

**Board of Directors:**

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**FACT SHEET:**

**BUSINESS IMPROVEMENT ZONE:**

A special assessment district that is designed and governed by the commercial property owners within a defined district according to the State Enabling Law Public Act 120 of 1961.

**PROPOSED ZONE:**

South Main Street between the north side of William and south side of Huron to the alleys.

**SERVICES:**

The services were identified by the Main Street Business Improvement Zone Initiative (MS BIZI) Board and refined through a series of public meetings including forums for property owners, businesses, residents and customers, as well as a website survey. All proposed BIZ services are for sidewalk enhancements in the proposed zone, including:

- snow removal
- litter/debris removal
- handbill removal
- graffiti removal
- landscaping/maintenance

**STATE ENABLING LAW (PUBLIC ACT 120 OF 1961) REQUIREMENTS:**

1. Petition presented to City Clerk signed by owners whose properties constitute a minimum of 30% (measured by taxable value) of all commercial property in the proposed BIZ Zone of property (scheduled for 10/19/09)
2. City Clerk issues notice to all owners of commercial properties in the proposed BIZ Zone area of a Public Meeting regarding the proposed BIZ Zone.
3. At the Public Meeting, a Zone Plan for the proposed zone and a proposed assessment to fund that zone plan is approved by a majority of the property

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- owners present at the meeting for submission to the City Council (estimated December, 2009).
4. City Clerk issues notice to all owners of commercial properties in the proposed BIZ Zone of a Public Hearing regarding the Zone Plan and assessment.
  5. City Council conducts a Public Hearing regarding the Zone Plan and assessment and following the Public Hearing approves of that Zone Plan and assessment (estimated January, 2010)
  6. City Clerk sets a date for election regarding the Zone Plan and assessment, publishes a notice of that election and mails a notice of that election to each owner of commercial property in the proposed BIZ Zone
  7. City Clerk conducts the election by mail sending a formal ballot to each owners' commercial properties in the proposed BIZ Zone - must receive affirmative vote of 60% (measured by taxable value) of all property owners casting ballots in the election in order to establish a BIZ (February, 2010)
  8. Assessment included in July tax bill (June, 2010)

## MEASURABLE BIZ SUCCESS OVER THE LAST 20 YEARS:

Based on local goals and over time, the presence of a BIZ district helps:

1. Attract and retain business tenants
2. Deliver more – and repeat – customers to the district's businesses
3. Increase property values

## COST:

State enabling law requires the budget and costs to be presented as part of the BIZ Zone Plan, at the public meeting called by the city after the 30% petition and resolution is approved. Service proposals are currently being collected and a budget is being formed.

## ASSESSMENT:

The MS BIZI Board, along with the City Assessor, will be measuring a variety of formulae in order to create the most equitable assessment formula possible. The optimal formula will be presented as part of the BIZ Zone Plan, at the public meeting to be scheduled after Council approval of the petition.

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**TASKS ACCOMPLISHED TO DATE**

**October, 2008**

- Main Street property owners begin researching potential for a Business Improvement Zone

**November, 2008**

- Initial steering committee established

**January, 2009**

- Requested grant from DDA to begin BIZ process

**April:**

- Received matching grant of \$83,270 from DDA enabling initial steering committee to hire a consultant, director, acquire office space and undertake planning and outreach. The grant also requires the Main Street BIZ Initiative to provide a "blueprint" which will document the process and make it available for use in other downtown neighborhoods.
- DDA grant matched by \$25,000 from members of Main Street BIZ Initiative.
- Edward Shaffran, Ellie Serras and Betsy Jackson gave a presentation to the Main Street Area Association about BIZ districts on April 2.
- Recruited the following Initiative board members: Ron Dankert, Alan Freedman, Keith Orr, and Joan Lowenstein to join Ed Shaffran, Mike Martin, Rob Spears, Jim Curtis, and Jeff Harshe.
- Contacted: Property owners Andy Dahlmann/Keybank building; Steve Bennett/Bennett Optometry
- Ed Shaffran and Ellie Serras met with City Assessor Dave Petrak to discuss information we need about property in district.
- Contacted Dave Ligotti/Oakwood Business Services; re: accounting and bookkeeping .

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## May

- Letter and postcard to property owners in the zone inviting them to public forum in June
- Postcards/email blast from MSAA to businesses re: Initiative and inviting them to public forums in June
- May 20: Main Street BIZ Initiative Committee meeting
- May 21: Shaffran/Serras/Jackson met with property owners, the Dahlmans
- May 26: Shaffran/Serras met with Jim Beuche
- May 26; Shaffran/Jackson/Serras with residential representative Ray Detter
- Retained consultant Betsy Jackson of the Urban Agenda.
- Retained attorney James Beuche of Hooper, Hathaway.
- Retained Zero Gravity Designs for website design/logo/print materials graphics

## June

- Week of June 8: contacted committee members re: forum; met with Jackson re: management of forums; talked with/emailed property owners Jon Carlson; Steve Bennett; Nat City; JP Morgan Chase
- Week of June 15; Serras delivered letters to property owners downtown re: forum; discussed BIZ initiative with property owners Elaine Selo; Cheryl Urban; Carol Lopez; David Shapiro; Jerry Spears; Rob Nalli
- June 4; Serras met with property owners Chuck Schlanderer; Carol Lopez; Jim Curtis
- June 4; Serras attended MSAA meeting
- June 8: Serras met with Sunita Sachdev of Nat City; met with property owners Andy Gulvezan

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- June 10; Shaffran/Jackson/Serras met with Stephen Postema, Kevin Macdonald, re: BIZ process
- June 24; Property owners forum at Conor O'Neill's
- June 24; MS BIZI board meeting
- June 25; Business owners/managers – 2 forums at Conor O'Neill's
- June 30; Community/residents/businesses – forum at Conor O'Neill's

## July

- Corresponded with Council members Mike Anglin, Stephen Rapundalo, and Sabra Briere; business owners Elmo Morales (Elmo's) and Jill Damon (16 Hands); Maura Thomson (MSAA); property owners Jon Carlson (Vinology), Andy Dahlmann, and Steven Bennett (Bennett Optometry); representatives of National City Bank and JP Morgan Chase; Mary Morgan (*Ann Arbor Chronicle*)
- Worked with Zero Gravity and Urban Agenda on website design objectives
- July 6: Betsy Jackson/Serras met with Mike Bergren
- July 7: Shaffran/Serras/Jackson met with Mayor John Heiftje
- July 20; Shaffran/Serras/Jackson met with Dave Petrak
- July 21: Serras met with Council member Chris Taylor
- July 22: MS BIZI board of directors meeting
- July 24; Serras met with Council member Sabra Briere
- July 27: Shaffran/Jackson/Serras met with Council member Carsten Hohnke
- July 27; Serras met with Sunita Sachdev at Nat City re: representative from bank

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## August

- 8/18/09 Serras contacted Kim and Bart at PNC; Dennis Bennett and Erik Bakker at JP Morgan Chase; Mike Edwards Pittsburgh BID re: out-of-town decision makers for properties in zone
- 8/20; Made contact with PNC and Chase reps from NYC and Pittsburgh
- 8/24 contacted Kim at PNC
- Prepared website content and materials
- Developed online survey content
- Letters/postcards to all property owners re: forum follow up
- 8/19: MS BIZI board meeting
- Drafted preliminary petition of support and affidavits of ownership
- 8/20: Serras met with Susan Pollay
- 8/24: Serras met with Council member Tony Derezinski
- 8/24: Serras met with Maura Thomson (MSAA)

## September

- Launched website and online survey
- Letters/postcards to property owners, businesses and residents in the proposed zone re: website launch
- Corresponded with: property owners David Shapiro, Marge Ludwig, Jim Lutz, Terry Wolf, and Louis Feigelson
- September 3: Jackson/ Ed Shaffran /Serras met with Roger Fraser
- September 4; Serras met with Council member Leigh Greden

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- September 8; Serras met with Council member Chris Taylor
- September 10; Serras met with property owners Bill Zirinsky and Ruth Schlecter
- September 15; MS BIZI board meeting
- Serras circulated petition for signature to MS BIZI Board of Directors and other property owners who expressed their support
- Begin to draft BIZ Zone Plan
- September 18; Serras met with Council member Sabra Briere
- September 23; Serras met with property owner Bela Sipos; Ron Dankert/Serras met with property owner Hugh Downer, jr.

