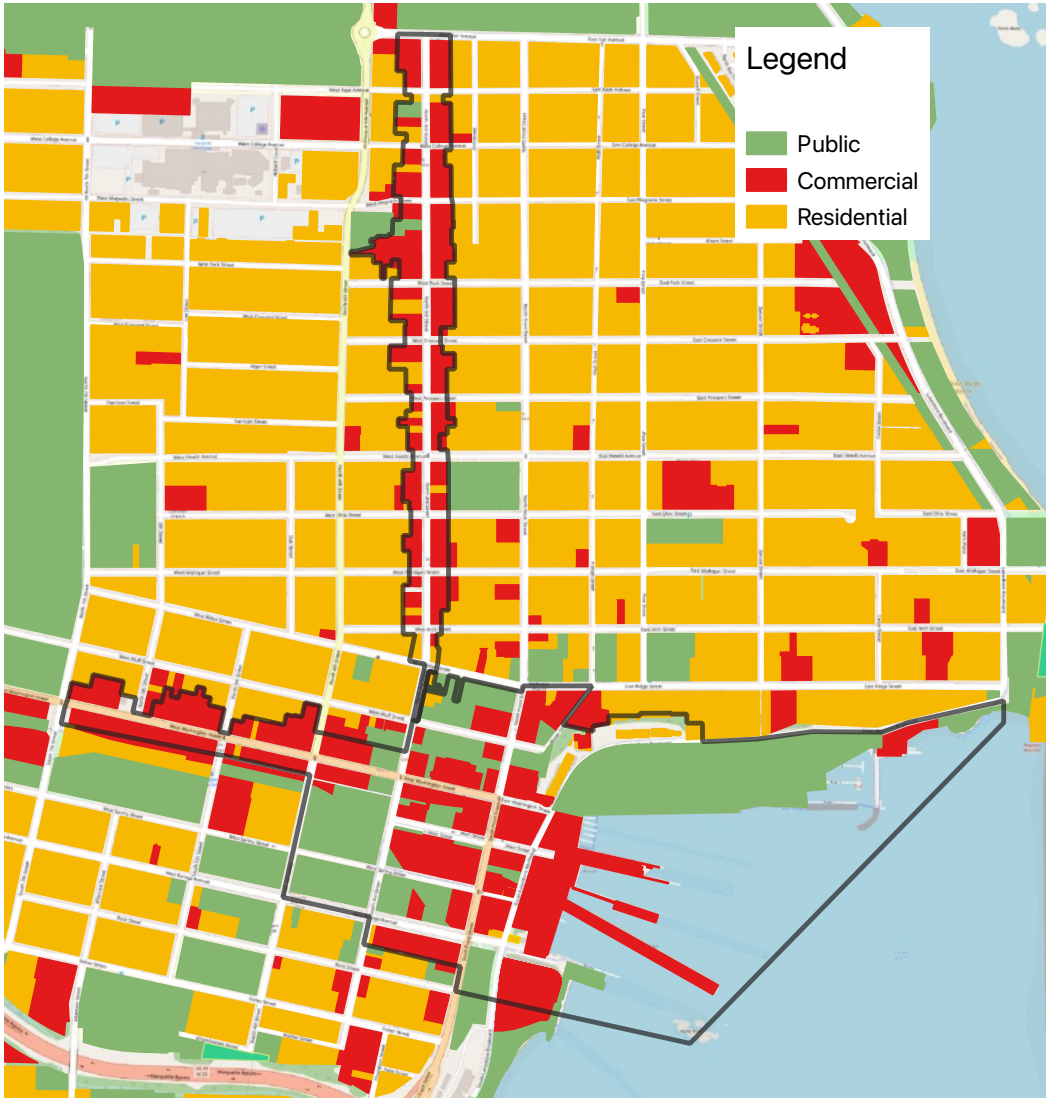




Table 2 - Projects and Programs

	Project Priority	Estimated Cost
I. Consultation and Operational Expenditures		
A. Market analysis	High	\$60,000
B. DDA operations/maintenance	High	\$897,400/yr
C. Services for a fee (festivals, decoration, cultural development & marketing)	High	\$93,200/yr
II. Marquette Commons		
A. Enhancement projects	High	\$3,000,000
III. Promotional and Cultural Development		
A. Public restrooms	High	\$4,000/yr
B. Wayfinding & other signage	Medium	\$250,000
C. Third Street wayfinding art and banners	Medium	\$25,000
D. Third Street gateway features	Low	\$50,000
IV. Parking Management/Transportation System Improvements		
A. Equipment & administrative implementation	High	\$1,360,000
B. Transportation	High	\$1,360,000
C. Parking analysis	Medium	\$75,000
D. Development of new parking areas and redesign of current lots	Medium	\$15,052,480
E. Third Street parking improvements	Medium	\$1,240,000
F. Bluff Street structure bond	Low	\$147,000/yr
V. Street, Alley and Sidewalk Improvements		
A. Baraga Street improvements	Medium	\$7,546,644
B. Landscaping, streetscapes, and utility burial improvement	Medium	\$4,000,000
C. Third Street improvements	Medium	\$2,800,000
D. Sidewalk snow melt	Low	\$2,660,000
VI. Economic Support		
A. Facade grants	High	\$100,000/yr
B. Broadband and wireless technology improvements	High	\$150,000
C. Workforce housing support	High	\$150,000/yr
D. Gap funding for selected projects	Medium	\$349,500
E. Retail incubator	Medium	\$174,750
F. Land acquisition for economic development	Low	\$1,995,000

Notes:

1. Costs shown are planning estimates and many change when projects elements are further defined and engineered.
2. The sum total of all projects may exceed the projected tax increment financing. It is assumed that some projects will leverage tax increment dollars with other available sources of income, where appropriate.



Project Descriptions

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(C,D)

This Development Plan is intended to be general in nature to provide flexibility in design and implementation. Detailed planning, design and engineering studies will be conducted to specifically set project parameters. Improvement projects are generally arranged according to their area of impact and are assigned to the following five categories: I. Consultation and Operational Expenditures, II. Marquette Commons, III. Promotional and Cultural Development, IV. Parking Management/Transportation System Improvements, V. Street, Alley, and Sidewalk Improvements, and VI. Economic Support.

I. Consultation and Operational Expenditures.

The Consultation and Operational Expenditures category provides for professional services and operational activities related to the DDA. This category is variable and is subject to the level of future activity undertaken by the DDA.

- A. Market analysis. The DDA will conduct a downtown market analysis to assess economic changes taking place in the district and analyze the impact of regional growth upon the downtown district. The plan will also identify strategies to improve the economic conditions in the district.
- B. DDA operations/maintenance. This item covers all expenses relating to the operation of the DDA, such as providing staff support to the DDA Board, public notices, mailings, office supplies and equipment, administrative support, reporting requirements, etc. In addition, the DDA will undertake maintenance of certain City facilities and infrastructure within the Downtown District. This may include addressing issues with regard to the safety and security of the Downtown District. The DDA may help in the purchase, installation, and monitoring of any equipment that may improve safety and security throughout the Downtown District.
- C. Services for a fee. These services are focused on attracting visitors downtown and enhancing their experience through largely temporary or evolving activities. This category includes festivals and events, seasonal decorations, cultural development, and marketing and promotion. These efforts should help the Downtown District be the premium location in the region for cultural, artistic, and recreational activities.



II. Marquette Commons Enhancement Projects.

- A. Enhancement projects. Marquette Commons has proven to be a successful venue and is in need of enhancements to serve the Downtown District better. The improvements will follow planning that evaluates the space's recent uses, and opportunities to serve other purposes.

III. Promotional and Cultural Development.

The promotional and cultural development category relates to projects and activities that are designed to promote economic growth within the Downtown District through the creation of a vibrant, identifiable, and welcoming business environment. This category also supports the development of attractions that will draw people downtown from the surrounding area.

- A. Public restrooms. The DDA will establish a program where willing downtown businesses with qualifying restrooms and hours of operation can receive a stipend for being designated 'public restrooms' on downtown wayfinding and other messaging. Ideally, this will coordinate with the wayfinding system.
- B. Wayfinding and other signage. Creating a sense of place is dependent on a comprehensive wayfinding program both for those in vehicles and pedestrians. Entrance points of the Downtown District should be identified and marked with public art and/or signage that adds vitality and provides direction. Uniform informational and directional signage should be used throughout the Downtown District to provide a sense of place and provide connectivity and awareness of features and districts such as Third Street. Historic information markers will add interest and highlight the City's heritage.
- C. Third Street wayfinding art and banners. To supplement the Third Street Gateway Feature, art incorporated into the sidewalk and elsewhere will help draw walkers along Third Street. The City's Public Arts Commission should be a key partner in such an effort.
- D. Third Street gateway features. A visual feature may be placed near the south and north ends of Third Street. The purpose of the features is to draw attention to and attract pedestrians and motorists up Third Street.



