

Union Township

Tax Increment Finance and Development Plan

**Adopted By:
Union Township
May 8, 1991**

UNION TOWNSHIP EAST

**TAX INCREMENT FINANCE AND
DEVELOPMENT PLAN (AS AMENDED)**

Prepared By:

Progressive Architects Engineers Planners
2942 Fuller Avenue, NE
Grand Rapids, MI 49505
616/361-2664
800/556-5560

Prepared For:

The Union Township East
Downtown Development Authority

Project No:

9006-32

November 21, 1985
As Amended: March 30, 1989
As Amended: May 8, 1991

TAX INCREMENT FINANCE
AND DEVELOPMENT PLAN

(REVISED)
MAY 1991

UNION TOWNSHIP EAST DOWNTOWN DEVELOPMENT AUTHORITY

Howard Himes, Chairperson
Daryl Lessard, Vice Chairperson
Mark Lee, Secretary
Roger Card, Treasurer
Sally Burden
Tim J. Davis
Tom Godwin
Mark Greenwald
Joe McDonald

Harry Ross, Director

UNION TOWNSHIP BOARD

Sally Burden, Supervisor
Marian L. McDonald, Clerk
Pat Doloff, Treasurer
Nancy Irwin, Trustee
Kathy Sanders, Trustee

UNION TOWNSHIP EDDA OFFICES
4906 Pickard Road
Mount Pleasant, MI 48858
517/773-2247

November 21, 1985
As Amended: March 30, 1989
As Amended: May 8, 1991

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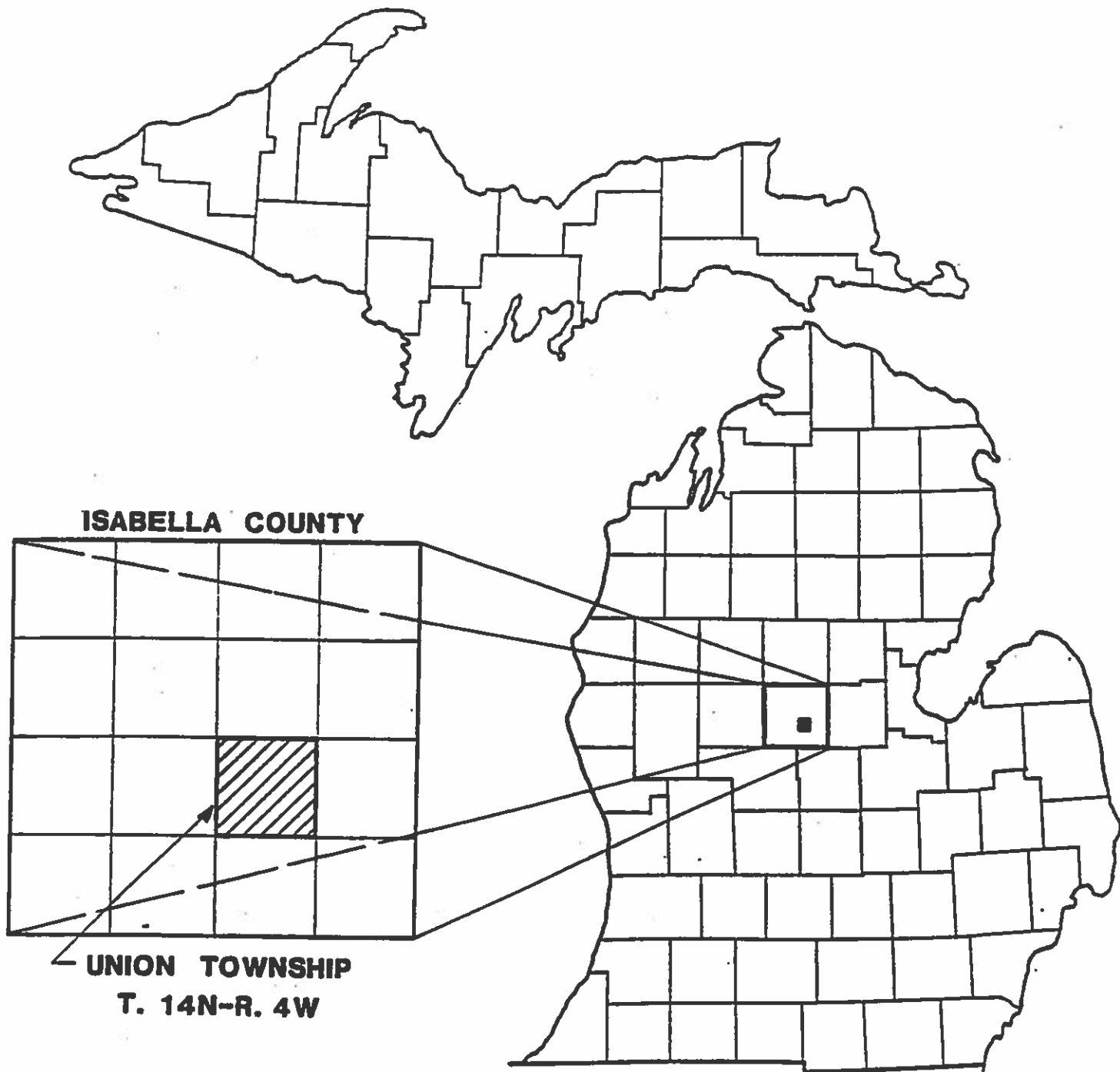
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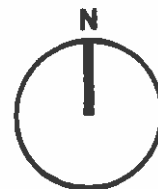
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ISABELLA COUNTY

UNION TOWNSHIP
T. 14N-R. 4W

TOWNSHIP LOCATION MAP



SECTION 1

DEVELOPMENT PLAN

INTRODUCTION

In 1985, Union Township decided to establish a downtown development authority encompassing the area of Pickard Road (M-20) between the City of Mount Pleasant and Chippewa Township (Summerton Road). The township adopted a tax increment finance and development plan for this area on November 21, 1985. The plan that was originally adopted served its purpose for over three years. In late 1988, the township board amended the DDA's district boundaries to include the interchange of US-27 at M-20. This publicly dedicated right-of-way, consisting primarily of the on and off ramps of the highway interchange, was included to allow the DDA to undertake lighting, landscaping, and other improvements viewed as important elements of the entire DDA. In early 1991, the DDA district boundaries were again amended to include back-lot properties previously omitted.

The original plan of 1985, as amended in 1989, is now being amended again to incorporate desired changes within the DDA development area. The plan revisions have been kept to a minimum to address those sections that have come to be out of date or where new information is necessary or desirable.

The primary intention of the Union Township East DDA is to encourage economic growth through proper planning and provision of necessary and desirable public improvements. The following text refers to the entire district over which the authority maintains jurisdiction as most recently established and identified by township ordinance in accordance with Act 197, P.A. 1975, as amended.

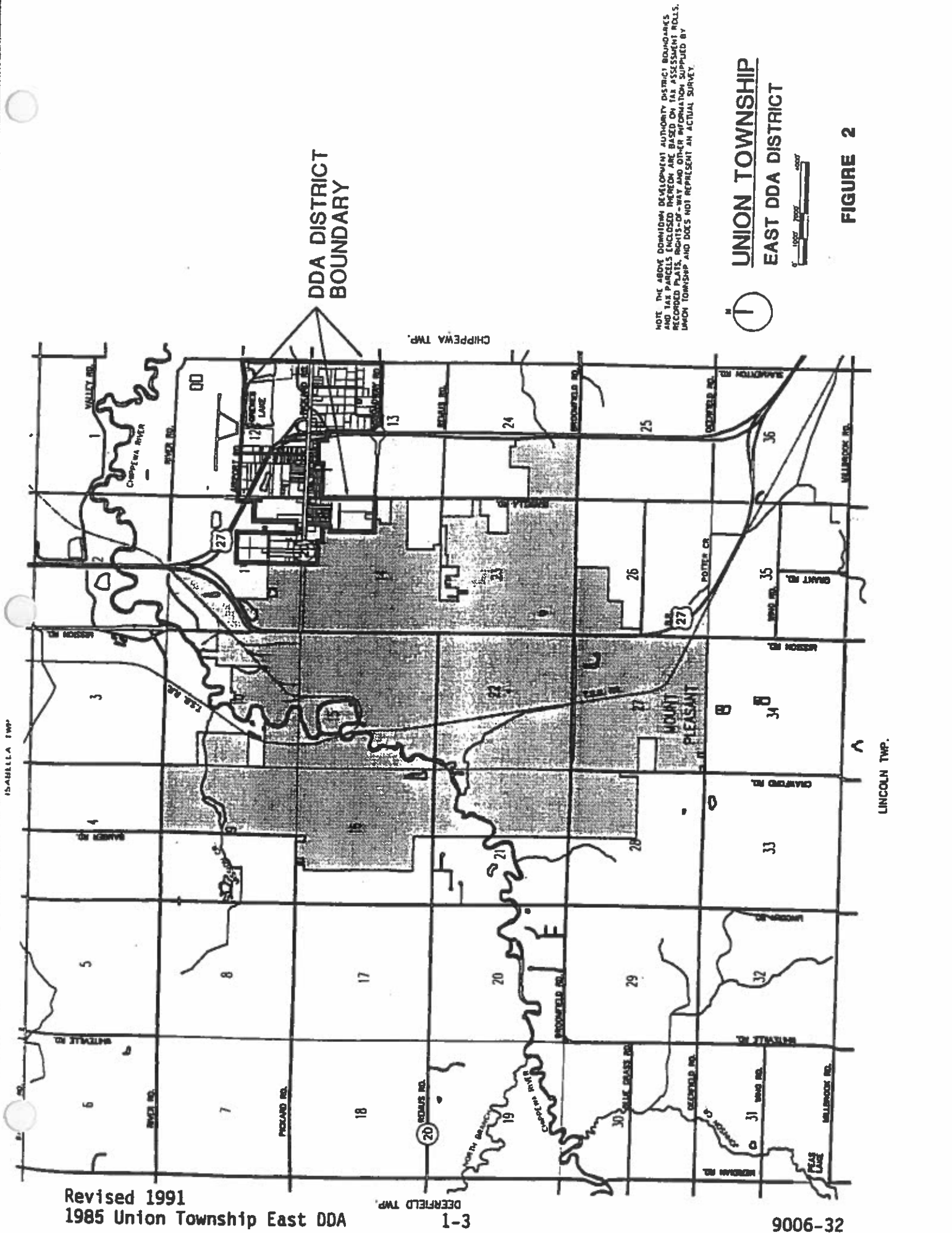
A. DEVELOPMENT AREA BOUNDARIES

The development area (see Figures 2 and 3) encompasses the same area as the boundaries of the DDA downtown district. It is generally located along either side of Pickard Road (M-20) east of the City of Mount Pleasant from the city limits to Summerton Road, the east township limits. It also includes larger tracts of land north and south of Pickard Road at the eastern one-third of the development area that includes the Central Michigan Inns and Holiday Estates property to the north and Enterprise Park to the south. It is best described by the legal description as provided in Section B., 5.

B. LOCATION AND EXTENT OF STREETS, PUBLIC FACILITIES, AND LAND USES

1. The location and extent of existing streets within the development area are shown in Table 1.
2. The Location and Extent of Existing Public Facilities (See Figures 4 and 5):

Municipal Water System: In 1987, a new public water system was introduced in the township (see Figure 6).



DDA DISTRICT
BOUNDARY

CHIPPEWA TWP.

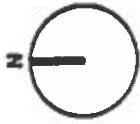
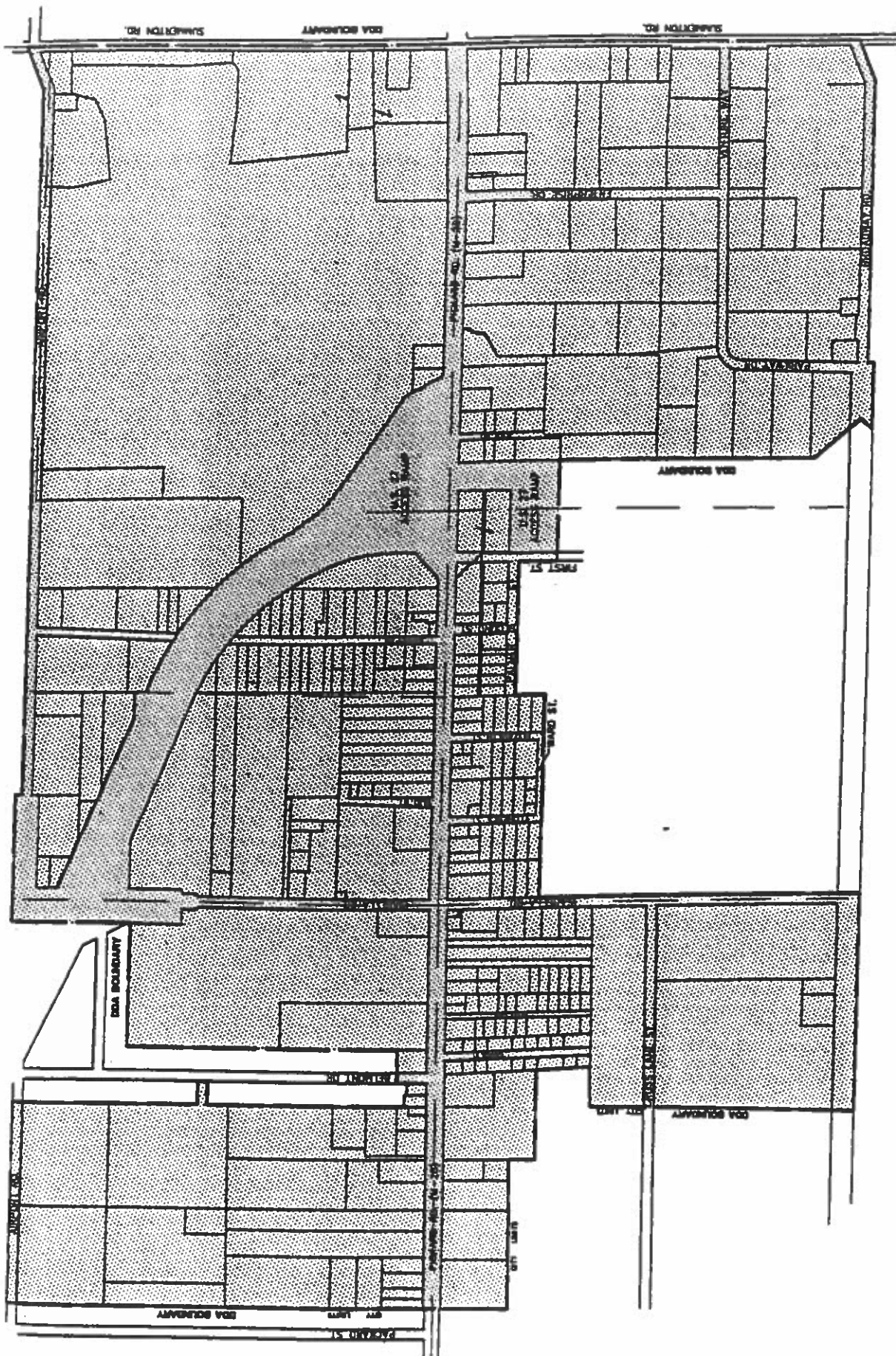
NOTE: THE ABOVE DOWNHOLE DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES AND TAX PARCELS ENCLOSED HEREON ARE BASED ON THE ASSESSOR'S RECORDED PLATS, RIGHTS-OF-WAY AND OTHER INFORMATION SUPPLIED BY UNION TOWNSHIP AND DOES NOT REPRESENT AN ACTUAL SURVEY.



