



Albion Economic Development Corporation

REVOLVING LOAN FUND MEETING

Thursday, March 14, 2024, 8:45 am
Albion Economic Development Corporation
Albion City Hall

Mission Statement: Retain, expand, and recruit business and industry to the greater Albion area and strengthen and revitalize the local economy.

AGENDA

- 1) Call To Order / Roll Call (1 min)
- 2) Approve Agenda (1 min)

Presentations

- 3) Current RLF Loan Fund Status (5 min)
- 4) Handout of DDA Meeting Material (5 min)
- 5) RLF Committee Open Seat

Action Items

- 6) Approval of Albion IS.ILC Dale Carnegie Training Phase III
- 7) Approval of Business Wealth LLC Construction Loan / Line of Credit Application
- 8) Motion to Excuse Absent Members (3 min)
- 9) Public Comment (TBD)
(Persons addressing the Board shall limit their comments to no more than 3 minutes)
- 10) Adjournment (1 Min)

Parking Lot

Approval of Minutes January 10, 2024

RLF Guidelines Amendment

Albion DDA Questions to Albion EDC Regarding Brownfields, TIFs, and OPRAs

Questions were compiled, developed, and discussed during the February 14, 2024, DDA Meeting. **Answers from EDC CEO/President, V Ammerman, 3-11-24**

- What is the difference between a Revolving Loan Fund (RLF) and a Brownfield Revolving Loan Fund? Is there any? What about an LSRRF? **Albion has a RLF administered by the RLF Committee and the EDC Board. <https://albionedc.org/rlf>** Albion relies on the RLF to administer funds accumulated and designated to any type of revolving loan fund (brownfield and others). An LSRRF is a Local Site Remediation Revolving Fund. The RLF in Albion plays the role of an LSRRF.
- How do Brownfield and TIF's relate? Differ? How do OPRA's relate? Differ?
Brownfield is a term to indicate the type of remediation needed to a site. If a site has significant enough Brownfield type remediation needed, it can qualify for a Brownfield Plan and a corresponding TIF. If a property has no remediation needed qualifying as Brownfield type remediation, that property would want to seek a different style TIF, for example industrial. Either way, a TIF is the outcome. A TIF is a Tax Increment Financing arrangement allowing either for the base property value to be 'frozen' or for the taxes to be recognized at 50%. The latter is more common in an industrial TIF. An OPRA is an Obsolete Property Rehabilitation Act arrangement effectively freezing the tax base at the obsolete value. <https://www.michigan.gov/taxes/property/exemptions/obsolete/obsolete-property-rehabilitation-act-opra#:~:text=The%20Obsolete%20Property%20Rehabilitation%20Act,the%20requirements%20of%20the%20Act>. If a property has a Brownfield TIF and an OPRA, they are stacked, meaning the tax benefit of one arrangement is fully recognized before the 2nd benefit begins. For example, if the Brownfield TIF is 12 years, and the OPRA is 8 years, and the Brownfield TIF is utilized first, once the 12 years is expired, then the 8 years of the OPRA begins. Once the 20 years in total is expired, then the property is taxed normally.
- Does Albion only have an RLF or does it have a Brownfield RLF as well? **Albion has one RLF used for all revolving loan funds accumulated within the City and can also include dollars accumulated in Sheridan and Albion Townships.**
- If LSRRF funds are identified for "local site remediation" how does that work fall under the RLF and current application to the RLF? **The guidelines on the EDC website can be updated to address the splitting of the dollars.**
- Since tax dollars are captured in the downtown district – what guidelines, policies, or procedures are currently in place for some or all funds to be spent in the downtown district in the future? **The guidelines on the EDC website can be updated to address the splitting of the dollars.**
- What documents that money from plans such as the Hotel Brownfield plan that includes the LSRRF, will "earmarked" for downtown projects? **The guidelines on the EDC website can be updated to address the splitting of the dollars.**
- What is the current financial account structure to ensure that LSRRF funds are spent in the downtown district? **The guidelines on the EDC website can be updated to address the splitting of the dollars.**

- What projects is the EDC aware of that are related to the downtown district and that the DDA can have awareness of? Can the DDA help the projects in any way and be aware of how the Revolving Loan Fund or Brownfield Revolving Fund can support the projects? **The EDC can make the DDA aware of projects if the owner of the project approves. I would also suggest reviewing the RLF minutes online for information that is already made public. The RLF currently has one active loan that is current on payments, one RLF loan in default, and one new RLF loan in progress. The specifics of not-yet-made public projects are normally not disclosed to gain trust with developers. However, if there is a particular project in question and I can gain authorization from the owner of the project, we can schedule a time to discuss. Is there a more specific project I can research and report on for you? Or would it be helpful if we met and took a tour of downtown and discussed who owns certain properties and what potential funding is available?**
- Can any money currently going into the RLS via the LSRRF outlined in the Hotel Brownfield plan be awarded to local businesses/organizations as forgivable loans? When other Brownfield plans to move through, can any of those funds be turned into opportunities for forgivable or low-interest loans? How do existing Brownfield/TIF/OPRAs currently impact the DDA budget (actual dollars)? **There is a potential of forgivable loans; I would recommend they be for capital and not operating. That is the general idea of the Brownfield captured dollars. Perhaps the DDA would like to send a representative(s) to the RLF Committee to discuss when the guidelines are being updated. The loans are already discounted at 66% of Prime. Please see the attached document for details. Incremental tax income for both current Brownfield TIF's flow from the DDA to the BRA and/or RLF. David and I are working on the specific number for a budget amendment for the DDA. I suspect it's in \$225,000 range.**

Marriott incremental tax revenue is +/- \$200,000 and flows from the DDA to the BRA and to the RLF, dropping off a small amount of admin in the BRA. Brick Street Lofts incremental tax revenues is +/- \$25,000 and flows from the DDA to the BRA and is disbursed to the Developer, the Local RLF, and the BRA.

- Is there one Revolving Loan Fund or are there multiple ones? If there are multiple ones, what differentiates them? **One. The guidelines on the EDC website can be updated to address the splitting of the dollars.**

From: [Virgie Ammerman](#)
To: [Virgie Ammerman](#)
Subject: Brownfield / Revolving Loan Fund Feedback for DDA
Date: Monday, March 11, 2024 12:23:54 PM
Attachments: [image002.png](#)

For Wednesday, March 13th, DDA Meeting

From: Virgie Ammerman
Sent: Thursday, November 16, 2023 8:30 AM
To: Haley Snyder (hsnyder@cityofalbionmi.gov) <hsnyder@cityofalbionmi.gov>; David Clark <dclark@cityofalbionmi.gov>; Assessor <assessor@cityofalbionmi.gov>; afalkenberg@wcaassessing.com; Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com) <emverbeke@gmail.com>; Connor Zook <connor.zook@triterra.us>; Dave Van Haaren <dave.vanhaaren@triterra.us>; Vicky L. Clark (shephardcareservices@gmail.com) <shephardcareservices@gmail.com>; JP Buckingham <jp.buckingham@triterra.us>; Joseph Verbeke <jrverbeke@gmail.com>; Bill Dobbins <BDobbins@casterconcepts.com>; bwallace@marshallpublicschools.org; Victoria Snyder (vsnyder@cityofalbionmi.gov) <vsnyder@cityofalbionmi.gov>; Trevor White <whitetrevor@4tglobalenterprise.com>; Jerome Harvey - (Jerome@glwal.com) <Jerome@glwal.com>
Subject: Brownfield Plans and Reimbursements

Good morning, Team Albion!

As we continue to work together to grow Albion using Brownfield Reinvestment and Tax Increment Financing tools, I want to share some insights on the projects here in Albion through the lens of my experience in these areas. As the Economic Development Corporation Board of Directors also serves as the Brownfield Redevelopment Authority Board of Directors as well as the Tax Increment Financing Authority Board of Directors, it is our responsibility to serve all of Albion and bring our expertise to help clarify steps, from beginning to end, for all these projects using these various tools.

As we all already know, essentially, developers can get reimbursed over time for their Brownfield eligible costs from the increased (incremental) tax revenue measuring the base taxable value and the final taxable value once the project is completed and placed into service. The Act 381 Plan, the Brownfield Plan, the Interlocal Agreement, and the Reimbursement Agreement all play an integral role in tracing the flow of cash from the incremental tax revenue involving the Developer, the Brownfield Authority, the Downtown Development Authority, and the State and Local Revolving Loan Funds.

I want to compare the 2 projects most of us are familiar with, the Courtyard Marriott project and the Brick Street Lofts project. Both projects utilized Brownfield Funding in their capital stack. This means that there will be eligible costs identified during the development and experienced during the construction phase of the project and the Developer will receive reimbursements for those eligible costs out of the incremental taxes captured over time. Because both projects are within the Downtown Development Authority, there were interlocal agreements allowing for the incremental tax to be forwarded from the DDA to the BRA and then passed out to the Developer, the BRA, and the State and Local Revolving Loan Funds.

The projects, to this point, seem very similar. There are two major characteristics of these 2 projects that make them look and feel very differently. Size and percentage of incremental tax revenue. When the Act 381 Plan, Brownfield Plan, Interlocal Agreement, and Reimbursement Agreement were prepared for the Marriott, the projected incremental tax revenues for the Marriott were nearly 100% of the future tax revenues because the value of the block of properties making up the Marriott was so small, and the proposed new value was so large. When the Act 381 Plan, Brownfield Plan, Interlocal Agreement, and Reimbursement Agreement for Brick Street Lofts were

prepared, the increment was projected to be +/- 85%. To add to the differences of these 2 plans, there was a misstep in the process in the Brick Street Lofts project at the end of 2020 or early in 2021 when the units were placed in service. The assessed values were not increased timely. This has now been solved and retroactively applied to 2022 property taxes; however, cannot be applied to 2021 property taxes. The result of this misstep was that the incremental taxes on the property did not align with the projections from the planning phase which prompted the Developer to contact my office, Triterra, and the assessor's office to right this oversight.