IV. Parking Management/Transportation System Improvements.

The DDA is interested in pursuing a comprehensive parking management and transportation strategy, outlined in the 2020 Downtown Plan, to maximize the use of available parking, minimize the negative impacts of exposed lots, improve existing parking facilities, provide for emerging technologies such as electric vehicle charging stations, and work to encourage the re-development of private parking lots.

- A. Equipment and administrative implementation. The DDA's parking management roles will require the purchase of parking access and regulation control equipment.
- B. Transportation. The DDA is dedicated to enhancing access to alternative and multimodal transportation forms, including mass transit, bicycling, and recreational trails. This activity may include a Third Street circulator and electric vehicle charging stations.
- C. Parking analysis and study. The DDA will periodically conduct a comprehensive analysis of existing public and private parking areas with attention to efficiency and potential revenue sources, specifically on Third Street. A capital improvement plan will be developed with a cost/benefit analysis and a strategy for implementation over time.
- D. Development of new parking areas and redesign of current lots. The DDA may work with the City to sell certain public parking lots for private use, respond to private investors by partnering to provide parking, and assume management of the entire parking system as deemed appropriate by the City and the DDA. Some existing lots may be configured to meet changing mobility needs, and parking garages may be developed according to a parking plan.
- E. Third Street parking improvements. Add and improve parking supply and management in the Third Street district. Improvements may include new off-street parking facilities, meters, and signage.
- F. Bluff Street structure bond. Continue supporting the Bluff Street parking structure bonds with tax increment dollars until they are paid off.

V. Street, Alley and Sidewalk Improvements.

This category provides for the development and repair of City streets, alleys and sidewalks to better serve properties within the Downtown District. This includes the



burial of overhead utilities wherever feasible and improvements to other infrastructure. Improvements include, but are not limited to, the following:

- A. Baraga Street improvements. The DDA intends to improve the function of streets to provide for the flow of vehicular traffic, multi-modal transportation and the pedestrian ways which incorporates “winter city design.” This may include widening of sidewalks in the Downtown District, rearrangement of parking, traffic calming measures, bicycle facilities, signaling changes and other traffic management techniques. Specifically, the Baraga Avenue improvement project identified in **Table 2** is identified as a high priority.
- B. Landscaping, streetscapes, and utility burial improvement throughout the District. Streetscape improvements are envisioned throughout the Downtown District. These improvements may include new concrete or brick installations, curb and gutter replacement, street lighting improvements to incorporate energy-efficient standards, trash cans, benches, bicycle parking areas, and other pedestrian amenities, including “winter city design.” Further, specific street and alley placemaking projects, such as turning Main Street into a festival space, are included in this project. Banners and public art may be included. In addition, a concerted effort to work towards the consolidation of private dumpsters in alleys and parking lots will be undertaken.
- C. Third Street improvements. Third Street is targeted for a comprehensive redesign. The Third Street corridor is a mix of small-town urban and suburban land development. Improvements would better connect to the downtown and enhance the pedestrian environment. Improvements could include road realignment, improved bike facilities, improved sidewalks, and street trees.
- D. Sidewalk snowmelt. Installation of snowmelt systems in pedestrian walkways throughout the Downtown District to improve winter walking conditions and enhance economic activity.

VI. Economic Support

- A. Facade Grants. The program assisting Downtown District property owners with enhancement to public-facing facades would be continued.
- B. Broadband and wireless technology improvements. Enhance communications infrastructure in the DDA District, which may include



improvements to broadband internet and/or cellular service in the Downtown District. This may include establishing public wifi, improving broadband to the premises, and fostering additional cellular capacity.

- C. Workforce housing support. The DDA may study and provide incentives for developers, public and private, to provide a wide range of housing types and price points in order to accommodate a variety of generations and lifestyles.
- D. Gap funding for selected projects. Recognizing that the cost of mixed-use, development that meets specific DDA goals may not be financially feasible using available traditional investment, financing, and incentives, the DDA may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time.
- E. Retail incubator. Establish a physical space in the DDA District with services and affordable rent to support and incubate new commercial ventures.
- F. Land acquisition for economic development. As opportunities present themselves, the DDA may purchase land for re-positioning to meet DDA goals.

Open Space in the Development Areas

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(F)

The areas identified to be left as open spaces within the DDA District are (i) the pocket park located in the 100 block of West Washington Street, (ii) the Rosewood Walkway located in the 200 Block of South Front Street, (iii) the Ellwood Mattson Lower Harbor Park located in the 100 Block of North Lakeshore Boulevard, and (iv) the multi-modal path from Lakeshore Boulevard to Seventh Street.

Other areas that may be identified by the DDA or City as additional desirable open space in the Downtown District. **Figure 3** below shows the location and extent of these spaces.

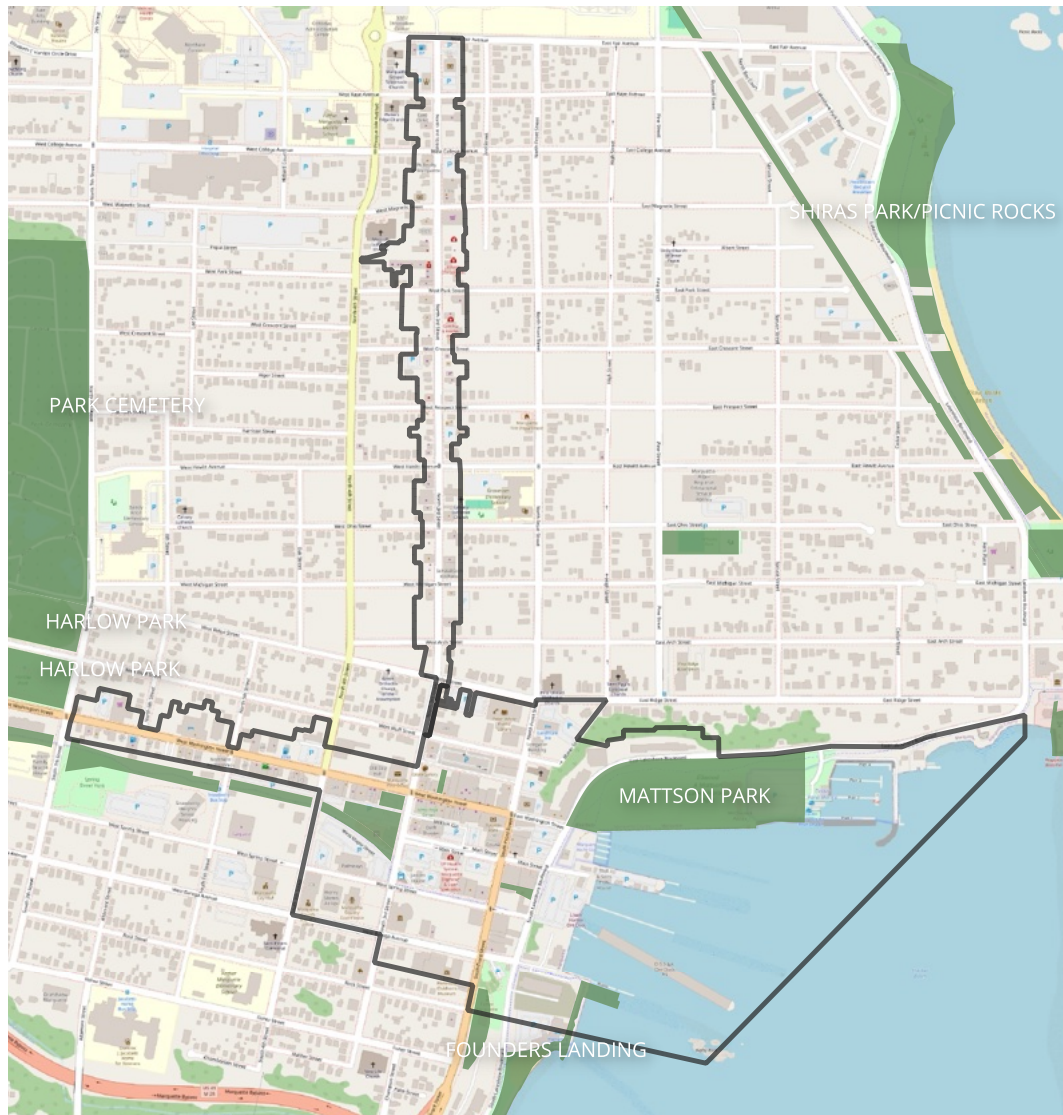
Property to Sell, Donate, Exchange, or Lease

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(G)



The DDA currently owns no portion of the Downtown District. Future transactions, if any, between the DDA and the City will be done in the best interest of the City.



