



2013

**MONROE DOWNTOWN
DEVELOPMENT AUTHORITY**

**Amended and Restated
Tax Increment Financing &
Development Plan**

Adopted 5.17.21

AMENDED AND RESTATED TAX INCREMENT FINANCING AND DEVELOPMENT PLAN - 2021

BACKGROUND AND PURPOSE

Purpose of the Recodified Tax Increment Financing Act

Act 57 of Public Acts of 2018 of the State of Michigan, commonly referred to as the Recodified Tax Increment Financing Act, was created in part to correct and prevent deterioration of Business Districts; to promote economic growth and revitalization; to encourage Historic Preservation; to authorize the acquisition and disposal of interest in Real and Personal Property; to authorize the creation of a Downtown Development Authority; to authorize the levy and collection of taxes, the issuance of bonds and the use of Tax Increment Financing in the accomplishment of specific downtown development activities contained in locally adopted development plans.

The Act seeks to attack problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of Michigan communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary and organizational tools to revitalize downtown districts either through public initiated projects or in concert with privately-motivated development projects. The manner in which downtown development authorities chose to make use of these tools does, of course, depend on the problems and opportunities facing each particular downtown district and the development priorities sought by the community in the revitalization of its business area.

Creation of the Monroe Downtown Development Authority

In April of 1977, the City of Monroe City Council adopted Ordinance 77-003 which created the Monroe Downtown Development Authority. The Downtown Development Authority District (District #1) created by this Ordinance has been subsequently enlarged by Ordinance 90-013 (District #2), Ordinance 91-004 (District #3), Ordinance 94-015 (District #4) and Ordinance 02-012 (District #5). These Ordinances were superseded by Ordinance 06-009 (District #6) which includes the entire enlarged district description.

The Development District (#7) in this plan has been amended to remove underperforming parcels at district extremities and to add certain properties that may yield redevelopment potential.

The Authority was given all of the powers and duties prescribed for a Downtown Development Authority pursuant to the Act.

Basis for the Tax Increment Finance Plan and Development Plan

Act 57 of Public Acts of 2018, the Recodified Tax Increment Financing Act, provides the legal mechanism for Local Officials to address the need for economic development in the Business District. In Monroe, the Downtown Development Authority District, subject of this Development Plan, can be generally described as incorporating the majority of commercial properties along North and South Monroe Streets from Vine Street to Jones Avenue; East and West Front Street from Soldiers and Sailors Park to Smith Street; and First, Second and Third Streets between Scott Street and Smith Street. This Development Plan (herein referred to as Development Plan No. 5) calls for the creation of the "Development Area" as the area designated by the Downtown Development Authority for implementing certain public development activities and Tax Increment Financing procedures set forth in the Act.

For purposes of designating a Development Plan District and for establishing a Tax Increment Financing Plan, the Act refers to a "Downtown District" as being in a Business District which is specifically designated by Ordinance of the Governing Body of the Municipality and a "Business District" as being an area in the Downtown of a Municipality zoned and used principally for business.

For purposes of financing activities of the Authority within a District, Tax Increment Plans can be established. By definition, a Tax Increment Financing Plan seeks to capitalize on and make use of the increased tax base created by economic development within the Boundaries of a Downtown District. The legal basis of support for the Tax Increment Plan and Development Plan are identified in Act 57 of the Public Acts of 2018, as amended.

This Development Plan and Tax Increment Financing Plan is the fifth to be approved by the Downtown Development Authority;

Development Plan #5 is structured to provide the Downtown Development Authority continued ability to utilize Tax Increment Financing for addressing the needs of Downtown Monroe and specifically, the Downtown Development Area.

Relationship between Development Plan #4 and Development Plans #1-4

The intent of Development Plan #5 is to supersede the previous Development Plans #1-4 Development Plan #2 and Development Plan #3. This Development Area comprises all of the Downtown Development Authority District, as amended.

Further, Tax Increment Financing Plan #4 relating to the three previous Development Plans shall be superseded by the attached Tax Increment Financing Plan #5 as a result of more recent boundary amendments.

The intent of Development Plan #5 is to remove underperforming parcels district extremities and to add certain properties that yield redevelopment potential. There is no intent to alter the duration of the Tax Increment Financing Plan in this iteration.

GENERAL DEVELOPMENT PLAN FOR DOWNTOWN MONROE

The need for establishing the Development District described in Section 4 (referred to as "Development Area") is founded on the basis that the future success of Monroe's current effort to revitalize its Commercial Area will depend, in large measure, on the readiness and ability of its public corporate entity to initiate public improvements that strengthen the Commercial Area and to encourage and participate where feasible in the development of new private uses that clearly demonstrate the creation of new jobs, the attraction of new business, and the generation of additional tax revenues.

The Business District within the Development Area can be characterized as an aggregation of different Commercial Zones that reflect the historic development of the Community. Many of the commercial Zones within the City of Monroe have developed along the major traffic corridors which, in many instances, abut Single-Family Residential areas.

The core of the Business District and Community is located along Monroe Street between Vine Street and Jones Avenue; Front Street between Soldiers and Sailors Park and Smith Street; and within an area bounded by Front Street, Third Street, Scott Street and Smith Street. The latter area has been traditionally designated the Central Business District and the subject of previous redevelopment plans prepared in 1964, 1977 and 1994. As a result of these planning efforts, the City of Monroe did implement certain public projects including streetscape improvements, public parking facilities, improvements to Loranger Square, and installation of a Riverwalk behind the properties on East Front Street between Macomb Street and the West Front Street Parking Lot.

Development Plan #5 focuses efforts with public and private investment within the 2021 amended Downtown Development District as illustrated by Map#1 included as Exhibit B.

DEVELOPMENT PLAN # 5

1. DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA

The Development Area Boundary is located within the jurisdictional limits of the City of Monroe and the City of Monroe Downtown Development Authority. The City of Monroe established the Downtown Development Authority pursuant to Act 57 of Public Acts of 2018, through the adoption and publication of Ordinances 77-003, 90-013, 91-004, 02-012 and 06-009. The Downtown Development Authority Development Area Boundary is illustrated on Map #1 and can be generally described as the majority of Commercial Properties along Monroe Street between Vine Street and Jones Avenue; Front Street between Soldiers and Sailors Park and Smith Street; and within an area bounded by Front Street, Third Street, Scott Street and Smith Street. The River Raisin flows through this district.

2. LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; LOCATION, CHARACTER AND EXTENT OF EXISTING PUBLIC AND PRIVATE LAND USES

Existing land uses within the Development Area are comprised of public and private land uses. The location of these land uses are illustrated below.

Public Land Uses

Public land uses within the Development Area, include right-of-ways under the jurisdiction of the City of Monroe, County of Monroe, and State of Michigan. The Development Area, generally described as majority of Commercial Properties along Monroe Street between Vine Street and Jones Avenue; Front Street between Soldiers and Sailors Park and Smith Street; and within an area bounded by Front Street, Third Street, Scott Street and Smith Street.

Included within the Development Area are alleys that run parallel with the major streets mentioned above and behind the retail and office land uses fronting on these streets.

In addition to the circulation system described, other public land uses including open space medians and public parks occur within the Development Area. The City of Monroe owns or maintains the Historical Monuments at the intersection of Elm Avenue and North Monroe Street and Memorial Park at the intersection of Seventh and South Monroe Streets. Both sites have been deemed important Local Historic Landmarks in the City of Monroe.

Private Land Uses

- A. Residential - There is one Multiple-Family Dwelling within the Development Area. Most Residential Units exist as accessory land uses to retail establishments located within the Development Area.
- B. Commercial - The majority of property within the Development Area consists of Commercial Property. Uses include Professional and Medical Offices, Retail and General Merchandising, Banking, and Service.
- C. Industrial - No industrial land uses exist within the Development Area.

Recreational Uses

There are recreational open-space land uses within the Development Area. These include the Historic Monuments located in St. Mary's Park at the intersection of Elm Avenue and North Monroe Street and Memorial Park at the intersection of Seventh and South Monroe Streets. City-owned Altrusa Park is a pocket park and is also located within the Development Area.

Semi-Public Uses

There are semi-public land uses within the Development Area consisting of five (5) Churches. The Churches include: Assembly of God, First Church of Christ Scientist, First Presbyterian, St. Paul's United Methodist and Primera Iglesia Hispana de Monroe.

Educational Uses

There are no educational land uses within the Development Area.

Vacant Land

Any vacant land within the Development Area can be categorized as infill property. There are no large tracts of undeveloped property within the Development Area.

3. LOCATION AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES

Development Plan #5 envisions the integration of public and private land uses as a means of strengthening the economic base of the Development Area. This will be accomplished through two elements:

- By improving the public infrastructure adjacent to existing private development and establishing a program that promotes improvement to existing buildings; and
- Conducting marketing activities to attract additional investment.

Private land development within the Development Area will likely occur on individual sites along North and South Monroe Streets and East and West Front Streets in the form of renovation and rehabilitation.

4. LEGAL DESCRIPTION OF THE DEVELOPMENT AREA

Commencing at the intersection of the east right-of-way line of North Monroe Street and the north right-of-way line of East Elm Avenue; thence NORTHERLY along the east right-of-way line of North Monroe Street to the north right-of-way line of East Willow Street; thence WESTERLY along said right-of-way line to the east property line of parcel 69-00493-000; thence NORTHERLY along the east property line of parcels 69-00493-000 and 69-00499-000 to the south right-of-way line of West Vine Street; thence EASTERLY along said right-of-way line across North Monroe Street to the west property line of parcel 69-00051-000; thence SOUTHERLY along the west property line of parcels 69-00051-000 and 69-00052-000 to the north right-of-way line of East Willow Street; thence WESTERLY on East Willow Street to the northern extension of the east property line of parcel 69-01313-000; thence SOUTHERLY along said northern extension to the south right-of-way line of East Willow Street; thence SOUTHERLY along the east property line of parcels 69-01313-000 and 69-01312-000 to the south property line of parcel 69-01312-000; thence WESTERLY along the south property line of parcels 69-01312-000, 69-01310-002 and 69-01310-001 to the east property line of parcel 69-01309-000; thence SOUTHERLY along the east property line of parcels 69-01309-000, 69-01308-000 and 69-01307-000 to the north right-of-way line of East Elm Avenue; thence SOUTHEASTERLY across said right-of-way to the east property line of parcel 69-01305-000; thence SOUTHERLY along the east property line of parcel 69-01305-000 to the north property line of parcel 69-01304-000; thence EASTERLY along the north property line of parcel 69-01304-000 to the east property line of parcel 69-01304-000; thence SOUTHERLY along the east property line of parcel 69-01304-000 to the south property line of said parcel ; thence WESTERLY along the south property line of parcel 69-01304-000 to the east right-of-way line of North Monroe Street; thence SOUTHERLY along said right-of-way line to the south bank of the River Raisin; then EASTERLY along said bank across South Macomb Street to the east property line of parcel 39-00160-000; thence SOUTHERLY along the east property line of parcel 39-00160-000 to the north right-of-way line of East Front Street; thence WESTERLY along the north right-of-way line of East Front Street to the northern extension of the east property line of parcel 39-00469-005; thence SOUTHERLY, across East Front Street, along the east property line of parcel 39-00469-005 to the south property line of parcel 39-00469-005; thence WESTERLY along the south property line of parcel 39-00469-005 to the east right-of-way line of Wadsworth Street, thence NORTHERLY along said right-of-way line to the south right-of-way line of East Front Street; thence WESTERLY along said right-of-way line to the east property line of parcel 39-00469-

000; thence SOUTHERLY along the east property line of parcel 39-00469-000 to the south property line of 39- 00469-000; thence WESTERLY along said property line to the east right-of-way line of Scott Street; thence SOUTHERLY along said right-of-way line to the eastern extension of the north property line of parcel 39- 00330-000; thence WESTERLY, across Scott Street, along the eastern extension of the north property line of parcel 39-00330-000 to the west right-of-way line of Scott Street; thence WESTERLY along the north property line of parcel 39-00330-000 to the west property line of parcel 39-00330-000; thence SOUTHERLY along the west property line of parcel 39-00330-000 to the south property line of parcel 39-00330-000; thence EASTERLY along the south property line of parcel 39-00330-000 to the west right-of-way line of Scott Street; thence SOUTHERLY along the east property line of parcel 39-00329-000 and 39-00328-000 to the north property line of parcel 39-00327-000; thence WESTERLY along the north property line of parcel 39- 00327-000 to the west property line of parcel 39-00327-000; thence SOUTHERLY along the west property line of parcels 39-00327-000, 39-00326-000, and 39-00325-000 to the north property line of parcel 39-00253-000; thence EASTERLY along the north property line of parcel 39-00253-000 to the west right-of-way line of Scott Street; thence NORTHEASTERLY across Scott Street to the intersection of the east right-of-way line of Scott Street with the north property line of parcel 39-00497-000; thence EASTERLY along the north property line of parcel 39-00497-000; thence SOUTHERLY along the east property line of parcel 39-00497-00 as it abuts the adjacent alley to the subsequent property corner forming a 90-degree turn to the east; thence EASTERLY along the north line of the remainder of parcel 39-00497-00; thence continuing EASTERLY along the north property line of parcels 39-00526-000 and 39-00525-00 to the west right-of-way line of Wadsworth Street; thence SOUTHERLY along said right-of-way line to the north right-of-way line of East First Street; thence WESTERLY along said right-of-way line across Scott Street to the west right-of-way line of Scott Street; thence SOUTHERLY along said right-of-way line across East First Street to the north right-of-way line of East Second Street; thence WESTERLY along said right-of-way line across both South Macomb Street and Washington Streets to the west right-of-way line of Washington Street; thence SOUTHERLY along said right-of-way line across East Second Street to the north right-of-way line of East Third Street; thence WESTERLY along said right-of-way line to the east property line of parcel 29-00099-000; thence SOUTHERLY along the east property line of parcels 29-00100-000, 29-00103-000, 29-00104-000 and 29-00105-000 to the northern extension of the east property line of parcel 29-00106-000; thence SOUTHERLY along said property line extension, across East Fourth Street, along the east property line of parcels 29-00106-000, 29-00107- 000, 29-00108-000, 29-00109-000 and 29-00110-000 to the north right-of-way line of East Fifth Street; thence WESTERLY along said right-of-way line to the west right-of-way line of South Monroe Street; thence SOUTHERLY along said right-of-way line to the south right-of-way line of West Sixth Street; thence EASTERLY along said right-of-way line to the east property line of parcel 29-00112-000; thence SOUTHERLY along the east property line of parcels 29-00112-000, 29-00113-000, 29-00114-000, and 29-00115-000 to 9 the north right-of-way line of East Seventh Street; thence SOUTHERLY across East Seventh Street along the southern extension of the east property line of parcel 29-00115-000 to the south right-of-way line of East Seventh Street; thence WESTERLY along said right-of-way line to the east right-of-way line of South Monroe Street; thence SOUTHERLY along said right-of-way line to the north property line of parcel 29-00460-000; thence EASTERLY along the north property line of parcel 29-00460-000 to the east property line of parcel 29- 00460-000; thence SOUTHERLY along the east property line of parcels 29-00460-000 and 29-00461-000 to the north property

