

ORDINANCE NO. 11-903

ORDINANCE APPROVING AMENDMENTS TO TAX INCREMENT FINANCING AND
DEVELOPMENT PLAN FOR THE
ISHPEMING DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the Ishpeming Downtown Development Authority (the "Authority") has previously prepared and approved a Tax Increment Financing and Development Plan, as amended (the "Original Plan"), which was approved by the City Council (the "City Council") of the City of Ishpeming (the "City") pursuant to Ordinance No. 11-901, originally adopted on December 30, 1992; and

WHEREAS, the Authority has prepared and recommended for approval an amendment attached hereto as Exhibit A (the "Plan Amendments") to the Original Plan; and

WHEREAS, the City Council held a public hearing on January 5, 2005 on the Plan Amendments pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act").

NOW, THEREFORE, THE CITY OF ISHPEMING ORDAINS:

1. Findings.

(a) The Original Plan as amended by the Plan Amendments meets the requirements set forth in section 17(2) of the Act and the tax increment financing authority plan portion of the Original Plan as amended by the Plan Amendments meets the requirements set forth in section 14(2) of the Act.

(b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(c) The development is reasonable and necessary to carry out the purposes of the Act.

(d) Any land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Act.

(e) The Original Plan as amended by the Plan Amendments is in reasonable accord with the master plan of the City.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Amended Plan as amended by the Plan Amendments, are reasonably necessary for the Amended Plan as amended by the Plan Amendments and for the City.

2. Public Purpose. The City Council hereby determines that the Original Plan as amended by the Plan Amendments constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to halt property value deterioration, increase property tax valuation, eliminate the causes of the deterioration in property values, and to promote growth in the Downtown District to proceed with the Original Plan as amended by the Plan Amendments.

4. Approval and Adoption of Plan Amendments. The Plan Amendments are hereby approved and adopted. A copy of the Original Plan, the Plan Amendments and all later amendments thereto shall be maintained on file in the City Clerk's office.

5. Amendment to Ordinances; Conflict and Severability. Ordinance No. 11-901 and the Original Plan, as amended, are hereby amended by this Ordinance. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed, and each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

6. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of the Ordinance.

7. Publication and Recordation. This Ordinance shall be published in full promptly after its adoption in The Mining Journal, a newspaper of general circulation in the City, qualified under State law to publish legal notices, and shall be recorded in the Ordinance Book of the City, which recording shall be authenticated by the signature of the City Clerk.

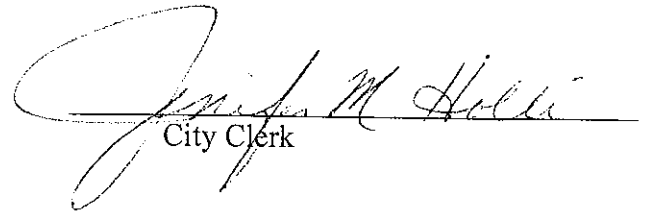
Passed and adopted by the City Council of the City of Ishpeming, County of Marquette, State of Michigan, on May 11, 2005.

AYES: Members: Valente-Heikkila, Bosio, Kipling, Scanlon and Stone

ABSENT: Members: None.

NAYS: Members: None.

ORDINANCE DECLARED ADOPTED.


City Clerk

Approved as of the First Reading: January 5, 2005
Adopted: May 11, 2005

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

I hereby certify that the foregoing is a true and complete copy of an Ordinance No. 11-903 adopted by the City Council of the City of Ishpeming, County of Marquette, Michigan at a regular meeting held on May 11, 2005, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

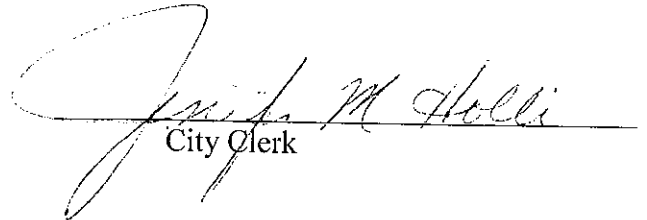

City Clerk

EXHIBIT A

AMENDMENT
TO
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN
OF THE
ISHPEMING
DOWNTOWN DEVELOPMENT AUTHORITY

Adopted by the Ishpeming Downtown Development Authority on November 15, 2004

Approved by the City Council of the City of Ishpeming on May 11, 2005

INTRODUCTION

The Ishpeming Downtown Development Authority (the "Authority") was created in 1976 by ordinance of the City Council of the City of Ishpeming (the "City"). The Authority and the City Council approved and adopted the original *Tax Increment Financing and Development Plan* (the "Original Plan") in 1992. The Development Area established in the Original Plan is coterminous with the Authority's boundaries.

