

# CITY OF GRAND HAVEN

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## Central Business District Development Authority Tax Increment Financing and Development Plan



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Originally Adopted: 1979

Amendment Recommended by the CBDDA  
Board of Directors on December 9, 2004

Amendment Adopted by the City Council on February 21, 2005



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# PART 1: DEVELOPMENT PLAN

## INTRODUCTION

In August of 1982, the City of Grand Haven established a Central Business District Development Authority (CBDDA) that encompasses the central business district of the city, generally located along Washington Avenue and extending north and south along Beacon Boulevard and the Waterfront area (See Map 1 and the section of this plan entitled “Legal Description of the Development Area”).

This new CBDDA Plan is written to re-evaluate and prioritize CBDDA projects that have not been implemented and to include additional improvements that are desired to enhance the visual environment and promote economic expansion and reinvestment within the CBDDA District. In addition, the Tax Increment Financing Plan provides needed revenues to accomplish projects.

In 2003, the City of Grand Haven was selected as one of eleven cities to become a Michigan Economic Development Corporation (MEDC) Blueprint Community. By completing this process, the City of Grand Haven was able to catalog the present downtown commercial/retail market and identify potential markets to pursue. The City then hired Wade-Trim to evaluate public parking demand and traffic circulation patterns and the Johnson-Hill Land Ethics Studio was retained to design a vision to be the framework for future physical changes to the central business district.

With the information from this framework, the CBDDA is now updating the CBDDA Plan and Tax Increment Financing Plan to implement redevelopment efforts.

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

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

## DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE

The development area generally encompasses an area centrally located within the City of Grand Haven. The DDA District is divided into five projects identified as Waterfront, Downtown, Hilltop, Center Town and Gateway. Each district holds unique challenges to be worked with in order to integrate one district into the next for a smooth flow of traffic and pedestrians (See Map 1).

*Waterfront Development Project:* This project area is bordered on the west by the Grand River, on the east by Harbor Drive and runs from Howard Street to Jackson Street.

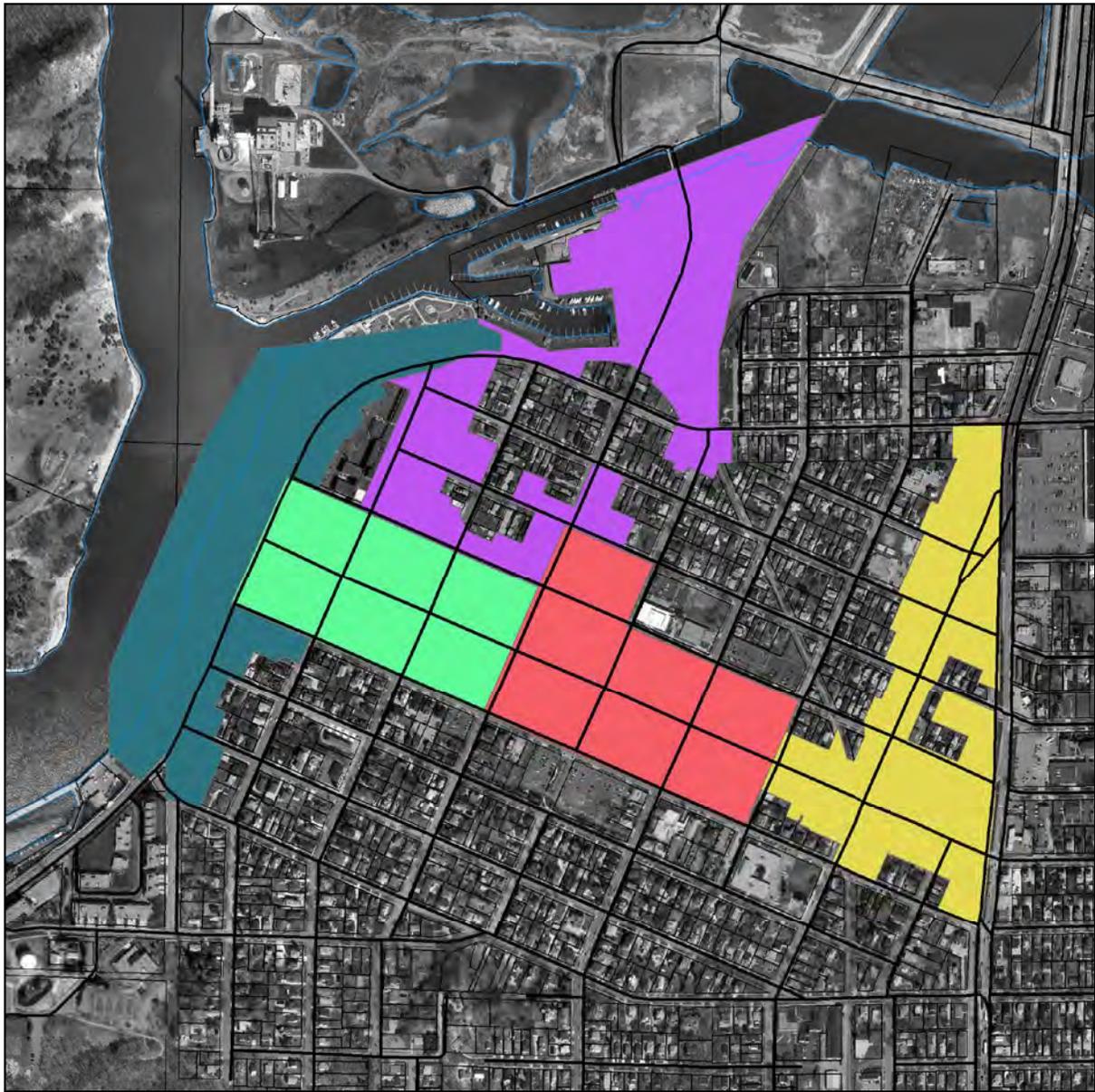
*Central Downtown Development Project:* Bordered on the west by Harbor Drive, on the east by Third Street, north by Columbus Avenue and south by Franklin Ave.

*Hilltop Development Project:* Bordered on the west by Third Street, on the east by Sixth Street, Fulton on the north and Clinton on the south.

*Center Town Development Project:* Bordered on the west by Sixth Street and on the east by U.S. 31. This area includes the block between Columbus and Fulton to the north and the block between Franklin and Clinton to the south.

*Olde Town Neighborhood Project:* This historic Downtown neighborhood contains numerous opportunities to become stronger and more vital through selective in-fill housing projects (of traditional and possibly new designs). There may also be some strategic infrastructure programs which can serve to “prime the pump” and foster deeper private sector investment and revitalization efforts.

*Gateway Development Project:* There are a number of key gateways into the City’s DDA. This plan concentrates on the entrances from U.S. 31 at Washington, Franklin and Jackson.



**Legend**

**CBDDA Boundaries  
Districts**

- Centertown
- Downtown
- Hilltop
- Olde Town
- Waterfront

**City of Grand Haven, Michigan  
Central Business District Development Area  
Boundaries**



November 10, 2004



## LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

(See Map 1) The boundary of the downtown development area, City of Grand Haven Downtown Development Authority, Ottawa County, Michigan, is as follows:

Commencing at the westerly corner of Lot 8, Campau's Addition and intersection of Grand River; thence proceeding easterly along southerly line of Lots 8 and 9 to middle of Harbor Ave.; thence northeasterly along center of Harbor Ave. to intersection of Sand Dr.; thence southerly along Sand Dr. to intersection of Howard St.; thence southeasterly along center of Howard St. to point South of Easterly line of Lot 60 of original plat; thence northeasterly along easterly line of Lots 60 and 59 to center of Lafayette St.; thence northwesterly along Lafayette St. to point 6 feet west of east line of Lot 40, thence northeasterly along line 6 feet west of east line to north line of Lot 40; thence northwesterly along north line of Lot 40 to northwest corner of Lot 40; thence northeasterly along west line of Lot 41 to center of Clinton St.; thence southeasterly along center of Clinton St. to a point south of southwest corner of Lot 56; thence northeasterly along west line of Lot 56 to northwest corner of Lot 56; thence southeasterly along north line of Lot 56 and north line of Lot 70 to a point 66 feet west of west line of First St., thence north 26 feet, thence easterly 20.81 feet, thence north 8.4 feet, thence east to centerline of First St.; thence northeasterly to the centerline of Franklin Street; thence southeasterly to the centerline of Sixth Street; thence northeasterly along centerline of Sixth St. to point west of the northwest corner of Lot 12, Monroe and Harris Addition; thence easterly along North line of Lots 12 and 11 to northeast corner of Lot 11; thence south along east line of Lot 11, 36 feet, thence southeasterly 66 feet to east line of Lot 10; thence north 36 feet to northwest corner of Lot 9; thence southeasterly 10 feet along north line of Lot 9; thence southerly parallel to east line of Lot 9, 66 feet, thence easterly 56 feet to west line of Lot 8; thence southerly 16 feet along west line of Lot 8; thence southeasterly to centerline of Seventh St., thence southwesterly to the centerline of Franklin St., thence southeasterly along centerline of Franklin St. to point south of southwest corner of Lot 9 (Block 358); thence north to northwest corner of Lot 9; thence easterly along north line of Lots 9, 8, and 7 in Block 358, thence easterly across Eighth Street to the northwest corner of Lot 7 (Block 359), thence easterly along the north line of Lot 7 to the northeast corner of Lot 7 (Block 359); thence south along east line of Lot 7 to southeast corner of Lot 7, thence east to the centerline of Beacon Blvd.;

thence northerly along centerline of Beacon Blvd. to the centerline of Fulton St.; thence northwesterly to a point northeasterly of the northwest corner of Lot 3, thence southerly along the west line of Lot 3 to the southwest corner of Lot 3, thence easterly to the northeast corner of Lot 9, thence southerly along the east line of Lot 9 to the southeast corner of Lot 9, thence northwesterly along the south line of Lots 9, 10, 11 and 12 to the southwest corner of lot 12, thence northeasterly along the west line of Lots 12 and 2, to the centerline of Fulton St.; thence northeasterly to the southwest corner of Lot 8; thence northeasterly along the west line of Lot 8, thence southeasterly along the north line of Lots 8, 7 and 6 to the northeast corner of Lot 6, thence southwesterly 66 feet along the east line of Lot 6, thence easterly along the property line separating parcels 013 and 012 to the centerline of Beacon Blvd.; thence north along Beacon Blvd. to the intersection of Jackson St.; thence westerly along centerline of Jackson St. to a point north of northeast corner of Lot 3; thence south along east line of Lot 3 to northwest corner of Lot 9; thence southerly along westerly line of Lots 9, 8 and 7 to northwest corner of Lot 4; thence westerly along north line of Lot 3, 33 feet; thence south 132 feet parallel to westerly line of Lot 3 to north line of Madison St.; thence southeasterly along north line of Madison St. 15 feet; thence southerly 198 feet", parallel to easterly line Lot 3 to north line of Lot 10; thence westerly 15 feet, thence southeasterly 132 feet parallel to east line of Lot 10 to south line of Lot 10; thence southeasterly 33 feet to southeast corner of Lot 10; thence southerly across Elliott St. to northeast corner of Lot 3; thence south along easterly line of Lot 3 to southeast corner of Lot 3; thence easterly 33 feet along north line of Lot 9; thence southerly 132 feet parallel to easterly line of Lot 9 to south line of Lot 9; thence easterly along north line of Fulton St. to point 66 feet west of Seventh St.; thence southerly across Fulton St. to northwest corner of Lot 6; thence southerly along westerly line of Lot 6 to northwest corner of Lot 7; thence northwesterly 33 feet along north line of Lot 8; thence southerly 132 feet to south line of Lot 8 parallel to east line of Lot 8; thence southeasterly across Columbus St. to northwest corner of Lot 6; thence southerly along westerly line of Lot 6 to southwest corner of Lot 6; thence westerly to centerline of railroad right-of-way; thence northwesterly along centerline of railroad right-of-way to point located north of northeast corner of Lot 3; thence southerly along easterly line of Lot 3 to southeast corner of Lot 3; thence westerly along north line of Lots 10, 11 and 12 to center of Sixth St.; thence northerly along centerline of Sixth St. to the centerline of Columbus St.; thence northwesterly along the centerline of Columbus St. to the centerline of Fourth St.; thence northeasterly along the centerline of Fourth St. to the centerline of Fulton St.; thence westerly along Fulton St. to point

south of southwest corner of Lot 337; thence northerly along westerly line of Lots 337 and 338 to northwest corner of Lot 338; thence westerly along northerly line of Lot 300 and 297 to northwest corner of Lot 297; thence northerly along westerly line of Lot 298 to center of Elliott St.; thence westerly along centerline of Elliott St. to center of Third St.; thence south on centerline of Third St. to point east of southeast corner of Lot 254; thence westerly along southerly line of Lot 254 to southwest corner of Lot 254; thence north along east line of Lot 216 to northeast corner of Lot 216; thence westerly along North line of Lots 216 and 213 to northwest corner of Lot 213; thence south along westerly line of Lot 213 to center of Fulton St.; thence easterly along centerline of Fulton St. to point northerly of northeast corner of Lot 217; thence southerly along easterly line of Lot 217 to southwest corner of Lot 217; thence westerly along the north line of Lots 218 and 211 to the northeast corner of Lot 179; thence southerly 50 feet along the east line of Lot 179 to a point 16 feet northeasterly of the southwest corner of Lot 179; thence westerly along a line parallel to the south line of Lot 179 to a point 16 feet northeasterly of the southwest corner of Lot 179; thence northwesterly across Second Street to the southeast corner of Lot 167; thence northerly 31 feet along easterly line of Lot 167; thence westerly 66 feet parallel to southerly line of Lot 167; thence northerly 35 feet to north line of Lot 167; thence westerly northwest corner of Lot 167; thence northerly along westerly line of Lot 168 to center of Fulton St.; thence easterly along centerline of Fulton St. to point south of southeast corner of Lot 169; thence northerly along easterly line of Lot 169 and 170 to northeast corner of Lot 170; thence westerly along northerly line of Lot 170 to southwest corner of Lot 171; thence northerly along easterly line of Lot 131 across Elliott St., along easterly line of Lot 7 and westerly line of Lots 4 and 3 to centerline of Jackson St.; thence easterly along centerline of Jackson St. to point south of southwest corner of Lot 9; thence north along westerly line of Lot 9 to northwest corner of Lot 9; thence easterly along northerly Lots 9, 8 and 7 to east line of Third St.; thence easterly across Third St. along a line that leads southeasterly across Lots 11, 10, 9 and 8 to southeast corner of Lot 8; thence southerly across Jackson St. to northeast corner of Lot 4; thence southerly along easterly line of Lot 4 to southwest corner of Lot 5; thence easterly along south line of Lot 5 to southeast corner of Lot 5; thence southerly 33 feet along easterly line of Lot 12; thence easterly 66 feet to east line of Lot 11; thence north 33 feet along east line of Lot 11 to southwest corner of Lot 6; thence east along south line lot (428-001) to southeast corner; thence north along easterly line lot (428-001) to centerline of railroad; thence southeasterly along southerly line of Lot 1 to southeast corner; thence northeasterly along easterly line of center of Jackson St.; thence

westerly to point south of southwest corner of Lot 12; thence northerly along railroad right-of-way to centerline of Adams St.; thence northeasterly along east of railroad right-of-way to center of South Channel of Grand River; thence southwesterly along center of South Channel to northeast corner of Wharfside Dockominiums; thence southeasterly 54.01 feet, thence continuing southeasterly 25 feet; thence southwesterly along southerly line of Wharfside Dockominiums, Units 1-62 described as southwesterly 105.01 feet, thence southerly 21.62 feet, thence southwesterly 18.54 feet, thence south 6 degrees 287 minutes east 31.17 feet, thence south 69 degrees 38 minutes west 131.25 feet, thence south 67 degrees 36 minutes west 51.92 feet, thence south 9 degrees 15 minutes east 109.18 feet, thence south 80 degrees 45 minutes west 102.41 feet, thence south 9 degrees 15 minutes east 150.40 feet, thence south 80 degrees 45 minutes east 286.69 feet, thence south 9 degrees 21 minutes 42 seconds east 294.77 feet, thence south 83 degrees 30 minutes west 20 feet, thence along southerly side described as westerly 255 feet, thence southwesterly 60 feet, thence northwesterly 75 feet, thence northwesterly 40 feet, thence northwesterly 274.64 feet to South Channel; thence southwesterly along easterly line of South Channel and Grand River to place of beginning.