**October**

- Serras circulating petition affidavits
- Serras/Jackson/Shaffran preparing materials for City Council working session on Oct 12<sup>th</sup> and Council meeting on Oct 19<sup>th</sup>
- Presentation to the working session Oct 12<sup>th</sup>
- Rob Spears/Serras met with property owner Jim Lutz Oct 5<sup>th</sup>

**MEDIA:**

**June 29:** article in the *Ann Arbor Chronicle* entitled "In the Business Improvement Zone, Taxing district aims to boost Main Street business" by Mary Morgan

**July 2-8:** article in the *Ann Arbor Business Review* "Square Footage" section entitled "Shaffran, other downtown owners look at BIZ formation" by Dan Meisler

**September 17:** article in *AnnArbor.com* "Business Review" section entitled "What do you think: Survey on downtown Ann Arbor will direct priorities for special taxing district" by Paula Gardner, posted 12:40p.pm.



# MainStreetBIZ Initiative

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**BIZ COMPARABLES – NATIONWIDE – 10-07-09**

Element	A2 Main Street BIZ (proposed)	Madison, WI BID	Austin, TX BID	Lincoln, NE BID
Population Established in	113,206 2010 (proposed)	224,810 1999	675,000 1993	250,000 1978 (maintenance BID); 1989 (management BID)
Size of district Services	3 blocks (proposed) <ul style="list-style-type: none"> <li>▪ Snow removal</li> <li>▪ Sidewalk cleaning (vacuuming &amp; power washing)</li> <li>▪ Graffiti removal/handbill removal</li> <li>▪ Landscape improvements &amp; maintenance</li> </ul>	100 blocks <ul style="list-style-type: none"> <li>▪ Marketing</li> <li>▪ Ambassadors</li> <li>▪ Planters &amp; maintenance</li> <li>▪ Seasonal decorations</li> <li>▪ Business recruitment &amp; retention</li> <li>▪ Advocacy &amp; community relations</li> </ul>	100 blocks <ul style="list-style-type: none"> <li>▪ Clean &amp; safe services</li> <li>▪ Economic development</li> <li>▪ Marketing</li> <li>▪ Homelessness/outreach</li> <li>▪ Community court</li> </ul>	3 BID districts <ul style="list-style-type: none"> <li>▪ Maintenance</li> <li>▪ Promotion &amp; marketing</li> <li>▪ Landscape &amp; seasonal decoration</li> <li>▪ Economic development</li> <li>▪ Advocacy &amp; communication</li> <li>▪ Management &amp; support</li> <li>▪ Parking &amp; transportation</li> </ul>
Budget	TBD	\$368,000		\$1,003 million
Sources of funds	TBD	<ul style="list-style-type: none"> <li>▪ Front linear ft.</li> <li>▪ Secondary linear ft.</li> <li>▪ Sq. ft. of finished bldg area.</li> <li>▪ Adv. Fees</li> <li>▪ Contributions</li> <li>▪ Sponsorships</li> </ul>		<ul style="list-style-type: none"> <li>▪ Management BID assessment (46%)</li> <li>▪ Maintenance BID assessment (21%)</li> <li>▪ City contributions (25%)</li> <li>▪ Contributions (5%)</li> <li>▪ Contract for services (3%)</li> </ul>
Outcomes	NA	<ul style="list-style-type: none"> <li>▪ Property values increased 94% from 2000-2009</li> <li>▪ Maintained a vacancy rate of 7% or less</li> <li>▪ Renewed the BID for the second time in 2009</li> </ul>	<ul style="list-style-type: none"> <li>▪ Property values &amp; new development tripled (from \$520 million to \$1.75 billion)</li> <li>▪ Overall tax base increased from \$700 million in 1993 to \$4 billion in 2008</li> <li>▪ 5,900 residents in 1,200 new residential units (8,000 total residents downtown)</li> <li>▪ Renewed 3 times; 2007 renewal with 84% approval.</li> </ul>	
Staffing	TBD	<ul style="list-style-type: none"> <li>▪ 2 full time</li> <li>▪ Seasonal contract staff</li> <li>▪ Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>▪ 11 full time staff</li> </ul>	<ul style="list-style-type: none"> <li>▪ 9 full time staff</li> </ul>
Governance	Board of 5-15 members	17-member board	<ul style="list-style-type: none"> <li>▪ 29-member board</li> <li>▪ 23-member advisory board</li> </ul>	<ul style="list-style-type: none"> <li>▪ 24-member board</li> </ul>

**BIZ COMPARABLES – IN-STATE – 10-07-09**

Element	A2 Main Street BIZ (proposed)	Southwest Detroit BIZ	Grand Rapids BID/DID	Brighton PSD
Population	113,206	41,944	197,800	7,263
Established in	2010 (proposed)	2008	2001	2006
Size of district	3 blocks			8 +/- blocks
Services	(proposed) <ul style="list-style-type: none"> <li>▪ Snow removal</li> <li>▪ Sidewalk cleaning (vacuuming &amp; power washing)</li> <li>▪ Graffiti removal/handbill removal</li> <li>▪ Landscape improvements &amp; maintenance</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public safety</li> <li>▪ Maintenance</li> <li>▪ Capital improvements</li> <li>▪ Parking &amp; transportation</li> <li>▪ Marketing &amp; promotion</li> <li>▪ Economic development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintenance &amp; beautification</li> <li>▪ Marketing</li> <li>▪ Merchants council</li> </ul>	<ul style="list-style-type: none"> <li>▪ Promotion &amp; events</li> <li>▪ Branding</li> </ul>
Budget	TBD	\$316,200		\$78,000
Assessment formula	TBD	<ul style="list-style-type: none"> <li>▪ Assessed value (2 mills)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land area (30%)</li> <li>▪ Building area (30%)</li> <li>▪ Street frontage (30%)</li> <li>▪ Parking area (10%)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Assessed value (winter bill only?)</li> </ul>
Outcomes	NA			
Staffing	TBD	<ul style="list-style-type: none"> <li>▪ 1 full time (housed in SW Detroit Business Assn office)</li> <li>▪ Contract employees</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 (BID)</li> <li>▪ 1 (DID)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 2 full time (?)</li> </ul>
Governance	Board of 5-15 members	15 members	<ul style="list-style-type: none"> <li>▪ 24 members (BID)</li> <li>▪ 9 members (DID)</li> </ul>	<ul style="list-style-type: none"> <li>▪ 8 members</li> </ul>

**COMPARATIVE TOOLS UNDER MICHIGAN LAW – PRINCIPAL SHOPPING DISTRICTS AND BUSINESS IMPROVEMENT DISTRICTS, ACT 120 OF 1961**

Element	Principal Shopping District	Business Improvement District	Business Improvement Zone	Reference
Definition	<p>“Principal Shopping District” means a portion of a local governmental unit designated by the governing body of the local governmental unit that is predominantly commercial and that contains at least 10 retail businesses.</p>	<p>“Business Improvement District” means 1 or more portions of a local governmental unit or combination of contiguous parts of 2 or more local governmental units that are predominantly commercial or industrial in use.</p>	<p>“Business improvement zone” means a business improvement zone created under this chapter.</p>	<ul style="list-style-type: none"> <li>▪ PSD: Principal Shopping Districts and Business Improvement Districts Act 120 of 1961, Ch. 1 – 125.981, Sec.1(1)(f)</li> <li>▪ BID: Ibid, Sec.1(1)(b)</li> <li>▪ BIZ: Ibid, Ch.2 – 125.990, Sec.10(e)</li> </ul>
Purpose/services	<ul style="list-style-type: none"> <li>▪ Capital improvements to street &amp; sidewalk</li> <li>▪ Regulate vehicular traffic &amp; parking</li> <li>▪ Acquire, develop, etc. real property</li> <li>▪ Contract for off-street parking</li> <li>▪ Construct, maintain &amp; operate malls</li> <li>▪ Marketing &amp; promotion</li> </ul>	Same as PSD	<ul style="list-style-type: none"> <li>▪ Maintain, operate, or reconstruct park areas, planting areas &amp; related facilities</li> <li>▪ Maintain, clean, improve sidewalks, curbing medias, fountains &amp; lighting</li> <li>▪ Acquire, plant &amp; maintain trees shrubs &amp; flowers</li> <li>▪ Develop &amp; propose lighting standards</li> <li>▪ Provide or contract for security services</li> </ul>	<ul style="list-style-type: none"> <li>▪ PSD: Principal Shopping Districts and Business Improvement Districts Act 120 of 1961, Ch. 1 – 125.981, Sec.2(a)-(i)</li> <li>▪ BID: Ibid</li> <li>▪ BIZ: Ibid, Ch.2 – 125.990a, Sec.10a(1)(a)-(k)</li> </ul>