The Original Plan contained a list of projects to be undertaken by the Authority in cooperation with the City. In 1994 the City issued \$1,300,000 of bonds payable from tax increment revenues received by the Authority to pay the costs of some of the projects identified in the Original Plan. This *Amendment to Tax Increment Financing and Development Plan* (the "2004 Amendment") is intended to update the Original Plan by expanding the boundaries of the Development Area to coincide with the expanded boundaries of the Authority's District, to identify new projects and the means of financing the projects, and to provide the City and the other taxing jurisdictions with updated information regarding the capture and use of tax increment revenues by the Authority.

2004 Amendment Supplements the Original Plan

The 2004 Amendment is an extension of the Original Plan and must be read in concert with the Original Plan. The 2004 Amendment refers to certain portions of the Original Plan but does not repeal or abrogate any provision of the Original Plan. The Original Plan as amended by the 2004 Amendment is referred to herein as the "2004 Amended Plan."

AMENDMENT TO DEVELOPMENT PLAN

The following amendments are made to "Development Plan" section of the Original Plan.

Section B. "General Description of the Development Area"

The following sentences are added: The Development Area is expanded to coincide with the Authority's District as amended in 2004. The Development Area is shown in **Appendix A** hereto. **Appendix B** shows the land uses in the Development Area by generalized groupings.

Section C. "Map and Legal Description for Development Area"

Section C. 1. is amended to provide as follows:

1. **Location Map:** Map #1 in the Original Plan delineates the boundaries of the Development Area when the Original Plan was adopted. **Appendix A** delineates the boundaries of the Development Area upon approval of the 2004 Amendment. The boundaries of the Development Area correspond exactly to the boundaries of the Authority's District.

The following sentences are added to Section C. 2.: The legal description of the original Development Area is set forth in the Original Plan. The legal description of the properties added to the Development Area in the 2004 Amendment is set forth in **Appendix C** hereto.

Section D. "Location, Character, and Extent of Existing Public and Private Land Uses"

The following sentence is added to Section D. 1.: The public land uses of the properties added to the Development Area in the 2004 Amendment are shown in **Appendix D** hereto.

The following sentence is added to Section D. 2.: The private land uses of the properties added to the Development Area in the 2004 Amendment are shown in **Appendix E** hereto.

Section E. "Location, Character, and Extent of Proposed Public and Private Land Uses"

The following paragraph is added to Section E. 2.:

Extension of Hematite Drive and installation of public utilities in the right-of-way of Hematite Drive are expected to result in the construction of residential homes in proximity to the road and public utilities.

Section F. "Improvements to Development Area"

The Authority and the City have implemented a portion of the development program outlined in the Original Plan. In connection with the 2004 Amendment, the Authority has identified twenty-three potential projects. The following paragraphs describe these projects, their estimated costs, and the estimated timetable for constructing the projects.

1. Hematite Drive and Malton Road Extension

Hematite Drive will be extended from its current terminus at Third Street east to an extension of Malton Road. Malton Road will be extended from its terminus at the Malton facility south to the M-28 Business Route. The streets will be two lane, and a boulevard where economically practical, with sidewalks, curb, gutter, water and sewer mains. In addition, provisions will be made for motorized and non-motorized trails for recreational use. The estimated cost is \$2,000,000, with the project commencing late 2005 or early 2006.

2. Purchase Buildings Downtown

The Authority may purchase, rehabilitate or demolish buildings in the downtown area that it feels will generally increase the business activity or assessed value of the district. Buildings purchased or remodeled may be rented out or sold for resale. The cost of building purchases cannot be known in advance. The Authority has estimated the cost at \$1,000,000. Building purchases may occur whenever the opportunity is presented. The timetable, therefore, is 2004 through 2034.