Figure 3 - Parks & Open Spaces



Legend

-  DDA Boundary
-  City of Mqt Parks



0 500 1,000 ft





Zoning and Other Changes

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(H)

No zoning changes are anticipated within the Development District other than those that may be required by the “Land Use Code” under consideration for adoption by the City Commission. Streets, street levels, intersections, and utilities are anticipated to be improved.

An Estimate of the Cost of Development, Proposed Method of Financing and Ability of the Authority to Arrange the Financing

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(I)

The estimated total cost for undertaking the projects identified in **Table 2** is \$42,148,374 plus annual expenditures of \$1,391,600 per year. The activities of the DDA and the development of public improvements will be financed from one or more of the following sources:

- Donations or private funding to the DDA for the performance of its functions.
- Money borrowed and to be repaid in accordance with Act 57.
- Revenues from any property, building or facility owned, leased, licensed or operated by the DDA or under its control, subject to the limitations imposed thereon by Act 57, trusts or other agreements.
- Proceeds of a tax increment financing plan.
- Money obtained from other sources approved by the City Commission.



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.

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(J)

The DDA may participate in and/or facilitate a purchase of other land for use or redevelopment in accordance with the City Master Plan and the goals of the 2020 Downtown Plan and this Development Plan. The Authority may convey any such property to another entity, yet unknown. Further, the Authority may consider other property acquisition, lease, or sale, as appropriate, in furtherance of the goals of this Plan. The person or persons to whom such property may be leased or conveyed is unknown at this time.

Procedures for bidding for the leasing, purchasing or conveying in any manner of all or a portion of the development upon completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold or conveyed in any manner to those persons.

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(K)

In the event the DDA purchases, receives a donation of, or otherwise comes to own property in the Development Areas, it will conform with any bidding or land disposition process adopted by the City or, in the absence of such procedures, the DDA will adopt suitable procedures to govern the management and disposition of property in conformance with all applicable Federal, State, and local regulations. The DDA currently has no express or implied agreement between the DDA and any persons, natural or corporate, that all or a portion of the development area will be leased, sold, or conveyed to those persons.

Estimate of the Number of Persons Residing in the Development Area

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(L)

It is estimated that 350 people live in the Marquette DDA's Development Areas. The Marquette DDA does not have plans to displace residents for any projects.



A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(M)

Not applicable. There are no plans to acquire any project with residences in conjunction with this Plan. However, in the future, if the condemnation of property is necessary to meet the objectives of this Plan and would result in persons being displaced, the DDA will submit to the City Commission an acquisition and relocation plan, consistent with the Standards and Provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As dictated by that Act, provision for the costs of relocation of displaced persons, including financial assistance and reimbursement of expenses, will be made.

Compliance with Act 227 of the Public Acts of 1972, Sections 213.321 - 213.332 of the Michigan Compiled Laws

REFERENCE TO P.A. 57 OF 2018, SECTION 217(2)(O)

The DDA has no plans to condemn property in conjunction with this plan. However, if in the future the condemnation were necessary to meet the objectives of this Plan, the DDA will submit to the City Commission a plan that complies with Act No. 227, Sections 213.321 to 213.332 of the Michigan Compiled Laws.

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Tax Increment Financing Plan



OVERVIEW

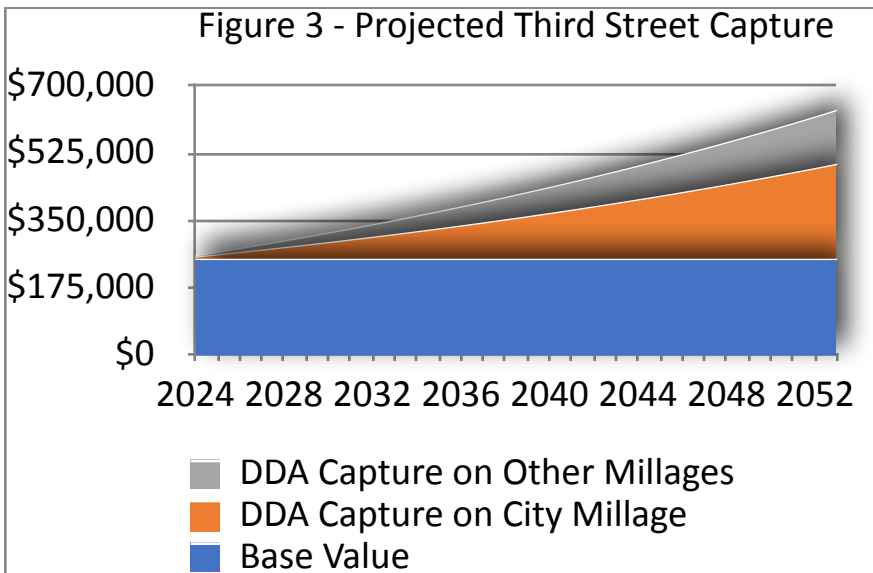
This Tax Increment Financing Plan (TIF) includes the preceding Development Plan, and specifically provides a method of funding for the projects identified in the Development Plan.

Explanation of the Tax Increment Procedure

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

Tax increment financing is a governmental financing program that contributes to economic growth and development by dedicating a portion of the tax base resulting from economic growth and development to certain public facilities and certain other eligible costs as permitted by Act 57, facilitating certain projects that created economic growth and development in the Downtown District.

Tax Increment Revenues are realized by increases in property valuations within the Development Areas of the Downtown District of the DDA. Such Tax Increment Revenues result from the application of millage rates levied by the City and the County. **Figure 3** illustrates how TIF works by looking at the Third Street area that is added via this Plan.



The figures in the graph indicate total TIF captured, every five years, by the DDA in grey and the portion captured from the City in orange. Assumes growth based on historical DDA District growth of 2.32%

Initial Assessed Value and Applicable Millage

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

Exhibit C lists properties subject to TIF in each of the four development areas. **Table 3** shows the millages subject to capture.



Table 3 - Millage Rates Subject to Capture

	Millage Rate
City	17.9057
County	7.5718
DDA	1.8558
Iron Ore Heritage Authority	0.1970
Library	1.7689
Total	29.2992

2023 millage rates, subject to change over time

Estimate of Tax Increment Revenues

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

Tax Increment from Real Property has been estimated for the life of the plan in **Exhibit D**. Total tax increment revenues over the life of the 30-year plan is estimated to be \$56,345,929.

Estimated Impact on Taxing Jurisdictions

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

The DDA's planned investment in the Downtown District is expected to cause the increase of values in and around the district. To help pay for this planned investment, some taxes will be captured from certain millages on property within the Downtown District. This will improve the overall economics of the Marquette region.

The five taxing jurisdictions impacted by this TIF Plan are the City of Marquette, Marquette County, the Iron Ore Heritage Authority, the Peter White Library, and the Downtown Development Authority. Since the DDA is the entity capturing TIF, the next effect on the DDA is zero. **Exhibit E** illustrates the impact on these taxing jurisdictions.

The DDA intends to expend all available Tax Increment Revenues over the term of the Tax Increment Financing Plan as indicated in **Exhibits D & E**. It is anticipated that the taxable values will increase over the term of the Downtown Development Plan #4 due to new investments. When the term of Downtown Development Plan #4 ends, all of the taxing jurisdictions levying taxes in the Development Areas will benefit from the increased values that likely would not have occurred without the efforts of the DDA. It is anticipated that a portion or all of the taxes foregone by the taxing jurisdictions



during the term of Downtown Development Plan #4 will be recouped by the taxing jurisdictions from the expected increase in taxable value after the term ends.

Expenditure of Tax Increment Revenues

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

Projects and programs identified in **Table 2** will be funded with tax increment revenue capture. In addition to these items, the DDA Board will use captured revenues for the following purposes:

- Finance current financial obligations of the DDA,
- Pay for costs incurred by the City and the DDA in implementing both the Development Plan and the Tax Increment Financing Plan,
- Pay for costs associated with the administration and operation of the Downtown Development Authority in its administration of said Plans.
- Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation or reconstruction of a public facility, an existing building or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the Downtown District.
- Plan, propose and implement an improvement to a public facility within the Downtown District area to comply with the barrier-free design requirements of the State of Michigan.
- Acquire property on terms and conditions and in a manner the DDA deems proper, or own, convey, or otherwise dispose of property, or rights of interest therein, which the DDA determines is reasonably necessary to achieve the purpose of the Act 57 and to grant or acquire licenses, easements and options with respect thereto.
- Multimodal improvement - including bus stops, bike facilities, especially Third Street



Duration of the Program

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

The Tax Increment Financing Plan shall be for a term ending December 31, 2054

Maximum Amount of Bonded Indebtedness to be Incurred

REFERENCE TO P.A. 57 OF 2018, SECTION 214(1)

Certain State of Michigan and federal loans, loan guarantees and grants will be sought for carrying out Downtown Development Plan #4. Certain of the capital improvement projects in Downtown Development Plan #4 may be financed through the issuance of revenue bonds, general obligation bonds or tax increment bonds. The types and amounts of bonds issued will be determined as further project planning is undertaken and as shall be approved by the City Commission.