Element	Principal Shopping District	Business Improvement District	Business Improvement Zone	Reference
Source(s) of Funds	<ul style="list-style-type: none"> <li>▪ Special assessment</li> <li>▪ Grants &amp; gifts</li> <li>▪ City contributions</li> <li>▪ GO bonds</li> <li>▪ Revenue bonds</li> <li>▪ "Any other source"</li> </ul>	Same as PSD	<ul style="list-style-type: none"> <li>▪ Assessment of commercial property within the zone</li> </ul>	<ul style="list-style-type: none"> <li>▪ PSD: Principal Shopping Districts and Business Improvement Districts Act 120 of 1961, Ch.1 – 125.982, Sec.2(1)(a)-(f)</li> <li>▪ BID: Ibid</li> <li>▪ BIZ:Ibid, Ch.2 – 125.990h, Sec.10h(1)-(8)</li> </ul>
Governance	<ul style="list-style-type: none"> <li>▪ Appointed by City Mgr., with concurrence of Council.</li> <li>▪ Majority of board members are business owners.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Nominated by business &amp; property owners</li> <li>▪ 1 seat nominated by City Mgr.</li> <li>▪ Slate approved by Council.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Initial board identified in BIZ Zone Plan</li> <li>▪ Subsequent boards elected by the ratepayers</li> <li>▪ Odd number, not less than 5 or more than 15</li> <li>▪ City Mgr. appoints/Council approves one member.</li> </ul>	<ul style="list-style-type: none"> <li>▪ PSD: Principal Shopping Districts and Business Improvement Districts Act 120 of 1961, Ch.1 – 125.981, Sec.1(3)(4)(a)-(f)</li> <li>▪ BID: Ibid, Sec.1(6)(a)-(b)</li> <li>▪ BIZ:Ibid, Ch.2 – 125.990g, Sec.10g(2)</li> </ul>

## **Process of Creating a Business Improvement Zone in Michigan**

Creating a Business Improvement Zone in Michigan is a multistep process:

### **PETITION:**

- A petition is presented to the City Clerk including the boundaries of the proposed zone area, signature of property owners of parcels representing not less than 30% of the property owners within the zone area, and a listing of all parcels within the zone area that identifies assessable property under a BIZ
- Throughout the process, signatures and votes are weighted in proportion to the amount that the taxable value of their respective property for the preceding calendar year bears to the taxable value of all assessable property under the BIZ
- The City Clerk notifies all property owners via first class mail of a public meeting of property owners to be held not less than 45 days, and not more than 60 days after the filing of the petition
- A resolution at City Council is not required, but may be used to show Council support and generally notify public of the process

### **PUBLIC MEETING:**

- At the public meeting, the property owners in the district create and vote on a zone plan containing an initial board of directors, description of projects planned for the 7-year plan period, estimated amount of expenditures for projects planned, source of funds, the projected amount or rate of assessments if such assessments are to be used, etc.
- The zone plan is approved by a majority of property owners present at the public meeting

### **PUBLIC HEARING/COUNCIL APPROVAL:**

- Within 45 days of the public meeting, City Council holds a public hearing to review the zone plan
- The City Clerk notifies all property owners in the zone of the public hearing by first class mail
- City Council must approve or reject the zone at the same meeting of the public hearing, or the next regularly scheduled meeting of the Council
- If the plan is rejected, another Public Meeting is scheduled for amendment of the zone plan before being resubmitted to City Council

### **PROPERTY OWNER ELECTION:**

- If approved by City Council, the City Clerk sets an election for the property owners in the zone not more than 60 days after City Council approval
- The City Clerk notifies all property owners via first class mail not less than 30 days prior to the election, and provides two newspaper notices of the election
- Approval of the BIZ requires 60% of property owners in the zone voting in the election
- Adoption of the zone plan completes creation of the BIZ for a 7-year period

**ALL COMMERCIAL PROPERTIES IN PROPOSED BIZ**

	Parcel Number	#1	St	Address	Use	Owner Name	Owner Address					2008 TaxVal
BIZ	09-09-29-130-005	301	S	MAIN ST	Commercial	HUTZEL BUILDING LLC	301 S MAIN ST	Ann Arbor	MI	48104		264684
BIZ	09-09-29-130-006	303	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE #100	Ann Arbor	MI	48104		0
BIZ	09-09-29-130-009	309	S	MAIN ST	Commercial	309 S MAIN LLC	207 S MAIN ST	Ann Arbor	MI	48104		94714
BIZ	09-09-29-130-010	311	S	MAIN ST	Commercial	WONG PATRICIA TRUST	326 FIFTH ST	Ann Arbor	MI	48103		164008
BIZ	09-09-29-130-012	303	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE #100	Ann Arbor	MI	48104		169400
BIZ	09-09-29-130-013	305	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE #100	Ann Arbor	MI	48104		96600
BIZ	09-09-29-130-014	307	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE 100	Ann Arbor	MI	48104		217800
BIZ	09-09-29-131-001	221	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		432418
BIZ	09-09-29-131-014	201	S	MAIN ST	Commercial	MAIN/WASHINGTON ASSC	115 DEPOSIT ST	Ann Arbor	MI	48104		2080267
BIZ	09-09-29-131-016	207	S	MAIN ST	Commercial	207 S MAIN LLC	207 S MAIN ST	Ann Arbor	MI	48104		220600
BIZ	09-09-29-131-017	209	S	MAIN ST	Commercial	YOON SOON-YOUNG TRUST	915 CASTLE POINT TERRACE	Hoboken	NJ	7030		107314
BIZ	09-09-29-131-020	213	S	MAIN ST	Commercial	R.A.N. PARTNERSHIP	PO BOX 825	Brooklyn	MI	49230		98236
BIZ	09-09-29-131-021	215	S	MAIN ST	Commercial	U 4 CORP	215 S MAIN ST	Ann Arbor	MI	48104		390054
BIZ	09-09-29-131-022	219	S	MAIN ST	Commercial	KELLY STEPHEN & MICHELE	7570 NORENE DR	Whitmore Lake	MI	48189		164469
BIZ	09-09-29-131-026	211	S	MAIN ST	Commercial	211 SOUTH MAIN, LLC	329 S MAIN STREET	Ann Arbor	MI	48104		107200
BIZ	09-09-29-132-009	101	S	MAIN ST	Commercial	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		1142312
BIZ	09-09-29-132-014	111	S	MAIN ST	Commercial	FEIGELSON LOUIS M	PO BOX 7262	Ann Arbor	MI	48107		388126
BIZ	09-09-29-132-015	117	S	MAIN ST	Commercial	BENNETT HOLDING COMPANY LLC	117 S MAIN ST	Ann Arbor	MI	48104		139295
BIZ	09-09-29-132-024	101	E	WASHINGTON ST	Commercial	BANC ONE CORP	P.O. BOX 810490	Dallas	TX	75381		2438636
BIZ	09-09-29-132-025	109	S	MAIN ST	Commercial	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		1248988
BIZ	09-09-29-142-001	126	S	MAIN ST	Commercial	126 SOUTH MAIN ASSOICATES PC	126 S MAIN ST	Ann Arbor	MI	48104		424267
BIZ	09-09-29-142-005	116	S	MAIN ST	Commercial	NGAI MEE TAI & LING LINDA	45191 JEANNETTE AVE	Belleville	MI	48111		160435
BIZ	09-09-29-142-006	114	S	MAIN ST	Commercial	DANCING STAR, LLC	P.O. BOX 7266	Ann Arbor	MI	48107		173195
BIZ	09-09-29-142-009	108	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		109010
BIZ	09-09-29-142-010	106	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		271852
BIZ	09-09-29-142-011	100	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		1515059
BIZ	09-09-29-142-022	120	S	MAIN ST	Commercial	118-124 SOUTH MAIN ASSOCIATES, LLC	209 S FOURTH AVE, SUITE 1C	Ann Arbor	MI	48104		1328180
BIZ	09-09-29-142-035	110	S	MAIN ST	Commercial	RETRO DEVELOPMENT COMPANY, L.L.C.	31330 SCHOOLCR AFT RD	Livonia	MI	48150		1005710
BIZ	09-09-29-143-001	226	S	MAIN ST	Commercial	GEORGE J CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104		165447
BIZ	09-09-29-143-002	220	S	MAIN ST	Commercial	SAMBORSKI ROBERT	3865 GLACIER WAY	Ann Arbor	MI	48105		341272
BIZ	09-09-29-143-003	218	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		266536
BIZ	09-09-29-143-004	216	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		249461
BIZ	09-09-29-143-005	214	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		284287
BIZ	09-09-29-143-006	212	S	MAIN ST	Commercial	UZUNJIAN SHAHIN & A	212 S MAIN ST	Ann Arbor	MI	48104		121951
BIZ	09-09-29-143-007	210	S	MAIN ST	Commercial	LOPEZ CAROL	490 ROCK CREEK DR	Ann Arbor	MI	48104		145663
BIZ	09-09-29-143-008	208	S	MAIN ST	Commercial	SCHLANDERER PROPERTIES LLC	10642 SCIO CHURCH RD	Chelsea	MI	48118		79402
BIZ	09-09-29-143-009	204	S	MAIN ST	Commercial	SHAPIRO HARVEY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322		280676
BIZ	09-09-29-143-010	200	S	MAIN ST	Commercial	SHAPIRO HAVAY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322		295201