3. Mather Inn

Should the City be in a position to purchase the Mather Inn through its agreement with the current owner, funds shall be made available in the amount of \$500,000. The Authority shall determine at a later date if it wishes to complete the project or find a private developer. Additional funds will be available should the Authority keep the building.

4. Parking Lots Downtown

The Authority shall provide funds for the purchase or improvement of parking lots within the district. The cost of the acquisition and improvement of parking lots is estimated to be \$250,000 and will be commenced in 2005 and completed in 12 months or as opportunities become available.

5. Pavilion Downtown/Restroom.

Since there are several events in the downtown area throughout the year, the Authority feels there is a need for a pavilion with restroom facilities. The cost of the construction of a pavilion and restroom facilities in the downtown is estimated to be \$250,000 and will be commenced in 2006 and completed in 12 months.

6. Downtown Green Areas

Since adding to the downtown green spaces will improve the overall downtown aesthetically, funds shall be provided to future projects as determined by the Authority. The cost of the acquisition and improvement of green areas in the downtown is estimated to be \$100,000 and will be commenced in 2005.

7. Construct Buildings Downtown

The Authority can, as it sees fit, construct new buildings in the district for either rental or resale purposes to increase the business or occupancy rates within the district. The cost of the construction is estimated to be \$2,000,000 and will be commenced as the Authority deems appropriate.

8. Promotion of Downtown

The Authority expects to expend approximately \$250,000 over the next 20 years promoting the business district and related tourism sites.

9. Construct/Install Infrastructure in Country Village

The Authority shall provide funds for water, sewer, roads, and other infrastructure within the Country Village to encourage more development. The cost of the construction and installation of infrastructure in the Country Village is estimated to be \$3,500,000, and work will be commenced as future development requires.

10. Public Golf Course

The Authority can construct a public nine hole golf course on the property purchased from Cleveland Cliffs per the proposed engineer's plans. The cost of the construction of a public golf course in the Development Area is estimated to be \$1,500,000, and work will be commenced in 2006 and completed in 12 months.

11. Business Park and Buildings at Brownstone Area

The Authority is authorized to create a business park in the Brownstone Area of the property purchased from Cleveland Cliffs. This development may require infrastructure improvements such as water, sewer, roads, or buildings. The cost of the construction and development of a business park and buildings in the Brownstone Area is estimated to be \$2,000,000, and work will be commenced as future development potential is created.

12. Skate Park

The Authority can construct a building within the district for the purposes of a skateboard park. The building can be sold to a private developer or kept for the City. The cost of the construction and development of a skate park in the Development Area is estimated to be \$300,000, and work will be commenced as funds are available.

13. Facade Improvements

The Authority expects to expend approximately \$500,000 over the next 20 years in the form of low interest loans to property owners in the Development Area for facade improvements.

14. New Business Development

The Authority expects to expend approximately \$500,000 over the next 20 years promoting the development of new business in the Development Area.

15. Tear Down Dilapidated Buildings

The Authority expects to expend \$500,000 over the next 20 years to acquire and demolish buildings in the Development Area. This activity will commence in 2005 and will be undertaken whenever the need and opportunity arise.

16. Expanded Lighting

The Authority wishes to expand the lighting project on Main Street to include First Street, Division Street, and parts of Cleveland Avenue and Pearl Street, possibly including Hematite Drive. The cost of providing expanded lighting is estimated to be \$500,000, and work will be commenced in 2006 and completed in 12 months.

17. Kiosk

The cost of the construction or purchase of the kiosk at Old Ish Park is estimated to be \$50,000, and the work will be commenced in 2006 and completed in six months.

18. Streets, Sidewalks, and Water and Sewer Lines

The cost of the construction and installation of these public improvements is estimated to be \$1,500,000, and work will be commenced on an as-needed basis.

19. Water and Sewer System Improvements

The cost of the construction and installation of these public improvements is estimated to be \$1,000,000, and the work will be commenced in 2005 and completed in 2014.

20. Cliffs Shaft

The Authority can help fund infrastructure projects at the Cliffs Shaft Mining Museum. The projects should be of a permanent nature, and that will allow for an increase in tourism. The cost of the future projects is estimated to be \$500,000, and work will be commenced in 2006 and completed in a timely manner.

21. Qualified 501c3 Arts and Cultural Organization

The Authority expects to expend approximately \$100,000 in connection with the qualified 501c3 arts and cultural organizations.