Now that we are caught up on the taxable value changes on Brick Street Lofts, these are the amounts the Developer is entitled to and can be traced to the attached spreadsheet and explained in the draft memo.

\$ 2,713 Calendar Year 2021

\$ 23,642 Calendar Year 2022

\$ 11,312 Summer 2023

The attached spreadsheets also outline the admin fees to the BRA and the State and Local RLF.

For the Marriott, the Developer is fully paid, and the incremental tax revenue now flows from the DDA to the BRA and into the Local RLF, leaving an admin fee at the BRA.

Only the incremental tax revenue for each of these 2 projects should be flowing from the DDA to the BRA for disbursement. Non incremental tax revenue should remain at the DDA. I have found no documentation allowing for non-incremental tax revenue to be used to pay the Developer ahead of schedule.

In the past, I believe Tom Mead liked to separate the winter and summer tax bill incremental revenue using the Property Tax Revenue line item and the Transfer In item. He did this to more easily track the 2 sets of tax bills, and this may be leading to varying interpretations. I am not opposed to combining the winter and summer incremental tax amounts either into the Property Tax Revenue line item or the Transfer In line item (on the BRA side). I am also not opposed to continuing to split the transactions the way Tom did it. Either way, there is only one pot of money to be used for disbursements and that is made up of the incremental tax revenue, not all the revenue. In the case of the Marriott, it can deceptively appear to be all the revenue because the increment is nearly 100% of the revenue.

One suggestion I do have is recording all these transfers and disbursements on the Accrual basis rather than the Cash basis so that the related Plans and actual flow of funds in the general ledger align.

It is important we have a consensus on how we are recording these revenues on the BRA budget as it will have a mirrored impact on the DDA budget for not only 2024 but for years to come as we have several approved Brownfield Plans to be executed over the next few years.

I have been invited to meet with the City Treasurer on this topic and would appreciate a representative from the DDA Board of Directors and the BRA Board of Directors to join us. We may need to do this meeting virtually as we are short on time to complete the budget. It would be great if we could collaborate to bring home the Budget for the Special Funds for 2024. I have attached the BRA and RLF budgets that are impacted by this flow of funds.

The long and short of it is this:

Marriott incremental tax revenue is +/- \$200,000 and flows from the DDA to the BRA and to the RLF, dropping off a small amount of admin in the BRA.

Brick Street Lofts incremental tax revenues is +/- \$25,000 and flows from the DDA to the BRA and is disbursed to the

Developer, the Local RLF, and the BRA.

Let me know if you have any questions.

Thank you!

Virgie Ammerman, MBA, CPA

Interim President & CEO

From: Virgie Ammerman

Sent: Wednesday, November 1, 2023 4:44 PM

To: Haley Snyder (hsnyder@cityofalbionmi.gov) <hsnyder@cityofalbionmi.gov>; David Clark <dclark@cityofalbionmi.gov>; Assessor <assessor@cityofalbionmi.gov>; afalkenberg@wcaassessing.com; Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com) <emverbeke@gmail.com>; Vicky L. Clark (shephardcareservices@gmail.com) <shephardcareservices@gmail.com>

Subject: RE: Marriott Captured Funds

Good afternoon,

The EDC Treasurer, Vicky Clark, has asked to be included in a meeting to review this transaction. The goal of the meeting is to agree on the collection and disbursement of the remaining TIF.

Should we try for a Wednesday when the Assessor is in Albion?

Wednesday the 8th I'm open in the afternoon

Wednesday the 15th I'm open most of the day

Do one of these dates work for everyone?

Thank you.

Virgie Ammerman, MBA, CPA

Interim President & CEO

From: Virgie Ammerman

Sent: Thursday, October 26, 2023 1:26 PM

To: Haley Snyder (hsnyder@cityofalbionmi.gov) <hsnyder@cityofalbionmi.gov>; David Clark <dclark@cityofalbionmi.gov>; Assessor <assessor@cityofalbionmi.gov>; afalkenberg@wcaassessing.com; Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com) <emverbeke@gmail.com>

Subject: Marriott Captured Funds

Good afternoon,

The question of the Marriott project is being revisited as part of the Budget process. Please see the discussion below and the documents attached. The first line in this "Reimbursable Costs Schedule" has been accomplished. Haley reminded us of this in the email below. In addition, the BRA Admin Fees and the State Revolving Fund costs have been covered.

We now have the \$818,912 remaining. This amount is to be transferred to the Revolving Loan Fund. Essentially, the tax capture continues, and the funds are directed to the RLF Funds (Fund 296.)

This impacts the DDA Budget and the RLF Budget re Transfers In/Out.

David is recommending a meeting to discuss. I can make myself available as needed.

| | |
|---------------------------|---|
| REIMBURSABLE COSTS | \$1,276,275 (Est. Eligible Activities, Contingency, Interest) |
| | \$ 60,000 (BRA Administrative Fees) |
| | \$ 115,341 (State Revolving Fund) |
| | <u>\$ 818,912 (LSRRF)</u> |
| | \$2,270,528 |

Virgie Ammerman, MBA, CPA

Interim President & CEO

From: Virgie Ammerman

Sent: Friday, April 21, 2023 10:30 AM

To: Haley Snyder <hsnyder@cityofalbionmi.gov>

Cc: Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com)
<emverbeke@gmail.com>

Subject: Re: Marriott Captured Funds

There isn't a need to open a new RLF. It is common practice to utilize one RLF for these purposes.

Virgie Ammerman

President & CEO

On Apr 21, 2023, at 10:27 AM, Haley Snyder <hsnyder@cityofalbionmi.gov> wrote:

The final disbursement to the developer was issued in 2022, so the LSRRF capture and Brownfield Agreement will expire in 2027. Has the BRA established the Local Site Remediation Revolving Fund (LSRRF) as stated in the Brownfield Plan?

Thanks,

Haley Snyder, MPA

City Manager

City of Albion

(517) 629-5535 – Phone

(517) 629-2238 – Fax

hsnyder@cityofalbionmi.gov

From: Virgie Ammerman [<mailto:VAmmerman@albionedc.org>]

Sent: Friday, April 21, 2023 9:30 AM

To: Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com)
<emverbeke@gmail.com>; Haley Snyder <hsnyder@cityofalbionmi.gov>

Subject: RE: Marriott Captured Funds

Good morning,

Is this anything we need to discuss or are we already on the same page? The tax capture will continue on the Marriott and will be held in the Revolving Loan Fund to loan to developers for new projects. I just want to make sure everyone understands this will be available for future use. This could be \$818k over a 5-year period of time.

Great news for Albion.

Virgie Ammerman, MBA, CPA

President & CEO

From: Virgie Ammerman

Sent: Thursday, April 13, 2023 10:24 PM

To: Nora Jackson <njackson@cityofalbionmi.gov>; Emily Dobbins-Verbeke (emverbeke@gmail.com) <emverbeke@gmail.com>; Haley Snyder (hsnyder@cityofalbionmi.gov) <hsnyder@cityofalbionmi.gov>

Subject: Marriott Captured Funds

Good morning, friends,

Can we talk about the expectations for the captured funds from the Marriott now that the developer has been paid? It's my understanding the capture will fund a local revolving loan fund for future development. Is it your understanding the capture will be held by the DDA and fund projects?

I want to make sure we are all on the same page.

Thank you.

Virgie Ammerman, MBA, CPA

President & CEO

Begin forwarded message:

From: Albion E-News <news@albionenews.com>

Date: April 13, 2023 at 10:23:44 AM EDT

To: Virgie Ammerman <virgie@virgieammerman.com>

Subject: Albion E-News #7832

Reply-To: Albion E-News <news@albionenews.com>



Issue #7832

April 13, 2023

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HEADLINE NEWS

ALBION DOWNTOWN DEVELOPMENT AUTHORITY AWARDS \$15,000 FOR FACADE IMPROVEMENTS

Albion, MI - The Albion Downtown Development Authority (DDA) is pleased to announce the award of \$15,000 to three downtown organizations for facade improvements. The grant program is designed to help downtown property and business owners enhance the appearance of their buildings and storefronts and the façade grants are in alignment with the DDA's 2020 Development Plan.

The grant recipients are as follows:

- Kids 'N' Stuff Interactive Children's Museum (301 S. Superior Street), which will receive \$5,000 to replace the museum's front entrance doors and windows with energy-efficient models.
- Palmer House Inn Bed & Breakfast (108 West Erie Street), which will receive \$4,386 to complete tuck pointing of the porch stone foundation, and replace wood columns with matching fiberglass columns, as well as new paint on the columns.
- Risner-Wade Properties (308 A S. Superior Street), which will receive \$5,000 to remove aluminum coverings on the façade, repair any exposed brick and replace front entry doors and windows.

"We are thrilled to be able to support these organizations in their efforts to improve the appearance of their buildings," said Nora Jackson, Chair of the Albion DDA. "These facade improvements will not only enhance the visual appeal of downtown Albion, but also help to attract new businesses and visitors to our community."

