

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE VILLAGE OF COLON**

**DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Approved by the Downtown Development Authority of the Village of Colon on April 11, 2011, for submittal to the Village Council of the Village of Colon.

Approved by the Village Council of the Village of Colon on May 16, 2011, subsequent to a Public Hearing held on March 10, 2011.

INTRODUCTION

The Colon Downtown Development Authority has been established in accordance with Michigan Act 197, 1975. The basic purpose of this Authority is to restore and maintain the vitality of business in the Village of Colon. The Authority district encompasses businesses, government facilities, fraternal lodge, and residences.

A Development Plan for the area is a part of this document. Basic components of the Plan include a public input and citizen involvement in the formation of the plan, public utility improvements, parking and alley improvements, wayfinding signage, and a façade program. Implementation for all activities and coordination with facilitating organizations has been built into this plan.

Funds obtained through this plan will be used to develop the area according to the Development Plan including certain administrative costs for legal and design services. Both public and private funding commitments will be used to implement the Plan. Funds may be obtained through both public bond sale and incremental improvements over the 20-year period of this Plan. Funds may also be obtained as allowed under Michigan Act 197 of 1975.

The purpose of this document is to establish Development Plan/Tax Increment Finance Improvements within the boundary of the DDA of the Village of Colon. This Development Plan/Tax Increment Finance Plan will be used to implement specific project components of the Development Plan as adopted by the Downtown Development Authority.

The Colon Village Council shall hold a Public Hearing before adoption of an ordinance approving the Development Plan/Tax Increment Financing Plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall not be less than 20 days before the date of the hearing. Notice of the hearing shall be posted in at least twenty (20) conspicuous and public places in the Downtown District not less than twenty (20) days before the hearing. Notice shall also be mailed to all property taxpayers of record in the Downtown District not less than 20 days before the hearing.

The notice of the time and place of hearing on a Development Plan shall contain: a description of the proposed development area in relation to highways, streets, streams, or otherwise; a statement that maps, plats, and description of the Development Plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice, and that all aspects of the development plan will be open for discussion at the Public Hearing; and other information that the governing body deems appropriate.

At the time set for hearing, the governing body shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. The hearing will provide the fullest opportunity for expression of opinion, for arguments on the merits, and for introduction of documentary evidence pertinent to the Development Plan/Tax Increment Finance Plan.

The Tax Increment Financing Plan is designed to provide the legal authority for the Village to utilize tax increment financing for public purposes; which, in turn, is intended to halt the deterioration in property values throughout the Village

Before the Public Hearing on the Development Plan/Tax Increment Financing Plan, the governing body shall provide a reasonable opportunity to the members of the County Board of Commissioners of St. Joseph County, Colon Township, Glen Oaks Community College, St. Joseph County Intermediate School District, and the Colon School Board to meet with the Colon Village Council and present their present their recommendations at the Public Hearing of the Development Plan/Tax Increment Financing Plan.

The document contained herein may be amended from time to time in order to reflect expanded project of financing needs in order to carry out the goals and objective of the Development Plan. Any such amendments will be in accordance with the requirements of Public Act 197, 1975 as amended. Only those tax increases within the "Development Area", not the entire area affected such as the School Districts, are captured. All projects undertaken by the Tax Increment Financing Plan will be within the designated Development Area.

**DOWNTOWN DEVELOPMENT PLAN
TAX INCREMENT FINANCING AND DEVELOPMENT PLAN
VILLAGE OF COLON, MICHIGAN**

1. GENERAL

This report is intended to describe the goals and objective of the Downtown Development Authority considered necessary to implement a Development Plan in downtown Colon. It is intended that this Plan will establish the basis for projects and will describe what steps must be taken to accomplish the implementation of these projects and this plan. After it has been adopted, the Downtown Plan should be all of the following:

- 1) A long-range guide for evaluating proposals for physical changes and for scheduling improvements in the central business district.
- 2) A framework for developing policies for zoning ordinances, building codes, and other public codes, and ordinances.
- 3) A guide for making recommendations and establishing priorities in the downtown capital improvement program.
- 4) A foundation for conducting more specific and detailed studies of the central business district and for assessing possible improvements and developments.
- 5) A source of information and a statement of policy which is useful to citizens and businessmen in making private investment decisions.

II. STATEMENT OF OVERALL DOWNTOWN DEVELOPMENT GOALS

The Village of Colon is seeking to strengthen the position of its downtown and adjacent areas. The DDA believes that successful revitalization requires a commitment from both the public and private sectors. Timely planning and development of the infrastructure to support development, renovations and rehabilitations of existing structures, and other physical improvements geared toward creating new jobs, attracting new businesses, retaining existing businesses, increasing the Village's tax base, and increasing property values are essential.

The following goals have been identified by the Downtown Development Authority and are the basis for determining the objective and projects described in this area:

- Assure the future of the downtown area as a viable commercial center and guarantee its economic well being.
- Reinforce the Village's existing retail and commercial activity area through programs of physical redevelopment and improvements (such as façade renovations, roof replacement, and interior renovations) which will enhance the viability of the downtown.

- Assure the success of downtown redevelopment project by developing programs which will facilitate and compliment each other.
- Provide a means for the Village to expand its economic base and employment opportunities.
- Encourage new development in forms and patterns which preserve and enhance the character of the downtown and community.
- Assure the preservation, enhancement, and maintenance of places, and structures of historical, cultural, or architectural value to the downtown, and discourage remodeling which would destroy the character of these significant places/structures.
- Provide good access to downtown facilities for all types of vehicular traffic and pedestrians, particularly the elderly and handicapped.
- Initiate and support marketing and promotional efforts to attract retail businesses and shoppers to the downtown, including a strategic plan that identifies the proper mix of activities and promotions needed to allow the Village to take advantage of tourism and business potential.
- Explore all financial opportunities available to the Village for redevelopment activities and seek new sources of funding wherever possible.
- Encourage cultural activities, including but not limited to concerts, public art, and local theater groups.
- Encourage the beautification of the Village through a coordinated streetscape program, especially along the length of State Street; and encourage improvements to the visual attractiveness of the entrances to the Village. The efforts could include streetscape, lighting, seasonal displays, improved Village entry signs, decorative sidewalks, well-marked pedestrian crossings, etc.
- Encourage the creation, development, and improvement of public open spaces and recreational opportunities.
- Encourage efforts to provide senior citizen housing in the Development Plan area such as assisted living, convalescent care, and senior housing.
- Acquire, demolish, rehabilitate, or redevelop dilapidated properties, including rights-of-way, located throughout the Development Area to accomplish improvement projects supported by the DDA.
- Encourage construction of infrastructure needed to stimulate development in the Development Area.

- Attract new businesses and maintain existing occupancy in the business district. The provision of promotional brochures, publications, advertising, banners, and decorations fall within this category as well as tenant search and recruitment.

It is recognized by the DDA that the projects listed may be beyond the scope of the DDA to complete with its own limited resources. With the assistance of public and private grants, private involvement from property owners and corporations, and other funding sources, the implementation of the above-mentioned items will be possible.

III. STATEMENT OF PROJECT OBJECTIVES

Redevelopment and design objectives for the Village of Colon's Downtown Development District are as follows:

- 1) Establish design guidelines and development controls for the Downtown Development District to ensure that the developmental goals previously identified may be realized and provide for a harmonious redevelopment program.
- 2) Provide and renovate public facilities, utilities, telecommunications, landscaping, and other features necessary to adequately serve and enhance the downtown area.
- 3) Develop a façade and storefront renovation program which will unite the different types of architecture in the downtown, while maintaining its historical characteristics.
- 4) Develop guidelines and conduct improvements for an overall streetscape and alley system that further enhances the aesthetic appeal of the district.
- 5) Consolidate and intensify the downtown district as a specialized shopping environment.
- 6) Improve pedestrian and vehicular access through the creation of off-street parking facilities and wayfinding signage.
- 7) Eliminate structures which are blighting influences or which become incompatible land uses and detract from the economic welfare and overall appearance of the downtown. Provide relocation assistance payments and compensation payments to displaced businesses and individuals (if necessary).
- 8) Seek funding for administrative costs associated with carrying out the DDA's objectives and the Development Plan.
- 9) Acquire, construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate public facilities and buildings, which in the opinion of the DDA, are appropriate to the execution of the plan.
- 10) Commission and implement a targeted marketing plan that identifies strategies for attracting a larger entrepreneurial investment base.

- 11) Coordinate the design and installation of a "way-finding" system to facilitate movement to and through the downtown and to assist people in reaching their destination, with destinations defined by the DDA. The way-finding system will include items such as attractive and well-coordinated street signs, directional signs, computerized event signs, and informational signs that will serve to assist pedestrian and vehicular circulation. Directional and informational signs along Main Street should clearly indicate public parking locations and attractions.
- 12) Help provide attractive entryway signs should be placed at the Village limits, or other appropriate locations, welcoming people to the Village.
- 13) Establish a market pavilion facility to host a Farmer's Market and other market events, such as an antiques market or craft fair to increase local trade, community involvement, and the level of awareness in the DDA district.
- 14) Encourage the construction, acquisition, and operation of senior citizen housing and/or public infrastructure improvements (water, sewer, parking lot, roadway, electrical service, etc.) that would facilitate the development of a senior housing facility.
- 15) Seek various grants and loans and to undertake the plans and studies required for grant eligibility.
- 16) Attract new businesses and maintain existing occupancy in the business district. The provision of promotional brochures, publications, advertising, banners, and decorations fall within this category as well as tenant search and recruitment.