The maximum bonded indebtedness to be incurred is \$56,345,929.

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Exhibits



Exhibit A - Definitions

The following words and terms as used in this Development Plan and Tax Increment Financing Plan #4 shall have the following meanings unless the context or use indicates a different meaning or intent:

“*Act 57*” means the Recodified Tax Increment Financing Act, Act 57 of 2018, which succeeds the Downtown Development Authority Act, Act 197 of the Public Acts of Michigan of 1975.

“*Board*” means the governing body of the DDA.

“*Business District*” means an area in the downtown of the City zoned and used principally for business.

“*Captured Assessed Value*” means the amount in any one year by which the current assessed value of the Downtown District exceeds the Initial Assessed Value.

“*City*” means the City of Marquette, Michigan.

“*County*” means Marquette County, Michigan.

“*DDA*” means the City of Marquette Downtown Development Authority.

“*Development Area*” means the areas to which the Development Plan is applicable from which Tax Increment Revenues are captured.

“*Downtown District*” means that part of an area in a Business District in the City that has been specifically designated by the City Commission pursuant to Act 197 and where a special two-mill *ad valorem* tax is levied and collected as permitted by Act 57.

“*Initial Assessed Value*” means the assessed value, as equalized of all taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan related to such taxable property is approved as shown on the most recent assessment roll of the City for which equalization had been completed at the time the Tax Increment Financing Plan is adopted.

“*Tax Increment Revenues*” means the amount of *ad valorem* property taxes and specific local taxes (as defined in Act 57) attributable to the application of the levy of all taxing jurisdictions upon the Captured Assessed Value of real and

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personal property in the Development Area subject to certain requirements as set forth in Section 1(bb) of Act 57.



EXHIBIT B - LEGAL DESCRIPTION OF THE DDA DOWNTOWN DISTRICT

Commencing at the intersection of the centerline (c/l) of Rock Street extended with the shoreline of Lake Superior; thence west along the c/l of Rock Street extended to the c/l of South Front Street; thence north along the c/l of South Front Street to the c/l of block 2 of the Cleveland Iron Mining Company's Subdivision; thence west along said c/l of block 2 to the c/l of Third Street; thence north on Third Street to the c/l of Baraga Avenue; thence west on the c/l of Baraga Avenue to the c/l of Fourth Street; thence north on the c/l of Fourth Street to the north line of lots 1—6, block 4, of Harlow's Subdivision #1, extended; thence east along said north line of lots 1—6 extended to the c/l of Third Street; thence north on the c/l of Third Street to the c/l of Bluff Street; thence east on the c/l of Bluff Street on the c/l of Front Street; thence north on the c/l of Front Street to the c/l of Ridge Street; thence east on the c/l of Ridge Street to the west line of Blaker and Bacon's Subdivision extended; thence south along said west line to the south line of lot 3 Blaker and Bacon's Subdivision; thence southeasterly along said south line of lot 3 extended to the c/l of Blaker Street; thence southwesterly along the c/l of Blaker Street to the south of lots 1 and 2 of block 9 of the 36 acre plat, extended; thence easterly along the said south line of lots 1 and 2 to the west line of lot 1 of Hewitt's Addition; thence northerly along said west line of lot 1 to a point 152 feet north of the north line of Lake Street; thence northeasterly to the east line of lot 1 Hewitt's Addition to a point which is 126 feet north of the north line of Lake Street; thence northerly along said east line of lot 1 to a point which is 160 feet south of the south line thence easterly to the east line of lot 3 of Hewitt's Addition at a point 160 feet south of the south line of Ridge Street; thence northerly along said east line 16 feet; thence easterly to the east line of lot 5 of Hewitt's Addition at a point 144 feet south of the south line of Ridge Street; thence southerly six feet along said lot line; thence easterly to the east line on lot 6 of Hewitt's Addition at a point 150 feet south of the south line of Ridge Street; thence south along said east line of lot 6 to a point 208 feet south of the south line of Ridge Street; thence easterly to the east line of lot 7 at a point 208 feet south of the south line of Ridge Street; thence southerly along said line of lot 7 extended to the c/l of Lake Street; thence east along the c/l of Lake Street to the c/l of Lake Shore Boulevard; thence south along the c/l of Lake Shore Boulevard extended to the shoreline of Lake Superior; thence southwesterly along the shoreline of Lake Superior to the P.O.B.

And also that land described as follows:



Blaker and Bacon Subdivision

Lots 1 and 2, and the N'ly 75' of the E'ly 21.3 of Lot 3.

36 Acre Plat

Blocks 6 and 7 except the W23.5' of the N. ½ of lot 3, and the E. 18.5' of the N. ½ of Lot 4, Block 6. And also exc. The E. 40' of the N. 97' of Lot 3, Block 6. Also exc. The W. 32' of Lot 1, Block 6, also exc. The S. 25' of the N.125' of Lots 3 and 4, Block 6.

Harlow's Addition #1

Lots 1 thru 7, the S. 92' of Lot 8, the S. 68' of Lot 15, the S. 75' of Lot 16, and all of Lots 17 and 18, all in Block 5. The S. 95' of Lots 1 and 2, all of Lots 3 thru 6, the S. 100' of Lots 7 and 8, and the S. 30' of Lots 11 thru 14, all in Block 7.

Earl's Replat of Block 6, Harlow's Addition #1

Lots 1 thru 9, the S. 50' of Lot 15, the S. 50' of Lots 17 and 18, the S. 100' of Lot 19, and the S. 50' of Lot 20.

Harlow's Addition #3

Lots 1 thru 10 and Lots 12 thru 28.

And also that land described as follows:

The point of beginning being at the intersection of the centerlines of West Bluff Street and North Third Street; thence northerly along the centerline of North Third Street to the centerline of West Ridge Street; thence westerly along the centerline of West Ridge Street to the intersection with the west line of Lot 2, Block 10 of John Burt's Addition extended; thence northerly to the southwest corner of said Lot 2; thence along the westerly line of Lot 2 to the northwest corner; thence along the extension of the westerly line of Lot 2 to the south right of way line of West Arch Street; thence westerly along the south right of way line to a point of intersection with the extension of the west lot line of Lot 6, Block 9 of John Burt's Addition; thence north on said line extended, to the north right of way line of west Arch Street and the southwest corner of Lot 6; thence along the west lot line of Lots 6-2, Block 9 of John Burt's Addition to the northwest corner of Lot 2; thence along the north line of Lot 2 to a point 40 feet east of the northwest corner of Lot 2; thence along a line parallel to the west line of Lot 1, Block 9 of John Burt's Addition to the south right of way of West Michigan Street; thence northerly to the north right of way of West Michigan Street, said point being 40 feet east of the southwest corner of Lot 6, Block 4 of John Burt's Addition;

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thence along a line parallel to the west lot lines of Lots 6-5, Block 4 of John Burt's Addition, to the south lot line of Lot 4, Block 4 of John Burt's Addition; then west along the south line of Lot 4 to the southwest corner of said lot; thence along the west line of Lots 4-3, Block 4 of John Burt's Addition to the northwest corner of Lot 3; thence 50 feet east along the north line of said Lot 3; thence along a line parallel to the west line of said Lot 2 to the south right of way of Ohio Street; thence north along a line perpendicular to the south right of way line of Ohio Street to the north right of way line of said street; thence along said north right of way to a point 75 feet west of the southeast corner of Lot 6, Block 3 of John Burt's Addition; thence from said northerly on a line parallel to the west line of Lot 6, to the south line of Lot 5; thence along said south line to the southwest corner of Lot 5; thence along the west lot line of Lots 5-2, Block 3 of John Burt's Addition to the northwest corner of said Lot 2; thence along the north line of Lot 2 to a point 65 feet east of the northwest corner of Lot 2; thence along a line parallel to the west line of said Lot 1 to the south right of way line of West Hewitt Avenue; thence north along a line perpendicular to the south right of way line, to the north right of way line of said street; thence westerly along the north right of way line to the southwest corner of Lot 35 of Adam's Addition; thence along the west line of Lot 35 to the north west corner of said lot; thence along the south line of Lot 40 of Adam's Addition to the southwest corner of said lot; thence along the west line of Lot 40 to the northwest corner of said lot; thence 50 feet easterly along the north line of said lot; thence northerly along a line parallel to the west lot line of Lot 41 of Adam's Addition to the south line of Lot 42 of Adam's Addition; thence along the south line to a point 85.5 feet west of the southeast corner of Lot 42 of Adam's Addition; thence along a line parallel to the west lot line of said Lot 42 to the south right of way line of West Prospect Street; thence perpendicular to the south right of way line northerly to the north right of way line of said street; thence westerly along said right of way line to a point 50 feet easterly of the southwest corner of Lot 44 of Adam's Addition; thence northerly along a line parallel to the west line of Lots 44-46 to the south lot line of Lot 47 of said plat; thence along said lot line westerly to the southwest corner of Lot 47; thence northerly along the west line of Lots 47-49 of Adam's Addition to the southwest corner of Lot 49, said corner being on the south right of way line of West Crescent Street; thence north along a line perpendicular to the south right of way line of West Crescent Street to the north right of way line; thence along the north right of way line of said street to a point approximately 105 feet westerly of the southwest corner of the West Crescent Street and North Third Street right of way intersection; thence north 62 feet, east 6 feet, north 30 feet to a point 100 feet westerly of the west right of way line of North Third Street; thence westerly to a point 42 feet southerly of the southwest corner of Lot 53 of Adam's Addition to the west section line of the southwest quarter of the southeast quarter of Section 15, T48N, R25W; thence along said section line, line being the west lot lines of