22. Upgrade Communications

The Authority can expend funds to create wireless internet operations for the City. The cost of these improvements is estimated to be

\$500,000. Work will commence in 2006 and is expected to be completed in a timely manner.

23. Residential Units

The Authority can expend funds to help create more apartments or living units within the Downtown District.

AMENDED 2004 DEVELOPMENT AREA SUMMARY PROJECT

Hematite Drive	\$ 2,000,000
Purchase Buildings	1,000,000
Mather Inn	500,000
Parking Lots	250,000
Pavilion	250,000
Green Areas	100,000
Construct Buildings	2,000,000
Promotion	250,000
Country Village Infrastructure	3,500,000
Golf Course	1,500,000
Business Park	2,000,000
Skate Park	300,000
Facades	500,000
Business Development	500,000
Tear Down Buildings	500,000
Street Lighting	500,000
Kiosk	50,000
Streets, Sidewalks, Sewer and Water	1,500,000
Water and Sewer	1,000,000
Cliffs Shaft	500,000
Arts and Culture	100,000
Communications	500,000
Residential Units	-
	<u>\$19,300,000</u>

Section G. "Development Cost and Financing for Development Area"

Section G is amended and restated to provide as follows:

The total estimated cost of the projects outlined in Section F of the 2004 Amended Plan is \$19,300,000. These projects and improvements will be financed in whole or in part from the revenue sources available to the Authority and the City including tax increment revenues generated over the duration of the 2004 Amended Plan. The Tax Increment Financing Plan describes the process of capturing and using tax increment revenues

Appendix F to the 2004 Amendment indicates the estimated tax increment revenues available to the Authority. The projected tax increment revenues are only estimates and the Authority intends to capture and retain sufficient tax increment revenues to the extent permitted by Act 197 to the costs of the projects and improvements described in the Development Plan.

AMENDMENT TO TAX INCREMENT FINANCING PLAN

The "Tax Increment Financing Plan" is amended and restated in its entirety to provide as follows:

A. Introduction

This Tax Increment Financing Plan is established to make possible the financing of the public improvements necessary or desirable for the development of Ishpeming's Business District in accordance with the Development Plan for the Development Area.

B. Tax Increment Procedure

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of real and personal property resulting from implementation of a Development Plan. The Tax Increment Financing procedure is governed by Act 197 of the Public Acts of 1975, as amended. These procedures outlined below are effective as of the date the 2004 Amendment is adopted but are subject to any changes imposed by future amendments to Act 197.

At the time the Tax Increment Financing Plan was initially approved by the City Council (December 30, 1992 by Ordinance No. 11) the value of the property within the boundaries of the Authority's Development Area (the "Initial Assessed Value") was established. The Initial Assessed Value for the Authority's Development Area established at that time is \$10,142,500 (the equalized state equalized value of property within the Development Area for the 1992 levies).

The Initial Assessed Value for the properties added to the Development Area by the 2004 Amendment will be established on the date the 2004 Amendment is approved by City ordinance. The Initial Taxable Value of the added properties is expected to be \$640,180.

In each subsequent year for the duration of the Tax Increment Financing Plan, the "Current Assessed Value" of property within the Development Area is determined. The Current Assessed Value for each year is the Taxable Value of the taxable property within the Development Area for that year. The amount by which the Current Assessed Value exceeds the Initial Assessed Value in any one year is the "Captured Assessed Value." For the duration of the Tax Increment Financing Plan, the taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value. The Authority, however, (subject to exemptions which may be contained in this Tax Increment Financing Plan and the provisions of any agreements for the sharing of Captured Assessed Value) receives each year the following amounts ("Tax Increment Revenues"):

- (i) That portion of the ad valorem tax levy of all taxing jurisdictions on the Captured Assessed Value of the Development Area, other than the State, local school district and intermediate school district tax levies,

and specific local taxes attributable to such ad valorem property taxes.

- (ii) Ad valorem tax levies, and specific local taxes attributable to such ad valorem tax levies, of the State, local school districts and intermediate school district on the Captured Assessed Value of the Development Area in an amount equal to the amount necessary to repay eligible advances, eligible obligations and other protected obligations, as defined by Act 198.