The DDA was able to rectify the Façade Grant program because of the incremental property tax increases and brownfield redevelopment reimbursement put in place for the Courtyard by Marriott development plan. A function of DDAs, in general, is to spur on development by creating tax-increment finance plans whereby a city or development authority, such as the Albion DDA, defers property tax value increases over a period of time. These plans allow businesses and developments to get a business or businesses up and going in a redeveloped place over the course of a number of years before the entity is taxed on the improved property value. The Brownfield Redevelopment plan for the hotel property was agreed to in December of 2015 and lasts thru 2027. As the plan progresses thru the years, the hotel developer receives less

brownfield reimbursement each year, and a growing amount stays with the Albion DDA. The DDA is now able to put the increased revenue back directly into the downtown district by awarding Façade grants. The DDA is also actively working on other future projects, such as an improvement of Stoffer Plaza.

The applications for 2024 Façade Grant applications will open in the fall, with an end-of-year deadline. Individuals interested in applying for future Façade Grants should visit the Downtown Development Authority's Boards and Commissions page on the City of Albion's website www.cityofalbionmi.gov

For more information about the Albion DDA and its programs, visit the organization's website at www.cityofalbion.gov

This issue is sponsored by: The Body Shop Health & Wellness Center. The Body Shop Health & Wellness Center is your new local gym located at 1940 E. Michigan Ave. With 24/7 access, you can work toward your health goals at a time that works best for you. [Please click here to access their website.](#)

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ORGANIZATION NEWS

ALBION COMMUNITY GARDENS AT ALBION DISTRICT LIBRARY APRIL 18

Calling all gardeners: Albion Community Gardens will visit the library on Tuesday, April 18 at 6:30pm. to share gardening tips, what foods you can grow in Michigan, and how to become involved with the Community Gardens.

This event is free and open to the public. No library card is necessary to attend.

INNOVATE ALBION NEEDS HELP FOR N.E.R.D. SPRAARK

\$9 for N.E.R.D Spark! The countdown is on; in just 7 days, this 24-member team, representing 11 schools and 2 communities, will start the journey to Houston, TX, to compete at the FIRST Championships with teams from all over the WORLD. And we need YOUR support.

We are working to raise \$5,000 to offset the competition participation fees and provide an outstanding team experience for our students. They have worked countless hours since January to make this goal a reality.

Please consider donating \$9 for the N.E.R.Ds TODAY, and know that your support will have an impact immediately. Any donations made between today, April 11, and Wednesday, April 19, will receive a team sticker so you can show your N.E.R.D Spark pride!

Individuals may donate via our GoFundMe Page or write a check, payable to INNOVATE Albion, and mail it or drop it off at 200 W. Center Street Albion, MI 49224.

IN THE HEADLINES

SUPERIOR ARTS TO BE OPEN FOR MOTHER'S DAY SALES

Copyright City Watch.

April flowers bring May flowers at least to Superior Arts in downtown Albion. The pop-up store at 302 S. Superior in Albion will open on May 5 and 6, featuring all things flowers just in time for Mother's Day.

In addition to art for sale, there will also be "flower art" demonstrations and opportunities for event-goers to purchase gifts for the following Mother's Day weekend. Look for upcoming information about the May 5 and 6 event details.

[Also see the City Watch website for the complete story.](#)

MILESTONES

DATE CORRECTION: TAMMY SUE JOHNSON

Tammy Sue Johnson age 56 of Coldwater passed away on Saturday, April 8, 2023 at Bronson Hospital in Battle Creek under the loving care of her family. She was born August 5, 1966 in Albion the daughter of Martin and Karol (Nowlin) Meacell, Sr. Her mom precedes her in death.

Tammy was a dedicated wife, mom and grandma who's family was the center of her world, especially her grandkids, Rhylee and Waylon. She looked forward to family gatherings, either reunions or gatherings around the Holidays, she loved them all. She also loved her dog companion, Oliver who would go everywhere with her. She enjoyed playing Bingo, cards (specifically Euchre and 31), swimming and also spending time with her group of girlfriends that would meet for dinners at each other's homes or time spent out doing things together.

Tammy leaves to cherish her memory her husband Larry whom she married on September 4, 1998; father, Martin Meacell, Sr.; her children: Stormi (David) Jones, Brandon Johnson, Nathaniel (Amber) Johnson, Jasmine Johnson, Aaron (Ashlee) Bowers; grandchildren: Rhylee Jones, Waylon Jones, William, Autumn and Owen Johnson; siblings: Tonya (Bill) Wilson, Martin "Bub" Meacell, Jr.; nieces and nephews: Nicole (Morgan) Gillis, Kayle (Josh Stults) Wilson, Corey (Alisha) Meacell, Devin (Hayley) Conley and many extended family and friends.

According to her wishes, cremation has taken place and she will be laid to rest in Fairview Cemetery, Homer, MI. A Celebration of Life Service will be held on Friday, April 29, 2023, 2 PM at the Homer VFW, 23672 M-60, Homer, MI 49245.

[To leave online messages of condolence, please visit the J. Kevin Tidd Funeral Home website.](#)

JAMES DOUGLAS OWENS

James Douglas Owens passed away on Sunday, April 9th, 2023. Doug was born on July 8th, 1963 to Clifford and Lillian (Robbins) Owens at Sheldon Memorial Hospital in Albion, Michigan.

Doug grew up in Homer and attended school at Homer community schools. While in school he excelled at athletics which included football, wrestling, and track. During the late 70s, Doug became enamored with muscle cars. It began with a white Trans-am but his love for driving would take him many places in life.

Often times when Doug talked with his children, he talked about the importance of trying your best and showing heart. This was true of Doug in many of the places he worked. He always quickly advanced and showed a great desire to do excellent work and when he combined that with driving, the results were dynamic. Doug spent many of his years working in factories and driving fork lifts, driving supply trucks for the hospital, and eventually went on to retire from being a class A truck driver. He was quick to remind you if you questioned his driving skills that he went 40 years without a ticket!

Undoubtedly, one of Doug's greatest loves in life was his 69 RS Camaro. It wouldn't take long into a conversation before he would tell you how it was one of the most desirable Camaro's ever made. He loved working on it, telling stories about driving it, and talking about his next plan for it.

Generous with his words, he was always willing to talk about how proud he was of his children, his family members, and how much he loved his dogs. Not always in that order either :) Very few things made him happier than supporting the people and things he loved. He loved to tell jokes, go hunting and fishing, watch the Detroit Lions (sometimes), and spend time telling stories about the great times he had in his life. He will be greatly missed by those he loved dearly.

He is preceded in death by his parent, Clifford and Lillian; sisters, Ada George, and Rhonda Hawley, and granddaughter, Maya Rei Rogers.

Doug is survived by his sons, James D. Owens II of Homer, MI, and Christopher Scott Owens (Ashley Guerrero of Albion,

MI; daughter, Jordan Michele Owens (Jacob Rogers) of Henrico, Virginia; sister, Brenda (Sam) Allen of Homer, MI; brother in law, Greg Hawley of Homer, MI; nephews, Danny George of Homer, MI, Derek Allen, of Marshall, MI, Travis Allen of Homer, MI, and niece, Tiffany (Trevor) Kelly of Marshall, MI.

A graveside service will take place on Friday, April 14th, 2023 at 11:00 a.m. at Riverside Cemetery in Albion, MI located at 1301 S Superior Street.

[To access the website please click here.](#)

Want your news and events featured in the Albion E-News? Submit your news on our website.

Visit: www.albionenews.com

REMINDERS

1. TAI CHI CLASSES HAVE RESUMED

STRETCH, ENERGIZE and RELAX! Tai Chi classes with Pat Wilson have started again Saturdays, 10 to 11 am at the Salem United Church of Christ, 113 W Pine, Albion. Enter on the east side door. You can come any time, no prior experience or equipment is needed. Cost is just \$3 per class. Please join us!

2. ST. JAMES SALAD LUNCHEON COMING APRIL 26

Do you like salads? Come to the Salad Bar Luncheon at St. James' Episcopal Church-Albion on Wednesday, April 26 from 11 AM -1 PM. Build your own salad, get dessert and a beverage all for \$12. We will have lots of your favorite salad toppings to make one amazing lunch. What a great way to celebrate Administrative Professional's Day! Of course, you can take it to go too!

3. FLAGS AVAILABLE FROM AMERICAN LEGION

You can order an American Made Flag from the Albion American Legion at the Craft Show this Saturday, from 9 am to 3 pm at the Post, 1230 Edwards St. Albion, MI. Various sizes and some mounting hardware may be included. If you don't currently have a flag now is a great time to add one to your home. Home flag packages are available with the hardware needed to mount your new flag. Phone number for the Post is 517-629-9300.

Find out what's going on in Albion every day of the week. Submit your group's events for free.

Visit: www.albionecalendar.com

E-CLASSIFIEDS

LOST AND FOUNDS ADS

Lost your cat? Found a puppy? Eyeglasses? Mittens? Keys or a wallet? Lost and found ads are free in the Albion E-News <http://albionenews.com>

JOLLY GREEN JUNCTION HAS WHAT YOU NEED FOR SPRING

Jolly Green Junction has fresh Morel mushrooms, bulk seeds, seed potatoes, onion sets, candy onions, asparagus plants, pansy plants, and lots of lawn decorations. Open Monday-Saturday 9 a.m. -5:30 p.m., closed on Sunday, at the corner of 28 Mile and C Drive North. Their phone number is 517-629-6546.

YARD SALE

Yard sale Saturday 4/15 - Sunday 4/16 9am-5pm, Albion, MI 49224 Old road to Homer. Tools, household items, furniture, Stuff!

Is your business, group, or club listed in the Albion E-Directory? If not, it should be!