IV. REDEVELOPMENT PROJECTS

The redevelopment projects provided for in this Plan are intended to initiate development in the Downtown Development District. The goals and objectives described in this plan are to be achieved by undertaking projects which will enhance the Downtown as well as visually and physically connect the development area as a cohesive entity. These redevelopment projects will increase awareness and provide for pedestrian connections between the primary arteries, parking areas and downtown businesses. Focal points and public areas will be identified which will create a more advantageous and attractive environment. Building renovation programs and resources will lead to physical development actions and achieve design objectives of façade restoration and rear entrance improvements.

1.0 DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE (SEE MAP 1)

The Village of Colon Development Area is generally bounded on the west by Farrand Road, the south by South Street, the north by Depot Street and Dallas Street, and the east by Burr Oak Road as shown on Map 1.

The boundaries of this Development Plan coincide with the boundaries of the Downtown Development Authority.

2.0 LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AND THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USED EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USED AND A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA (APPENDIX A)

2.1 LOCATION AND EXTENT OF EXISTING STREETS WITHIN THE DEVELOPMENT AREA

Streets within the development area include parts of West State Street, East State Street, Elizabeth Drive, St. Joseph Street, Mill Street, North Blackstone Avenue, North Swan Street, North Street, Catherine Street, Broadway Street, Charles Street, Phillips Street, Depot Street, Polk Street, Dallas Street, North Burr Oak Road, South Burr Oak Road, Michigan Street, Palmer Street, Goodell Street, Bowman Street, First Street, Fourth Street, South Street (M-86), South Swan Street, East Franklin Street, West Franklin Street, East Canal Street, West Canal Street, South St. Joseph Street, South Swan Street, South Blackstone Avenue, and North Farrand Road.

2.2 LOCATION AND EXTENT OF PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA

The Development Area is served by the following public utilities: sanitary sewer, water, and storm drains.

2.3 LOCATION AND EXTENT OF EXISTING LAND USE

Land use and activities existing within the Tax Increment Finance District consist of the following: Single Family Residence District (R-1), General Residence District (R-2), Commercial and Business District (C), and Industrial and Manufacturing District (I)..

2.4 LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF THE PROPOSED PUBLIC AND PRIVATE LAND USES IN THE DDA

No changes in land use are proposed at this time. Efforts will be made to ensure that individual land use activities are grouped together in accordance with the degree of compatibility between them. Efforts will be made to maximize areas to be left as open space.

Future development will be adequately served through existing or proposed utility services; and public services such as fire and police protection are adequate to serve the development area.

2.5 DEVELOPMENT AREA

The parcels numbers and addresses of the properties included within the Tax Increment Finance District consist of the following: Table 1 and Map 1.

3.0 A DESCRIPTION OF IMPROVEMENTS TO BE MADE IN THE DEVELOPMENT AREA, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS NECESSARY TO MAKE THOSE IMPROVEMENTS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION OF THE IMPROVEMENTS

3.1 A DESCRIPTION OF IMPROVEMENTS TO BE MADE IN THE DEVELOPMENT AREA

Improvements in the Development Area include, but will not be limited to, the following:

- a) Façade Improvements and Program—certain repair, replacement, and renovation of building façade in accordance with the DDA Plan will occur in the area. These exterior renovations will be under the direction of the DDA plan.
- b) Market Study—complete an analysis of the development and business potential for the central business district
- c) Wayfinding Signage and Marketing Campaign—create a consistent plan to market the central business district and update signage to effectively navigate consumers to the DDA area.
- d) Wireless Telecommunications—provide free wireless internet access, otherwise known as a “wi-fi hotspot” to create a sense of place in the downtown area. The DDA propose to contract for broadband and wireless technology services in the downtown district.
- e) Public Area and Building Improvements—public areas and buildings located within the DDA are scheduled for improvements.
- f) Alley and Streetscape Improvements—landscaping, pedestrian, parking, paving, traffic flow and utility improvements are planned for the alleys and rear facades in the DDA area.

- g) Overhead Utility—lines located along streets and alleyways in the central business district will be relocated underground and existing poles will be removed.
- i) Farmer Market— attract consumers with a Farmers Market to the central business district and provide more opportunities for regional farmers to sell their produce.

3.2 A DESCRIPTION OF REPAIRS AND ALTERATIONS NECESSARY TO MAKE IMPROVEMENTS

- a) Building fronts and rear facades may be constructed and/or renovated over the period of this plan, within the development area. This construction will require some coordination in design. Preferably, materials would be matched with façade improvements of other buildings as well as streetscape and sidewalk treatments. This will create an overall theme pulling all the buildings together and establishing strong visual unification. Rear façade and/or alley improvements should highlight rear entrances and make business more accessible from off-street parking design, increasing pedestrian traffic.
- b) Alley and streetscape improvements may present temporary parking problems during construction. No more than one parking lot should be under reconstruction at one time.

3.3 AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION

The Development Plan is estimated to take 20 years to complete. Estimated completion date is the year 2031.

4.0 THE LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF THE IMPROVEMENTS INCLUDING REHABILITATION CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION INCLUDING A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The improvements proposed in this Development Plan/Tax Increment Finance Plan are recommended improvements. They are, however, susceptible to change over time in accordance with defined needs and desires of the Downtown Development Authority, Village Council and local residents.

4.1 THE IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA, PROPOSED CONSTRUCTION PHASES AND COMPLETION SCHEDULE

<u>PROJECT WORK ELEMENT</u>	<u>YEAR</u>	<u>EST. COST IN 2011 DOLLARS</u>
1) Façade Program	2011	\$500,000
2) Market Study	2012	\$8,000
3) Marketing/Advertising Campaign	2013	\$25,000
4) Telecommunications Infrastructure (Wireless Internet)	2013	\$50,000
5) Wayfinding Signage	2015	\$100,000
6) Building Demolition and Improvements	2015	\$200,000
7) Parking Improvements	2018	\$250,000
8) Overhead Utilities (Relocate Underground)	2020	\$200,000
9) Market Pavilion	2020	\$ 250,000
TOTAL		\$1,583,000

5.0 A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE

Certain public open space is intended to remain in selected areas within the Tax Increment Finance District.

6.0 DESCRIPTIONS OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS

The Authority does not plan to sell, donate, exchange, or lease any land in the development area to or from the municipality.

7.0 PROPERTIES TO BE ACQUIRED

The Development Plan calls for no specific property to be purchased.

8.0 A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES

No Changes are proposed at this time.

8.1 CHANGES IN ZONING

No changes in zoning are anticipated within the Development Area as a result of this Development Plan.

8.2 CHANGES IN STREETS, STREET LEVELS, AND INTERSECTIONS

Minor grade changes to accommodate drainage may be required. Additionally, the DDA may seek to secure funding for street improvements and upgrades. No changes are proposed at this time.

8.3 CHANGES IN UTILITIES

No changes are proposed at this time.

9.0 AN ESTIMATE OF THE COST OF THE DEVELOPMENT, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING

9.1 AN ESTIMATE OF THE COST OF THE DEVELOPMENT

The improvements being proposed in the Development Plan have an estimated development cost of approximately \$1,583,000, in 2011 dollars.

9.2 A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE DEVELOPMENT

The activities of the authority and the development of public improvements shall be financed from one or more of the following sources. Where receipt of specific funds are indicated as being anticipated by the Authority, methods of repayment will be established as necessary. Where repayment is not necessary, funds shall be credited to the Authority's general fund for the purpose of financing only those activities, as indicated in this Plan or otherwise appropriate as provided in Michigan Act 197, P.A. 1975.

- a) Donations from foundations, corporations, groups, individuals, or others.

- b) Revenues from any property, building or facility, or a revenue bond secured by said revenues or the full faith and credit of the Village.
- c) Proceeds to Tax Increments - as captured assessed value exceeds initial assessed value, tax increment revenues will accrue in significant enough amounts to provide meaningful working capital, or fund annual bond retirement. It will also be possible to use these annual revenues to help finance subsequent phases of the scheduled public improvements. The Authority may use tax increment proceeds on an annual basis, spending or obligating only as much revenues as is generated, or it may decide that the revenue is substantial enough to warrant the sale of tax increment bonds, or it may use that revenue to repay general obligation bonds sold by the municipality.
- d) Potential additional funding sources - The village may apply for Community Development Block Grant Funds to assist in public improvements. The Village could also apply for other funds available through the Michigan Department of Transportation (MDOT), Michigan Economic Development Corporation (MEDC), Michigan Department of Natural Resources and Environment (MDNRE), and other agencies. Additional potential funding sources include contributions and Downtown Development Authority sponsored fund raisers.
- e) Money provided from any other sources approved by the governing body or the municipality or received by the Authority in any other way shall be deposited to the credit of the Authority, subject to disbursement in accordance with this plan.
- f) The Authority may issue Tax Increment Bonds or request the municipality to issue revenue or general obligation bonds, or utilize the County DPW bonding capacity. The proposed issuance of these bonds would be structured as follows:
 - 1) Purpose: The purpose of this Tax Increment Financing Plan is to produce revenues sufficient to pay the principal, interest, administrative costs, including agent fees, and accounting costs for the bond issue which is proposed to finance this Downtown Development Plan.
 - 2) District Payment: The DDA may to use the captured increase in assessed value of the Tax Increment Finance Program to finance the initial improvement cost of bonding for the projects called for in this plan. The entire or partial costs of improvements of the Tax Increment Finance Plan will be paid directly from revenues resulting from captured increases in assessments. It must be emphasized that the sequence of projects and the time allocated for completing those projects is only a proposal. Conditions, events, and available financing will certainly affect the ability of the Village and the Downtown Development Authority to adhere to the proposed project schedule.