BIZ	09-09-29-144-001	312	S	MAIN ST	Commercial	312 S MAIN STREET, L.L.C.	524 S. MAIN STREET SUITE #100	Ann Arbor	MI	48104	1520894
BIZ	09-09-29-144-002	306	S	MAIN ST	Commercial	SHAFFRAN EQUITIES, LLC	209 S FOURTH AV 1C	Ann Arbor	MI	48104	641970
BIZ	09-09-29-144-004	111	W	LIBERTY ST	Commercial	ARCURE JOSEPH & C	P O BOX 967	Alto	NM	88312	119412
BIZ	09-09-29-144-009	304	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET, SUITE #100	Ann Arbor	MI	48104	106407
BIZ	09-09-29-144-010	302	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET, SUITE #100	Ann Arbor	MI	48104	109778
BIZ	09-09-29-144-011	300	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET, SUITE #100	Ann Arbor	MI	48104	104585
BIZ	09-09-29-406-002	347	S	MAIN ST	Commercial	LUTZ BETTY TRUSTEE OF LUTZ	5575 KATZ FARM CT	Saline	MI	48176	370878
BIZ	09-09-29-406-003	335	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	607607
BIZ	09-09-29-406-004	333	S	MAIN ST	Commercial	GEORGE J. CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104	101758
BIZ	09-09-29-406-005	329	S	MAIN ST	Commercial	329 S MAIN, L.L.C	2200 GREEN RD L	Ann Arbor	MI	48105	227238
BIZ	09-09-29-406-006	327	S	MAIN ST	Commercial	329 S MAIN LLC	2200 GREEN RD STE K	Ann Arbor	MI	48105	411757
BIZ	09-09-29-406-007	319	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	202190
BIZ	09-09-29-406-008	313	S	MAIN ST	Commercial	R.A.N. PROPERTIES L.L.C.	PO BOX 825	Brooklyn	MI	49230	272496
BIZ	09-09-29-407-001	350	S	MAIN ST	Commercial	350 SOUTH MAIN L.L.C.	303 DETROIT ST SUITE 301.	Ann Arbor	MI	48104	4415753
BIZ	09-09-29-407-002	332	S	MAIN ST	Commercial	TAM WAI CHONG TRUST	332 S MAIN ST	Ann Arbor	MI	48104	134416
BIZ	09-09-29-407-003	330	S	MAIN ST	Commercial	WOLF TERRY	586 DHU VARREN RD	Ann Arbor	MI	48105	90783
BIZ	09-09-29-407-004	328	S	MAIN ST	Commercial	LUDWIG KENNETH J & M	2702 MAITLAND DR	Ann Arbor	MI	48105	122627
BIZ	09-09-29-407-005	318	S	MAIN ST	Commercial	HUGH C. DOWNER TRUST HUGH C. DOWNER, JR. JEFFREY M. DOWNER, JR NANCY W. DOWNER	208 E WASHINGT ON ST	Ann Arbor	MI	48104	911258

Total

27654732



**COMMERCIAL PROPERTIES IN PROPOSED BIZ OWNED BY SIGNERS OF INITIATIVE PETITION**

* Parcel Number	#	St	Address	Use	Owner Name	Owner Address				2008 TaxVal
BIZ 09-09-29-130-012	303	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE #100	Ann Arbor	MI	48104	169400
BIZ 09-09-29-130-013	305	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE #100	Ann Arbor	MI	48104	96600
BIZ 09-09-29-130-014	307	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST SUITE 100	Ann Arbor	MI	48104	217800
BIZ 09-09-29-131-001	221	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	432418
BIZ 09-09-29-131-014	201	S	MAIN ST	Commercial	MAIN/WASHINGTON ASSC	115 DEPOT ST	Ann Arbor	MI	48104	2080267
BIZ 09-09-29-131-021	215	S	MAIN ST	Commercial	U 4 CORP	215 S MAIN ST	Ann Arbor	MI	48104	390054
BIZ 09-09-29-131-026	211	S	MAIN ST	Commercial	211 SOUTH MAIN, LLC	329 S MAIN STREET	Ann Arbor	MI	48104	107200
BIZ 09-09-29-132-015	117	S	MAIN ST	Commercial	BENNETT HOLDING COMPANY LLC	117 S MAIN ST	Ann Arbor	MI	48104	139295
BIZ 09-09-29-142-001	126	S	MAIN ST	Commercial	126 SOUTH MAIN ASSOCIATES PC	126 S MAIN ST	Ann Arbor	MI	48104	424267
BIZ 09-09-29-142-006	114	S	MAIN ST	Commercial	DANCING STAR, LLC	P.O. BOX 7266	Ann Arbor	MI	48107	173195
BIZ 09-09-29-142-022	120	S	MAIN ST	Commercial	118-124 SOUTH MAIN ASSOCIATES, LLC	209 S FOURTH AVE, SUITE 1C	Ann Arbor	MI	48104	1328180
BIZ 09-09-29-142-035	110	S	MAIN ST	Commercial	RETRO DEVELOPMENT COMPANY, L.L.C.	31330 SCHOOLCR AFT RD	Livonia	MI	48150	1005710
BIZ 09-09-29-143-001	226	S	MAIN ST	Commercial	GEORGE J. CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104	165447
BIZ 09-09-29-143-003	218	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	266536
BIZ 09-09-29-143-004	216	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	249461
BIZ 09-09-29-143-005	214	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	284287
BIZ 09-09-29-143-009	204	S	MAIN ST	Commercial	SHAPIRO HARVEY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322	280676
BIZ 09-09-29-143-010	200	S	MAIN ST	Commercial	SHAPIRO HARVEY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322	295201
BIZ 09-09-29-144-002	306	S	MAIN ST	Commercial	SHAFFRAN EQUITIES, LLC	209 S FOURTH AV 1C	Ann Arbor	MI	48104	641970
BIZ 09-09-29-144-004	111	W	LIBERTY ST	Commercial	ARCURE JOSEPH & C	P O BOX 967	Alto	NM	88312	119412
BIZ 09-09-29-144-009	304	S	MAIN ST	Commercial	MAIN & LIBERTY L L C.	524 S MAIN STREET, SUITE #100	Ann Arbor	MI	48104	106407
BIZ 09-09-29-144-010	302	S	MAIN ST	Commercial	MAIN & LIBERTY L L C.	524 S MAIN STREET, SUITE #100	Ann Arbor	MI	48104	109778
BIZ 09-09-29-144-011	300	S	MAIN ST	Commercial	MAIN & LIBERTY L L C.	524 S MAIN STREET, SUITE #100	Ann Arbor	MI	48104	104585
BIZ 09-09-29-406-002	347	S	MAIN ST	Commercial	LUTZ BETTY TRUSTEE OF LUTZ	5575 KATZ FARM CT	Saline	MI	48176	370878
BIZ 09-09-29-406-003	335	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	607607
BIZ 09-09-29-406-004	333	S	MAIN ST	Commercial	GEORGE J. CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104	101758
BIZ 09-09-29-406-005	329	S	MAIN ST	Commercial	329 S MAIN, L.L.C.	2200 GREEN RD L	Ann Arbor	MI	48105	227238
BIZ 09-09-29-406-006	327	S	MAIN ST	Commercial	329 S MAIN LLC	2200 GREEN RD STE K	Ann Arbor	MI	48105	411757
BIZ 09-09-29-406-007	319	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	202190
BIZ 09-09-29-407-001	350	S	MAIN ST	Commercial	350 SOUTH MAIN L L C.	303 DETROIT ST SUITE 301.	Ann Arbor	MI	48104	4415753
BIZ 09-09-29-407-005	318	S	MAIN ST	Commercial	HUGH C. DOWNER TRUST HUGH C. DOWNER, JR. JEFFREY M. DOWNER, JR. NANCY W. DOWNER	208 E WASHINGTON ST	Ann Arbor	MI	48104	911258