UNION TOWNSHIP
EAST DDA DISTRICT



FIGURE 2



DEVELOPMENT AREA
UNION TOWNSHIP EAST

FIGURE 3

TABLE 1
STREET INVENTORY - 1991

STREET NAME	R.O.W. WIDTH	SURFACE WIDTH	LENGTH IN DDA	SURFACE TYPE	EXTENT OF SIDEWALKS	EXTENT OF CURBING
Pickard Road	120'	60'	7950'	Concrete	Complete	Complete
Isabella Road	66'	24'	5300'	Bituminous	None	None
Belmont Drive	66'	22'	180'	Bituminous	None	None
Carter Street	50'	22'	940'	Bituminous	None	None
Betty Lane	33'	28'	940'	Gravel	None	None
Florence Street	50'	28'	600'	Gravel	None	None
Bud Street	50'-66'	28'	640'	Gravel	None	None
Elizabeth Street	50'	28'	600'	Gravel	None	None
Airway Road	66'	28'	2200'	Gravel	None	None
Second Street	66'	28'	350'	Gravel	None	None
Hyde Road	40'	28'	550'	Gravel	None	None
Enterprise Drive	66'	24'	1600'	Bituminous	None	None
Venture Way	66'	24'	2000'	Bituminous	None	None
Parkway Drive	66'	24'	1000'	Bituminous	None	None
Summerton Road*	66'	28'	5200'	Gravel	None	None
Airport Road	66'	28'	6800'	Bituminous	None	None
Cross Lane Street	66'	28'	1300'	Gravel	None	None
Broadway Road		24'				
East of US-27	66'		2100'	Bituminous	None	None
West of Isabella Road	140'		1800'	Bituminous	None	None
Palmer Street	66'	28'	850'	Gravel	None	None
First Street	66'	28'	750'	Gravel	None	None
Ward Street	33'	28'	600'	Gravel	None	None

*West of centerline within DDA.

Sanitary Sewer: The municipal wastewater collection system was built in 1978. The facilities within the development area consist of gravity collector sewers, two lift stations, and forcemain along Pickard Road feeding into gravity manholes (Figure 4). The township owns the collector system and 15 percent of the Mount Pleasant treatment facility.

Storm Sewer: County and state drainage systems are located along Pickard Road and south of Pickard Road just east of US-27.

Public Buildings: A small building at Jameson Park, consisting of rest rooms and a small meeting room, is located within the development area.

Community Facilities: No schools, libraries, or health facilities are currently present in the development area. The township owns and maintains Jameson Park at the end of Bud Street north of Pickard Road. The site features a meeting room, rest rooms, a ball field, and a play area.

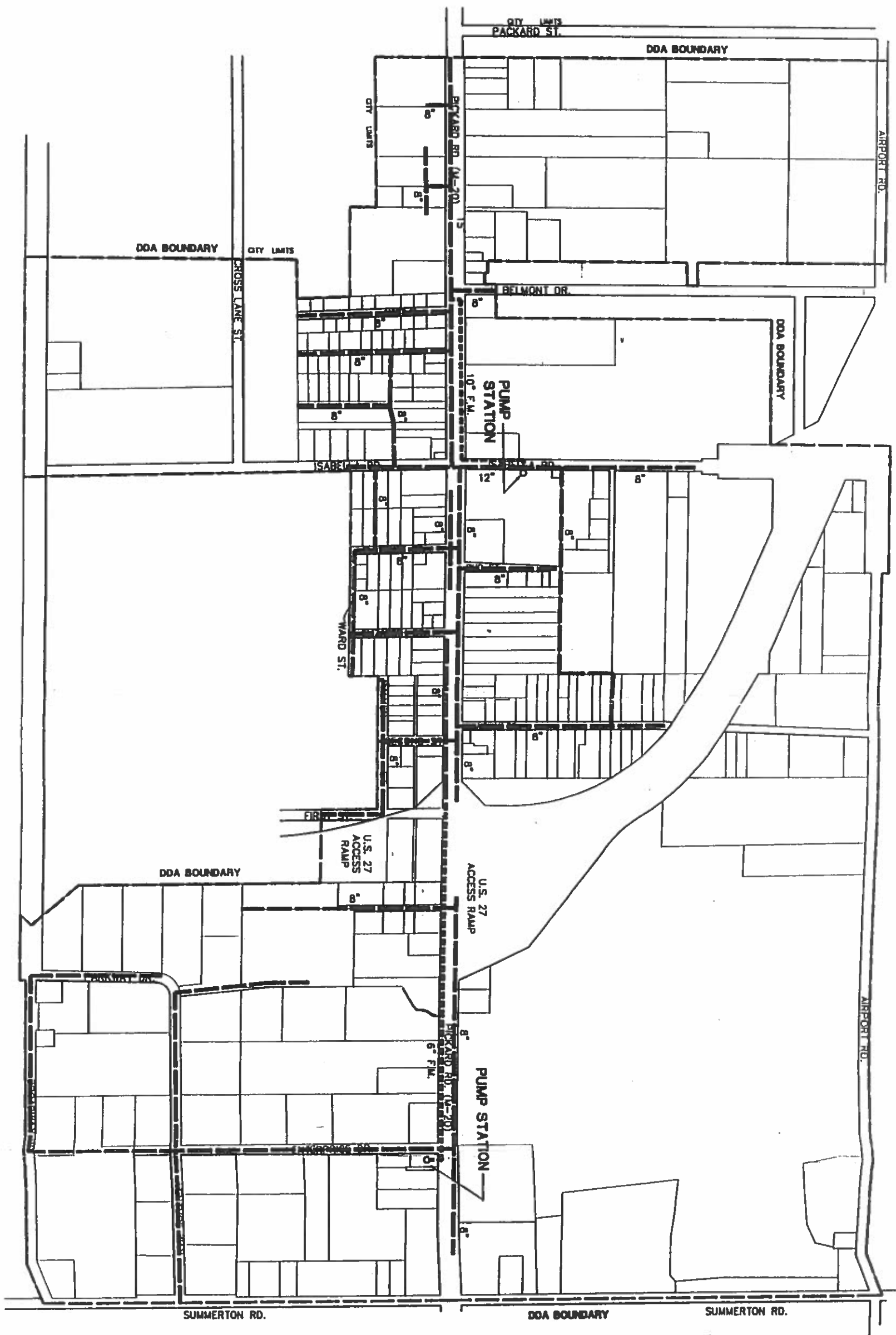
3. The Location, Character, and Extent of Existing Public and Private Land Uses:

Table 2 provides a listing of each parcel included within the development area. The information pertaining to each parcel is from the 1990 tax roll. As can be noted, there are 320 real property records, 111 personal property records, and 10 commercial and industrial facilities exemption records.

Most of the personal property can be directly associated with a real property location. It is the equipment, machinery, etc., located within a structure. Commercial facilities exemptions are for new and/or restored real property only. The industrial facilities exemptions within the development area are for new developments and include only real property. As such, there are normally additional listings in the ad valorem roll for both real property (land) and personal property.

4. The Location, Character, and Extent of Proposed Public and Private Land Uses:

As part of its development efforts, the authority has prepared a detailed design study, a township recreation plan, and amendments to the township zoning ordinance. These documents will assist the board in carrying out the development program in the best interests of the township, property owners, and residents. It is also understood that the improvement program is intended to encourage commercial development in favor of residential land uses. Other land use changes may be necessary to further the intended purpose of this plan.



LEGEND
 ——— GRAVITY SEWER
 - - - - - FORCEMAIN



**UNION TOWNSHIP EAST DDA
 SANITARY SEWER SYSTEM**

SCALE 1"=200'

FIGURE 4

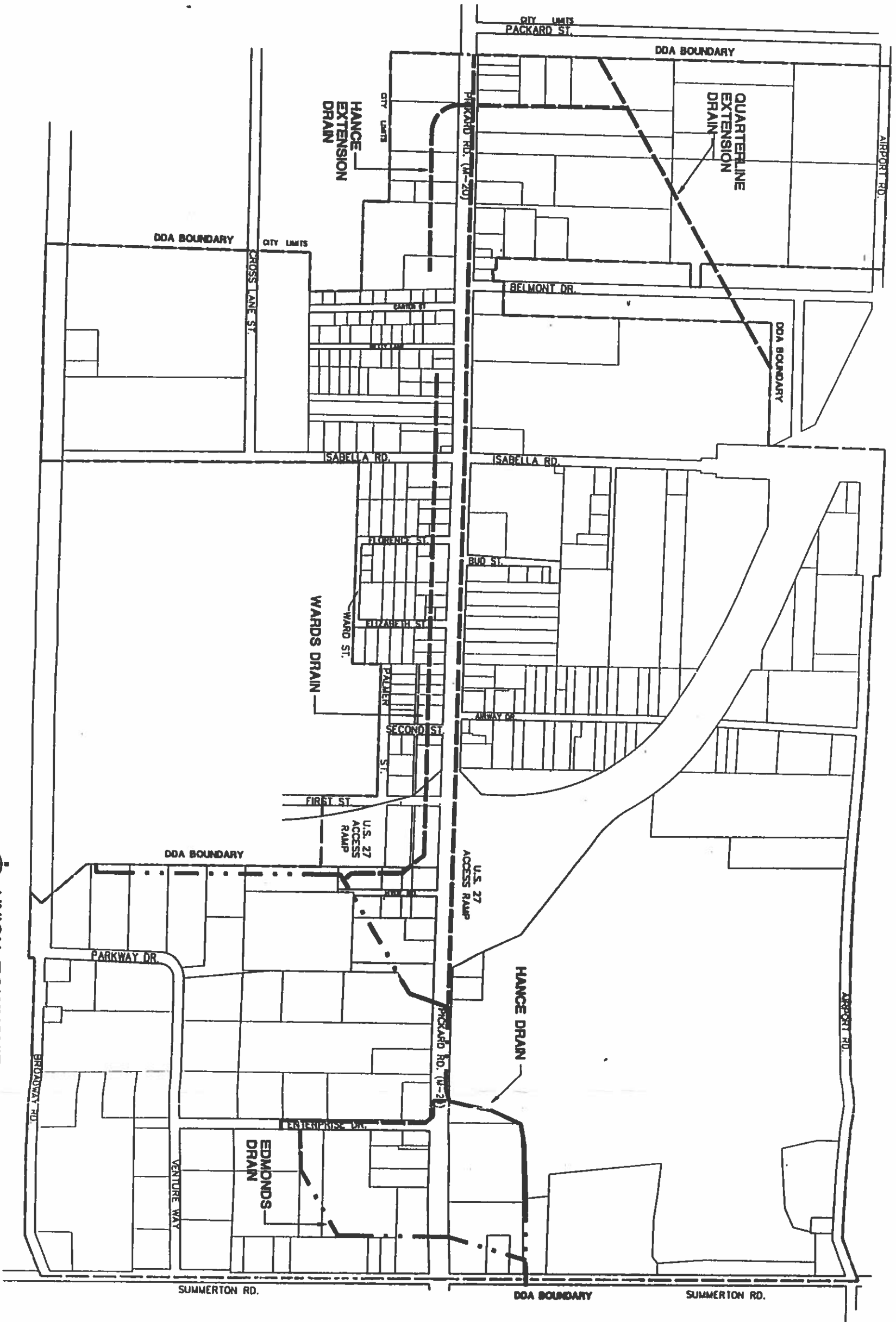
DATE: 5-7-91
 FILE NO: 9008-22
 DRAWN BY: DCM
 CHECKED BY: BBT

Progressive
 Architects Engineers Planners

DATE	DESCRIPTION

**UNION TOWNSHIP EAST
 ISABELLA COUNTY, MICHIGAN**
SANITARY SEWER SYSTEM

Progressive
 Architects Engineers Planners
 3942 Fuller Avenue, NE
 Grand Rapids, MI 49505
 616 261-2661
 800 955-5550
 UNION TOWNSHIP EAST
 3010 SOUTH LINCOLN ROAD
 MOUNT PLEASANT, MICHIGAN 48866



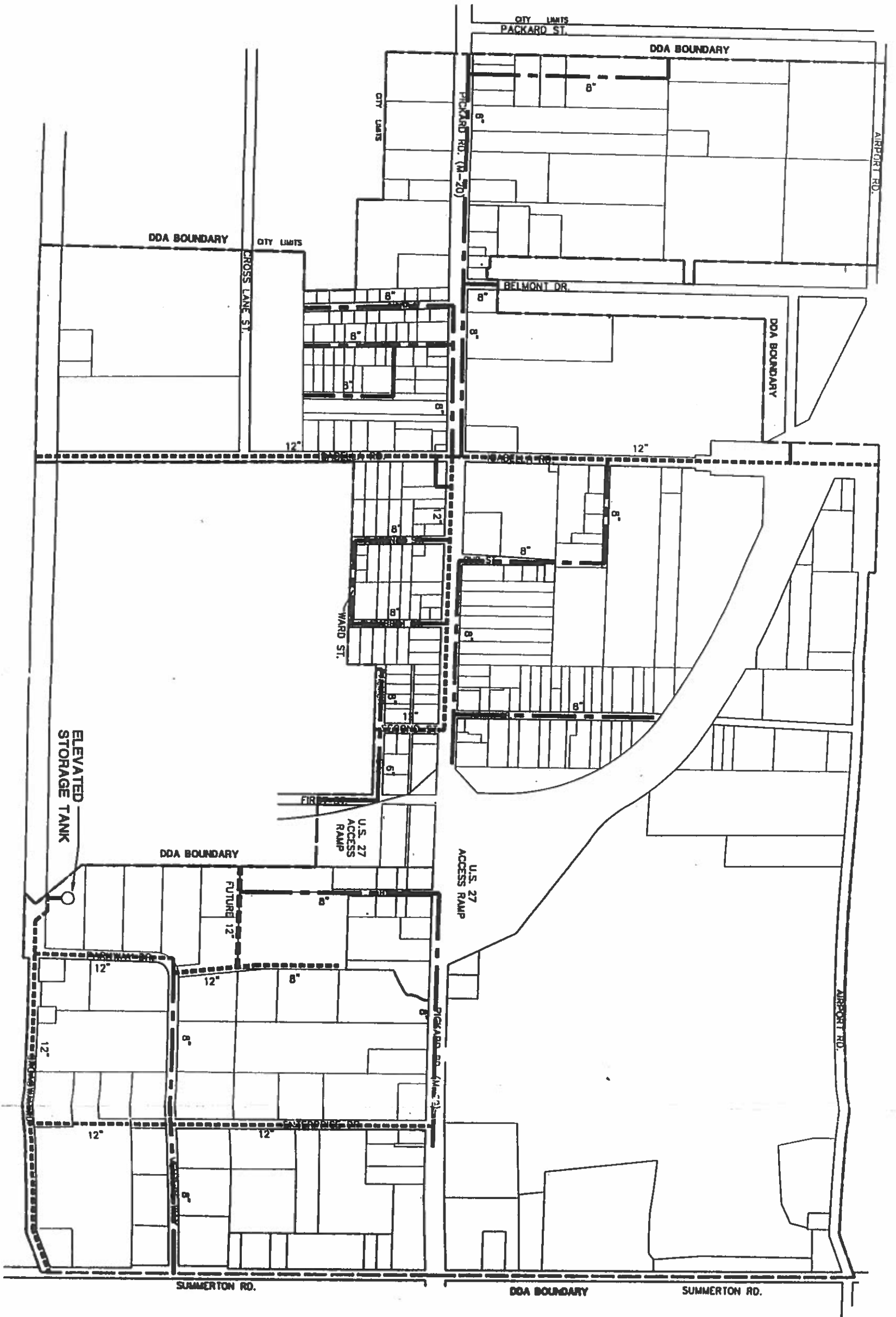
LEGEND
 - - - - - OPEN DRAIN
 ———— CLOSED STORM SEWER

UNION TOWNSHIP EAST
 STORM SEWER SYSTEM

SCALE 1"=200'

FIGURE 5

DATE: 5-7-91 FILE NO: 9004-12 DRAWN BY: JCH CHECKED BY: BRT	DATE: _____ DESCRIPTION: _____	UNION TOWNSHIP EAST ISABELLA COUNTY, MICHIGAN STORM SEWER SYSTEM	Progressive Architects Engineers Planners 2843 Fuller Avenue, NE Grand Rapids, MI 49508 616 261-7664 800 566-9880
	PROJECT: _____ DRAWING NUMBER: _____		



- LEGEND**
- EXISTING TRANSMISSION MAIN
 - EXISTING DISTRIBUTION MAIN
 - FUTURE TRANSMISSION MAIN

UNION TOWNSHIP EAST
WATER SYSTEM

SCALE 1"=300'

