Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Enter Municipality Name in this cell	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	03 MICHIGAN AVE	**2025**

Year AUTHORITY (not TIF plan) was created:	1983
Year TIF plan was created or last amended to extend its duration:	2003
Current TIF plan scheduled expiration date:	2028
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	1984
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:	Tax Increment Revenue	$ -
	Property taxes - from DDA millage only	$ -
	Interest	$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ -
	Other income (grants, fees, donations, etc.)	$ -
	Total	$ -

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ -	
From cities	$ -	
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ -	
From community colleges	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	$ -	

Expenditures		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
	Transfers to General Fund	$ -
	Total	$ -
Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ -
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 200,888	$ -	$ 200,888	36.1361000	$7,259.31
Ad valorem non-PRE Real	$ 2,708,052	$ 1,818,054	$ 889,998	36.1361000	$32,161.06
Ad valorem industrial personal		$ -	$ -	36.1361000	$0.00
Ad valorem commercial personal	$ 162,600	$ -	$ 162,600	36.1361000	$5,875.73
Ad valorem utility personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 1,818,054	$ 1,253,486	**Total TIF Revenue**	**$45,296.10**

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024

NOT PA 57

		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
	Former Public Act (now repealed)	197	450	281	35	280	94	61	381
	Year	1975	1980	1986	1867	2005	2008	2007	1996
	PA 57 PART	2	3	4	5	6	7	8	
2018 PA 57 MCL	Citation for "specific tax" definition	125.4201 (aa)	125.4301 (w)	125.4402 (hh)	125.4523 (9)(e)	125.4603 (e)	125.4703 (d)	125.4803 (e)	125.2652
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X[1]	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

[1] *MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189*

[2] *Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)*

Annual Report on Status of Tax Increment Financing Plan

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Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	83 MICHIGAN AVE	**2025**

Year AUTHORITY (not TIF plan) was created:	1983
Year TIF plan was created or last amended to extend its duration:	2003
Current TIF plan scheduled expiration date:	2028
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	1984
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:		
Tax Increment Revenue		$ 458,013
Property taxes - from DDA millage only		$ 34,592
Interest		$ 9,562
State reimbursement for PPT loss (Forms 5176 and 4650)		$ 10,290
Other income (grants, fees, donations, etc.)		$ 30
	Total	$ 512,487

Tax Increment Revenues Received		Revenue Captured	Millage Rate Captured
From counties		$ 95,696	7.5495
From cities		$ 247,625	19.5353
From townships		$ -	
From villages		$ -	
From libraries (if levied separately)		$ 31,001	2.4457
From community colleges		$ 42,525	3.3548
From regional authorities (type name in next cell)		$ 41,206	3.2508
From regional authorities (type name in next cell)		$ -	
From regional authorities (type name in next cell)		$ -	
From local school districts-operating		$ -	
From local school districts-debt		$ -	
From intermediate school districts		$ -	
From State Education Tax (SET)		$ -	
From state share of IFT and other specific taxes (school taxes)		$ -	
	Total	**$ 458,052**	

Expenditures		
Salaries and Benefits		$ 72,461
Operating Expenses		$ 244,727
Capital Outlay		$ 42,500
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to General Fund		$ -
	Total	$ 359,688

Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -

Bond Reserve Fund Balance	$ -
Unencumbered Fund Balance	$ -
Encumbered Fund Balance	$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 465,343	$ -	$ 465,343	36.1361000	$16,815.68
Ad valorem non-PRE Real	$ 15,638,224	$ 5,327,200	$ 10,311,024	36.1361000	$372,600.19
Ad valorem industrial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem commercial personal	$ 353,400	$ -	$ 353,400	36.1361000	$12,770.50
Ad valorem utility personal	$ 289,600	$ -	$ 289,600	36.1361000	$10,465.01
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 5,327,200	$ 11,419,367	**Total TIF Revenue**	**$412,651.39**

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024

NOT PA 57

		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
	Former Public Act (now repealed)	197	450	281	35	280	94	61	381
	Year	1975	1980	1986	1867	2005	2008	2007	1996
	PA 57 PART	2	3	4	5	6	7	8	
2018 PA 57 MCL	Citation for "specific tax" definition	125.4201 (aa)	125.4301 (w)	125.4402 (hh)	125.4523 (9)(e)	125.4603 (e)	125.4703 (d)	125.4803 (e)	125.2652
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X[1]	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

[1] *MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189*

[2] *Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)*

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Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)		DEPOT TOWN	2025