Total

16436585

**ALL COMMERCIAL PROPERTIES OWNED BY SINGLE OWNER**

<u>Owner</u>	<u>Entity</u>	<u>Address</u>	<u>Taxable Value</u>	<u>Total Taxable Value for Entity</u>	<u>Total Taxable Value for Owner</u>
Curtis Family	Curtis Commercial, LLC	218 S. Main	\$432,418		
		319 S. Main	\$202,190		
		335 S. Main	\$607,607		
				\$1,242,215	\$1,242,215
	George J. Curtis Trust	226 S. Main	\$165,447		
		333 S. Main	\$101,758		
			\$267,205		\$267,205
	Curtis Property Management	214 S. Main	\$284,287		
		216 S. Main	\$249,461		
		218 S. Main	\$266,536		
			\$800,284		\$800,284
					\$2,309,704
					\$2,309,704
	303 S. Main Stree, LLC	303 S. Main			\$169,400
		305 S. Main			\$96,600
307 S. Main				\$217,800	
				\$483,800	
Edward A. Shaffran	118-124 South Main Assoc Shaffran Equities	118-124 S. Main		\$1,328,180	
		306 S. Main		\$641,970	
				\$1,970,150	
				\$1,970,150	
329 S. Main, LLC	327 S. Main			\$411,757	
	329 S. Main			\$227,238	
				\$638,995	

**RESOLUTION TO INITIATE THE CREATION OF A BUSINESS IMPROVEMENT ZONE FOR SOUTH MAIN STREET BETWEEN HURON AND WILLIAM**

**Whereas,** South Main Street in Ann Arbor serves as the commercial, dining, and entertainment center of downtown;

**Whereas,** The economic health of the community depends on maintaining the commercial, dining and entertainment viability of downtown's districts;

**Whereas,** That viability is threatened by the current economic conditions in the State of Michigan;

**Whereas,** South Main Street property owners have researched economic and management tools that could sustain and enhance South Main Street's commercial competitiveness;

**Whereas,** That research and investigation have confirmed that Business Improvement Zones are an effective tool for downtown revitalization and economic development;

**Whereas,** Property owners sought and received grant support from the Ann Arbor DDA for further investigation of the applicability of the Business Improvement Zone methodology to South Main Street's assets and needs;

**Whereas,** Business Improvement Zones have been used for more than 30 years across North America, in both strong and weak economies, and have improved the environment for shoppers, visitors, employees and residents, as well as helped to increase property values, tenant recruitment and retention, and overall economic growth of the districts in which such zones are established;

50 | **Whereas,** The City Clerk has received a petition with signatures by our count, signers represent over ~~59%~~ that represent ~~%~~ of the property owners on South Main Street bordered by William and Huron Streets, in accordance with P.A. 120 of 1961, as amended (Principal Shopping Districts and Business Improvement Districts Act or "Act"), who have come together to enhance and sustain the district's competitiveness and vibrancy by proposing the creation of a Business Improvement Zone for this area; and

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**Whereas,** The petition complies with the requirements of the Act to initiate the process to create a Business Improvement Zone;

**RESOLVED,** That City Council supports the property owners' initiative to create a Business Improvement Zone for the aforementioned area; and

**RESOLVED,** That the City Administrator shall direct the City Clerk to set a date and provide all required notices for the public meeting required by the Act to introduce the proposed Business Improvement Zone Plan and seek further input and property owner support.

**Sponsored by:** Councilmembers Christopher Taylor, Sabra Briere, Leigh Greden, Stephen Rapundalo, Tony Derezinski, Margie Teall, Marcia Higgins, Carsten Hohnke, Sandi Smith

**Dated:**

## INITIATIVE PETITION INITIATION OF BUSINESS IMPROVEMENT ZONE

We, the undersigned authorized agents of owners of properties located within the City of Ann Arbor, Washtenaw County, Michigan, respectfully petition to the City of Ann Arbor for the establishment of a business improvement zone within the City of Ann Arbor pursuant to Act 120 of the Public Acts of 1961, as amended (the "Act").




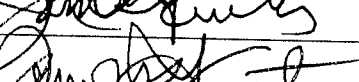




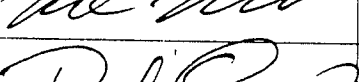


This Petition is filed pursuant to the provisions of Section 10c of the Act.

The undersigned petitioners state the following in support of this Petition:

1. The zone area of the proposed business improvement zone is located entirely within the limits of the City of Ann Arbor and is bounded on the north by Huron Street; bounded on the east by the alleys in Blocks 1 South, 2 South, 3 South of Range 4 East of the Original Plat of the City of Ann Arbor; bounded on the south by Williams Street; and bounded on the west by the alleys in Blocks 1 South, 2 South, 3 South of Range 3 East of the Original Plat of the City of Ann Arbor.
2. Attached to this Petition is a list, by Tax Parcel Identification Number, of all parcels of real property located within the zone area of the proposed business improvement zone.
3. The undersigned petitioners are the authorized agents of property owners of parcels of real property within the proposed zone area representing not less than thirty percent of all parcels of real property within the zone area, weighted as provided in Section 10f(2) of the Act.

The undersigned petitioners request that the City Clerk schedule a Public Hearing to consider the establishment of the proposed business improvement zone not less than forty-five days and not more than sixty days after the date of the filing of this Petition and to give notice of that Public Hearing to all property owners of parcels within the proposed business improvement zone in accordance with the Act.

**WARNING – A PERSON WHO KNOWINGLY SIGNS THIS PETITION ON BEHALF OF A PROPERTY OWNER WITHOUT THE AUTHORIZATION OF THAT PROPERTY OWNER OR SIGNS A NAME OTHER THAN HIS OR HER OWN OR SETS OPPOSITE HIS OR HER SIGNATURE A DATE OTHER THAN THE DATE THE SIGNATURE WAS AFFIXED IS VIOLATING THE PROVISIONS OF THE MICHIGAN LAW.**

SIGNATURE	PRINTED NAME AUTHORIZED AGENT	PROPERTY	PROPERTY OWNER	TAX PARCEL #	MO/DAY/YEAR
	Edward A. Shaffran	118-124 S Main Ann Arbor, MI	118-124 South Main Associates, LLC	09-09-29-142-022	10/5/09
	Edward A. Shaffran	306 S Main Ann Arbor, MI	Shaffran Equities, LLC	09-09-29-144-002	10/5/09
	James R. Beuche	126 S Main Ann Arbor, MI	126 South Main Associates, P.C.	09-09-29-142-001	9/10/09
	James G. Curtis	214 S Main Ann Arbor, MI	Curtis Property Management, LLC	09-09-29-143-005	10/7/09
	James G. Curtis	216 S Main Ann Arbor, MI	Curtis Property Management, LLC	09-09-29-143-004	10/7/09
	James G. Curtis	218 S Main Ann Arbor, MI	Curtis Property Management, LLC	09-09-29-143-003	10/7/09
	James G. Curtis	221 S Main Ann Arbor, MI	Curtis Commercial, LLC	09-09-29-131-001	10/7/09
	Jon A. Carlson	110 S. Main Ann Arbor, MI	Retro Development Company, LLC	09-09-29-142-035	9/25/09
	Michael C. Martin	201 S. Main Ann Arbor, MI	Main/Washington Associates	09-09-29-131-014	9/29/09
	David Shapiro	200 S. Main Ann Arbor, MI	Harvey L. Shapiro Trust	09-09-29-143-010	10/8/09
	David Shapiro	204 S. Main Ann Arbor, MI	Harvey L. Shapiro Trust	09-09-29-143-009	10/8/09