FIGURE 8

DATE	DESCRIPTION

UNION TOWNSHIP EAST
ISABELLA COUNTY, MICHIGAN

WATER SYSTEM

Progressive
Architects Engineers Planners

2942 Faber Avenue, NE
Grand Rapids, MI 49505
616 261-7604
616 266-5660

UNION TOWNSHIP EAST
2875 SOUTH LINCOLN ROAD
MOUNT PLEASANT, MICHIGAN 48868

FIGURE 8

TABLE 2
UNION TOWNSHIP EAST DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
DATE:04/30/91

page:1

<u>TAX NUMBER</u>	<u>LAST NAME</u>	<u>STREET ADDRESS</u>	<u>LANDUSE</u>	<u>ZONING</u>	<u>LOT SIZE</u>	<u>1990 SEV</u>
011 40 003 00	WING	4517 N PACKARD RD	COMMERCIAL	INDUSTRIAL	2.00	\$11,100
011 40 004 00	WING	4531 N PACKARD RD	COMMERCIAL	INDUSTRIAL	8.33	\$23,300
011 40 007 00	Sheets	5171 Bertshire Dr.	Commercial	HIGHWAY BUSINESS	2.00	\$15,000
011 40 009 02	CLARK	2512 Peterson Dr.	Commercial	HIGHWAY BUSINESS	2.06	\$81,100
011 40 010 00	Rays Automotive Inc.	4595 E. Pickard	Commercial	HIGHWAY BUSINESS	4.43	\$121,200
011 40 012 00	Upper Lakes Tire Dist	1921 Packard Rd.	Commercial	INDUSTRIAL	1.38	\$38,100
011 40 014 00	Mid-Mich Welding Supply	1925 N. Packard Rd.	Commercial	INDUSTRIAL	2.00	\$58,400
011 40 020 00	MT PLEASANT MUFFLER	3765 CHILTON DR	COMMERCIAL	HIGHWAY BUSINESS	0.69	\$55,000
011 40 021 00	C & S Yamaha Inc.	4741 E. Pickard	Commercial	HIGHWAY BUSINESS	0.63	\$63,400
011 40 023 00	F & M Management	4995 E. Pickard Rd.	COMMERCIAL	HIGHWAY BUSINESS	1.29	\$152,700
011 40 024 00	Erb Lumber Company	P.O. Box 439	Commercial	HIGHWAY BUSINESS	6.89	\$333,600
012 30 004 00	ALTA CONSTRUCTION INC	5000 E AIRPORT RD	COMMERCIAL	AGRICULTURAL	3.00	\$82,100
012 30 008 00	JET CENTER	1669 S ISABELLA RD	COMMERCIAL	INDUSTRIAL	2.00	\$38,900
012 30 008 01	J&B PROPERTYS OF MT PLEASA	1667 S ISABELLA RD	COMMERCIAL	GENERAL BUSINESS	0.53	\$22,900
012 30 009 00	KENNEY	220 W MICHIGAN	COMMERCIAL	RESIDENTIAL	10.00	\$10,000
012 30 011 00	STIRLING	1919 ISABELLA RD	COMMERCIAL	GENERAL BUSINESS		\$49,400
012 30 012 02	Imperial Oil Co.	5115 E. Pickard	COMMERCIAL	HIGHWAY BUSINESS	10.00	\$165,000
012 30 013 00	A.L.M. Investments Inc.	1805 S. Mission	COMMERCIAL	HIGHWAY BUSINESS	1.25	\$28,600
012 30 017 00	Bishop	2327 S Beach	COMMERCIAL	HIGHWAY BUSINESS	1.00	\$23,600
012 30 018 00	Bishop	2327 S Beach	COMMERCIAL	HIGHWAY BUSINESS	1.75	\$33,700
012 30 019 00	BISHOP	8085 ESSEX DR	COMMERCIAL	HIGHWAY BUSINESS	1.00	\$31,700
012 30 020 00	BISHOP	8085 ESSEX DR	COMMERCIAL	HIGHWAY BUSINESS	1.25	\$36,800
012 40 002 00	Central Mich. Inns	5644 E. Pickard	COMMERCIAL	HIGHWAY BUSINESS	116.30	\$1,697,500
012 40 003 00	Clark	2512 Peterson Dr.	Commercial	HIGHWAY BUSINESS		\$90,000
012 40 004 00	Hurand	64300 W. Pierson	Commercial	HIGHWAY BUSINESS	0.82	\$101,100
012 40 004 01	Joclarob	1030 S Mission	COMMERCIAL	HIGHWAY BUSINESS		\$53,100
012 40 007 01	Tope	1425 S. Mission	COMMERCIAL	HIGHWAY BUSINESS	1.84	\$18,300
013 20 007 00	C & H Development	P.O. Box 366	Commercial	HIGHWAY BUSINESS	3.96	\$62,500
013 20 008 00	C & H Development	P.O. Box 366	Commercial	HIGHWAY BUSINESS	1.16	\$51,100
013 20 013 00	House of Cabinets	5800 E. Pickard	Commercial	HIGHWAY BUSINESS	0.37	\$46,900
013 20 023 00	McBride	1020 S. Shepherd Rd.	Commercial	HIGHWAY BUSINESS	1.43	\$77,400
013 20 025 00	Quality Stores Inc.	1460 N Whitehall Rd	Commercial	HIGHWAY BUSINESS	9.00	\$251,300
013 20 026 00	Lusk	5662 E. Pickard	Commercial	HIGHWAY BUSINESS	1.00	\$124,700
013 20 027 00	Beard Oil Co.	5644 E. Pickard St.	Commercial	HIGHWAY BUSINESS	1.37	\$138,900
013 20 032 00	Blodgett	1219 N MISSION	Commercial	HIGHWAY BUSINESS	0.53	\$113,900
013 20 034 00	Parks	1480 E. Blanchard Rd.	COMMERCIAL	HIGHWAY BUSINESS	0.26	\$14,500
013 20 040 00	Sova	821 E. Maple	Commercial	INDUSTRIAL	7.70	\$21,900
013 20 043 03	BELLAIRE LAND COMPANY	2445 W M-61	COMMERCIAL	GENERAL BUSINESS		\$58,400
014 20 002 00	Foltz	4992 E. Pickard	Commercial	HIGHWAY BUSINESS	0.07	\$15,200
014 20 004 00	CONSOLINO	2054 S ISABELLA	COMMERCIAL	HIGHWAY BUSINESS	1.02	\$54,000
014 20 011 00	ISABELLA COMM CREDIT UNION	2770 W HIGH ST	Commercial	HIGHWAY BUSINESS	0.43	\$64,000
014 20 029 01	THREE F'S INVESTMENTS	4720 E. Pickard	Commercial	HIGHWAY BUSINESS	5.98	\$210,400
014 20 029 02	Godwin Realty	4858 E PICKARD RD	Commercial	HIGHWAY BUSINESS	1.68	\$167,200
014 20 030 00	TOLAS	306 E. Broadway	Commercial	HIGHWAY BUSINESS	0.81	\$36,800
014 20 034 01	Sisson	8375 E. Chippewa Trail	COMMERCIAL	RESIDENTIAL	1.90	\$215,200
014 20 036 00	Pung	5475 Blue Heron Dr.	Commercial	HIGHWAY BUSINESS	3.79	\$303,800
014 20 038 00	CERNEK BROS	4795 E BROADWAY	COMMERCIAL	RESIDENTIAL	23.54	\$92,600
045 00 001 00	GIMMEY JR	6265 S SHEPHERD RD	Commercial	HIGHWAY BUSINESS	0.22	\$39,300

* Real Property Within DDA

Revised 1991

1985 Union Township East DDA

1-10

9006-32

TABLE 2 (Continued)

UNION TOWNSHIP EAST DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
DATE:04/30/91

page:2

<u>TAX NUMBER</u>	<u>LAST NAME</u>	<u>STREET ADDRESS</u>	<u>LANDUSE</u>	<u>ZONING</u>	<u>LOT SIZE</u>	<u>VALUATION</u>
045 00 002 00	Beutler	4779 E. Pickard	COMMERCIAL	HIGHWAY BUSINESS	0.22	\$2,000
052 00 001 00	CLEAN SCENE INC	4864 E PICKARD	Commercial	HIGHWAY BUSINESS	0.24	\$2,000
052 00 003 00	LEE	4868 E PICKARD	Commercial	HIGHWAY BUSINESS	0.24	\$2,000
052 00 006 00	SCHROCK	1315 N MISSION	COMMERCIAL	HIGHWAY BUSINESS	0.15	\$2,000
071 00 003 00	Hutchinson	5370 E. Pickard	Commercial	HIGHWAY BUSINESS	1.14	\$2,000
071 00 015 00	Geiger	5286 E. Pickard Rd.	COMMERCIAL	HIGHWAY BUSINESS	0.22	\$2,000
071 00 016 00	C S J REALTY	P O BOX 202	COMMERCIAL	HIGHWAY BUSINESS	0.22	\$2,000
071 00 017 00	ERVIN	5259 PALMER ST	COMMERCIAL	HIGHWAY BUSINESS	0.22	\$2,000
071 00 018 00	WILLIAMS & KLUMPP	5271 E PALMER ST	COMMERCIAL	HIGHWAY BUSINESS	0.22	\$2,000
104 00 001 00	Drake	4912 E. Pickard	COMMERCIAL	HIGHWAY BUSINESS	0.20	\$2,000
145 00 001 00	MCMULLEN	5275 E PICKARD	COMMERCIAL	HIGHWAY BUSINESS	0.37	\$2,000
145 00 002 00	Dale	2223 N. Johnson Rd.	Commercial	HIGHWAY BUSINESS	0.36	\$2,000
145 00 005 00	Gary Bunker	5282 E PICKARD	COMMERCIAL	HIGHWAY BUSINESS	0.46	\$2,000
145 00 009 00	Wells	5353 E. Pickard	Commercial	HIGHWAY BUSINESS	0.73	\$2,000
145 00 012 00	GREENWALD	P O BOX 188	COMMERCIAL	HIGHWAY BUSINESS	0.69	\$2,000
145 00 013 00	GALL	1902 AIRWAY DR	COMMERCIAL	RESIDENTIAL	0.21	\$2,000
145 00 035 00	ENTERPRISE CLUB	111 W PICKARD	COMMERCIAL	RESIDENTIAL		
145 00 044 01	HILLIARD	P O BOX 854	COMMERCIAL	AGRICULTURAL		
146 00 001 00	J.E.D.S. Properties	471 Cedar	Commercial	HIGHWAY BUSINESS	0.48	\$2,000
146 00 003 00	Roy	5048 E. Pickard	COMMERCIAL	HIGHWAY BUSINESS	0.28	\$2,000
46 00 006 00	Cheers Too Party Store	5114 E PICKARD	Commercial	HIGHWAY BUSINESS	0.13	\$2,000
146 00 007 00	Sisson	5035 Corvalis Dr.	Commercial	HIGHWAY BUSINESS	0.13	\$2,000
146 00 015 00	Packer	3115 W. Broomfield	COMMERCIAL	HIGHWAY BUSINESS	0.15	\$2,000
146 00 016 00	C S J REALTY	P O BOX 202	Commercial	HIGHWAY BUSINESS	1.14	\$2,000
146 00 017 00	C S J REALTY	P O BOX 202	Commercial	HIGHWAY BUSINESS	0.37	\$2,000
146 00 018 00	C S J REALTY	P O BOX 202	Commercial	HIGHWAY BUSINESS	0.37	\$2,000
146 00 020 00	A & G FLOORS INC	2075 S ISABELLA RD	COMMERCIAL	HIGHWAY BUSINESS	0.44	\$2,000
146 00 021 00	GILRAY	P O BOX 7	COMMERCIAL	RESIDENTIAL	0.44	\$2,000
152 00 005 01	Card	P.O. Box 366	Commercial	INDUSTRIAL	2.31	\$7,000
152 00 024 00	Campbell	5683 E. Broadway	COMMERCIAL	INDUSTRIAL	8.21	\$11,500

-- Count -----
78

-- Sum -----
269.00 \$6,607,700

111 40 009 00	Price	3290 E. River Rd.	Industrial	INDUSTRIAL	5.45	\$109,200
113 20 001 00	Mich Gas Storage	2400 W. Weiss St.	Industrial	HIGHWAY BUSINESS	2.52	\$101,100
113 20 045 00	Indril Inc.	2113 Enterprise Dr.	Industrial	INDUSTRIAL	4.14	\$28,600
152 00 003 00	Parkway Investments	110 W. Michigan BOX 366	INDUSTRIAL	INDUSTRIAL	3.21	\$145,100
152 00 005 00	Card	P.O. Box 366	INDUSTRIAL	INDUSTRIAL	2.18	\$92,100
152 00 006 00	Card	P.O. Box 366	INDUSTRIAL	INDUSTRIAL	1.97	\$47,800
152 00 006 01	Card	P.O. Box 366	INDUSTRIAL	INDUSTRIAL	2.69	\$105,700
152 00 006 02	Card	P.O. Box 366	INDUSTRIAL	HIGHWAY BUSINESS	3.12	\$12,000
152 00 009 00	Card	P.O. Box 366	Industrial	INDUSTRIAL	2.27	\$142,100
152 00 012 00	Indril Inc.	2113 Enterprise Dr.	INDUSTRIAL	INDUSTRIAL	8.42	\$39,700
152 00 013 00	Indril Inc.	2113 Enterprise Dr.	INDUSTRIAL	INDUSTRIAL	2.50	\$20,000
152 00 014 00	Indril Inc.	2113 Enterprise Dr.	INDUSTRIAL	INDUSTRIAL	2.51	\$30,200

* Real Property Within DDA

TABLE 2 (Continued)
UNION TOWNSHIP EAST DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
DATE:04/30/91

page:3

<u>TAX NUMBER</u>	<u>LAST NAME</u>	<u>STREET ADDRESS</u>	<u>LANDUSE</u>	<u>ZONING</u>	<u>LOT SIZE</u>	<u>1990 SEV</u>
152 00 015 00	Wiser Oil Co & Corp	615 Griswold	INDUSTRIAL	INDUSTRIAL	2.09	\$48,500
152 00 017 00	MINNICK	8162 E PLEASANT VALLEY	Industrial	INDUSTRIAL	2.49	\$46,200
152 00 018 00	Card	P.O. Box 366	Industrial	INDUSTRIAL	1.49	\$59,100
152 00 020 00	Champion Inc.	P.O. Box 78	INDUSTRIAL	INDUSTRIAL	1.81	\$14,200
152 00 021 00	Halliburton Logging	Box 747 5776 Venture W	Industrial	INDUSTRIAL	1.68	\$117,300
152 00 022 00	Halliburton Co.	P.O. Drawer 1431	INDUSTRIAL	INDUSTRIAL	2.20	\$180,400
-- Count						18
-- Sum						52.74 \$1,339,300
011 40 009 01	First Bank Corp	258 W Wright Ave	Office	HIGHWAY BUSINESS	1.00	\$162,500
012 30 012 00	Johnson Trust	109 Russell St	Office	HIGHWAY BUSINESS	1.50	\$272,500
012 40 002 01	Petro Place Partners	5805 E. Pickard Rd.	Office	HIGHWAY BUSINESS	5.95	\$1,514,300
012 40 006 00	Bradford	2000 S. Summerton Rd.	Office	RESIDENTIAL	0.86	\$40,800
013 20 006 00	Card	P.O. Box 366	OFFICE	HIGHWAY BUSINESS	0.43	\$4,500
013 20 028 00	Brehm	5644 E. Pickard	Office	HIGHWAY BUSINESS	0.67	\$88,700
013 20 030 00	Chemical Bank Clare	807 N. McEwan St.	Office	HIGHWAY BUSINESS	0.55	\$101,800
04 00 002 00	UNION TOWNSHIP EAST DDA	4906 E. Pickard	Office	HIGHWAY BUSINESS	0.20	\$0
00 029 00	MACHUTA	2075 FLORENCE ST	OFFICE	HIGHWAY BUSINESS	0.44	\$4,400
152 00 008 00	DeGroat	4901 Towne Centre	Office	INDUSTRIAL	2.89	\$400,000
-- Count						10
-- Sum						14.49 \$2,589,500
012 30 010 00	Union Township	2010 S. Lincoln	Public	RESIDENTIAL	5.00	\$0
012 30 012 01	Union Township Park	2010 S. Lincoln	PUBLIC	RESIDENTIAL	6.69	\$0
014 20 028 00	MT PLEASANT SCHOOL DIST	201 S UNIVERSITY ST	PUBLIC	RESIDENTIAL	10.00	\$0
014 20 035 00	ISABELLA TRANS COMM	4590 E PICKARD	PUBLIC	HIGHWAY BUSINESS	3.79	\$0
071 00 001 00	State of Michigan		PUBLIC	HIGHWAY BUSINESS	3.21	\$0
104 00 006 00	UNION TOWNSHIP	2010 S LINCOLN RD	PUBLIC	RESIDENTIAL	0.14	\$0
152 00 002 00	MID-MICHIGAN IND INC	2374 PARKWAY DR	PUBLIC	INDUSTRIAL	3.21	\$0
-- Count						7
-- Sum						32.04 \$0
011 40 004 01	WING	4543 PACKARD RD	RESIDENTIAL	INDUSTRIAL	1.00	\$17,100
011 40 005 00	CASHEN	1573 BELMONT DR	RESIDENTIAL	INDUSTRIAL	12.00	\$8,400
011 40 013 00	Molotky	6824 Muirfield Ct.	Residential	HIGHWAY BUSINESS	0.50	\$23,600
011 40 015 00	P & P Investors	5201 S. Mission St.	Residential	HIGHWAY BUSINESS	0.50	\$32,500
011 40 016 00	P & P Investments	5201 S. Mission St.	Residential	HIGHWAY BUSINESS	0.59	\$46,000
011 40 017 00	SILVERBERG	1009 KENT DR	Residential	HIGHWAY BUSINESS	0.75	\$34,100
011 40 021 01	GIMMEY JR	6265 S SHEPHERD RD	Residential	HIGHWAY BUSINESS	0.47	\$11,000