Add or update your listing for free at: www.albionedirectory.com

MOVIE SHOWTIMES

Now showing

The Super Mario Bros. Movie

The Super Mario Bros. Movie

April 14 - April 16

Rated PG | 1hr 32min

Showtimes:

Wed 7:00 PM

Thu 7:00 PM

Fri 7:00 PM

Sat 7:00 PM

Sun 3:00 PM

With help from Princess Peach, Mario gets ready to square off against the all-powerful Bowser to stop his plans from conquering the world.

Renfield

Renfield

April 14 - April 23

Rated R | 1h 33m

Showtimes:

Fri 6:30 PM

Sat 4:30 & 7:00 PM

Sun 2:30 PM

Tickets are \$5.00 before 5:00 pm. At 5:00 pm and after adults are \$6.50, children (12 and under) and seniors (62 and over) are \$5.50.

Dracula's henchman and inmate at the lunatic asylum.

Visit the Bohm Theatre at: <http://bohmtheatre.org>

Remember that the Bohm II has a separate entrance and concession stand.

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Albion E-Company · 710 S. Eaton St. · Albion, MI 49224 · USA

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|-----------------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 000 - GENERAL | | | | | | | | |
| ESTIMATED REVENUES | | | | | | | | |
| 243-000-402.00 | CURRENT PROPERTY TAXES - from DDA | 110,227 | 112,973 | 0 | 130,740 | 200,000 | 200,000 | 200,000 |
| 243-000-665.00 | INTEREST | 158 | 700 | 6,422 | 8,900 | 8,000 | 8,000 | 8,000 |
| 243-000-699.00 | TRANSFER IN from DDA | 106,446 | 107,700 | 0 | 120,794 | 25,000 | 25,000 | 25,000 |
| TRANSFER IN FROM DDA - REPRESENTS AMOUNT CAPTURED BY DDA BUT OWED TO BROWNFIELD PER AGREEMENT. | | | | | | | | |
| TOTAL ESTIMATED REVENUES | | 216,831 | 221,373 | 6,422 | 260,434 | 233,000 | 233,000 | 233,000 |
| NET OF REVENUES/APPROPRIATIONS - 000 - BROWNFIELD REI | | 216,831 | 221,373 | 6,422 | 260,434 | 233,000 | 233,000 | 233,000 |
| Dept 723 - BROWNFIELD REDEVELOPMENT AUTHORITY | | | | | | | | |
| 243-723-802.00 | CONTRACTUAL SERVICES | 217,632 | 204,704 | 561 | 40,570 | 25,000 | 25,000 | 25,000 |
| OWED TO STRATEGIC LOAN FUND PER BROWNFIELD CONTRACT. | | | | | | | | |
| 243-723-840.00 | ADMINISTRATION FEES | 7,500 | 7,500 | 0 | 7,500 | 7,500 | 7,500 | 7,500 |
| AMOUNT OWED TO STRATEGIC LOAN FUND ADMINISTRATOR PER DEVELOPMENT AGREEMENT. | | | | | | | | |
| 243-723-995.00 | INTEREST | 0 | 0 | 54,338 | 54,338 | 0 | 0 | 0 |
| 243-723-999.00 | TRANSFER OUT | 0 | 0 | 0 | 155,000 | 200,000 | 200,000 | 200,000 |
| TOTAL APPROPRIATIONS | | 225,132 | 212,204 | 54,899 | 257,408 | 232,500 | 232,500 | 232,500 |
| NET OF REVENUES/APPROPRIATIONS - 723 - BROWNFIELD REI | | (225,132) | (212,204) | (54,899) | (257,408) | (232,500) | (232,500) | (232,500) |
| ESTIMATED REVENUES - FUND 243 | | 216,831 | 221,373 | 6,422 | 260,434 | 233,000 | 233,000 | 233,000 |
| APPROPRIATIONS - FUND 243 | | 225,132 | 212,204 | 54,899 | 257,408 | 232,500 | 232,500 | 232,500 |
| NET OF REVENUES/APPROPRIATIONS - FUND 243 | | (8,301) | 9,169 | (48,477) | 3,026 | 500 | 500 | 500 |
| BEGINNING FUND BALANCE | | 232,973 | 224,672 | 224,672 | 224,672 | 176,195 | 176,195 | 176,195 |
| ENDING FUND BALANCE | | 224,672 | 233,841 | 176,195 | 227,698 | 176,695 | 176,695 | 176,695 |

① \$25,000 transfer from DDA

② \$200,000 transfer out to RLF

③ ~~\$200,000~~ this represents hotel TIF from the DDA - perhaps it should be a transfer in - Tom Mead & Amy DeLuiz preferred to use this time item rather than transfer in.

This represents Back Street Lots Brownfield TIF

This represents Brownfield TIF for hotel

BUDGET REPORT FOR CITY OF ALBION

Fund: 244 ECONOMIC DEVELOPMENT FUND

Calculations as of 11/30/2023

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|-------------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 000 - GENERAL | | | | | | | | |
| ESTIMATED REVENUES | | | | | | | | |
| 244-000-502.00 | FEDERAL GRANTS | 39,900 | 0 | 0 | 0 | 1,000,000 | 1,000,000 | 1,000,000 |
| 244-000-540.00 | STATE GRANTS | 25,000 | 0 | 0 | 0 | 3,000,000 | 3,000,000 | 3,000,000 |
| 244-000-665.00 | INTEREST | 1,789 | 6,500 | 24,586 | 34,500 | 28,000 | 28,000 | 28,000 |
| 244-000-667.00 | RENTS | 133,000 | 24,000 | 19,396 | 19,396 | 0 | 0 | 0 |
| 244-000-671.00 | OTHER REVENUES | 2,070 | 2,000 | 0 | 0 | 0 | 0 | 0 |
| 244-000-673.00 | SALE OF FIXED ASSETS | 0 | 573,300 | 539,940 | 539,940 | 150,000 | 150,000 | 150,000 |
| 244-000-676.00 | REIMBURSEMENTS & RESTITUTIONS | 596 | 600 | 0 | 0 | 0 | 0 | 0 |
| TOTAL ESTIMATED REVENUES | | 202,355 | 606,400 | 583,922 | 593,836 | 4,178,000 | 4,178,000 | 4,178,000 |
| NET OF REVENUES/APPROPRIATIONS - 000 - GENERAL | | 202,355 | 606,400 | 583,922 | 593,836 | 4,178,000 | 4,178,000 | 4,178,000 |

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|--------------------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 728 - EDC | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 244-728-702.00 | SALARIES AND WAGES | 38,896 | 55,280 | 39,053 | 36,650 | 79,940 | 79,940 | 79,940 |
| 244-728-702.01 | LEAVE BANK PAYOUTS AND/OR BONUSES | 535 | 0 | 14,367 | 14,367 | 405 | 405 | 405 |
| 244-728-703.00 | PART TIME WAGES | 1,477 | 0 | 0 | 0 | 68,640 | 68,640 | 68,640 |
| 244-728-704.00 | OVERTIME | 0 | 500 | 945 | 1,000 | 1,100 | 1,100 | 1,100 |
| 244-728-714.00 | MEDICARE | 607 | 835 | 778 | 750 | 2,185 | 2,185 | 2,185 |
| 244-728-715.00 | FICA | 2,597 | 3,570 | 3,326 | 3,190 | 9,345 | 9,345 | 9,345 |
| 244-728-716.00 | HOSPITALIZATION INSURANCE | 8,452 | 15,895 | 6,605 | 7,270 | 33,430 | 33,430 | 33,430 |
| 244-728-717.00 | LIFE INSURANCE | 73 | 125 | 70 | 80 | 165 | 165 | 165 |
| 244-728-719.00 | PENSION CONTRIBUTION | 2,712 | 3,905 | 2,695 | 2,640 | 5,675 | 5,675 | 5,675 |
| 244-728-719.01 | MERS DB CONTRIBUTION | 7,650 | 7,650 | 1,667 | 2,005 | 2,820 | 2,820 | 2,820 |
| 244-728-719.02 | EMPLOYER CONT. - MERS FORETIETURE AI | (108) | 0 | (432) | (432) | 0 | 0 | 0 |
| 244-728-720.00 | WORKERS COMPENSATION | 66 | 90 | 76 | 130 | 320 | 320 | 320 |
| 244-728-721.00 | UNEMPLOYMENT INSURANCE | 7 | 15 | 3 | 10 | 30 | 30 | 30 |
| 244-728-723.00 | RETIREE HEALTH SAVINGS CONTRIB | 556 | 765 | 515 | 570 | 1,350 | 1,350 | 1,350 |
| 244-728-724.00 | CAR ALLOWANCE | 1,800 | 1,800 | 0 | 130 | 600 | 600 | 600 |
| 244-728-726.00 | OFFICE SUPPLY | 1,124 | 1,000 | 3,512 | 5,000 | 5,000 | 5,000 | 5,000 |
| 244-728-727.00 | OFFICE EQUIPMENT | 743 | 750 | 1,502 | 1,000 | 1,000 | 1,000 | 1,000 |
| 244-728-728.00 | DUES, BOOKS, PERIODICAL | 1,148 | 1,000 | 2,563 | 2,500 | 3,000 | 3,000 | 3,000 |
| 244-728-744.00 | POSTAGE | 16 | 50 | 123 | 300 | 150 | 150 | 150 |
| 244-728-785.00 | BUILDING & GROUNDS REPAIR & MA | 24,117 | 5,000 | 1,425 | 3,000 | 2,000 | 2,000 | 2,000 |
| 244-728-801.00 | PROFESSIONAL SERVICES | 12,014 | 3,500 | 86,028 | 60,000 | 75,000 | 75,000 | 75,000 |
| 244-728-802.00 | CONTRACTUAL SERVICES | 4,764 | 3,500 | 6,769 | 10,000 | 1,300,000 | 1,300,000 | 1,300,000 |
| 244-728-840.00 | ADMINISTRATION FEES | 10,000 | 10,000 | 9,167 | 10,000 | 10,000 | 10,000 | 10,000 |
| 244-728-851.00 | TELEPHONE | 681 | 700 | 1,526 | 2,000 | 2,000 | 2,000 | 2,000 |
| 244-728-857.00 | TRAVEL | 0 | 0 | 833 | 1,000 | 2,000 | 2,000 | 2,000 |
| 244-728-885.00 | TRAINING | 70 | 0 | 4,028 | 5,000 | 5,000 | 5,000 | 5,000 |
| 244-728-941.00 | BUILDING RENTAL | 1,800 | 1,800 | 14,550 | 18,000 | 9,000 | 9,000 | 9,000 |
| 244-728-950.00 | INSURANCE AND BONDS | 2,741 | 3,000 | 2,986 | 3,254 | 3,300 | 3,300 | 3,300 |
| 244-728-967.00 | ECONOMIC DEVELOPMENT | 56,702 | 78,000 | 9,557 | 20,000 | 100,000 | 100,000 | 100,000 |
| 244-728-971.00 | LAND | 0 | 0 | 0 | 0 | 1,500,000 | 1,500,000 | 1,500,000 |
| 244-728-974.00 | LAND IMPROVEMENTS | 0 | 0 | 0 | 0 | 500,000 | 500,000 | 500,000 |
| 244-728-991.00 | PRINCIPAL | 5,720 | 0 | 0 | 0 | 0 | 0 | 0 |
| 244-728-995.00 | INTEREST | 286 | 0 | 0 | 0 | 0 | 0 | 0 |
| PMTS TO ABA. LOAN PURPOSE WAS TO ASSUME | | | | | | | | |
| LAND CONTRACT. LOAN WAS PAID OFF 4/29/2022 | | | | | | | | |
| TOTAL APPROPRIATIONS | | 187,246 | 198,730 | 214,237 | 209,414 | 3,723,455 | 3,723,455 | 3,723,455 |
| NET OF REVENUES/APPROPRIATIONS - 728 - EDC | | (187,246) | (198,730) | (214,237) | (209,414) | (3,723,455) | (3,723,455) | (3,723,455) |