line of parcel 29-00463-000; thence WESTERLY along the north property line of parcel 29-00463-000 to the east right-of-way line of South Monroe Street; thence SOUTHERLY along said right-of-way line to the south property line of parcel 29-00463-000; thence EASTERLY along the south property line of parcel 29-00463-000 to the east property line of parcel 29-00464-000; thence SOUTHERLY along the east property line of parcels 29-00464-000 and 29-00465-000 to the north property line of parcel 29-00467-000; thence EASTERLY along the north property line of parcel 29-00467-000 to the east property line of parcel 29-00467-000; thence SOUTHERLY along the east property line of parcel 29-00467-000 to the south property line of said parcel, thence WESTERLY on the south property line of parcel 29-00467-000 to the east property line of said parcel; thence SOUTHERLY on the east property line of parcel 29-00467-000 and 29-00512-000 to the north property line of parcel 29-00522-000; thence EASTERLY along the north property line of parcel 29-00522-000 to the east property line of parcel 29-00522-000; thence SOUTHERLY along the east property line of parcels 29-00522-000 and 29-00521-000 to the north property line of parcel 29-00521-000; thence EASTERLY along the north property line of parcel 29-00521-000 to the west right-of-way line of Washington Street; thence SOUTHERLY along the east property line of parcels 29-00521-000 and 29-00517-000 to the western extension of the north property line of parcel 39-00616-000; thence EASTERLY along said extension to the east right-of-way line of Washington Street; thence EASTERLY along the north property line of parcel 39-00616-000 to the west right-of-way line of Custer Street; thence SOUTHERLY along the said right-of-way line to the north right-of-way line of Jones Avenue; thence WESTERLY on said right-of-way line to the northern extension of the east property line of parcel 29-00511-000; thence SOUTHERLY, across Jones Avenue, along said extension to the south right-of-way line of Jones Avenue; thence SOUTHERLY along the east property line of parcel 29-00511-000 to the north property line of said parcel; thence EASTERLY along the north property line of parcel 29-00511-000 to the east property line of parcel 29-00511-000; thence SOUTHERLY along the east property line of parcel 29-00511-000 to the north property line of parcel 29-00511-000; thence EASTERLY along the north property line of parcel 29-00511-000 to the east property line of parcel 29-00511-000; thence SOUTHERLY along said property line to the south property line of parcel 29-00511-000; thence WESTERLY along said property line to the west property line of parcel 29-00511-000; thence NORTHERLY along said property line to the south property line of parcel 29-00511-000; thence WESTERLY along said property line to the east right-of-way line of South Monroe Street; thence generally NORTHERLY, WESTERLY, NORTHERLY along the east right-of-way line of South Monroe Street to the eastern extension of the south property line of parcel 29-00484-000; thence WESTERLY along said property line extension, across South Monroe Street, and along the south property line of parcel 29-00484-000 to the west property line of parcel 29-00484-000; thence NORTHERLY along the west property line of parcels 29-00484-000, 29-00485-000 and 29-00488-000 to the south right-of-way line of West Eighth Street; thence NORTHERLY across West Eighth Street along the northern extension of the west property line of parcel 29-00488-000 to the west property line of parcel 29-00050-000; thence NORTHERLY along the west property line of parcel 29-00050-000 to the south property line of parcel 29-00049-000; thence EASTERLY along the south property line of parcel 29-00049-000 to the west right-of-way line of South Monroe Street; thence NORTHERLY along said right-of-way line to the south property line of parcel 29-00047-000; thence WESTERLY along said property line to the west property line of parcel 29-00047-000; thence NORTHERLY along the west property line of parcels 29-00047-000 and 29-00046-000 to the south property line of parcel 29-00045-000; thence EASTERLY

along the south property line of parcel 29-00045-000 to the west right-of-way line of South Monroe Street; thence NORTHERLY along said right-of-way line to the south right-of-way line of West Seventh Street; thence WESTERLY along said right-of-way line to the southern extension of the west property line of parcel 29-00197-000; thence NORTHERLY along said property line extension, across West Seventh Street, and along the west property line of parcel 29-00197-000 to the south property line of parcel 29-00196-000; thence WESTERLY along the south property line of parcel 29-00196-000 to the west property line of parcel 29-00196-000; thence NORTHERLY along the west property line of parcel 29-00196-000 to the southern extension of the west property line of parcel 29-00195-000; thence NORTHERLY along said property line extension, across West Sixth Street, and along the west property line of parcels 29-00195-000, 29-00193-000, and 29-00192-000 to the southern extension of the west property line of parcel 29-00191-000; thence NORTHERLY along said property line extension, across West Fifth Street; to the north right-of-way line of West Fifth Street; thence WESTERLY along said right-of-way line to the east right-of-way line of Cass Street; thence NORTHERLY along said right-of-way line to the north property line of parcel 29-00213-000; thence EASTERLY along the north property line of parcel 29-00213-000 to the west property line of parcel 29-00215-000; thence SOUTHERLY along the west property line of parcel 29-00215-000 to the south property line of parcel 29-00215-000; thence EASTERLY along the south property line of 29-00215-000 to the east property line of 29-00215-000; thence NORTHERLY along the east property line of parcel 29-00215-000 to the south right-of-way line of West Fourth Street; thence EASTERLY along said right-of-way line to the southern extension of the west property line of parcel 29-00189-000; thence NORTHERLY, across West Fourth Street, along the southern extension and the west property line of parcel 29-00189-000 to the south property line of parcel 29-00187-000; thence EASTERLY along the south property line of parcel 29-00187-000 to the west right-of-way line of South Monroe Street; thence NORTHERLY along said right-of-way line to the north right-of-way line of West Third Street; thence WESTERLY along said right-of-way line to the west property line of parcel 29-00184-000; thence NORTHERLY along the west property line of parcels 29-00184-000, 29-00183-000 and 29-00181-000 to the south right-of-way line of West Second Street; thence NORTHERLY across West Second Street along the northern extension of the west property line of parcel 29-00181-000 to the north right-of-way line of West Second Street; thence WESTERLY along said right-of-way line to the east right-of-way line of Cass Street; thence NORTHERLY along said right-of-way line to the eastern extension of the north property line of parcel 29-00254-000; thence generally WESTERLY, SOUTHERLY and WESTERLY along said extension and the north property line of parcel 29-00254-000 to the west property line of parcel 29-00254-000; thence SOUTHERLY along the west property line of parcels 29-00254-000 and 29-00255-000 to the north property line of parcel 29-00258-000; thence EASTERLY along the north property line of parcel 29-00258-000 to the west property line of parcel 29-00257-000; thence SOUTHERLY along the west property line of parcel 29-00257-000 to the north right-of-way line of West Second Street; thence WESTERLY along said right-of-way line to the east right-of-way line of Harrison Street; thence NORTHWESTERLY across Harrison Street to the north property line of parcel 29-00330-000; thence WESTERLY along the north property line of parcels 29-00330-000, 29-00331-000 and 29-00332-000 to the east property line of 29-00402-000; thence SOUTHERLY along the east property line of parcel 29-00402-000 to the north right-of-way line of West Second Street; thence WESTERLY along said right-of-way line to the east right-of-way line of Smith Street; thence NORTHERLY along said right-of-way line to the south right-of-way line of West Front

Street; thence NORTHWESTERLY across West Front Street to the intersection of the north right-of-way line of West Front Street with the west property line of parcel 29-00456-001; thence NORTHERLY along the west property line of parcel 29-00456-001 to the south bank of the River Raisin; thence EASTERLY along said bank to the west right-of-way line of South Monroe Street; thence NORTHERLY along said right-of-way line, across the River Raisin, to the south property line of parcel 69-01517-000; thence WESTERLY along said property line to the west property line of parcel 69-01517-000; thence NORTHERLY along the west property line of parcel 69-01517-000 to the south right-of-way line of West Elm Avenue; thence EASTERLY along said right-of-way line to the east right-of-way line of North Monroe Street; thence NORTHERLY across East Elm Avenue to the point of beginning.

5. EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED OR ALTERED AND TIME REQUIRED FOR COMPLETION

The proposed Work Program for the Development Area incorporated the integration of public and private improvements. Element descriptions and schedule of phasing for projects are delineated in the next section.

The Downtown Development Authority Redevelopment concept may require the renovation of existing public improvements such as Sidewalks, Landscaping, Parking and Terrace Areas.

6. THE LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS INCLUDING REHABILITATION FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF TIME REQUIRED FOR COMPLETION

This Development Plan establishes a Work Program approach for engaging in potential projects over the entire term of the Plan. Under this Program, annual tax increment revenues shall be budgeted for expenditure by the Board for projects and activities which meet the following criteria:

- They must fit under an Element or Project Area title; and
- They must be located within the Development Area

Table 1 (continued on pages 10-12) details the Work Program:

Table #1 MONROE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT PLAN WORK PROGRAM

Project Areas

- Signage and Street Graphics - Study, design, development, and installation of new directional, entry, and parking signage.

- Street Amenities - Working with the City on design, repair, purchase and installation of trash receptacles, benches, flower containers, bike racks, seasonal decorations, the kiosk, and other amenities.
- Street Improvements - Working with the City on design, repair, purchase and installation of street materials, medians, landscaping, streetscape, alleyscape and other improvements.
- Pedestrian Walkways, Lighting and Trees - Assisting the City with design, purchase, engineering, installation, and repair of new and existing walkways, lighting and trees. Examples include but are not limited to the following: the installation of electrical receptacles, the relocation of utilities and any other activities that would lend itself to an improvement of the City walkways for the use of festivals, shows, and other outdoor events that would bring additional pedestrian traffic.
- Riverfront, Riverwalk & Park Amenities and Improvements - Design, repair, purchase and installation of benches, lighting, trash receptacles, flower containers and other amenities, as well as, maintenance, capital improvements and other Riverfront, Riverwalk and park improvements in public park areas, public access areas, etc.
- Parking Improvement and Management Projects - Study, engineering, design and construction of surface or multi-storied parking facilities and ancillary aesthetic, functional, or structural units including new or existing parking lots. These projects could be in conjunction with any City, County, State or private enterprise ventures that would alter parking; study and implementation of activities to properly manage existing and developed on- and off-street parking spaces that are under municipal control.
- Land Acquisition - Subject to City Council Approval. Acquire, purchase, sell, convey, lease, demolish, or revitalize historically designated buildings, and vacant or underutilized buildings and properties provide a development plan, with time-lines, economic impact and long term usage, to be presented and reviewed/approved by their appropriate authority and that the development plan shall include a business plan and address it's community impact. The DDA could assist in the property purchase or work to find a developer, keeping in mind that the results of any project should be for the best interest of the complete DDA area and increase tax dollars so more projects and development could happen.
- Public Amenities - Design, purchase and installation of materials for public restrooms and other amenities; or leasing options for the purpose of public restrooms and other amenities.
- Local Assistance Programs - Assisting local businesses with Capital Improvement activities such as: signs, facades, rehabilitation, code compliance (Local, State, Federal laws), etc. through technical assistance, loan or grant activities.

- Marketing Materials - Design, production, and dissemination of advertisement materials for Downtown and DDA Programs using local businesses if reasonably available.
- Business Recruitment and Retention - Support of projects and activities designed to retain current businesses and attract new businesses.
- Administration - Rent real estate for a DDA/Main Street office, supplies, overhead, purchase or rental of office furniture, computers, web page design and web page hosting cost, personnel cost incurred to run and operate a DDA/Main Street Office. Enter into contract with an Individual, Partnership, Corporation, or a Tax Exempt Organization to provide a service or promotion for the DDA/ Main Street program.

Table #2 Estimated Project Costs

Project Area	Estimated Cost
Signage and Street Graphics	\$140,000
Street Amenities	\$280,000
Street Improvements	\$1,120,000
Pedestrian Walkways, Lighting and Trees	\$560,000
Riverfront, Riverwalk & Park Amenities & Improvements	\$560,000
Parking Projects	\$560,000
Land Acquisition	\$560,000
Public Amenities	\$140,000
Local Assistance Programs	\$560,000
Marketing Materials	\$280,000
Business Recruitment & Retention	\$280,000
Administration	\$560,000
Total	\$5,600,000

The Authority shall have discretion in identifying and conducting projects on an annual basis. Such projects may be single or multi-year activities. The Authority shall be responsible for creation and dissemination of an Annual Budget outlining anticipated revenues and subsequent projects based upon such revenues. The Authority shall carry any unspent revenues into its next fiscal year.

Funding for other projects is proposed from a variety of sources including Tax Increment Revenues, Historic Preservation Funds, other Federal or State sources, the sale of bonds and other additional sources depending on project scope and location.

7. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION

Time schedules and construction stages for projects identified by the authority under the Development Plan Work Program shall vary considerably and cannot be enumerated here. The Authority, however, shall establish and disseminate specific schedules for projects as such projects are approved by the Board.

8. PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND CONTEMPLATED USE

Open space within that portion of the Development Area covered by Development Plan #5 will be include right-of-ways and pedestrian walks along streetscapes and the River Raisin developed as linear parks between the building façade and street. Additional open space may be in the form of open or pocket parks.

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

Currently, there are no properties that the Downtown Development Authority owns that it desires to sell, donate, exchange, or lease to or from the City of Monroe.

10. DESIRED ZONING CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES

No zoning changes or changes in streets, intersections, or utilities are anticipated by the Authority for projects conducted under this Development Plan. Should any needed changes arise, the Authority shall petition the Monroe Citizen Planning Commission and City of Monroe Administration for advisement.

11. ESTIMATE OF THE COST OF THE DEVELOPMENT, PROPOSED METHODS OF FINANCING AND ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING

Financing for the Work Program outlined in Sections 6 would be provided through funds generated by the Tax Increment Financing Plan induced by annual increases in property valuations from the natural growth and new construction within the Development Area. For those projects which surpass the ability to be funded by the Tax Increment Financing Plan, the Downtown Development Authority reserves the right to sell bonds or request assistance from other Boards and/or organizations for additional funding.

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

The public improvements undertaken pursuant to Development Plan #5 will remain in public ownership for the public benefit. Although components of the projects outline (i.e. streetscape, off-street parking facilities, etc.) benefits adjacent Commercial Property Owners, they are public assets managed by the Municipality.

13. PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR A PORTION OF THE DEVELOPMENT UPON ITS COMPLETION, IF THERE IS NO EXPRESSED 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 TO THOSE PERSONS

At present, there are no agreements for property conveyance between the City of Monroe, Monroe Downtown Development Authority or any person(s), natural or corporate, for properties within the Development Area. Any land acquisitions will be in accordance with the procedures of Act 344 of the Michigan Public Acts of 1945, as amended; Act 87 of the Michigan Public Acts of 1980, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended, and the regulations promulgated thereunder by the US Department of Housing and Urban Development. Under no circumstances shall residential-occupied property be acquired.

Any such sale, lease or exchange shall be conducted by the Downtown Development Authority pursuant to the requirements specified in Act 57 of Public Acts of 2018, as amended, with the consent of the City Council. If needed, more detailed procedures will be developed prior to the transactions, in accordance with applicable City Policy and Michigan State Law.

14. ESTIMATE OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Based upon a review of the properties within the Downtown Development Authority District and Development area, it is estimated that approximately 150 individuals reside within the Development area. This estimate is based on registered rental property units, homestead designations and individual site checks in the Development Area. Development Plan #5 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families within the Development Area.

15. PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA

As previously stated, Development Plan #5 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. Should it become necessary to address relocation at some future date, the Downtown Development Authority shall abide by requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

16. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT, AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

Development Plan #5 does not require the acquisition and clearance of occupied residential property or the displacement of individuals and families. As a result, a plan for compliance of Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 need not be addressed. Should it become necessary to address relocation at some future date, the Downtown Development Authority shall abide by requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Act 227 of Public Acts of 1972.

17. PLAN FOR COMPLIANCE WITH THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 AND ACT 227 OF THE PUBLIC ACTS OF 1972

Act 227 of Public Acts of 1972, is an Act to provide financial assistance, advisory services and reimbursement of certain expenses to persons displaced from real property or deprived of certain rights in real property. This Act requires procedures and policies comparable to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. As the Development Area Work Program does not require the acquisition of property and displacement of persons, a plan for compliance with Act 227 is not addressed.

TAX INCREMENT FINANCING PLAN #4

1. DEFINITIONS AS USED IN THIS PLAN

- A. Captured Assessed Value - (CAV) means the amount in any one (1) year by which the Current Assessed Value, as equalized, of the eligible property identified in the Tax Increment Financing Plan, including the Current Assessed Value of property for which specific local taxes are paid in lieu of property taxes as determined in Subdivision C, exceeds the Initial Assessed Value. The State Tax Commission shall prescribe the method for calculating Captured Assessed Value

- B. Initial Assessed Value - (IAV) means the assessed value, as equalized, of the eligible property identified in the Tax Increment Financing Plan at the time the Resolution establishing the Tax Increment Financing Plan is approved as shown by the most recent assessment roll for which equalization has been completed at the time the Resolution is adopted. Property exempt from taxation at the time of the determination of the Initial Assessed Value shall be included as zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The Initial Assessed Value of property for which a specific local tax was paid in lieu of property tax shall be determined as provided in Subdivision C.

- C. Specific Local Taxes - means a tax levied under Act 198 of the Public Acts of 1974, being sections 207.551 to 207.571 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Act No. 255 of the Public Acts of 1978, being Section 207.651 to 207.668 of the Michigan Compiled Laws, the Enterprise Zone Act, Act No. 224 of the Public Acts of 1985, being Sections 125.2101 to 125.2122 of the Michigan Compile Laws, Act 189 of the Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan compiled Laws, and the Technology Park Development Act, Act No. 385 of the Public Acts of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The Initial Assessed Value or Current Assessed Value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate.

2. PURPOSE OF THE TAX INCREMENT FINANCING PLAN

If the Board determines that it is necessary for the achievement of the purposes of the Downtown Development Act, it shall prepare and submit a Tax Increment Financing Plan to the Governing Body which shall contain the following:

The City of Monroe's Downtown Development Area has experienced notable property value deterioration over the past decades. In order to halt property tax value deterioration, increase

property tax valuations and facilitate the overall economic growth of its Business District, it is deemed to be beneficial and necessary to create and provide for the operation of a Downtown Development Authority in the City under the provisions of Act 57 of 2018 Public Acts of Michigan, 2018 (the "Act").