* Real Property Within DDA

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TABLE 2 (Continued)
 UNION TOWNSHIP EAST DDA
 LOCATION, CHARACTER AND EXTENT OF LAND USES *
 DATE: 04/30/91

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TAX NUMBER	LAST NAME	STREET ADDRESS	LANDUSE	ZONING	LOT SIZE	1990 SEV
012 30 002 00	LUIKIS	5202 AIRPORT RD	RESIDENTIAL	AGRICULTURAL	1.03	\$11,700
012 30 007 00	UTTERBACK	105 CORONADO RD	RESIDENTIAL	RESIDENTIAL	12.87	\$23,300
012 30 014 00	A.L.M. Investments Inc.	1805 S. Mission	Residential	HIGHWAY BUSINESS	1.25	\$34,700
012 30 021 00	Bishop	2902 W Canada	Residential	RESIDENTIAL	0.29	\$18,100
012 30 022 00	Latzko	5139 Bud St.	Residential	RESIDENTIAL	0.22	\$17,200
012 30 023 00	VANSOEST	M-66	RESIDENTIAL	AGRICULTURAL	1.79	\$1,300
012 30 024 00	BEVERLIN	PO BOX 205A	RESIDENTIAL	AGRICULTURAL	0.33	\$500
012 30 025 00	PARSONS	5870 W GORDONVILLE RD	RESIDENTIAL	AGRICULTURAL	2.25	\$1,500
012 40 001 00	STEGMAN	5800 AIRPORT RD	RESIDENTIAL	HIGHWAY BUSINESS	4.30	\$52,000
012 40 002 02	Brehm	5050 E. Airport Rd.	Residential	AGRICULTURAL	3.70	\$130,700
013 20 004 00	Martin	5810 E. Pickard	Residential	HIGHWAY BUSINESS	1.38	\$23,500
013 20 014 00	Stovak	5830 E. Pickard	Residential	HIGHWAY BUSINESS	1.06	\$20,800
013 20 015 00	Diane Merrill	176 N. Summerton Rd.	Residential	HIGHWAY BUSINESS	0.44	\$10,500
013 20 021 00	Cochran	2210 S. Summerton Rd.	Residential	AGRICULTURAL	0.58	\$13,100
013 20 022 00	Sprague	2242 Summerton Rd.	Residential	AGRICULTURAL	1.06	\$22,100
013 20 031 00	Feight	1319 E. Lincoln St	Residential	HIGHWAY BUSINESS	0.42	\$14,200
013 20 035 00	Watson	2065 Hyde Rd.	Residential	HIGHWAY BUSINESS	0.21	\$10,800
013 20 036 00	Shinkle	2075 Hyde Rd.	Residential	HIGHWAY BUSINESS	0.46	\$13,000
013 20 037 00	Phelps	2101 Hyde Rd.	Residential	HIGHWAY BUSINESS	0.62	\$13,800
013 20 041 00	Coutu	5721 E. Broadway	Residential	INDUSTRIAL	1.50	\$28,700
013 20 042 00	Campbell	5683 E. Broadway	RESIDENTIAL	AGRICULTURAL	0.57	\$22,800
013 20 044 00	In드릴 Inc.	2113 Enterprise Dr.	Residential	HIGHWAY BUSINESS	0.50	\$23,600
014 20 006 00	FOLTZ	2094 S ISABELLA	RESIDENTIAL	RESIDENTIAL	0.72	\$19,900
014 20 007 00	SARAKATSANIS ET AL	464 S. Isabella Rd.	Residential	HIGHWAY BUSINESS	0.38	\$17,300
014 20 008 00	Preitz	116 Stratford Dr	Residential	HIGHWAY BUSINESS	1.06	\$11,100
014 20 009 00	GILL	4972 E. Pickard	Residential	HIGHWAY BUSINESS	1.70	\$17,300
014 20 012 00	Freeborn	4924 E. Pickard	Residential	HIGHWAY BUSINESS	0.43	\$19,400
014 20 013 00	GRUSS	2105 YATS DR	RESIDENTIAL	HIGHWAY BUSINESS	0.26	\$11,500
014 20 014 00	RIES	7240 BELLEVUE RD	RESIDENTIAL	HIGHWAY BUSINESS	0.26	\$6,400
014 20 015 00	LUCAS	2781 NEW YORK ST	RESIDENTIAL	RESIDENTIAL	0.80	\$9,000
014 20 016 00	LEITER	2116 YATS DR	RESIDENTIAL	RESIDENTIAL	0.24	\$13,800
014 20 017 00	LOOMIS	2120 YATS DR	RESIDENTIAL	RESIDENTIAL	0.24	\$5,600
014 20 018 00	UNDERWOOD	2146 YATS DR	RESIDENTIAL	RESIDENTIAL	0.22	\$7,200
014 20 019 00	GOULD	224 BOBBIE CIR	RESIDENTIAL	RESIDENTIAL	0.24	\$9,700
014 20 020 00	LOPEZ	2176 YATS DR	RESIDENTIAL	RESIDENTIAL	0.22	\$6,800
014 20 021 00	KELLER	2190 E YATS DR	RESIDENTIAL	RESIDENTIAL	0.24	\$10,000
014 20 024 00	FORD	P O BOX 106	RESIDENTIAL	RESIDENTIAL	0.61	\$11,900
014 20 025 00	PHILLIPS	2164 S ISABELLA RD	RESIDENTIAL	RESIDENTIAL	0.61	\$14,900
014 20 026 00	PHILLIPS	2164 S ISABELLA RD	RESIDENTIAL	RESIDENTIAL	0.61	\$19,400
014 20 027 00	WOHLSCHIED	5313 E BROADWAY	RESIDENTIAL	RESIDENTIAL	0.61	\$8,500
014 20 031 00	TOLAS BROTHERS	306 E BROADWAY	RESIDENTIAL	RESIDENTIAL	0.50	\$0
014 20 037 00	BREWSTER	4989 E BROADWAY	RESIDENTIAL	RESIDENTIAL	15.00	\$53,800
014 20 039 00	HAUCK ET UX	4911 E BROADWAY	RESIDENTIAL	RESIDENTIAL	1.30	\$56,000
014 20 040 00	VARNEL	906 S CRAPO	RESIDENTIAL	RESIDENTIAL	0.07	\$23,400
052 00 005 00	PLUMSTEAD	2045 E CARTER	RESIDENTIAL	HIGHWAY BUSINESS	0.15	\$19,000
052 00 007 00	MINDEL	2056 CARTER ST	RESIDENTIAL	HIGHWAY BUSINESS	0.15	\$11,000
052 00 008 00	WENGER	2055 CARTER ST	RESIDENTIAL	HIGHWAY BUSINESS	0.15	\$18,000
052 00 009 00	DAVIS	2075 CARTER RD	RESIDENTIAL	RESIDENTIAL	0.32	\$23,600

* Real Property Within DDA

TABLE 2 (Continued)
UNION TOWNSHIP EAST DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
DATE:04/30/91

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<u>TAX NUMBER</u>	<u>LAST NAME</u>	<u>STREET ADDRESS</u>	<u>LANDUSE</u>	<u>ZONING</u>	<u>LOT SIZE</u>	<u>1990 SEV</u>
052 00 010 00	SPRAGUE	2066 CARTER RD	RESIDENTIAL	RESIDENTIAL	0.28	\$14,900
052 00 013 00	SAWADE	2105 S CARTER ST	RESIDENTIAL	RESIDENTIAL	0.15	\$25,700
052 00 014 00	BURCH	2104 CARTER ST	RESIDENTIAL	RESIDENTIAL	0.15	\$10,900
052 00 016 00	BISHOP	2135 E CARTER ST	RESIDENTIAL	RESIDENTIAL	0.15	\$11,100
052 00 017 00	BISHOP	2135 E CARTER ST	RESIDENTIAL	RESIDENTIAL	0.15	\$11,500
052 00 020 00	HARLOW	2177 CARTER	RESIDENTIAL	RESIDENTIAL	0.15	\$12,500
071 00 004 00	Bixby	2021 Second St.	Residential	HIGHWAY BUSINESS	0.24	\$18,400
071 00 005 00	BELLINGER	5889 S CRAWFORD RD	RESIDENTIAL	HIGHWAY BUSINESS	0.24	\$11,600
071 00 006 00	HENDERSHOT	2057 SECOND ST	RESIDENTIAL	HIGHWAY BUSINESS	0.24	\$12,100
071 00 007 00	SHELDON	802 N MAIN ST	RESIDENTIAL	HIGHWAY BUSINESS	0.48	\$13,800
071 00 009 00	ZIELINSKI	5385 PALMER	RESIDENTIAL	HIGHWAY BUSINESS	0.48	\$22,000
071 00 013 00	C S J REALTY	P O BOX 202	Residential	HIGHWAY BUSINESS	0.22	\$30,400
071 00 014 00	Geiger	5286 E. Pickard	Residential	HIGHWAY BUSINESS	0.22	\$17,500
071 00 019 00	JENKINS	5283 PALMER ST	RESIDENTIAL	HIGHWAY BUSINESS	0.22	\$8,800
071 00 020 00	COTTON	514 OAK	RESIDENTIAL	HIGHWAY BUSINESS	0.22	\$14,100
071 00 022 00	FABER	2075 N LINCOLN	RESIDENTIAL	HIGHWAY BUSINESS	0.37	\$25,900
095 00 002 00	WILSON	5072 BUD ST	RESIDENTIAL	RESIDENTIAL	0.37	\$18,700
095 00 004 00	WILSON	5072 BUD ST	RESIDENTIAL	RESIDENTIAL		\$20,600
095 00 007 00	NEFF	5160 BUD ST	RESIDENTIAL	RESIDENTIAL		\$20,000
104 00 003 00	LEY	2043 BETTY LANE	RESIDENTIAL	HIGHWAY BUSINESS	0.29	\$14,700
104 00 005 00	PALMER	2075 BETTY LANE	RESIDENTIAL	HIGHWAY BUSINESS	0.36	\$22,100
104 00 008 00	PHELPS	1209 WARD AVE	RESIDENTIAL	RESIDENTIAL	0.36	\$14,700
104 00 010 00	MORGAN	2131 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$7,600
104 00 011 00	HARRIS	2153 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$8,900
104 00 012 00	ONSTOTT	2161 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$6,200
104 00 013 00	LOPEZ	2171 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$7,100
104 00 014 00	GEPPORD	2185 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$7,700
104 00 015 00	WOHLSCHIED JR	119 W GRAND AV	Residential	HIGHWAY BUSINESS	0.80	\$34,600
104 00 018 00	REID	4936 E MACKENZIE LANE	RESIDENTIAL	HIGHWAY BUSINESS	0.17	\$12,100
104 00 019 00	DENSLow	2066 BETTY LANE	RESIDENTIAL	HIGHWAY BUSINESS	0.17	\$14,300
104 00 020 00	NAUMAN	2082 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.17	\$7,400
104 00 022 00	SHEETS	R #3	RESIDENTIAL	RESIDENTIAL	0.17	\$7,300
104 00 024 00	TICE	2132 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.36	\$10,000
104 00 025 00	TOLAS	306 E BROADWAY	RESIDENTIAL	RESIDENTIAL	0.17	\$8,500
104 00 026 00	BAILEY	2160 BETTY LANE	RESIDENTIAL	RESIDENTIAL	0.37	\$8,400
130 00 001 00	GREWE	815 W SUGAR RIVER RD	RESIDENTIAL	AGRICULTURAL	1.07	\$7,200
130 00 003 00	PANELLA	5980 AIRPORT RD	RESIDENTIAL	AGRICULTURAL	0.79	\$30,400
145 00 007 00	Smith	1991 Airway Dr.	Residential	HIGHWAY BUSINESS	0.38	\$9,300
145 00 008 00	Hanel	5153 E. Pickard	Residential	HIGHWAY BUSINESS	0.18	\$10,600
145 00 010 00	HANEL/MORRISON	5153 E PICKARD	RESIDENTIAL	HIGHWAY BUSINESS	0.96	\$7,100
145 00 011 00	HILLIARD	11057 NORTH SHORE DR	RESIDENTIAL	HIGHWAY BUSINESS	0.48	\$21,300
145 00 014 00	ARMSTRONG	1874 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.45	\$7,700
145 00 016 00	HINE	1875 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.86	\$15,000
145 00 017 00	OWENS	1875 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.48	\$11,900
145 00 018 00	THOMPSON	1412 WELLINGTON AVE	RESIDENTIAL	RESIDENTIAL	0.41	\$10,800
145 00 019 00	DELONG	1864 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.41	\$12,800
145 00 020 00	SCHAFFER	7131 BELLVIEW	RESIDENTIAL	RESIDENTIAL	0.75	\$14,700
145 00 021 00	BENASKE	1840 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.34	\$19,600

* Real Property Within DDA

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TABLE 2 (Continued)
 UNION TOWNSHIP EAST DDA
 LOCATION, CHARACTER AND EXTENT OF LAND USES *
 DATE: 04/30/91