This legal description excepts and excludes the "Harbourfront Condominiums" described as permanent parcel numbers 70-03- 20-277-001-00 through 70-03-20-277-068-00. (Code 1962, § 2-1603; Ord. No. 88-04, § 1,3-28-88; Ord. No. 95-7, § 1, 5-8-95)

The above description is based on assessment records, plats, and related information and, as such, is intended to include only complete tax parcels.

## PUBLIC PROPERTIES AND FACILITIES

### EXISTING STREETS

An inventory of existing streets within the development area can be found in Table 1.

STREET NAME	R.O.W. WIDTH	SURFACE WIDTH	LENGTH IN CBDDA	SURFACE TYPE*	CURBS AND GUTTERS	SIDEWALKS
Washington Avenue	82'	54'	4,150 ft.	4	Yes	Yes
Franklin Avenue	66'	36'	2,780 ft.	4	Yes	Yes
Columbus Avenue	66'	36'	3,480 ft.	4	Yes	Yes
Fulton Street	66'	32'	1,290 ft.	4	Yes	Yes
Elliot Street	66'	24'	630 ft.	4	Yes	Yes
Beacon Boulevard	avg. 115'	varying	2,500 ft.	4	Yes	Yes
Harbor Drive	avg. 76'	36'	3,550 ft.	5	Yes	Yes
1 <sup>st</sup> Street	66'	24'	1,590 ft.	4	Yes	Yes
2 <sup>nd</sup> Street	66'	24'	800 ft.	4	Yes	Yes
3 <sup>rd</sup> Street	66'	24'	2,350 ft.	4	Yes	Yes
4 <sup>th</sup> Street	66'	24'	680 ft.	4	Yes	Yes
5 <sup>th</sup> Street	66'	24'	680 ft.	4	Yes	Yes
6 <sup>th</sup> Street	66'	24'	680 ft.	4	Yes	Yes
7 <sup>th</sup> Street	66'	24'	2,100 ft.	4	Yes	Yes
<b>Surface Type:</b> 4 = Mixed Bituminous Surface (1" or more on Gravel) 5 = Mixed Bituminous Surface (1" or more on Concrete)						

### EXISTING PUBLIC FACILITIES

#### MUNICIPAL WATER and SEWER SYSTEMS

All of the CBDDA is serviced by a variety of water mains ranging from 6 to 24 inches in diameter. A 24-inch watermain runs the length of 3<sup>rd</sup>

Street within the CBDDA and is connected to most streets in the CBDDA district by 6 or 13 inch mains (See Map 3).

The existing wastewater collection system is generally located on minor streets or in mid-block behind businesses. The collection system transports flow from within the CBDDA to the north and west to the Adams Street lift station and on to the wastewater treatment plant. The pipes in the collection system in the CBDDA range from 8 to 18 inches in diameter (See Map 4).

### PUBLIC LANDS AND BUILDINGS

Public lands consist of the library and vacant parcels owned by the City and the CBDDA. (See Map 5).

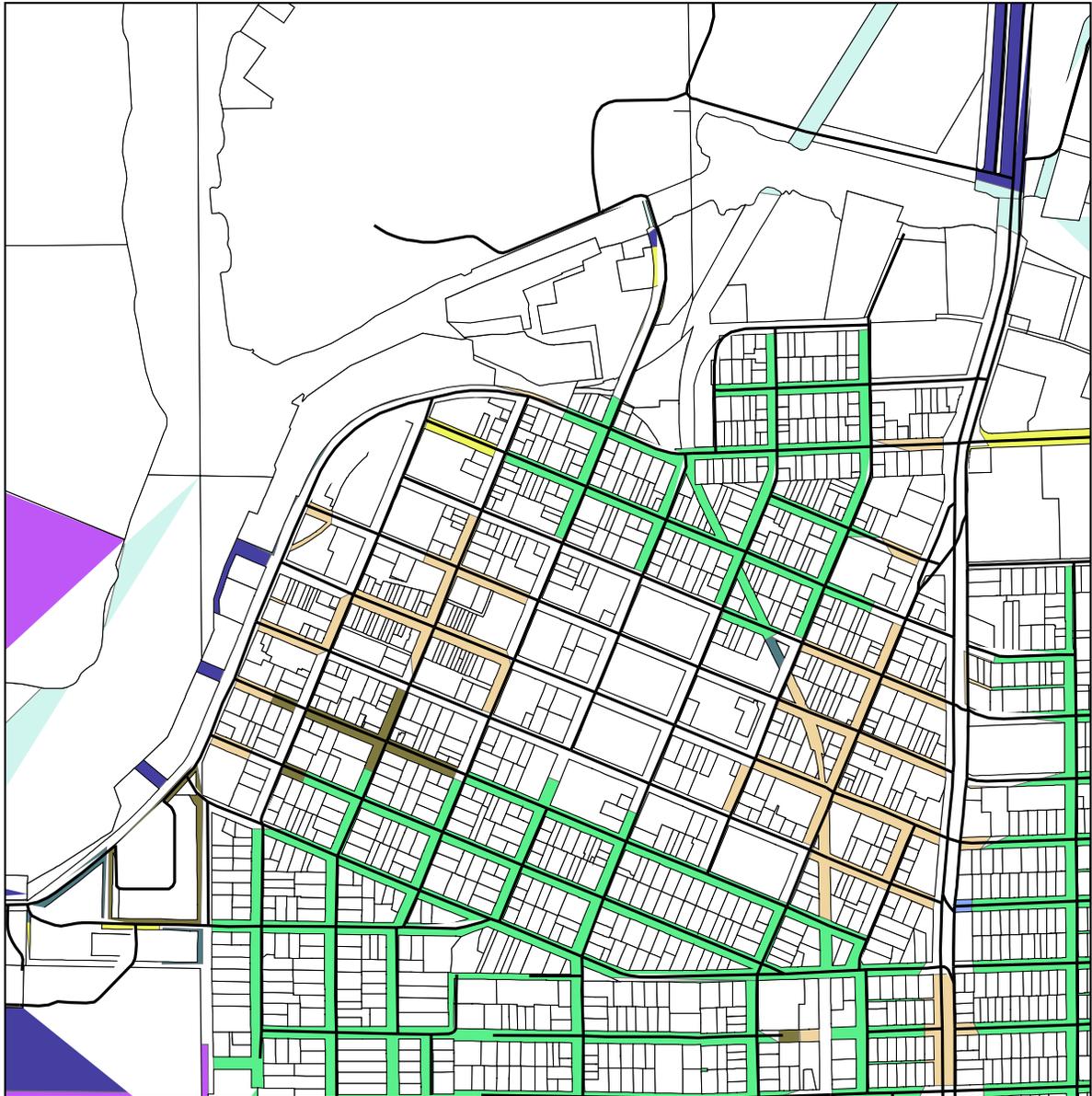
### LAND USE

(See Map 2 and table 2.) Upon the initial preparation of this Plan, there are 243 real properties in the downtown development area with the following land use composition:

**TABLE 2 – BREAKDOWN OF EXISTING LAND USES**

	No. of Parcels	Percent	SEV real property assessed value	Percent
Commercial	174	71.6%	\$28,725,500	92.3%
Industrial	4	1.6%	\$679,100	2.2%
Public	36	14.8%	N/A	0
Residential	29	11.9%	\$1,720,900	5.5%
<b>Total</b>	<b>243</b>	<b>100%</b>	<b>\$31,125,500</b>	<b>100%</b>

This is a typical breakdown of land use within a central business district. Over the past few decades, the number of industrial properties has diminished while residential properties are increasing. It is important to note that these figures are determined by the City Assessor and a property that may contain multiple uses (such as residential, retail and office) will be listed as a commercial property. The total *taxable value* for all real and personal properties within the CBDDA is \$28,325,806 (values shown above are *assessed values*).



**Legend**

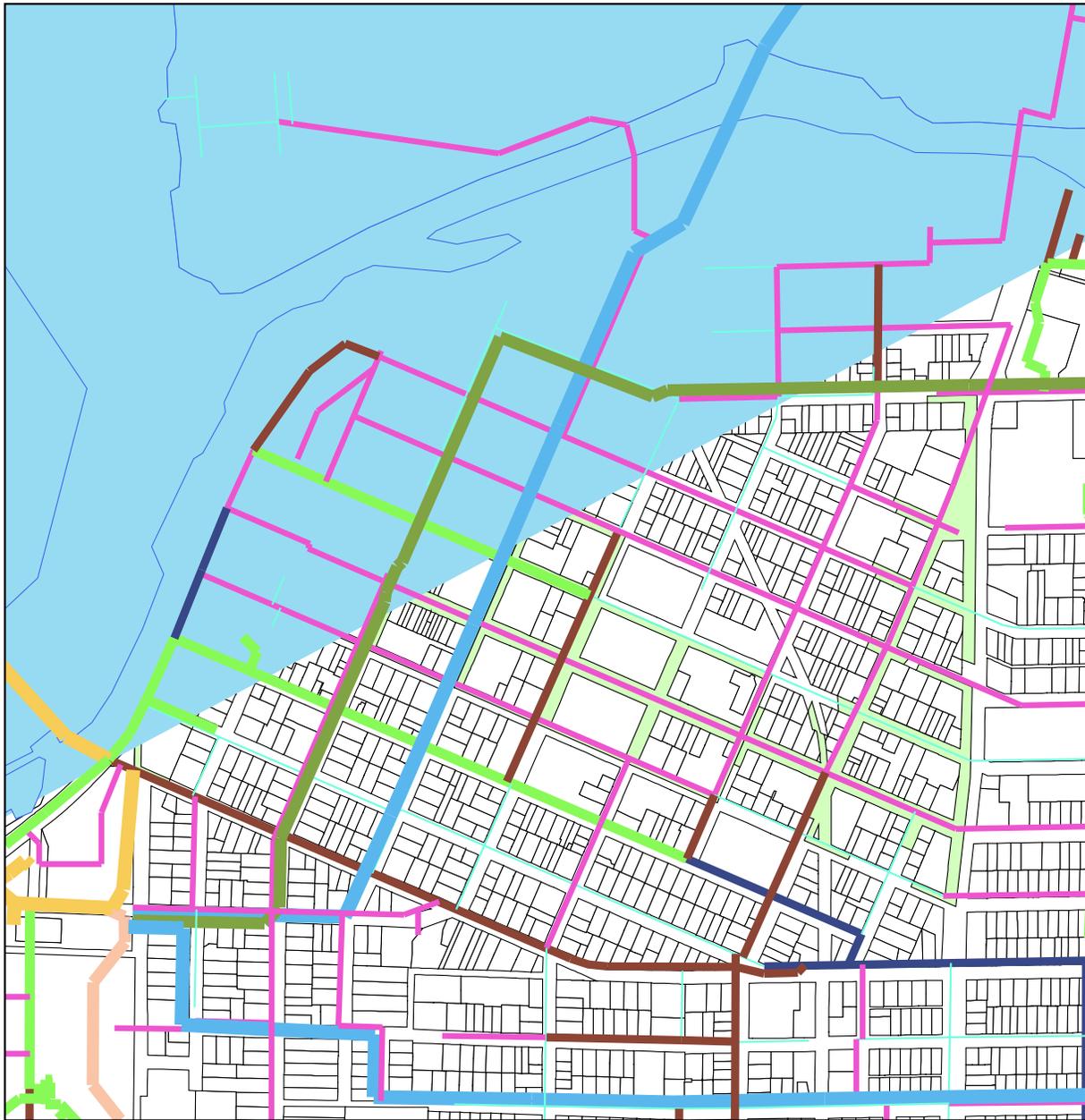
- Roads
- ▭ Parcels
- Existing Land Use**
- ▭ Commercial
- ▭ Industrial
- ▭ Open Space
- ▭ Office
- ▭ Park
- ▭ Public/Quasi Public
- ▭ Planned Development
- ▭ Single Family Residential
- ▭ Multiple Family Residential
- ▭ Grand River

**Map 2**  
**Grand Haven, Michigan**  
**Central Business District Development Area**  
**Existing Land Use**

November 11, 2004

Source: Ottawa County Geographic Information Services





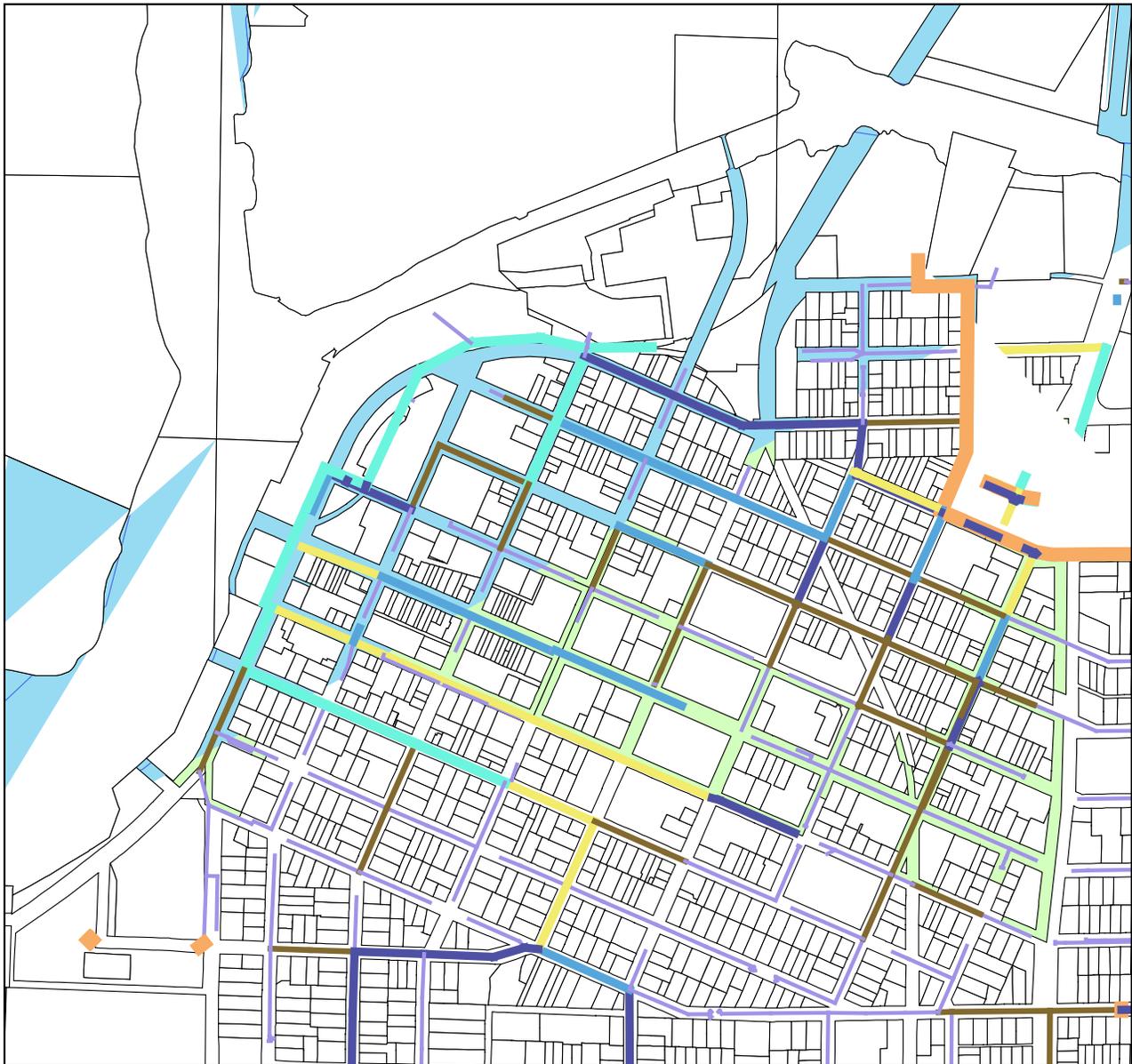
**Legend**

<b>WATER_SYSTEM</b>		16 inch main
<b>Layer</b>		18 inch main
		20 inch main
		24 inch main
		Grand River
		Parcels
		CBDDA District