Appendix G displays the method by which Tax Increment Revenues would be calculated under current law from 2004 levies. Appendix F provides an estimate of the Tax Increment Revenues the Authority could collect over the duration of the Tax Increment Financing Plan. These exhibits assume that all millages will remain the same and that Tax Increment Revenues will be captured and used by the Authority.

C. Bonded Indebtedness to be Incurred

In 1994 the City issued \$1,300,000 of Limited Tax General Obligation Tax Increment Development Bonds Series 1994 to pay the costs of projects described in the Original Plan (the "1994 Bonds"). Principal of and interest on the 1994 Bonds are payable from Tax Increment Revenues. All costs of the projects identified in the Development Plan as set forth in the 2004 Amended Plan may be financed by one or more series of bonds issued by the City or by the Authority and payable from Tax Increment Revenues. In addition to the principal amount of bonds issued for the costs of a project or projects identified in the Development Plan, Tax Increment Revenues may be used to pay interest on the bonds, costs of issuance of bonds and to fund capitalized interest and reserves for payment of the bonds.

The costs of the projects listed in the Development Plan as set forth in the 2004 Amended Plan are estimated to be \$19,300,000. The maximum amount of bonded indebtedness under the 2004 Amended Plan, taking into account the outstanding 1994 Bonds, to be incurred is \$17,000,000.

D. Use and Exclusions from Capture of Tax Increment Revenues

The Authority shall use Tax Increment Revenues to pay the costs of the projects identified in the Development Plan, including the principal and interest expenses related to obligations issued to finance the costs of these projects and the funding of any reserves related to the obligations incurred by or on behalf of the Authority; for the annual operating, administrative and planning expenses of the Authority; and for any other expense for which Tax Increment Revenues are authorized by law to be used.

Unless modified by the Board of the Authority or unless otherwise required by law, Tax Increment Revenues produced from levies in each calendar year shall be used to pay the principal of and interest on obligations of the Authority, or obligations issued on behalf of the Authority, in the next calendar year. The Authority may direct the City Treasurer, or any other collector of ad valorem property taxes or specific local taxes which represent Tax Increment Revenues of the Authority in one or more funds or

accounts which may be established in connection with the issuance of obligations by or on behalf of the Authority.

Tax Increment Revenues shall exclude ad valorem taxes levied for the payment of principal of and interest on obligations approved by the voters of any taxing jurisdiction after December 31, 1992. Ad valorem taxes levied for the payment of principal of and interest on obligations approved by the voters of a taxing jurisdiction or or before December 30, 1992 shall not be excluded from capture and shall generate revenues that are Tax Increment Revenues for purposes of this Tax Increment Financing Plan.

E. Duration of Tax Increment Financing Plan

The Tax Increment Financing Plan shall be effective until December 31, 2034, or such later date at which all obligations issued by or on behalf of the Authority payable from Tax Increment Revenues have been retired. The Tax Increment Financing Plan's duration may be extended by amendment or modification by the Authority and approval by the City.

F. Impact on Other Taxing Jurisdictions

The majority of the Development Area has stagnated in recent years with some properties declining in value and a small number of businesses increasing in value. Failure to implement the 2004 Amended Plan will likely lead to continued deterioration of value.

Completion of the Development Plan is expected to enhance the assessed value and all taxing jurisdictions are expected to benefit from the increased value upon termination of the Tax Increment Financing Plan. More importantly, revitalizing the Development Area is expected to bring benefits to all taxing jurisdictions indirectly as jobs are created and the rebirth of the City's central business district occurs. Thus, the impact on the taxing jurisdictions is expected to be favorable.

Appendix H sets forth the estimated impact on the taxing jurisdictions based upon the assumptions noted therein.

An annual report will be prepared as required by Section 15 of Act 197. A budget will be prepared prior to the commencement of each fiscal year of the Authority. The budget will be submitted to the City Council for approval as required by Section 28 of Act 197.