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TAX NUMBER	LAST NAME	STREET ADDRESS	LANDUSE	ZONING	LOT SIZE	1990 SEV
145 00 023 00	HAIST	1006 MARSH DR	RESIDENTIAL	RESIDENTIAL	0.21	\$4,000
145 00 024 00	PHIPPS	1830 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.69	\$16,100
145 00 025 00	SCHAFFER	7131 BELVIEW RD	RESIDENTIAL	RESIDENTIAL		\$9,400
145 00 026 00	RESKEVICS	1821 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.88	\$12,000
145 00 027 00	BUSHONG	1820 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.34	\$10,500
145 00 028 00	DUNBAR	1805 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.44	\$12,100
145 00 029 00	ROY	1769 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.44	\$10,400
145 00 030 00	SCHAFFER	7131 BELLEVUE DR	RESIDENTIAL	RESIDENTIAL	0.44	\$8,300
145 00 031 00	STINE	1792 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.34	\$16,500
145 00 032 00	QUINLAN	1781 AIRWAY DR	RESIDENTIAL	RESIDENTIAL		\$8,200
145 00 037 00	COCHRAN	1758 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.31	\$15,300
145 00 038 00	MORENO	1750 AIRWAY DR	RESIDENTIAL	RESIDENTIAL	0.34	\$10,400
145 00 039 00	MCBRIDE	12 VILLA DR	RESIDENTIAL	RESIDENTIAL		\$8,800
145 00 042 00	PANSY/KRAFFT	1651 AIRWAY DR	RESIDENTIAL	AGRICULTURAL	0.48	\$8,600
145 00 043 00	CHISEK	1655 AIRWAY	RESIDENTIAL	AGRICULTURAL	1.95	\$10,100
146 00 004 00	Roy	5048 E. Pickard St.	Residential	HIGHWAY BUSINESS	0.46	\$4,800
146 00 006 01	Jackson	2046 FLORENCE P O BOX 1	Residential	HIGHWAY BUSINESS	0.95	\$7,400
146 00 008 00	Schafer	810 Neyer	Residential	HIGHWAY BUSINESS		\$6,700
146 00 013 00	Packer	3115 W. Broomfield	Residential	HIGHWAY BUSINESS	0.15	\$6,300
146 00 014 00	Packer	3115 W. Broomfield	Residential	HIGHWAY BUSINESS	0.26	\$10,300
146 00 022 00	NAGY	2107 ISABELLA RD	RESIDENTIAL	RESIDENTIAL	0.44	\$18,700
146 00 023 00	PAISLEY	P O BOX 356	RESIDENTIAL	RESIDENTIAL	0.44	\$9,000
146 00 024 00	QUEZADA	2116 FLORENCE ST	RESIDENTIAL	RESIDENTIAL	0.44	\$7,000
146 00 025 00	MORRISON	2176 ELIZABETH	RESIDENTIAL	RESIDENTIAL	0.44	\$12,300
146 00 026 00	MALONEY	2086 FLORENCE	RESIDENTIAL	RESIDENTIAL	0.44	\$16,000
146 00 027 00	VIGANSKY	S FLORENCE ST	RESIDENTIAL	HIGHWAY BUSINESS	0.44	\$14,800
146 00 030 00	MACHUTA	2075 FLORENCE ST	RESIDENTIAL	HIGHWAY BUSINESS	0.44	\$11,000
146 00 031 00	MACHUTA	2085 FLORENCE ST	RESIDENTIAL	RESIDENTIAL	0.44	\$12,700
146 00 033 00	LEE	5143 WARD ST	RESIDENTIAL	RESIDENTIAL	0.15	\$9,900
146 00 034 00	KORTMAN	5145 WARD ST	RESIDENTIAL	RESIDENTIAL	0.15	\$16,300
146 00 035 00	SIMS	5131 WARD ST	RESIDENTIAL	RESIDENTIAL	0.15	\$9,900
146 00 036 00	WAGNER	1611 VANDECAR RD	RESIDENTIAL	RESIDENTIAL	0.82	\$14,700
146 00 038 00	SCRIBNER EST	905 ELIZABETH CT	RESIDENTIAL	RESIDENTIAL	0.44	\$7,000
146 00 039 00	ARNOTT	2074 ELIZABETH ST	RESIDENTIAL	HIGHWAY BUSINESS	0.44	\$7,100
146 00 040 00	REID	4936 MACKENZIE LANE	RESIDENTIAL	HIGHWAY BUSINESS	0.44	\$8,200

Count 138
 Sum 110.65 \$2,166,400

013 20 038 01	Nantelle	619 Cooley St.	Service	AGRICULTURAL	1.00	\$30,700
013 20 043 02	Accord Properties	1930 Autumn Drive	Service	GENERAL BUSINESS	2.22	\$260,300
014 20 003 00	SARAKATSANIS	464 S. Isabella Rd.	Service	HIGHWAY BUSINESS	0.13	\$22,800
045 00 003 00	Vets of Foreign Wars	Belmont Dr.	Service	HIGHWAY BUSINESS	0.65	\$0

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* Real Property Within DDA
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TABLE 2 (Continued)

UNION TOWNSHIP EAST DDA
 LOCATION, CHARACTER AND EXTENT OF LAND USES *
 DATE:04/30/91

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TAX NUMBER	LAST NAME	STREET ADDRESS	LANDUSE	ZONING	LOT SIZE	1990 SEV
Sub					4.00	\$313,800
011 40 001 00	MCNERNEY	1706 HALL ST SE	VACANT	INDUSTRIAL	8.00	\$5,600
011 40 002 00	DREHER	98 VAUGHNS GAP RD	VACANT	INDUSTRIAL	8.00	\$12,000
011 40 006 00	Grewe	815 W. Sugar River Rd R	Vacant	INDUSTRIAL	5.72	\$8,800
011 40 006 01	AT&T Communications	412 Mt. Kemble Ave. Rm	Vacant	INDUSTRIAL	1.26	\$9,000
011 40 008 00	Packer	3115 W. Broomfield Rd.	Vacant	HIGHWAY BUSINESS	4.00	\$38,000
011 40 011 00	Cernek	4795 E Broadway	Vacant	INDUSTRIAL	3.50	\$7,000
011 40 022 00	Godwin Realty	4858 E Pickard Rd	Vacant	HIGHWAY BUSINESS	34.10	\$186,100
012 30 001 00	HERRYFIELD	1004 CROSSLANES	VACANT	INDUSTRIAL	19.59	\$3,900
012 30 003 00	ALTA CONSTRUCTION INC	5000 E AIRPORT RD	VACANT	AGRICULTURAL	3.51	\$8,700
012 30 005 00	STATE HIGHWAY		VACANT	GENERAL BUSINESS	1.00	\$0
012 30 006 00	STATE HIGHWAY		VACANT	GENERAL BUSINESS	1.00	\$0
012 30 015 00	A.L.M. Investments Inc.	1805 S. Mission	VACANT	HIGHWAY BUSINESS	1.25	\$28,900
012 30 016 00	A.L.M. Investments Inc.	1805 S. Mission	VACANT	HIGHWAY BUSINESS	1.25	\$28,000
012 30 021 01	BISHOP	8085 ESSEX DR	Vacant	RESIDENTIAL	0.29	\$2,800
012 40 007 00	Hosking Investment	5805 E. Pickard 1 Energ	Vacant	GENERAL BUSINESS	18.30	\$100,000
013 20 002 00	Indril Corp.	2113 Enterprise Dr.	VACANT	HIGHWAY BUSINESS	0.53	\$4,700
013 20 003 00	Indril Corp.	P.O. Box 668	VACANT	HIGHWAY BUSINESS	2.69	\$7,800
013 20 024 00	Indian Tribe	7070 E. Broadway	Vacant	HIGHWAY BUSINESS	11.32	\$62,500
013 20 033 00	Card	P.O. Box 366	Vacant	INDUSTRIAL	8.31	\$10,800
013 20 038 00	Nantelle	2110 Hyde Rd.	Vacant	AGRICULTURAL	2.31	\$26,300
013 20 043 00	Card	P.O. Box 366	Vacant	INDUSTRIAL	16.23	\$32,700
013 20 043 01	Halliburton Logging	P.O. Box 747	Vacant	INDUSTRIAL	1.52	\$12,500
014 20 010 00	ISABELLA COMM CREDIT UNION	2770 W HIGH ST	VACANT	HIGHWAY BUSINESS	0.85	\$0
052 00 015 00	FINCH	4720 E PICKARD	VACANT	RESIDENTIAL	0.15	\$1,300
052 00 018 00	PERCHA	1654 E HIGH ST	VACANT	RESIDENTIAL	0.64	\$5,000
052 00 022 00	FEIGHT	1319 E LINCOLN ST	VACANT	RESIDENTIAL	0.15	\$1,200
052 00 023 00	NEYER	210 N KINNEY	VACANT	RESIDENTIAL	0.15	\$1,200
071 00 002 00	State of Michigan		Vacant	HIGHWAY BUSINESS	0.17	\$0
071 00 011 00	Lumbert	5316 E. Pickard Rd.	Vacant	HIGHWAY BUSINESS	0.56	\$19,200
071 00 021 00	COTTON	514 OAK	VACANT	HIGHWAY BUSINESS	0.13	\$600
095 00 001 00	STIRLING	1919 ISABELLA RD	VACANT	GENERAL BUSINESS	0.41	\$2,300
095 00 006 00	STIRLING	1919 ISABELLA RD	VACANT	RESIDENTIAL		\$1,500
094 00 007 00	PARKER	113 NORTH ST	VACANT	RESIDENTIAL	0.19	\$2,000
094 00 021 00	NAUMAN	2082 BETTY LANE	VACANT	RESIDENTIAL	0.17	\$1,800
094 00 028 00	WELCH	10335 E RIVER RD	VACANT	RESIDENTIAL	0.17	\$900
030 00 002 00	STEGMAN	5800 AIRPORT RD	VACANT	AGRICULTURAL	0.32	\$700
045 00 003 00	DALE	2233 N JOHNSON RD	VACANT	HIGHWAY BUSINESS	0.23	\$2,400
045 00 004 00	Greenwald	910 E. Gaylord	VACANT	HIGHWAY BUSINESS	0.09	\$4,500
045 00 006 00	Smith	1991 Airway Dr.	Vacant	HIGHWAY BUSINESS	0.22	\$3,100
045 00 015 00	FOLTS	6797 E ROSEBUSH RD	VACANT	RESIDENTIAL	0.44	\$10,400
045 00 022 00	DELONG	1864 AIRWAY DR	VACANT	RESIDENTIAL	0.21	\$200
045 00 033 00	THE ENTERPRISE CLUB	111 W PICKARD	VACANT	RESIDENTIAL		\$1,500
045 00 034 00	HANKINS	1774 AIRWAY DR	VACANT	RESIDENTIAL	0.86	\$12,300
045 00 040 00	CHISEK	1655 AIRWAY DR	VACANT	AGRICULTURAL		\$2,000

* Real Property Within DDA

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TABLE 2 (Continued)
UNION TOWNSHIP EAST DDA
LOCATION, CHARACTER AND EXTENT OF LAND USES *
DATE: 04/30/91

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<u>TAX NUMBER</u>	<u>LAST NAME</u>	<u>STREET ADDRESS</u>	<u>LANDUSE</u>	<u>ZONING</u>	<u>LOT SIZE</u>	<u>1990 SEV</u>
145 00 041 00	ROLSTON	8406 E BROADWAY	VACANT	RESIDENTIAL	0.48	\$700
145 00 044 00	MOORE	R #2	VACANT	AGRICULTURAL	1.95	\$3,100
145 00 045 00	SELLERS	716 ABBOT	VACANT	AGRICULTURAL	4.93	\$1,400
145 00 046 00	HANSEN	3298 E RIVER RD	VACANT	AGRICULTURAL	0.86	\$6,400
145 00 047 00	HALL	913 E ANDRE	VACANT	AGRICULTURAL	0.99	\$1,800
146 00 005 00	Landon	5082 E. Pickard	VACANT	HIGHWAY BUSINESS	0.22	\$14,400
146 00 011 00	ROCK	5172 E PICKARD ST	Vacant	HIGHWAY BUSINESS	0.37	\$23,500
146 00 012 00	Packer	3115 W. Broomfield	Vacant	HIGHWAY BUSINESS	0.26	\$17,800
146 00 028 00	ROY	5048 E PICKARD RD	VACANT	HIGHWAY BUSINESS	0.44	\$2,300
146 00 032 00	MACHUTA	2085 FLORENCE ST	VACANT	RESIDENTIAL	0.44	\$2,100
146 00 041 00	C S J REALTY	P O BOX 202	VACANT	HIGHWAY BUSINESS	0.44	\$2,300
146 00 042 00	C S J REALTY	P O BOX 202	VACANT	HIGHWAY BUSINESS	0.44	\$10,400
146 00 043 00	C S J REALTY	P O BOX 202	VACANT	RESIDENTIAL	0.44	\$2,300
146 00 044 00	C S J REALTY	P O BOX 202	VACANT	RESIDENTIAL	0.44	\$2,300
146 00 045 00	C S J REALTY	P O BOX 202	VACANT	RESIDENTIAL	0.44	\$2,300
152 00 001 00	Card	P.O. Box 366	Vacant	INDUSTRIAL		\$10,500
152 00 004 00	Card & B & B Assoc	P.O. Box 366	Vacant	INDUSTRIAL	3.44	\$13,800
152 00 007 00	Petro Plaza Inc.	3625 S SUMMERTON RD	Vacant	INDUSTRIAL	2.92	\$11,500
152 00 010 00	Card	P.O. Box 366	Vacant	INDUSTRIAL	2.27	\$8,800
152 00 016 00	Card	P.O. Box 366	Vacant	INDUSTRIAL	2.49	\$9,700
152 00 019 00	Card	P.O. Box 366	Vacant	INDUSTRIAL	1.81	\$7,400
-- Count -----						
65						
-- Sum -----					185.86	\$825,000
=====						
== Count ==						
320						
== Sum ==					668.78	\$13,841,700

5. Legal Description of the Development Area (See Figure A):

The boundaries of the development area over which the east downtown development authority will exercise its powers and to which the development plan will apply are as follows:

Part of Sections 11, 12, 13, and 14 of Union Township, Isabella County, Michigan, described as: Beginning at the Northeast corner of Section 13; thence Southerly along the centerline of Summerton Road to the intersection of the centerline of said road and the extended South right-of-way line of Broadway Road; thence Westerly along the South right-of-way line and extended South right-of-way line of Broadway Road to the intersection of the South right-of-way line of Broadway Road and the East right-of-way line of US-27; thence Northerly along the East right-of-way line of US-27 to a point 764.5 feet South of the South right-of-way line of Pickard Road (M-20); thence Westerly along a line parallel to the South right-of-way line of Pickard Road (M-20) to the West right-of-way line of First Street; thence Northerly along said West right-of-way line of First Street to the South right-of-way line of Palmer Street; thence Westerly along the South right-of-way line of said street to the East line of Wards View Subdivision; thence Southerly along said East line to the Southeast corner of said subdivision; thence Westerly along South line of said subdivision to the East right-of-way line of Isabella Road; thence Southerly along said East right-of-way line to the intersection of the extended East right-of-way line of Isabella Road and the South right-of-way line of Broadway Road; thence Westerly along the said right-of-way line to the West line of the Southeast 1/4 of the Northeast 1/4 of Section 14; thence Northerly along said line to the extended South line of the plat of Carter's Addition; thence Easterly along said extended line to the Southwest corner of Lot 23 of the plat of Carter's Addition; thence Northerly along the West line of said plat to a point approximately 660 feet South of the North line of Section 14; thence Westerly parallel to and approximately 660 feet South of the North line of Section 14 to the East line of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14; thence Northerly along said line to a point approximately 500 feet South of the North line of Section 14; thence Westerly parallel to and approximately 500 feet South of the North line of Section 14 to the West line of the of the Northeast 1/4; thence Northerly along said line to the Northerly right-of-way line of Airport Road; thence Easterly along said North right-of-way line to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 11; thence South along said line to the Northwest corner of Tillicium Drive; thence Westerly along the North right-of-way line of said drive to the West right-of-way line of Belmont Drive; thence Southerly 66 feet along the West right-of-way line of Belmont Drive to the Southerly right-of-way line of Tillicium Drive; thence Westerly along



the South right-of-way line of Tillicium Drive to the East line of the Northwest 1/4 of the Southeast 1/4 of Section 11; thence South along said line to the Northwest corner of Lot 1 of the plat of Belmont Park; thence Easterly along the North line of said lot to the Northeast corner of said lot; thence Southerly along the East line of said lot to a point 17 feet South of the North line of Lots 1 and 2 of said plat; thence Easterly parallel to the North line of said lots to the West right-of-way line of Belmont Drive; thence Northerly along said West right-of-way line of said drive to the extended North line of Lots 3 and 4 of said plat; thence Easterly along said North line to the East line of said plat; thence Northerly along the East line of said plat to the Northeast corner of Edgewood Subdivision; thence Easterly along the South line of Airport Acres Subdivision to the Westerly right-of-way line of US-27; thence North to the extended North right-of-way line of Airport Road; thence Easterly along said North right-of-way line and the extended North right-of-way line to the centerline of Summerton Road; thence Southerly along the East line of Section 12 to the place of beginning.

C: DESCRIPTION OF EXISTING IMPROVEMENTS TO BE ALTERED

The accomplishment of the development plan as stated will require the following alteration and repair of existing facilities and improvements within the development area:

Alterations: Many of the secondary local streets running north and south off Pickard Road are gravel, Class B roads with no curb and gutter and with no sidewalks. These streets will be identified for improvement within the scope of this development plan. Most of these streets could undergo such things as paving/resurfacing, curbs and gutter, right-of-way acquisition, sidewalks, street signs, lighting, and general landscaping. Other improved streets may require partial resurfacing and shoulder work as the result of constructing other improvements.

Existing street lighting is inadequate for both safety and aesthetics. The existing system will be improved and expanded throughout the development area.

Repairs: Repairs may take place to improve street and recreation areas within the district.