The Authority has determined that a Tax Increment Financing Plan is necessary for the achievement of the purposes of the Act and it is authorized to prepare and submit said Plan to the Governing Body. The Tax Increment Financing Plan (the "Plan"), set forth herein shall include a Development Plan, a detailed explanation of the Tax Increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of Tax Increment Financing on the assessed values of all taxing jurisdictions in which the Development Area is located and a statement of the portion of the Captured Assessed Value to be used by the Authority.

3. EXPLANATION OF THE TAX INCREMENT PROCEDURE

The theory of Tax Increment Financing holds that, investment in necessary Capital Improvements in a designated area within a Municipality will result in greater property tax revenues from that area than would otherwise occur if no special development were undertaken. This section is intended to explain the Tax Increment procedure.

- A. In order to provide a Downtown Development Authority with the means of financing development proposals, the Act affords the opportunity to undertake Tax Increment Financing of Development Programs. These programs must be identified in a Tax Increment Financing Plan, which has been approved by the Governing Body of a Municipality. Tax Increment Financing permits the Authority to capture incremental tax revenues attributable to increases in value of Real and Personal Property located within an approved Development Area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions or any other factors which cause growth in value.
- B. At the time the Resolution establishing a Tax Increment Financing Plan is approved, the sum of the most recently assessed values, as equalized, of those taxable properties located within the Development Area is established as the "Initial Assessed Value". Property exempt from taxation at the time of determination of the Initial Assessed Value is included as zero. In each subsequent year, the total Real and Personal Property within the District, including abated property on separate rolls, is established as the "Current Assessed Value."
- C. The amount by which the Total Assessed Value exceeds the IAV is the CAV. During the period in which a Tax Increment Financing Plan is in effect, local taxing jurisdictions continue to receive ad valorem taxes based on the IAV. Property taxes paid on a predetermined portion of the CAV in years subsequent to the

adoption of a Tax Increment Financing Plan, however, are payable to an Authority for the purposes established in the Tax Increment Financing Plan.

4. TAXING JURISDICTION AGREEMENTS

Tax increment revenues for the Downtown Development Authority result from the application of the general tax rates of the incorporated municipalities and all other political subdivisions which levy taxes in the Development Area to the Captured Assessed Value. Since the Plan may provide for the use of all or part of the captured Tax Increment revenue, the Downtown Development Authority may enter into agreements with any of the taxing units to share a portion of the revenue of the District.

The Authority intends to utilize all captured revenue from the District for projects identified under its Work Program for the duration of this Development Plan and TIF Plan.

5. PROPERTY VALUATIONS AND CAPTURED REVENUE

The property valuation on which incremental tax revenue will be captured is the difference between the Initial Assessed Valuation and the Captured Assessed Valuation. The purpose of this section is to set forth the Initial Assessed Valuation, the projected Captured Assessed Valuation and the anticipated increment revenues to be received by the Authority from the Local Taxing Jurisdictions including the City of Monroe, the Monroe Public Schools, the County of Monroe, Monroe County Community College, Monroe County Intermediate School District, Monroe County library System and any other authorities or special tax districts that may be eligible to levy property taxes within the boundaries of the Downtown Development Authority, herein collectively referred to as the "Local Taxing Jurisdictions".

- A. The Initial Assessed Valuation entails that previously established through Tax Increment Financing Plans #1,-3. It is based on the 2020 State Equalized Valuations on Real and Personal Property on all non-exempt parcels within the Development Area. The Initial Assessed Valuation is detailed below:

Total Real Property: \$11,198,815
Total Personal Property: \$2,943,720
Initial Assessed Valuation: \$15,764,350

- B. The anticipated Captured Assessed Value is equivalent to the annual Total Assessed Value within the Authority Boundaries less the Initial Assessed Value as described above. The CAV then becomes the basis for the property tax levy on which incremental taxes are collected. The CAV is projected based on a number of factors including historical growth patterns, recent construction trends, economic indicators and the impact of certain development projects anticipated

to be undertaken by the Downtown Development Authority. For projection purposes, the inflationary growth factor applied to annual valuation is 1.0%.

- C. The Authority will receive that portion of the tax levy of all taxing jurisdictions paid each year on the Captured Assessed Value of the eligible property included in the Development Area (referenced in Table #2). Provided the captured tax increment revenues are not directed back to the local taxing jurisdictions by agreement, the Authority may use the revenues for any legal purpose as is established under the Act. Millage specifically levied for the payment of principal of and interest on obligations approved by the Electors or obligations pledging the unlimited taxing power of the Local Governmental Unit shall be captured by reimbursed to the appropriate taxing jurisdictions.

Table #3 MONROE DOWNTOWN DEVELOPMENT AUTHORITY ESTIMATED TAX INCREMENT FINANCING SCHEDULE

Tax Year	Captured Taxable Value	Change	Estimated Tax Increment	Cumulative Tax Increment
2020	\$9,610,000	2%	\$262,963	\$262,963
2021	\$9,812,800	2%	\$268,513	\$531,476
2022	\$10,009,056	2%	\$273,883	\$805,358
2023	\$10,209,237	2%	\$279,360	\$1,084,719
2024	\$10,413,422	2%	\$284,948	\$1,369,666
2025	\$10,621,690	2%	\$290,647	\$1,660,313
2026	\$10,834,124	2%	\$296,460	\$1,956,773
2027	\$11,050,807	2%	\$302,389	\$2,259,161
2028	\$11,271,823	2%	\$308,437	\$2,567,598
2029	\$11,497,259	2%	\$314,605	\$2,882,203
2030	\$11,727,204	2%	\$320,897	\$3,203,101
2031	\$11,961,748	2%	\$327,315	\$3,530,416
2032	\$12,200,983	2%	\$333,862	\$3,864,277
2033	\$12,445,003	2%	\$340,539	\$4,204,816
2034	\$12,693,903	2%	\$347,350	\$4,552,166
2035	\$12,947,781	2%	\$354,297	\$4,906,463
2036	\$13,206,737	2%	\$361,383	\$5,267,845
2037	\$13,470,872	2%	\$368,610	\$5,636,455

For instance, if the tax rate is 27.3635 mills per \$1,000 of assessed valuation, the tax increment will be 27.3635 mills applied to the total Captured Assessed Valuation unless tax abatements have been granted to specific industries whereby the tax increment may be collected on a lower millage amount.

The City Treasurer will collect the general property taxes from property owners in the Downtown Area. After taxes are collected, the Treasurer will deduct that portion of the total tax that is Captured Assessed Value of the Downtown Development Authority and distribute them to the Authority to use for purposes outlined in the Development Plan.

A review of the 2019 millage rates for all Local Taxing Jurisdictions in the Development Area is as set forth in Table #4 below:

Table #4 ANTICIPATED MILLAGE TO BE CAPTURED

Jurisdiction	Total Levy	Less Exclusions	Millage Capture
City of Monroe	17.3865	0	17.3865
Lake Erie Transit	0.47541	0	0.47541
Monroe Community College	3.0294	0	3.0294
County of Monroe	5.4722	0	5.4722
Monroe County Library	1.0	0	1.0
Total 2019-2020	27.3635	0	27,3635

6. MAXIMUM INDEBTEDNESS

Indebtedness may be incurred by the DDA, through the sale of bonds for large capital projects, etc., provided that the debt service for such indebtedness combined with other mandatory payments or expenses does not exceed the DDA’s tax increment revenues and is approved as a part of the DDA’s budget by the City Council. The maximum indebtedness to be incurred will not exceed \$3,500,000.00.

7. USE OF CAPTURED REVENUES

Revenues captured through this Tax Increment Plan will be used to finance Work Program Activities outlined in Table #1 of the Development Plan. Further, captured revenues can be used to pay for costs associated with the operation of this Development Plan.

8. DURATION OF THE PROGRAM

The duration of the Development Plan shall extend through the collection of taxes levied through Fiscal Year 2037-2038.

9. PLAN IMPACT ON LOCAL TAXING JURISDICTIONS

The Authority recognizes that future development in the City's Business District will not be likely in the absence of Tax Increment Financing. The Authority also recognizes that enhancement of the value of nearby property will indirectly benefit all Local Governmental Units included in this Plan. It is expected that the effected Local Taxing Jurisdictions may experience some loss of property tax revenues during the first ten (10) years of the Plan and should realize increased property tax revenues thereafter as a result of Capital Improvements financed by the Plan. Such future benefits cannot be accurately quantified at this time.

10. RELEASE OF CAPTURED REVENUES

When the Development and Financing Plans have been accomplished, the captured revenue shall be released and the Local Taxing Jurisdictions shall receive all the taxes levied on it from that point on.

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CHAPTER 268
Downtown Development Authority

CROSS REFERENCES

- Municipal bonds - see M.C.L.A. §§ 117.4a, 117.4b, 117.4e, 117.4g, 117.5, 117.14a, 117.35a
Improvements in home rule cities - see M.C.L.A. §§ 117.4d et seq.
Business area redevelopment projects - see M.C.L.A. §§ 125.981 et seq.
Downtown Development Authority - see M.C.L.A. §§ 125.1651 et seq.
Monroe Building Authority - see ADM. Ch. 277
Redevelopment plans for downtown areas - see P. & Z. 1291.09(n)
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268.01 DEFINITIONS.

The terms used in this chapter shall have the same meaning given to them in Act 57 of 2018 or as hereafter provided in this section, unless the context clearly indicates to the contrary. As used in this chapter:

- (a) "Act 57 of 2018" means Act 57 of 2018 of the Public Acts of 2018, as amended.
- (b) "Authority" means the Monroe Downtown Development Authority established by this chapter.
- (c) "Board" and "Board of Trustees" mean the Board of Trustees of the Authority, the governing body of the Authority.
- (d) "Chief executive officer" means the Mayor
- (e) "City" means the City of Monroe, Michigan.
- (f) "Council" and "City Council" mean the City Council of Monroe.
- (g) "Downtown development tax" means the tax authorized by this chapter pursuant to Act 57 of 2018 to be imposed by the Authority in the downtown area.
- (h) "Downtown District" means the Downtown District referred to in this chapter as now existing or hereafter amended.
(Ord. 77-003. Passed 3-14-1977; Ord. 04-002. Passed 3-1-2004.)

268.02 DETERMINATION OF NECESSITY.

The City Council hereby determines that it is necessary for the best interests of the City to halt property value deterioration and increase property tax valuation where possible in the business district of the City, to eliminate the causes of that deterioration and to promote

economic growth by establishing a Downtown Development Authority pursuant to Act 57 of 2018. (Ord. 77-003. Passed 3-14-77.)

268.03 ESTABLISHMENT OF AUTHORITY.

There is hereby established, pursuant to Act 57 of 2018, a Downtown Development Authority in and for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under the title of "Monroe Downtown Development Authority." The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided in this chapter and Act 57 of 2018. The enumeration of a power in this chapter or in Act 57 of 2018 shall not be construed as a limitation upon the general powers of the Authority.

(Ord. 77-003. Passed 3-14-77.)

268.04 BOARD OF TRUSTEES.

The Authority shall be under supervision and control of a Board of Trustees consisting of the chief executive officer of the City and 12 members as provided in Act 57 of 2018. The members shall be appointed by the chief executive officer subject to approval by the Council and shall hold office for the terms provided in Act 57 of 2018. Every member shall hold office until the member's successor is appointed.

(Ord. 90-002. Passed 2-5-1990; Ord. 04-002. Passed 3-1-2004.)

268.05 POWERS OF AUTHORITY.

Except as specifically otherwise provided in this chapter, the Authority shall have all powers provided by law subject to the limitations established by law and herein contained.

(Ord. 77-003. Passed 3-14-77.)

268.06 FISCAL YEAR; ADOPTION OF BUDGET.

(a) The fiscal year of the Authority shall begin on July 1 of each year and end on June 30 of the following year, or such other fiscal year as may hereafter be adopted by the City.

(b) The Board of Trustees shall annually prepare a budget and shall submit it to the Council on the same date that the proposed budget for the City is required by the City Charter to be submitted to the Council. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the ordinance authorizing the revenue bonds.

(c) The Authority shall submit financial reports to the Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City, and copies of the audit report shall be filed with the Council. (Ord. 77-003. Passed 3-14-77.)

268.07 DOWNTOWN DEVELOPMENT AD VALOREM TAX AUTHORIZED.

(a) The Authority is hereby authorized by the City to impose an ad valorem tax on all taxable property in the Downtown District for the purposes provided in Act 57 of 2018. The tax shall not exceed two mills on the value of taxable property in the Downtown District as finally equalized.

(b) In order to impose the tax, the Board of Trustees shall include in its budget each year an estimate of the amount necessary to be raised from the downtown development tax. The amount of tax imposed shall not exceed the amount necessary as estimated in the budget and approved by the City Council. The Board shall certify to the proper tax assessing official of the City the amount so determined in the same manner and at the same time as general City taxes are certified for collection.

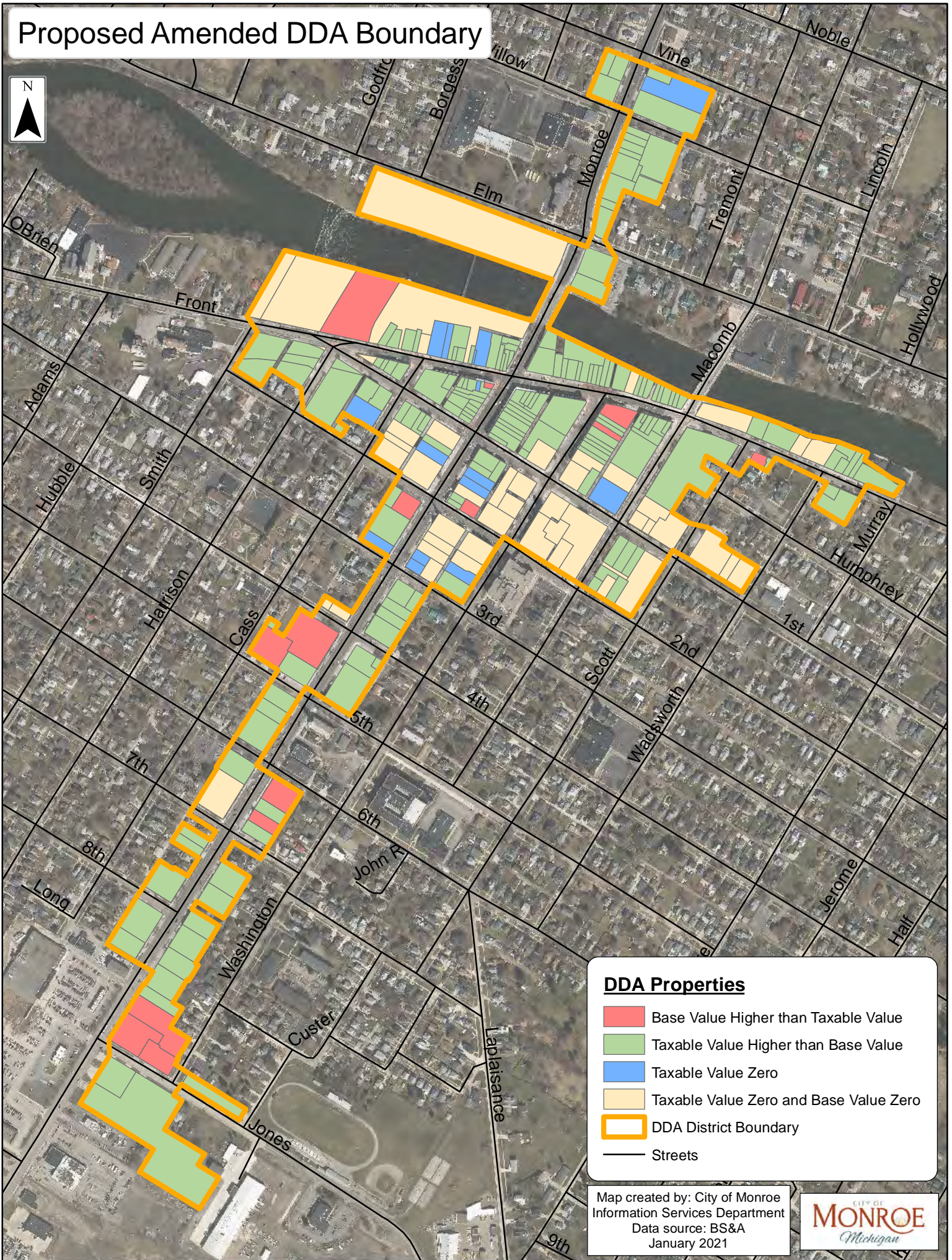
(c) The City shall collect the downtown development tax at the same time and in the same manner as other City taxes are collected. The tax shall be paid to the Treasurer of the Authority and credited to the General Fund of the Authority for the purposes provided in Act 57 of 2018. (Ord. 77-003. Passed 3-14-77.)