### CERTIFICATE OF CIRCULATOR

The undersigned circulator of the above petition asserts that he or she is qualified to circulate this petition and that each signature on the petition was signed in his or her presence; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the owner or the authorized representative of the owner of the property identified next to the signature of that person

### CIRCULATOR – DO NOT SIGN OR DATE CERTIFICATE UNTIL AFTER CIRCULATING PETITION

Maria E. Serras 10/9/09  
(Signature of Circulator) Date

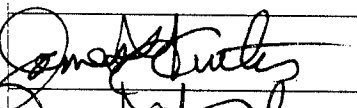
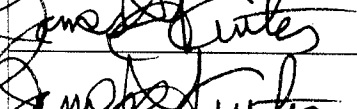
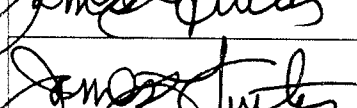
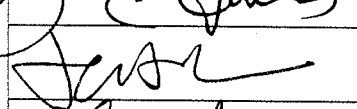
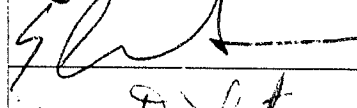

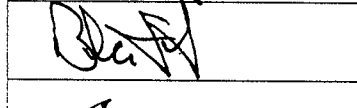
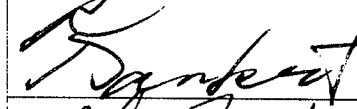
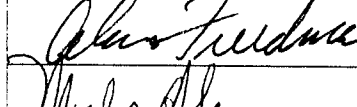
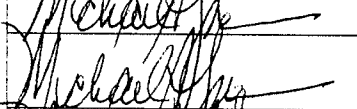
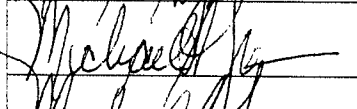
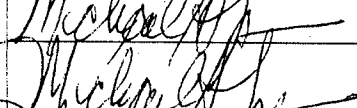
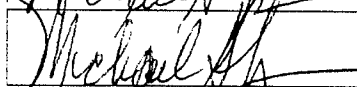
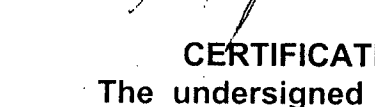
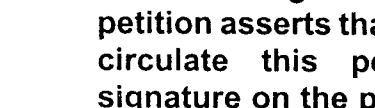
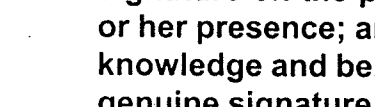
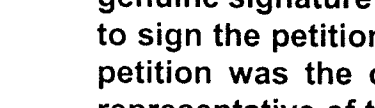
Maria E. Serras  
(Printed Name of Circulator)

3900 Dixboro  
Completed Residence Address (Street and Number)

Ann Arbor MI 48105  
(City) (Zipcode)

## INITIATIVE PETITION INITIATION OF BUSINESS IMPROVEMENT ZONE

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	James G. Curtis	319 S Main Ann Arbor, MI	Curtis Commercial, LLC	09-09-29-406-007	10/7/09
	James G. Curtis	335 S. Main Ann Arbor, MI	Curtis Commercial, LLC	09-09-29-406-003	10/7/09
	James G. Curtis	226 S Main Ann Arbor, MI	The George J. Curtis Trust dated March 2, 1990	09-09-29-143-001	10/7/09
	James G. Curtis	333 S Main Ann Arbor, MI	The George J. Curtis Trust dated March 2, 1990	09-09-29-406-004	10/7/09
	Jeffrey T. Harshe	350 S Main Ann Arbor, MI	350 South Main, LLC	09-09-29-407-001	10/7/09
	Steven I. Bennett	117 S Main Ann Arbor, MI	Bennett Holding Company, LLC	09-09-29-132-015	10/9/09
	James D. Lutz	347 S. Main Ann Arbor, MI	Lutz Family Trust	09-09-29-406-002	10/1/09
	Bela Sipos	329 S Main Ann Arbor, MI	329 S. Main, LLC	09-09-29-406-005	9/23/09
	Bela Sipos	327 S Main Ann Arbor, MI	329 S. Main, LLC	09-09-29-406-006	9/23/09
	Ronald K. Dankert	318 S. Main Ann Arbor, MI	Hugh C. Downer Trust Hugh C. Downer, Jr. Jeffrey M. Downer Nancy W. Downer	09-09-29-407-005	9/23/09
	Alan B. Freedman	211 S. Main Ann Arbor, MI	211 South Main LLC	09-09-29-131-026	10/6/09
	Michael A. Spears	303 S. Main Ann Arbor, MI	303 S. Main Street, LLC	09-09-29-130-012	10/5/09
	Michael A. Spears	305 S. Main Ann Arbor, MI	303 S. Main Street, LLC	09-09-29-130-013	10/5/09
	Michael A. Spears	307 S. Main Ann Arbor, MI	303 S. Main Street, LLC	09-09-29-130-014	10/5/09
	Michael A. Spears	300 S. Main Ann Arbor, MI	Main & Liberty, L.L.C.	09-09-29-144-011	10/5/09
	Michael A. Spears	302 S. Main Ann Arbor, MI	Main & Liberty, L.L.C.	09-09-29-144-010	10/5/09
	Michael A. Spears	304 S. Main Ann Arbor, MI	Main & Liberty, L.L.C.	09-09-29-144-009	10/5/09

### CERTIFICATE OF CIRCULATOR

The undersigned circulator of the above petition asserts that he or she is qualified to circulate this petition and that each signature on the petition was signed in his or her presence; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the owner or the authorized representative of the owner of the property identified next to the signature of that person

### CIRCULATOR – DO NOT SIGN OR DATE CERTIFICATE UNTIL AFTER CIRCULATING PETITION

 10/9/09  
(Signature of Circulator) Date

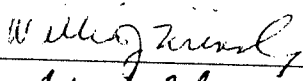

Maria E. Serras  
(Printed Name of Circulator)

3900 Dixboro  
Completed Residence Address (Street and Number)

Ann Arbor MI 48105  
(City) (Zipcode)

## INITIATIVE PETITION INITIATION OF BUSINESS IMPROVEMENT ZONE

**WARNING – A PERSON WHO KNOWINGLY SIGNS THIS PETITION ON BEHALF OF A PROPERTY OWNER WITHOUT THE AUTHORIZATION OF THAT PROPERTY OWNER OR SIGNS A NAME OTHER THAN HIS OR HER OWN OR SETS OPPOSITE HIS OR HER SIGNATURE A DATE OTHER THAN THE DATE THE SIGNATURE WAS AFFIXED IS VIOLATING THE PROVISIONS OF THE MICHIGAN LAW.**

SIGNATURE	PRINTED NAME AUTHORIZED AGENT	PROPERTY	PROPERTY OWNER	TAX PARCEL #	MO/DAY/YEAR
	William J. Zirinsky	114 S Main Ann Arbor, MI	Dancing Star, LLC	09-09-29-142-006	10/7/09
	Mark Urban	215 S Main Ann Arbor, MI	U4 Corp	09-09-29-131-021	10/6/09

### CERTIFICATE OF CIRCULATOR

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### CIRCULATOR – DO NOT SIGN OR DATE CERTIFICATE UNTIL AFTER CIRCULATING PETITION