- 3) Bonded Indebtedness: The DDA may propose the sales of a bond issue in any year of the Tax Increment Finance in the amount not to exceed \$250,000 to be repaid not to exceed 20 years.
- 4) Initial Assessed Value: It is proposed that the Village Council adopt this Plan anytime before December 31, 2011, and therefore, that the "initial assessed value" (i.e., the base-year SEV from which the "Captured Assessed Value" is calculated shall be the 2011 State Equalized Valuation of the Colon Downtown Development District, as finally determined by the State Tax Commission.
- 5) Portion of "Captured Assessed Value" to be used: The DDA proposes that all of the taxes levied by all taxing units on the captured assessed value of real and personal properties within the district be used by the Authority, to the extent needed from year to year to accomplish the above stated purposes.
- 6) Duration of the Program: The duration of this Tax Increment Financing Plan shall be the longer of 20 years or until any bond indebtedness is completely retired.
- 7) Projection of captured assessed value and revenue: A projection of captured assessed value is presented in Table 3.

Based on this projection, an estimated millage rate for all pertinent taxing units of 21.1172 mills may be applied to the captured assessed value to estimate the potential tax revenues available to the DDA.

9.3 A STATEMENT OF THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING

This financing plan may act as an impetus to lever loan money for individual businesses to make improvements. The DDA will seek funds from various funding sources. The project development area has been estimated as the entire area under the DDA, and the improvements described in section 4.

This constitutes the initial assessed value for purposes of this plan. The estimated improvements in the taxable value are shown in Table 1. The estimated annual revenue amounts shown as captured taxes will be available to finance the Development Plan.

10.0 DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE SOLD, LEASED OR CONVEYED IN ANY MANNER AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY

Not applicable

- 11.0 THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING OR CONVEYING IN ANY MANNER OF ALL OF A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PORTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED IN ANY MANNER TO THOSE PERSONS**

Not applicable

- 12.0 ESTIMATES OF THE NUMBER OR PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED**

- 12.1 AN ESTIMATE OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA**

Approximately 308 persons reside in the DDA Development area.

- 12.2 AN ESTIMATE OF THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED**

No families or individuals are scheduled to be displaced.

- 13.0 A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA**

Not applicable.

- 14.0 PROVISIONS FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENTAL TO THE TRANSFER OF TITLE IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ACTS OF 1970, BEING PUBLIC LAW 91-646, 42 (S.C. SECTIONS 4601, ET. SEQ.).**

Not applicable

15.0 A PLAN FOR COMPLIANCE WITH ACT NO 277 OF THE PUBLIC ACTS OF 1972, BEING SECTIONS 213.321 TO 213.332 OF THE MICHIGAN COMPLIED LAWS.

Not applicable

16.0 OTHER MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY DEEMS PERTINENT

Not applicable

17.0 A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE

The Tax increment Financing procedure was new to Michigan Law with the DDA Statute, but has been effectively used in several other States, and in Michigan since 1975. The procedure may be proposed by a Downtown Development Authority as a method of financing a Downtown Development Plan. It then may be adopted by the Village Council, following consultations with the taxing units involved and a public hearing as required by statute. The essence of the Tax increment financing procedure is as follows:

- 1) 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 business area. The investment may be made in response to a declining business climate and tax base, or in response to a stable business climate and tax base which the public wishes to protect and develop.
- 2) 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 (Tax Increment Bonds) these bonds are retired in the manner prescribed by the Authority.
- 3) Taxes generated from subsequent growth in the tax base of the Downtown Development District are retained and utilized by the Authority. This tax base growth is called the "captured assessed value" (CAV). Specifically it is the difference between the State Equalized Value (SEV) of the Downtown Development at any point in time, and the SEV of a District in existence at the time of the adoption of the Downtown Development Plan.
- 4) The taxes which are potentially available to the Authority include all of the taxes normally levied by all taxing units on the captured assessed value of the Downtown Development District. The plan may provide for the use of part or all of the captured assessed value. If the Downtown Development Authority chooses it may enter into agreements with each of the taxing units to share a portion of the

captured assessed value of the district. Should the Authority find it necessary to use all of the captured assessed value, it shall be clearly stated in this Plan.

- 5) When the specified Development/Financing Plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.
- 6) Since only the growth in tax base (the captured assessed value) on non-debt retirement millage in the Downtown Development District is used to finance the Development Plan, the taxing units continue to receive their full tax levy on the District tax base in existence at the adoption of the Development Plan.

The justification of the Tax Increment Financing procedure is based on the expectation that all or a portion of the "captured assessed value" which 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 initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base.

The Act requires that a Village establish a Tax Increment Finance Authority (TIFA) through the DDA to serve as the organization responsible to oversee the planning and implementation of the Tax Increment Plan. Once established, a DDA/TIF has the responsibility to plan, arrange, finance, and implement its redevelopment program in a variety of ways enumerated in the law. The DDA/TIF can issue both revenue bonds and tax increment bonds necessary to finance the eligible activities of the redevelopment program. The Colon DDA/TIF may plan to issue bonds.

The Act requires the DDA/TIF to hold public hearings, submit any development or financing plans to the Village's governing body for approval, and consult with other local taxing bodies and citizen's groups when necessary.

18.0 PRIORITY OF USE OF MONIES IN THE PROJECT FUND

The money credited to the project fund and on hand therein from time-to-time shall annually be used in the following manner and following order of priority:

- 1) To pay into the debt retirement fund, or funds, for all outstanding series of bonds, if any, issued pursuant to this plan, an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
- 2) To establish a reserve account for payment of principal and interest on bonds issued pursuant to this plan, an amount equal to one-fifty of the largest combined

annual principal and interest payments due on bonds issued, until the reserve account is equal to the largest combined annual interest and principal requirements during the life of the plan.

- 3) To pay the administrative and operating costs of the DDA and Village for the development area, including planning and promotion, to the extent provided in the annual budget of the Downtown Development Authority.
- 4) To finance, to the extent determined desirable by the Downtown Development Authority and approved by the Village, the cost of improvements as set forth in the development plan to the extent those costs are not financed from the proceeds of bonds.
- 5) To finance the costs of any additional improvements to the development as determined necessary by the Downtown Development and approved by the Village Council.
- 6) To reimburse the Village with interest for funds advanced to acquire property, clear land, make preliminary plans and improvements necessary for the development of the development area in accordance with this plan.
- 7) To finance, to the extent desirable or necessary by the Downtown Development Authority, as determined by inclusion in its annual budget for said fiscal year, funding and administration of a revolving loan program to provide financial assistance to qualifying parties and projects (based upon procedures and criteria to be established by the Downtown Development Authority) in the development area for the purpose of improving, renovating, repairing, altering, or expanding existing private facilities, or construction of new private facilities, or construction of new private facilities, including a reserve in an amount established from time-to-time by the Authority to meet losses incurred in such loans and/or to expand funds available for loan.

18.1 EXCESS TAX INCREMENT RECEIPT

Any tax increment receipts in excess of those needed under the preceding paragraphs would revert to the taxing jurisdictions or would be used for future development activities within the development area, as expanded to include all or parts of the Downtown Development District pursuant to amendment or modification of this Development Plan and Tax Increment Financing Plan pursuant to applicable provisions of P.A. 197 and other laws.

19. THE AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

A Tax Increment Bond not to exceed \$250,000 may be issued under the Development Plan/Tax Increment Finance Plan.

20.0 THE DURATION OF THE PROGRAM

The development program is scheduled for completion approximately 20 years following the adoption of the Plan.

21.0 ANNUAL REPORT

Annually the authority shall submit to the governing body of the Municipality and the State Tax Commission a report on the status of the Tax Increment Financing account pursuant to P.A. 197 as amended.

22.0 A STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED

Under a tax increment financing plan, the annual revenue generated in any given year is calculated by multiplying the captured assessed value by the total millage levied by all local taxing jurisdictions. At the present time, (Table 3 presents a breakdown of total millage by taxing jurisdictions), total millage levied is 59.9045 (including schools). Table 2 also shows the relative value of the property taxes generated for the DDA District and individual taxing jurisdictions.