D. LOCATION, EXTENT, CHARACTER, AND ESTIMATED COSTS OF PROPOSED IMPROVEMENTS
(SEE FIGURE 7)

The following list of activities is not in order of priority and is intended as a general program of development. Project cost estimates have been calculated using today's dollars for construction, unit prices, hourly rates, miscellaneous costs, etc. Actual costs for projects with a future completion date may increase because of economic conditions (i.e., inflation and interest rate fluctuations), bidding conditions, slight project modifications to conform with current conditions, or unknown circumstances that might impact or require alteration of currently expected projects and plans. It is the intention of the DDA to complete the project as anticipated and not to restrict the completion of a project because of limited cost estimate. As such, the estimates of extent, time, costs, etc., may change somewhat over the life of the plan.

UNION EAST DOWNTOWN DEVELOPMENT AUTHORITY
DEVELOPMENT AREA PROJECTS

1. Road/Street Improvements:

It is the objective of the DDA to upgrade all of the unpaved streets and roads within the district. The standard for roadway improvements will include land acquisition in order to obtain up to a 50-foot minimum right-of-way with a 66-foot right-of-way preferred, pavement, curbs and gutter, proper drainage, lighting for both pedestrians and vehicles, sidewalks, coordinated signage, and generally good landscaping (Table 3).

New roadway lighting shall be installed along the various side streets within the DDA. The standards and fixtures used shall match in appearance to the existing standards and fixtures along Pickard Road (M-20). Footcandle levels for each road shall be evaluated based on current and future use type and activity level. This will impact the number of standards, standard height, lamp wattage, and setback from curb or edge of pavement. The light source shall be high-pressure sodium (HPS), which has a soft yellow light, high efficiency, and will match the current lighting along Pickard Road. The standards shall be aluminum, painted dark bronze with matching round dark bronze fixtures. The standards along Isabella Road and Summerton Road shall be specified so as to accommodate future banners attached to them.

Cul-de-sac improvements are included in paving cost where indicated. Sidewalk and landscaping costs are based on both sides of rights-of-way being improved. Landscaping is estimated to occur during the restoration phase of paving and/or curbing.

The following table lists costs associated with specific road improvements for all street segments within the DDA. Categorical as well as street segment totals are also provided.

**TABLE 3
UNION TOWNSHIP EAST DDA
STREET IMPROVEMENTS**

	COST TO PAVE (BITUMINOUS)	COST TO SIDEWALK (BOTH SIDES)	COST TO CURB AND GUTTER	COST TO ADD LIGHTING	COST TO LANDSCAPE	TOTAL COST¹
Pickard Road East 800 Feet	\$ 80,000	\$ 16,000	\$ 20,000	\$ 24,000	\$150,000	\$ 290,000
Isabella Road	Done	106,000	127,000	159,000	35,000	427,000
Belmont Drive	Done	---	4,300	5,400	1,200	11,000
Carter Street ²	8,600	19,000	22,500	23,500	6,200	80,000
Betty Lane ²	61,000	19,000	22,500	23,500	6,200	132,000
Florence Street	33,500	12,000	14,000	15,000	4,000	79,000
Bud Street	36,000	13,000	15,000	19,000	4,200	87,000
Elizabeth Street	33,500	12,000	14,000	18,000	4,000	82,000
Airway Road ²	140,200	44,000	53,000	66,000	14,500	318,000
Second Street	20,000	7,000	8,500	9,000	2,300	47,000
Hyde Road ²	40,000	11,000	13,000	16,500	3,600	75,000
Enterprise Drive	Done	32,000	38,000	48,000	10,500	129,000
ature Way	Done	40,000	48,000	60,000	13,200	161,000
Parkway Drive	Done	20,000	24,000	30,000	6,500	81,000
Summerton Road ³	106,500	52,000	62,500	78,000	17,000	316,000
Airport Road	Done	136,000	163,000	204,000	45,000	548,000
Cross Lane Street	73,000	26,000	31,000	39,000	8,500	178,000
Broadway Road E. of Parkway Dr.	Done	42,000	50,500	63,000	13,900	169,000
W. of Parkway Dr.	Done	36,000	43,000	54,000	11,800	145,000
Palmer Street	48,000	17,000	20,000	21,000	5,600	112,000
First Street	42,000	15,000	18,000	22,000	5,000	102,000
Ward Street	<u>33,500</u>	<u>12,000</u>	<u>14,500</u>	<u>18,000</u>	<u>4,000</u>	<u>82,000</u>
TOTAL GRAND TOTAL	\$755,800	\$687,000	\$826,300	\$1,015,900	\$370,200	\$3,651,000

¹ Rounded to nearest \$1,000.
² Cul-de-sac would be part of pavement improvements.
³ West of centerline within DDA.

Estimated Cost: \$3,651,000*
 Estimated Completion: 2005
 *Estimated cost is for upgrading of entire DDA district.

2. M-20/US-27 Beautification:

The interchange on/off ramps serve as major entrances and exits for the Union Township DDA district. This entire area should be nicely landscaped to support this concept. In addition to landscaping, adequate and attractive signage will also improve the overall image of the DDA. Landscaping, beautification, and definition could benefit the car pool lot at this interchange.

Estimated Cost: \$75,000
Estimated Completion: 1992/1993

3. Isabella/Pickard Road Intersection:

A grade-level pedestrian crossing is anticipated on the east side of the M-20 and Isabella Road intersection. New traffic signals with coordinated design and color will be installed at this intersection using multiuse construction. Clear-cut corners could be instituted for seating/planting areas and bus stop shelters, including drinking fountains, trash receptacles, mailboxes, and telephone booths.

Estimated Cost: \$115,000
Estimated Completion: 1992

4. Jameson Park Renovation:

The township owns and maintains Jameson Park, which affords local residents recreational opportunities in a relatively high traffic area. However, over the years, the park has not been improved; and facilities that could increase its use and value have not been added. Improvements to the park's access, parking, and a general cleanup and renovation of existing facilities, as well as new lighting, concession buildings, and toilets, are items of greatest importance.

In addition to the above park improvements, new play equipment and softball diamonds would be incorporated into the park's design. These two improvements will add to the facility's ability to function as a community park.

Estimated Cost: \$205,000
Estimated Completion: 1995

5. Storm Drainage:

A surface water drainage improvement project has been suggested by the township to alleviate flooding and ponding problems within the east DDA. The DDA agrees that the stormwater drainage system is in need of repair and possible expansion. Drainage improvements might include but would not be limited to land and easement acquisition, culverts, underground piping, open ditches, and retention/detention basins (Table 4).

Consideration needs to be given to areas north of Pickard Road and east of US-27. A second area in need of stormwater drainage is south of Cross Lane Road, west of Isabella Road.

The following table lists estimated costs to place storm sewer by street segment. Data is presented for all remaining street segments without a stormwater drainage system.

TABLE 4 STORM SEWER COSTS			
STREET NAME	CATCH BASIN COSTS	PIPE COSTS	TOTAL COSTS ¹
Pickard Road East 800 Feet	\$24,000	\$ 32,000	\$ 56,000
Isabella Road	42,000	212,000	254,000
Belmont Drive	1,200	7,000	8,000
Carter Street	7,500	37,000	44,000
Betty Lane	7,500	37,000	44,000
Florence Street	2,400	24,000	26,000
Bud Street	5,000	25,000	30,000
Elizabeth Street	2,400	24,000	26,000
Airway Road	17,000	88,000	105,000
Second Street	2,400	14,000	16,000
Hyde Road	2,400	22,000	24,000
Enterprise Drive	12,700	64,000	77,000
Venture Way	16,000	80,000	96,000
Parkway Drive	8,000	40,000	48,000
Summerton Road ²	10,400	104,000	115,000
Airport Road	54,000	272,000	326,000
Cross Lane Street	10,400	52,000	62,000
Broadway Road	31,000	156,000	187,000
Palmer Street	2,400	34,000	36,000
First Street	2,400	30,000	32,000
Ward Street	1,200	24,000	<u>25,000</u>
TOTAL COST			\$1,637,000
¹ Nearest \$1,000. ² West of centerline within DDA.			

Estimated Cost: \$1,637,000
 Estimated Completion: 2005

6. Stormwater Management Plan:

A plan is necessary to evaluate the phased expansion, placement, maintenance, and cost of providing stormwater management for this district. Hydrologic and soil limitation need to be identified, along with slope and topographical concerns. Future activities need to be identified and capital improvements outlined in order to address anticipated growth.

Estimated Cost: \$20,000
Estimated Completion: 1993

7. Solid Waste Management Plan:

The development of a comprehensive waste management program has become increasingly important to the community. This plan would address the issues of waste reduction, recycling, source separation and collection, incineration, composting, and hazardous materials handling. The plan should look at interjurisdictional cooperation between Union Township, the City of Mount Pleasant, and the county.

Estimated Cost: \$20,000
Estimated Completion: 1993

8. Solid Waste Processing Facility:

This facility would be sized and located to accommodate the service area, public programs, and waste types defined by the local solid waste management plan described previously. Issues concerning municipal or private ownership and operation would also need to be identified.

Estimated Cost: \$7,000,000
Estimated Completion: 2009

9. Water System Improvements:

The existing public water system is currently in place throughout much of the DDA. Eventually, the distribution of public water should be available to everyone living and working in this area. Water system improvements necessary to accomplish this should be accomplished on an as-needed basis.

Costs associated with the expansion of the water distribution system within the DDA may include but are not limited to distribution lines, wells, storage tanks, and treatment. The proposed extension of distribution lines is presented on the proposed improvements figure. The system is expected to be expanded north from Pickard Road along Summerton Road to Airport Road, west along Airport Road to Isabella Road, and then looped back to Pickard Road by passing under US-27 along Isabella Road and Airway Road.

Estimated Cost: \$208,000
Estimated Completion: 2002

10. Utility Ordinance Development:

This document needs to be prepared to assure the proper placement and installation of future service lines within the DDA.

Estimated Cost: \$5,000
Estimated Completion: 1992

11. Burying Remaining Utilities:

The cost of burying overhead utility lines is proportional to the amount of congestion in the area. Congestion means the size and number of lines and wires owned by the utility and the extent of improvements already on the ground. The major utilities, Consumers Power and G.T.E., have different requirements for the physical distribution grid consisting of overhead wires.

In the DDA area, the electric utility has a great deal of three-phase service going to the industrial park. This is more difficult and expensive to put underground than are typical residential power lines. Consumers Power has a scheduled replacement program to maintain its overhead lines. Consumers Power does not necessarily bury new power lines when existing lines need to be replaced because of obsolescence, damage, or upgrading. Transformers and services to customers in addition to main-line power requirements all account for some of the cost of congestion.

The telephone company generally has a less complex overhead distribution system. It currently has most of its facilities underground.

The cost of congestion also depends upon improvements within the right-of-way where the new facilities would be located. The existence of sidewalks, trees, landscaping, driveways, curbs, and paved cross streets increase costs since they all must be restored.

The lowest cost would be incurred by accomplishing the burial of utility lines at the earliest possible time but not so soon that the work is being done just prior to one of the utilities making a change itself. Therefore, coordination with the utilities is critical. The best time to act would be when either one or both of the major utilities is planning replacement, expansion, or extension of existing overhead facilities.

Estimated Cost: \$400,000
Estimated Completion: 1997

12. Land Acquisition:

Acquire land where the accomplishment of the plan would best be served by that acquisition. The acquisition of two or more small parcels in order to make a larger parcel available for development would be one possible example. Acquiring land for a future public facility might be another.

Acquisition of property would be required to complete certain projects otherwise identified within the plan. Below is a list of the acreage requirements and intended use of possible property acquisitions within the DDA:

- 20 to 40 Acres for Community Center
- 15 to 20 Acres for Jameson Park Expansion/Improvement
- 5 to 10 Acres for Right-of-Way and Street Widening
- 15 to 20 Acres for Sewage Treatment Facility
- 35 to 40 Acres for Solid Waste/Resource Recovery Facility

Estimated Cost: \$1,520,000
Estimated Completion: Ongoing

13. New and/or Extended Streets and Roads:

In order to provide for proper vehicular circulation throughout the DDA, it will be necessary to improve the existing road network. Access to proposed development areas needs to be improved for such development to occur. Additional collectors are also needed to alleviate future congestion problems.

Construction Aspects Include Street Surfacing, Curbs, Landscape, Lighting, and Sidewalks:

Costs were derived by using the construction standards listed for each street segment within the DDA under "Road/Street Improvements."

- a) Extend Ward Street East to Connect with Palmer Street:
Estimated Cost: \$70,000
Estimated Completion: 2006
- b) Widen and Straighten Bud Street to a 66-Foot Right-of-Way; then Extend it East to Airway Road and West to Isabella Road:
Estimated Cost: \$210,000
Estimated Completion: 2006
- c) Extend Corporate Drive East of Pickard Road to Belmont Drive:
Estimated Cost: \$216,000
Estimated Completion: 2007
- d) Widen the Existing Right-of-Way Located 900 Feet North of Pickard Road East of Isabella Drive to 66 Feet; then Extend it South to Connect with Bud Street:
Estimated Cost: \$135,000
Estimated Completion: 2007

14. Community Recreation and Sports Center:

A facility of regional significance is being proposed for the Jameson Park area. This community center will house such indoor events as swimming, ice hockey, basketball, track and field, and gymnastics. Outdoor facilities will accommodate track and field, baseball, softball, and tennis. The intention of the DDA is to have the center as a focal point and attraction to the area.

Estimated Cost: \$7,000,000
Estimated Completion: 2010

15. Administration:

Expenses for day-to-day administration, fees, salaries, and costs related to the executive director, secretarial, and financial assistance. Also for such items as provided under Act 197 as an annual audit, preparation of reports, and other necessary items for the continuation of the DDA.

Estimated Cost: \$75,000 Annually
Estimated Completion: Term of Plan

16. Operations:

Costs associated with the maintenance and repair of public improvements within the DDA district become necessary as projects are completed. The allocation of revenues for this purpose would include the salary and benefits of maintenance individuals and costs associated with repairs and replacement of fixtures, structures, and landscaping.

Estimated Cost: \$75,000 Annually
Estimated Completion: Term of Plan

E. CONSTRUCTION STAGES

Construction of the activities being proposed in Section D, above, will be accomplished during construction seasons. It is expected that expenditures of significant size are proposed in 1991 so that a bond issue may be warranted to complete many of the scheduled activities by the end of the year.

F. OPEN SPACE

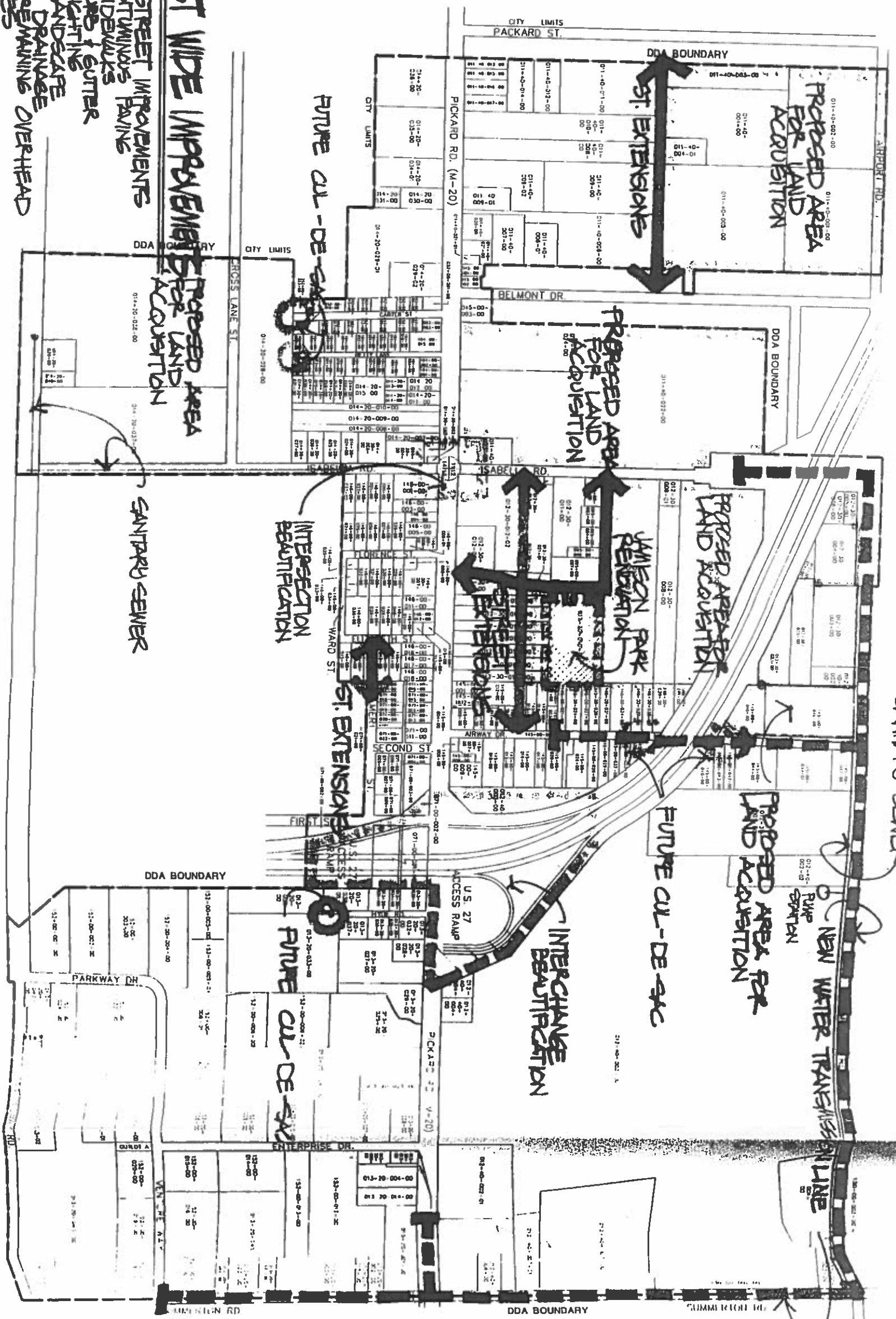
There are vacant lots that may remain open space for some time, depending on when and if they are developed.