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EXHIBIT B - MAP OF DDA DISTRICT

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Proposed Amended DDA Boundary



DDA Properties

- Base Value Higher than Taxable Value
- Taxable Value Higher than Base Value
- Taxable Value Zero
- Taxable Value Zero and Base Value Zero
- DDA District Boundary
- Streets



Map created by: City of Monroe
Information Services Department
Data source: BS&A
January 2021



EXHIBIT C - Development Area Map

DDA Development Area



 DDA Development Area
 Streets

Map created by:
City of Monroe
April 2021



EXHIBIT C - DDA TAX ROLL

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
122NEW001	251	0	0	0	100.0000	TWO FRENCH HENS	101 W FRONT ST	DDA	Active
122NEW002	251	0	0	0	100.0000	CRAVINGS SPORT CARDS	31 E FRONT ST	DDA	Active
18-00006-000	251	2,560	0	-2,560	100.0000	DDA BASE VALUE	111 JONES AVE	DDA	Inactive
18-01056-000	251	0	0	0	100.0000	PITNEY BOWES GLOBAL FIT	VARIOUS LOCATIONS	DDA	Active
18-01297-000	251	0	87,490	87,490	100.0000	CANON FINANCIAL SERVICI	VARIOUS LOCATIONS	DDA	Active
28-00001-000	251	0	0	0	100.0000	ADVANCE TEMPORARY SER	35 E FRONT ST	DDA	Active
28-00005-000	251	300	0	-300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00015-000	251	50,810	45,470	-5,340	100.0000	WOODWARD DETROIT CVS	919 S MONROE ST	DDA	Active
28-00020-000	251	2,050	0	-2,050	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00060-000	251	1,750	0	-1,750	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00069-000	251	0	0	0	100.0000	ASSET PLANNING CO	29 E FRONT ST	DDA	Active
28-00070-000	251	5,175	0	-5,175	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00090-000	251	25,175	0	-25,175	100.0000	DDA BASE VALUE	534 S MONROE ST	DDA	Inactive
28-00135-000	251	0	0	0	100.0000	BATTERY WHOLESALE	303 S MONROE ST	DDA	Active
28-00152-000	251	31,450	0	-31,450	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00160-000	251	1,775	0	-1,775	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00170-000	251	375	0	-375	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00173-000	351	46,225	0	-46,225	100.0000	DDA BASE VALUE	424 S MONROE ST	DDA	Inactive
28-00175-000	251	8,300	0	-8,300	100.0000	FRENCHIE'S COINS	15 E FRONT ST	DDA	Active
28-00180-000	251	1,200	0	-1,200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00185-000	251	1,200	0	-1,200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00195-000	251	2,000	0	-2,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00245-000	251	2,500	0	-2,500	100.0000	BOOK NOOK, THE	42 S MONROE ST	DDA	Active
28-00265-000	251	1,850	0	-1,850	100.0000	DDA BASE VALUE	19 E FIRST ST	DDA	Inactive

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-00285-000	251	1,900	5,940	4,040	100.0000	BRENT'S LOCKSMITHS	34 S MONROE ST	DDA	Active
28-00330-001	251	17,900	0	-17,900	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00335-000	251	3,325	0	-3,325	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00348-000	251	65,350	0	-65,350	100.0000	COOLEY HEHL SABO & CALI	1 S MONROE ST	DDA	Active
28-00360-000	251	3,100	0	-3,100	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00370-000	251	500	0	-500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00390-000	251	2,000	0	-2,000	100.0000	DDA BASE VALUE	4 W FRONT ST	DDA	Inactive
28-00396-000	251	400	0	-400	100.0000	DDA BASE VALUE	10 E FIRST ST	DDA	Inactive
28-00398-000	251	1,725	0	-1,725	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00400-000	251	37,050	0	-37,050	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00425-000	251	6,775	0	-6,775	100.0000	DDA BASE VALUE	534 S MONROE ST	DDA	Inactive
28-00470-000	251	0	0	0	100.0000	GODFROY, WETZEL & HORI	19 E FRONT ST	DDA	Active
28-00480-000	251	14,375	0	-14,375	100.0000	DDA BASE VALUE	824 S MONROE ST	DDA	Inactive
28-00484-000	251	0	0	0	100.0000	DAVID'S JEWELRY	127 S MONROE ST	DDA	Active
28-00543-000	551	46,675	422,190	375,515	0.0000	DTE ELECTRIC COMPANY	VARIOUS LOCATIONS	DDA	Active
28-00550-000	251	825	0	-825	100.0000	DDA BASE VALUE	419 S MONROE ST	DDA	Inactive
28-00610-000	251	14,100	0	-14,100	100.0000	DUROCHER TV SALES & SEI	222 S MONROE ST	DDA	Active
28-00690-001	251	22,425	0	-22,425	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00705-000	251	0	12,560	12,560	100.0000	H & R BLOCK EASTERN ENT	820 S MONROE ST	DDA	Active
28-00710-000	251	150	0	-150	100.0000	DDA BASE VALUE	629 S MONROE ST	DDA	Inactive
28-00713-000	251	9,000	0	-9,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00715-000	251	25,000	0	-25,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00717-000	251	8,475	0	-8,475	100.0000	DDA BASE VALUE	206 S MONROE ST	DDA	Inactive
28-00720-000	251	10,925	54,180	43,255	100.0000	BRIDGESTONE RETAIL OPE	325 S MONROE ST	DDA	Active
28-00730-000	251	350	0	-350	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00742-000	251	1,675	0	-1,675	100.0000	DDA BASE VALUE	758 S MONROE ST	DDA	Inactive