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Lots 53-56 of Adam's Addition, to the south right of way line of Park Street; thence perpendicular to the said south right of way line of West Park Street to the north right of way line of said street; thence easterly along said right of way line to a point which is 141 feet, more or less, westerly of the northwest right of way corner of the North Third Street and West Park Street intersection; thence northerly along a line parallel with the west lot line of Lots 58-60 of Adam's Addition to a point on the north line of Lot 60, said point being 48 feet easterly more or less of the northwest corner of said Lot 60; thence along the north line of said lot to the northwest corner of Lot 60; thence southerly along the west lot line of Lot 60 to a point 37 feet more or less southerly of the northwest corner of said lot, said point being on the east lot line of Lot 240 of Palmer's Addition No. 3; thence westerly from said lot line 42 feet more or less to a point 81 feet northerly of the north right of way line of West Park Street; thence southerly 81 feet to the north right of way line of West Park Street; thence westerly to the southwest corner of Lot 239 of Palmer's Addition No. 3; thence northerly 100 feet along the west lot line of said Lot 239 to a point 50 feet southerly of the northwest corner of said Lot 239; thence westerly 50 feet to the west lot line of Lot 238 of Palmer's Addition No. 3; thence northerly along the west lot line of said lot to the northwest corner of said Lot 238; thence 144.5 feet westerly along the south lot line of Lot 241 of Palmer's Addition No. 3 to a point on the east right of way line of North Fourth Street, said point being the southwest corner of said Lot 241; thence along the east right of way line of North Fourth Street to a point 48 feet south of the northwest corner of said Lot 241; thence east parallel with the north lot line of said lot 35 feet; thence N82°00'E, 113.8 feet more or less to a point 22.3 feet south of the north line of Lot 241 of Palmer's Addition No. 3; thence 22.3 feet to a point on the north lot line of said Lot 241, said point also being the south line of a vacated alley in the Normal Addition; thence westerly along the south line of Normal Addition to the intersection of the west lot line of Lot 12 with the south line of the Normal Addition; thence; thence northerly along the west line of said Lot 12 to a point 10 feet north of the southwest corner of said Lot 12; thence easterly 25 feet; thence N45°00'E, 29 feet; thence easterly 94.1 feet; thence northerly 12.5 feet; thence easterly 20.4 feet more or less to a point on the east line of Normal Addition, said point being on the west line of Adam's Addition No. 2; thence northerly along the west line of Adam's Addition No. 2 to the northwest corner of Lot 3; thence 50 feet easterly along the north lot line of said Lot 3; thence northerly and parallel to the west lot lines of Lots 4-5 to a point on the south right of way line of West Magnetic Street; thence north to the north right of way line of said street; thence westerly along said north right of way line to the southwest corner of Lot 7 of Adam's Addition No. 2; thence northerly along the west lot lines of Lots 7-10 of said plat to the northwest corner of Lot 10; thence along the north line of Lot 11 to a point 53 feet easterly of said lot corner; thence northerly to the south right of way line of West College Avenue; thence north to the

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north right of way, also being the south lot line of Lot 14 of Adam's Addition No. 2; thence easterly along said lot line (right of way line) to a point 90 feet westerly of the southeast corner of Lot 14; thence northerly to a point 90 feet westerly of the northeast corner of said Lot 14; thence along the south line of said lot 15 to the southwest corner of Lot 15 of Adam's Addition No. 2; thence northerly along the west lot lines of Lot 15-18 to the northwest corner of said Lot 18; thence easterly along the north line of said Lot 18 to a point 56.8 feet from the northeast corner of Lot 18; thence northerly to the south right of way line of West Kaye Avenue; thence westerly along said south right of way line to a point 100 feet from the northeast corner of said Lot 19; thence northerly to the north right of way line of West Kaye Avenue, said point being 100 feet westerly of the southeast corner of Lot 21 of Adam's Addition No. 2; thence northerly to a point on the south lot line of Lot 23, said point being 100 feet westerly of the southeast corner of said lot; thence along the said south line to the southwest corner of Lot 23; thence along the west line of Lots 23-26 of Adam's Addition No. 2 to a point along the south right of way line of West Fair Avenue, said point being the northwest corner of Lot 26; thence northerly to the center of section 14, T48N, R25W, being the centerline of West Fair Avenue; thence easterly along the centerline of West Fair Avenue to the point of intersection of said centerline with the extension of the easterly lot lines of Lots 45, 43, 41, 39, 37, and 35 of Longyear's Addition; thence along said easterly lot lines to the north right of way of West Kaye Avenue; thence southerly perpendicular to the north right of way line to the south right of way line; thence westerly along said north right of way line to a point 79.5 feet east of the northwest corner of Lot 33 of Longyear's Addition; thence southerly to a point on the north line of Lot 31, said point being 79.5 feet westerly of the northwest corner of Lot 31; thence easterly along the north line of Lot 31 to the northeast corner of said lot; thence southerly along the easterly lot lines of Lots 31, 29, 27, 25, and 23 of Longyear's Addition to the north right of way line of West College Avenue; thence southerly perpendicular to the north right of way line to the south right of way line; thence westerly along the south right of way line to a point 90 feet easterly of the northwest corner of Lot 21 of Longyear's Addition; thence southerly 100 feet to a point on the north lot line of Lot 17 of Longyear's Addition; thence 39.5 feet easterly to the northeast corner of said Lot 17; thence southerly along the east lot line of Lots 17, 15, 13, and 11 to the north right of way line of West Magnetic Street; thence southerly perpendicular to the north right of way line of West Magnetic Street to the south right of way line of said street; thence along the south right of way line to a point 9.5 feet easterly of the northeast corner of Lot 9 of Longyear's Addition; thence southerly and parallel to the east lot line of Lot 9 and 7 of said plat to a point on the north lot line of Lot 6 of Longyear's Addition; thence along the north lot line of Lot 6 to a point 12 feet easterly of the northwest corner of Lot 6; thence parallel with the west lot line of Lot 6 to a point on the south lot line of Lot 6;

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thence 12 feet westerly to the southwest corner of Lot 6; thence along the east lot lines of Lot 3 and 1 of Longyear's Addition to the southeast corner of said Lot 1 of Longyear's Addition; thence from the southeast corner of Lot 1 of Longyear's Addition to the northeast corner of Lot 96 of Moore & Sang's Addition; thence southerly along the east lot lines of Lot 96 and 95 to the southeast corner of Lot 95 of Moore & Sang's Addition; thence westerly along the south lot line of said Lot 95 to a point 100 feet west of the northwest corner of Lot 94; thence southerly and parallel to the east lot lines of Lots 93 and 94 of Moore & Sang's Addition to the north right of way line of West Park Street; thence easterly along said right of way line to a point to the southeast corner of Lot 93; thence southerly perpendicular to the north right of way line of West Park Street to a point on the south right of way line of said street, said point being the northeast corner of Lot 60 of Moore & Sang's Addition; thence southerly along the east lot lines of Lots 60-56 to the southeast corner of Lot 56; thence westerly 92 feet along the south line of said Lot 56; thence southerly along a line parallel to the east lot line of Lot 55 of Moore & Sang's Addition to a point on the north right of way line of West Crescent Street; thence southerly along a line perpendicular to the north right of way line of West Crescent Street to a point on the south right of way line of said street; thence easterly to a point 75 feet easterly of the northwest corner of Lot 25 of Moore & Sang's Addition; thence southerly 50 feet along a line parallel to the east lot line of Lot 25 to a point on the north lot line of Lot 26; thence easterly along said north lot line to the northeast corner of Lot 26; thence southerly along the east lot lines of Lots 26-27 of Moore & Sang's Addition to the southeast corner of Lot 27; thence westerly along the south lot line of Lot 27 to the northeast corner of Lot 29; thence southerly along the east lot line of Lot 29 to a point on the north right of way line of West Prospect Street; thence perpendicular to the north right of way line of West Prospect Street to a point 100 feet east of the northwest corner of Lot 20 of Adam's Addition on the south right of way line of said street; thence southerly along a line parallel to the east lot lines of Lots 20-21 of Adam's Addition to a point on the north lot line of Lot 22; thence easterly along the north line of Lot 22 to the northeast corner of said lot; thence southerly to the southeast corner of said lot; thence along the south line of Lot 22 westerly to a point 35 feet east of the northwest corner of Lot 32 of Adam's Addition; thence 50 feet southerly and parallel to the west line of Lot 32; thence westerly and parallel to the north line of Lot 32 to a point 50 feet easterly of the west line of Lot 33 of Adam's Addition; thence southerly and parallel to the west lot line of Lot 33 to the north right of way line of West Hewitt Avenue; thence easterly along the north right of way West Hewitt Avenue to a point 112 feet easterly of the southwest corner of Lot 33 of Adam's Addition; thence southerly to a point on the south right of way of said street, said point being the northeast corner of Lot 24, Block 2 of John Burt's Addition; thence southerly along the east lot lines of Lots 24-19, to the southeast corner of Lot 19, said