Since the Tax Increment Financing Plan generates TIF revenue based only on the captured taxable value over and above the established level, each taxing jurisdiction will still levy taxes against its current 2010 taxable value. That taxable value will be used for taxing purposes by the taxing authorities throughout the life of the Tax Increment Plan as adopted by the Village of Colon. In effect, the taxable value is frozen at that level for taxing purposes in the Development Area only. Provided in Table 3 is a schedule of estimated dollar amounts of tax increment revenues to be realized by DDA.

22.1 IMPACT ON THE VILLAGE

As further analysis, assume that the total taxable value of Colon, for any given year, shows an across-the-board increase of 2.0 percent. Since the development area's Taxable Value represents approximately 36 percent of the Village's total Taxable Value, the amount of Village revenue diverted during the first year to the Tax Increment Financing Plan amounts to a small portion of the total property tax revenue generated by the Village. As a final point, it should be noted that for each dollar contributed to the tax increment financing plan by the Village of Colon, additional dollars are contributed by the remaining jurisdictions.

The Village of Colon levies 11.0209 mills and will receive property taxes in the DDA area of approximately \$95,098.23, and property taxes for the entire Village of approximately \$336,657.64. During 2012, the DDA/TIF will capture increases in

property taxes of approximately \$1,901.96, or 0.56% of overall millage revenue. This will have a minor impact on the Village.

22.2 IMPACT ON THE INTERMEDIATE SCHOOL DISTRICT

The St. Joseph Intermediate School District levies 2.6837 mills and will receive property taxes of approximately \$23,157.33. The DDA/TIF will NOT capture increases in property taxes. This will have no impact on the ISD.

22.3 IMPACT ON THE COUNTY

St. Joseph County levies 7.3714 mills and will receive property taxes of approximately \$63,606.93. During 2012, the DDA/TIF will capture increases in property taxes of approximately \$1,272.14. This will have a minor impact on the County.

22.4 IMPACT ON COMMUNITY COLLEGE

The Community College levies 2.7249 mills and will receive property taxes of approximately \$23,512.84. During 2012, the DDA/TIF will capture increases in property taxes of approximately \$470.26. This will have a minor impact on the Community College.

22.5 IMPACT ON COLON TOWNSHIP

Colon Township levies 2.5394 mills and will receive property taxes of approximately \$21,912.18. The DDA/TIF will NOT capture increases in property taxes. This will have no impact on the Colon Township.

22.6 IMPACT ON THE LIBRARY

Colon Library levies .8947 mills in the Village of Colon and will receive property taxes of approximately \$7,720.26. The DDA/TIF will NOT capture increases in property taxes. This will have no impact on the Colon Township Library.

TABLE 2: ESTIMATED TAXES FOR LOCAL TAXING JURISDICTIONS-2012

TAXING AUTHORITY	MILLAGE RATE	TOTAL MILLAGE TAXES	DDA TAX INCREMENT CAPTURE	TAXING AUTHORITY CAPTURE
Village of Colon	11.0209	\$95,098	\$1,902	\$93,196
St. Joseph County	7.3714	\$63,607	\$1,214	\$62,393
Community College	2.7249	\$23,513	\$470	\$23,043
TOTAL	21.1172	\$182,218	\$3,586	\$178,632

APPENDIX A

Village of Colon Downtown Development Authority - 2010

Colon Village, Section 13, Town 6 South, Rang 9 West, Beginning in the south west corner of south west $\frac{1}{4}$ northwest $\frac{1}{4}$ north 485.11 ft to POB thence east 499.71 ft to Village boundary thence north 753.78 ft thence west 170 ft thence north 1068.03 ft to center of M-86 (E. State St.) thence north westerly following the center of M-86 (E. State St.) 144.93 ft to center of N. Burr Oak Rd. thence south to POB. UNPLATTED VILLAGE OF COLON.

ALSO

Colon Village, Section 14, Town 6 South, Rang 9 West, Beginning in the southeast corner of southeast $\frac{1}{4}$ northeast $\frac{1}{4}$ north 485.11 ft to POB thence west 165 ft to center of Burr Oak Rd. thence north 50 ft thence west 521.2 ft thence north 12D 04M 30S west 117.68 ft thence north 16D 56N 30S east 115.01 ft thence east 359.44 ft thence north 175 ft thence west 396 ft thence north 16D 56M 30S east 47.79 ft thence north 11D 29M 38S east 284.36 ft thence south 78D 04M 50S east 100.58 ft thence north 195.74 ft thence north 66D 48M west 375.54 ft. thence north 736 ft. thence north 66D 48M west 284 ft thence north 66 ft thence west 120.12 thence north to section 14 north border thence east to east border of section 14 thence south to POB. UNPLATTED VILLAGE OF COLON.

ALSO

Colon Village, Section 14, Town 6 South, Rang 9 West, Beginning at the northwest corner of block 1 Bowman's South Addition thence west along the south edge of First St. thence north to the north side of South St. thence southeasterly along the north side of South St. to Palmer Lake thence south along the shoreline of Palmer Lake to the northeast corner of block 1 Bowman's South Addition thence west along the north line of block 1 Bowman's South Addition to POB UNPLATTED VILLAGE OF COLON.

ALSO.

Colon Village, Section 14, Town 6 South, Rang 9 West, Beginning in the northwest corner of the section 14 thence south 220 ft thence east 66 ft thence south 300 ft thence east 300 ft thence north 300 ft thence west 300 ft (Exclude parcel inside the 300 ft block) thence west 66 ft thence south to southwest corner of northwest $\frac{1}{4}$ northwest $\frac{1}{4}$ thence east to west edge of Bowman St. thence north along the west edge of Bowman St. to the southeast corner of block 6 Farrand's South Addition thence west along the lines of Farrand's South Addition to the southwest corner of block 4 Farrand's South Addition thence north to the northwest corner of block 4 Farrand's South Addition thence west to northwest corner of section 14. UNPLATTED VILLAGE OF COLON.

ALSO.

Colon Village, Section 14, Town 6 South, Rang 9 West, block 1 lots 1 & 2 of Assessor's Plat#2

ALSO.

Colon Village, Section 14, Town 6 South, Rang 9 West, Bowman St. between M-86 and Second St., block 1 lots 1 thru 7, block 4 & block 6 Farrand's South Addition.

ALSO.

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning southwest corner of southeast $\frac{1}{4}$ southeast $\frac{1}{4}$ Section 11 thence east to west edge of Charles St. thence northwesterly along the north edge of M-86 (E. State St.) to the southwest corner of block 2 Clement's Addition then north and west following the west edge of block 2 Clement's Addition to corner of Grace St. and Dallas St. thence south to southwest corner of southeast $\frac{1}{4}$ southeast $\frac{1}{4}$ section 11. UNPLATTED VILLAGE OF COLON.

ALSO.

Colon Village, Town 6 South, Rang 9 West, Clements Addition block 2, block 3, block 6 and block 7.

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning at the NW COR LOT 4 BLK 3 VIL OF COLON IN NE $\frac{1}{4}$ OR SE $\frac{1}{4}$ TH N 17D 30M 54S E ALG E LN OF SWAN ST 817.72 FT TO SLY LN OF OLD RR R/W TH NELY ALG S LN OF OLD RR R/W ALG 5932.08 FT RAD CURVE TO RT ARC DISTANCE 448.7 FT (CHD BRG N 61D 45M 17S E 448.59 FT) TO POB TH SWLY ALG E LN OF CATHERINE ST 374 FT TH ELY 130 FT TO SWAN CREEK TH NEWLY ALG CREEK TO INT S LN OF RR R/W TH SWLY ALG S LN RR R/W TO POB, UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning at the southwest corner of the northeast $\frac{1}{4}$ southwest $\frac{1}{4}$ thence west to the east line of block 3 the Original Plat Village of Colon thence northerly to the

northeast corner block 3 the Original Plat thence westerly along the Original Plat Village of Colon to the east shoreline of Sturgeon Lake thence northeasterly along the shoreline to the southwest corner of lot 1 Anderson's Addition thence easterly to the southwest edge of Short St. thence north to the old RR R/W thence northeasterly along the old RR R/W to the vacated part of Catherine St. thence southwesterly 374 ft along the east edge of Catherine St. thence northwesterly 152 ft to the middle of the alleyway that runs north and south between Depot St. and North St. thence southwesterly to the northeast corner of lot 4 block 3 Original Plat Village of Colon.

UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, All of southwest $\frac{1}{4}$ southwest $\frac{1}{4}$ EXC OLD RR R/W,

UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Blocks 1 thru 18, Original Plat Village of Colon

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning at the southeast corner of block 3 Original Plat Village of Colon thence westerly to Swan St. thence southerly along Swan St. east edge to center of M-86(E. State St.) thence easterly along M-86 (E. State St.) to the mill race thence south along the mill race to Palmer Lake thence east to the east shore of Palmer Lake thence south along the Palmer Lake shore line to the south border of Section 11 thence east to west end of Brown St. thence north along the west line of Assessor's Plat #1 to the southwest corner of East Addition thence north along west edge of Polk St. to southeast corner of lot 44 East Addition thence west along East Addition line to Swan Creek thence south to north edge of M-86 (E. State St.) thence westerly along M-86 (E. State St.) to east edge southeast $\frac{1}{4}$ southwest $\frac{1}{4}$ Sec 11 thence north along the east line of southeast $\frac{1}{4}$ southwest $\frac{1}{4}$ Sec 11 to northeast corner of southeast $\frac{1}{4}$ southwest $\frac{1}{4}$ Sec 11 thence west to the southeast corner of block 3 Original Plat. UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Lots 1 thru 44 of East Addition

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Lots 1, 2, 3, 14 & 15 Assessor's Plat #1

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning the southeast corner of southwest $\frac{1}{4}$ southeast $\frac{1}{4}$ sec 11 thence north to center of M-86 (E. State St.) thence northwesterly along center of M-86 (E. State St.) to northeast corner of Assessor's Plat #1 thence south 284 ft thence southeasterly 692 ft to south border of section 11 thence east to east border of southwest $\frac{1}{4}$ southeast $\frac{1}{4}$ sec 11. UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Carpenter's Subdivision lots 11, 12, & 13

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Carpenter's Subdivision #2 lot 14

ALSO

Colon Village, Section 11, Town 6 South, Rang 9 West, Beginning southwest corner northwest $\frac{1}{4}$ southwest $\frac{1}{4}$ thence north to center of W. State St. thence easterly along center of W. State St. to south border of northwest $\frac{1}{4}$ southwest $\frac{1}{4}$ thence west to POB UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 10, Town 6 South, Rang 9 West, south $\frac{1}{2}$ southeast $\frac{1}{4}$ southeast $\frac{1}{4}$ Sec 10, UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 10, Town 6 South, Rang 9 West, south $\frac{1}{2}$, EXC property within Colon Township, southwest $\frac{1}{4}$ southwest $\frac{1}{4}$ UNPLATTED VILLAGE OF COLON

ALSO

Colon Village, Section 10, Town 6 South, Rang 9 West, south $\frac{1}{2}$ southeast $\frac{1}{4}$ southwest $\frac{1}{4}$ Sec 10 UNPLATTED VILLAGE OF COLON

Table 1 COLON DDA DISTRICT PARCELS

288 PARCELS

PARCEL #	NAME	address	2010 Taxable		
			Values	CLASS	
1	041 060 001 00	COLON COMMUNITY SCHOOLS	424 E. State St.	15,400	401 RESIDENTIAL
2	041 060 002 00	MICHAEL WEBB	414 E. State St.	13,300	401 RESIDENTIAL
3	041 060 003 00	WARREN FRAZIER	123 Palmer Ave.	27,900	401 RESIDENTIAL
4	041 060 013 00	KEVIN HAHN	344 E. State St.	19,200	401 RESIDENTIAL
5	041 060 014 00	ANNA ROWE	120 Palmer Ave.	23,600	401 RESIDENTIAL
6	041 070 001 00	RICHARD BELL	127 South St.	11,893	401 RESIDENTIAL
7	041 100 001 00	HOOVER CAR WASHES	682B W. State St.	46,700	201 COMMERCIAL
8	041 100 002 00	MAGIC CITY LAUNDRAMAT	682A W. State St.	56,700	201 COMMERCIAL
9	041 100 003 00	VERA REYNOLDS	676 W. State St.	61,612	201 COMMERCIAL
10	041 100 014 00	GLORIA JUNE HANKINS	598 W. State St.	10,543	201 COMMERCIAL
11	041 120 003 00	ALLAN OLDENBERG	620 Grace St.	41,200	401 RESIDENTIAL
12	041 120 004 00	DALE KAUFFMAN	--- E. State St.	572	401 RESIDENTIAL
13	041 120 006 00	STACEY MOYER	--- E. State St.	2,600	401 RESIDENTIAL
14	041 120 008 00	ART FARDEN	643 E. State St.	37,700	201 COMMERCIAL
15	041 120 009 00	ART FARDEN	-- Charles St.	6,000	401 RESIDENTIAL
16	041 120 010 00	JULIE WEBB	137 Charles St.	27,200	401 RESIDENTIAL
17	041 120 011 00	ALLAN OLDENBERG	Grace St. / Charles St.	2,073	401 RESIDENTIAL
18	041 120 013 00	WENDELL GRUNER	140 Charles St.	22,000	401 RESIDENTIAL
19	041 120 014 00	MARIE FISHER	136 Charles St.	7,100	401 RESIDENTIAL
20	041 120 015 00	DAVID MUMBY	128 Charles St.	14,600	401 RESIDENTIAL
21	041 120 016 00	DAVID NYSTROM	126 Charles St.	18,400	401 RESIDENTIAL
22	041 120 017 00	EDNA ESSELTINE	709 E. State St.	25,726	401 RESIDENTIAL
23	041 120 018 00	BRADLEY NORRIS	802 Grace St.	38,000	401 RESIDENTIAL
24	041 120 019 00	SOUTHERN MICHIGAN BANK	733 E. State St.	22,700	201 COMMERCIAL
25	041 120 020 00	FRANKLIN FISHER	129 Phillip St.	15,361	401 RESIDENTIAL
26	041 120 021 00	ROMAN MILLER	--- Phillip St.	1,900	401 RESIDENTIAL
27	041 120 022 00	ROMAN MILLER	--- Phillip St.	1,900	401 RESIDENTIAL
28	041 120 023 00	ROMAN MILLER	149 Phillip St.	15,200	401 RESIDENTIAL
29	041 120 027 00	AVERY FAMILY TRUST	Grace St. / Phillip St.	2,456	301 INDUSTRIAL
30	041 120 029 00	BETTY HANSEN	--- Phillip St.	3,770	401 RESIDENTIAL
31	041 120 029 10	BETTY HANSEN	138 Phillip St.	24,500	401 RESIDENTIAL
32	041 120 030 00	WILLIAM BROKER III	893 E. State St.	27,934	201 COMMERCIAL
33	041 120 031 00	FRANK FARRAND	--- Phillip St.	5,100	201 COMMERCIAL
34	041 120 031 10	MICHAEL YESH	130 Phillip St.	20,200	401 RESIDENTIAL
35	041 120 032 00	WAYNE EMBLER	899 E. State St.	8,791	201 COMMERCIAL
36	041 120 032 10	MDOT	E. State St./ N. Burr Oak	-	702 EXEMPT
37	041 120 034 00	ALVIN YODER	511 N. Burr Oak Rd.	17,900	401 RESIDENTIAL
38	041 120 034 01	AVERY FAMILY TRUST	892 Grace St.	61,393	301 INDUSTRIAL
39	041 120 035 00	WILLIAM BROKER III	E. State St. / Phillip St.	6,600	201 COMMERCIAL
40	041 120 036 10	521 NORTH BURR OAK RD LLC	521 N. Burr Oak Rd.	30,100	201 COMMERCIAL
41	041 130 001 00	CORNERSTONE COMM CHURCH	403 E. State St.	-	708 EXEMPT
42	041 130 001 01	CORNERSTONE COMM CHURCH	--- E State St.	-	708 EXEMPT
43	041 130 002 00	CORNERSTONE COMM CHURCH	--- E State St.	-	708 EXEMPT
44	041 130 003 00	PAULINE BARNES	427 E. State St.	22,400	401 RESIDENTIAL
45	041 130 003 10	RANDY POWELL	430 Romine St.	26,000	401 RESIDENTIAL
46	041 130 004 00	FIRST CHURCH OF CHRIST	107 Broadway St.	-	708 EXEMPT
47	041 130 004 10	CONNIE SCHWARTZ	111 Broadway St.	11,800	401 RESIDENTIAL
48	041 130 005 00	GREG JORDAN	108 Broadway St.	24,497	401 RESIDENTIAL
49	041 130 006 00	JOHN CONLEY	--- E State St.	1,477	401 RESIDENTIAL
50	041 130 007 00	JOHN CONLEY	527 E. State St.	15,759	401 RESIDENTIAL