G. Operating, Administrative and Planning Expenditures

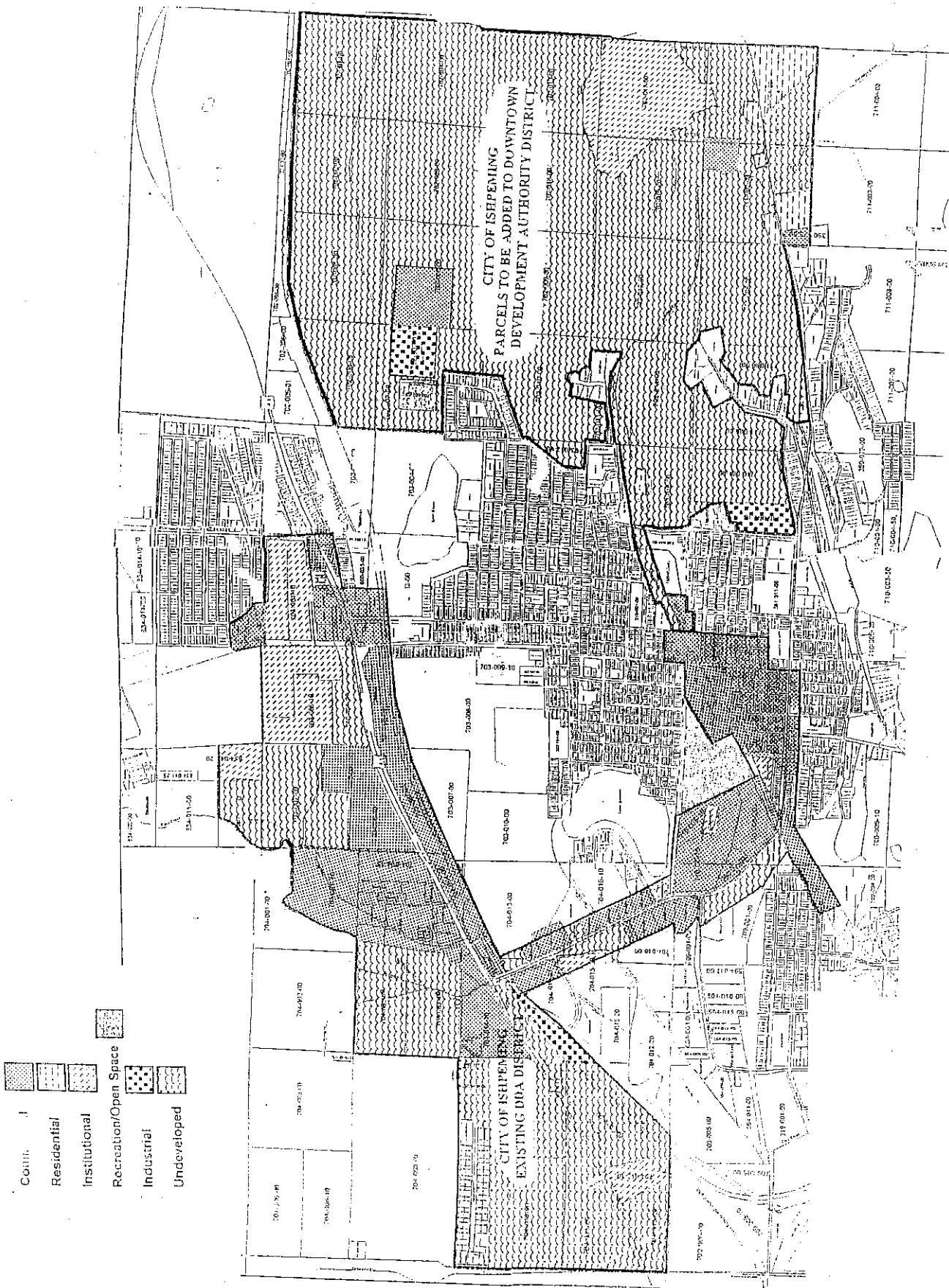
The Authority expects to expend approximately \$10,000 annually for operating, administrative and planning expenses.

Appendix A 2004 Amended Development Area

- Commercial
- Residential
- Institutional
- Recreation/Open Space
- Industrial
- Undeveloped



Appendix B Land Uses In 2004 Amended Development Area



Appendix C
Added Area Legal Description
2004 Amended Development Area

NOTICE OF PUBLIC HEARING

City of Ishpeming, Michigan

on the Amendment of the Boundaries of the Ishpeming Downtown Development Authority District

TO ALL INTERESTED PERSONS IN THE CITY OF ISHPEMING:
 PLEASE TAKE NOTICE that the City Council of the City of Ishpeming, Michigan, will hold a public hearing on Wednesday, the 3rd of November, 2004 at 7:00 o'clock PM, Eastern Standard Time, in the Senior Citizens' Center, 320 South Pine Street, Ishpeming, Michigan, to consider the adoption of an ordinance amending the boundaries of the Ishpeming Downtown Development Authority's Downtown District pursuant to Act 197 of the Public Acts of Michigan of 1975, as amended. Copies of maps, plans, etc., are on file in the office of the City Clerk for inspection.