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corner being the north right of way of West Ohio Street; thence southerly to the south right of way line of said street, said point being the northeast corner of Lot 24, Block 5 of John Burt's Addition; thence southerly along the east lot lines of Lots 24-19, Block 5 to the southeast corner of Lot 19, said corner being the north right of way line of West Michigan Street; thence southerly to the south right of way at the northeast corner of Lot 24, Block 8 of John Burt's Addition; thence along the east lot lines of Lots 24-21, Block 8 of John Burt's Addition to the northeast corner of Lot 20; thence along the east line of Lot 20 to a point 12.85 feet south of the northeast corner of Lot 20; thence westerly 45 feet; thence southerly and parallel to the west lot lines of Lot 20-19, Block 8 of John Burt's Addition to a point on the north right of way line of West Arch Street, said point being 67.3 feet easterly of the southwest corner of Lot 19; thence southerly to a point on the south right of way line of said street, said point being 37.5 feet easterly of the northwest corner of Lot 17, Block 11 of John Burt's Addition; thence southerly 84 feet along a line parallel to the west lot line of Lots 17 and 18; thence southeasterly 15.2 feet to a point 94 feet northerly of the north right of way line of West Ridge Street; thence 94 feet southwesterly to a point on the north right of way line of West Ridge Street, said point being 44 feet southeasterly of the southwest corner of Lot 19, Block 11 of John Burt's Addition; thence southerly to a point on the south right of way line of West Ridge Street, said point being 45 feet easterly of the northwest corner of Lot 4, Block 7 of the 36 Acre Plat; thence westerly along the south right of way line of West Ridge Street to the northwest corner of Lot 4; thence along the east right of way line of North Third Street to the centerline of West Bluff Street; thence westerly along the centerline of West Bluff Street to the centerline intersection of North Third Street, said intersection being the point of beginning (P.O.B.).

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EXHIBIT C - BASE VALUES

Base Values for all Development Areas

Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
110360	415 S Third		0			
110370	157 W Baraga		17,900			
110380	155 W Baraga		18,300			
110390	151 W Baraga		13,800			
110400	149 W Baraga		38,100			
110410	139 W Baraga		19,356			
110420	141 W Baraga		13,900			
110430	119 W Baraga		62,300			
110431	113 W Baraga		0			
110480	109 W Baraga		40,800			
110490	101 W Baraga		13,700			
110510	300 S Front St		344,200			
110540	320 S Front St		22,400			
110550	126 W Baraga		0			
110560	125 W Spring		0			
110570	130 W Baraga		10,200			
110580	136 W Baraga		40,900			
110600	145 W Spring		0			
110680	125 W Spring		0			
110710	214 S Front		12,500			
110720	222 S Front		43,800			
110730	112 W Spring		71,400			
110760	122 W Spring		21,600			
110770	124 W Spring		109,600			
110800	148 W Spring					
110810	150 W Spring					
110810	150 W Spring		0			
111290	234 W Baraga					

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
111290	234 W Baraga		0			
111300	501 S Front					
111310	501 S Front					
111310	102 E Baraga			0		
111330	100 E Baraga					
111330	100 E Baraga			0		
111340	501 S Front					
111350	601 S Lakeshore			60,600		
111371	327 S Lakeshore			35,400		
111372	252 E Main			0		
111373	245 S Lakeshore			0		
111380	321 S Front			35,200		
111400	317 S Front			27,900		
111410	315 S Front			0		
111420	311 S Front			26,400		
111430	309 S Front			245,600		
111450	111 E Baraga			0		
111460	117 E Baraga			0		
111470	210 S Lakeshore			3,400		
111500	252 E Main			0		
111501	252 E Main			0		
111502	252 E Main			0		
111503	252 E Main			0		
111504	252 E Main			0		
111505	252 E Main			0		
111506	252 E Main			0		
111507	252 E Main			0		
111508	252 E Main			0		
111509	252 E Main			0		
111510	252 E Main			0		

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
111511	252 E Main			0		
111512	252 E Main			0		
111513	252 E Main			0		
111514	252 E Main			0		
111515	252 E Main			0		
111516	252 E Main			0		
111517	252 E Main			0		
111518	252 E Main			0		
111519	252 E Main			0		
111520	252 E Main			13,500		
111532	300 E Main			29,400		
111540	225 S Front			33,300		
111580	215 S Front			14,200		
111610	111 E Spring			36,900		
150171	145 W Ridge					
150180	224 N Third					
150200	216 N Third					
150210	214 N Third		18,200			
150250	217 N Front					
150270	122 W Bluff		28,750			
150300	201 N Front		67,500			
150310	213 N Front					
150320	230 N Front			30,600		
150350	210 N Front			118,300		
150360	200 Blaker			0		
150380	105 E Washington			0		
150390	205 Lakeshore			0		
150400	205 Lakeshore			55,800		
150410	120 N Front			0		
150420	100 E Bluff			0		

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
150450	100 N Front			623,200		
150460	127 N Front	75,198				
150470	121 N Front	37,500				
150480	102 W Washington	13,861				
150520	128 W Washington	238,680				
150530	118 W Washington	20,000				
150540	112 W Washington	63,959				
150550	102 W Washington	112,390				
150580	135 W Bluff	30,396				
150600	118 N Third	17,835				
150620	122 N Third	37,360				
150630	156 W Washington	45,360				
150631	100 N Third	0				
150640	110 N Third	16,924				
150650	154 W Washington	34,044				
150651	158 W Washington	0				
150660	148 W Washington	59,400				
150670	144 W Washington	0				
150690	142 W Washington	10,562				
150710	136 W Washington	48,600				
150760	131 W Washington	27,500				
150770	135 W Washington	76,258				
150780	137 W Washington	58,088				
150790	145 W Washington	61,750				
150800	147 W Washington	86,400				
150810	153 W Washington	62,370				
150820	113 S Third	40,000				
150821	111 S Third	46,846				
150830	130 W Main	64,800				
150840	124 W Main	84,429				

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City of Marquette Downtown Development Plan And Tax Increment Financing Plan #4 1/19/24 Draft

Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
150850	101 W Washington	302,400				
150870	127,125,121 W Washington	110,000				
150880	110 W Main	16,484				
150881	120 W Main	0				
150890	120 S Front	43,000				
150930	107 S Front			25,100		
150940	101 S Front			153,000		
150950	113 S Front			55,400		
150960	119 S Front			48,400		
150970	119 S Lakeshore			8,500		
150990	203 S Front			18,600		
151010	120 E Main			24,400		
151030	213 S Front			0		
151043	107 W Main		112,200			
151052	101 W Main		35,300			
151053	135 W Main	0				
160010	223 Blaker			0		
160030	112 E Ridge					
160040	203 Blaker			0		
170100	207 Lakeshore			47,000		
170101	211 Lakeshore			0		
170105	211 Lakeshore			0		
173070	270 N Lakeshore			35,700		
190010	202 W Washington	0				
190020	220 W Washington	327,092				
190030	228 W Washington	158,150				
190180	310 W Washington		72,600			
190210	338 W Washington		98,400			
190230	340 W Washington		17,300			
190240	344 W Washington		54,900			

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City of Marquette Downtown Development Plan And Tax Increment Financing Plan #4 1/19/24 Draft

Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
190390	500 W Washington		45,000			
190420	502 W Washington		160,600			
190480	510 W Washington		28,900			
200020	201 W Washington	48,665				
200040	215 W Washington	27,820				
200050	219 W Washington	10,811				
200060	221 W Washington	0				
200070	223 W Washington	18,360				
200080	225 W Washington	3,175				
200090	227 W Washington	18,720				
200100	229 W Washington	14,040				
200110	231 W Washington	22,952				
200130	239 W Washington	35,000				
200140	249 W Washington	224,263				
200141	103 S Fourth	0				
210030	412 W Washington		1,071,000			
220015	301 W Washington		48,505			
220030	313 W Washington		25,300			
220031	309 W Washington		5,600			
220040	317 W Washington		13,400			
220050	315 W Washington		21,900			
220060	321 W Washington		8,000			
220070	323 W Washington		13,200			
220080	327 W Washington		19,550			
220090	329 W Washington		40,800			
220100	335 W Washington		58,600			
220110	347 W Washington		14,900			
220120	351 W Washington		28,627			
220130	401 W Washington		74,300			
220150	419 W Washington		34,600			