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-00745-000	251	31,375	0	-31,375	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00750-000	251	5,275	0	-5,275	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00780-000	251	1,150	0	-1,150	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00795-000	251	375	0	-375	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00809-000	251	3,800	0	-3,800	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00820-000	251	2,000	0	-2,000	100.0000	DDA BASE VALUE	109 W FRONT ST	DDA	Inactive
28-00834-000	251	0	890	890	100.0000	HALL, TERRI (ATTORNEY)	112 W SECOND ST	DDA	Active
28-00840-000	251	87,500	0	-87,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00850-000	251	1,500	0	-1,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00855-000	251	0	0	0	100.0000	HASSETT TITLE CO	33 E FRONT ST	DDA	Active
28-00863-000	251	18,000	0	-18,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00870-000	251	7,300	0	-7,300	100.0000	DDA BASE VALUE	23 W FIRST ST	DDA	Inactive
28-00890-000	251	9,225	0	-9,225	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00900-000	251	4,725	0	-4,725	100.0000	DDA BASE VALUE	116 W FRONT ST	DDA	Inactive
28-00906-000	251	300	0	-300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00907-000	251	1,150	0	-1,150	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00908-000	251	1,200	0	-1,200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00920-000	251	900	0	-900	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00940-000	251	3,350	0	-3,350	100.0000	JOES STANDARD SERVICE	405 S MONROE ST	DDA	Active
28-00945-000	251	575	0	-575	100.0000	DDA BASE VALUE	12 E THIRD ST	DDA	Inactive
28-00950-000	251	1,300	0	-1,300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-00955-000	251	0	0	0	100.0000	JONES FOR MEN	10 E FRONT ST	DDA	Active
28-00990-000	251	8,725	0	-8,725	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01000-000	251	6,550	0	-6,550	100.0000	DDA BASE VALUE	826 S MONROE ST	DDA	Inactive
28-01020-000	251	97,900	0	-97,900	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01130-000	251	4,425	0	-4,425	100.0000	LENNARD, GRAHAM & GOLL	222 WASHINGTON ST	DDA	Active
28-01141-000	251	11,975	0	-11,975	100.0000	LICHEE GARDENS	37 S MONROE ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-01145-000	251	3,800	0	-3,800	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01176-000	251	1,300	0	-1,300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01200-000	251	3,350	0	-3,350	100.0000	MARTIN'S SHOE HOUSE, IN	43 S MONROE ST	DDA	Active
28-01218-000	251	0	0	0	100.0000	MCGEADYS PUB	39 S MONROE ST	DDA	Active
28-01220-000	251	200	0	-200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01233-000	251	0	0	0	100.0000	MAGNUM FORCE	409 E FRONT ST	DDA	Active
28-01245-000	251	10,100	0	-10,100	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01268-000	251	4,500	0	-4,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01271-000	551	30,825	60,100	29,275	0.0000	MICHIGAN GAS UTILITY CC	VARIOUS LOCATIONS	DDA	Active
28-01290-000	251	1,275	0	-1,275	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01315-000	251	6,000	0	-6,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01345-000	251	14,850	0	-14,850	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01350-000	251	700	0	-700	100.0000	MONROE CLUB	56 W FRONT ST	DDA	Active
28-01355-000	251	7,500	0	-7,500	100.0000	MONROE KNIGHTS OF COLI	202 W FRONT ST	DDA	Active
28-01360-000	251	1,075	610	-465	100.0000	MONROE COUNTY COUNCIL	41 W FRONT ST	DDA	Active
28-01363-000	251	10,425	0	-10,425	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01364-000	251	9,500	0	-9,500	100.0000	MONROE FLORISTS	747 S MONROE ST	DDA	Active
28-01365-000	251	2,000	0	-2,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01377-000	251	50,000	0	-50,000	100.0000	MONROE LIQUOR PLAZA	811 S MONROE ST	DDA	Active
28-01395-000	251	2,250	0	-2,250	100.0000	DDA BASE VALUE	36 S MONROE ST	DDA	Inactive
28-01400-000	251	475	0	-475	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01405-000	251	4,250	0	-4,250	100.0000	DDA BASE VALUE	48 S MONROE ST	DDA	Inactive
28-01410-000	251	283,500	0	-283,500	100.0000	DDA BASE VALUE	20 W FIRST ST	DDA	Inactive
28-01415-000	251	1,800	0	-1,800	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01420-000	251	4,000	0	-4,000	100.0000	DDA BASE VALUE	110 S MONROE ST	DDA	Inactive
28-01430-000	251	3,500	0	-3,500	100.0000	DDA BASE VALUE	12 S MONROE ST	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-01450-000	251	5,500	0	-5,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01460-000	251	100	0	-100	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01465-000	251	13,300	0	-13,300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01466-000	251	3,250	0	-3,250	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01480-000	251	1,650	0	-1,650	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01513-000	251	4,825	0	-4,825	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01515-000	251	2,350	0	-2,350	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01530-000	251	7,850	0	-7,850	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01540-000	251	7,525	0	-7,525	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01560-000	251	2,500	0	-2,500	100.0000	DDA BASE VALUE	6 E FRONT ST	DDA	Inactive
28-01600-000	251	1,825	0	-1,825	100.0000	DDA BASE VALUE	611 S MONROE ST	DDA	Inactive
28-01617-000	251	0	0	0	100.0000	PITNEY BOWES INC (2)	VARIOUS LOCATIONS	DDA	Active
28-01625-000	251	10,650	0	-10,650	100.0000	DDA BASE VALUE	105 W FRONT ST	DDA	Inactive
28-01630-000	251	375	0	-375	100.0000	DDA BASE VALUE	15 W FRONT ST	DDA	Inactive
28-01750-000	251	1,500	0	-1,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01755-000	251	0	1,020	1,020	100.0000	SECOND CHANCE BOUTIQU	50 S MONROE ST	DDA	Active
28-01799-000	251	1,500	0	-1,500	100.0000	DDA BASE VALUE	315 S MONROE ST	DDA	Inactive
28-01820-000	251	1,425	0	-1,425	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01824-000	251	9,250	0	-9,250	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01827-000	251	5,600	0	-5,600	100.0000	DDA BASE VALUE	78 W FRONT ST	DDA	Inactive
28-01895-000	251	0	0	0	100.0000	TIM DONUT U S LIMITED, I	404 S MONROE ST	DDA	Active
28-01896-000	251	0	42,900	42,900	100.0000	BRIDAN FOOD SERVICES, II	404 S MONROE ST	DDA	Active
28-01909-000	251	300	0	-300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01910-000	251	2,275	0	-2,275	100.0000	DDA BASE VALUE	220 WASHINGTON ST	DDA	Inactive
28-01917-000	251	13,325	0	-13,325	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01920-000	251	4,000	0	-4,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01921-000	251	15,700	0	-15,700	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-01927-000	251	1,600	0	-1,600	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-01950-000	251	3,800	0	-3,800	100.0000	UPTOWN BAR	8 W FRONT ST	DDA	Active
28-01982-000	251	325	0	-325	100.0000	DDA BASE VALUE	53 S MONROE ST	DDA	Inactive
28-01995-000	251	1,500	0	-1,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-02020-000	251	375	0	-375	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-02030-000	251	6,650	0	-6,650	100.0000	DDA BASE VALUE	101 S MONROE ST	DDA	Inactive
28-02065-000	251	22,275	0	-22,275	100.0000	DDA BASE VALUE	201 W FRONT ST	DDA	Inactive
28-02085-000	251	13,000	0	-13,000	100.0000	DDA BASE VALUE	7 S MONROE ST	DDA	Inactive
28-02088-000	251	2,200	0	-2,200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-02090-000	251	4,000	0	-4,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-02100-000	251	3,500	0	-3,500	100.0000	DDA BASE VALUE	36 W FRONT ST	DDA	Inactive
28-02120-000	251	261,875	0	-261,875	100.0000	DDA BASE VALUE	975 S MONROE ST	DDA	Inactive
28-02130-000	251	39,225	0	-39,225	100.0000	DDA BASE VALUE	881 S MONROE ST	DDA	Inactive
28-02140-000	251	30,700	0	-30,700	100.0000	ONE HOUR MARTINIZING/S	845 S MONROE ST	DDA	Active
28-02150-000	251	13,500	0	-13,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
28-02160-000	251	15,575	0	-15,575	100.0000	DDA BASE VALUE	955 S MONROE ST	DDA	Inactive
28-02245-000	251	0	123,830	123,830	100.0000	CLEAN SPIN MONROE, INC	833 S MONROE ST	DDA	Active
28-02268-000	251	0	8,710	8,710	100.0000	SHELTON CONSTRUCTION :	17 E FIRST ST	DDA	Active
28-02269-000	251	0	0	0	100.0000	STACY'S TRAVEL	12 E FIRST ST	DDA	Active
28-02274-000	251	0	0	0	100.0000	KABIR, ABDUL MD	219 W FRONT ST	DDA	Active
28-02293-000	251	0	0	0	100.0000	NORTHERN VENDING CO	VARIOUS LOCATIONS	DDA	Active
28-02304-000	251	0	4,000	4,000	100.0000	DE LAGE LANDEN FINANCIA	104 W FRONT ST	DDA	Active
28-02305-000	251	0	0	0	100.0000	CBC CREDIT SERVICES, INC	23 E FRONT ST STE 105A	DDA	Active
28-02314-000	251	0	0	0	100.0000	FLORAL CITY GLASS	226 W SECOND ST	DDA	Active
28-02318-000	251	0	0	0	100.0000	SUN FACTORY INC	721 S MONROE ST	DDA	Active
28-02342-000	251	0	0	0	100.0000	J & R TRANSMISSION	504 S MONROE ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-02378-000	251	0	0	0	100.0000	BODETTE, RON	25 S MONROE ST STE 308	DDA	Active
28-02383-000	251	0	0	0	100.0000	FEICK, NANCY	23 W FIRST ST	DDA	Active
28-02386-000	251	0	0	0	100.0000	ZAGORSKI, MARIA	23 W FIRST ST	DDA	Active
28-02390-000	251	0	2,100	2,100	100.0000	WESTSIDE EXPLORATION L	116 W FRONT ST	DDA	Active
28-02429-000	251	0	30,290	30,290	100.0000	GREAT EXPRESSION DENTA	530 S MONROE ST STE 300	DDA	Active
28-02451-000	251	0	0	0	100.0000	HEALTH MATTERS	17 E SECOND ST	DDA	Active
28-02500-000	251	0	0	0	100.0000	DIAMOND DESIGN	101 S MONROE ST	DDA	Active
28-02504-000	251	0	7,330	7,330	100.0000	LAW OFFICE OF JENNIFER I	29 E FRONT ST	DDA	Active
28-02526-000	251	0	3,250	3,250	100.0000	BUDGET FUELS	629 S MONROE ST	DDA	Active
28-02533-000	251	0	0	0	100.0000	PHOENIX INDUSTRIAL SER\	23 E FRONT ST STE 100	DDA	Active
28-02551-000	251	0	0	0	100.0000	FOX CLUB	16 W FRONT ST	DDA	Active
28-02555-000	251	0	0	0	100.0000	THE HOTEL STERLING	109 W FRONT ST	DDA	Active
28-02575-000	251	0	0	0	100.0000	VICTORIA DAY SPA	105 W FRONT ST	DDA	Active
28-02576-000	251	0	0	0	100.0000	JACK'S BICYCLE & FITNESS	206 S MONROE ST	DDA	Active
28-02603-000	251	0	0	0	100.0000	SOVEREIGN PROPERTIES, L	23 E FRONT ST	DDA	Active
28-02624-000	251	0	0	0	100.0000	APEX LEGAL GROUP	12 E THIRD ST	DDA	Active
28-02645-000	251	0	19,730	19,730	100.0000	WMIM 98.3	14 S MONROE ST	DDA	Active
28-02647-000	251	0	29,530	29,530	100.0000	THE E SCAPES NETWORK	25 S MONROE ST STE 200	DDA	Active
28-02649-000	251	0	84,000	84,000	100.0000	ERIE BREAD CO	311 S MONROE ST	DDA	Active
28-02650-000	251	0	0	0	100.0000	FALES, PETER ATTORNEY	315 S MONROE ST	DDA	Active
28-02651-000	251	0	4,030	4,030	100.0000	BAROQUE VIOLIN	317 S MONROE ST	DDA	Active
28-02652-000	251	0	0	0	100.0000	RIVERBANK WEALTH MANA	70 W FRONT ST	DDA	Active
28-02660-000	251	0	25,860	25,860	100.0000	LEAF CAPITAL FUNDING LL\	VARIOUS LOCATIONS	DDA	Active
28-02664-000	251	0	0	0	100.0000	HAIRCUTTERS INC	6 E FRONT ST	DDA	Active
28-02668-000	251	0	0	0	100.0000	SUSIE'S SWEETS & EATS	21 W FIRST ST	DDA	Active
28-02672-000	251	0	4,600	4,600	100.0000	VERIZON WIRELESS	534 S MONROE ST	DDA	Active
28-02673-000	251	0	0	0	100.0000	SMB CONSTRUCTION	824 S MONROE ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-02679-000	251	0	0	0	100.0000	REDBOX AUTOMATED RETA	919 S MONROE ST	DDA	Active
28-02689-000	251	0	3,030	3,030	100.0000	PAZY'S PORTRAITS	19 W FIRST ST	DDA	Active
28-02691-000	251	0	0	0	100.0000	HUMAN POTENTIAL CENTE	22 W SECOND ST	DDA	Active
28-02697-000	251	0	0	0	100.0000	ROTENBERG, STEVE ATTO	19 E FIRST ST	DDA	Active
28-02702-000	251	0	0	0	100.0000	LIFE CARE CENTERS OF AM	117 W FRONT ST	DDA	Active
28-02705-000	251	0	3,220	3,220	100.0000	BRUCE & ASSOCIATES	53 S MONROE ST	DDA	Active
28-02708-000	251	0	0	0	100.0000	RYAN DONALDSON PHOTO	125 S MONROE ST	DDA	Active
28-02709-000	251	0	0	0	100.0000	RIISING SUN INVESTMENTS,	428 S MONROE ST STE 105	DDA	Active
28-02717-000	251	0	0	0	100.0000	AGUA DULCE DOWNTOWN	114 W FRONT ST	DDA	Active
28-02721-000	251	0	0	0	100.0000	GO M A D FITNESS	975 S MONROE ST	DDA	Active
28-02737-000	251	0	0	0	100.0000	TIMEPAYMENT CORP	VARIOUS LOCATIONS	DDA	Active
28-02747-000	251	0	0	0	100.0000	ALEXANDER, CHRISTOPHER	123 E FRONT ST	DDA	Active
28-02749-000	251	0	0	0	100.0000	HILLS, CHRISTINA	23 W FIRST ST	DDA	Active
28-02752-000	251	0	0	0	100.0000	OUR LADY OF GOOD COUN	23 W FIRST ST	DDA	Active
28-02754-000	251	0	0	0	100.0000	LAVOY, JILL ATTORNEY	27 E FRONT ST	DDA	Active
28-02755-000	251	0	0	0	100.0000	BRANDT, MICHAEL ATTORI	105 E FRONT ST STE 102	DDA	Active
28-02760-000	251	0	0	0	100.0000	CHS GROUP	115 E FRONT ST	DDA	Active
28-02770-000	251	0	0	0	100.0000	HANDS ACROSS THE WATE	428 S MONROE ST STE 104	DDA	Active
28-02772-000	251	0	0	0	100.0000	LIGHT THE FIRE CROSS FIT	428 S MONROE ST STE 106	DDA	Active
28-02777-000	251	0	0	0	100.0000	R DINER	723 S MONROE ST	DDA	Active
28-02782-000	251	0	0	0	100.0000	CARDTRONICS USA, INC	919 S MONROE ST	DDA	Active
28-02783-000	251	0	1,400	1,400	100.0000	AT&T SERVICES	200 WASHINGTON ST	DDA	Active
28-02792-000	251	0	0	0	100.0000	KERSHAW, VITTOE & JEDI	2 E FIRST ST STE 207	DDA	Active
28-02794-000	251	0	0	0	100.0000	AMAYA'S	29 S MONROE ST	DDA	Active
28-02797-000	251	0	0	0	100.0000	SCALLY-WAGGS	44 W FRONT ST	DDA	Active
28-02798-000	251	0	0	0	100.0000	SALON BE DOWNTOWN	50 W FRONT ST	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-02800-000	251	0	0	0	100.0000	JULIES' CORNER CAFE & CA	4 W FRONT ST	DDA	Active
28-02802-000	251	0	1,610	1,610	100.0000	RICE, ALICE DIS ADV	49 S MONROE ST STE 125	DDA	Active
28-02803-000	251	0	0	0	100.0000	DAVE PRESTON TAX & ACCI	708 S MONROE ST	DDA	Active
28-02804-000	251	0	0	0	100.0000	LAW OFFICES OF GRENN &	428 S MONROE ST STE 103	DDA	Active
28-02805-000	251	0	0	0	100.0000	FAMILY & COMMUNITY SER	754 S MONROE ST	DDA	Active
28-02809-000	251	0	0	0	100.0000	GATEHOUSE MEDIA MI HOL	20 W FIRST ST	DDA	Active
28-02810-000	251	0	6,050	6,050	100.0000	LOGAN CHARLES SALON &'	110 S MONROE ST	DDA	Active
28-02811-000	251	0	0	0	100.0000	S AND G DR LTD	802 S MONROE ST	DDA	Active
28-02812-000	251	0	0	0	100.0000	STEVENS FAMILY CHIOPR	11 E FRONT ST	DDA	Active
28-02813-000	251	0	0	0	100.0000	RUN HIP	14 E FIRST ST	DDA	Active
28-02820-000	251	0	2,000	2,000	100.0000	GALLON, TAKACS, BOISSON	19 E FIRST ST	DDA	Active
28-02822-000	251	0	2,200	2,200	100.0000	MATT ZISSLER	123 W FIRST ST STE C	DDA	Active
28-02823-000	251	0	21,970	21,970	100.0000	MXN SOLUTIONS	123 W FIRST ST STE D	DDA	Active
28-02824-000	251	0	0	0	100.0000	SHAMUS GILLILAND BAIL B	12 W FRONT ST	DDA	Active
28-02825-000	251	0	0	0	100.0000	WILLIAMS INSURANCE AGE	14 W FRONT ST	DDA	Active
28-02826-000	251	0	2,200	2,200	100.0000	MANNY'S	111 S MONROE ST	DDA	Active
28-02828-000	251	0	3,030	3,030	100.0000	BARN OWL STUDIO	20 S MONROE ST	DDA	Active
28-02831-000	251	0	0	0	100.0000	CENTER FOR HEALING CON	111 E FIRST ST STE 200	DDA	Active
28-02833-000	251	0	2,000	2,000	100.0000	LCS HOLDINGS INC	110 S MONROE ST	DDA	Active
28-02930-000	251	0	0	0	100.0000	HUMANISTIC WELLNESS CE	750 S MONROE ST	DDA	Active
28-02934-000	251	0	0	0	100.0000	BEE SWEET ANTIQUES	27 W FRONT ST	DDA	Active
28-02940-000	251	0	0	0	100.0000	BNSF RAILROAD COMPANY	23 E FRONT ST STE 105B	DDA	Active
28-02942-000	251	0	0	0	100.0000	MONROE JIU JITSU	11 E SECOND ST	DDA	Active
28-02945-000	251	0	0	0	100.0000	COMMUNITY PROGRAMS IN	25 S MONROE ST STE 303	DDA	Active
28-02947-000	251	0	0	0	100.0000	MORTGAGE 1	3 S MONROE ST	DDA	Active
28-02948-000	251	0	3,330	3,330	100.0000	DAVINCT'S BRAIN & B GOOI	49 S MONROE ST LOWER LEVE	DDA	Active
28-02949-000	251	0	1,820	1,820	100.0000	RECOVERY ZONE COUNSEL	49 S MONROE ST STE 175	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-02952-000	251	0	0	0	100.0000	TRANSFORMATIONAL CHOI	824 S MONROE ST	DDA	Active
28-02953-000	251	0	0	0	100.0000	BOOST MOBILE	739 S MONROE ST	DDA	Active
28-02954-000	251	0	90,960	90,960	100.0000	JIMMY JOHNS	955 S MONROE ST	DDA	Active
28-02956-000	251	0	910	910	100.0000	MINDFULL MOVEMENT STU	11 E SECOND ST	DDA	Active
28-02960-000	251	0	0	0	100.0000	COMPASSIONATE COMPANI	118 E FRONT ST	DDA	Active
28-02964-000	251	0	0	0	100.0000	DEEZ BEEZ BOUTIQUE	8 E FRONT ST	DDA	Active
28-02965-000	251	0	56,600	56,600	100.0000	EBY, MARK DDS	123 W FIRST ST STE B	DDA	Active
28-02968-000	251	0	0	0	100.0000	WISE MIND PLLC	25 S MONROE ST STE 302-303	DDA	Active
28-02969-000	251	0	0	0	100.0000	FLORAL CITY IMAGES	47 S MONROE ST STE 101	DDA	Active
28-02970-000	251	0	1,820	1,820	100.0000	AMAZING REGLAZING	49 S MONROE ST	DDA	Active
28-02972-000	251	0	0	0	100.0000	AMERICAN DINER	881 S MONROE ST	DDA	Active
28-02977-000	251	0	83,950	83,950	100.0000	EXTENET SYSTEMS INC - 1	17 E FRONT ST	DDA	Active
28-02978-000	251	0	3,780	3,780	100.0000	NEW PAR DBA VERIZON WI	41 W FRONT ST	DDA	Active
28-02981-000	251	0	114,590	114,590	100.0000	TWB COMPANY, LLC	23 E FRONT ST LEVEL 2	DDA	Active
28-02982-000	251	0	1,650	1,650	100.0000	BROWN BAG BOUTIQUE	15 W FRONT ST	DDA	Active
28-02983-000	251	0	0	0	100.0000	MONROE CURRENCY & CO	102 W FRONT ST	DDA	Active
28-02984-000	251	0	0	0	100.0000	SALON 23	23 W FRONT ST	DDA	Active
28-02985-000	251	0	0	0	100.0000	RIVER RAISIN COUNSELING	621 S MONROE ST	DDA	Active
28-02990-000	251	0	830	830	100.0000	RJ RENOVATIONS	49 S MONROE ST	DDA	Active
28-02993-000	251	0	0	0	100.0000	\$20 AND BELOW	6 E FIRST ST	DDA	Active
28-02994-000	251	0	830	830	100.0000	RIVER RAISIN INVESTMENT	10 W FRONT ST	DDA	Active
28-02995-000	251	0	0	0	100.0000	SACCO INSURANCE CO	106 W FRONT ST	DDA	Active
28-02996-000	251	0	0	0	100.0000	EITEL, BARRY LMSW	708 S MONROE ST	DDA	Active
28-02997-000	251	0	0	0	100.0000	AADI	111 JONES AVE	DDA	Active
28-02999-000	251	0	0	0	100.0000	CSC LEASING CO	123 W FIRST ST STE D	DDA	Active
28-03001-000	251	0	1,500	1,500	100.0000	THE CONSERVATORY LLC	17 E FIRST ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
28-03002-000	251	0	3,460	3,460	100.0000	RAVEN'S LANDING	52 S MONROE ST	DDA	Active
28-03003-000	251	0	0	0	100.0000	MOHR & BUDDS	12 W FIRST ST	DDA	Active
28-03004-000	251	0	2,500	2,500	100.0000	MISTY'S	101 W FIRST ST	DDA	Active
28-03005-000	251	0	1,500	1,500	100.0000	PITTER PATTEN PAINT	45 S MONROE ST	DDA	Active
28-03006-000	251	0	1,500	1,500	100.0000	STAR METALS LLC	31 E FRONT ST	DDA	Active
28-03007-000	251	0	0	0	100.0000	AMISH CUSTOM HEIRLOOM	745 S MONROE ST	DDA	Active
28-03008-000	251	0	3,460	3,460	100.0000	NUCO2 SUPPLY	VARIOUS LOCATIONS	DDA	Active
29-00046-000	201	44,225	61,540	17,315	0.0000	WILLIAM PAI PROPERTY, LI	708 S MONROE ST	DDA	Active
29-00047-000	201	23,700	32,390	8,690	0.0000	AMERICAN ANHUJ DEVELOP	712 S MONROE ST	DDA	Active
29-00050-000	201	181,975	228,800	46,825	0.0000	FOSTER, DAVID & FAYE	750 S MONROE ST	DDA	Active
29-00071-000	201	62,250	0	-62,250	0.0000	WICKENHEISER, KENNETH	10 E FRONT ST	DDA	Inactive
29-00071-101	201	0	79,840	79,840	0.0000	LJ & TJ HOLDINGS, LLC	10 E FRONT ST UNIT 1	DDA	Active
29-00071-102	401	0	37,610	37,610	0.0000	L & A LUXURY LOFTS LLC	10 E FRONT ST UNIT 2	DDA	Active
29-00071-103	401	0	38,890	38,890	0.0000	L & A LUXURY LOFTS LLC	10 E FRONT ST UNIT 3	DDA	Active
29-00071-104	401	0	84,790	84,790	0.0000	L & A LUXURY LOFTS LLC	10 E FRONT ST UNIT 4	DDA	Active
29-00072-000	201	19,750	102,420	82,670	0.0000	GRUBER, RONALD J & PATR	8 E FRONT ST	DDA	Active
29-00073-000	201	15,500	46,050	30,550	0.0000	BENETEAU PROPERTIES, LL	6 E FRONT ST	DDA	Active
29-00074-000	201	18,000	89,270	71,270	0.0000	BENETEAU, BERNARD & MA	4 E FRONT ST	DDA	Active
29-00075-000	201	45,000	192,540	147,540	0.0000	BENETEAU, BERNARD & MA	29 S MONROE ST	DDA	Active
29-00076-000	201	16,000	85,880	69,880	0.0000	L & A 35 S MONROE LLC	35 S MONROE ST	DDA	Active
29-00077-000	201	26,000	48,360	22,360	58.0000	WONG, JIN NING & HELEN	37 S MONROE ST	DDA	Active
29-00078-000	201	29,000	160,070	131,070	0.0000	39 SOUTH MONROE, LLC	39 S MONROE ST	DDA	Active
29-00079-000	201	57,500	74,130	16,630	0.0000	G MARTIN & SON LLC	43 S MONROE ST	DDA	Active
29-00081-000	201	19,000	80,610	61,610	0.0000	JTE LAW GROUP TRUSTEE	45 S MONROE ST	DDA	Active
29-00082-000	201	10,900	84,470	73,570	0.0000	JTE LAW GROUP TRUSTEE	47 S MONROE ST	DDA	Active
29-00083-000	201	24,100	301,380	277,280	0.0000	101 W FRONT LLC	49 S MONROE ST	DDA	Active
29-00084-000	201	9,000	81,510	72,510	0.0000	RIVER RAISIN ENTERPRISE	53 S MONROE ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00085-000	201	41,950	208,490	166,540	0.0000	14 EAST FIRST LLC	14 E FIRST ST	DDA	Active
29-00086-000	201	17,350	38,450	21,100	0.0000	BICA, JAMES M II	109 S MONROE ST	DDA	Active
29-00087-000	201	64,300	129,410	65,110	0.0000	BICA, JAMES M II	2 E FIRST ST	DDA	Active
29-00088-000	202	12,250	0	-12,250	0.0000	FIRST PRESBYTERIAN CHURJ S MONROE ST		DDA	Active
29-00089-000	202	12,250	0	-12,250	0.0000	FIRST PRESBYTERIAN CHURJ S MONROE ST		DDA	Active
29-00090-000	201	0	0	0	0.0000	THRIFT SHOP ASSOC MONF 119 S MONROE ST		DDA	Active
29-00091-000	201	12,750	43,210	30,460	0.0000	GRAB, HEIDI S (LE)	123 S MONROE ST	DDA	Active
29-00092-000	201	19,900	35,640	15,740	0.0000	MAXWELL, DAVID & JUDITH 127 S MONROE ST		DDA	Active
29-00093-000	201	25,000	14,140	-10,860	0.0000	17 EAST SECOND ST LLC	11 E SECOND ST	DDA	Active
29-00094-000	202	0	0	0	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00095-000	202	0	0	0	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00096-000	202	0	0	0	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00097-000	202	21,525	0	-21,525	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00098-000	202	32,225	0	-32,225	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00099-000	202	0	0	0	0.0000	ST PAUL'S UNITED METHOJ	12 E SECOND ST	DDA	Active
29-00100-000	201	28,975	47,950	18,975	0.0000	APEX LEGAL GROUP PLLC	12 E THIRD ST	DDA	Active
29-00101-000	201	54,975	61,210	6,235	0.0000	BW OF MICHIGAN, LLC	303 S MONROE ST	DDA	Active
29-00103-000	201	33,100	50,120	17,020	0.0000	MICHIGAN WAREHOUSE LLJ 311 S MONROE ST V		DDA	Active
29-00104-000	201	70,000	184,650	114,650	0.0000	MICHIGAN WAREHOUSE LLJ 317 S MONROE ST		DDA	Active
29-00105-000	201	76,100	116,700	40,600	0.0000	BFS RETAIL & COMMERCIAL 325 S MONROE ST		DDA	Active
29-00106-000	401	14,350	25,630	11,280	0.0000	CIRAVOLO, JOSEPH G (TR)	12 E FOURTH ST	DDA	Active
29-00107-000	201	30,450	52,250	21,800	0.0000	CIRAVOLO, JOSEPH G (TR)	405 S MONROE ST	DDA	Active
29-00108-000	201	113,650	451,580	337,930	0.0000	FIFTH THIRD BANK	453 S MONROE ST	DDA	Active
29-00109-000	202	25,975	0	-25,975	0.0000	DDA BASE VALUE	S MONROE ST V	DDA	Inactive
29-00110-000	202	27,250	0	-27,250	0.0000	DDA BASE VALUE	429 S MONROE ST V	DDA	Inactive
29-00112-000	202	59,075	20,700	-38,375	0.0000	MONROE BANK & TRUST	601 S MONROE ST	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00113-000	201	36,975	55,090	18,115	0.0000	OBERHEU, DEAN D SR	611 S MONROE ST	DDA	Active
29-00114-000	201	38,625	38,520	-105	0.0000	WICKENHEISER, PATRICK & 621 S MONROE ST	621 S MONROE ST	DDA	Active
29-00115-000	201	37,550	72,660	35,110	0.0000	C & K ADVENTURES, LLC	629 S MONROE ST	DDA	Active
29-00138-000	201	27,600	186,370	158,770	0.0000	EDINBURGH PROPERTIES, I	222 WASHINGTON ST	DDA	Active
29-00139-000	202	36,975	0	-36,975	0.0000	HOT LINE TO GOD	218 WASHINGTON ST	DDA	Active
29-00140-000	202	0	0	0	0.0000	MONROE ASSEMBLY OF GO	214 WASHINGTON ST	DDA	Active
29-00141-000	202	0	0	0	0.0000	MICHIGAN BELL TELEPHON	200 WASHINGTON ST	DDA	Active
29-00142-000	201	0	0	0	0.0000	FIRST PRESBYTERIAN CHUF	108 WASHINGTON ST	DDA	Active
29-00143-000	202	0	0	0	0.0000	FIRST PRESBYTERIAN CHUF	126 WASHINGTON ST	DDA	Active
29-00144-000	202	0	0	0	0.0000	DORSCH MEMORIAL LIBRAI	18 E FIRST ST	DDA	Active
29-00145-000	201	22,500	75,210	52,710	0.0000	PEB MANAGEMENT LLC	19 E FIRST ST	DDA	Active
29-00146-000	201	14,000	70,260	56,260	0.0000	MONROE VENTURE PARTNE	30 WASHINGTON ST	DDA	Active
29-00147-000	201	54,000	0	-54,000	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00148-000	201	23,500	0	-23,500	0.0000	DDA BASE VALUE	26 WASHINGTON ST	DDA	Inactive
29-00149-000	201	31,000	0	-31,000	0.0000	DDA BASE VALUE	20 WASHINGTON ST	DDA	Inactive
29-00152-000	201	330,500	2,179,460	1,848,960	0.0000	MONROE BANK & TRUST	10 WASHINGTON ST	DDA	Active
29-00154-000	201	39,000	0	-39,000	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00155-000	201	60,000	0	-60,000	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00156-000	201	23,000	0	-23,000	0.0000	DDA BASE VALUE	18 E FRONT ST	DDA	Inactive
29-00157-000	201	41,000	0	-41,000	0.0000	DDA BASE VALUE	14 E FRONT ST	DDA	Inactive
29-00158-000	201	7,500	35,600	28,100	0.0000	EMMA Y GROUP LLC	31 W FRONT ST	DDA	Active
29-00159-000	201	6,000	34,860	28,860	0.0000	EMMA Y GROUP LLC	27 W FRONT ST	DDA	Active
29-00160-000	201	16,900	143,970	127,070	0.0000	GTAK PROPERTIES LLC	23 W FRONT ST	DDA	Active
29-00161-000	201	9,500	0	-9,500	0.0000	DDA BASE VALUE	15 W FRONT ST	DDA	Inactive
29-00162-000	201	10,500	17,860	7,360	0.0000	MEHMETI, SALIH & VASIL N	13 W FRONT ST	DDA	Active
29-00163-000	201	12,500	3,330	-9,170	0.0000	EMMA Y GROUP LLC	34 S MONROE ST	DDA	Active
29-00164-000	201	17,700	0	-17,700	0.0000	DDA BASE VALUE	36 S MONROE ST	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00165-000	201	10,700	67,400	56,700	0.0000	BOARDWALK BROOK PROPF	40 S MONROE ST	DDA	Active
29-00166-000	201	17,000	33,240	16,240	0.0000	BERNS, JANET M	42 S MONROE ST	DDA	Active
29-00167-000	201	15,400	38,080	22,680	0.0000	44 MONROE LLC	44 S MONROE ST	DDA	Active
29-00168-000	201	16,600	36,180	19,580	0.0000	48 MONROE LLC	48 S MONROE ST	DDA	Active
29-00169-000	201	16,800	33,320	16,520	0.0000	KINSEY, L B BUILDING LLC	50 S MONROE ST	DDA	Active
29-00170-000	201	10,000	23,580	13,580	0.0000	GRIFFIS, LEONARD M	52 S MONROE ST	DDA	Active
29-00171-000	201	17,500	85,240	67,740	0.0000	SLICKER, WILLIAM C & SUS	54 S MONROE ST	DDA	Active
29-00172-000	201	34,500	105,380	70,880	0.0000	10 W FIRST, LLC	8 W FIRST ST	DDA	Active
29-00173-000	202	5,500	5,950	450	0.0000	MONROE 4448 LLC	W FIRST ST V	DDA	Active
29-00174-000	202	0	0	0	0.0000	CITY OF MONROE- PARKIN	102 S MONROE ST	DDA	Active
29-00177-000	201	22,450	74,770	52,320	0.0000	LCS HOLDINGS, LLC (LC)	110 S MONROE ST	DDA	Active
29-00178-000	202	37,500	0	-37,500	0.0000	RIVER RAISIN CENTER OF /	114 S MONROE ST	DDA	Active
29-00179-000	202	0	0	0	0.0000	MONROE CO HISTORICAL C	126 S MONROE ST	DDA	Active
29-00180-000	201	45,800	28,890	-16,910	0.0000	GOOCHER, SCOTT R & CHR	206 S MONROE ST	DDA	Active
29-00181-000	202	6,250	10,390	4,140	0.0000	DUROCHER'S TV & APPLIAN	11 W SECOND ST V	DDA	Active
29-00182-000	202	33,900	0	-33,900	0.0000	DDA BASE VALUE	S MONROE ST V	DDA	Inactive
29-00183-000	201	75,025	329,510	254,485	0.0000	DUROCHER'S TV & APPLIAN	222 S MONROE ST	DDA	Active
29-00184-000	201	131,975	0	-131,975	0.0000	DDA BASE VALUE	224 S MONROE ST	DDA	Inactive
29-00188-000	202	0	0	0	0.0000	TRINITY EPISCOPAL CHURC	328 S MONROE ST	DDA	Active
29-00189-000	202	0	0	0	0.0000	TRINITY EPISCOPAL CHURC	12 W FOURTH ST	DDA	Active
29-00190-000	201	20,000	29,470	9,470	0.0000	GARANN GROUP LLC (LC)	50 W FIFTH ST	DDA	Active
29-00190-001	201	290,800	194,300	-96,500	0.0000	TIM DONUT U S LIMITED, I	404 S MONROE ST	DDA	Active
29-00191-000	201	54,075	213,820	159,745	0.0000	GARANN GROUP LLC (LC)	428 S MONROE ST	DDA	Active
29-00192-000	201	48,575	69,180	20,605	0.0000	BARRON, THOMAS & DEBOI	504 S MONROE ST	DDA	Active
29-00193-000	201	28,550	39,370	10,820	0.0000	THE HUNTINGTON NATION	520 S MONROE ST	DDA	Active
29-00194-000	201	24,375	0	-24,375	0.0000	DDA BASE VALUE	S MONROE ST	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00195-000	201	102,625	183,040	80,415	0.0000	GALLINA, JEFFREY C & CYN	530 S MONROE ST	DDA	Active
29-00196-000	201	291,225	336,320	45,095	0.0000	THE HUNTINGTON NATION	602 S MONROE ST	DDA	Active
29-00197-000	202	0	0	0	0.0000	CITY OF MONROE - CEMET/	620 S MONROE ST	DDA	Active
29-00213-000	201	8,760	13,880	5,120	0.0000	FINANCIAL ONE LLC	415 CASS ST	DDA	Active
29-00231-000	201	0	0	0	0.0000	MONROE HISTORICAL SOCI	22 W SECOND ST	DDA	Active
29-00232-000	202	0	0	0	0.0000	CITY OF MONROE - PARKIN	117 CASS ST	DDA	Active
29-00233-000	202	0	0	0	0.0000	CITY OF MONROE	111 CASS ST V	DDA	Active
29-00234-000	201	9,300	15,610	6,310	0.0000	GATEHOUSE MEDIA MI HOL	103 CASS ST	DDA	Active
29-00235-000	201	99,400	104,450	5,050	0.0000	FEICK, RICK D & NANCY M	23 W FIRST ST	DDA	Active
29-00236-000	201	20,400	51,520	31,120	0.0000	WICKENHEISER, PATRICK (17 W FIRST ST	DDA	Active
29-00237-000	201	24,500	61,900	37,400	0.0000	WICKENHEISER, PATRICK (21 W FIRST ST	DDA	Active
29-00238-000	201	211,000	351,360	140,360	0.0000	GATEHOUSE MEDIA MI HOL	20 W FIRST ST	DDA	Active
29-00239-000	201	32,000	34,880	2,880	0.0000	MONROE COUNTY COUNCIL	41 W FRONT ST	DDA	Active
29-00245-000	201	42,500	137,480	94,980	0.0000	101 W FRONT, LLC	101 W FRONT ST	DDA	Active
29-00246-000	201	15,500	0	-15,500	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00247-000	201	15,500	153,720	138,220	0.0000	WICKENHEISER FAMILY LLC	109 W FRONT ST	DDA	Active
29-00248-000	201	11,500	65,180	53,680	0.0000	WICKENHEISER FAMILY LLC	111 W FRONT ST	DDA	Active
29-00249-000	201	3,500	48,000	44,500	0.0000	KINSEY, LARRY M & KARON	115 W FRONT ST	DDA	Active
29-00250-000	201	24,500	18,950	-5,550	0.0000	14 EAST FIRST, LLC	101 W FIRST ST	DDA	Active
29-00251-000	201	40,600	75,270	34,670	0.0000	RAS REALTY, LLC	111 W FIRST ST	DDA	Active
29-00252-000	201	14,400	0	-14,400	0.0000	RIVER RAISIN CENTRE FOR	114 CASS ST	DDA	Active
29-00253-000	202	8,975	0	-8,975	0.0000	DDA BASE VALUE	116 CASS ST	DDA	Inactive
29-00258-000	201	33,000	52,180	19,180	0.0000	MCLAUGHLIN HOLDINGS, L	112 W SECOND ST	DDA	Active
29-00325-000	201	203,950	403,570	199,620	0.0000	GATEWAY OFFICE SUITES I	123 W FIRST ST	DDA	Active
29-00325-001	202	0	5,200	5,200	0.0000	RAS REALTY, LLC	101 HARRISON ST V	DDA	Active
29-00328-000	201	43,050	99,880	56,830	0.0000	CITY OF MONROE	201 W FRONT ST	DDA	Active
29-00328-001	202	0	0	0	0.0000	STATE OF MICHIGAN	102 HARRISON ST V	DDA	Active