Table 1 COLON DDA DISTRICT PARCELS

288 PARCELS		2010 Taxable				
PARCEL #	NAME	address	Values	CLASS		
51	041 130 008 00	DENNIE BOWER	537 E. State St.	38,400	401	RESIDENTIAL
52	041 130 008 10	DENNIE BOWER	545 E. State St.	4,700	401	RESIDENTIAL
53	041 130 009 00	DENNIE BOWER	563 E. State St.	1,500	401	RESIDENTIAL
54	041 130 010 00	DENNIE BOWER	567 E. State St.	26,315	201	COMMERCIAL
55	041 130 011 00	JOHNNY DUDLEY	119 Dallas St.	32,400	401	RESIDENTIAL
56	041 130 012 00	NELSON CURTIS	534 Romine St.	28,500	401	RESIDENTIAL
57	041 130 013 00	KIMBERLY JOHNSON	532 Romine St.	20,900	401	RESIDENTIAL
58	041 130 014 00	DEO GRIGSBY	524 Romine St.	23,900	401	RESIDENTIAL
59	041 130 016 00	ROBERT WEINBERG	120 Broadway St.	8,000	401	RESIDENTIAL
60	041 130 016 01	ROBERT WEINBERG	512 Romine St.	25,800	401	RESIDENTIAL
61	041 130 017 00	PAUL MINOR	440 Romine St.	20,400	401	RESIDENTIAL
62	041 130 018 00	TRAVIS MC CLISH	418 Romine St.	27,100	401	RESIDENTIAL
63	041 130 019 00	JOYCE BRANDT	408 Romine St.	15,759	401	RESIDENTIAL
64	041 130 020 00	WATER MC ELVAIN	129 Polk St.	24,717	401	RESIDENTIAL
65	041 140 001 00	MARJORIE DECKER	M - 86	4,900	401	RESIDENTIAL
66	041 140 005 00	BOB MC PHEARSON	614 Bowman St.	18,437	401	RESIDENTIAL
67	041 140 013 00	TERRANCE DRAKE TRUST	M-86/Bowman St.	2,668	401	RESIDENTIAL
68	041 180 001 00	DAVID TOMLINSON	108 W. State St.	38,438	201	COMMERCIAL
69	041 180 002 00	COLON GRANGE	117 N. Blackstone Ave.	253	401	RESIDENTIAL
70	041 180 003 00	ERNEST BAKER	116 W. State St.	36,100	401	RESIDENTIAL
71	041 180 004 00	JACK ROBBINS	128 W. State St.	34,400	401	RESIDENTIAL
72	041 180 006 00	ELON RUGE	125 N. Blackstone Ave.	12,636	201	COMMERCIAL
73	041 180 007 00	PAUL ADAMS	121 N. Blackstone Ave	9,768	201	COMMERCIAL
74	041 180 007 01	JACK ROBBINS	Block 1 Alley	705	401	RESIDENTIAL
75	041 180 008 00	BARRY MACDONALD	109 Mill St.	3,100	401	RESIDENTIAL
76	041 180 009 00	STEVEN VAN HOESEN	134 N. St. Joseph St.	14,200	401	RESIDENTIAL
77	041 180 011 00	TAMMY JOHNSON	122 Mill St.	13,000	401	RESIDENTIAL
78	041 180 012 00	PHILLIP FURNEY	105 E. State St.	29,900	201	COMMERCIAL
79	041 180 013 00	ROBERT FISHER	107 E. State St.	16,700	201	COMMERCIAL
80	041 180 014 00	VILLAGE OF COLON	110 N. Blackstone Ave.	-	703	EXEMPT
81	041 180 015 00	MASONIC CORP	111 E. State St.	8,527	201	COMMERCIAL
82	041 180 016 00	ELON RUGE	115 E. State St.	35,790	201	COMMERCIAL
83	041 180 018 00	DENNIS PRIEST	117 E. State St.	20,206	201	COMMERCIAL
84	041 180 019 00	CITIZENS STATE BANK	123 E. State St.	180,800	201	COMMERCIAL
85	041 180 021 00	VILLAGE OF COLON	127 E. State St.	-	703	EXEMPT
86	041 180 024 00	VILLAGE OF COLON	Parking lot N. Blackstone	-	703	EXEMPT
87	041 180 025 01	TOWNSHIP OF COLON	132 N. Blackstone Ave.	-	703	EXEMPT
88	041 180 026 00	CITIZENS STATE BANK	Parking lot N. Swan/Mill	3,277	201	COMMERCIAL
89	041 180 027 00	DEPT OF HUD	210 N. Swan St.	28,700	401	RESIDENTIAL
90	041 180 028 00	MAXINE STEVENS	220 N. Swan St.	22,400	401	RESIDENTIAL
91	041 180 028 01	SUSAN JOHNSON	214 N. Swan St.	37,600	401	RESIDENTIAL
92	041 180 029 00	BRAD FIELDS	230 N. Swan St.	29,000	401	RESIDENTIAL
93	041 180 030 10	MAXINE STEVENS	--- North St.	8,400	401	RESIDENTIAL
94	041 180 030 50	NEW LIFE ASSEMBLY OF GOD	204 N. Blackstone Ave.	-	708	EXEMPT
95	041 180 030 55	DANIEL THRAMS	216 N. Blackstone Ave.	26,600	401	RESIDENTIAL
96	041 180 030 60	UNITED METHODIST CHURCH	224 N. Blackstone Ave.	-	708	EXEMPT
97	041 180 031 00	STRUGIS BANK & TRUST	229 N. Swan St.	18,200	401	RESIDENTIAL
98	041 180 032 00	RENEE WEINBERG	221 N. Swan St.	17,093	401	RESIDENTIAL
99	041 180 033 00	LEAH DECKER	215 N. Swan St.	19,729	401	RESIDENTIAL
100	041 180 034 00	MARY SCHWARTZ	209 N. Swan St.	13,379	401	RESIDENTIAL

Table 1 COLON DDA DISTRICT PARCELS

288 PARCELS

PARCEL #	NAME	address	2010 Taxable		
			Values	CLASS	
101	041 180 035 00	KYLIE DINGMAN	121 Mill St.	25,000	401 RESIDENTIAL
102	041 180 036 00	VILLAGE OF COLON	Gazeb Park Mill St.	-	703 EXEMPT
103	041 180 037 00	UNITED METHODIST CHURCH	--- N. Blackstone Ave.	-	708 EXEMPT
104	041 180 038 00	GREGORY BORDNER	233 N. Blackstone Ave.	28,849	401 RESIDENTIAL
105	041 180 039 00	VIRGIL FARRAND	212 N. Blackstone Ave.	-	703 EXEMPT
106	041 180 039 01	COMMUNITY HISTORICAL SOCIE	219 N. Blackstone Ave.	-	708 EXEMPT
107	041 180 040 00	HELGA RIDDLE	112 Mill St.	18,400	401 RESIDENTIAL
108	041 180 041 00	MARY DECKER	120 Mill St.	13,975	401 RESIDENTIAL
109	041 180 042 01	MARTIN BORNER	W. State St./S. St. Josep	919	301 INDUSTRIAL
110	041 180 043 00	COREY OLDENBERG	215 W. State St.	19,800	401 RESIDENTIAL
111	041 180 044 00	NANCY PENN	223 W. State St.	17,841	401 RESIDENTIAL
112	041 180 045 00	MARTIN BORNER	124 S. St. Joseph St.	19,650	301 INDUSTRIAL
113	041 180 046 00	ROYCE RUSSELL	128 S. St. Joseph St.	27,300	401 RESIDENTIAL
114	041 180 047 00	FREDRICK BRANDT	134 S. St. Joseph St.	25,400	401 RESIDENTIAL
115	041 180 048 00	STRUGIS BANK & TRUST	110 S. Blackstone Ave.	171,900	201 COMMERCIAL
116	041 180 048 10	COLON TWP LIBRARY	Parking lot Canal St.	-	703 EXEMPT
117	041 180 048 20	PRIYA INVESTMENTS	111 S. St. Joseph St.	63,900	201 COMMERCIAL
118	041 180 049 10	COLON TWP LIBRARY	128 S. Blackstone Ave.	-	703 EXEMPT
119	041 180 050 00	RODNEY THOMPSEN	131 S. St. Joseph St.	19,900	401 RESIDENTIAL
120	041 180 051 00	LOUIS BROKER	128 Canal St.	14,900	401 RESIDENTIAL
121	041 180 053 00	BILLIE BROWN	106 E. State St.	14,300	201 COMMERCIAL
122	041 180 054 00	DAN EARL	108 E. State St.	20,777	201 COMMERCIAL
123	041 180 058 00	DIANE DOYLE	123 S. Blackstone Ave.	38,011	201 COMMERCIAL
124	041 180 059 00	HAROLD HEMEL	119 S. Blackstone Ave.	15,818	201 COMMERCIAL
125	041 180 060 00	CARL THORNTON	112 E. State St.	14,267	201 COMMERCIAL
126	041 180 061 00	TERRY CRAFT	116 E. State St.	32,200	401 RESIDENTIAL
127	041 180 061 10	DAN EARL	Parking lot Alley Block 6	897	201 COMMERCIAL
128	041 180 062 00	AMERICAL LEGION	122 E. State St.	-	703 EXEMPT
129	041 180 063 00	VILLAGE OF COLON	126 S. Swan St.	-	703 EXEMPT
130	041 180 065 00	EFS ENTERPRISES	130 E. State St.	36,041	201 COMMERCIAL
131	041 180 067 00	COUNTY SEAT PROPERTIES	131 S. Blackstone Ave.	33,700	201 COMMERCIAL
132	041 180 068 00	DAVID PRATT	117 Canal St.	13,400	401 RESIDENTIAL
133	041 180 069 00	PAULINE MAST	119 Canal St.	21,600	401 RESIDENTIAL
134	041 180 070 00	VILLAGE OF COLON	Canal St./S. Swan St.	-	703 EXEMPT
135	041 180 071 00	JASON HEATH	211 S. Blackstone Ave.	30,900	401 RESIDENTIAL
136	041 180 071 01	JAMES SANDERSON	118 Canal St.	20,000	401 RESIDENTIAL
137	041 180 072 00	JAMES BIDWELL	217 S. Blackstone Ave.	19,800	401 RESIDENTIAL
138	041 180 073 00	ANDREW DOWNS	225 S. Blackstone Ave.	24,500	401 RESIDENTIAL
139	041 180 074 00	EDITH DOENGES	233 S. Blackstone Ave.	22,802	201 COMMERCIAL
140	041 180 074 01	DAVID TOMLINSON	--- S. Swan St.	2,500	401 RESIDENTIAL
141	041 180 075 00	JERRY BAUGHMAN	120 Canal St.	27,500	401 RESIDENTIAL
142	041 180 076 00	DAVID TOMLINSON	--- S. Swan St.	3,400	401 RESIDENTIAL
143	041 180 077 00	DAVID TOMLINSON	232 S. Swan St.	29,744	401 RESIDENTIAL
144	041 180 078 00	ANTHONY WILSON	212 S. Blackstone Ave.	15,000	401 RESIDENTIAL
145	041 180 079 00	EDITH SCHWARTZ	218 S. Blackstone Ave.	22,400	401 RESIDENTIAL
146	041 180 080 00	TODD SCHWARTZ	224 S. Blackstone Ave.	9,958	401 RESIDENTIAL
147	041 180 081 00	WALTER-DIMICK PETROLEUM	---Franklin St.	31,606	201 COMMERCIAL
148	041 180 081 01	WALTER-DIMICK PETROLEUM	226 S. Blackstone Ave.	38,413	201 COMMERCIAL
149	041 180 082 00	EARL AUGERBRIGHT	207 S. St. Joseph St.	19,330	401 RESIDENTIAL
150	041 180 083 00	RONALD HASKINS	123 Canal St.	26,400	401 RESIDENTIAL

