



SUBURBAN SUMMIT

Challenges & Opportunities for **YOUR** Community

The Business Case for Place



Local budgetary constraints

- Revenue Sharing
- Prop A/Headlee
- Personal Property Taxes
- Limited revenue growth opportunities

Revenue Sharing Losses



Revenue Sharing Losses	
<u>Community</u>	<u>Annual Budgetary Impact</u>
Benton Harbor	(6,857,870)
Muskegon	(14,649,239)
East Grand Rapids	(2,982,446)
Kentwood	(10,174,630)
Big Rapids	(4,791,162)

Personal Property Taxes



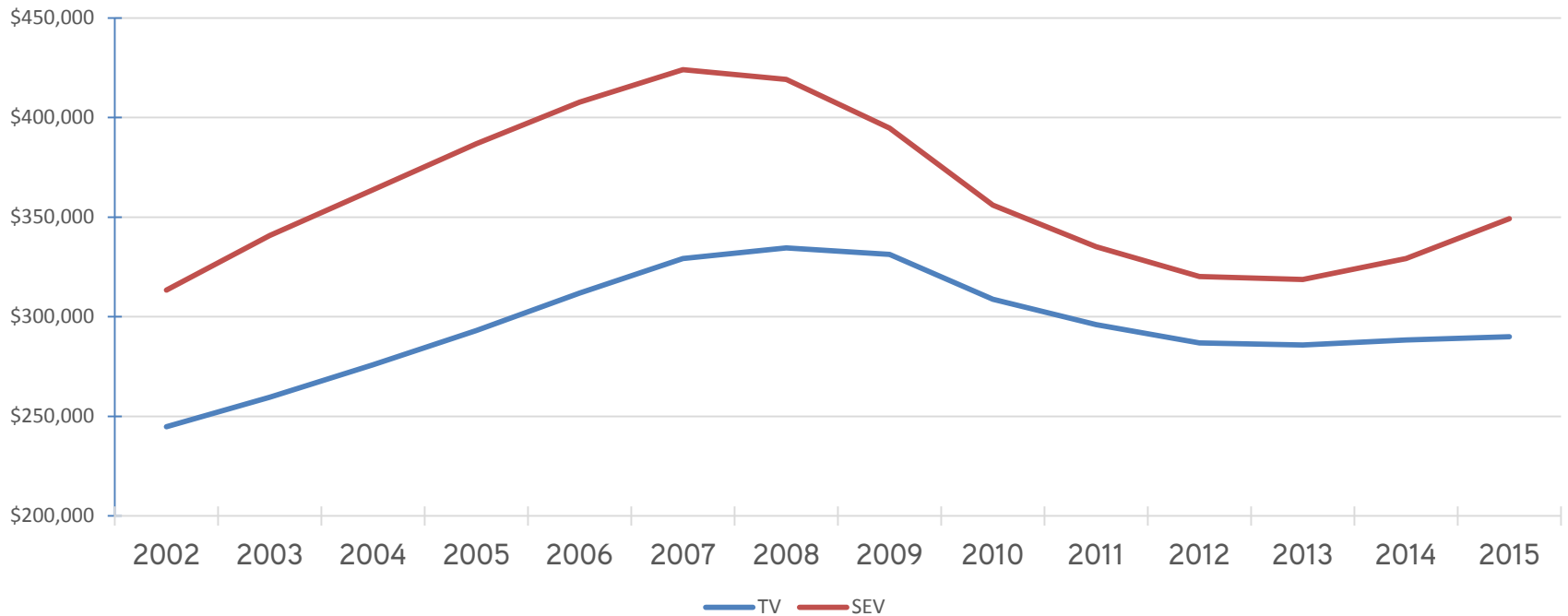
Personal Property Tax reform

- Revenues are essentially frozen at December 31, 2012 levels
- No new industrial personal property revenues
- Removes local economic budgetary benefit for industrial property development

Prop A / Headlee Impacts



Real Taxable Value vs. SEV



In Millions

Commercial Values & Impact



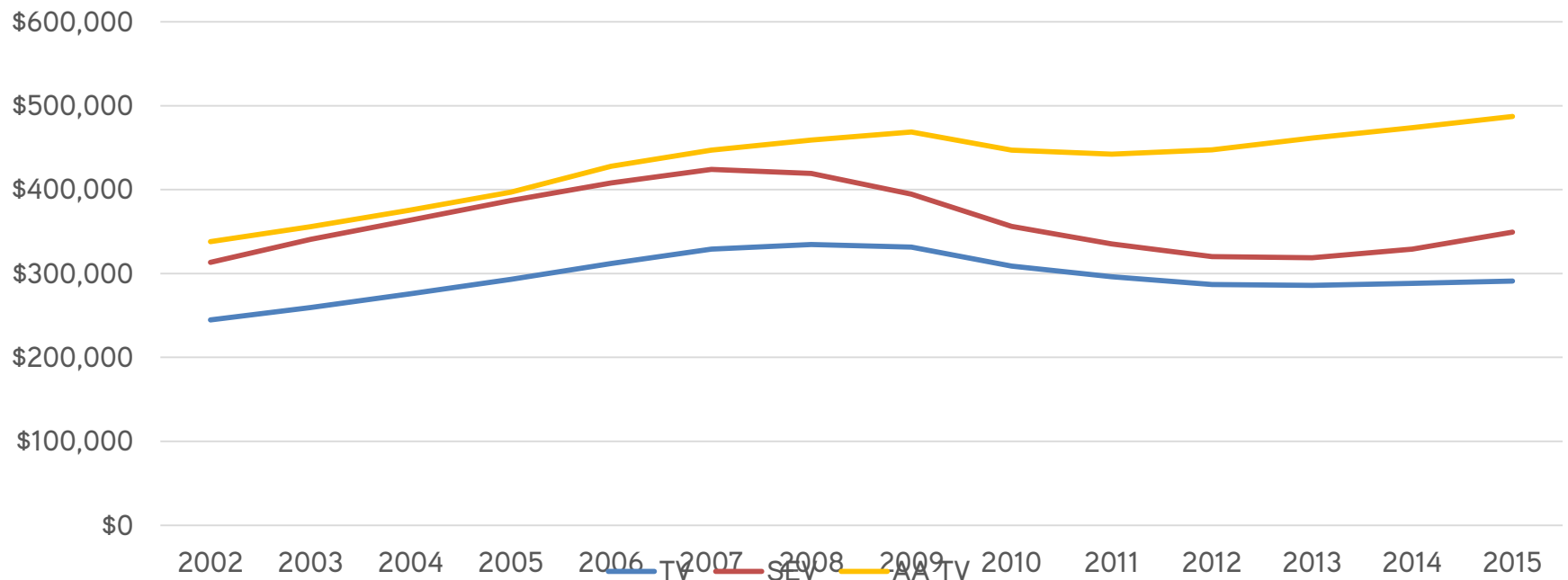
2002 - 2012

Community	Commercial Growth	Inflationary Change	Rate Inflation Exceeded Commercial Growth	Annual Budgetary Impact
Portage	22.04%	29.99%	8%	\$ (997,450)
North Muskegon	-1.59%	29.99%	32%	\$ (55,716)
Niles	9.39%	29.99%	21%	\$ (162,883)
Big Rapids	10.56%	29.99%	19%	\$ (253,926)

Prop A / Headlee Mitigation



Real Statewide vs. Ann Arbor



Statewide in 1,000,000
AA in 10,000