**Map 3**  
**Grand Haven, Michigan**  
**Central Business District Development Area**  
**Municipal Water System**

November 11, 2004





**Legend**

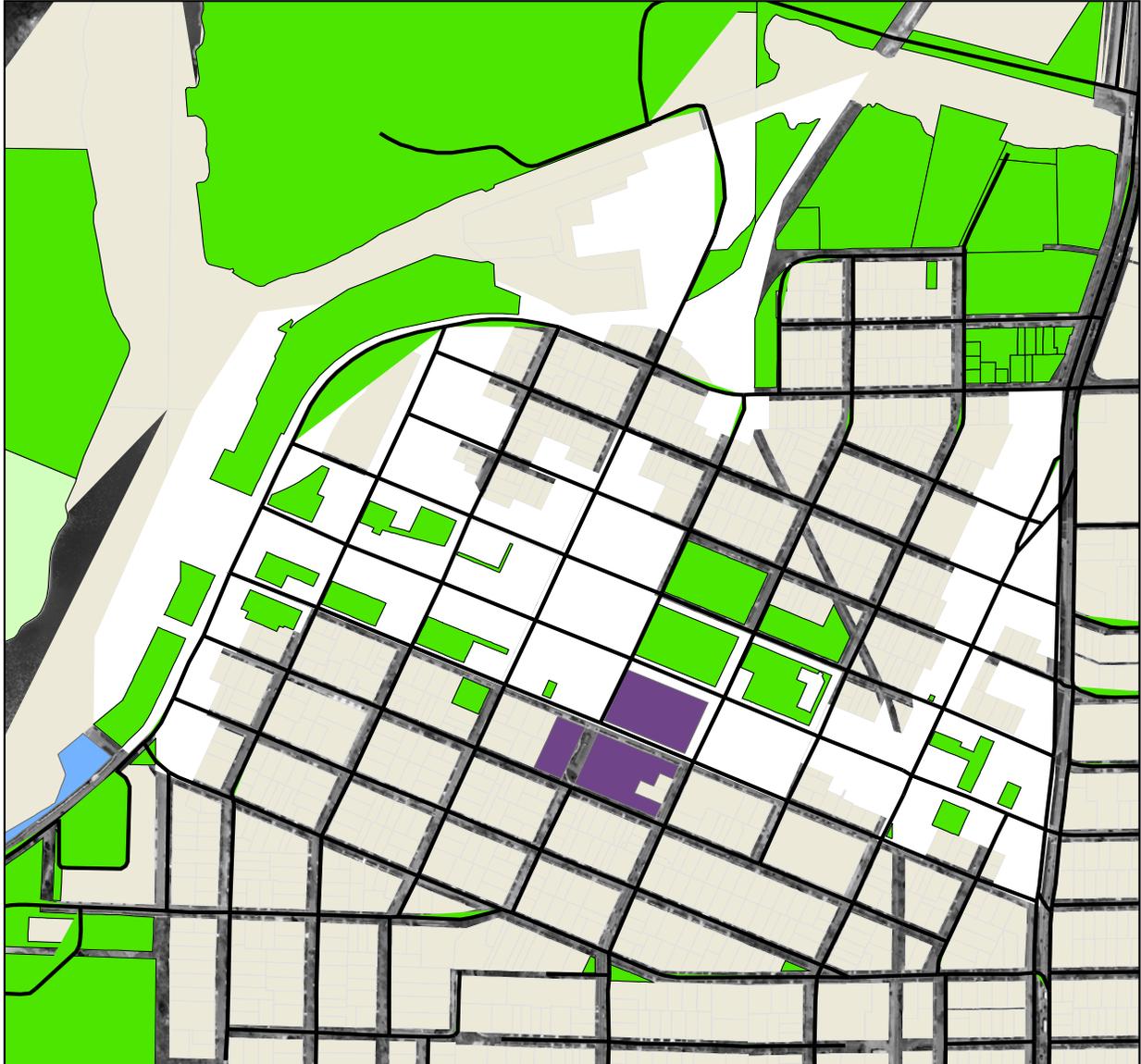
<b>Sanitary Sewer System Layer</b>	 15_INCH
	 18_INCH
	 8_INCH
	 24_INCH
	 10_INCH
	 FORCEMAIN
	 12_INCH
	 parcels
	 Grand River
	 CBDDA District

**Map 4**

Grand Haven, Michigan  
 Central Business District Development Area  
 Sanitary Sewer Service

November 10, 2004





**Legend**

 CBDDA Boundaries

**Public Lands**

**Property Owner**

 City of Ferrysburg

 City of Grand Haven

 Ottawa County

 US Coast Guard

 US Army Corps of Engineers

 US Government

**Map 5**

**City of Grand Haven, Michigan  
Central Business District Development Area  
Public Lands and Facilities**

November 10, 2004



## PROPOSED IMPROVEMENTS

### CENTRAL DOWNTOWN PROJECT

Washington Avenue is the heart of downtown and is perceived as “Downtown” due to its historic role and current home to a wide variety of pedestrian-oriented retail and service businesses, non-profit and civic organizations, and a cross-section of community events and activities. The vision for the Central Downtown Project is to strengthen Washington Avenue through a coordinated comprehensive program of new public and private sector improvement projects, revitalized and new business ventures, and infill projects which increase vitality, raise community spirit, and increase the tax base of Downtown.

Through the CBDDA plan, the City hopes to accomplish the following projects within the Downtown in 2006:



1. Streetscape Enhancement - Projects may include such things as the following: Improving the functionality and appearance of the downtown street experience is the primary goal of this project. This may involve a number of activities including rebuilding the sidewalks and incorporating different paving materials, adding gathering spaces or plazas, improving the lighting, improving crosswalks, updating street furniture, incorporating snow melting abilities and consolidating utility services as well as other activities. It is anticipated that streetscape improvements will initially be completed on Washington from Harbor Drive to Third Street, but will eventually be extended all the way to Beacon Boulevard.
2. Landscape Enhancements - The current opportunities for landscaping on Washington are minimal. The trees and planters are fixed and do not permit flexibility in the use of sidewalk space for events and sidewalk cafés. Projects may include such things as the following: Landscape enhancements will replace trees that are either misshapen or obscure building facades, provide portable planting areas that can double as seating, add flowers and shrubbery to planters, install irrigation systems and improve the overall appearance of the downtown.
3. Parking Improvements and Enhancements - The system of parking and alleys throughout the downtown play a vital role in safely and efficiently getting shoppers and visitors into the downtown. Currently these spaces are largely unimproved and are unattractive. The goal of the parking enhancement project

is to improve the parking areas and alleys. Projects may include such things as the following: Relocating overhead utilities, re-landscaping, providing mid-block connections for pedestrians between the rear parking areas and Washington Street, formalizing the alley space, providing consistent treatments for dumpsters and utility meters, and other improvements.

### THE WATERFRONT PROJECT

The Waterfront is a primary location as the principal visual and physical connection to the Grand River waterfront, especially at Harbor Drive. As such, public access should be enhanced and there is a need to carefully evaluate and improve public and private re-development proposals. The vision for the Waterfront is to enhance the “jewel of the community” through improved public access and usability, and protection of key views and vistas.

Through the CBDDA plan, the City hopes to accomplish the following projects within The Waterfront in 2007:



1. Streetscape Improvements - Similar to the Central Downtown Project streetscape improvements, Harbor Drive within the Waterfront District needs to be improved for pedestrian and vehicular traffic. This is likely to include all of the same kinds of physical improvements to the right-of way and utilities that are anticipated in the Central Downtown Project. The CBDDA may choose to develop another theme or design plan for this portion of the CBDDA District; however this project is intended to focus on design and construction to improve the Harbor Drive right-of-way.
2. Landscape Improvements - The project to make landscape enhancements is intended to accomplish such activities as providing portable planting areas that can double as seating, adding flowers and shrubbery to planters, installing irrigation systems and improving the overall appearance of the waterfront.
3. Parking Improvements and Enhancements - Parking in the Waterfront District is currently fairly haphazard and inconsistently utilized. This project is intended to evaluate the parking situation and determine if there are areas where parking activities could be consolidated and if additional parking facilities are necessary. In addition, this will require a review of existing private parking lot policies and possibly a

redesign of existing parking areas to coordinate for maximum use.



4. Waterfront Beautification - There is a significant amount of publicly owned property within the Waterfront District. Bicentennial Park, Waterfront Stadium, Municipal Marina, Chinook Pier and Park area, and the entire boardwalk all blend together to form a ribbon of recreational activity along the Grand River. This area of the community is what makes Grand Haven unique from every other Lake Michigan harbor town. To date, the waterfront areas have been landscaped fairly minimally with little in the way of actual public facilities.

The Waterfront Beautification project is intended to improve the appearance and recreational quality of the existing public amenities. This may include enhanced landscaping and lighting, additional restroom facilities, public art, improved pedestrian facilities, new outdoor furniture and the creation of gathering spaces. It may also include recreational improvements such as marina renovations, improved boater facilities, the redevelopment of Waterfront Stadium or the redesign of Chinook Pier and Park area.

5. Informational Signage/Kiosks - Given the number of visitors Grand Haven hosts every year, it is important to inform guests of important resources and facilities within the City. This project would facilitate the design and construction of informational kiosks, directional signs, historical markers and educational plaques.

#### **HILLTOP NEIGHBORHOOD PROJECT**

This area is the center of civic institutions and an anchor for several leading financial organizations. There is great potential for expansion and revitalization of several of these institutions which will further enliven this critical focal point of Grand Haven. The vision is to strengthen the Hilltop Neighborhood encouraging appropriate building additions and redevelopment, and enhancing the streetscape and Central Park to invite the public to enjoy their civic center.

Through the CBDDA plan, the City hopes to accomplish the following projects within the Hilltop Neighborhood in 2007:

1. Streetscape Improvements - Projects may include such things as the following: Extend the streetscape improvements explained

in the Central Downtown Project projects through the Hilltop Project. Essentially this would entail expanding the streetscape improvements and utility projects along Washington from Third Street to Sixth Street and around the perimeter of Central Park on Fourth, Columbus, and Fifth. This may include gateway features on Fifth Street where it intersects Washington and Franklin (see Gateway description below).

2. Landscape Improvements - This project would extend some of the improvements explained in the Central Downtown Project landscape enhancements up through the Hilltop Project. Currently the Hilltop Neighborhood is one of the best landscaped areas in the community. However the goal of this project would be to tie the Hilltop Neighborhood more seamlessly into the downtown through coordinated landscape design.
3. Central Park Enhancements - Central Park is a key component of the Hilltop Neighborhood. Located at the crest of the hill and in the center of the neighborhood, the park is very much a “village green”, a place where outdoor civic functions and neighborhood activities occur. Currently the park is under-utilized and could be made more dynamic by reconsidering the park configuration and landscaping. The goal of this project is to improve the park for increased programs and activities by developing and executing a master plan for the park.
4. Parking Improvements and Enhancements - Currently there is an abundance of parking in the Hilltop Neighborhood. This project is intended to evaluate the parking situation and determine if there are areas where parking activities could be consolidated and infill buildings located at the sites of existing parking lots. In addition this will require a review of existing on-street parking policies and possibly a redesign of existing parking areas.



### **CENTERTOWN NEIGHBORHOOD PROJECT**

This commercial area holds promise for internal improvements to bolster its own potential value, but also gateway opportunities for enhancing all other Downtown locations.

Through the CBDDA plan, the City hopes to accomplish the following projects within the Centertown Neighborhood in 2008:

1. Streetscape Improvements - Extend the streetscape improvements explained in the Central Downtown Project projects through the Hilltop Project and into Centertown. Essentially this would entail expanding the streetscape improvements along Washington from Sixth Street to Beacon Boulevard and along Seventh Street within the CBDDA boundaries. This may include gateway features along Beacon at Jackson, Seventh, Columbus, Washington and Franklin (see Gateway description below).
2. Landscape Improvements - This project would extend some of the improvements explained in the Central Downtown Project landscape enhancements up through the Hilltop Project into Centertown.

### **OLDE TOWN NEIGHBORHOOD PROJECT**

This historic Downtown neighborhood contains numerous opportunities to become stronger and more vital through selective in-fill housing projects (of traditional and possibly new designs). There may also be some strategic infrastructure programs which can serve to “prime the pump” and foster deeper private sector investment and revitalization efforts. This neighborhood is immediately adjacent to the heart of the downtown and is very walkable to downtown shopping and amenities.

Through the CBDDA plan, the City hopes to accomplish the following projects within the Olde Town Neighborhood in 2009:



1. Streetscape Improvements - The streets and sidewalks in the Olde Town neighborhood are some of the oldest in the City. There are gaps in the sidewalk network and some of the street surfaces are approaching poor levels of repair. Streetscape improvements within the Olde Town neighborhood may include repairing and replacing broken sidewalks, resurfacing and rebuilding streets, extending sidewalks, utility projects and replacing or adding street trees where appropriate.
2. Landscape Improvements - The CSX railroad right-of-way curves through the Olde Town Neighborhood creating small, misshapen pieces of land that are not suitable for development. The landscape improvements envisioned for Olde Town may include improving these odd spaces to function as pocket parks or community gardens. It also may include incorporating additional landscaping such as flowers

and planter islands in the median or terrace areas along Jackson and Harbor Drive to extend the gateway effect.

### **GATEWAYS PROJECT**

There are a number of key gateways into the City's DDA. This plan concentrates on the entrances from U.S. 31 at Washington, Franklin and Jackson. Improvement at each of these gateways will mimic and complement improvements in streetscape and landscape in the Olde Town, Centertown, Hilltop, Downtown and Waterfront neighborhoods, giving visitors to the central business district a distinct "Grand Haven" impression every time they enter or leave the area. These improvements will take place throughout the term of this plan from 2006 through 2010 and beyond:

1. Streetscape Improvements - these intersections will closely resemble those built all through the district. Pavement, curbing, lighting, pavers and planters will share common elements that draw positive attention to the central business district.
2. Gateway Ornamentation - gateway intersections may be constructed with private/public cooperative construction, which may include bricked wall/planters, elaborate lighting schemes consistent with downtown street lighting, kiosks, signage and banner poles to greet visitors and generate recognition of our downtown streetscape identity from US 31.

## **OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE**

Currently, there are several vacant lots that may develop within the next five or ten years. No new open space use is currently contemplated for the CBDDA except those incorporated into public areas within and along alleys, parking lots, rights-of-way, etc. (See Map 2). There may from time to time be interest in purchasing property to open up access to the waterfront.

## **ACQUISITION AND CONVEYANCE**

All real property acquisition proposed by the CBDDA under the terms of this Plan shall be accomplished under the authority provided by Act

197 of 1975, as amended. All public improvements accomplished by the authority and any land, property, or equipment, etc., obtained to complete the plans set forth in this document may be conveyed to the City, at no cost, with discretion of the CBDDA board of directors. At the time of dissolution of the authority, all property then in its control would become the property of the City of Grand Haven. The CBDDA expects to convey lands assembled for private development of new retail or service commercial uses to qualified private interests, with the terms of such conveyance subject to a development agreement. Such agreement will include terms and conditions for the sale of the lands intended to assure consistent with the character of the community, designed and scaled to complement the downtown area.

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

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

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

Through the approval of this Development Plan, the CBDDA has determined that acquiring private properties may be necessary in order to accomplish the land use and economic development objectives of the plan. These objectives create more downtown jobs, more business, strengthen the tax base and halt property value deterioration through the provision of sites to accommodate new economic development.