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00329-000	202	16,700	22,540	5,840	0.0000	CITY OF MONROE	120 HARRISON ST V	DDA	Active
29-00329-100	202	0	9,860	9,860	0.0000	CITY OF MONROE	110 HARRISON ST V	DDA	Active
29-00401-000	201	10,775	0	-10,775	0.0000	DDA BASE VALUE	220 W SECOND ST	DDA	Inactive
29-00402-000	201	23,225	91,100	67,875	0.0000	PK MARKHAM, LLC	226 W SECOND ST	DDA	Active
29-00403-000	201	16,475	238,130	221,655	0.0000	219 WEST FRONT ST, LLC	219 W FRONT ST	DDA	Active
29-00403-001	202	6,600	0	-6,600	0.0000	DDA BASE VALUE	W FRONT ST V	DDA	Inactive
29-00404-000	202	5,975	0	-5,975	0.0000	DDA BASE VALUE	229 W FRONT ST V	DDA	Inactive
29-00406-000	201	50,000	95,030	45,030	0.0000	35 EAST, INC	35 E FRONT ST	DDA	Active
29-00407-000	201	8,500	172,970	164,470	0.0000	HASSETT, WILLIAM J (TR)	33 E FRONT ST	DDA	Active
29-00408-000	201	13,500	62,290	48,790	0.0000	S MCGOWAN PROPERTIES, 31 E FRONT ST	31 E FRONT ST	DDA	Active
29-00409-000	201	21,000	43,280	22,280	0.0000	BRANT, RONALD	29 E FRONT ST	DDA	Active
29-00410-000	201	17,500	86,000	68,500	0.0000	BENETEAU PROPERTIES, LL 27 E FRONT ST	27 E FRONT ST	DDA	Active
29-00411-000	201	32,500	274,810	242,310	0.0000	SOVEREIGN PROPERTIES, L 25 E FRONT ST	25 E FRONT ST	DDA	Active
29-00412-000	201	20,500	94,140	73,640	0.0000	SOVEREIGN PROPERTIES, L 23 E FRONT ST	23 E FRONT ST	DDA	Active
29-00413-000	201	6,600	170,280	163,680	0.0000	19 EF LLC	17 E FRONT ST	DDA	Active
29-00414-000	201	11,200	0	-11,200	0.0000	DDA BASE VALUE	17 E FRONT ST	DDA	Inactive
29-00415-000	201	8,400	99,530	91,130	67.0000	BENETEAU, BERNARD & MA 15 E FRONT ST	15 E FRONT ST	DDA	Active
29-00416-000	201	13,300	79,080	65,780	0.0000	BENETEAU, BERNARD & MA 11 E FRONT ST	11 E FRONT ST	DDA	Active
29-00417-000	201	16,800	0	-16,800	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00418-000	201	6,000	0	-6,000	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00419-000	201	22,350	417,940	395,590	0.0000	25 S MONROE PLAZA, LLC	25 S MONROE ST	DDA	Active
29-00420-000	201	87,500	176,960	89,460	0.0000	RIVERSIDE INVESTMENT (1 S MONROE ST	1 S MONROE ST	DDA	Active
29-00424-000	201	21,500	51,240	29,740	0.0000	LAROY, JACOB & CHRISTIN 12 S MONROE ST	12 S MONROE ST	DDA	Active
29-00425-000	201	27,500	91,850	64,350	0.0000	LAROY, JACOB & CHRISTIN 14 S MONROE ST	14 S MONROE ST	DDA	Active
29-00426-000	201	19,500	41,290	21,790	0.0000	LAROY, JACOB & CHRISTIN 20 S MONROE ST	20 S MONROE ST	DDA	Active
29-00427-000	201	6,000	58,560	52,560	0.0000	WILSON, WILLIAM M & JUL 2 W FRONT ST	2 W FRONT ST	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
29-00428-000	201	4,200	38,820	34,620	0.0000	WILSON PROPERTIES GRO	4 W FRONT ST	DDA	Active
29-00429-000	201	32,500	72,410	39,910	0.0000	LARKIN, LEONARD L & WRL	8 W FRONT ST	DDA	Active
29-00430-000	201	15,400	46,170	30,770	0.0000	GRZYWACKI, FRANK W	12 W FRONT ST	DDA	Active
29-00431-000	202	66,675	0	-66,675	0.0000	CITY OF MONROE	22 W FRONT ST V	DDA	Active
29-00431-001	202	0	0	0	0.0000	CITY OF MONROE	W FRONT ST V	DDA	Active
29-00433-000	201	8,700	0	-8,700	0.0000	DDA BASE VALUE	W FRONT ST	DDA	Inactive
29-00434-000	201	13,500	50,040	36,540	0.0000	CASTIGLIONE PROPERTIES,	34 W FRONT ST	DDA	Active
29-00435-000	202	11,000	0	-11,000	0.0000	DDA BASE VALUE	38 W FRONT ST V	DDA	Inactive
29-00435-001	202	0	0	0	0.0000	CITY OF MONROE - PARKIN	120 W FRONT ST	DDA	Active
29-00436-000	201	28,250	89,420	61,170	45.0000	WEAKLY REVOCABLE LIVIN'	44 W FRONT ST	DDA	Active
29-00437-000	201	13,600	58,310	44,710	0.0000	LAROY, JACOB & CHRISTIN	50 W FRONT ST	DDA	Active
29-00438-000	201	22,000	83,350	61,350	0.0000	MONROE CLUB, INC	56 W FRONT ST	DDA	Active
29-00439-000	202	16,500	0	-16,500	0.0000	MONROE BUILDING AUTHO	60 W FRONT ST	DDA	Active
29-00440-000	202	19,300	0	-19,300	0.0000	MONROE BUILDING AUTHO	66 W FRONT ST	DDA	Active
29-00441-000	201	21,000	0	-21,000	0.0000	W FRONT PROPERTIES LLC	70 W FRONT ST	DDA	Active
29-00443-000	201	15,000	31,370	16,370	0.0000	REILLY, JAMES A	86 W FRONT ST	DDA	Active
29-00444-000	201	17,750	170,910	153,160	0.0000	PERUSKI HOLDINGS LLC	102 W FRONT ST	DDA	Active
29-00447-000	201	7,500	138,000	130,500	0.0000	STEWART HOLDINGS LLC	112 W FRONT ST	DDA	Active
29-00448-000	201	6,500	11,250	4,750	0.0000	T LOT PROPERTIES LLC	114 W FRONT ST	DDA	Active
29-00449-000	201	14,000	0	-14,000	0.0000	T LOT PROPERTIES LLC	116 W FRONT ST	DDA	Active
29-00451-000	202	27,550	0	-27,550	0.0000	DDA BASE VALUE	132 W FRONT ST V	DDA	Inactive
29-00452-000	201	311,100	294,480	-16,620	0.0000	MONROE KNIGHTS OF COLI	202 W FRONT ST	DDA	Active
29-00453-000	201	0	0	0	0.0000	U S POSTAL SERVICE	210 W FRONT ST	DDA	Active
29-00456-001	201	0	119,570	119,570	0.0000	TEC HOLDINGS, LLC	230 W FRONT ST	DDA	Active
29-00460-000	201	115,875	140,520	24,645	0.0000	SUNDAY DEVELOPMENT CO	721 S MONROE ST	DDA	Active
29-00461-000	201	108,650	163,580	54,930	0.0000	KURTTI LLC	723 S MONROE ST	DDA	Active
29-00464-000	201	60,600	166,410	105,810	0.0000	SOVEREIGN ASSOCIATES, L	739 S MONROE ST	DDA	Active