PROPOSED BOUNDARIES

The boundaries of the proposed amended district within which the Downtown Development Authority shall exercise its powers shall be as follows:

Section 2, T47N-R27W
 East Half (E 1/2);
 Northeast Quarter of the Northwest Quarter (NE 1/4-NW 1/4);
 All that part of the Northwest Quarter of the Northwest Quarter (NW 1/4-NW 1/4) lying South of the North C&NW RR ROW, also including Malton Road lying North of said RR ROW in the Northeast Corner of said Northwest-Quarter;
 Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4);
 Southeast Quarter of the Northwest Quarter (SE 1/4-NW 1/4);
 Southwest Quarter (SW 1/4) except the Wabash Heights Subdivision, Assessor's Plat of East New York Street, and the Assessor's Plat of Hard Ore Location.

Section 3, T47N-R27W
 All that part of the Southeast Quarter of the Southeast Quarter (SE 1/4-SE 1/4) lying East of Seventh Street and South of the Old RR ROW.
 Abandoned RR ROW in SE 1/4

Section 10, T47N-R27W
 Northeast Quarter of the Northeast Quarter (NE 1/4-NE 1/4) except the Assessor's Plat of Nebraska Location, Cleveland Iron Mining Company's Fifth Addition, Hard Ore Addition, and Diamond Drill parcel beginning at the Northwest Corner of Lot #26 of the Assessor's Plat of the Nebraska Location; thence N1°48'00"E 153.12 feet (along East R/W Seventh Street, to the Southwest Corner of Lot #27 of said Plat); thence N72°45'07"E 106.09 feet; thence N1°56'12"E 90.96 feet (to the Northwest Corner of said Lot #27) thence E40°08'15" 300.63 feet (to the Northeast Corner of Lot #25 of said Plat); thence S70°42'36"W 63.29 feet; thence S67°53'30"W 121.03 feet; thence N20°41'20"W 38.44 feet; thence S82°41'22"W 118.51 feet to the Point of Beginning.

Section 11, T47N-R27W
 North half of the North half (N 1/2-N 1/2) except the Assessor's Plat of Hard Ore Location and the Hard Ore Addition; and

All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4) lying north of the Hard Ore Addition.

Cleveland Cliffs Iron Company's Addition the North 40' of Lots 1, 2, 3 and part of SW 1/4 of SE 1/4 Section 3 T47R lying south of C&NW RR and West of line beginning at NW Corner of Lot 17 Cleveland Cliffs Iron Company's Fifth Addition, thence N2°4'E approximately 260 feet to South ROW line of Old C& NW ROW.

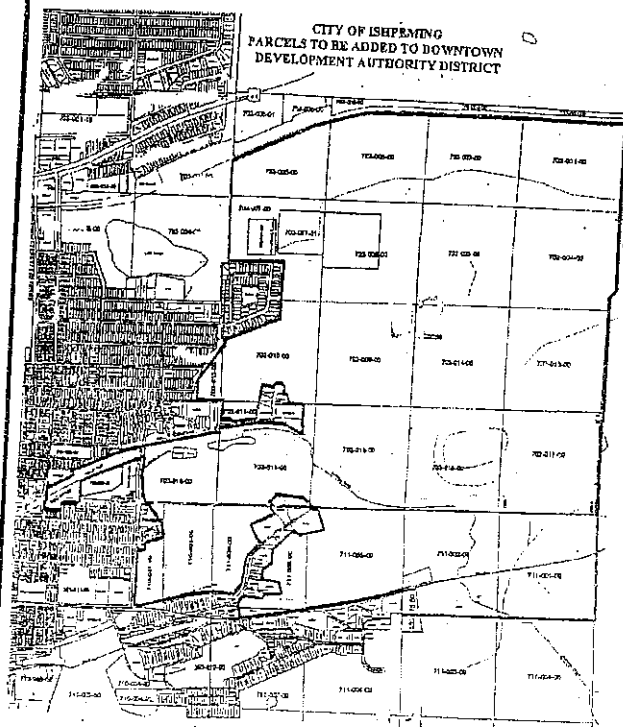
The proposed amendment would add the following parcels of land to the District, as shown at the left:

At the public hearing, all citizens, taxpayers, and property owners of the City of Ishpeming desiring to address the City Council regarding the amended boundaries of the Downtown Development Authority's Downtown District shall be afforded the opportunity.