1/28/2023 01:30 PM
ser: DCLARK
3: Albion

BUDGET REPORT FOR CITY OF ALBION
Fund: 244 ECONOMIC DEVELOPMENT FUND
Calculations as of 11/30/2023

Page: 3/3

| LINE NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|---|-------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| | | | | | | | | |
| 930 - TRANSFER IN | | | | | | | | |
| ESTIMATED REVENUES | | 30,991 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44-930-699.00 TRANSFER IN | | 30,991 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL ESTIMATED REVENUES | | 30,991 | 0 | 0 | 0 | 0 | 0 | 0 |
| ET OF REVENUES/APPROPRIATIONS - 930 - TRANSFER IN | | | | | | | | |
| ESTIMATED REVENUES - FUND 244 | | 233,346 | 606,400 | 583,922 | 593,836 | 4,178,000 | 4,178,000 | 4,178,000 |
| APPROPRIATIONS - FUND 244 | | 187,246 | 198,730 | 214,237 | 209,414 | 3,723,455 | 3,723,455 | 3,723,455 |
| ET OF REVENUES/APPROPRIATIONS - FUND 244 | | 46,100 | 407,670 | 369,685 | 384,422 | 454,545 | 454,545 | 454,545 |
| BEGINNING FUND BALANCE | | 195,161 | 241,260 | 241,260 | 241,260 | 610,945 | 610,945 | 610,945 |
| ENDING FUND BALANCE | | 241,261 | 648,930 | 610,945 | 625,682 | 1,065,490 | 1,065,490 | 1,065,490 |

669-1231-142

BUDGET REPORT FOR CITY OF ALBION

Fund: 247 TIFA FUND

Calculations as of 11/30/2023

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|-------------------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 000 - GENERAL | | | | | | | | |
| ESTIMATED REVENUES | | | | | | | | |
| 247-000-402.00 | CURRENT PROPERTY TAXES | 99,978 | 103,707 | 76,611 | 104,234 | 108,179 | 108,179 | 108,179 |
| 247-000-573.00 | LOCAL COMMUNITY STABILIZATION STA | 148,508 | 150,000 | 0 | 150,000 | 152,000 | 152,000 | 152,000 |
| 247-000-665.00 | INTEREST | 2,532 | 6,500 | 12,963 | 18,100 | 15,000 | 15,000 | 15,000 |
| 247-000-673.00 | SALE OF FIXED ASSETS | 0 | 0 | 33,300 | 33,300 | 50,000 | 50,000 | 50,000 |
| TOTAL ESTIMATED REVENUES | | 251,018 | 260,207 | 122,874 | 305,634 | 325,179 | 325,179 | 325,179 |
| NET OF REVENUES/APPROPRIATIONS - 000 - GENERAL | | | | | | | | |
| | | 251,018 | 260,207 | 122,874 | 305,634 | 325,179 | 325,179 | 325,179 |
| Dept 730 - TIFA | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 247-730-702.00 | SALARIES AND WAGES | 94,442 | 144,245 | 98,044 | 120,625 | 122,815 | 122,815 | 122,815 |
| 247-730-702.01 | LEAVE BANK PAYOUTS AND/OR BONUSES | 1,248 | 0 | 33,524 | 33,524 | 3,640 | 3,640 | 3,640 |
| 247-730-703.00 | PART TIME WAGES | 3,925 | 0 | 0 | 0 | 0 | 0 | 0 |
| 247-730-704.00 | OVERTIME | 0 | 500 | 2,834 | 3,000 | 500 | 500 | 500 |
| 247-730-714.00 | MEDICARE | 1,474 | 2,160 | 1,919 | 2,285 | 1,920 | 1,920 | 1,920 |
| 247-730-715.00 | FICA | 6,305 | 9,235 | 8,207 | 9,775 | 8,200 | 8,200 | 8,200 |
| 247-730-716.00 | HOSPITALIZATION INSURANCE | 21,966 | 45,820 | 18,547 | 21,830 | 27,800 | 27,800 | 27,800 |
| 247-730-717.00 | LIFE INSURANCE | 177 | 325 | 180 | 225 | 285 | 285 | 285 |
| 247-730-719.00 | PENSION CONTRIBUTION | 6,579 | 10,135 | 6,816 | 8,665 | 8,635 | 8,635 | 8,635 |
| 247-730-719.02 | EMPLOYER CONT. - MERS FORFEITURE AI | (252) | 0 | (1,143) | (1,143) | 0 | 0 | 0 |
| 247-730-720.00 | WORKERS COMPENSATION | 159 | 235 | 191 | 380 | 300 | 300 | 300 |
| 247-730-721.00 | UNEMPLOYMENT INSURANCE | 19 | 35 | 7 | 15 | 10 | 10 | 10 |
| 247-730-723.00 | RETIREE HEALTH SAVINGS CONTRIB | 1,370 | 2,080 | 1,351 | 1,495 | 1,650 | 1,650 | 1,650 |
| 247-730-724.00 | VEHICLE ALLOWANCE | 4,200 | 4,200 | 0 | 1,160 | 5,400 | 5,400 | 5,400 |
| 247-730-725.00 | BUILDING & GROUNDS REPAIR & MA | 0 | 0 | 3,562 | 2,850 | 0 | 0 | 0 |
| 247-730-801.00 | PROFESSIONAL SERVICES | 3,807 | 2,000 | 5,905 | 7,000 | 3,000 | 3,000 | 3,000 |
| 247-730-802.00 | CONTRACTUAL SERVICES | 634 | 700 | 0 | 0 | 10,000 | 10,000 | 10,000 |
| 247-730-848.00 | ADMINISTRATION FEES | 8,900 | 8,900 | 8,158 | 8,900 | 8,900 | 8,900 | 8,900 |
| 247-730-922.00 | ELECTRICITY | 425 | 500 | 791 | 750 | 750 | 750 | 750 |
| 247-730-941.00 | BUILDING RENTAL | 10,200 | 10,200 | 10,200 | 10,200 | 3,000 | 3,000 | 3,000 |
| TOTAL APPROPRIATIONS | | 165,578 | 241,270 | 199,093 | 231,536 | 206,805 | 206,805 | 206,805 |
| NET OF REVENUES/APPROPRIATIONS - 730 - TIFA | | (165,578) | (241,270) | (199,093) | (231,536) | (206,805) | (206,805) | (206,805) |
| ESTIMATED REVENUES - FUND 247 | | 251,018 | 260,207 | 122,874 | 305,634 | 325,179 | 325,179 | 325,179 |
| APPROPRIATIONS - FUND 247 | | 165,578 | 241,270 | 199,093 | 231,536 | 206,805 | 206,805 | 206,805 |
| NET OF REVENUES/APPROPRIATIONS - FUND 247 | | 85,440 | 18,937 | (76,219) | 74,098 | 118,374 | 118,374 | 118,374 |
| BEGINNING FUND BALANCE | | 351,222 | 436,663 | 436,663 | 436,663 | 360,444 | 360,444 | 360,444 |
| ENDING FUND BALANCE | | 436,662 | 455,600 | 360,444 | 510,761 | 478,818 | 478,818 | 478,818 |

Calculations as of 11/30/2023

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECON'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|-----------|-------------|---------------|----------------------|-----------------------------|---------------------|-----------------------|-------------------------|----------------------------|
|-----------|-------------|---------------|----------------------|-----------------------------|---------------------|-----------------------|-------------------------|----------------------------|

Dept 000 - GENERAL
ESTIMATED REVENUES
248-000-402.00

156,556. 170,582 50,245 204,146 199,989 199,989 199,989

A SIZABLE CAPTURE WILL OCCUR, HOWEVER, MOST OF THIS CAPTURE MUST BE PAID TO THE HOTEL AND BRICK STREET BROWNFIELD AS REQUIRED BY THE INTER-GOVERNMENTAL AGREEMENT BETWEEN THE DDA AND THE BROWNFIELD.