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29-00465-000	201	60,675	77,480	16,805	0.0000	SOVEREIGN ASSOCIATES, L	749 S MONROE ST	DDA	Active
29-00467-000	201	82,675	121,110	38,435	0.0000	JARBOU MONROE PROPERT	811 S MONROE ST	DDA	Active
29-00468-000	202	25,400	0	-25,400	0.0000	DDA BASE VALUE	S MONROE ST V	DDA	Inactive
29-00484-000	201	5,400	5,650	250	0.0000	VOELKER, HERBERT & MAR	828 S MONROE ST	DDA	Active
29-00485-000	201	126,500	169,280	42,780	0.0000	APPLIN BUILDING (LLC)	820 S MONROE ST	DDA	Active
29-00487-000	201	13,100	0	-13,100	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00488-000	201	50,750	202,360	151,610	0.0000	RIDI REIO LLC	802 S MONROE ST	DDA	Active
29-00511-000	201	529,350	640,080	110,730	0.0000	TEC HOLDING LLC	975 S MONROE ST	DDA	Active
29-00512-000	201	82,725	131,710	48,985	0.0000	MONROE CORNER LLC	833 S MONROE ST	DDA	Active
29-00517-000	201	323,980	263,870	-60,110	0.0000	ADIREALTY, INC	919 S MONROE ST	DDA	Active
29-00519-000	201	11,900	0	-11,900	0.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
29-00520-000	201	68,400	50,260	-18,140	0.0000	ADIREALTY, INC	919 S MONROE ST	DDA	Active
29-00521-000	201	204,825	190,000	-14,825	0.0000	H & E HOLDINGS LLC	881 S MONROE ST	DDA	Active
29-00522-000	201	40,700	65,570	24,870	0.0000	845 S MONROE LLC	845 S MONROE ST	DDA	Active
29-00523-000	201	82,725	192,730	110,005	0.0000	955 S MONROE LLC	955 S MONROE ST	DDA	Active
38-00062-000	251	0	0	0	100.0000	BBB&K INC	124 E FRONT ST	DDA	Active
38-00067-000	251	5,000	0	-5,000	100.0000	DDA BASE VALUE	105 E FRONT ST STE 201	DDA	Inactive
38-00068-000	251	0	0	0	100.0000	B & L OFFICE MACHINES	16 W FIRST ST	DDA	Active
38-00070-000	251	45,325	0	-45,325	100.0000	DDA BASE VALUE	111 S MACOMB ST	DDA	Inactive
38-00075-000	251	7,810	0	-7,810	100.0000	DDA BASE VALUE	11 SCOTT ST	DDA	Inactive
38-00095-000	251	60,150	0	-60,150	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00110-000	251	15,175	0	-15,175	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00120-000	251	4,000	0	-4,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00140-000	251	1,475	0	-1,475	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00143-000	251	5,300	0	-5,300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00147-000	251	525	0	-525	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
38-00150-000	251	1,025	0	-1,025	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00160-000	251	425	0	-425	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00200-000	251	700	0	-700	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00222-000	251	0	5,740	5,740	100.0000	WELLS FARGO VENDOR FIN	VARIOUS LOCATIONS	DDA	Active
38-00310-000	251	6,900	0	-6,900	100.0000	DDA BASE VALUE	113 E FRONT ST	DDA	Inactive
38-00320-000	251	4,075	0	-4,075	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00325-000	251	11,125	0	-11,125	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00330-000	251	28,900	0	-28,900	100.0000	DDA BASE VALUE	25 WASHINGTON ST	DDA	Inactive
38-00340-000	351	13,325	0	-13,325	100.0000	CUSTOM IMPRESSIONS, LLC	407 E FRONT ST	DDA	Active
38-00345-000	251	4,500	0	-4,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00370-000	351	3,850	0	-3,850	100.0000	LAMOUR PRINTING CO	123 E FRONT ST	DDA	Active
38-00375-000	251	325	0	-325	100.0000	DDA BASE VALUE	214 E FIRST ST	DDA	Inactive
38-00380-000	251	3,000	0	-3,000	100.0000	DDA BASE VALUE	11 WASHINGTON ST	DDA	Inactive
38-00440-000	251	3,600	0	-3,600	100.0000	DDA BASE VALUE	227 E FRONT ST	DDA	Inactive
38-00445-000	251	1,300	0	-1,300	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00460-000	251	1,525	0	-1,525	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00488-000	251	3,075	0	-3,075	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00500-000	251	21,000	0	-21,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00520-000	251	8,175	0	-8,175	100.0000	DDA BASE VALUE	17 WASHINGTON ST	DDA	Inactive
38-00545-000	251	12,025	0	-12,025	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00550-000	351	44,775	0	-44,775	100.0000	DDA BASE VALUE	425 E FRONT ST	DDA	Inactive
38-00570-000	251	5,000	0	-5,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00594-000	251	325	0	-325	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00595-000	251	0	0	0	100.0000	OSMENT, GREGORY	13 WASHINGTON ST	DDA	Active
38-00596-000	251	0	0	0	100.0000	OSMENT, JEFFERY	23 WASHINGTON ST	DDA	Active
38-00600-000	251	125	0	-125	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00605-000	251	875	0	-875	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive

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Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
38-00630-000	251	13,450	0	-13,450	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00640-000	251	23,810	0	-23,810	100.0000	DDA BASE VALUE	204 S MACOMB ST	DDA	Inactive
38-00642-000	251	200	0	-200	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00643-000	251	2,875	0	-2,875	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00645-000	251	3,250	0	-3,250	100.0000	DDA BASE VALUE	129 E FRONT ST	DDA	Inactive
38-00710-000	251	19,675	0	-19,675	100.0000	SIEB PLUMBING & HEATING	303 E FRONT ST	DDA	Active
38-00715-000	251	2,900	0	-2,900	100.0000	DDA BASE VALUE	411 E FRONT ST	DDA	Inactive
38-00720-000	251	950	0	-950	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00735-000	251	400	0	-400	100.0000	DDA BASE VALUE	105 E FRONT ST STE 206	DDA	Inactive
38-00741-000	251	400	0	-400	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00755-000	251	3,250	0	-3,250	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
38-00760-000	251	1,950	0	-1,950	100.0000	DDA BASE VALUE	105 E FRONT ST STE 200	DDA	Inactive
38-00813-000	251	3,040	0	-3,040	100.0000	BREDSCHNEIDER CONSTRU	402 E FRONT ST	DDA	Active
38-00831-000	251	0	8,630	8,630	100.0000	WELLS FARGO FINANCIAL I	VARIOUS LOCATIONS	DDA	Active
38-00856-000	251	2,500	0	-2,500	100.0000	DDA BASE VALUE	111 JONES AVE	DDA	Inactive
38-00879-000	251	0	0	0	100.0000	BLOOMBERG LP	102 E FRONT ST	DDA	Active
38-00890-000	251	0	0	0	100.0000	129 LOUNGE	129 E FRONT ST	DDA	Active
38-00988-000	251	0	0	0	100.0000	JAMES JACOBS ARCHITECT	25 WASHINGTON ST	DDA	Active
38-00996-000	251	0	0	0	100.0000	MOTION INDUSTRIES - MI3	425 E FRONT ST	DDA	Active
38-01001-000	251	0	0	0	100.0000	PETRANGELO & BONDY PC	212 E FIRST ST	DDA	Active
38-01010-000	251	0	0	0	100.0000	MONROE REAL ESTATE	105 E FRONT ST STE 103	DDA	Active
38-01017-000	251	0	0	0	100.0000	IBM CREDIT CORP (2)	VARIOUS LOCATIONS	DDA	Active
38-01021-000	251	0	0	0	100.0000	WASHINGTON STREET PRIT	17 WASHINGTON ST	DDA	Active
38-01032-000	251	0	0	0	100.0000	PRECIOUS HEARING	17 WASHINGTON ST	DDA	Active
38-01036-000	251	0	21,750	21,750	100.0000	US BANK NATIONAL ASSOC	VARIOUS LOCATIONS	DDA	Active
38-01041-000	251	0	0	0	100.0000	LOTUS FINANCIAL SERVICE	11 SCOTT ST	DDA	Active

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38-01043-000	251	0	0	0	100.0000	THRIVENT FINANCIAL FOR	19 WASHINGTON ST	DDA	Active
38-01049-000	251	2,930	3,220	290	100.0000	24/7 BAIL BONDS	119 S MACOMB ST	DDA	Active
38-01062-000	251	0	4,100	4,100	100.0000	GRAYHAWK LEASING LLC	VARIOUS LOCATIONS	DDA	Active
38-01067-000	251	0	0	0	100.0000	FINANCIAL ONE INC	15 WASHINGTON ST	DDA	Active
38-01082-000	251	0	1,330	1,330	100.0000	TLC RESTORATION	105 E FRONT ST STE 207	DDA	Active
38-01085-000	251	0	0	0	100.0000	UTIS PROTECT INSURANCE	111 S MACOMB ST	DDA	Active
38-01091-000	251	0	2,420	2,420	100.0000	SPOT LIGHT STUDIO	105 E FRONT ST STE 305	DDA	Active
38-01092-000	251	0	0	0	100.0000	SERENDIPTIOUS	403 E FRONT ST	DDA	Active
38-01103-000	251	0	2,020	2,020	100.0000	COCA-COLA COMPANY	VARIOUS LOCATIONS	DDA	Active
38-01107-000	251	0	2,000	2,000	100.0000	CHAMPION LEGAL GROUP	105 E FRONT ST STE 101	DDA	Active
38-01109-000	251	0	0	0	100.0000	MULLINS, TINA ATTORNEY	123 S MACOMB ST	DDA	Active
38-01111-000	251	0	0	0	100.0000	CCA FINANCIAL LLC	425 E FRONT ST	DDA	Active
38-01113-000	251	0	0	0	100.0000	GREAT LAKES COCA-COLA I	VARIOUS LOCATIONS	DDA	Active
38-01117-000	251	0	610	610	100.0000	INTEGRATIVE SUSTAINABI	101 E FRONT ST	DDA	Active
38-01118-000	251	0	1,820	1,820	100.0000	THERAPEUTIC RESOLUTION	111 E FIRST ST STE 500	DDA	Active
38-01129-000	251	0	0	0	100.0000	KASTL, LEAH B, ATTORNEY	13 WASHINGTON ST	DDA	Active
38-01130-000	251	0	0	0	100.0000	KN LEGAL	13 WASHINGTON ST	DDA	Active
38-01139-000	251	0	0	0	100.0000	RAD SKIN & BROW	27 WASHINGTON ST	DDA	Active
38-01140-000	251	0	1,500	1,500	100.0000	ADVANCED SKIN & BODY SI	105 E FRONT ST SUITE 203	DDA	Active
39-00154-000	201	40,250	78,140	37,890	0.0000	RAS REALTY, LLC	303 E FRONT ST	DDA	Active
39-00155-000	202	0	0	0	0.0000	IGLESIA NEW LIFE ACYM	317 E FRONT ST	DDA	Active
39-00156-000	202	0	0	0	0.0000	IGLESIA NEW LIFE ACYM	321 E FRONT ST	DDA	Active
39-00158-000	201	19,900	45,910	26,010	0.0000	MARLOW, TERRY G & CATH	403 E FRONT ST	DDA	Active
39-00158-001	201	2,375	0	-2,375	0.0000	DDA BASE VALUE	E FRONT ST	DDA	Inactive
39-00158-002	202	0	2,870	2,870	0.0000	MARLOW, TERRY G & CATH	E FRONT ST V	DDA	Active
39-00159-000	301	18,775	69,050	50,275	50.0000	GUERRERO, RANDEL J	407 E FRONT ST	DDA	Active
39-00159-001	201	30,925	54,520	23,595	0.0000	MARLOW, TERRY G & CATH	409 E FRONT ST	DDA	Active