## CHANGES IN ZONING, STREETS, AND UTILITIES

### A DESCRIPTION OF DESIRED ZONING CHANGES

The primary means for ensuring implementation of private development objectives complementing the public improvements proposed in the development plan is through the city zoning ordinance. This plan serves as a guide in the implementation of public improvements financed by the CBDDA or associated parties. The zoning ordinance should reflect the development patterns outlined in the CBDDA's design plan. Therefore, reviewing and updating the zoning ordinance, by the Planning Commission and City Council, is essential. Standards to govern landscaping, site plan review, dimensional standards and approval, special land uses, Planned Unit Developments, parking, access and circulation may all be considered as mechanisms to aid in implementing this Plan.

### A DESCRIPTION OF DESIRED CHANGES IN STREETS, STREET LEVELS, OR INTERSECTIONS

Some disruption of communication technology, pavement, shoulders, gutters, sidewalks, and drainage along roadways will occur within the scope of this plan. The only changes anticipated in local streets, street levels, or intersections involve improvements associated with US-31 to add gateway features.

### A DESCRIPTION OF DESIRED CHANGES IN UTILITIES

A new lighting system is proposed along Washington Avenue. Improvements in drainage, water, and sewer are also anticipated. Public utilities, such as electric, telephone, and cable television, are proposed to be put underground.

## DEVELOPMENT COSTS

Table 3 provides a summary of proposed development activities. Aside from ongoing activities, projects are expected to be completed over the life of this Plan.

The funding sources listed are options the CBDDA could utilize to finance various projects. Capital improvement projects can be financed through tax increment bonds or special assessment programs. Specific projects may also qualify for a variety of economic development grant funds.

Projects that are constructed partially within the CBDDA as the result of larger, citywide projects typically would have a percent benefit ratio between the CBDDA and the city. CBDDA costs for these projects would reflect the portion of benefit that occurs within the CBDDA. Some projects have also been identified as having a possible combination of funding sources. If the CBDDA does not intend to provide for 100 percent of the total project cost, a lesser amount is identified in Table 3.

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

**Table 3: Development Activities and Costs**

	Estimated Completion Year	Proposed Method of Financing <sup>1</sup>	Total Costs
<b>Central Downtown Project</b>			
Streetscape	2006	1, 2, 3, 5,& 6	1,681,000
Landscape Enhancements	2006	1, 2, 6,& 7	411,000
Parking Facilities Improvements and Expansion	2006	1, 3, 5, & 6	1,750,000
Eng/Admin/Legal Contingency (35%)	2006	1, 2 & 3	1,345,000
			<b>5,187,000</b>
<b>Waterfront Project</b>			
Streetscape	2007	1, 2, 3, 5,& 6	571,000
Landscape Enhancements	2007	1, 2, 6,& 7	141,000
Parking Facilities Improvements and Expansion	2007	1, 3, 5, & 6	250,000
Waterfront Beautification	2007	1, 2, 3, & 7	120,000
Informational Kiosks/Signage	2007	1, 3 & 4	40,000
Eng/Admin/Legal Contingency (25%)	2007	1, 2 & 3	393,000
			<b>1,515,000</b>
<b>Hilltop Project</b>			
Streetscape	2007	1, 2, 3, 5,& 6	934,000
Landscape Enhancements	2007	1, 2, 6,& 7	391,000
Central Park Improvements	2007	1, 2, 3, 4 & 7	174,000
Parking Facilities Improvements and Expansion	2007	1, 3, 5, & 6	500,000
Eng/Admin/Legal Contingency (25%)	2007	1, 2 & 3	456,000
			<b>2,455,000</b>
<b>Centertown Project</b>			
Streetscape	2008	1, 2, 3, 5,& 6	545,000
Landscape Enhancements	2008	1, 2, 6,& 7	193,000
Eng/Admin/Legal Contingency (25%)	2008	1, 2 & 3	180,000
			<b>918,000</b>
<b>Olde Towne Project</b>			
Streetscape	2009	1, 2, 3, 5,& 6	1,234,000
Landscape Enhancements	2009	1, 2, 6,& 7	395,000
Eng/Admin/Legal Contingency (25%)	2009	1, 2 & 3	407,000
			<b>2,036,000</b>
<b>Gateway Enhancements</b>		1, 2, 3, & 8	<b>451,000</b>
<b>GRAND TOTAL</b>			<b>12,562,000</b>

<sup>1</sup> 1=Tax increments, 2=Bonds, 3=City Funds, 4=MDNR Grants, 5=Economic Development Grants, 6=Special Assessments, 7=Private Funds, 8=MDOT grants

## **RESIDENTIAL POPULATION AND THE DISPLACEMENT OF PERSONS**

The City of Grand Haven includes a total of 4979 households according to the 2000 Census. Of these, 303 are seasonal, recreational or intended for occasional use and 553 are vacant. Of the occupied units, a total of 3366 units are owner occupied and 1613 are rentals.

Upon the initial preparation of this plan, there were 70 residences located in the district. Fifty eight are rental and twelve are assumed owner occupied. The 2000 Census indicates that the City of Grand Haven has an average of 2.32 individuals per owner occupied households and 1.88 per renter occupied households. The Census reports that in the City of Grand Haven vacancy rates are 1.6% for owner occupied units and 4.9% for rental units. Applied uniformly over the household units, this yields a population 134 within the district.

It has been determined that no households will be displaced by the activities of the CBDDA under this Plan. The CBDDA would comply with the provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970 in aiding in the relocation of any displaced households if a determination was made.

## **ADDITIONAL INFORMATION THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY DEEMS PERTINENT**

None.

## **THE PROCEDURES FOR BIDDING FOR THE LEASE, PURCHASING, OF CONVEYING, IN ANY MANNER, OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION**

None.

## **DEVELOPMENT AREA CITIZENS' COUNCIL**

If the development area has 100 or more residents residing within it, a development area citizens' council must be appointed at least 90 days prior to the public hearing on the plan. Since the proposed district contains an estimated population of approximately 134 persons, a citizens' council was determined to be necessary.

The citizens council will act as an advisory board to the CBDDA and Council. Within 20 days after the public hearing on the CBDDA plan, the citizens council shall provide any comments or recommendations to the CBDDA and Council in writing. The following residents were appointed to serve on the citizens council at the November 1, 2004 City Council meeting:

Jack Brown  
16 Washington  
P.O. Box 582  
Grand Haven, MI 49417

Roger Bergman  
214 Washington  
Grand Haven, MI 49417

Mike Hutchinson  
117 Washington  
Grand Haven, MI 49417

Gerry Witherell  
234 Washington  
Grand Haven, MI 49417

Rheba Bolt  
136 Washington #2  
Grand Haven, MI 49417

Joyce Hill  
P.O. Box 134  
Grand Haven, MI 49417

Jill Scott  
117 Washington  
Grand Haven, MI 49417

Stephen Brown  
210 ½ Washington #3  
Grand Haven, MI 49417

Sandy Severns  
210 ½ Washington #4  
Grand Haven, MI 49417

# PART 2 TAX INCREMENT FINANCING PLAN

## DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE

### DEVELOPMENT OF CAPTURED ASSESSED VALUE

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

The successful financial packaging of the proposed public improvement project's intended 30-year period will serve to fulfill the objectives of the City of Grand Haven, but the entire project will not be completed without commitment through the Tax Increment Financing and Development Plan. New commercial tenants will be encouraged to locate using the improvements detailed in the development plan. Bonds issued as the result of new development create a self-fulfilling situation; in that, the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is generated from captured state equalized value (SEV) increases that otherwise would not have occurred.

### TAXABLE PROPERTIES AND VALUES

When this amendment was originally prepared there were 207<sup>2</sup> real properties within the development area with a taxable value of \$26,013,256 (assessed value of \$31,125,500). There were also 254 personal properties with a taxable value of \$2,312,550. These aggregate properties constituted the tax increment portion of all CBDDA properties. The original "initial assessed value" of the

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<sup>2</sup> 36 additional parcels are publicly owned and are tax exempt, therefore they are not considered in the Tax Increment Finance Plan however they are mentioned in the Development Plan.

CBDDA as of the 2004 tax roll (based SEV) was \$28,325,806 (based on the property value on December 31, 2003).

### **THE TAX INCREMENT PROCEDURE**

The theory of tax increment financing is that investment in public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development were undertaken. Therefore, it is important to earmark a portion of the resulting increased tax revenues for the purpose of paying the cost of providing public improvements in that area. A tax increment financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

The plan must be adopted by the local legislative body following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

### **IMPLEMENTING PUBLIC IMPROVEMENTS**

The public makes an investment in public improvements and also potentially in facilities to be leased or sold to private owners for the purpose of stimulating private investment in a specific development district. The investment must be made in response to a declining business climate and tax base that the public wishes to protect and develop.

### **ISSUING BONDS**

Bonds may be issued to finance the improvements. This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds, these bonds are retired in a manner prescribed by the authority. City Council shall approve, by resolution, any issuance of debt required to accomplish plan objectives.

### **CAPTURED ASSESSED VALUE**

The captured assessed value (CAV) is determined at the end of each year of the plan and is equal to the difference between the initial assessed value and the current assessed value. The initial assessed values for CBDDA properties are from the 2004 tax roll. Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority.

### TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the CBDDA result from the application of the general tax rates of the incorporated municipality and all other political jurisdictions levying taxes in the development area to the CAV, with the exception of the public schools and the State Department of Education.

This plan may provide for the use of part or all of the CAV. At this time, the authority has determined that it will use all of the CAV for the purpose of undertaking projects and paying the principal and interest on any outstanding bond issues.

### JUSTIFICATION FOR TAX INCREMENT FINANCING

Since only the growth in tax base (the CAV) in the development district is used to finance the development plan, the taxing units continue to receive their full tax levy on the initial assessed value of property in the development area. In addition, any taxes generated by the CAV beyond the amount required by the development plan are returned to the taxing units each year.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the CAV that is created, following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and, therefore, the short-term investment made by the taxing units in foregoing part of the growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base.

### PREPARATION OF TAX INCREMENT WORK SHEETS

Each year, within 30 days of the date that the state finally equalizes SEV (the fourth Monday in May), the City or the CBDDA shall

prepare an annual report in the form of the “Tax Increment Work Sheet.” The Tax Increment Work Sheet shall be prepared in a manner similar to Appendix C. It shall include a complete listing of all properties within the development area (real and personal). The Tax Increment Work Sheet shall include the following required information:

- ◆ Identification of type of property (real properties are signified with an APN beginning with 20 or 21; personal properties are signified by an APN beginning with 58).
- ◆ APN.
- ◆ Last name of owner of record.
- ◆ Initial assessed (base year) SEV for each property and totals for all property within the district.
- ◆ Current year SEV amount totals for assessed values of the district.
- ◆ Total millage being levied by all taxing jurisdictions.
- ◆ Individual millage for each taxing authority subject to capture.
- ◆ Total CAV for all property in the district.
- ◆ Tax revenue from the CAV.
- ◆ Amount of current taxes due each tax assessing unit and distributed to each based on the total initial assessed values of the district.
- ◆ Amount of current taxes due the CBDDA based on total CAVs.
- ◆ Data deemed necessary for the accounting and reporting of CBDDA taxes.

#### PREPARATION OF TAXING JURISDICTION REPORTS

A summary of the Tax Increment Work Sheet called the “Taxing Jurisdiction Report” shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the IAV of all real and personal property

in the development area, the current millage rates of each taxing jurisdiction on both real and personal property and the amount of tax revenue derived by each taxing jurisdiction from all valorem taxes on the property in the development area.

The City Treasurer shall transmit copies of the Taxing Jurisdiction Report, together with a notice that the report has been prepared in accordance with the tax increment financing plan contained in the development plan pursuant to Act 197, Public Acts of 1975, as amended, to the County Treasurer, the CBDDA, and each taxing jurisdiction.

#### ESTABLISHMENT OF PROJECT FUND/APPROVAL OF DEPOSITORY

The Treasurer of the CBDDA shall establish a depository that shall be kept in a bank or banks or other financial institution or institutions, approved by the Board of Directors of the Authority, to be designated the "Downtown Development Authority Fund". All monies received by the CBDDA pursuant to the development plan shall be deposited in the fund. All monies in that fund and earnings thereon shall be used only in accordance with the development plan, the authority's bylaws, and related municipal ordinances and resolutions. All expenditures from all CBDDA Funds are subject to the annual appropriations process of the City of Grand Haven.

#### PAYMENT OF TAX INCREMENTS TO DOWNTOWN DEVELOPMENT AUTHORITY

The tax collecting Treasurer will distribute all current tax collections to the tax assessing units until they are paid in full for their levy based on the initial assessed values. Distribution of tax collections from captured values commences to the treasurer of the CBDDA on the same date or dates and in the same way that taxes are remitted to each of the taxing units.

Provisions of Section 43(3) of the Property Tax Act (MCL 211 43(3)) applies to the distribution of all taxes, including taxes collected within the CBDDA district. This section specifies that tax collections on hand on the 1<sup>st</sup> and 15<sup>th</sup> of each month must be distributed within 10 business days of the 1<sup>st</sup> and the 15<sup>th</sup>.

## USE OF REVENUE

The CBDDA commits and pledges that tax increment revenues shall be committed first to debt obligations incurred in the pursuit of plan objectives. Revenues remaining after eligible annual debt payments are satisfied may be retained in CBDDA accounts for execution of plan subject to approval as annual budget appropriation by City Council. In the event the City Council does not, by resolution, authorize such retention, funds in excess of what is required to satisfy annual debt obligation (principal and interest) shall be returned to impacted taxing authorities on a pro-rata basis.

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED**

The Authority may finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. The bonds may be issued by the Authority or the City of Grand Haven. In any event, the authority intends to use tax increment revenues to pay, directly or indirectly, the debt service on bonds issues to pay the costs of the improvements described in the development plan.

Future bond issues may be necessary to implement the proposed projects and activities during the term of the plan. The cost estimates provided in sections of the development plan entitled “Proposed Improvements” and “Project Development Summary” do not include the cost of interest should they require bonding in order to complete. All bonding methods (i.e., revenue, general obligation, and tax increment) that might be employed are subject to the provisions of Act 197. All revenues of the CBDDA are committed to repaying the principal and interest on all bonds issues, on a first priority basis. Any and all projects and activities of the CBDDA could benefit from the sale and use of bond proceeds. The maximum amount of bonded indebtedness over the life of the plan is not expected to exceed \$12,000,000, although this number is an estimate and is not intended to be a limitation.

In the event the DDA, either itself or through the City, is obligated to repay all or part of future bond issues, the cumulative maximum indebtedness each year on one or more such issues will not exceed the total principal and interest amounts required to retire bonds in the

amount of \$12,000,000, or the amount necessary to carry out the purposes of this plan.

## **DURATION OF THE PROGRAM**

The duration of the Tax Increment Financing and Development Plan shall be 30 years from December 31 following the date the municipality adopts this plan (to December 31, 2034) but not sooner than the following two conditions have been met:

- ◆ The purposes for which the development plan was established have been accomplished.
- ◆ The principal and interest on any outstanding bonds issued have been paid or funds sufficient to make payment have been segregated.

## **STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT IS LOCATED.**

Tax increment financing, while being one of the most effective tools for the municipality to fund necessary improvements, is no different from other public development programs; in that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the CAV in the development district. It is important to note that the impact on the revenues of the taxing jurisdictions occurs on the increase in value and does not affect the current operating budget of any of the respective jurisdictions. The impact of these revenue reallocations on each taxing jurisdiction will be proportional to the ratio of the millage rate and the total SEV of the respective jurisdiction.

In order to predict the impact of tax increment financing on each of the respective jurisdictions, two critical pieces of information are required. The first is the amount of investment that is expected to occur in the development district. In the short term, this information is somewhat available although not firmly committed. In the long term, this information becomes much more speculative and, therefore, much less reliable. This plan has addressed specific investments that

the municipality has reason to believe are going to occur in the next three years.

The second piece of information that is needed is the rate of increase in the SEV of each taxing jurisdiction. Varying rates of increase in SEV were exhibited by each taxing jurisdiction with taxing authority over properties in the CBDDA development area. However, a trend is evident from analyzing the history of the taxing jurisdictions' SEVs that they are increasing at an increasing rate. This may be attributable to a variety of conditions; but most obvious, perhaps, is the trend of increasing property values linked to a slowing of the inflation rate.