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
220160	423 W Washington		41,000			
220170	429 W Washington		24,200			
220180	427 W Washington		3,600			
220190	431 W Washington		10,900			
220200	439 W Washington		6,100			
220210	443 W Washington		13,500			
220220	447 W Washington		26,100			
220230	501 W Washington		80,200			
220260	509 W Washington		26,700			
220270	513 W Washington		5,700			
220280	517 W Washington		34,900			
220290	519 W Washington		19,700			
220300	521 W Washington		24,200			
220310	533 W Washington		47,700			
220320	537 W Washington		22,900			
220340	547 W Washington		0			
510581	101 N Lakeshore			0		
1090010	205 N Lakeshore 1A			0		
1090020	205 N Lakeshore 1A R			0		
1090030	205 N Lakeshore 1B			0		
1090040	205 N Lakeshore 1C			0		
1090050	205 N Lakeshore 2A			0		
1090060	205 N Lakeshore 2B			0		
150171	145 W RIDGE ST				101,770	
150200	216 N THIRD ST				69,932	
180300	600 N THIRD ST				287,072	
180310	610 N THIRD ST				47,626	
180320	614 N THIRD ST				112,401	
180330	622 N THIRD ST				388,131	
180370	629 N THIRD ST				91,094	

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
180380	621 N THIRD ST				170,349	
180390	617 N THIRD ST				190,389	
180400	611 N THIRD ST				400,155	
180410	607 N THIRD ST				116,917	
180430	603 N THIRD ST				211,735	
180480	523 N THIRD ST				227,802	
180490	521 N THIRD ST				54,898	
180510	517 N THIRD ST				218,048	
180520	501 N THIRD ST				114,123	
180522	503 N THIRD ST				79,069	
180523	505 N THIRD ST				50,190	
180750	500 N THIRD ST				361,200	
180760	514 N THIRD ST				146,989	
180790	526 N THIRD ST				263,637	
181330	410 N THIRD ST				352,511	
181350	420 N THIRD ST				40,425	
181380	424 N THIRD ST				339,745	
181390	429 N THIRD ST				170,810	
181410	427 N THIRD ST				0	
181420	415 N THIRD ST				106,272	
181430	411 N THIRD ST				92,153	
181440	407 N THIRD ST				90,329	
181450	401 N THIRD ST				156,003	
181500	201 W ARCH ST				41,550	
181520	204 W RIDGE ST				113,763	
181730	149 W ARCH ST				19,912	
181740	150 W RIDGE ST				88,021	
330210	726 N THIRD ST				107,913	
330230	714 N THIRD ST				180,915	
330231	724 N THIRD ST				92,086	

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
330340	710 N THIRD ST				111,663	
330360	713 N THIRD ST				65,560	
330370	711 N THIRD ST				53,850	
330380	701 N THIRD ST				181,780	
330420	717 N THIRD ST				86,940	
330430	723 N THIRD ST				83,312	
330441	727 N THIRD ST				53,364	
330490	803 N THIRD ST				163,177	
330500	809 N THIRD ST				44,626	
330510	813 N THIRD ST				47,994	
330520	817 N THIRD ST				67,867	
330530	827 N THIRD ST				292,060	
330550	901 N THIRD ST				105,710	
330600	907 N THIRD ST				107,093	
330610	909 N THIRD ST				74,898	
330620	923 N THIRD ST				76,477	
330630	927 N THIRD ST				242,426	
330640	1001 N THIRD ST				89,993	
330650	1007 N THIRD ST				142,135	
330660	1015 N THIRD ST				289,465	
340010	1025 N THIRD ST				336,491	
340020	1027 N THIRD ST				70,507	
340021	1029 N THIRD ST				0	
340030	1031 N THIRD ST				162,399	
340051	1101 N THIRD ST				340,207	
340070	1109 N THIRD ST				80,199	
340080	1119 N THIRD ST				77,809	
340100	1123 N THIRD ST				97,900	
340110	1127 N THIRD ST				172,400	
340120	1201 N THIRD ST				47,629	

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
340140	1203 N THIRD ST				85,534	
340150	1209 N THIRD ST				138,184	
340160	1213 N THIRD ST				0	
340170	1219 N THIRD ST				0	
340190	301 W KAYE AVE				68,214	
340210	1301 N THIRD ST				620,419	
340260	301 W FAIR AVE				357,400	
350270	828 N THIRD ST				14,408	
350280	824 N THIRD ST				71,439	
350290	816 N THIRD ST				92,644	
350300	800 N THIRD ST				307,224	
350301	810 N THIRD ST				136,990	
350631	900 N THIRD ST				80,717	
350640	908 N THIRD ST				130,114	
350650	910 N THIRD ST				63,953	
350660	914 N THIRD ST				88,789	
350680	926 N THIRD ST				279,990	
351090	1000 N THIRD ST				127,946	
351110	1010 N THIRD ST				132,319	
351120	1012 N THIRD ST				83,573	
351130	1014 N THIRD ST				62,434	
400010	1018 N THIRD ST				70,215	
400040	1034 N THIRD ST				209,475	
400090	1100 N THIRD ST				103,189	
400110	1104 N THIRD ST				67,987	
400130	1106 N THIRD ST				268,194	
400150	1110 N THIRD ST				32,970	
400170	1120 N THIRD ST				22,890	
400180	1126 N THIRD ST				22,155	
400230	1202 N THIRD ST				29,715	

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Parcel #	Address	TIF 84	TIF 92 West	TIF 92 East	Third Street	Total
400250	1208 N THIRD ST				42,735	
400270	1210 N THIRD ST				29,715	
400290	1212 N THIRD ST				199,080	
400340	1240 N THIRD ST				74,786	
400420	1324 N THIRD ST				319,519	
Total Real Property Base		2,851,442	3,520,088	1,805,800	13,896,782	22,074,112
Balancing Parcel Real Property		376,933	96,100	318,900	0	791,933
Total Real Property Base		3,228,375	3,616,188	2,124,700	13,896,782	22,866,045
Total Personal Property Base		58,767	195,279	188,200	136,742	578,988
Balancing Personal Property		349,573	379,600	480,900	0	1,210,073
Total Personal Property Base Value		408,340	574,879	669,100	136,742	1,789,061
Total Base Real & Personal Value		3,636,715	4,191,067	2,793,800	14,033,524	24,655,106

Notes:

Third Street Personal Property Parcels

Address	Parcel Number	2023 Value
150 W RIDGE ST	9630041	0
150 W RIDGE ST	9661098	0
150 W RIDGE ST	9671402	0
216 N THIRD ST	9671740	0
401 N THIRD ST	9671914	0
410 N THIRD ST	9641275	0
415 N THIRD ST	9671252	0
429 N THIRD ST	9660649	0
500 N THIRD ST	9660320	0
501 N THIRD ST	9670885	0
503 N THIRD ST	9671860	8,000
505 N THIRD ST	9672060	5,000
514 N THIRD ST	9640297	0
517 N THIRD ST	9671847	0
521 N THIRD ST	9670505	0
526 N THIRD ST	9630593	0
600 N THIRD ST	9671857	0
603 N THIRD ST	9670766	0
603 N THIRD ST	9672025	0
607 N THIRD ST	9670024	0

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Address	Parcel Number	2023 Value
607 N THIRD ST	9672131	0
610 N THIRD ST	9672176	0
611 N THIRD ST	9671418	0
617 N THIRD ST	9650305	0
621 N THIRD ST	9671943	0
621 N THIRD ST	9671943	0
622 N THIRD ST	9670325	0
629 N THIRD ST	9650085	0
701 N THIRD ST	9671021	5,000
711 N THIRD ST	9630675	0
714 N THIRD ST	9650490	0
714 N THIRD ST	9671763	0
717 N THIRD ST	9671919	0
724 N THIRD ST	9640685	0
726 N THIRD ST	9660648	0
727 N THIRD ST	9640115	28,742
803 N THIRD ST	9671733	0
810 N THIRD ST	9672059	0
813 N THIRD ST	9671920	0
816 N THIRD ST	9670990	0
824 N THIRD ST	9651340	0
827 N THIRD ST	9650595	0
828 N THIRD ST	9640257	0
900 N THIRD ST	9670203	0
901 N THIRD ST	9640175	0
907 N THIRD ST	9672177	0
908 N THIRD ST	9670341	0
910 N THIRD ST	9650123	0
914 N THIRD ST	9650610	15,000
926 N THIRD ST	9670270	0
927 N THIRD ST	9660899	0
1000 N THIRD ST	9660725	0
1001 N THIRD ST	9660995	8,000
1007 N THIRD ST	9671206	0
1007 N THIRD ST	9651040	0
1010 N THIRD ST	9650120	0