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39-00159-002	201	30,000	72,110	42,110	0.0000	LARK, JOSEPH A	411 E FRONT ST	DDA	Active
39-00160-000	201	79,425	112,530	33,105	0.0000	LARK, JOSEPH A	425 E FRONT ST	DDA	Active
39-00167-000	201	425,000	336,630	-88,370	0.0000	MONROE BANK & TRUST	102 E FRONT ST	DDA	Active
39-00168-000	201	44,000	84,090	40,090	0.0000	MONROE BANK & TRUST	7 WASHINGTON ST	DDA	Active
39-00169-000	201	51,000	105,820	54,820	0.0000	MONROE BANK & TRUST	9 WASHINGTON ST	DDA	Active
39-00170-000	201	31,000	12,560	-18,440	0.0000	MONROE BANK & TRUST	11 WASHINGTON ST	DDA	Active
39-00171-000	201	16,000	187,130	171,130	0.0000	WICKENHEISER FAMILY LLC	13 WASHINGTON ST	DDA	Active
39-00172-000	201	40,000	81,720	41,720	0.0000	STEWART, THOMAS A II	17 WASHINGTON ST	DDA	Active
39-00173-000	201	16,000	66,250	50,250	0.0000	STEWART, THOMAS A II	19 WASHINGTON ST	DDA	Active
39-00174-000	201	27,500	54,550	27,050	0.0000	ROSTASH, JAMES & LINDA	21 WASHINGTON ST	DDA	Active
39-00175-000	201	8,100	96,690	88,590	0.0000	PK PALADIN PROPERTIES, I	25 WASHINGTON ST	DDA	Active
39-00176-000	202	0	0	0	0.0000	COUNTY OF MONROE	29 WASHINGTON ST	DDA	Active
39-00177-000	201	92,000	125,370	33,370	0.0000	VAJNER, GARY & PATRICIA	111 E FIRST ST	DDA	Active
39-00178-000	202	0	0	0	0.0000	COUNTY OF MONROE	101 E FIRST ST	DDA	Active
39-00178-001	202	0	0	0	0.0000	COUNTY OF MONROE	E FRONT ST	DDA	Active
39-00178-002	202	0	0	0	0.0000	COUNTY OF MONROE	E FRONT ST	DDA	Active
39-00178-003	202	0	0	0	0.0000	COUNTY OF MONROE	25 E FIRST ST	DDA	Active
39-00179-000	202	0	0	0	0.0000	COUNTY OF MONROE	106 E FIRST ST	DDA	Active
39-00181-000	202	0	0	0	0.0000	COUNTY OF MONROE	101 E SECOND ST	DDA	Active
39-00225-000	202	0	0	0	0.0000	CITY OF MONROE (CITY H)	120 E FIRST ST	DDA	Active
39-00227-001	202	0	0	0	0.0000	COUNTY OF MONROE	111 E SECOND ST	DDA	Active
39-00228-000	202	9,000	0	-9,000	0.0000	COUNTY COURTHOUSE	68 S MACOMB ST V	DDA	Active
39-00231-000	202	0	0	0	0.0000	CITY OF MONROE	50 S MACOMB ST	DDA	Active
39-00232-000	201	75,000	98,330	23,330	0.0000	MONROE BANK & TRUST	40 S MACOMB ST	DDA	Active
39-00235-000	201	35,000	157,190	122,190	0.0000	MONROE BANK & TRUST	28 S MACOMB ST	DDA	Active
39-00236-000	201	21,000	63,020	42,020	0.0000	BICA III, JAMES M	132 E FRONT ST	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
39-00237-000	201	0	96,160	96,160	0.0000	BBD&K, INC	128 E FRONT ST	DDA	Active
39-00238-000	201	0	64,170	64,170	0.0000	BBD&K, INC	124 E FRONT ST	DDA	Active
39-00239-000	201	19,500	39,510	20,010	0.0000	BBD & K, INC	122 E FRONT ST	DDA	Active
39-00240-000	201	13,500	29,140	15,640	0.0000	BBD & K, INC	120 E FRONT ST	DDA	Active
39-00241-000	201	31,500	47,960	16,460	0.0000	WICKENHEISER FAMILY LLC	118 E FRONT ST	DDA	Active
39-00242-000	201	17,700	701,870	684,170	0.0000	MONROE BANK & TRUST	212 E FRONT ST	DDA	Active
39-00243-000	201	17,875	0	-17,875	0.0000	DDA BASE VALUE	E FRONT ST	DDA	Inactive
39-00243-001	201	16,320	0	-16,320	0.0000	DDA BASE VALUE	19 S MACOMB ST	DDA	Inactive
39-00244-000	201	18,225	0	-18,225	0.0000	DDA BASE VALUE	S MACOMB ST	DDA	Inactive
39-00245-000	201	3,575	0	-3,575	0.0000	DDA BASE VALUE	S MACOMB ST	DDA	Inactive
39-00246-000	201	20,975	0	-20,975	0.0000	DDA BASE VALUE	33 S MACOMB ST	DDA	Inactive
39-00247-000	201	61,775	0	-61,775	0.0000	DDA BASE VALUE	41 S MACOMB ST	DDA	Inactive
39-00248-000	201	13,775	0	-13,775	0.0000	DDA BASE VALUE	47 S MACOMB ST	DDA	Inactive
39-00250-000	202	0	0	0	0.0000	COUNTY OF MONROE	51 S MACOMB ST	DDA	Active
39-00251-000	202	0	0	0	0.0000	COUNTY OF MONROE	209 E FIRST ST	DDA	Active
39-00252-000	202	0	0	0	0.0000	COUNTY OF MONROE	61 S MACOMB ST	DDA	Active
39-00253-000	202	0	0	0	0.0000	COUNTY OF MONROE	60 SCOTT ST	DDA	Active
39-00254-000	201	22,050	60,750	38,700	0.0000	212 EAST FIRST, LLC	212 E FIRST ST	DDA	Active
39-00255-000	201	10,325	26,930	16,605	0.0000	ASSET FINANCIAL LIMITED	E FIRST ST	DDA	Active
39-00256-000	201	71,725	163,030	91,305	0.0000	ASSET FINANCIAL LIMITED	111 S MACOMB ST	DDA	Active
39-00257-000	201	53,670	54,420	750	0.0000	VAJCNER, GARY (TR)	115 S MACOMB ST	DDA	Active
39-00258-000	401	20,010	20,290	280	100.0000	WILLIAMS, BILLY & FRED/JI	201 E SECOND ST	DDA	Active
39-00259-000	402	0	0	0	0.0000	CITY OF MONROE- ALLEY	SCOTT ST	DDA	Active
39-00260-000	401	0	0	0	0.0000	CITY OF MONROE	207 E SECOND ST	DDA	Active
39-00261-000	401	31,050	31,480	430	100.0000	SIMONELLI, MARILYN, JACK	211 E SECOND ST	DDA	Active
39-00323-000	202	0	0	0	0.0000	CITY OF MONROE	126 SCOTT ST	DDA	Active
39-00328-000	201	21,770	0	-21,770	0.0000	DDA BASE VALUE	SCOTT ST	DDA	Inactive

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
39-00329-000	201	16,680	0	-16,680	0.0000	DDA BASE VALUE	SCOTT ST	DDA	Inactive
39-00331-000	202	5,330	0	-5,330	0.0000	DDA BASE VALUE	22 SCOTT ST V	DDA	Inactive
39-00332-000	202	11,760	0	-11,760	0.0000	DDA BASE VALUE	224 E FRONT ST V	DDA	Inactive
39-00333-000	201	14,325	0	-14,325	0.0000	DDA BASE VALUE	216 E FRONT ST	DDA	Inactive
39-00469-000	201	44,150	6,580	-37,570	0.0000	NOWITZKE, MARGUERITE	11 SCOTT ST	DDA	Active
39-00469-004	201	24,760	25,670	910	0.0000	FIREFLY PROPERTY LLC	402 E FRONT ST	DDA	Active
39-00469-005	201	64,160	130,990	66,830	0.0000	SAND FRONT PROPERTY LL	412 E FRONT ST	DDA	Active
39-00497-000	402	0	0	0	0.0000	CITY OF MONROE (#1 FIRE	75 SCOTT ST	DDA	Active
39-00525-000	201	0	0	0	0.0000	COUNTY OF MONROE	60 WADSWORTH ST V	DDA	Active
39-00526-000	402	0	0	0	0.0000	CITY OF MONROE	317 E FIRST ST	DDA	Active
39-00576-000	201	85,000	196,250	111,250	0.0000	PIPIS, EDWARD M & BEVER	101 E FRONT ST STE 103	DDA	Active
39-00577-000	202	0	0	0	0.0000	CITY OF MONROE	107 E FRONT ST	DDA	Active
39-00578-000	201	12,000	41,270	29,270	0.0000	KATZ, JASON	111 E FRONT ST	DDA	Active
39-00579-000	201	24,000	83,370	59,370	0.0000	TEC HOLDING LLC	113 E FRONT ST	DDA	Active
39-00580-000	201	12,000	91,330	79,330	0.0000	TEC HOLDING LLC	115 E FRONT ST	DDA	Active
39-00581-000	202	4,500	5,650	1,150	0.0000	BICA, JAMES	119 E FRONT ST V	DDA	Active
39-00581-001	202	3,750	4,540	790	0.0000	BICA, JAMES II	121 E FRONT ST V	DDA	Active
39-00582-000	301	15,500	46,750	31,250	0.0000	LAMOUR, ROBERT (TR)	123 E FRONT ST	DDA	Active
39-00583-000	201	13,750	38,130	24,380	0.0000	JC VENTURES LLC (LC)	127 E FRONT ST	DDA	Active
39-00584-000	201	13,750	43,000	29,250	0.0000	BICA, JAMES M II	129 E FRONT ST	DDA	Active
39-00585-000	201	27,000	56,740	29,740	0.0000	LAROY, JACOB & CHRISTIN	131 E FRONT ST	DDA	Active
39-00586-000	202	0	0	0	0.0000	CITY OF MONROE - PARKIN	E FRONT ST	DDA	Active
39-00589-000	401	29,800	31,800	2,000	0.0000	DIEHL, CONSTANCE L	227 E FRONT ST	DDA	Active
39-00590-000	202	2,325	0	-2,325	0.0000	DDA BASE VALUE	301 E FRONT ST V	DDA	Inactive
39-00616-000	201	101,680	126,930	25,250	0.0000	JANE PAI'S PROPERTY MAN	111 JONES AVE	DDA	Active
48-01534-000	251	0	0	0	100.0000	GREATAMERICA FINANCIAL	VARIOUS LOCATIONS	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
68-00062-000	251	1,500	0	-1,500	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-00120-000	251	2,700	0	-2,700	100.0000	DDA BASE VALUE	142 N MONROE ST	DDA	Inactive
68-00180-000	251	4,250	0	-4,250	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-00185-000	251	7,150	0	-7,150	100.0000	DDA BASE VALUE	222 N MONROE ST	DDA	Inactive
68-00265-000	251	0	0	0	100.0000	DOWNTOWN HOUND	150 N MONROE ST	DDA	Active
68-00267-000	251	0	0	0	100.0000	DARANY RESTAURANTS INC	138 N MONROE ST	DDA	Active
68-00271-000	251	23,220	0	-23,220	100.0000	DDA BASE VALUE	115 E ELM AVE	DDA	Inactive
68-00677-000	251	10,200	0	-10,200	100.0000	DDA BASE VALUE	124 N MONROE ST	DDA	Inactive
68-00700-000	251	2,000	0	-2,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-00750-000	251	0	0	0	100.0000	MONROE CO GROWERS AS:	28 E WILLOW ST	DDA	Active
68-00760-000	251	11,425	0	-11,425	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-00875-000	251	800	0	-800	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-00950-000	251	1,250	0	-1,250	100.0000	DDA BASE VALUE	150 N MONROE ST	DDA	Inactive
68-01013-000	251	30,900	0	-30,900	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-01015-000	251	1,000	0	-1,000	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-01020-000	251	3,900	0	-3,900	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
68-01060-000	251	50,250	0	-50,250	100.0000	SUBWAY SANDWICH SHOP	20 N MONROE ST	DDA	Active
68-01120-000	251	20,000	73,100	53,100	100.0000	MONROE PIZZA CO INC	128 N MONROE ST	DDA	Active
68-01390-000	251	0	0	0	100.0000	BARBARA'S BEAUTY SALON	144 N MONROE ST	DDA	Active
68-01602-000	251	0	0	0	100.0000	RIVER RAISIN VETERINARY	106 N MONROE ST	DDA	Active
68-01971-000	251	0	0	0	100.0000	CAKES BY STEPHANIE	118 N MONROE ST	DDA	Active
68-02029-000	251	0	0	0	100.0000	RIVIERE DU RAISIN BANQU	8 N MONROE ST	DDA	Active
68-02061-000	251	0	0	0	100.0000	THE CAT DOCTOR OF MONI	11 W VINE ST	DDA	Active
68-02062-000	251	0	850	850	100.0000	GREAT LAKES BENEFITS INI	11 W VINE ST	DDA	Active
68-02134-000	251	0	2,420	2,420	100.0000	PLATINUM HAIR DESIGN	222 N MONROE ST	DDA	Active
68-02195-000	251	0	0	0	100.0000	HESKA CORP	106 N MONROE ST	DDA	Active
68-02253-000	251	0	0	0	100.0000	MONROE LOCK AND SAFE C	221 N MONROE ST	DDA	Active

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
68-02299-000	251	0	0	0	100.0000	INSIGHT INVESTMENTS, LL	202 N MONROE ST	DDA	Active
69-00263-000	201	90,000	170,300	80,300	0.0000	FIRST OF AMERICA-SOUTH	202 N MONROE ST	DDA	Active
69-00267-000	201	36,400	63,300	26,900	0.0000	MCMULLEN, MARGARET	220 N MONROE ST	DDA	Active
69-00268-000	201	109,200	0	-109,200	0.0000	UNITED WAY OF MONROE (216 N MONROE ST	DDA	Active
69-00269-000	251	11,625	0	-11,625	100.0000	DDA BASE VALUE	DDA BASE	DDA	Inactive
69-00500-000	201	40,075	146,870	106,795	0.0000	SISINYAK, EUGENE T & ANI	207 N MONROE ST	DDA	Active
69-00501-000	202	10,850	0	-10,850	0.0000	DDA BASE VALUE	209 N MONROE ST V	DDA	Inactive
69-00502-000	201	27,950	86,280	58,330	0.0000	THE CAT DOCTOR OF MONI	11 W VINE ST	DDA	Active
69-00503-000	201	33,975	49,190	15,215	0.0000	PORTILLO, PEDRO & CATH	221 N MONROE ST	DDA	Active
69-01304-000	201	103,150	181,320	78,170	0.0000	BENETEAU, BERNARD & MA	8 N MONROE ST	DDA	Active
69-01305-000	201	60,675	107,780	47,105	0.0000	SPILLSON, R (TR)/VUICH, L	20 N MONROE ST	DDA	Active
69-01307-000	201	128,400	150,760	22,360	0.0000	COMANESCU, ROBERT & G	106 N MONROE ST	DDA	Active
69-01308-000	201	40,075	58,250	18,175	0.0000	128 N MONROE LLC	118 N MONROE ST	DDA	Active
69-01309-000	201	26,700	0	-26,700	0.0000	DDA BASE VALUE	124 N MONROE ST V	DDA	Inactive
69-01310-000	201	67,050	120,820	53,770	0.0000	128 N MONROE LLC	128 N MONROE ST	DDA	Active
69-01311-000	201	119,875	154,690	34,815	0.0000	MUR LIMITED LIABILITY CC	138 N MONROE ST	DDA	Active
69-01312-000	201	32,890	77,350	44,460	0.0000	7TH PROPERTIES LLC	130 N MONROE ST	DDA	Active
69-01313-000	201	40,370	63,530	23,160	0.0000	MONROE CO GROWERS AS	28 E WILLOW ST	DDA	Active
69-01314-000	201	24,300	32,140	7,840	0.0000	TEAGUE, BARBARA	142 N MONROE ST	DDA	Active
69-01314-001	201	0	5,520	5,520	0.0000	TEAGUE, BARBARA	144 N MONROE ST	DDA	Active
69-01315-000	201	44,900	58,690	13,790	0.0000	FRENCH, CHAD (LC)	148 N MONROE ST	DDA	Active
69-01316-000	201	27,950	32,760	4,810	53.0000	GIANNAKAKIS, PETER J	150 N MONROE ST	DDA	Active
69-01517-000	402	0	0	0	0.0000	CITY OF MONROE - ST MAR	103 W ELM AVE	DDA	Active
CN-82-001	201	108,675	0	-108,675	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CN-83-002	201	14,175	0	-14,175	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CN-85-009	201	15,750	0	-15,750	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive

* denotes a partial capture

Parcel Number	Property Class	Base Taxable Value	Taxable Value (2021)	Captured Value	Homestead %	Owner's Name	Property Address	District Name	Status
CR-78-R01	201	7,600	0	-7,600	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-79-R03	201	5,500	0	-5,500	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-82-R02	201	18,300	0	-18,300	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-82-R03	201	9,550	0	-9,550	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-82-R04	201	12,700	0	-12,700	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-83-R01	201	28,800	0	-28,800	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-83-R03	201	6,400	0	-6,400	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-83-R04	201	16,175	0	-16,175	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-85-R02	201	7,700	0	-7,700	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-85-R03	201	17,800	0	-17,800	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-85-R05	201	14,000	0	-14,000	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
CR-85-R07	201	26,000	0	-26,000	0.0000	DDA BASE VALUE	FOR DDA	DDA	Inactive
Totals		13,517,020	23,460,480	9,943,460					
Parcel Count			698						

* denotes a partial capture