The average annual increase in SEVs for the City of Grand Haven has been 6.9 percent from 1995 through 2004. This is compared to an average annual increase for Ottawa County overall of over 11% and over 20% for the Museum District. From 2000 until 2004 the District Library's SEV grew at a rate of 6.5% per year. These increases are based on historical data, as portrayed in Table 4, and are due to new construction and inflation.

**TABLE 4  
COMPARISON OF TAXING JURISDICTION SEVS**

TAXING JURISDICTIONS	MILLAGE RATE		STATE EQUALIZED VALUES	
	1995	2004	1995	2004
City of Grand Haven	12.1086	12.9579 <sup>1</sup>	\$305,568,400	\$516,650,900
Ottawa County	4.899	4.2838 <sup>2</sup>	\$4,578,696,852	\$9,735,663,464
District Library	—	.9788	\$1,468,816,753 <sup>3</sup>	\$1,945,430,850
Museum	.2357	.2457	\$650,344,010	\$1,980,765,250
<b>Total</b>	<b>17.2433</b>	<b>17.4034</b>		

<sup>1</sup> Includes CBDDA Millage of 1.8493

<sup>2</sup> Includes Council on Aging Millage of .1227

<sup>3</sup> Amount is for 2000, the first year of District Library Collections

The overall impact of the development plan is expected to generate increased economic activity in the Development Area, the Downtown District, the City of Grand Haven, and Ottawa County at large. This

increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income of new employment within the Development Area, the Downtown District, the City of Grand Haven, other neighboring communities and throughout Ottawa County. The projections set forth in Appendix B, Schedule 1 include known or likely new construction during calendar years 2004 through 2034. The other years of the projections are based on appreciation, new construction and renovation. \$5 million in taxable value indicates a cash value private investment of \$10 million every three years of the plan for the first 14 years. If this investment does not occur, then the resulting revenues may not be as high as projected in Schedule B. This is part of the reason for the relatively conservative projection of inflationary growth of only 2.5% during the course of the plan period.

As identified earlier, the expected increases in assessed valuation for existing property and new construction in the development area have been estimated for the 2005 - 2034 tax years.

For purposes of determining the estimated impact of this tax increment financing plan upon those taxing jurisdictions within the Development Area, estimates of captured assessed values (see Schedule 1 of Appendix B) were used along with current tax millage allocations to determine tax increment revenue amounts that would be shifted from these jurisdictions to the DDA to finance the project activities called for in this Development Plan. These amounts are shown in Schedule 2 of Appendix B for each taxing unit relating to the Development area.

## **STATEMENT AS TO WHETHER PLAN PROVIDES FOR THE USE OF SOME OR ALL OF THE CAPTURED VALUE**

The initial taxable value of the development area was \$28,325,806. The base year from which this is taken is 2004 or that value attributable to all of the real and personal property located within the district on December 31, 2003. Table 4 provides a computer listing of all the properties and related assessed valuation within the district in 2004. The estimated annual CAV and, subsequently, the tax increment revenues (as projected in Appendix B, Schedule 2) are based on assumptions about growth based on historical rates and pending new development projects for which the authority has ample prior knowledge.

Additional development in downtown Grand Haven is likely, with effective planning and implementation of this plan. An important goal of the CBDDA and this plan is to strengthen the existing business community by attracting new businesses into the area. New residences and businesses will fill in vacant and underutilized parcels in the district, bringing new real and personal property tax value to the tax rolls.

Many properties were identified in the 2003 Johnson Hill Vision statement where infill type development could occur. This redevelopment will add value to the district in the form of new construction. Such investment will continue to drive the value of existing real estate so that inflationary growth *at least* mimics past performance. Proposal A artificially limits the growth of existing tax base, so it is safe to assume a 2.5% per year assuming natural turnover of real estate returns a percentage of appreciated property to the rolls each year.

For purposes of the analysis of growth in the CBDDA over the next 30 year period, a 2.5% rate is assumed for inflation and \$10 million in new investment is projected every third year for 15 years (total new investment of \$50 million over the next 15 years).

The revenue projections (see Appendix B) reflect a reasonable projection of captured value over the life of this plan based on the growth rate already experienced. However, annual tax increment revenues may increase or decrease over time due to changing conditions, such as:

- ◆ Additional investment within the development area not currently anticipated.
- ◆ Effects of inflation, deflation, interest rates, etc., on existing property values and new development projects.
- ◆ Sale of properties at an accelerated or slowed rate impacting removal of cap on properties “protected” from increases in taxable value per proposal A.

It is assumed that there will be offsetting increases and decreases as a result of the above-mentioned factors. The CBDDA intends to use all of the revenue that is generated as a result of the increase in captured assessed value to undertake its development plans. Tax increments will not be used basically to provide extra operating revenues to the city.

## METHOD FOR EXCLUDING GROWTH IN PROPERTY VALUE RESULTING SOLELY FROM INFLATION

Property valuation increases resulting from inflation are not excluded in the anticipated captured assessed value set forth in the revenue projections found in Appendix B.

CITY OF GRAND HAVEN  
CENTRAL BUSINESS DISTRICT DEVELOPMENT AUTHORITY

CAPTURED VALUE PROJECTION

	Real and Personal Property at 2.5%	New Construction	Total	Base Year Value	Total Captured Value
2004	28,325,806		28,325,806	28,325,806	0
2005	29,033,951	5,000,000	34,158,951	28,325,806	5,833,145
2006	29,759,800		35,012,925	28,325,806	6,687,119
2007	30,503,795		35,888,248	28,325,806	7,562,442
2008	31,266,390	5,000,000	41,910,454	28,325,806	13,584,648
2009	32,048,050		42,958,216	28,325,806	14,632,410
2010	32,849,251		44,032,171	28,325,806	15,706,365
2011	33,670,482	5,000,000	50,257,975	28,325,806	21,932,169
2012	34,512,244		51,514,425	28,325,806	23,188,619
2013	35,375,050		52,802,285	28,325,806	24,476,479
2014	36,259,426	5,000,000	59,247,342	28,325,806	30,921,536
2015	37,165,912		60,728,526	28,325,806	32,402,720
2016	38,095,060		62,246,739	28,325,806	33,920,933
2017	39,047,436	5,000,000	68,927,908	28,325,806	40,602,102
2018	40,023,622		70,651,105	28,325,806	42,325,299
2019	41,024,213		72,417,383	28,325,806	44,091,577
2020	42,049,818		74,227,817	28,325,806	45,902,011
2021	43,101,064		76,083,513	28,325,806	47,757,707
2022	44,178,590		77,985,601	28,325,806	49,659,795
2023	45,283,055		79,935,241	28,325,806	51,609,435
2024	46,415,131		81,933,622	28,325,806	53,607,816
2025	47,575,510		83,981,962	28,325,806	55,656,156
2026	48,764,897		86,081,511	28,325,806	57,755,705
2027	49,984,020		88,233,549	28,325,806	59,907,743
2028	51,233,620		90,439,388	28,325,806	62,113,582
2029	52,514,461		92,700,373	28,325,806	64,374,567
2030	53,827,322		95,017,882	28,325,806	66,692,076
2031	55,173,005		97,393,329	28,325,806	69,067,523
2032	56,552,331		99,828,162	28,325,806	71,502,356
2033	57,966,139		102,323,866	28,325,806	73,998,060
2034	59,415,292		104,881,963	28,325,806	76,556,157

APPENDIX B  
Schedule 2

CITY OF GRAND HAVEN  
CENTRAL BUSINESS DISTRICT DEVELOPMENT AUTHORITY

IMPACT ON TAXING UNITS

Year	CAV	City Capture 11.1086 mills	County Capture 4.2838 mills	Museum Capture .2457 mills	Library Capture .9787 mills	CBDDA Capture 1.8493 mills	Total Capture 18.4661 mills
2005	5,833,145	64,798	24,988	1,433	5,709	10,787	107,716
2006	6,687,119	74,285	28,646	1,643	6,545	12,366	123,486
2007	7,562,442	84,008	32,396	1,858	7,402	13,985	139,650
2008	13,584,648	150,906	58,194	3,338	13,297	25,122	250,857
2009	14,632,410	162,546	62,682	3,595	14,322	27,060	270,205
2010	15,706,365	174,476	67,283	3,859	15,373	29,046	290,037
2011	21,932,169	243,636	93,953	5,389	21,467	40,559	405,004
2012	23,188,619	257,593	99,335	5,697	22,697	42,883	428,206
2013	24,476,479	271,899	104,852	6,014	23,958	45,264	451,988
2014	30,921,536	343,495	132,462	7,597	30,266	57,183	571,003
2015	32,402,720	359,949	138,807	7,961	31,716	59,922	598,355
2016	33,920,933	376,814	145,310	8,334	33,202	62,730	626,391
2017	40,602,102	451,033	173,931	9,976	39,741	75,085	749,767
2018	42,325,299	470,175	181,313	10,399	41,428	78,272	781,587
2019	44,091,577	489,796	188,879	10,833	43,157	81,539	814,204
2020	45,902,011	509,907	196,635	11,278	44,929	84,887	847,636
2021	47,757,707	530,521	204,584	11,734	46,745	88,318	881,903
2022	49,659,795	551,651	212,733	12,201	48,607	91,836	917,028
2023	51,609,435	573,309	221,084	12,680	50,515	95,441	953,030
2024	53,607,816	595,508	229,645	13,171	52,471	99,137	989,933
2025	55,656,156	618,262	238,420	13,675	54,476	102,925	1,027,758
2026	57,755,705	641,585	247,414	14,191	56,531	106,808	1,066,528
2027	59,907,743	665,491	256,633	14,719	58,638	110,787	1,106,268
2028	62,113,582	689,995	266,082	15,261	60,797	114,867	1,147,002
2029	64,374,567	715,111	275,768	15,817	63,010	119,048	1,188,754
2030	66,692,076	740,856	285,696	16,386	65,278	123,334	1,231,549
2031	69,067,523	767,243	295,871	16,970	67,603	127,727	1,275,415
2032	71,502,356	794,291	306,302	17,568	69,987	132,229	1,320,377
2033	73,998,060	822,015	316,993	18,181	72,429	136,845	1,366,463
2034	76,556,157	850,432	327,951	18,810	74,933	141,575	1,413,701
		14,041,584	5,414,844	310,572	1,237,231	2,337,567	23,341,799

APPENDIX C

CITY OF GRAND HAVEN  
CENTRAL BUSINESS DISTRICT DEVELOPMENT AUTHORITY

TAXING JURSDICTION REPORT

APN	Name	2004 TAXABLE	Current Year	Total Levy	Total CAV	Capture	Due to	Due to	Due to	Due to	Due to	Due to
							11.1086	4.1611	0.2457	0.9788	0.1227	1.8493
							City	County	Museum	Library	Council on Aging	CBDDA
20-275-001	Covenant Life Church	0	0	18.4662	0	0	0	0	0	0	0	0
20-275-002	Covenant Life Church	46,398	47,790	18.4662	1,392	26	515	193	11	45	6	86
20-278-015	Stanco Metal	352,791	363,375	18.4662	10,584	195	3,919	1,468	87	345	43	652
20-279-023	Stanco Metal	48,830	50,295	18.4662	1,465	27	542	203	12	48	6	90
20-280-004	Wolverine Pipe Line/Exxon	28,204	29,050	18.4662	846	16	313	117	7	28	3	52
20-280-005	Shell Oil	39,833	41,028	18.4662	1,195	22	442	166	10	39	5	74
20-280-014	Shell Oil	17,063	17,575	18.4662	512	9	190	71	4	17	2	32
20-280-023	GH Yacht Club	62,218	64,085	18.4662	1,867	34	691	259	15	61	8	115
20-280-024	Parkland Property Management	756,745	779,447	18.4662	22,702	419	8,406	3,149	186	741	93	1,399
20-280-025	City of Grand Haven	76,234	78,521	18.4662	2,287	42	847	317	19	75	9	141
20-280-950	Chinook Pier	215,239	221,696	18.4662	6,457	119	2,391	896	53	211	26	398
20-281-002	Parkland Property Management	30,083	30,985	18.4662	902	17	334	125	7	29	4	56
20-281-012	GH Yacht Club	21,278	21,916	18.4662	638	12	236	89	5	21	3	39
20-284-006	Brolick William Jr.	82,460	84,934	18.4662	2,474	46	916	343	20	81	10	152
20-284-019	Rademaker HarveyL - Barbara	46,401	47,793	18.4662	1,392	26	515	193	11	45	6	86
20-403-008	GH Coast Gurad Festival	42,300	43,569	18.4662	1,269	23	470	176	10	41	5	78
20-403-011	Oom Edwin Jr. & Kelly	9,284	9,563	18.4662	279	5	103	39	2	9	1	17
20-403-012	VanderLaan Dale	73,042	75,233	18.4662	2,191	40	811	304	18	71	9	135
20-403-016	Covenant Life Church	0	0	18.4662	0	0	0	0	0	0	0	0
20-404-007	Piano Factory LLC	980,500	1,009,915	18.4662	29,415	543	10,892	4,080	241	960	120	1,813
20-404-013	Wirick Family Investments LLC	148,184	152,630	18.4662	4,446	82	1,646	617	36	145	18	274
20-404-015	City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-405-001	Veterans of Foreign Wars	0	0	18.4662	0	0	0	0	0	0	0	0
20-405-003	128 Columbus LLC	227,310	234,129	18.4662	6,819	126	2,525	946	56	222	28	420
20-405-008	Grand Lakeshore Prop.	103,107	106,200	18.4662	3,093	57	1,145	429	25	101	13	191
20-405-009	Veiseh, LLC	106,077	109,259	18.4662	3,182	59	1,178	441	26	104	13	196
20-405-010	R Vandenberg Holdings LLC	77,578	79,905	18.4662	2,327	43	862	323	19	76	10	143
20-405-014	ISO Grand Rapids Real Est.	56,411	58,103	18.4662	1,692	31	627	235	14	55	7	104
20-405-016	Annamac LLC	106,637	109,836	18.4662	3,199	59	1,185	444	26	104	13	197
20-405-017	Smith Randy	105,719	108,891	18.4662	3,172	59	1,174	440	26	103	13	196
20-405-018	Floto Percy	100,201	103,207	18.4662	3,006	56	1,113	417	25	98	12	185