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Address	Parcel Number	2023 Value
1012 N THIRD ST	9660922	0
1014 N THIRD ST	9672023	5,000
1015 N THIRD ST	9671204	5,000
1015 N THIRD ST	9671205	7,000
1015 N THIRD ST	9630591	0
1015 N THIRD ST	9650415	0
1015 N THIRD ST	9671867	0
1015 N THIRD ST	9671979	0
1015 N THIRD ST	9672178	0
1025 N THIRD ST	9670992	0
1029 N THIRD ST	9670567	0
1031 N THIRD ST	9671601	0
1034 N THIRD ST	9672179	0
1034 N THIRD ST	9672180	0
1034 N THIRD ST	9672181	0
1100 N THIRD ST	9660140	0
1100 N THIRD ST	9671719	15,000
1106 N THIRD ST	9630652	0
1123 N THIRD ST	9660661	0
1123 N THIRD ST	9671835	0
1208 N THIRD ST	9672132	0
1209 N THIRD ST	9671977	0
1212 N THIRD ST	9641270	0
1301 N THIRD ST	9672024	35,000
TOTAL		136,742

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EXHIBIT D - TAX CAPTURE ESTIMATES

Projected Real TIF Capture by TIF District

Tax Year millage rate>	PROJECTED TIF				TOTAL
	TIF 84	TIF 92 West	TIF 92 East	Third Street	
	27.5303	19.9585	27.5303	27.5303	
2023	\$269,316	\$270,713	\$496,154	\$0	\$1,036,183
2024	\$277,433	\$277,834	\$494,763	\$0	\$1,050,030
2025	\$285,739	\$285,120	\$632,372	\$9,447	\$1,212,677
2026	\$294,237	\$292,576	\$647,779	\$19,112	\$1,253,704
2027	\$302,933	\$300,204	\$663,543	\$29,002	\$1,295,682
2028	\$311,830	\$308,009	\$679,673	\$39,121	\$1,338,634
2029	\$301,558	\$290,270	\$654,147	\$46,489	\$1,292,463
2030	\$310,310	\$297,776	\$670,015	\$56,443	\$1,334,545
2031	\$319,266	\$305,457	\$686,251	\$66,629	\$1,377,603
2032	\$328,429	\$313,316	\$702,864	\$77,051	\$1,421,659
2033	\$337,805	\$321,357	\$719,862	\$87,715	\$1,466,738
2034	\$347,398	\$329,585	\$737,254	\$98,626	\$1,512,863
2035	\$357,214	\$338,003	\$755,050	\$109,791	\$1,560,058
2036	\$367,258	\$346,617	\$773,259	\$121,214	\$1,608,348
2037	\$377,535	\$355,431	\$791,890	\$132,902	\$1,657,759
2038	\$388,050	\$364,449	\$810,954	\$144,862	\$1,708,315
2039	\$398,809	\$373,677	\$830,460	\$157,099	\$1,760,045
2040	\$409,818	\$383,118	\$850,418	\$169,620	\$1,812,975
2041	\$421,082	\$392,779	\$870,840	\$182,432	\$1,867,133
2042	\$432,608	\$402,664	\$891,735	\$195,540	\$1,922,547
2043	\$444,401	\$412,778	\$913,115	\$208,953	\$1,979,247
2044	\$456,467	\$423,127	\$934,991	\$222,677	\$2,037,262
2045	\$468,814	\$433,716	\$957,375	\$236,720	\$2,096,624
2046	\$481,447	\$444,550	\$980,278	\$251,088	\$2,157,362
2047	\$494,373	\$455,636	\$1,003,712	\$265,789	\$2,219,510
2048	\$507,598	\$466,979	\$1,027,690	\$280,832	\$2,283,100
2049	\$521,131	\$478,586	\$1,052,224	\$296,224	\$2,348,165
2050	\$534,978	\$490,461	\$1,077,328	\$311,973	\$2,414,740
2051	\$549,146	\$502,612	\$1,103,014	\$328,087	\$2,482,859
2052	\$563,643	\$515,045	\$1,129,296	\$344,575	\$2,552,558
2053	\$578,476	\$527,767	\$1,156,187	\$361,445	\$2,623,875
2054	\$593,653	\$540,783	\$1,183,703	\$378,707	\$2,696,846
TOTAL	\$12,763,439	\$11,970,282	\$26,382,044	\$5,230,164	\$56,345,929

Notes

- Assumes the Library does not opt in after they are automatically opted out after 2028, combined millage rates exclude the library millage, the County is opted out of TIF 92 West
- Inflation is estimated at 2.32% annually based on the compound annual growth rate of taxable value in the DDA District from 2012 through 2021
- Based on 2023 millage rates, millage rates change over time so actual revenue will vary
- Projects TIF on real taxable value only, not personal
- Does not consider the impact of existing or future brownfield plans
- *Italics* indicates projections

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EXHIBIT E - Impact on Taxing Authorities

Projected TIF Collected by DDA Broken Down by Taxing Authority

Tax Year	City	County	DDA	Iron Ore H.A.	Library	TOTAL
millage rate>	17.9057	7.5718	1.8558	0.1970	1.7689	
2024	\$700,879	\$199,559	\$72,641	\$7,711	\$69,240	\$1,050,030
2025	\$801,830	\$239,709	\$83,104	\$8,822	\$79,213	\$1,212,677
2026	\$828,490	\$248,385	\$85,867	\$9,115	\$81,846	\$1,253,704
2027	\$855,769	\$257,262	\$88,694	\$9,415	\$84,541	\$1,295,682
2028	\$883,681	\$266,345	\$91,587	\$9,722	\$87,299	\$1,338,634
2029	\$912,241	\$275,638	\$94,547	\$10,037	\$0	\$1,292,463
2030	\$941,463	\$285,148	\$97,576	\$10,358	\$0	\$1,334,545
2031	\$971,363	\$294,878	\$100,675	\$10,687	\$0	\$1,377,603
2032	\$1,001,957	\$304,833	\$103,846	\$11,024	\$0	\$1,421,659
2033	\$1,033,260	\$315,020	\$107,090	\$11,368	\$0	\$1,466,738
2034	\$1,065,290	\$325,443	\$110,410	\$11,720	\$0	\$1,512,863
2035	\$1,098,063	\$336,108	\$113,806	\$12,081	\$0	\$1,560,058
2036	\$1,131,596	\$347,020	\$117,282	\$12,450	\$0	\$1,608,348
2037	\$1,165,907	\$358,186	\$120,838	\$12,827	\$0	\$1,657,759
2038	\$1,201,015	\$369,610	\$124,477	\$13,214	\$0	\$1,708,315
2039	\$1,236,936	\$381,300	\$128,200	\$13,609	\$0	\$1,760,045
2040	\$1,273,692	\$393,261	\$132,009	\$14,013	\$0	\$1,812,975
2041	\$1,311,300	\$405,499	\$135,907	\$14,427	\$0	\$1,867,133
2042	\$1,349,780	\$418,021	\$139,895	\$14,850	\$0	\$1,922,547
2043	\$1,389,153	\$430,834	\$143,976	\$15,284	\$0	\$1,979,247
2044	\$1,429,440	\$443,944	\$148,151	\$15,727	\$0	\$2,037,262
2045	\$1,470,662	\$457,358	\$152,424	\$16,180	\$0	\$2,096,624
2046	\$1,512,839	\$471,084	\$156,795	\$16,644	\$0	\$2,157,362
2047	\$1,555,996	\$485,127	\$161,268	\$17,119	\$0	\$2,219,510
2048	\$1,600,153	\$499,497	\$165,845	\$17,605	\$0	\$2,283,100
2049	\$1,645,335	\$514,200	\$170,527	\$18,102	\$0	\$2,348,165
2050	\$1,691,566	\$529,244	\$175,319	\$18,611	\$0	\$2,414,740
2051	\$1,738,869	\$544,637	\$180,222	\$19,131	\$0	\$2,482,859
2052	\$1,787,269	\$560,388	\$185,238	\$19,664	\$0	\$2,552,558
2053	\$1,836,792	\$576,503	\$190,371	\$20,209	\$0	\$2,623,875
2054	\$1,887,465	\$592,993	\$195,622	\$20,766	\$0	\$2,696,846
TOTAL	\$39,310,052	\$12,127,036	\$4,074,211	\$432,492	\$402,139	\$56,345,929

Notes:

- Assumes the Library does not opt in after they are automatically opted out after 2028, combined millage rates exclude the library millage, the County is opted out of TIF 92 West
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- *Italics* indicates projections