248-000-402.01 PROPERTY TAX CHARGEBACKS 0
248-000-573.00 LOCAL COMMUNITY STABILIZATION STA. 3,188 (1,200) 0 0 0 0 0

BECAUSE OF THE INCREASE IN TAXABLE VALUE FROM THE HOTEL AND OTHER NEW PROPERTIES DOWNTOWN, THE DDA DOES NOT QUALIFY FOR ANY REIMBURSEMENT FROM LOSS PERSONAL PROPERTY TAXES.

| | | | | | | | | |
|--|---------|---------|--------|---------|---------|---------|---------|---------|
| 248-000-590.00 LOCAL GRANTS | 5,000 | 0 | 0 | 0 | 0 | 7,500 | 7,500 | 7,500 |
| 248-000-665.00 INTEREST | 1,629 | 8,000 | 4,674 | 6,700 | 10,000 | 10,000 | 10,000 | 10,000 |
| TOTAL ESTIMATED REVENUES | 166,373 | 177,382 | 54,919 | 210,846 | 217,489 | 217,489 | 217,489 | 217,489 |
| NET OF REVENUES/APPROPRIATIONS - 000 - GENERAL | 166,373 | 177,382 | 54,919 | 210,846 | 217,489 | 217,489 | 217,489 | 217,489 |

25,000 red Brick Street left (increased)

- ④ 25,000 maximum
 - ③ 200,000 maximum held TIF
 - ⑤ 25,000 maximum non-incremental Brick Street left?
- Question is whether the DDA collected the non-incremental tax for use @ the DDA or whether the city collects all non-incremental tax?
- One to BRA
- Handwritten notes and arrows pointing to budget items.

Calculations as of 11/30/2023

| 2022 | 2023 | 2023 | 2023 | 2024 | 2024 | 2024 |
|----------|----------|---------------|---------|-----------|-------------|----------------|
| ACTIVITY | ORIGINAL | ACTIVITY | AMENDED | REQUESTED | MGR RECOM'D | COUNCIL APPR'D |
| | BUDGET | THRU 11/30/23 | BUDGET | BUDGET | BUDGET | BUDGET |

3L NUMBER DESCRIPTION

Dept 723 - BROWNFIELD REDEVELOPMENT AUTHORITY
APPROPRIATIONS
248-723-999.00 TRANSFER OUT

106,446 107,700 0 124,745 25,000 25,000

THE TRANSFER OUT REPRESENTS THE AMOUNT OF TAX CAPTURE ON THE BROWNFIELD PROPERTIES (THE HOTEL AND BRICK STREET) THAT MUST BE PAID TO THE BROWNFIELD PER THE INTER-GOVERNMENTAL AGREEMENT.

TOTAL APPROPRIATIONS

| | | | | | | |
|-----------|-----------|---|-----------|----------|----------|----------|
| 106,446 | 107,700 | 0 | 124,745 | 25,000 | 25,000 | 25,000 |
| (106,446) | (107,700) | 0 | (124,745) | (25,000) | (25,000) | (25,000) |

NET OF REVENUES/APPROPRIATIONS - 723 - BROWNFIELD REI

25,000

① transfer out to Brownfield for Brick Street Lots

③ 200,000 need a transfer out to Brownfield for Hotel TIF

BUDGET REPORT FOR CITY OF ALBION

Fund: 248 DDA FUND

Calculations as of 11/30/2023

11/28/2023 01:35 PM

User: DCLARK

DB: Albion

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|-------------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 735 - DDA | | | | | | | | |
| APPROPRIATIONS | | 0 | 0 | 100 | 100 | 750 | 750 | 750 |
| 248-735-728.00 | DUES, BOOKS, PERIODICAL | 658 | 800 | 428 | 428 | 800 | 800 | 800 |
| 248-735-776.00 | MATERIALS AND SUPPLIES | 9,020 | 0 | 2,255 | 2,255 | 10,000 | 10,000 | 10,000 |
| 248-735-801.00 | PROFESSIONAL SERVICES | 3,750 | 5,000 | 4,583 | 5,000 | 5,000 | 5,000 | 5,000 |
| 248-735-840.00 | ADMINISTRATION FEES | | | | | | | |
| THE INCREASE IS DUE TO SIGNIFICANT INCREASE IN ADMIN TIME FOR BROWNFIELD/DDA PARCELS AND FOR FARMER'S MARKET GRANT RECONCILING, ETC. | | | | | | | | |
| 248-735-870.00 | FRACADE GRANTS | 0 | 25,000 | 14,882 | 14,882 | 25,000 | 25,000 | 25,000 |
| PER DDA BOARD REQUEST FOR IMPROVEMENTS TO DOWNTOWN BUSINESS. | | | | | | | | |
| 248-735-880.00 | COMMUNITY PROMOTIONS | 667 | 5,000 | 1,452 | 1,800 | 5,000 | 5,000 | 5,000 |
| 248-735-950.00 | INSURANCE AND BONDS | 1,170 | 1,200 | 1,095 | 1,200 | 1,220 | 1,220 | 1,220 |
| TOTAL APPROPRIATIONS | | 15,265 | 37,000 | 24,795 | 25,665 | 47,770 | 47,770 | 47,770 |
| NET OF REVENUES/APPROPRIATIONS - 735 - DDA | | (15,265) | (37,000) | (24,795) | (25,665) | (47,770) | (47,770) | (47,770) |

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|---------------------------|---|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 737 - FARMERS MARKET | | | | | | | | |
| ESTIMATED REVENUES | | | | | | | | |
| 248-737-590.00 | LOCAL GRANTS | 4,500 | 0 | 0 | 0 | 2,500 | 2,500 | 2,500 |
| 248-737-631.02 | FARMERS MARKET STALL FEES | 1,759 | 1,000 | 1,244 | 1,500 | 1,750 | 1,750 | 1,750 |
| 248-737-631.04 | SR PROJECT FRESH & MKRT FRESH | 120 | 1,000 | 0 | 0 | 0 | 0 | 0 |
| 248-737-675.00 | CONTRIBUTIONS-PRIVATE INDIVIDU | 2,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL ESTIMATED REVENUES | 9,029 | 2,000 | 1,244 | 1,500 | 4,250 | 4,250 | 4,250 |
| APPROPRIATIONS | | | | | | | | |
| 248-737-776.00 | MATERIALS AND SUPPLIES | 1,191 | 1,200 | 0 | 0 | 1,000 | 1,000 | 1,000 |
| 248-737-802.00 | CONTRACTUAL SERVICES | 1,121 | 1,250 | 345 | 345 | 4,000 | 4,000 | 4,000 |
| 248-737-819.00 | CONFERENCE COSTS | 0 | 0 | 150 | 150 | 150 | 150 | 150 |
| 248-737-845.00 | MAKE WHOLE VENDOR FEES | 464 | 0 | 846 | 500 | 500 | 500 | 500 |
| 248-737-848.00 | BANK CARD MERCHANT FEES | 200 | 0 | 223 | 302 | 302 | 302 | 302 |
| 248-737-880.00 | COMMUNITY PROMOTIONS | 500 | 0 | 0 | 0 | 500 | 500 | 500 |
| 248-737-950.00 | INSURANCE AND BONDS | 587 | 650 | 569 | 625 | 630 | 630 | 630 |
| 248-737-955.00 | MISCELLANEOUS | 42 | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL APPROPRIATIONS | 4,105 | 3,100 | 2,133 | 1,922 | 7,082 | 7,082 | 7,082 |
| | NET OF REVENUES/APPROPRIATIONS - 737 - FARMERS MARKET | 4,924 | (1,100) | (889) | (422) | (2,832) | (2,832) | (2,832) |

BUDGET REPORT FOR CITY OF ALBION
Fund: 248 DDA FUND

Calculations as of 11/30/2023

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|--|-----------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 756 - STOFFER PLAZA MASTER PLAN | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 248-756-801.00 | PROFESSIONAL SERVICES | 5,853 | 0 | 6,678 | 6,678 | 5,000 | 5,000 | 5,000 |
| TOTAL APPROPRIATIONS | | 5,853 | 0 | 6,678 | 6,678 | 5,000 | 5,000 | 5,000 |
| NET OF REVENUES/APPROPRIATIONS - 756 - STOFFER PLAZA | | | | | | | | |
| | | (5,853) | 0 | (6,678) | (6,678) | (5,000) | (5,000) | (5,000) |
| ESTIMATED REVENUES - FUND 248 | | | | | | | | |
| APPROPRIATIONS - FUND 248 | | 175,402 | 179,382 | 56,163 | 212,346 | 221,739 | 221,739 | 221,739 |
| NET OF REVENUES/APPROPRIATIONS - FUND 248 | | 131,669 | 147,800 | 33,606 | 159,010 | 84,852 | 84,852 | 84,852 |
| | | 43,733 | 31,582 | 22,557 | 53,336 | 136,887 | 136,887 | 136,887 |
| BEGINNING FUND BALANCE | | | | | | | | |
| ENDING FUND BALANCE | | 100,336 | 144,069 | 144,069 | 144,069 | 166,626 | 166,626 | 166,626 |
| | | 144,069 | 175,651 | 166,626 | 197,405 | 303,513 | 303,513 | 303,513 |