Maria E. Serras      10/9/09  
 (Signature of Circulator)      Date

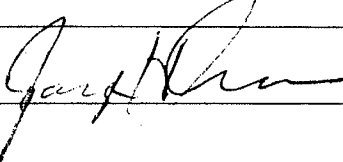
Maria E. Serras  
 (Printed Name of Circulator)

3900 Dixboro  
 Completed Residence Address (Street and Number)

Ann Arbor      MI      48105  
 (City)

**INITIATIVE PETITION  
INITIATION OF BUSINESS IMPROVEMENT ZONE**

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SIGNATURE	PRINTED NAME AUTHORIZED AGENT	PROPERTY	PROPERTY OWNER	TAX PARCEL #	MO/DAY/YEAR
	Joseph H. Arcure	111 W. Liberty Ann Arbor, MI	Joseph H. & Carolyn L Arcure	09-09-29-144-004	9/19/2009

**CERTIFICATE OF CIRCULATOR**

The undersigned circulator of the above petition asserts that he or she is qualified to circulate this petition and that each signature on the petition was signed in his or her presence; and that, to his or her best knowledge and belief, each signature is the genuine signature of the person purporting to sign the petition, the person signing the petition was the owner or the authorized representative of the owner of the property identified next to the signature of that person

**CIRCULATOR – DO NOT SIGN OR DATE  
CERTIFICATE UNTIL AFTER CIRCULATING  
PETITION**

Maria E. Serras      10/9/09  
(Signature of Circulator)      Date

Maria E. Serras  
(Printed Name of Circulator)

3900 Dixboro  
Completed Residence Address (Street and Number)

Ann Arbor      MI      48105  
(City)



# INITIATIVE PETITION INITIATION OF BUSINESS IMPROVEMENT ZONE

## ATTACHMENT TO PETITION

### Parcels Within Proposed Business Improvement Zone

* Parcel Number	#1	St	Address	Use	Owner Name	Owner Address					2008 TaxVal
BIZ 09-09-29-130-005	301	S	MAIN ST	Commercial	HUTZEL BUILDING LLC	301 S MAIN ST	Ann Arbor	MI	48104		264884
BIZ 09-09-29-130-006	303	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S. MAIN ST. SUITE #100	Ann Arbor	MI	48104		0
BIZ 09-09-29-130-009	309	S	MAIN ST	Commercial	309 S MAIN LLC	207 S MAIN ST	Ann Arbor	MI	48104		94714
BIZ 09-09-29-130-010	311	S	MAIN ST	Commercial	WONG PATRICIA TRUST	326 FIFTH ST	Ann Arbor	MI	48103		164008
BIZ 09-09-29-130-012	303	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S. MAIN ST SUITE #100	Ann Arbor	MI	48104		169400
BIZ 09-09-29-130-013	305	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S. MAIN ST. SUITE #100	Ann Arbor	MI	48104		96600
BIZ 09-09-29-130-014	307	S	MAIN ST	Commercial	303 S MAIN STREET, LLC	524 S MAIN ST. SUITE 100	Ann Arbor	MI	48104		217800
09-09-29-130-015	303	S	MAIN ST	Residential	HERMON RENUKA E	303 S. MAIN ST #201	Ann Arbor	MI	48104		92888
09-09-29-130-016	303	S	MAIN ST	Residential	GOREN EVA C & STEVEN E & ROBERT	303 S MAIN ST #202	Ann Arbor	MI	48104		108700
09-09-29-130-017	303	S	MAIN ST	Residential	GOLDWYN DAVID P	303 S MAIN ST. #203	Ann Arbor	MI	48104		84499
09-09-29-130-018	303	S	MAIN ST	Residential	MCCULLOUGH PETER & MAHA	975 NORTH CENTER ST	Northville	MI	48167		111600
09-09-29-130-019	303	S	MAIN ST	Residential	MAIN STREET REAL ESTATE, LLC	1765 OAKMONT CT	Ann Arbor	MI	48108		105982
09-09-29-130-020	303	S	MAIN ST	Residential	FITZGERALD MATTHEW T	303 S MAIN ST. #206	Ann Arbor	MI	48104		95000
09-09-29-130-021	303	S	MAIN ST	Residential	BARRON BRETT	303 S MAIN ST 301	Ann Arbor	MI	48104		133200
09-09-29-130-022	303	S	MAIN ST	Residential	CHAO JEFFREY	303 S MAIN ST 301	Ann Arbor	MI	48104		105700
09-09-29-130-023	303	S	MAIN ST	Residential	MCCULLOUGH PETER A & MAHA	975 N CENTER ST	Northville	MI	48167		84499
09-09-29-130-024	303	S	MAIN ST	Residential	HART A. JOHN	303 SOUTH MAIN #304	Ann Arbor	MI	48104		122700
09-09-29-130-025	303	S	MAIN ST	Residential	GRUEN ROBERT P & PATRICIA A	303 S MAIN ST #305	Ann Arbor	MI	48104		143800
09-09-29-130-026	303	S	MAIN ST	Residential	FAJEN OLIVIA F	303 S MAIN STE, #306	Ann Arbor	MI	48104		103600
BIZ 09-09-29-131-001	221	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		432418
BIZ 09-09-29-131-014	201	S	MAIN ST	Commercial	MAIN/WASHINGTON ASSC	115 DEPOT ST	Ann Arbor	MI	48104		2080267
BIZ 09-09-29-131-016	207	S	MAIN ST	Commercial	207 S MAIN LLC	207 S MAIN ST	Ann Arbor	MI	48104		220600
BIZ 09-09-29-131-017	209	S	MAIN ST	Commercial	YOON SOON-YOUNG TRUST	915 CASTLE POINT TERRACE	Hoboken	NJ	7030		107314
BIZ 09-09-29-131-020	213	S	MAIN ST	Commercial	R.A.N. PARTNERSHIP	PO BOX 825	Brooklyn	MI	49230		98236
BIZ 09-09-29-131-021	215	S	MAIN ST	Commercial	U 4 CORP	215 S MAIN ST	Ann Arbor	MI	48104		390054
BIZ 09-09-29-131-022	219	S	MAIN ST	Commercial	KELLY STEPHEN & MICHELE	7570 NORENE DR	Whitmore Lake	MI	48189		164469
BIZ 09-09-29-131-026	211	S	MAIN ST	Commercial	211 SOUTH MAIN, LLC	329 S MAIN STREET	Ann Arbor	MI	48104		107200
09-09-29-131-027	211	S	MAIN ST	Residential	FARRELL DAVID N & PEGGY ANNE	211A S MAIN ST	Ann Arbor	MI	48104		128209
09-09-29-132-006	112	E	HURON ST	Residential	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		66476
09-09-29-132-007	110	E	HURON ST	Residential	MICHALL LULA D	P.O. BOX 7517	Hicksville	NY	11802		52240
09-09-29-132-008	108	E	HURON ST	Residential	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		31611
BIZ 09-09-29-132-009	101	S	MAIN ST	Commercial	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		1142312
BIZ 09-09-29-132-014	111	S	MAIN ST	Commercial	FEIGELSON LOUIS M	* PO BOX 7262	Ann Arbor	MI	48107		388126
BIZ 09-09-29-132-015	117	S	MAIN ST	Commercial	BENNETT HOLDING COMPANY LLC	117 S MAIN ST	Ann Arbor	MI	48104		139295
BIZ 09-09-29-132-024	101	E	WASHINGTON ST	Commercial	BANC ONE CORP	P.O. BOX 810490	Dallas	TX	75381		2438636
BIZ 09-09-29-132-025	109	S	MAIN ST	Commercial	NATIONAL CITY BANK OF MICHIGAN	P.O. BOX 7517	Hicksville	NY	11802		1248988
BIZ 09-09-29-142-001	126	S	MAIN ST	Commercial	126 SOUTH MAIN ASSOICATES PC	126 S MAIN ST	Ann Arbor	MI	48104		424267
BIZ 09-09-29-142-005	116	S	MAIN ST	Commercial	NGAI MEE TAI & LING LINDA	45191 JEANNETTE AVE	Belleville	MI	48111		160435
BIZ 09-09-29-142-006	114	S	MAIN ST	Commercial	DANCING STAR, LLC	* P.O. BOX 7266	Ann Arbor	MI	48107		173195
BIZ 09-09-29-142-009	108	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		109010
BIZ 09-09-29-142-010	106	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		271852
BIZ 09-09-29-142-011	100	S	MAIN ST	Commercial	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		1515059
09-09-29-142-012	123	W	HURON ST	Residential	DAHLMANN FLORIDA CORPORATION	300 S THAYER	Ann Arbor	MI	48104		51903
BIZ 09-09-29-142-022	120	S	MAIN ST	Commercial	118-124 SOUTH MAIN ASSOCIATES, LLC	209 S FOURTH AVE, SUITE 1C	Ann Arbor	MI	48104		1328180
BIZ 09-09-29-142-035	110	S	MAIN ST	Commercial	RETRO DEVELOPMENT COMPANY, L.L.C.	31330 SCHOOLCRAFT RD	Livonia	MI	48150		1005710
BIZ 09-09-29-143-001	226	S	MAIN ST	Commercial	GEORGE J. CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104		165447
BIZ 09-09-29-143-002	220	S	MAIN ST	Commercial	SAMBORSKI ROBERT	3865 GLACIER WAY	Ann Arbor	MI	48105		341272
BIZ 09-09-29-143-003	218	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		266536
BIZ 09-09-29-143-004	216	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		249461
BIZ 09-09-29-143-005	214	S	MAIN ST	Commercial	CURTIS PROPERTY MANAGEMENT LLC	343 S MAIN ST 218	Ann Arbor	MI	48104		284287
BIZ 09-09-29-143-006	212	S	MAIN ST	Commercial	UZUNJIAN SHAHIN & A	212 S MAIN ST	Ann Arbor	MI	48104		121951