Year AUTHORITY (not TIF plan) was created:	1983
Year TIF plan was created or last amended to extend its duration:	2015
Current TIF plan scheduled expiration date:	2040
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	1984
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:	Tax Increment Revenue	$ 118,851
	Property taxes - from DDA millage only	$ 5,545
	Interest	$ 3,525
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ -
	Other income (grants, fees, donations, etc.)	$ 4,150
	Total	$ 132,072

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ 24,826	7.5495
From cities	$ 64,240	19.5353
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ 8,042	2.4457
From community colleges	$ 11,032	3.3548
From regional authorities (type name in next cell)	$ 10,690	3.2508
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	**$ 118,830**	

Expenditures		
Operating Expenses		$ 1,962
TIF Expenses		$ 143,599
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to General Fund		$ -
	Total	$ 145,561

Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ 278,196
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 59,832	$ -	$ 59,832	36.1361000	$2,162.10
Ad valorem non-PRE Real	$ 4,384,953	$ 1,720,000	$ 2,664,953	36.1361000	$96,301.01
Ad valorem industrial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem commercial personal	$ 321,800	$ -	$ 321,800	36.1361000	$11,628.60
Ad valorem utility personal	$ 242,400	$ -	$ 242,400	36.1361000	$8,759.39
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 1,720,000	$ 3,288,985	**Total TIF Revenue**	**$118,851.09**

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024

NOT PA 57

		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
	Former Public Act (now repealed)	197	450	281	35	280	94	61	381
	Year	1975	1980	1986	1867	2005	2008	2007	1996
	PA 57 PART	2	3	4	5	6	7	8	
2018 PA 57 MCL	Citation for "specific tax" definition	125.4201 (aa)	125.4301 (w)	125.4402 (hh)	125.4523 (9)(e)	125.4603 (e)	125.4703 (d)	125.4803 (e)	125.2652
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X[1]	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

[1] *MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189*

[2] *Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)*

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Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	Downtown	**2025**

Year AUTHORITY (not TIF plan) was created:	2003
Year TIF plan was created or last amended to extend its duration:	2003
Current TIF plan scheduled expiration date:	2028
Did TIF plan expire in FY24?	no
Year of first tax increment revenue capture:	2004
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	no
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	N/A

Revenue:	Tax Increment Revenue	$ 458,013
	Property taxes - from DDA millage only	$ 34,592
	Interest	$ 20
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ 17,980
	Other income (grants, fees, donations, etc.)	$ 34,713
	Total	$ 545,318

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ 95,696	7.5495
From cities	$ 247,625	19.5353
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ 31,001	2.4457
From community colleges	$ 42,525	3.3548
From regional authorities (type name in next cell)	$ 41,206	3.2508
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	**$ 458,052**	

Expenditures		
Salaries and Benefits		$ 72,461
Operating Expenses		$ 244,727
Capital Outlay		$ 42,500
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to General Fund		$ -
	Total	$ 359,688
Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ 499,235
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ -	$ -	$ -	36.1361000	$0.00
Ad valorem non-PRE Real	$ 2,334,344	$ -	$ 2,334,344	36.1361000	$84,354.09
Ad valorem industrial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem commercial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem utility personal	$ 780,200	$ -	$ 780,200	36.1361000	$28,193.39
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ -	$ 3,114,544	**Total TIF Revenue**	**$112,547.47**

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024

NOT PA 57

		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
	Former Public Act (now repealed)	197	450	281	35	280	94	61	381
	Year	1975	1980	1986	1867	2005	2008	2007	1996
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PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X[1]	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)

[1] *MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189*

[2] *Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)*

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Enter Municipality Name in this cell	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	WATERSTREET	**2025**

Year AUTHORITY (not TIF plan) was created:	2001
Year TIF plan was created or last amended to extend its duration:	2001
Current TIF plan scheduled expiration date:	2031
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	N/A
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:	Tax Increment Revenue	$ -
	Property taxes - from DDA millage only	$ -
	Interest	$ -
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ -
	Other income (grants, fees, donations, etc.)	$ -
	Total	$ -

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ -	
From cities	$ -	
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ -	
From community colleges	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	$ -	

Expenditures		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
	Transfers to General Fund	$ -
	Total	$ -
Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ -
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 146,654	$ -	$ 146,654	0.0000000	$0.00
Ad valorem non-PRE Real	$ 1,350,405	$ 3,120,206	$ (1,769,801)	0.0000000	$0.00
Ad valorem industrial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem commercial personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem utility personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 3,120,206	$ (1,623,147)	**Total TIF Revenue**	**$0.00**

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2024

NOT PA 57

		DDA	TIFA	LDFA	NSRA	CIA	WRITIFA	NIA	BRFA
	Former Public Act (now repealed)	197	450	281	35	280	94	61	381
	Year	1975	1980	1986	1867	2005	2008	2007	1996
	PA 57 PART	2	3	4	5	6	7	8	
2018 PA 57 MCL	Citation for "specific tax" definition	125.4201 (aa)	125.4301 (w)	125.4402 (hh)	125.4523 (9)(e)	125.4603 (e)	125.4703 (d)	125.4803 (e)	125.2652
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X[1]	X	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