BUDGET REPORT FOR CITY OF ALBION
Fund: 296 REVOLVING LOAN FUND
Calculations as of 11/30/2023

| GL NUMBER | DESCRIPTION | 2022 ACTIVITY | 2023 ORIGINAL BUDGET | 2023 ACTIVITY THRU 11/30/23 | 2023 AMENDED BUDGET | 2024 REQUESTED BUDGET | 2024 MGR RECOM'D BUDGET | 2024 COUNCIL APPR'D BUDGET |
|---|----------------------|------------------|----------------------------|-----------------------------------|---------------------------|-----------------------------|-------------------------------|----------------------------------|
| Dept 000 - GENERAL | | | | | | | | |
| ESTIMATED REVENUES | | | | | | | | |
| 296-000-665.00 | INTEREST | 6,640 | 10,500 | 13,651 | 17,000 | 15,000 | 15,000 | 15,000 |
| TOTAL ESTIMATED REVENUES | | 6,640 | 10,500 | 13,651 | 17,000 | 15,000 | 15,000 | 15,000 |
| NET OF REVENUES/APPROPRIATIONS - 000 - GENERAL | | 6,640 | 10,500 | 13,651 | 17,000 | 15,000 | 15,000 | 15,000 |
| Dept 740 - REVOLVING LOAN | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 296-740-802.00 | CONTRACTUAL SERVICES | 35 | 35 | 0 | 0 | 0 | 0 | 0 |
| TOTAL APPROPRIATIONS | | 35 | 35 | 0 | 0 | 0 | 0 | 0 |
| NET OF REVENUES/APPROPRIATIONS - 740 - REVOLVING LOAN | | (35) | (35) | 0 | 0 | 0 | 0 | 0 |
| Dept 930 - TRANSFER IN | | | | | | | | |
| ESTIMATED REVENUES | | 0 | 0 | 0 | 155,000 | 200,000 | 200,000 | 200,000 |
| 296-930-699.00 | TRANSFER IN | 0 | 0 | 0 | 155,000 | 200,000 | 200,000 | 200,000 |
| TOTAL ESTIMATED REVENUES | | 0 | 0 | 0 | 155,000 | 200,000 | 200,000 | 200,000 |
| NET OF REVENUES/APPROPRIATIONS - 930 - TRANSFER IN | | 0 | 0 | 0 | 155,000 | 200,000 | 200,000 | 200,000 |
| ESTIMATED REVENUES - FUND 296 | | 6,640 | 10,500 | 13,651 | 172,000 | 215,000 | 215,000 | 215,000 |
| APPROPRIATIONS - FUND 296 | | 35 | 35 | 0 | 0 | 0 | 0 | 0 |
| NET OF REVENUES/APPROPRIATIONS - FUND 296 | | 6,605 | 10,465 | 13,651 | 172,000 | 215,000 | 215,000 | 215,000 |
| BEGINNING FUND BALANCE | | 404,208 | 410,812 | 410,812 | 410,812 | 424,463 | 424,463 | 424,463 |
| ENDING FUND BALANCE | | 410,813 | 421,277 | 424,463 | 582,812 | 639,463 | 639,463 | 639,463 |

296-930-699

② transfer in from pound field for hotel 714

424,463

2020 Base Year

Page 25 of 33

Parcel: 51-001-088-01**Property Address**

408 S SUPERIOR ST APT A-G
ALBION, MI 49224

Owner and Taxpayer Information

| | | | |
|--------------|--|-----------------|-----------------------|
| Owner | BRICK STREET LOFTS LLC 16000 E MICHIGAN AVE ALBION, MI 49224 | Taxpayer | SEE OWNER INFORMATION |
|--------------|--|-----------------|-----------------------|

Legal Description

A parcel of land being a part of Lots 5, 6, 7, 8 and the unimproved alley in Block 64 of the VILLAGE (NOW CITY) OF ALBION, Calhoun County, Michigan, according to the plat thereof recorded in Liber 2 of Plats, Page 40, Described as: Commencing at the northeast corner of Lot 6; thence South 00 degrees 04 minutes 30 seconds East 49.54 feet along the east line of Lot 6 to a party wall and the point of beginning; thence South 00 degrees 04 minutes 30 seconds East 121.89 feet to a party wall; thence North 89 degrees 54 minutes 43 seconds West 92.40 feet along said party wall as extended to the west line of Lot 8; thence North 00 degrees 04 minutes 30 seconds West 5.99 feet along the west line of Lot 8 to the northwest corner of Lot 8; thence North 89 degrees 54 minutes 22 seconds East 10.65 feet along the north line of Lot 8; thence North 00 degrees 04 minutes 30 seconds West 34.98 feet; thence North 89 degrees 54 minutes 43 seconds West 10.65 feet to the west line of Lot 7; thence North 00 degrees 04 minutes 30 seconds West 14.51 feet along the west line of Lot 7 to the northwest corner of Lot 7; thence North 89 degrees 53 minutes 23 seconds East 10.65 feet along the north line of Lot 7; thence North 00 degrees 04 minutes 30 seconds West 16.5 feet to the south line of Lot 5; thence South 89 degrees 53 minutes 23 seconds West 10.65 feet along the south line of Lot 5 to the southwest corner of Lot 5; thence North 00 degrees 04 minutes 30 seconds West 49.51 feet along the west line of Lot 5 to a party wall as extended; thence North 89 degrees 51 minutes 25 seconds East along a party wall as extended to the east line of Lot 6 and to the point of beginning. Parcel contains approximately 0.246 acres. (404, 406, 408, 410, 412, 414 S Superior)

Other Information**General Information for 2023 Winter Taxes**

| | | | |
|-----------------------------|---------------------------|----------------------------|---------------|
| School District | 13010 | PRE/MBT | 0.0000% |
| Taxable Value | \$490,600 | S.E.V. | \$490,600 |
| Property Class | 201 - COMMERCIAL-IMPROVED | Assessed Value | \$490,600 |
| Tax Bill Number | No Data to Display | Last Receipt Number | 00002421 |
| Last Payment Date | 02/22/2024 | Number of Payments | 2 |
| Base Tax | \$15,497.75 | Base Paid | \$15,497.75 |
| Admin Fees | \$154.97 | Admin Fees Paid | \$154.97 |
| Interest Fees | \$0.00 | Interest Fees Paid | \$0.00 |
| Total Tax & Fees | \$15,652.72 | Total Paid | \$15,652.72 |
| Renaissance Zone | Not Available | Mortgage Code | Not Available |

Tax Bill Breakdown for 2023 Winter

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|--------------|------------------|--------------------|
| COUNTY MED CARE | 0.248200 | \$121.76 | \$121.76 |
| COUNTY SNR CIT | 0.744000 | \$365.00 | \$365.00 |
| COUNTY VETERANS | 0.100000 | \$49.06 | \$49.06 |
| COUNTY PARKS | 0.199700 | \$97.97 | \$97.97 |
| CDA 911 | 0.980000 | \$480.78 | \$480.78 |
| ALBN DIST LIB OP | 2.499500 | \$1,226.25 | \$1,226.25 |
| SCH OPERATING | 17.829300 | \$8,747.05 | \$8,747.05 |
| SCH BLDG/SITE SF | 0.988800 | \$485.10 | \$485.10 |
| CISD OPERATING | 0.251300 | \$123.28 | \$123.28 |
| CISD SPC ED | 4.492500 | \$2,204.02 | \$2,204.02 |
| | | 31.589500 | \$15,652.72 |
| | | | \$15,652.72 |

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| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|--------------|-------------|-------------|
| CISD VOC ED | 1.450800 | \$711.76 | \$711.76 |
| KCC | 1.805400 | \$885.72 | \$885.72 |
| Admin Fees | | \$154.97 ✓ | \$154.97 |
| Interest Fees | | \$0.00 | \$0.00 |
| | 31.589500 | \$15,652.72 | \$15,652.72 |

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Parcel: 51-001-088-01**Property Address**

408 S SUPERIOR ST APT A-G
ALBION, MI 49224

Owner and Taxpayer Information**Owner**

BRICK STREET LOFTS LLC
16000 E MICHIGAN AVE
ALBION, MI 49224

Taxpayer

SEE OWNER INFORMATION

Legal Description

A parcel of land being a part of Lots 5, 6, 7, 8 and the unimproved alley in Block 64 of the VILLAGE (NOW CITY) OF ALBION, Calhoun County, Michigan, according to the plat thereof recorded in Liber 2 of Plats, Page 40, Described as: Commencing at the northeast corner of Lot 6; thence South 00 degrees 04 minutes 30 seconds East 49.54 feet along the east line of Lot 6 to a party wall and the point of beginning; thence South 00 degrees 04 minutes 30 seconds East 121.89 feet to a party wall; thence North 89 degrees 54 minutes 43 seconds West 92.40 feet along said party wall as extended to the west line of Lot 8; thence North 00 degrees 04 minutes 30 seconds West 5.99 feet along the west line of Lot 8 to the northwest corner of Lot 8; thence North 89 degrees 54 minutes 22 seconds East 10.65 feet along the north line of Lot 8; thence North 00 degrees 04 minutes 30 seconds West 34.98 feet; thence North 89 degrees 54 minutes 43 seconds West 10.65 feet to the west line of Lot 7; thence North 00 degrees 04 minutes 30 seconds West 14.51 feet along the west line of Lot 7 to the northwest corner of Lot 7; thence North 89 degrees 53 minutes 23 seconds East 10.65 feet along the north line of Lot 7; thence North 00 degrees 04 minutes 30 seconds West 16.5 feet to the south line of Lot 5; thence South 89 degrees 53 minutes 23 seconds West 10.65 feet along the south line of Lot 5 to the southwest corner of Lot 5; thence North 00 degrees 04 minutes 30 seconds West 49.51 feet along the west line of Lot 5 to a party wall as extended; thence North 89 degrees 51 minutes 25 seconds East along a party wall as extended to the east line of Lot 6 and to the point of beginning. Parcel contains approximately 0.246 acres. (404, 406, 408, 410, 412, 414 S Superior)