FURTHER INFORMATION may be obtained from the City Clerk at City Hall, 100 East Division Street, Ishpeming, Michigan 49849.

This notice is given by order of the City Council of the City of Ishpeming, Michigan.

Jennifer M. Holli, City Clerk, City of Ishpeming



Appendix D Public Land Use In 2004 Amended Development Area



Appendix E

Private Land Use In 2004

Amended Development Area



Commercial

Residential

Institutional



Recreation/Open Space



Industrial



Undeveloped

Appendix F
Projected Tax Increment Revenue
2004 Amended Development Area

Year	Revenues	New
2004	\$286,900	
2005	\$305,507	200,000 tv
2006	\$314,672	
2007	\$324,112	
2008	\$333,836	
2009	\$343,851	
2010	\$354,166	
2011	\$364,791	
2012	\$375,735	
2013	\$387,007	
2014	\$398,617	

Assuming a 3% capped increase

Appendix G

2004 Amended Development Area Tax Increment Revenue Calculation Method

INITIAL "ASSESSED" VALUE OF DEVELOPMENT AREA (1992 SEV)			
REAL	\$8,918,650	HOMESTEAD-REAL	\$506,381
PERSONAL	\$1,223,850	NON HOMESTEAD-REAL	\$8,412,269
	\$10,142,500		\$8,918,650
2004 "ASSESSED" VALUE OF DEVELOPMENT AREA (2004 TAXABLE)			
REAL	\$14,239,124	HOMESTEAD-REAL	\$1,294,615
PERSONAL	\$1,587,250	NON HOMESTEAD-REAL PERSONAL	\$12,944,509
	\$15,826,374		\$15,826,374
2004 "CAPTURED TV"			
"2004 TV"	\$15,826,374	HOMESTEAD	\$788,234
MINUS 1992	\$10,142,500	NON-HOMESTEAD PERSONAL	\$4,532,240
CAPTURED	\$5,683,874		\$363,400
			\$5,683,874

		REVENUES
CITY	21.9297	\$124,645.65
COUNTY	7.7278	\$43,923.84
SCHOOL(SET)	6.0000	\$34,103.24
SCHOOL(NHS)	18.0000	\$88,121.52
MAISD	2.0415	\$11,603.63
TOTALS	55.6990	\$302,397.88

Tentative

Appendix H

2004 Amended Development Area Estimated Impact On Taxing Jurisdictions

INITIAL "ASSESSED" VALUE OF DEVELOPMENT AREA (1992 SEV)			
REAL	\$8,918,650	HOMESTEAD-REAL	\$506,381
PERSONAL	\$1,223,850	NON HOMESTEAD-REAL	\$8,412,269
	\$10,142,500		\$8,918,650
2004 "ASSESSED" VALUE OF DEVELOPMENT AREA (2004 TAXABLE)			
REAL	\$14,239,124	HOMESTEAD-REAL	\$1,294,615
PERSONAL	\$1,587,250	NON HOMESTEAD-REAL PERSONAL	\$12,944,509
	\$15,826,374		\$1,587,250
			\$15,826,374
2004 "CAPTURED TV"			
"2004 TV"	\$15,826,374	HOMESTEAD	\$788,234
MINUS 1992	\$10,142,500	NON-HOMESTEAD	\$4,532,240
CAPTURED	\$5,683,874	PERSONAL	\$363,400
			\$5,683,874

			REVENUES
CITY	21.9297		\$124,645.65
COUNTY	7.7278		\$43,923.84
SCHOOL(SET)	6.0000		\$34,103.24
SCHOOL(NHS)	18.0000		\$88,121.52
MAISD	2.0415		\$11,603.63
TOTALS	55.6990		\$302,397.88

Tentative