G. PROPOSED PROPERTY TRANSACTIONS

All public improvements accomplished by the authority and any land, property, equipment, etc., obtained to complete the plans set forth in this document may be conveyed to the township, at no cost, at the discretion of the DDA board of directors.

1. ROAD STREET IMPROVEMENTS
 - A. BITUMINOUS PAVING
 - B. SIDEWALKS
 - C. CURB & GUTTER
 - D. LIGHTING
 - E. LANDSCAPE
2. STORM DRAINAGE UTILITIES
3. STORM REMAINING OVERHEAD
4. LAND ACQUISITION
5. STORM WATER MANAGEMENT PLAN
6. SOLID WASTE PROCESSING FACILITY
7. UTILITY ORDINANCE DEVELOPMENT
8. COMMUNITY RECREATION AND SPORT CENTER

DISTRICT WIDE IMPROVEMENTS



NOTE: THE ABOVE TOWNSHIP DEVELOPMENT AUTHORITY OF THE BOUNDARIES AND TAX PARCELS SHOWN ARE BASED ON RECORDS ON FILE IN THE RECORDS DIVISION OF ISABELLA COUNTY, MICHIGAN. THE BOUNDARIES AND TAX PARCELS SHOWN ARE NOT NECESSARILY ACCURATE AND SHOULD BE VERIFIED BY THE TOWNSHIP ENGINEER AND THE TOWNSHIP CLERK.

UNION TOWNSHIP EAST
PROPOSED IMPROVEMENTS

FIGURE 7

<p>DATE: 5-8-91 FILE NO: 9006-32 DRAWN BY: JLM CHECKED BY: RRT</p>	<p>Progressive Architects Engineers Planners</p>	<p>UNION TOWNSHIP EAST ISABELLA COUNTY, MICHIGAN</p> <p>PROPOSED IMPROVEMENTS</p>	<p>2942 Fuller Avenue, NE Grand Rapids, MI 49505 616 361-2864 800 356-3380</p> <p>UNION TOWNSHIP EAST 2010 SOUTH LINCOLN ROAD MOUNT PLEASANT, MICHIGAN 48858</p>
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H. CHANGES IN ZONING, STREETS, AND UTILITIES

1. A Description of Desired Zoning Changes: The primary means for ensuring implementation of private development objectives complementing the public improvements proposed in the development plan are through the township zoning ordinance. The plan serves as a guide in the implementation of public improvements financed by the DDA or associated parties. The zoning ordinance should reflect the development patterns outlined in the DDA's design plan. Therefore, reviewing and updating the zoning ordinance by the planning commission and township board are essential.
2. A Description of Desired Changes in Streets, Street Levels, or Intersections: Some disruption of pavement, shoulders, gutters, sidewalks, and drainage along roadways within the scope of this plan will occur. Changes in local streets, street levels, or intersections are not anticipated except the plan to pave and improve. Traffic signals, crosswalks, and landscaping at the Isabella Road and Pickard Road intersection are anticipated.
3. A Description of Desired Changes in Utilities: A new lighting system is proposed throughout the DDA in the long term. Improvements in drainage, water, sewer, and the burying of remaining overhead utilities are also anticipated.

I. PROJECTS ACCOMPLISHED UNDER ORIGINAL PLAN

Several projects that were identified in the original plan were undertaken by the DDA and the township. These completed plan projects included:

1. Water System: A well field and distribution lines providing water to the DDA district were completed in 1987 at a cost of \$760,000. This improvement was built via a lease/purchase agreement for which the DDA entered into an agreement with the township to pay a fixed amount annually. The DDA would continue to use its tax increment revenue to further support this existing debt by refinancing through an additional debt instrument as a set-aside fund for defeasance.
2. Design Study/Land Use Plan: The DDA completed the proposed design study for the Pickard Road corridor in 1987. This study explored existing conditions and identified a total design concept. Schematic design elements, including such things as signage, lighting, sidewalks, and landscaping, were introduced. As a plan for guiding overall land use in the district, the design study incorporated site development and zoning recommendations. The DDA used the entire \$15,000 allocated for these projects.
3. Tax Mapping: The identification and monitoring of property identification was greatly facilitated by the computerization of all property ownership and description information. The DDA committed and spent \$1,500 to accomplish this task.

4. Undergrounding Utility Lines: All overhead cable television and telephone lines, along with all of the electric service lines, were buried within the Pickard Road right-of-way. As a result, numerous telephone poles and the majority of all overhead lines were eliminated. The DDA allocated \$875,000 for this project.
5. Street Lighting: Seventy-four (74) new anodized, bronze, high-pressure sodium streetlights were installed along both sides of Pickard Road throughout the entire length of the DDA. They replaced existing lights hung from support wire across Pickard Road. The total cost for streetlighting was \$250,000.
6. Interchange Lighting: The previously dark US-27/M-20 interchange is now fully lighted with two 65-foot poles containing a candelabra of six 1200-watt high-pressure sodium fixtures. The installed cost of these lights was \$65,000.
7. Sidewalks: By June of 1991, 5-foot-wide sidewalks will have been constructed along both sides of Pickard Road. They are continuous and meandering with ramps at all street and driveway crossings. The total cost of sidewalks was projected to be \$220,000 but will ultimately cost \$435,000 due to on-site changes in the original contract. One of the most prominent factors of the sidewalk project was the complete reconstruction of the highway underpass. The previous straight slope to the bridge pillars was moved back from the street and embanked with concrete retaining walls, planters, sidewalks, and lighting.
8. Recreation Plan: The township and DDA collaborated on a township recreation plan intended to obtain grant money for projects within the DDA. The DDA appropriated \$4,000 for this project.
9. Zoning Amendments: With the intent of creating an environment for quality development, the DDA authorized \$25,000 to include new provisions within the township zoning ordinance. Regulating new development in the DDA was determined to be critical to the long-term success of the development plan.
10. Jameson Park Renovations: As part of its commitment to recreational opportunities within the DDA, several park improvements were authorized. Fourteen thousand dollars (\$14,000) were spent rehabilitating the community building, ball fields, and parking areas.
11. Storm Drainage: The East DDA participated with the Isabella County Drain Commission in the completion of the Hance Drain No. 357 by providing direct contributions for construction. The total cost was \$785,141.
12. Land Acquisition: The East DDA board purchased the property at 4906 Pickard Road. The purpose of this acquisition was to provide a temporary place in which to conduct its business. This property could eventually be combined with adjoining parcels and resold for development. The total cost was \$69,175.

J. DEVELOPMENT FINANCING

The estimated cost of the proposed development, as identified in this plan, is approximately \$22,487,000, plus \$150,000 annually for administration and operations, as described below. Tax increment revenues for the first five years of the plan were:

1986	\$ 89,523
1987	\$107,222
1988	\$165,724
1989	\$298,618
1990	\$403,435

Annual revenues are expected to increase slightly beyond this amount over the life of the plan, as portrayed in Table 12. Activities in the development plan will be financed from the proceeds of bond sales for an anticipated bond issue, excess annual revenues, grants, and other sources as they may become available. This revenue will be allocated according to this plan and the bylaws of the authority. The authority will establish an account as depository for funds. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought after on a continuing basis. The authority expects to utilize:

1. Grants from state and federal government for any eligible project or activity.
2. Grants from private foundations.
3. Appropriations and shared expenses from the township, other municipal entities, or other local quasi-governmental agencies.
4. Other sources as identified in the authority's bylaws, local ordinances or resolutions, and Act 197 of P.A. 1975, as amended.

An annual amount will be reserved for operation and administration of the authority. The total projected income of excess annual tax increments, bond issue, and reserve balance is projected at \$9,250,760. Proposed project costs do not include the costs of debt financing. Additional costs to help pay for this interest will also be financed by the DDA with tax increments over the required life of the debt issue (Table 5).

There are several projects scheduled to proceed immediately upon this plan's adoption, making this issue critical to the DDA. Financing through the sale of bonds using the full amount of anticipated revenue is instrumental to the successful accomplishment of these important projects. Although the DDA already has sold \$2,780,000 in bonds, new bonds of up to \$1,500,000 in principal may be issued by mid-1991. The DDA has, by virtue of this document, reaffirmed its commitment to the irrevocable payment of the full debt service required to retire these bonds as well as any other indebtedness that may occur by or on behalf of the DDA in the accomplishment of this plan.

The following table provides a summary of development activities and cost:

**TABLE 5
DEVELOPMENT ACTIVITIES AND COSTS**

DEVELOPMENT ACTIVITY	PROPOSED METHOD OF FINANCING	TOTAL COST	DDA SHARE	COMPLETION YEAR
1. Road/Street Improvements	1,2,3	\$ 3,651,000	\$ 3,651,000	2005
2. M-20/US-27 Beautification	1,2	75,000	75,000	1992/1993
3. Isabella/Pickard Road Intersection	1,2	115,000	115,000	1992
4. Jameson Park Renovation	1,4	205,000	205,000	1995
5. Storm Drainage	1,6	1,637,000	818,500	2005
6. Stormwater Management Plan	1,3	20,000	20,000	1993
7. Solid Waste Management Plan	1,3	20,000	20,000	1993
8. Solid Waste Processing Facility	1,3,4,5	7,000,000	3,500,000	2009
9. Water System Improvements	1,6	208,000	208,000	2002
10. Utility Ordinance Development	1	5,000	5,000	1992
11. Burying Remaining Utilities	1	400,000	400,000	1997
12. Land Acquisition	1,2	1,520,000	1,520,000	Ongoing
13. New &/or Extended Streets & Roads	1,2,5,6			
a) Extend Ward Street East to Connect with Palmer Street		70,000	70,000	2006
b) Widen Bud Street to a 66-Foot Right-of-Way; then Extend it East to Airway Road		210,000	210,000	2006
c) Extend Corporate Drive East of Pickard Road to Belmont Drive		216,000	216,000	2007
d) Widen the Existing Right-of-Way Located 900 Feet North of Pickard Road East of Isabella Drive to 66 Feet; then Extend it South to Connect with Bud Street		135,000	135,000	2007
14. Community Recreation and Sports Center	1,4,5	<u>7,000,000</u>	<u>3,500,000</u>	2010
PROJECT TOTAL		\$22,487,000	\$14,668,500	
15. Administration		\$75,000 Annually	\$75,000 Annually	Term of Plan
16. Operations		\$75,000 Annually	\$75,000 Annually	Term of Plan

1 = Tax Increments 3 = Township Funds 5 = Economic Development Grants
2 = Tax Increment Bonds 4 = Recreation Grants 6 = Special Assessment

K. CONVEYANCE OF PROPERTY

The authority has no plans and no intentions, at this time, to lease, sell, or convey in any manner any portion of the development area. The projects are being undertaken for the benefit of the community as a whole.

L. PROCEDURES FOR CONVEYANCE OF PROPERTY

There are no plans, at this time, for the authority to solicit other persons for bids for the leasing, purchasing, or conveying of any portion of the development.

M. ESTIMATE OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA

If a development area was to have 100 or more residents residing within it, a development area citizens' council would have to be appointed. In 1980, Union Township East had a population density of 2.71 persons per dwelling unit (1,955 dwelling units = 5,306 population). Assuming this figure remains valid for 1990, the 100-resident limit would be attained with 33 total housing units. This figure would include occupied, vacant, seasonal, and all other housing types. Since the proposed district contains an estimated 138 dwelling units, the population is approximately 374 persons. The distribution of population within the proposed district is:

	<u>No. of Units</u>	<u>No. of Persons</u>
Single Family	138	374
Multiple Family (2+)	---	---
Apartments	---	---
TOTAL	138	374

Based on these estimated figures, it was determined necessary to appoint a citizens' council composed of residents of the DDA district. Documentation pertaining to the appointment of the Union Township East Development Area Citizens' Council can be found within the Appendix. The nine-member citizens' council was appointed in February of 1991.

N. DISPLACEMENT AND RELOCATION PLAN

There will be no displacement or relocation of persons as a result of this plan.

O. DISPLACEMENT AND RELOCATION COSTS

There will be no displacement or relocation of persons as a result of this plan.

P. A PLAN FOR COMPLIANCE WITH ACT 227 OF THE PUBLIC ACTS OF 1972

There will be no displacement or relocation of persons as a result of this plan.

Q. ADDITIONAL INFORMATION

Additional information and documentation can be found in the Appendix at the end of the plan.

SECTION 2

TAX INCREMENT FINANCING PLAN

A. DEVELOPMENT OF CAPTURED ASSESSED VALUE

The primary objective of the DDA concept is to create economic expansion. The major objective of the development plan is to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. One of the constraints inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and to provide the DDA with some financial leverage that it previously did not have. A significant portion of the final financing package will consist of cooperative joint funding and the use of tax increment financing. The township's commitment to the downtown development authority is an important and necessary ingredient upon which to accomplish the development plan.

The successful financial packaging of the proposed public improvement project's intended 20-year period will serve to fulfill the objectives of Union Township, but the entire project will not be completed without commitment through the tax increment finance and development plan. New commercial tenants will be encouraged to locate using the improvements detailed in the development plan. Bonds issued as the result of new development create a self-fulfilling situation; in that, the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is generated from captured SEV increases that otherwise would not have occurred.

B. TAXABLE PROPERTIES AND VALUES

There are 360 real properties within the development area with a total value of \$13,841,700. In addition, there are 94 personal properties totalling \$5,169,400. These 360 real properties and 94 personal properties constitute the ad valorem roll portion of the DDA properties. In addition, there are three properties included as commercial facilities exemption certificates and seven properties included as industrial facilities exemption certificates, valued at \$212,250 and \$611,050, respectively. The initial and current assessed value of these properties is the quotient of the specific local tax paid divided by the ad valorem millage rate.

The total initial assessed value of the DDA for this plan is \$19,834,400.

C. A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE

The theory of tax increment financing is that investment in necessary public improvements of an area within the municipality will result in greater tax revenues from that area than would otherwise occur if no special development was undertaken. Therefore, it is important to earmark a portion of the resulting increased tax revenues for the purpose of paying the cost of providing public improvements in that area. A tax increment

financing and development plan may earmark all or any portion of the tax increment revenues for use in paying the cost of the development plan.

The plan must be adopted by the local legislative body following consultation with the taxing units involved and a public hearing as required by statute. The essence of the tax increment financing procedure is as follows:

1. Implementing Public Improvements:

The public makes an investment in public improvements and also potentially in facilities to be leased or sold to private owners for the purpose of stimulating private investment in a specific development district. The investment must be made in response to a declining business climate.