## INITIATIVE PETITION INITIATION OF BUSINESS IMPROVEMENT ZONE

BIZ	09-09-29-143-007	210	S	MAIN ST	Commercial	LOPEZ CAROL	490 ROCK CREEK DR	Ann Arbor	MI	48104	145663
BIZ	09-09-29-143-008	208	S	MAIN ST	Commercial	SCHLANDERER PROPERTIES LLC	10642 SCIO CHURCH RD	Chelsea	MI	48118	79402
BIZ	09-09-29-143-009	204	S	MAIN ST	Commercial	SHAPIRO HARVEY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322	280676
BIZ	09-09-29-143-010	200	S	MAIN ST	Commercial	SHAPIRO HAVEY L TRUST	6921 PEBBLE PARK CIRCLE	West Bloomfield	MI	48322	295201
BIZ	09-09-29-144-001	312	S	MAIN ST	Commercial	312 S MAIN STREET, L.L.C.	524 S. MAIN STREET SUITE #100	Ann Arbor	MI	48104	1520894
BIZ	09-09-29-144-002	306	S	MAIN ST	Commercial	SHAFFRAN EQUITIES, LLC	209 S FOURTH AV 1C	Ann Arbor	MI	48104	641970
BIZ	09-09-29-144-004	111	W	LIBERTY ST	Commercial	ARCURE JOSEPH & C	P O BOX 967	Alto	NM	88312	119412
BIZ	09-09-29-144-009	304	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET SUITE #100	Ann Arbor	MI	48104	106407
BIZ	09-09-29-144-010	302	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET SUITE #100	Ann Arbor	MI	48104	109778
BIZ	09-09-29-144-011	300	S	MAIN ST	Commercial	MAIN & LIBERTY L.L.C.	524 S. MAIN STREET SUITE #100	Ann Arbor	MI	48104	104585
	09-09-29-144-012	101	W	LIBERTY ST	Residential	TAYLOR ALEXANDER BROOK	715 CATHERINE	Ann Arbor	MI	48104	104221
	09-09-29-144-013	101	W	LIBERTY ST	Residential	ALPHONSE DANNIELLE & MAKI DAVID	101 W LIBERTY #240	Ann Arbor	MI	48104	86300
	09-09-29-144-014	101	W	LIBERTY ST	Residential	FREEMAN DOUGLAS H & DARLENE J	101 W. LIBERTY #230	Ann Arbor	MI	48104	80400
	09-09-29-144-015	101	W	LIBERTY ST	Residential	RODGERS KAREN LOU &	101 W LIBERTY # 220	Ann Arbor	MI	48104	80400
	09-09-29-144-016	101	W	LIBERTY ST	Residential	STELTER LISA	3130 COTTONTAIL COURT	Ann Arbor	MI	48103	76000
	09-09-29-144-017	101	W	LIBERTY ST	Residential	MESSMORE MARK G	101 W LIBERTY ST. #200	Ann Arbor	MI	48104	75000
	09-09-29-144-018	101	W	LIBERTY ST	Residential	MARIA C. SHIH, LLC	216 PINE RIDGE	Ann Arbor	MI	48104	80170
	09-09-29-144-019	101	W	LIBERTY ST	Residential	WORCESTER SCOTT	101 W LIBERTY ST #340	Ann Arbor	MI	48104	118700
	09-09-29-144-020	101	W	LIBERTY ST	Residential	MORRIS MATTHEW L	101 W LIBERTY #330	Ann Arbor	MI	48104	84200
	09-09-29-144-021	101	W	LIBERTY ST	Residential	GIBSON ALAN	101 W. LIBERTY #320	Ann Arbor	MI	48104	76161
	09-09-29-144-022	101	W	LIBERTY ST	Residential	STONE WILLIAM PORTER III	101 W LIBERTY ST	Ann Arbor	MI	48104	110200
	09-09-29-144-023	101	W	LIBERTY ST	Residential	ADLAF ALISON L	101 W LIBERTY ST #300	Ann Arbor	MI	48104	84700
	09-09-29-144-024	101	W	LIBERTY ST	Residential	MARIA C. SHIH, LLC	216 PINE RIDGE	Ann Arbor	MI	48104	68510
	09-09-29-406-001	353	S	MAIN ST	Municipal	CITY OF ANN ARBOR	* PO BOX 8647	Ann Arbor	MI	48107	0
BIZ	09-09-29-406-002	347	S	MAIN ST	Commercial	LUTZ BETTY TRUSTEE OF LUTZ	5575 KATZ FARM CT	Saline	MI	48176	370878
BIZ	09-09-29-406-003	335	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	607607
BIZ	09-09-29-406-004	333	S	MAIN ST	Commercial	GEORGE J. CURTIS TRUST	343 S MAIN ST	Ann Arbor	MI	48104	101758
BIZ	09-09-29-406-005	329	S	MAIN ST	Commercial	329 S. MAIN, L.L.C.	2200 GREEN RD L	Ann Arbor	MI	48105	227238
BIZ	09-09-29-406-006	327	S	MAIN ST	Commercial	329 S MAIN LLC	2200 GREEN RD STE K	Ann Arbor	MI	48105	411757
BIZ	09-09-29-406-007	319	S	MAIN ST	Commercial	CURTIS COMMERCIAL LLC	343 S MAIN ST 218	Ann Arbor	MI	48104	202190
BIZ	09-09-29-406-008	313	S	MAIN ST	Commercial	R.A.N. PROPERTIES L.L.C.	PO BOX 825	Brooklyn	MI	49230	272496
BIZ	09-09-29-407-001	350	S	MAIN ST	Commercial	350 SOUTH MAIN L.L.C.	303 DETROIT ST SUITE 301.	Ann Arbor	MI	48104	4415753
BIZ	09-09-29-407-002	332	S	MAIN ST	Commercial	TAM WAI CHONG TRUST	332 S MAIN ST	Ann Arbor	MI	48104	134416
BIZ	09-09-29-407-003	330	S	MAIN ST	Commercial	WOLF TERRY	586 DHU VARREN RD	Ann Arbor	MI	48105	90783
BIZ	09-09-29-407-004	328	S	MAIN ST	Commercial	LUDWIG KENNETH J & M	2702 MAITLAND DR	Ann Arbor	MI	48105	122627
BIZ	09-09-29-407-005	318	S	MAIN ST	Commercial	HUGH C. DOWNER TRUST HUGH C. DOWNER, JR. JEFFREY M. DOWNER, JR. NANCY W. DOWNER	208 E WASHINGTON ST	Ann Arbor	MI	48104	911258

\* BIZ indicates that the Tax Parcel is real property in the proposed Zone Area other than property classified as residential real property under Section 34c of the General Property Tax Act.