Other Information**General Information for 2023 Summer Taxes**

| | | | |
|-----------------------------|---------------------------|----------------------------|---------------|
| School District | 13010 | PRE/MBT | 0.0000% |
| Taxable Value | \$490,600 | S.E.V. | \$490,600 |
| Property Class | 201 - COMMERCIAL-IMPROVED | Assessed Value | \$490,600 |
| Tax Bill Number | No Data to Display | Last Receipt Number | 40205715 |
| Last Payment Date | 08/21/2023 | Number of Payments | 2 |
| Base Tax | \$16,080.86 | Base Paid | \$15,964.08 |
| Admin Fees | \$160.80 | Admin Fees Paid | \$159.64 |
| Interest Fees | \$124.94 | Interest Fees Paid | \$117.94 |
| Total Tax & Fees | \$16,366.60 | Total Paid | \$16,241.66 |
| Renaissance Zone | Not Available | Mortgage Code | Not Available |

Tax Bill Breakdown for 2023 Summer

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|------------------|--------------------|--------------------|
| CITY OPERATING | 11.720100 | \$5,749.88 | \$5,708.12 |
| STREETS | 2.957200 | \$1,450.80 | \$1,440.26 |
| SOLID WASTE | 2.936400 | \$1,440.59 | \$1,430.12 |
| RECREATION | 1.989000 | \$975.80 | \$968.72 |
| SET | 6.000000 | \$2,943.60 | \$2,922.23 |
| COUNTY OPERATING | 5.369800 | \$2,634.42 | \$2,615.29 |
| KCC - SUMMER | 1.805500 | \$885.77 | \$879.34 |
| Admin Fees | | \$160.80 | \$159.64 |
| Interest Fees | | \$124.94 | \$117.94 |
| | 32.778000 | \$16,366.60 | \$16,241.66 |

Parcel: 51-000-899-00**Property Address**200 S SUPERIOR ST
ALBION, MI 49224**Owner and Taxpayer Information**

| | | |
|--------------|---|-----------------------|
| Owner | DOWNTOWN ALBION HOTEL LLC Taxpayer COURTYARD ALBION 200 S SUPERIOR ST ALBION, MI 49224 | SEE OWNER INFORMATION |
|--------------|---|-----------------------|

Legal Description

LOTS 1 THROUGH 12 AND THE ALLEYS ADJACENT THERETO. ALL IN BLOCK 52 IN THE ORIGINAL PLAT OF THE VILLAGE OF ALBION, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 2 OF PLATS, PAGE 40 IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR CALHOUN COUNTY, MICHIGAN. 1.58A M/L 7/15/2016: COMBINED 51-000-881-00, 51-000- 883-00 THRU 51-000-886-00, 51-000-888-00, AND 51-000-890-00 THRU 51-000-898-00 ALONG WITH ALLEYS VACATED BY THE CITY IN RESOLUTION #2016-40

Other Information**General Information for 2023 Winter Taxes**

| | | | |
|-----------------------------|---------------------------|----------------------------|---------------|
| School District | 13010 | PRE/MBT | 0.0000% |
| Taxable Value | \$3,113,000 | S.E.V. | \$3,113,000 |
| Property Class | 201 - COMMERCIAL-IMPROVED | Assessed Value | \$3,113,000 |
| Tax Bill Number | No Data to Display | Last Receipt Number | 40215825 |
| Last Payment Date | 02/26/2024 | Number of Payments | 2 |
| Base Tax | \$98,338.08 | Base Paid | \$98,338.08 |
| Admin Fees | \$983.38 | Admin Fees Paid | \$983.38 |
| Interest Fees | \$1,464.99 | Interest Fees Paid | \$1,464.99 |
| Total Tax & Fees | \$100,786.45 | Total Paid | \$100,786.45 |
| Renaissance Zone | Not Available | Mortgage Code | Not Available |

Tax Bill Breakdown for 2023 Winter

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|---|--------------|---------------------|---------------------|
| COUNTY MED CARE | 0.248200 | \$772.64 | \$772.64 |
| COUNTY SNR CIT | 0.744000 | \$2,316.07 | \$2,316.07 |
| COUNTY VETERANS | 0.100000 | \$311.30 | \$311.30 |
| COUNTY PARKS | 0.199700 | \$621.66 | \$621.66 |
| CDA 911 | 0.980000 | \$3,050.74 | \$3,050.74 |
| ALBN DIST LIB OP | 2.499500 | \$7,780.94 | \$7,780.94 |
| SCH OPERATING | 17.829300 | \$55,502.61 | \$55,502.61 |
| SCH BLDG/SITE SF | 0.988800 | \$3,078.13 | \$3,078.13 |
| CISD OPERATING | 0.251300 | \$782.29 | \$782.29 |
| CISD SPC ED | 4.492500 | \$13,985.15 | \$13,985.15 |
| CISD VOC ED | 1.450800 | \$4,516.34 | \$4,516.34 |
| KCC | 1.805400 | \$5,620.21 | \$5,620.21 |
| Admin Fees | | \$983.38 | \$983.38 |
| Interest Fees | | \$1,464.99 | \$1,464.99 |
| By continuing to use this website you agree to the BS&A Online Terms of Use . X | | 31.589500 | \$100,786.45 |
| | | \$100,786.45 | \$100,786.45 |

Parcel: 51-000-899-00**Property Address**200 S SUPERIOR ST
ALBION, MI 49224**Owner and Taxpayer Information****Owner**DOWNTOWN ALBION HOTEL LLC Taxpayer
COURTYARD ALBION
200 S SUPERIOR ST
ALBION, MI 49224

SEE OWNER INFORMATION

Legal Description

LOTS 1 THROUGH 12 AND THE ALLEYS ADJACENT THERETO. ALL IN BLOCK 52 IN THE ORIGINAL PLAT OF THE VILLAGE OF ALBION, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 2 OF PLATS, PAGE 40 IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR CALHOUN COUNTY, MICHIGAN. 1.58A M/L 7/15/2016: COMBINED 51-000-881-00, 51-000-883-00 THRU 51-000-886-00, 51-000-888-00, AND 51-000-890-00 THRU 51-000-898-00 ALONG WITH ALLEYS VACATED BY THE CITY IN RESOLUTION #2016-40

Other Information**General Information for 2023 Summer Taxes**

| | | | |
|-----------------------------|---------------------------|----------------------------|---------------|
| School District | 13010 | PRE/MBT | 0.0000% |
| Taxable Value | \$3,113,000 | S.E.V. | \$3,113,000 |
| Property Class | 201 - COMMERCIAL-IMPROVED | Assessed Value | \$3,113,000 |
| Tax Bill Number | No Data to Display | Last Receipt Number | 40208843 |
| Last Payment Date | 10/23/2023 | Number of Payments | 2 |
| Base Tax | \$102,037.89 | Base Paid | \$102,037.89 |
| Admin Fees | \$1,020.37 | Admin Fees Paid | \$1,020.37 |
| Interest Fees | \$3,120.01 | Interest Fees Paid | \$3,120.01 |
| Total Tax & Fees | \$106,178.27 | Total Paid | \$106,178.27 |
| Renaissance Zone | Not Available | Mortgage Code | Not Available |

Tax Bill Breakdown for 2023 Summer

| Taxing Authority | Millage Rate | Amount | Amount Paid |
|------------------|------------------|---------------------|---------------------|
| CITY OPERATING | 11.720100 | \$36,484.67 | \$36,484.67 |
| STREETS | 2.957200 | \$9,205.76 | \$9,205.76 |
| SOLID WASTE | 2.936400 | \$9,141.01 | \$9,141.01 |
| RECREATION | 1.989000 | \$6,191.75 | \$6,191.75 |
| SET | 6.000000 | \$18,678.00 | \$18,678.00 |
| COUNTY OPERATING | 5.369800 | \$16,716.18 | \$16,716.18 |
| KCC - SUMMER | 1.805500 | \$5,620.52 | \$5,620.52 |
| Admin Fees | | \$1,020.37 | \$1,020.37 |
| Interest Fees | | \$3,120.01 | \$3,120.01 |
| | 32.778000 | \$106,178.27 | \$106,178.27 |

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Memo

To: Albion EDC RLF Committee Board

From: Virgie Ammerman, President/CEO

Date: March 14, 2024

RE: Revolving Loan Fund Request

There is a request for funding from the Revolving Loan Fund for \$ made payable to Dale Carnegie on behalf of the following company for their participants. These amounts will be refunded to the Revolving Loan Fund upon graduation of the participants and each company's receipt of their grant from LEO at the State of Michigan.

\$15,750 - 9 attendees @ \$1,750 each – Albion College

Total Amount:

\$15,750

Recommend Approval.

Thank you for your consideration.