20-405-019 French Susan Lynn	47,030	48,441	18.4662	1,411	26	522	196	12	46	6	87
20-405-020 Hye Sook Yung LLC	157,500	162,225	18.4662	4,725	87	1,750	655	39	154	19	291
20-405-021 135 Partnership	58,557	60,314	18.4662	1,757	32	650	244	14	57	7	108
20-405-022 Hye Sook Yung LLC	19,232	19,809	18.4662	577	11	214	80	5	19	2	36
20-405-023 Vukovich Gary	102,198	105,264	18.4662	3,066	57	1,135	425	25	100	13	189
20-405-024 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-406-005 1S Harbor Ave Partners	105,836	109,011	18.4662	3,175	59	1,176	440	26	104	13	196
20-406-006 City of Grand Haven	220,768	227,391	18.4662	6,623	122	2,452	919	54	216	27	408
20-407-001 Kirby Grill & Apts Ltd.	489,947	504,645	18.4662	14,698	271	5,443	2,039	120	480	60	906
20-407-002 ISO Grand Rapids Real Est.	134,481	138,515	18.4662	4,034	75	1,494	560	33	132	17	249
20-407-003 Janusz Robert - Mary	82,624	85,103	18.4662	2,479	46	918	344	20	81	10	153
20-407-004 One Market Prop Washington	180,900	186,327	18.4662	5,427	100	2,010	753	44	177	22	335
20-407-005 Brown Jack D	165,588	170,556	18.4662	4,968	92	1,839	689	41	162	20	306
20-407-006 Neuman Gordon D - Suzanne	152,803	157,387	18.4662	4,584	85	1,697	636	38	150	19	283
20-407-007 Jam Real Estate	56,548	58,244	18.4662	1,696	31	628	235	14	55	7	105
20-407-009 22 Washington Assoc.	112,728	116,110	18.4662	3,382	62	1,252	469	28	110	14	208
20-407-015 Miller-Gust Properties	58,720	60,482	18.4662	1,762	33	652	244	14	57	7	109
20-407-016 Miller-Gust Properties	64,960	66,909	18.4662	1,949	36	722	270	16	64	8	120
20-407-017 Plantenga's Cleaners Inc.	39,766	40,959	18.4662	1,193	22	442	165	10	39	5	74
20-407-018 Zephyr Real Estate Co.	272,070	280,232	18.4662	8,162	151	3,022	1,132	67	266	33	503
20-407-022 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-407-023 Dee-Lite Associates	308,741	318,003	18.4662	9,262	171	3,430	1,285	76	302	38	571
20-407-024 Niotis Vlasia	30,731	31,653	18.4662	922	17	341	128	8	30	4	57
20-408-001 Adamczyk, Martha R.	207,731	213,963	18.4662	6,232	115	2,308	864	51	203	25	384
20-408-002 Armstrong, Vera	66,840	68,845	18.4662	2,005	37	742	278	16	65	8	124
20-408-005 Slagboom, Renny	48,171	49,616	18.4662	1,445	27	535	200	12	47	6	89
20-408-006 SB Realty Inc.	118,700	122,261	18.4662	3,561	66	1,319	494	29	116	15	220
20-408-007 Fortino Building	106,026	109,207	18.4662	3,181	59	1,178	441	26	104	13	196
20-408-008 BJT LLC	68,694	70,755	18.4662	2,061	38	763	286	17	67	8	127
20-408-009 DK Michigan Real Estate	192,780	198,563	18.4662	5,783	107	2,142	802	47	189	24	357
20-408-010 Karell Robert P-Linda C	61,184	63,020	18.4662	1,836	34	680	255	15	60	8	113
20-408-011 Westgate Zsuzsanna	55,116	56,769	18.4662	1,653	31	612	229	14	54	7	102
20-408-012 Crowell Michael L- Leanne	76,940	79,248	18.4662	2,308	43	855	320	19	75	9	142
20-408-013 Negen Bors LC	176,995	182,305	18.4662	5,310	98	1,966	736	43	173	22	327
20-408-022 Green Light Ventures LLC	189,000	194,670	18.4662	5,670	105	2,100	786	46	185	23	350
20-408-025 Marsilje Services Inc.	97,570	100,497	18.4662	2,927	54	1,084	406	24	96	12	180
20-408-026 Moerman L-S & Hutchinson R-J	179,543	184,929	18.4662	5,386	99	1,994	747	44	176	22	332
20-408-027 Great Lakes Mtg & Investment	163,020	167,911	18.4662	4,891	90	1,811	678	40	160	20	301
20-408-028 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0

20-409-001 B & N Associates	139,393	143,575	18.4662	4,182	77	1,548	580	34	136	17	258
20-409-002 Vink Family LTD Partnership	53,607	55,215	18.4662	1,608	30	595	223	13	52	7	99
20-409-016 Harbor House % Ofc Mgmt	537,602	553,730	18.4662	16,128	298	5,972	2,237	132	526	66	994
20-409-017 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-411-001 1S Harbor Ave Partners	138,293	142,442	18.4662	4,149	77	1,536	575	34	135	17	256
20-411-002 GH Area Community Foundation	0	0	18.4662	0	0	0	0	0	0	0	0
20-411-003 Council of MI Foundations	0	0	18.4662	0	0	0	0	0	0	0	0
20-411-004 Chamber of Commerce, The	98,883	101,849	18.4662	2,966	55	1,098	411	24	97	12	183
20-411-005 1 S Harbor Ave Members LLC	91,662	94,412	18.4662	2,750	51	1,018	381	23	90	11	170
20-411-006 1 S Harbor Ave Members LLC	100,010	103,010	18.4662	3,000	55	1,111	416	25	98	12	185
20-411-008 Council of Michigan	0	0	18.4662	0	0	0	0	0	0	0	0
20-411-009 1 S Harbor Ave Members LLC	46,114	47,497	18.4662	1,383	26	512	192	11	45	6	85
20-411-010 Grand Haven Management LLC	81,533	83,979	18.4662	2,446	45	906	339	20	80	10	151
20-412-011 M & J Real Estate	74,900	77,147	18.4662	2,247	41	832	312	18	73	9	139
20-412-002 Gregus Ralph-Jill Scott	75,800	78,074	18.4662	2,274	42	842	315	19	74	9	140
20-412-003 Hutchins Jane	83,300	85,799	18.4662	2,499	46	925	347	20	82	10	154
20-426-020 Fulton-Third LLC	234,983	242,032	18.4662	7,049	130	2,610	978	58	230	29	435
20-427-009 Mattson Howard-Joan	19,248	19,825	18.4662	577	11	214	80	5	19	2	36
20-427-010 Mattson Howard R.	25,466	26,230	18.4662	764	14	283	106	6	25	3	47
20-427-011 French Terry L - Rene'	70,335	72,445	18.4662	2,110	39	781	293	17	69	9	130
20-427-012 Johnson Judy Lee	38,624	39,783	18.4662	1,159	21	429	161	9	38	5	71
20-427-013 Parmelee-Winbarger Prop	66,608	68,606	18.4662	1,998	37	740	277	16	65	8	123
20-427-016 Loeffler John	38,762	39,925	18.4662	1,163	21	431	161	10	38	5	72
20-428-001 Rademaker Harvey L-Barbara J.	5,391	5,553	18.4662	162	3	60	22	1	5	1	10
20-429-009 Grand Haven Publishing	14,684	15,125	18.4662	441	8	163	61	4	14	2	27
20-429-013 Fifth Third Bank	83,865	86,381	18.4662	2,516	46	932	349	21	82	10	155
20-429-014 Fifth Third Bank	11,718	12,070	18.4662	352	6	130	49	3	11	1	22
20-429-019 Porenta James A.	293,305	302,104	18.4662	8,799	162	3,258	1,220	72	287	36	542
20-429-020 GH Publishing	223,918	230,636	18.4662	6,718	124	2,487	932	55	219	27	414
20-430-001 L & M Property & Investments	54,832	56,477	18.4662	1,645	30	609	228	13	54	7	101
20-430-002 L & M Property & Investments	44,444	45,777	18.4662	1,333	25	494	185	11	44	5	82
20-430-003 114 N. Third Street LLC	70,500	72,615	18.4662	2,115	39	783	293	17	69	9	130
20-430-004 S & F Realty Co LLC	202,400	208,472	18.4662	6,072	112	2,248	842	50	198	25	374
20-430-005 S & F Realty Co LLC	0	0	18.4662	0	0	0	0	0	0	0	0
20-430-006 S & F Realty Co LLC	0	0	18.4662	0	0	0	0	0	0	0	0
20-430-020 Snyder James C	33,272	34,270	18.4662	998	18	370	138	8	33	4	62
20-430-026 S & F Realty Co LLC	0	0	18.4662	0	0	0	0	0	0	0	0
20-430-027 Masonic Temple Assoc	236,104	243,187	18.4662	7,083	131	2,623	982	58	231	29	437
20-432-006 F.O. Eagles	157,881	162,617	18.4662	4,736	87	1,754	657	39	155	19	292

20-432-006 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-432-007 Lakeshore Leasing	270,039	278,140	18.4662	8,101	150	3,000	1,124	66	264	33	499
20-432-008 Hoeksema Herman D	57,386	59,108	18.4662	1,722	32	637	239	14	56	7	106
20-432-009 Hoeksema Joanne C. Trust	113,684	117,095	18.4662	3,411	63	1,263	473	28	111	14	210
20-432-010 Prelesnik Ronald	33,873	34,889	18.4662	1,016	19	376	141	8	33	4	63
20-432-011 Evans Steven M - Tanya E	77,977	80,316	18.4662	2,339	43	866	324	19	76	10	144
20-432-012 Wilkinson G. & Pitcher S	65,000	66,950	18.4662	1,950	36	722	270	16	64	8	120
20-432-013 Lundeen Trust & Timothy Boone	107,265	110,483	18.4662	3,218	59	1,192	446	26	105	13	198
20-432-017 Fifth Third Bank	1,719,547	1,771,133	18.4662	51,586	953	19,102	7,155	422	1,683	211	3,180
20-433-004 Madl Gregg-Trustee	85,980	88,559	18.4662	2,579	48	955	358	21	84	11	159
20-433-005 17 North Fourth Street	121,181	124,816	18.4662	3,635	67	1,346	504	30	119	15	224
20-433-008 SR Real Esetate LLC	116,555	120,052	18.4662	3,497	65	1,295	485	29	114	14	216
20-433-013 First Reformed Church	0	0	18.4662	0	0	0	0	0	0	0	0
20-433-014 Grand Haven Bank	1,177,600	1,212,928	18.4662	35,328	652	13,081	4,900	289	1,153	144	2,178
20-434-007 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-435-001 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-436-001 Tri-Cities Historical Museum	0	0	18.4662	0	0	0	0	0	0	0	0
20-436-002 ISO Grand Rapids Real Est.	134,933	138,981	18.4662	4,048	75	1,499	561	33	132	17	250
20-436-003 Grant Valerie	56,988	58,698	18.4662	1,710	32	633	237	14	56	7	105
20-436-004 ISO Grand Rapids Real Est.	229,198	236,074	18.4662	6,876	127	2,546	954	56	224	28	424
20-436-005 212 Washington Management	141,064	145,296	18.4662	4,232	78	1,567	587	35	138	17	261
20-436-006 Bergman Roger-Karen	143,225	147,522	18.4662	4,297	79	1,591	596	35	140	18	265
20-436-008 Tucker Karl M-Sara E	84,490	87,025	18.4662	2,535	47	939	352	21	83	10	156
20-436-009 Pitcher Gerald D & Jeane	54,764	56,407	18.4662	1,643	30	608	228	13	54	7	101
20-436-010 ISO Grand Rapids Real Est.	80,230	82,637	18.4662	2,407	44	891	334	20	79	10	148
20-436-011 Pitcher Gerald B.	135,215	139,271	18.4662	4,056	75	1,502	563	33	132	17	250
20-436-022 BPOE Elks Lodge	135,402	139,464	18.4662	4,062	75	1,504	563	33	133	17	250
20-436-023 ISO Grand Rapids Real Est.	65,914	67,891	18.4662	1,977	37	732	274	16	65	8	122
20-436-024 Vanagtmael H. Wayne	44,353	45,684	18.4662	1,331	25	493	185	11	43	5	82
20-436-026 Lystra Edward H.	133,603	137,611	18.4662	4,008	74	1,484	556	33	131	16	247
20-436-027 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-436-028 Witherell Gerald	316,296	325,785	18.4662	9,489	175	3,514	1,316	78	310	39	585
20-437-003 United State of America	0	0	18.4662	0	0	0	0	0	0	0	0
20-437-005 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
20-437-006 United State of America	0	0	18.4662	0	0	0	0	0	0	0	0
20-437-007 United State of America	0	0	18.4662	0	0	0	0	0	0	0	0
20-437-008 Bank One	1,113,159	1,146,554	18.4662	33,395	617	12,366	4,632	274	1,090	137	2,059
20-438-001 County of Ottawa	0	0	18.4662	0	0	0	0	0	0	0	0
20-451-008 Goldman James-Kim	69,115	71,188	18.4662	2,073	38	768	288	17	68	8	128

20-451-014 RDLH LLC	191,600	197,348	18.4662	5,748	106	2,128	797	47	188	24	354
20-451-015 Pier 212 Properties LLC	192,200	197,966	18.4662	5,766	106	2,135	800	47	188	24	355
20-454-001 Utilicorp United Inc.	255,832	263,507	18.4662	7,675	142	2,842	1,065	63	250	31	473
20-454-002 Byl William L-Sandra K	86,745	89,347	18.4662	2,602	48	964	361	21	85	11	160
20-454-003 Adams Craig _ Julie	116,000	119,480	18.4662	3,480	64	1,289	483	29	114	14	215
20-454-004 Dirkse Julius-Trustee	95,922	98,800	18.4662	2,878	53	1,066	399	24	94	12	177
21-151-001 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
21-301-001 Duong Jenny Anne	60,970	62,799	18.4662	1,829	34	677	254	15	60	7	113
21-303-005 Miller Christopher B-Peggy J	72,800	74,984	18.4662	2,184	40	809	303	18	71	9	135
21-303-009 Miller Christopher B-Peggy J	324,086	333,809	18.4662	9,723	180	3,600	1,349	80	317	40	599
21-303-027 Bradcomm Properties LLC	130,700	134,621	18.4662	3,921	72	1,452	544	32	128	16	242
21-303-028 Boes Bruce D-Wayne	81,036	83,467	18.4662	2,431	45	900	337	20	79	10	150
21-303-029 Glaser Jay-Willetta	211,800	218,154	18.4662	6,354	117	2,353	881	52	207	26	392
21-305-005 First & Ten	128,693	132,554	18.4662	3,861	71	1,430	536	32	126	16	238
21-305-010 Berg Richard	44,098	45,421	18.4662	1,323	24	490	183	11	43	5	82
21-306-001 Coleman Marilyn J-Trustee	96,775	99,678	18.4662	2,903	54	1,075	403	24	95	12	179
21-306-003 Meyer Timothy G	65,780	67,753	18.4662	1,973	36	731	274	16	64	8	122
21-306-005 Duram Gordon G-Shelly	47,829	49,264	18.4662	1,435	26	531	199	12	47	6	88
21-306-006 Lundholm Ken W	153,709	158,320	18.4662	4,611	85	1,707	640	38	150	19	284
21-309-006 Bryant Daniel	16,000	16,480	18.4662	480	9	178	67	4	16	2	30
21-309-007 Krukowski Jack	32,600	33,578	18.4662	978	18	362	136	8	32	4	60
21-309-008 Fuller James T	123,566	127,273	18.4662	3,707	68	1,373	514	30	121	15	229
21-309-014 Roberts Thomas J	17,714	18,245	18.4662	531	10	197	74	4	17	2	33
21-309-015 Slade Tony-Rosanna	25,157	25,912	18.4662	755	14	279	105	6	25	3	47
21-309-016 Watts Mark J	19,010	19,580	18.4662	570	11	211	79	5	19	2	35
21-309-017 Property Management Co LLC	38,874	40,040	18.4662	1,166	22	432	162	10	38	5	72
21-309-018 Compete Investments LLC	60,900	62,727	18.4662	1,827	34	677	253	15	60	7	113
21-310-001 Fuller James T-Sandra	24,768	25,511	18.4662	743	14	275	103	6	24	3	46
21-310-006 IJK Corp.	21,511	22,156	18.4662	645	12	239	90	5	21	3	40
21-310-007 IJK Corp.	43,745	45,057	18.4662	1,312	24	486	182	11	43	5	81
21-310-012 Joiner Thomas C Trust	13,800	14,214	18.4662	414	8	153	57	3	14	2	26
21-310-014 Murdoch Peter	94,408	97,240	18.4662	2,832	52	1,049	393	23	92	12	175
21-310-015 Joiner Thomas C	53,929	55,547	18.4662	1,618	30	599	224	13	53	7	100
21-310-016 Joiner Thomas C. Living Trust	105,000	108,150	18.4662	3,150	58	1,166	437	26	103	13	194
21-311-014 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
21-313-019 Healey Kevin-Annette	118,456	122,010	18.4662	3,554	66	1,316	493	29	116	15	219
21-313-022 NatyPaty LLC	128,693	132,554	18.4662	3,861	71	1,430	536	32	126	16	238
21-351-002 Michigan Bell Telephone	0	0	18.4662	0	0	0	0	0	0	0	0
21-351-005 Ottawa Co. Bldg Authority	0	0	18.4662	0	0	0	0	0	0	0	0