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[1] *MCL 125.4523(9)(e) also lists 1976 PA 430, but that PA is merely an amendment to 1953 PA 189*

[2] *Limited to amount not reserved for Land Bank Fast Track Authority (PA 258 of 2003)*

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Enter Municipality Name in this cell	TIF Plan Name	For Fiscal Years ending in
Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2024. MCL 125.4911(2)	**Downtown Development Authority**	WESTCROSS	**2025**

Year AUTHORITY (not TIF plan) was created:	2003
Year TIF plan was created or last amended to extend its duration:	2003
Current TIF plan scheduled expiration date:	2028
Did TIF plan expire in FY24?	No
Year of first tax increment revenue capture:	2004
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No
If yes, authorization for capturing school tax:	
Year school tax capture is scheduled to expire:	

Revenue:	Tax Increment Revenue	$ 154,849
	Property taxes - from DDA millage only	$ 13,176
	Interest	$ 24
	State reimbursement for PPT loss (Forms 5176 and 4650)	$ 6,166
	Other income (grants, fees, donations, etc.)	$ 8,942
	Total	$ 183,157

Tax Increment Revenues Received	Revenue Captured	Millage Rate Captured
From counties	$ 32,347	7.5495
From cities	$ 83,702	19.5353
From townships	$ -	
From villages	$ -	
From libraries (if levied separately)	$ 10,479	2.4457
From community colleges	$ 14,374	3.3548
From regional authorities (type name in next cell)	$ 13,929	3.2508
From regional authorities (type name in next cell)	$ -	
From regional authorities (type name in next cell)	$ -	
From local school districts-operating	$ -	
From local school districts-debt	$ -	
From intermediate school districts	$ -	
From State Education Tax (SET)	$ -	
From state share of IFT and other specific taxes (school taxes)	$ -	
Total	**$ 154,830**	

Expenditures		
Salaries and Benefits		$ 32,129
Operating Expenses		$ 69,258
Capital Outlay		$ 29,349
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to other municipal fund (list fund name)		$ -
Transfers to General Fund		$ -
	Total	$ 130,736
Total outstanding non-bonded Indebtedness	Principal	$ -
	Interest	$ -
Total outstanding bonded Indebtedness	Principal	$ -
	Interest	$ -
	Total	$ -
Bond Reserve Fund Balance		$ -
Unencumbered Fund Balance		$ 250,921
Encumbered Fund Balance		$ -

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	Overall Tax rates captured by TIF plan ↓	TIF Revenue
Ad valorem PRE Real	$ 539,299	$ -	$ 539,299	36.1361000	$19,488.16
Ad valorem non-PRE Real	$ 7,421,383	$ 3,718,710	$ 3,702,673	36.1361000	$133,800.16
Ad valorem industrial personal	$ -	.	#VALUE!	0.0000000	#VALUE!
Ad valorem commercial personal	$ 43,200	$ -	$ 43,200	36.1361000	$1,561.08
Ad valorem utility personal	$ -	$ -	$ -	0.0000000	$0.00
Ad valorem other personal	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 0% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 50% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility real property, 100% SET exemption	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on industrial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property on commercial class land	$ -	$ -	$ -	0.0000000	$0.00
IFT New Facility personal property, all other	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax New Facility	$ -	$ -	$ -	0.0000000	$0.00
IFT Replacement Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Facility Tax Restored Facility (frozen values)	$ -	$ -	$ -	0.0000000	$0.00
Commercial Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Neighborhood Enterprise Zone Act	$ -	$ -	$ -	0.0000000	$0.00
Obsolete Property Rehabilitation Act	$ -	$ -	$ -	0.0000000	$0.00
Eligible Tax Reverted Property (Land Bank Sale)	$ -	$ -	$ -	**0.0000000**	$0.00
Exempt (from all property tax) Real Property	$ -	$ -	$ -	**0.0000000**	$0.00
Total Captured Value		$ 3,718,710	#VALUE!	**Total TIF Revenue**	**#VALUE!**

Tax Increment Revenue
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As of January 1, 2024

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PA 198 of 1974	IFT	X	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X					X
PA 147 of 1992	NEZ				X			X	X
PA 146 of 2000	OPRA			X	X				X
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax								X[2]
PA 210 of 2005	Commercial Rehabilitation				X			X	X
PA 236 of 2022	Attainable Housing Facilities								X
PA 237 of 2022	Residential Housing Facilities								X

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