Table 1 COLON DDA DISTRICT PARCELS

288 PARCELS			2010 Taxable			
PARCEL #	NAME	address	Values	CLASS		
151	041 180 084 10	EARL AUGERBRIGHT	--- S. St Joseph St.	1,000	401	RESIDENTIAL
152	041 180 085 00	RITA LONG	223 S. St. Joseph St.	30,900	401	RESIDENTIAL
153	041 180 085 01	TOD SCHIPPER	231 S. St. Joseph St.	23,494	401	RESIDENTIAL
154	041 180 086 00	RONALD WING	206 S. St. Joseph St.	28,700	401	RESIDENTIAL
155	041 180 087 00	JOHN SMITH	216 S. St. Joseph St.	24,833	401	RESIDENTIAL
156	041 180 089 00	STEPHEN PERSING	224 S. St. Joseph St.	20,300	401	RESIDENTIAL
157	041 180 090 00	WENDELL MALCOLM	232 S. St. Joseph St.	23,644	401	RESIDENTIAL
158	041 180 091 00	LOU ELLEN BRIGGS	234 Franklin St.	15,908	401	RESIDENTIAL
159	041 180 092 00	CONNIE FREDERICK	233 Franklin St.	3,300	401	RESIDENTIAL
160	041 180 092 10	MICHAEL MILLER	306 S. St. Joseph St.	33,000	401	RESIDENTIAL
161	041 180 093 00	ELNORA WEST	322 S. St. Joseph St.	22,900	401	RESIDENTIAL
162	041 180 094 00	KENNETH BROWN	330 S. St. Joseph St.	21,709	401	RESIDENTIAL
163	041 180 095 00	SCHIPPER FUNERAL HOME	Franklin St/S. St. Josep	2,100	201	COMMERCIAL
164	041 180 096 00	SCHIPPER FUNERAL HOME	308 S. Blackstone Ave.	44,842	201	COMMERCIAL
165	041 180 097 00	SCHIPPER FUNERAL HOME	331 S. St. Joseph St.	17,680	401	RESIDENTIAL
166	041 180 098 00	PHILIP CLIPFELL	317 S. St. Joseph St.	10,552	401	RESIDENTIAL
167	041 180 099 00	THEODORE SCHIPPER TRUST	--- S. St. Joseph St.	1,294	401	RESIDENTIAL
168	041 180 100 00	MDOT	South St/S. Blackstone	-	702	EXEMPT
169	041 180 100 10	THEODORE SCHIPPER TRUST	South St/S. Blackstone	4,454	201	COMMERCIAL
170	041 180 101 00	JACK DELLE	307 S. Blackstone Ave.	20,956	401	RESIDENTIAL
171	041 180 102 00	ORVILLE SHOOK	315 S. Blackstone Ave.	25,700	401	RESIDENTIAL
172	041 180 103 00	KEITH YODER	323 S. Blackstone Ave.	24,900	401	RESIDENTIAL
173	041 180 104 00	MICHAEL DAVIS	333 S. Blackstone Ave.	25,158	201	COMMERCIAL
174	041 180 105 00	COLON MEDICAL CLINIC	121 Franklin St.	70,200	201	COMMERCIAL
175	041 180 106 00	US BANK	328 S. Swan St.	28,500	401	RESIDENTIAL
176	041 180 107 00	WILLIAM TOMLINSON	334 S. Swan St.	29,700	401	RESIDENTIAL
177	041 180 108 00	PENELOPE MURAD	212 E. State St.	52,500	201	COMMERCIAL
178	041 180 109 00	JOHN STERLINI	208/210 E. State St.	46,500	201	COMMERCIAL
179	041 180 110 00	SCOTT WEST	214/216 E. State St.	14,700	201	COMMERCIAL
180	041 180 111 00	SHANE CLIPFELL	125 S. Swan St.	52,239	401	RESIDENTIAL
181	041 180 113 01	DENNIS HENDRICKSON	218 E. State St.	26,154	201	COMMERCIAL
182	041 180 113 02	DENNIS HENDRICKSON	220 E. State St.	42,524	401	RESIDENTIAL
183	041 180 114 01	WALTER WEAVER	121 S. Swan St.	11,344	401	RESIDENTIAL
184	041 180 115 00	ALBERT SENG	127 S. Swan St.	76,000	401	RESIDENTIAL
185	041 180 116 01	STANLEY SMOLARZ	217 S. Swan St.	27,238	401	RESIDENTIAL
186	041 180 117 00	JOSEPH SMOLARZ	211 S. Swan St.	17,991	201	COMMERCIAL
187	041 180 118 00	JEFFREY WHITINGER	233 S. Swan St.	65,698	401	RESIDENTIAL
188	041 180 119 00	TERRY MANN	325 S. Swan St.	83,451	401	RESIDENTIAL
189	041 180 120 00	STELLA SARCEVICH	301 S. Swan St.	26,471	401	RESIDENTIAL
190	041 180 121 00	CHARLES DAVIS III	331 S. Swan St.	65,975	401	RESIDENTIAL
191	041 180 122 00	VILLAGE OF COLON	Park W. State St.	-	703	EXEMPT
192	041 180 125 00	VILLAGE OF COLON	200 W. State St.	-	703	EXEMPT
193	041 777 005 00	CARL DRUMHILLER JR	430 Cathrine St	20,100	401	RESIDENTIAL
194	041 777 006 00	RICHARD ENGEL	215 E. State St.	56,700	201	COMMERCIAL
195	041 777 007 00	ANTHONY STAFFEN	554 E. State St.	21,700	401	RESIDENTIAL
196	041 777 008 00	BRYAN HAMBRIGHT	681 W. State St.	25,000	401	RESIDENTIAL
197	041 777 009 00	JOHN SMITH	309 N. Blackstone Ave.	25,600	401	RESIDENTIAL
198	041 777 020 00	DANIEL GALES	419 N. Swan St.	24,300	401	RESIDENTIAL
199	041 777 022 00	IRA CLARK TRUST	336 S. St. Joseph St.	19,600	401	RESIDENTIAL
200	041 777 023 00	ARLINE BROWN	730 E. State St.	21,900	401	RESIDENTIAL