21-351-006 Ottawa Co. Bldg Authority	0	0	18.4662	0	0	0	0	0	0	0	0	0
21-351-007 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0	0
21-352-006 R Vandenberg Holdings LLC	63,195	65,091	18.4662	1,896	35	702	263	16	62	8	117	
21-352-007 Duga Stuart W.	54,607	56,245	18.4662	1,638	30	607	227	13	53	7	101	
21-352-008 Frifeldt Kenneth	68,600	70,658	18.4662	2,058	38	762	285	17	67	8	127	
21-352-009 VerDuin Robert C	48,592	50,050	18.4662	1,458	27	540	202	12	48	6	90	
21-352-010 VerDuin Robert C	59,129	60,903	18.4662	1,774	33	657	246	15	58	7	109	
21-353-003 Steinbach Geo-John Trustees	27,604	28,432	18.4662	828	15	307	115	7	27	3	51	
21-353-004 Steinbach Bros	62,739	64,621	18.4662	1,882	35	697	261	15	61	8	116	
21-353-005 Steinbach Bros	24,021	24,742	18.4662	721	13	267	100	6	24	3	44	
21-353-006 Steinbach Bros	38,325	39,475	18.4662	1,150	21	426	159	9	38	5	71	
21-354-004 Meeusen David A - Christine	17,509	18,034	18.4662	525	10	195	73	4	17	2	32	
21-354-007 Cross Ronald D	36,409	37,501	18.4662	1,092	20	404	152	9	36	4	67	
21-354-008 City Auto Glass	37,660	38,790	18.4662	1,130	21	418	157	9	37	5	70	
21-354-009 City Auto Glass	37,207	38,323	18.4662	1,116	21	413	155	9	36	5	69	
21-354-015 Columbus Investments LLC	32,604	33,582	18.4662	978	18	362	136	8	32	4	60	
21-354-016 Columbus Investments LLC	30,753	31,676	18.4662	923	17	342	128	8	30	4	57	
21-354-019 Meeusen David A - Christine	180,268	185,676	18.4662	5,408	100	2,003	750	44	176	22	333	
21-354-020 Columbus Investments LLC	76,937	79,245	18.4662	2,308	43	855	320	19	75	9	142	
21-355-001 Pippel Virginia Est of	44,872	46,218	18.4662	1,346	25	498	187	11	44	6	83	
21-355-002 Reminga Jay Randall	84,653	87,193	18.4662	2,540	47	940	352	21	83	10	157	
21-355-003 Quatro Investment	72,146	74,310	18.4662	2,164	40	801	300	18	71	9	133	
21-355-005 St Johns Episcopal Ch	59,639	61,428	18.4662	1,789	33	663	248	15	58	7	110	
21-355-008 Clinard Kathryn Family Trust	46,467	47,861	18.4662	1,394	26	516	193	11	45	6	86	
21-355-010 Swano William A-Linda N	236,313	243,402	18.4662	7,089	131	2,625	983	58	231	29	437	
21-355-011 LLP Investments	82,227	84,694	18.4662	2,467	46	913	342	20	80	10	152	
21-355-016 St Johns Episcopal Ch	0	0	18.4662	0	0	0	0	0	0	0	0	0
21-356-001 7th Day Adventist Church	0	0	18.4662	0	0	0	0	0	0	0	0	0
21-356-002 Ciccantelli Anthony B	55,414	57,076	18.4662	1,662	31	616	231	14	54	7	102	
21-356-012 Co-Vest Co	377,019	388,330	18.4662	11,311	209	4,188	1,569	93	369	46	697	
21-357-010 Steinbach Bros	47,829	49,264	18.4662	1,435	26	531	199	12	47	6	88	
21-357-011 Steinbach Bros	26,389	27,181	18.4662	792	15	293	110	6	26	3	49	
21-357-012 Weavers Sharon J	91,556	94,303	18.4662	2,747	51	1,017	381	22	90	11	169	
21-357-013 Dewitt Don	25,585	26,353	18.4662	768	14	284	106	6	25	3	47	
21-357-014 Brown Roger D	28,518	29,374	18.4662	856	16	317	119	7	28	3	53	
21-357-015 Passinault William	72,279	74,447	18.4662	2,168	40	803	301	18	71	9	134	
21-357-016 Steinbach Bros	120,165	123,770	18.4662	3,605	67	1,335	500	30	118	15	222	
21-357-020 Bekins Washington Properties	173,302	178,501	18.4662	5,199	96	1,925	721	43	170	21	320	
21-357-021 Erickson Carl Jr.	90,279	92,987	18.4662	2,708	50	1,003	376	22	88	11	167	

21-357-023 732 Columbus LLC	122,700	126,381	18.4662	3,681	68	1,363	511	30	120	15	227
21-357-024 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
21-357-025 Steinbach Bros	62,249	64,116	18.4662	1,867	34	691	259	15	61	8	115
21-357-027 Steinbach John	34,168	35,193	18.4662	1,025	19	380	142	8	33	4	63
21-357-028 Steinbach Bros	63,436	65,339	18.4662	1,903	35	705	264	16	62	8	117
21-357-029 Steinbach John J.-Trustee	35,311	36,370	18.4662	1,059	20	392	147	9	35	4	65
21-357-030 Roscoe Brian-Trust	40,326	41,536	18.4662	1,210	22	448	168	10	39	5	75
21-357-031 DeJonge Herbert-Mary Trustees	54,616	56,254	18.4662	1,638	30	607	227	13	53	7	101
21-358-008 Borchers Daniel	97,421	100,344	18.4662	2,923	54	1,082	405	24	95	12	180
21-358-009 Burton Douglas	40,810	42,034	18.4662	1,224	23	453	170	10	40	5	75
21-358-010 Burton Douglas	28,298	29,147	18.4662	849	16	314	118	7	28	3	52
21-358-012 Fricano Joseph A-Trustee	26,895	27,702	18.4662	807	15	299	112	7	26	3	50
21-358-017 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
21-358-019 Eilers Investments LLC	552,930	569,518	18.4662	16,588	306	6,142	2,301	136	541	68	1,023
21-358-020 City of Grand Haven	0	0	18.4662	0	0	0	0	0	0	0	0
21-359-001 800 Washington LLC	78,291	80,640	18.4662	2,349	43	870	326	19	77	10	145
21-359-002 Black Jeremy	46,400	47,792	18.4662	1,392	26	515	193	11	45	6	86
21-359-008 Blarney Castle Oil Co.	221,487	228,132	18.4662	6,645	123	2,460	922	54	217	27	410
58-006-300 Aberdeens Clothing for Children	11,400	11,742	18.4662	342	6	127	47	3	11	1	21
58-006-600 Applied Business Services LLC	2,400	2,472	18.4662	72	1	27	10	1	2	0	4
58-006-750 Abonmarche Group The	0	0	18.4662	0	0	0	0	0	0	0	0
58-007-300 ACE North Inc.	0	0	18.4662	0	0	0	0	0	0	0	0
58-008-600 Adecco USA Inc.	7,700	7,931	18.4662	231	4	86	32	2	8	1	14
58-010-000 Allegra Print & Imaging	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-017-500 Aquarian Vibe Art Co.	0	0	18.4662	0	0	0	0	0	0	0	0
58-021-500 Chamber of Commerce, The	43,000	44,290	18.4662	1,290	24	478	179	11	42	5	80
58-025-100 B & C Pizza	15,000	15,450	18.4662	450	8	167	62	4	15	2	28
58-030-000 Bakker & Associates	0	0	18.4662	0	0	0	0	0	0	0	0
58-030-200 Balance in Life, P.L.C.	7,700	7,931	18.4662	231	4	86	32	2	8	1	14
58-031-100 Baker Lance C	0	0	18.4662	0	0	0	0	0	0	0	0
58-034-000 Bary Amy Baker PC	1,050	1,082	18.4662	32	1	12	4	0	1	0	2
58-034-500 Bayberrie Tree The	0	0	18.4662	0	0	0	0	0	0	0	0
58-035-500 Beach Biz Inc	8,150	8,395	18.4662	245	5	91	34	2	8	1	15
58-036-400 Berckmann Deborah Lyeth CS	0	0	18.4662	0	0	0	0	0	0	0	0
58-036-425 Berkman Warren T CS	0	0	18.4662	0	0	0	0	0	0	0	0
58-038-800 Bekins Appliance	46,100	47,483	18.4662	1,383	26	512	192	11	45	6	85
58-047-000 Big Dogs	15,000	15,450	18.4662	450	8	167	62	4	15	2	28
58-047-300 Bijarro Jody Bookkeeping-Tax	0	0	18.4662	0	0	0	0	0	0	0	0
58-049-100 Blarney Castle Oil Co.	5,900	6,077	18.4662	177	3	66	25	1	6	1	11

58-050-500 Bobeldyk & Assoc Inc	2,250	2,318	18.4662	68	1	25	9	1	2	0	4
58-057-000 Bookman	7,500	7,725	18.4662	225	4	83	31	2	7	1	14
58-061-100 Borns LLC	4,050	4,172	18.4662	122	2	45	17	1	4	0	7
58-062-000 Borrs II	3,450	3,554	18.4662	104	2	38	14	1	3	0	6
58-065-000 Boulevard Used Cars	30,000	30,900	18.4662	900	17	333	125	7	29	4	55
58-067-300 Bregman-Welch Attorneys	7,600	7,828	18.4662	228	4	84	32	2	7	1	14
58-067-400 Brew Ha Ha	5,000	5,150	18.4662	150	3	56	21	1	5	1	9
58-068-000 Bridal Suite	4,600	4,738	18.4662	138	3	51	19	1	5	1	9
58-072-000 Buffalo Bob's	3,250	3,348	18.4662	98	2	36	14	1	3	0	6
58-075-000 Bussard & Sielski	0	0	18.4662	0	0	0	0	0	0	0	0
58-077-700 Cp Industries Inc	950	979	18.4662	29	1	11	4	0	1	0	2
58-080-000 Cahners Business Information	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-082-000 Calico Cat	1,500	1,545	18.4662	45	1	17	6	0	1	0	3
58-086-050 Carlson Wagonlit Travel	2,200	2,266	18.4662	66	1	24	9	1	2	0	4
58-086-100 Carlyn Gallery	0	0	18.4662	0	0	0	0	0	0	0	0
58-089-250 Carriage House Antiques	0	0	18.4662	0	0	0	0	0	0	0	0
58-089-800 Cellular Solution The	450	464	18.4662	14	0	5	2	0	0	0	1
58-090-000 Centertown Laundry	14,800	15,244	18.4662	444	8	164	62	4	14	2	27
58-097-000 Charlie-Mac's	3,500	3,605	18.4662	105	2	39	15	1	3	0	6
58-102-000 Chickadee & Holly	1,200	1,236	18.4662	36	1	13	5	0	1	0	2
58-103-000 Child-Adult & Family Psych Cen	7,550	7,777	18.4662	227	4	84	31	2	7	1	14
58-103-800 Chinook Pier Mini Golf	1,500	1,545	18.4662	45	1	17	6	0	1	0	3
58-103-825 Chinook Pier LLC	0	0	18.4662	0	0	0	0	0	0	0	0
58-103-850 Chios Inc.	0	0	18.4662	0	0	0	0	0	0	0	0
58-103-900 Chiropractic Health Cen	6,800	7,004	18.4662	204	4	76	28	2	7	1	13
58-105-000 Citgo Service Station	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-106-000 City Auto Glass	6,700	6,901	18.4662	201	4	74	28	2	7	1	12
58-113-000 Cobbs Chicken Take Out	1,850	1,906	18.4662	56	1	21	8	0	2	0	3
58-126-835 Counseling & Consulting Serv	1,200	1,236	18.4662	36	1	13	5	0	1	0	2
58-127-000 Creason & Weber	36,150	37,235	18.4662	1,085	20	402	150	9	35	4	67
58-127-100 Creative Fringe	2,700	2,781	18.4662	81	1	30	11	1	3	0	5
58-132-000 Harbor Dairy Treat	12,450	12,824	18.4662	374	7	138	52	3	12	2	23
58-135-400 Davren Industries	0	0	18.4662	0	0	0	0	0	0	0	0
58-139-000 Dee Lite Associates	68,850	70,916	18.4662	2,066	38	765	286	17	67	8	127
58-140-300 DeJonge Travel	800	824	18.4662	24	0	9	3	0	1	0	1
58-140-985 Devries Draper & Bialik PLLC	8,150	8,395	18.4662	245	5	91	34	2	8	1	15
58-141-000 DeWit WM L, DDS	18,200	18,746	18.4662	546	10	202	76	4	18	2	34
58-141-100 DeWitt's Electronics	850	876	18.4662	26	0	9	4	0	1	0	2
58-145-000 Dick's All Car Service	8,700	8,961	18.4662	261	5	97	36	2	9	1	16

58-149-525 Dockside Galley	22,850	23,536	18.4662	686	13	254	95	6	22	3	42
58-149-700 Dog Bites Bakery & Boutique	0	0	18.4662	0	0	0	0	0	0	0	0
58-150-300 Donayelle Marie Hair Studio	2,500	2,575	18.4662	75	1	28	10	1	2	0	5
58-151-300 Dragonflies & Lilly	0	0	18.4662	0	0	0	0	0	0	0	0
58-152-700 Down To Earth	2,900	2,987	18.4662	87	2	32	12	1	3	0	5
58-153-200 Dryer Architectural Group	1,300	1,339	18.4662	39	1	14	5	0	1	0	2
58-161-000 E2 Technologies Inc	1,100	1,133	18.4662	33	1	12	5	0	1	0	2
58-163-000 Eagles Frat Order #925	9,700	9,991	18.4662	291	5	108	40	2	9	1	18
58-163-150 Earth's Edge	5,000	5,150	18.4662	150	3	56	21	1	5	1	9
58-163-200 Earthly Possessions	2,600	2,678	18.4662	78	1	29	11	1	3	0	5
58-168-000 Elks' Lodge Room	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-172-000 Erickson Agency	850	876	18.4662	26	0	9	4	0	1	0	2
58-172-500 Euroflora	7,500	7,725	18.4662	225	4	83	31	2	7	1	14
58-172-950 Expert Travel	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-173-075 Faithwalk Publishing	3,850	3,966	18.4662	116	2	43	16	1	4	0	7
58-173-100 Fajen & Miller PLLC	2,950	3,039	18.4662	89	2	33	12	1	3	0	5
58-176-400 Fibre House	7,000	7,210	18.4662	210	4	78	29	2	7	1	13
58-180-200 First Medical LLC	3,200	3,296	18.4662	96	2	36	13	1	3	0	6
58-181-000 Flotos Gift Shop	0	0	18.4662	0	0	0	0	0	0	0	0
58-181-500 Flower Connection	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-184-000 41 North Gallery	0	0	18.4662	0	0	0	0	0	0	0	0
58-185-000 Fortino's	2,700	2,781	18.4662	81	1	30	11	1	3	0	5
58-187-000 Fountain Optical	14,850	15,296	18.4662	446	8	165	62	4	15	2	27
58-188-000 Fram & Mat Shop	4,150	4,275	18.4662	125	2	46	17	1	4	1	8
58-195-400 G H Auto Washes	18,000	18,540	18.4662	540	10	200	75	4	18	2	33
58-195-500 G H Bakehouse	18,800	19,364	18.4662	564	10	209	78	5	18	2	35
58-198-000 G H Clinic	650	670	18.4662	20	0	7	3	0	1	0	1
58-200-000 G H Furniture Co.	3,500	3,605	18.4662	105	2	39	15	1	3	0	6
58-202-100 G H Motor Sales	0	0	18.4662	0	0	0	0	0	0	0	0
58-202-600 G H Pet Supplies	0	0	18.4662	0	0	0	0	0	0	0	0
58-203-000 G H Jewelry	5,100	5,253	18.4662	153	3	57	21	1	5	1	9
58-204-000 G H Publishing	195,550	201,417	18.4662	5,867	108	2,172	814	48	191	24	362
58-205-300 G H Roller Ring	12,600	12,978	18.4662	378	7	140	52	3	12	2	23
58-212-000 Gallery Uptown	0	0	18.4662	0	0	0	0	0	0	0	0
58-216-000 Glo Barber Shop	0	0	18.4662	0	0	0	0	0	0	0	0
58-216-050 Gold Leaf Media LLC	2,500	2,575	18.4662	75	1	28	10	1	2	0	5
58-218-700 Grand River Sailing Club	1,250	1,288	18.4662	38	1	14	5	0	1	0	2
58-222-300 Graybar Financial Serices LLC	1,050	1,082	18.4662	32	1	12	4	0	1	0	2
58-223-000 Great Harvest Bread Co.	118,150	121,695	18.4662	3,545	65	1,312	492	29	116	14	218
58-223-050 Great Lakes Mtg & Investment	4,300	4,429	18.4662	129	2	48	18	1	4	1	8