COLON DDA DISTRICT PARCELS

288 PARCELS

PARCEL #	NAME	address	2010 Taxable		
			Values	CLASS	
201	041 777 025 00	RALPH MERKLE TRUST	432 N. Swan St.	17,841	401 RESIDENTIAL
202	041 777 026 00	NORMAN WEBB	323 N. Swan St.	18,400	401 RESIDENTIAL
203	041 777 027 00	ARTHUR WILLIAMS TRUST	638 E. State St.	15,016	401 RESIDENTIAL
204	041 777 028 00	THEODORE SCHIPPER TRUST	128 South St.	41,800	401 RESIDENTIAL
205	041 777 030 00	MARILYN PARIN	210 South St.	49,527	401 RESIDENTIAL
206	041 777 031 00	UNITED METHODIST CHURCH	South St./Maple St.	-	703 EXEMPT
207	041 777 032 00	CYNTHIA THOMET	428 N. Swan St.	19,330	401 RESIDENTIAL
208	041 777 033 00	JOHN DAMBRA	423 Maple St.	63,512	401 RESIDENTIAL
209	041 777 034 00	UNITED METHODIST CHURCH	403 Maple St.	-	703 EXEMPT
210	041 777 035 00	DALE KAUFFMAN	617 E. State St.	17,500	401 RESIDENTIAL
211	041 777 036 00	MDOT	South St./ S. Blackstone	-	702 EXEMPT
212	041 777 037 00	ALLEN WENDELL	804 E. State St.	21,800	401 RESIDENTIAL
213	041 777 037 01	C E DOENGES LLC	898 E. State St.	64,611	201 COMMERCIAL
214	041 777 038 00	MARJORIE DECKER	--- M-86	9,600	401 RESIDENTIAL
215	041 777 038 01	MARJORIE DECKER	344 S. St. Joseph St.	17,249	401 RESIDENTIAL
216	041 777 040 00	LAWAYNE HIRSCHY	708 E. State St.	18,100	401 RESIDENTIAL
217	041 777 048 00	RANDY JONES	1100 E. M-86	25,726	401 RESIDENTIAL
218	041 777 049 00	TJ TARKOWSKI	447 Maple St.	130,003	401 RESIDENTIAL
219	041 777 050 00	DUANE FRISBIE	644 E. State St.	29,000	401 RESIDENTIAL
220	041 777 051 00	JOHN FROHRIEP	530 E. State St.	28,404	401 RESIDENTIAL
221	041 777 052 00	KIMBERLY NICHOLS	320 N. Swan St.	21,400	401 RESIDENTIAL
222	041 777 057 00	ROGER CARR	331 N. Swan St.	25,700	401 RESIDENTIAL
223	041 777 058 00	SUSAN KELLER	412 Maple St.	27,000	401 RESIDENTIAL
224	041 777 059 00	JOHN GROSS	420 N. Swan St.	22,600	401 RESIDENTIAL
225	041 777 061 00	CONNIE FREDERICK	233 W. Franklin St.	17,100	401 RESIDENTIAL
226	041 777 063 00	RENEE WEINBERG	329.5 E. State St.	6,900	401 RESIDENTIAL
227	041 777 064 00	STEPHEN DOWNS	520 E. State St.	39,600	401 RESIDENTIAL
228	041 777 067 00	WILLIAM MILLER	1101 E. M-86	23,499	301 INDUSTRIAL
229	041 777 071 00	HSBC MORTGAGE	441 Maple St.	84,756	401 RESIDENTIAL
230	041 777 073 00	DOLLY MEYER	716 E. State St.	23,500	401 RESIDENTIAL
231	041 777 074 00	DONALD OLIVER	118 Dallas St.	19,800	401 RESIDENTIAL
232	041 777 074 10	ROBERT LUNDSTROM	--- Dallas St.	2,073	401 RESIDENTIAL
233	041 777 075 00	ROBERT LUNDSTROM	605 E. State St.	25,300	401 RESIDENTIAL
234	041 777 078 00	WALTER WEAVER	--- E. State St.	3,100	401 RESIDENTIAL
235	041 777 078 10	VILLAGE OF COLON	Drake Park E. State St.	-	703 EXEMPT
236	041 777 079 00	WALTER WEAVER	230 E. State St.	89,618	401 RESIDENTIAL
237	041 777 079 10	MDOT	273 E. State St.	-	702 EXEMPT
238	041 777 080 01	CAL SHOOP	147 South St.	28,775	301 INDUSTRIAL
239	041 777 080 02	CAL SHOOP	442 Maple St.	19,425	401 RESIDENTIAL
240	041 777 081 00	YUKA HUSTED	308 N. Swan St.	17,355	401 RESIDENTIAL
241	041 777 083 00	COLON COMMUNITY SCHOOLS	Dam E. State St.	-	704 EXEMPT
242	041 777 083 10	COLON COMMUNITY SCHOOLS	314 E. State St.	-	704 EXEMPT
243	041 777 084 00	DRUMHILLER FAMILY TRUST	N. of Swan Creek	6,509	201 COMMERCIAL
244	041 777 085 00	TY CLIPFELL	438 N. Swan St.	29,700	401 RESIDENTIAL
245	041 777 093 00	LESTER QUIMBY	403 N. Swan St.	34,800	401 RESIDENTIAL
246	041 777 097 00	JOSEPH HUGHES III	562 E. State St.	26,900	401 RESIDENTIAL
247	041 777 118 00	TIMOTHY MILLER	428 Maple St.	18,600	401 RESIDENTIAL
248	041 777 119 00	LORIE WOGOMON	337 E. State St.	14,600	401 RESIDENTIAL
249	041 777 120 00	HENRY SCHWARTZ	436 E. State St.	30,100	401 RESIDENTIAL
250	041 777 123 00	LINDA TOKARSKI	309 N. Swan St.	29,300	401 RESIDENTIAL

Table 1 COLON DDA DISTRICT PARCELS

288 PARCELS			2010 Taxable		
PARCEL #	NAME	address	Values	CLASS	
251	041 777 126 00	DERREN SMITH	465 Burr Oak Rd.	32,865	401 RESIDENTIAL
252	041 777 126 30	GEORGE LUCENTE	896 Laurel Dr.	60,400	401 RESIDENTIAL
253	041 777 126 65	MYSTIC GROVE LIMITED	473 Burr Oak Rd.	-	703 EXEMPT
254	041 777 127 01	SHERYLA WILDER	475 Burr Oak Rd.	26,400	401 RESIDENTIAL
255	041 777 134 00	CARL DRUMHILLER JR	N. of Depot St.	20,300	201 COMMERCIAL
256	041 777 137 00	RAYMOND WAGNER	512 E. State St.	19,500	401 RESIDENTIAL
257	041 777 141 00	ROBERT BOWER	485 Burr Oak Rd.	38,095	401 RESIDENTIAL
258	041 777 141 01	DONOVAN BISHOP OF KALAMAZO	479 N. Burr Oak Rd.	-	708 EXEMPT
259	041 777 144 10	O M DEVELOPMENT	466 Burr Oak Rd.	364,500	201 COMMERCIAL
260	041 777 144 20	O M DEVELOPMENT	466 Burr Oak Rd.	6,600	401 RESIDENTIAL
261	041 777 144 30	JOHN SPROWL	--- Burr Oak Rd.	1,900	401 RESIDENTIAL
262	041 777 144 40	TYLER MILLIMAN	462 Burr Oak Rd.	35,000	401 RESIDENTIAL
263	041 777 144 50	ST. PAUL'S EVANGELICAL LUTHE	484 Burr Oak Rd.	-	708 EXEMPT
264	041 777 145 00	WILLIAM DE BOLD	490 Burr Oak Rd.	65,500	401 RESIDENTIAL
265	041 777 147 00	RICHARD TOMLINSON	326 N. Blackstone Ave.	20,472	201 COMMERCIAL
266	041 777 148 00	MARYANNE RUPLE	538 E. State St.	39,800	401 RESIDENTIAL
267	041 777 149 00	LORIE WOGOMON	600 E. State St.	22,304	401 RESIDENTIAL
268	041 777 151 00	ROBERT FISHER	618 E. State St.	29,812	201 COMMERCIAL
269	041 777 152 00	DONALD EASTMAN	724 E. State St.	20,222	401 RESIDENTIAL
270	041 777 152 01	ARLINE BROWN	-----	572	401 RESIDENTIAL
271	041 777 153 00	MATHEW COSSAIRT	412 N. Swan St.	20,900	401 RESIDENTIAL
272	041 777 156 00	JOSEPH SCHLABACH	336 N. Swan St.	22,600	401 RESIDENTIAL
273	041 777 157 00	ROBERT BRADFORD	330 N. Swan St.	15,700	401 RESIDENTIAL
274	041 777 158 00	RENEE WEINBERG	329 E. State St.	27,800	401 RESIDENTIAL
275	041 777 160 00	WILLIAM WATSON	546 E. State St.	34,833	401 RESIDENTIAL
276	041 777 161 00	GAIL HART TRUST	314 N. Swan St.	16,600	401 RESIDENTIAL
277	041 777 163 00	FRANK FARRAND	444 E. State St.	53,600	401 RESIDENTIAL
278	041 777 164 00	TED STOLL	630 E. State St.	17,249	401 RESIDENTIAL
279	041 777 171 00	STACEY MOYER	623 E. State St.	29,200	401 RESIDENTIAL
280	041 777 175 00	ANN GILCHRIST HAROLD HEMEL	7951 N. Farrand Rd.	38,647	401 RESIDENTIAL
281	041 777 175 30	RICK FARRAND	1061 E. M-86	79,000	201 COMMERCIAL
282	042 777 175 40	JOE HAPPEL	1067 E. M-86	6,577	201 COMMERCIAL
283	041 777 176 00	FOREST RIVER INC.	1047 E. M-86	1,282,542	301 INDUSTRIAL
284	041 777 177 00	COLON TOWNSHIP	1063 E. M-86	-	703 EXEMPT
285	041 777 177 10	GEORGE MANCHESTER JR	1075 E. M-86	15,125	201 COMMERCIAL
286	041 777 177 20	COUNTY SEAT PROPERTIES	1077/1079 E. M-86	518,975	201 COMMERCIAL
287	041 777 177 30	WILLIAM FRISBIE	1071 E. M-86	36,400	401 RESIDENTIAL
288	041 777 178 00	COLON COMMUNITY SCHOOLS	328 E. State St.	-	704 EXEMPT

TOTAL 8,628,880