58-227-000 Hagen Dale Photography	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-231-000 Hales Barber Shop	0	0	18.4662	0	0	0	0	0	0	0	0
58-231-500 Hamm Bob & Associates	0	0	18.4662	0	0	0	0	0	0	0	0
58-232-000 Harbor Candy Bar	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-233-300 Harbor Hair Designers	3,250	3,348	18.4662	98	2	36	14	1	3	0	6
58-234-000 Harbor House % J Layman	13,000	13,390	18.4662	390	7	144	54	3	13	2	24
58-234-500 Harbor Snacks & More Company	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-235-000 Harbor Steamer	3,300	3,399	18.4662	99	2	37	14	1	3	0	6
58-235-300 Harbor Title Office	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-235-500 Harbor View Eyecare	16,700	17,201	18.4662	501	9	186	69	4	16	2	31
58-236-000 Harborwear	0	0	18.4662	0	0	0	0	0	0	0	0
58-237-550 Harbourfront Hobbies	0	0	18.4662	0	0	0	0	0	0	0	0
58-243-300 Health Hutt #2	25,000	25,750	18.4662	750	14	278	104	6	24	3	46
58-247-000 Hoeksema Gallery & Studio	700	721	18.4662	21	0	8	3	0	1	0	1
58-251-500 Home Depot	2,250	2,318	18.4662	68	1	25	9	1	2	0	4
58-253-000 Hostetters News Agency	0	0	18.4662	0	0	0	0	0	0	0	0
58-258-800 House of LI	6,350	6,541	18.4662	191	4	71	26	2	6	1	12
58-258-825 Independence Financial Serv	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-261-100 Insurance Planning Serv	1,050	1,082	18.4662	32	1	12	4	0	1	0	2
58-261-500 Intrigue Inc.	0	0	18.4662	0	0	0	0	0	0	0	0
58-263-900 JSI-Marketing Conslutants	4,150	4,275	18.4662	125	2	46	17	1	4	1	8
58-264-000 J Morgan Ltd.	17,350	17,871	18.4662	521	10	193	72	4	17	2	32
58-270-800 JW's Food & Spirits	4,100	4,223	18.4662	123	2	46	17	1	4	1	8
58-279-000 Johnson Bari S	600	618	18.4662	18	0	7	2	0	1	0	1
58-279-300 Johnson Construction	0	0	18.4662	0	0	0	0	0	0	0	0
58-281-000 Joy-Max Inc	0	0	18.4662	0	0	0	0	0	0	0	0
58-281-500 Jumpin Java	14,700	15,141	18.4662	441	8	163	61	4	14	2	27
58-283-000 Juz C	0	0	18.4662	0	0	0	0	0	0	0	0
58-283-300 KFL Management Inc	400	412	18.4662	12	0	4	2	0	0	0	1
58-285-000 K & V Inc	10,450	10,764	18.4662	314	6	116	43	3	10	1	19
58-286-400 Karafa John M PC	1,100	1,133	18.4662	33	1	12	5	0	1	0	2
58-290-100 Keystone Commercial Investment	2,550	2,627	18.4662	77	1	28	11	1	2	0	5
58-294-000 Kirby Grill & Apts Ltd.	80,000	82,400	18.4662	2,400	44	889	333	20	78	10	148
58-295-000 Kirmar	25,000	25,750	18.4662	750	14	278	104	6	24	3	46
58-295-500 Kitchen Co.	2,200	2,266	18.4662	66	1	24	9	1	2	0	4
58-305-000 Lake Mich Auto Parkts Inc	6,000	6,180	18.4662	180	3	67	25	1	6	1	11
58-305-500 Lake Michigan Federation	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-305-800 Lake Pacor Home Mgt.	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-305-950 Lakeshore Carcare	6,000	6,180	18.4662	180	3	67	25	1	6	1	11
58-306-400 Lakeshore Yoga Center	1,500	1,545	18.4662	45	1	17	6	0	1	0	3

58-306-900 Lampe Construction	1,450	1,494	18.4662	44	1	16	6	0	1	0	3
58-307-000 Lampe Kenneth	1,800	1,854	18.4662	54	1	20	7	0	2	0	3
58-307-100 Landheer Appraisal Service	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-308-900 Leasecomm Corp-Tax Dept	650	670	18.4662	20	0	7	3	0	1	0	1
58-310-000 Ledford Paul A PLC	0	0	18.4662	0	0	0	0	0	0	0	0
58-312-000 Leech Phil	0	0	18.4662	0	0	0	0	0	0	0	0
58-313-500 Legatz Joseph C	5,050	5,202	18.4662	152	3	56	21	1	5	1	9
58-323-000 Lucy's Market	5,000	5,150	18.4662	150	3	56	21	1	5	1	9
58-327-600 Mackinaw Kite Co	10,000	10,300	18.4662	300	6	111	42	2	10	1	18
58-327-750 Macleod Insurance Agency	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-327-850 Mail Boxes Etc	0	0	18.4662	0	0	0	0	0	0	0	0
58-331-500 Marine Tech Boat Supply Co	2,750	2,833	18.4662	83	2	31	11	1	3	0	5
58-334-800 Mary Lou's Hairstylists	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-335-000 Masonic Lodge	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-335-100 Master Lease Division	950	979	18.4662	29	1	11	4	0	1	0	2
58-338-000 McNeil & Associates PC	1,650	1,700	18.4662	50	1	18	7	0	2	0	3
58-338-100 McNeil Karafa Baty & Saunders	1,200	1,236	18.4662	36	1	13	5	0	1	0	2
58-338-500 Meads Richared Accounting	0	0	18.4662	0	0	0	0	0	0	0	0
58-340-500 Meier Cleaners	750	773	18.4662	23	0	8	3	0	1	0	1
58-345-700 Messenger The	650	670	18.4662	20	0	7	3	0	1	0	1
58-346-500 Messinger Donald G PLC	8,000	8,240	18.4662	240	4	89	33	2	8	1	15
58-346-925 First Metropolitan Title Co.	12,400	12,772	18.4662	372	7	138	52	3	12	2	23
58-352-000 Michigan Rag	13,700	14,111	18.4662	411	8	152	57	3	13	2	25
58-358-500 Morbern USA Inc.	7,000	7,210	18.4662	210	4	78	29	2	7	1	13
58-359-000 Morning Star Café	10,000	10,300	18.4662	300	6	111	42	2	10	1	18
58-361-500 Mr. Kozaks % Niotis	0	0	18.4662	0	0	0	0	0	0	0	0
58-362-000 Mr. Scrib's	4,550	4,687	18.4662	137	3	51	19	1	4	1	8
58-366-000 Muskegon Chronicle	1,650	1,700	18.4662	50	1	18	7	0	2	0	3
58-371-700 Namenye Steve CPA, PC	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-372-000 Natalia's Design & Spa	10,000	10,300	18.4662	300	6	111	42	2	10	1	18
58-375-100 Nature's Path Health & Ed Cent.	0	0	18.4662	0	0	0	0	0	0	0	0
58-375-200 Nautical Knots	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-385-100 Nova Cable	4,500	4,635	18.4662	135	2	50	19	1	4	1	8
58-385-150 Nova Cable 6 LTD	21,000	21,630	18.4662	630	12	233	87	5	21	3	39
58-385-200 Nova Cablevision	8,700	8,961	18.4662	261	5	97	36	2	9	1	16
58-387-000 Oakes Agency Inc	14,550	14,987	18.4662	437	8	162	61	4	14	2	27
58-388-950 Olde Chap's Galley	0	0	18.4662	0	0	0	0	0	0	0	0
58-390-200 On Top Hair Studio	1,800	1,854	18.4662	54	1	20	7	0	2	0	3
58-391-500 Oppenhuizen Architects	5,500	5,665	18.4662	165	3	61	23	1	5	1	10

58-399-800 Panache LTD	1,250	1,288	18.4662	38	1	14	5	0	1	0	2
58-401-000 Paper & Doll Place The	4,050	4,172	18.4662	122	2	45	17	1	4	0	7
58-402-150 Parkland Property Management	80,000	82,400	18.4662	2,400	44	889	333	20	78	10	148
58-402-200 Parmelee & Winebarger Psych Co	0	0	18.4662	0	0	0	0	0	0	0	0
58-404-000 Pavilion's Wharf Deli	4,800	4,944	18.4662	144	3	53	20	1	5	1	9
58-407-500 Personalized Prints	6,500	6,695	18.4662	195	4	72	27	2	6	1	12
58-410-000 Peterson Chiropractic	6,500	6,695	18.4662	195	4	72	27	2	6	1	12
58-412-900 Pier Pleasures % Roberts	10,450	10,764	18.4662	314	6	116	43	3	10	1	19
58-414-000 Piper James P	0	0	18.4662	0	0	0	0	0	0	0	0
58-419-000 Plantenga's Cleaners Inc.	4,000	4,120	18.4662	120	2	44	17	1	4	0	7
58-424-600 Porto Bello	55,000	56,650	18.4662	1,650	30	611	229	14	54	7	102
58-424-815 Potter Danielle A	0	0	18.4662	0	0	0	0	0	0	0	0
58-425-000 Poncho's Mexican Bar & Grill	26,450	27,244	18.4662	794	15	294	110	6	26	3	49
58-426-950 Pronto Pup % Chas Nelson	0	0	18.4662	0	0	0	0	0	0	0	0
58-437-000 RK Enterprises	0	0	18.4662	0	0	0	0	0	0	0	0
58-438-000 Rademakers Auto Repari	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-443-600 Reds Hair Design	24,650	25,390	18.4662	740	14	274	103	6	24	3	46
58-448-000 Reliant Prof Cleaning Inc	12,700	13,081	18.4662	381	7	141	53	3	12	2	23
58-456-800 Rock & Road Cycle	1,050	1,082	18.4662	32	1	12	4	0	1	0	2
58-458-000 Rosebud The % M Adamczyk	12,000	12,360	18.4662	360	7	133	50	3	12	1	22
58-460-000 Royal Laundromat	0	0	18.4662	0	0	0	0	0	0	0	0
58-469-800 Salon The	10,050	10,352	18.4662	302	6	112	42	2	10	1	19
58-470-000 Saltwater Reflections	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-470-050 Sampson Insurance	0	0	18.4662	0	0	0	0	0	0	0	0
58-470-100 Santo Stefano Sweets	2,500	2,575	18.4662	75	1	28	10	1	2	0	5
58-470-800 Saunders & Associates PC	1,800	1,854	18.4662	54	1	20	7	0	2	0	3
58-472-800 Schere HBC	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-473-000 Scheuerle & Zitta	4,650	4,790	18.4662	140	3	52	19	1	5	1	9
58-476-000 Sholten & Fant PC	38,950	40,119	18.4662	1,169	22	433	162	10	38	5	72
58-477-100 Schooner	0	0	18.4662	0	0	0	0	0	0	0	0
58-478-100 Searer Chris T-ESQ	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-481-000 2nd Impression Boutique	2,300	2,369	18.4662	69	1	26	10	1	2	0	4
58-485-000 Sevens Paint & Wqallpaper	7,350	7,571	18.4662	221	4	82	31	2	7	1	14
58-486-500 Sharp & Associates	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-490-700 Shoreline Mortgage Consl.	7,750	7,983	18.4662	233	4	86	32	2	8	1	14
58-491-200 Shoreline Title	3,000	3,090	18.4662	90	2	33	12	1	3	0	6
58-495-500 Smith Craig S DDS	8,850	9,116	18.4662	266	5	98	37	2	9	1	16
58-497-500 Snug Harbor	54,000	55,620	18.4662	1,620	30	600	225	13	53	7	100
58-502-000 Spacenet Inc	0	0	18.4662	0	0	0	0	0	0	0	0

58-515-000 Stifel Nicolaus & Co Inc.	7,500	7,725	18.4662	225	4	83	31	2	7	1	14
58-515-800 Stoner Law Office	3,500	3,605	18.4662	105	2	39	15	1	3	0	6
58-516-500 Store of Grand Haven Inc The	6,500	6,695	18.4662	195	4	72	27	2	6	1	12
58-517-600 Studio 206	5,600	5,768	18.4662	168	3	62	23	1	5	1	10
58-520-075 Sunwave Media Inc.	11,450	11,794	18.4662	344	6	127	48	3	11	1	21
58-523-475 TM Voyt DBA Dockside Inc	850	876	18.4662	26	0	9	4	0	1	0	2
58-526-000 Tat-Niques	0	0	18.4662	0	0	0	0	0	0	0	0
58-527-700 Taylor Darlene Bunker	2,550	2,627	18.4662	77	1	28	11	1	2	0	5
58-527-850 Taylor Kimberly Acct & Tax Ser	6,300	6,489	18.4662	189	3	70	26	2	6	1	12
58-530-800 Temptations of GH Inc	15,700	16,171	18.4662	471	9	174	65	4	15	2	29
58-537-700 Touched by the Light Gallery	0	0	18.4662	0	0	0	0	0	0	0	0
58-543-000 Treutler Carl W PLLC	450	464	18.4662	14	0	5	2	0	0	0	1
58-545-000 Tri City Oil Co	12,050	12,412	18.4662	362	7	134	50	3	12	1	22
58-547-500 UPS Store The	20,250	20,858	18.4662	608	11	225	84	5	20	2	37
58-553-500 V & L Sales	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-554-400 Vacation Values Inc.	8,900	9,167	18.4662	267	5	99	37	2	9	1	16
58-562-000 Vantubergen Law Offices	2,050	2,112	18.4662	62	1	23	9	1	2	0	4
58-562-050 Vantubergen & Treutler Pllc	2,050	2,112	18.4662	62	1	23	9	1	2	0	4
58-563-000 VBK Funeral Home	5,750	5,923	18.4662	173	3	64	24	1	6	1	11
58-564-200 Vaughn Richard L PHD	0	0	18.4662	0	0	0	0	0	0	0	0
58-565-000 VerDuin's Inc	1,500	1,545	18.4662	45	1	17	6	0	1	0	3
58-568-000 WGHN	50,000	51,500	18.4662	1,500	28	555	208	12	49	6	92
58-569-000 Walbur & Associates	27,100	27,913	18.4662	813	15	301	113	7	27	3	50
58-572-700 Wierenga Krievins	0	0	18.4662	0	0	0	0	0	0	0	0
58-572-900 Washington St Inn	2,750	2,833	18.4662	83	2	31	11	1	3	0	5
58-573-400 Watts Group Inc	1,000	1,030	18.4662	30	1	11	4	0	1	0	2
58-573-500 Waterfront Pizza & Pasta	0	0	18.4662	0	0	0	0	0	0	0	0
58-573-800 Wayne & Co	3,500	3,605	18.4662	105	2	39	15	1	3	0	6
58-576-000 Wessels Inc.	13,600	14,008	18.4662	408	8	151	57	3	13	2	25
58-577-200 West MI Eyecare Center	9,900	10,197	18.4662	297	5	110	41	2	10	1	18
58-577-400 West MI Sportscard Connection	2,000	2,060	18.4662	60	1	22	8	0	2	0	4
58-577-700 Westshore Agency	0	0	18.4662	0	0	0	0	0	0	0	0
58-583-000 Wharf Marina	30,000	30,900	18.4662	900	17	333	125	7	29	4	55
58-590-500 Winter Law Firm, PLLC	2,100	2,163	18.4662	63	1	23	9	1	2	0	4
58-591-000 Wirick Inc.	7,000	7,210	18.4662	210	4	78	29	2	7	1	13
58-596-650 Y H	68,650	70,710	18.4662	2,060	38	763	286	17	67	8	127
		0	18.4662	0	0	0	0	0	0	0	0
	28,492,193	29,346,959		854,766	15,784	316,508	118,559	7,001	27,888	3,496	52,691