2. Issuing Bonds:

Bonds may be issued to finance the improvements. This is not mandatory, as tax increments received may be used in any manner the authority desires, provided those uses are described in this plan. Should increments be sufficient to warrant the selling of bonds (tax increment bonds), these bonds are retired in a manner prescribed by the authority.

3. Captured Assessed Value:

The initial base year values for the original DDA properties are identified as being from 1985 through 1989, as indicated on Table 6. Subsequent modification to the DDA district boundaries in accordance with this plan adds new properties to the base year as of 1986 through 1989. These values have been added to the base year at their current valuations.

Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority. This tax base growth is called the captured assessed value (CAV). Specifically, it is the increase in state equalized value (SEV) of the project area in any given year over the valuation of that area at the time the tax increment financing development plan was adopted.

4. Taxing Jurisdiction Agreements:

Tax increment revenues for the DDA result from the application of the general tax rates of the incorporated municipality and all other political subdivisions levying taxes in the development area to the captured assessed value.

Since the plan may provide for the use of part or all of the captured assessed value, the DDA may enter into agreements with each of the taxing units to share a portion of the captured assessed value of the district. Should the authority find it necessary to use all of the captured assessed value, it shall be clearly stated in this plan. At this time, no agreements with any of the taxing jurisdictions are on file.

TABLE 6
 UNION TOWNSHIP EAST
 DOWNTOWN DEVELOPMENT AUTHORITY
 TAX ROLL WORKSHEET
 DATE: 04/30/91
 Page: 1

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1990	A	011 40 001 00	MCNERNEY	\$5,600	\$5,600	\$0	51.88330	\$0.00
1990	A	011 40 002 00	DREHER	\$12,000	\$12,000	\$0	51.88330	\$0.00
1990	A	011 40 003 00	WING	\$11,100	\$11,100	\$0	51.88330	\$0.00
1990	A	011 40 004 00	WING	\$23,300	\$23,300	\$0	51.88330	\$0.00
1990	A	011 40 004 01	WING	\$17,100	\$17,100	\$0	51.88330	\$0.00
1990	A	011 40 005 00	CASHEN	\$8,400	\$8,400	\$0	51.88330	\$0.00
1985	A	011 40 006 00	Grewe	\$13,600	\$8,800	(\$4,800)	51.88330	(\$249.04)
1986	A	011 40 006 01	AT&T Communications	\$0	\$9,000	\$9,000	51.88330	\$466.95
1985	A	011 40 007 00	Sheets	\$8,600	\$15,000	\$6,400	51.88330	\$332.05
1985	A	011 40 008 00	Packer	\$26,000	\$38,000	\$12,000	51.88330	\$622.60
1985	A	011 40 009 00	Price	\$83,400	\$109,200	\$25,800	51.88330	\$1,338.59
1985	A	011 40 009 01	First Bank Corp	\$125,000	\$162,500	\$37,500	51.88330	\$1,945.62
1988	A	011 40 009 02	CLARK	\$0	\$81,100	\$81,100	51.88330	\$4,207.74
1985	A	011 40 010 00	Rays Automotive Inc.	\$84,100	\$121,200	\$37,100	51.88330	\$1,924.87
1985	A	011 40 011 00	Cernek	\$3,200	\$7,000	\$3,800	51.88330	\$197.16
1985	A	011 40 012 00	Upper Lakes Tire Dist	\$24,100	\$38,100	\$14,000	51.88330	\$726.37
1985	A	011 40 012 01	-COMBINED-	\$14,900	\$0	(\$14,900)	51.88330	(\$773.06)
1985	A	011 40 013 00	Molotky	\$11,900	\$23,600	\$11,700	51.88330	\$607.03
1985	A	011 40 014 00	Mid-Mich Welding Supply	\$55,600	\$58,400	\$2,800	51.88330	\$145.27
1985	A	011 40 015 00	P & P Investors	\$30,200	\$32,500	\$2,300	51.88330	\$119.33
1985	A	011 40 016 00	P & P Investments	\$20,800	\$46,000	\$25,200	51.88330	\$1,307.46
1985	A	011 40 017 00	SILVERBERG	\$14,800	\$34,100	\$19,300	51.88330	\$1,001.35
1985	A	011 40 019 00	-COMBINED-	\$6,100	\$0	(\$6,100)	51.88330	(\$316.49)
1985	A	011 40 020 00	MT PLEASANT MUFFLER	\$19,200	\$55,000	\$35,800	51.88330	\$1,857.42
1985	A	011 40 021 00	C & S Yamaha Inc.	\$45,200	\$63,400	\$18,200	51.88330	\$944.28
1985	A	011 40 021 01	GIMNEY JR	\$6,900	\$11,000	\$4,100	51.88330	\$212.72
1985	A	011 40 022 00	Godwin Realty	\$99,300	\$186,100	\$86,800	51.88330	\$4,503.47
1985	A	011 40 022 01	-COMBINED-	\$0	\$0	\$0	51.88330	\$0.00
1985	A	011 40 023 00	F & M Management	\$33,000	\$152,700	\$119,700	51.88330	\$6,210.43
1985	A	011 40 024 00	Erb Lumber Company	\$283,000	\$333,600	\$50,600	51.88330	\$2,625.29
1990	A	012 30 001 00	HERRYFIELD	\$3,900	\$3,900	\$0	51.88330	\$0.00
1990	A	012 30 002 00	LUKIS	\$11,700	\$11,700	\$0	51.88330	\$0.00
1990	A	012 30 003 00	ALTA CONSTRUCTION INC	\$8,700	\$8,700	\$0	51.88330	\$0.00
1990	A	012 30 004 00	ALTA CONSTRUCTION INC	\$82,100	\$82,100	\$0	51.88330	\$0.00
1990	A	012 30 005 00	STATE HIGHWAY	\$0	\$0	\$0	51.88330	\$0.00
1990	A	012 30 006 00	STATE HIGHWAY	\$0	\$0	\$0	51.88330	\$0.00
1990	A	012 30 007 00	UTTERBACK	\$23,300	\$23,300	\$0	51.88330	\$0.00
1990	A	012 30 008 00	JET CENTER	\$38,900	\$38,900	\$0	51.88330	\$0.00
1990	A	012 30 008 01	J&B PROPERTYS OF MT PLE	\$22,900	\$22,900	\$0	51.88330	\$0.00
1990	A	012 30 009 00	KENNEY	\$10,000	\$10,000	\$0	51.88330	\$0.00
1985	A	012 30 010 00	Union Township	\$0	\$0	\$0	51.88330	\$0.00
1990	A	012 30 011 00	STIRLING	\$49,400	\$49,400	\$0	51.88330	\$0.00
1985	A	012 30 012 00	Johnson Trust	\$166,300	\$272,500	\$106,200	51.88330	\$5,510.01

1=Real Property

2=Personal Property

3=Commercial Facilities Exemption Certificate (real property only)

4=Industrial Facilities Exemption Certificate (real property)

5=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)

UNION TOWNSHIP EAST
 DOWNTOWN DEVELOPMENT AUTHORITY
 TAX ROLL WORKSHEET
 DATE:04/30/91

Page:2

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1985	A	012 30 012 01	Union Township Park	\$0	\$0	\$0	51.88330	\$0.00
1985	A	012 30 012 02	Imperial Oil Co.	\$0	\$165,000	\$165,000	51.88330	\$8,560.74
1985	A	012 30 013 00	A.L.M. Investments Inc.	\$8,700	\$28,600	\$19,900	51.88330	\$1,032.48
1985	A	012 30 014 00	A.L.M. Investments Inc.	\$12,800	\$34,700	\$21,900	51.88330	\$1,136.24
1985	A	012 30 015 00	A.L.M. Investments Inc.	\$6,500	\$28,900	\$22,400	51.88330	\$1,162.19
1985	A	012 30 016 00	A.L.M. Investments Inc.	\$6,800	\$28,000	\$21,200	51.88330	\$1,099.93
1985	A	012 30 017 00	Bishop	\$15,500	\$23,600	\$8,100	51.88330	\$420.25
1985	A	012 30 018 00	Bishop	\$9,000	\$33,700	\$24,700	51.88330	\$1,281.52
1985	A	012 30 019 00	BISHOP	\$21,000	\$31,700	\$10,700	51.88330	\$555.15
1985	A	012 30 020 00	BISHOP	\$25,100	\$36,800	\$11,700	51.88330	\$607.03
1985	A	012 30 021 00	Bishop	\$19,400	\$18,100	(\$1,300)	51.88330	(\$67.45)
1986	A	012 30 021 01	BISHOP	\$0	\$2,800	\$2,800	51.88330	\$145.27
1985	A	012 30 022 00	Latzko	\$18,400	\$17,200	(\$1,200)	51.88330	(\$62.26)
1990	A	012 30 023 00	VANSOEST	\$1,300	\$1,300	\$0	51.88330	\$0.00
1990	A	012 30 024 00	BEVERLIN	\$500	\$500	\$0	51.88330	\$0.00
1990	A	012 30 025 00	PARSONS	\$1,500	\$1,500	\$0	51.88330	\$0.00
1990	A	012 40 001 00	STEGMAN	\$52,000	\$52,000	\$0	51.88330	\$0.00
1985	A	012 40 002 00	Central Mich. Inns	\$1,450,000	\$1,697,500	\$247,500	51.88330	\$12,841.12
1985	A	012 40 002 01	Petro Place Partners	\$1,450,000	\$1,514,300	\$64,300	51.88330	\$3,336.10
1985	A	012 40 002 02	Brehm	\$6,200	\$130,700	\$124,500	51.88330	\$6,459.47
1985	A	012 40 003 00	Clark	\$4,800	\$90,000	\$85,200	51.88330	\$4,420.46
1985	A	012 40 004 00	Hurand	\$104,100	\$101,100	(\$3,000)	51.88330	(\$155.65)
1985	A	012 40 004 01	Joclarob	\$0	\$53,100	\$53,100	51.88330	\$2,755.00
1985	A	012 40 006 00	Bradford	\$30,800	\$40,800	\$10,000	51.88330	\$518.83
1985	A	012 40 007 00	Hosking Investment	\$116,900	\$100,000	(\$16,900)	51.88330	(\$876.83)
1985	A	012 40 007 01	Tope	\$1,900	\$18,300	\$16,400	51.88330	\$850.89
1985	A	013 20 001 00	Mich Gas Storage	\$31,700	\$101,100	\$69,400	51.88330	\$3,600.70
1985	A	013 20 002 00	Indril Corp.	\$11,100	\$4,700	(\$6,400)	51.88330	(\$332.05)
1985	A	013 20 003 00	Indril Corp.	\$6,800	\$7,800	\$1,000	51.88330	\$51.88
1985	A	013 20 004 00	Martin	\$23,000	\$23,500	\$500	51.88330	\$25.94
1985	A	013 20 005 00	-COMBINED-	\$600	\$0	(\$600)	51.88330	(\$31.13)
1985	A	013 20 006 00	Card	\$4,200	\$4,500	\$300	51.88330	\$15.56
1985	A	013 20 007 00	C & H Development	\$3,000	\$62,500	\$59,500	51.88330	\$3,087.06
1985	A	013 20 008 00	C & H Development	\$14,400	\$51,100	\$36,700	51.88330	\$1,904.12
1985	A	013 20 009 00	-COMBINED-	\$4,800	\$0	(\$4,800)	51.88330	(\$249.04)
1985	A	013 20 010 00	-COMBINED-	\$5,200	\$0	(\$5,200)	51.88330	(\$269.79)
1985	A	013 20 011 00	-COMBINED-	\$1,400	\$0	(\$1,400)	51.88330	(\$72.64)
1985	A	013 20 012 00	-COMBINED-	\$1,400	\$0	(\$1,400)	51.88330	(\$72.64)
1985	A	013 20 013 00	House of Cabinets	\$19,000	\$46,900	\$27,900	51.88330	\$1,447.54
1985	A	013 20 014 00	Stovak	\$23,000	\$20,800	(\$2,200)	51.88330	(\$114.14)
1985	A	013 20 015 00	Diane Merrill	\$8,000	\$10,500	\$2,500	51.88330	\$129.71
1985	A	013 20 016 00	-COMBINED-	\$4,500	\$0	(\$4,500)	51.88330	(\$233.47)
1985	A	013 20 017 00	-COMBINED-	\$12,300	\$0	(\$12,300)	51.88330	(\$638.16)

A=Real Property

B=Personal Property

C=Commercial Facilities Exemption Certificate (real property only)

D=Industrial Facilities Exemption Certificate (real property)

E=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
 UNION TOWNSHIP EAST
 DOWNTOWN DEVELOPMENT AUTHORITY
 TAX ROLL WORKSHEET
 DATE: 04/30/91
 Page: 3

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1985	A	013 20 018 00	-COMBINED-	\$11,900	\$0	(\$11,900)	51.88330	(\$617.41)
1985	A	013 20 019 00	-COMBINED-	\$2,800	\$0	(\$2,800)	51.88330	(\$145.27)
1985	A	013 20 020 00	-COMBINED-	\$16,200	\$0	(\$16,200)	51.88330	(\$840.51)
1985	A	013 20 021 00	Cochran	\$9,900	\$13,100	\$3,200	51.88330	\$166.03
1985	A	013 20 022 00	Sprague	\$20,800	\$22,100	\$1,300	51.88330	\$67.45
1985	A	013 20 023 00	McBride	\$44,700	\$77,400	\$32,700	51.88330	\$1,696.58
1985	A	013 20 023 01	-COMBINED-	\$1,400	\$0	(\$1,400)	51.88330	(\$72.64)
1985	A	013 20 024 00	Indian Tribe	\$35,000	\$62,500	\$27,500	51.88330	\$1,426.79
1985	A	013 20 025 00	Quality Stores Inc.	\$191,100	\$251,300	\$60,200	51.88330	\$3,123.37
1985	A	013 20 026 00	Lusk	\$44,700	\$124,700	\$80,000	51.88330	\$4,150.66
1985	A	013 20 027 00	Beard Oil Co.	\$86,000	\$138,900	\$52,900	51.88330	\$2,744.63
1985	A	013 20 028 00	Brehm	\$28,700	\$88,700	\$60,000	51.88330	\$3,113.00
1985	A	013 20 029 00	-COMBINED-	\$5,100	\$0	(\$5,100)	51.88330	(\$264.60)
1985	A	013 20 029 01	-COMBINED-	\$0	\$0	\$0	51.88330	\$0.00
1985	A	013 20 030 00	Chemical Bank Clare	\$101,400	\$101,800	\$400	51.88330	\$20.75
1985	A	013 20 031 00	Feight	\$11,900	\$14,200	\$2,300	51.88330	\$119.33
1985	A	013 20 032 00	Blodgett	\$74,200	\$113,900	\$39,700	51.88330	\$2,059.77
1985	A	013 20 033 00	Card	\$3,000	\$10,800	\$7,800	51.88330	\$404.69
1985	A	013 20 034 00	Parks	\$13,600	\$14,500	\$900	51.88330	\$46.69
1985	A	013 20 035 00	Watson	\$13,500	\$10,800	(\$2,700)	51.88330	(\$140.08)
1985	A	013 20 036 00	Shinkle	\$9,600	\$13,000	\$3,400	51.88330	\$176.40
1985	A	013 20 037 00	Phelps	\$11,300	\$13,800	\$2,500	51.88330	\$129.71
1985	A	013 20 038 00	Nantelle	\$22,600	\$26,300	\$3,700	51.88330	\$191.97
1985	A	013 20 038 01	Nantelle	\$12,600	\$30,700	\$18,100	51.88330	\$939.09
1985	A	013 20 038 02	-COMBINED-	\$0	\$0	\$0	51.88330	\$0.00
1985	A	013 20 040 00	Sova	\$13,200	\$21,900	\$8,700	51.88330	\$451.38
1985	A	013 20 041 00	Coutu	\$28,800	\$28,700	(\$100)	51.88330	(\$5.19)
1985	A	013 20 042 00	Campbell	\$19,600	\$22,800	\$3,200	51.88330	\$166.03
1985	A	013 20 043 00	Card	\$29,600	\$32,700	\$3,100	51.88330	\$160.84
1985	A	013 20 043 01	Halliburton Logging	\$0	\$12,500	\$12,500	51.88330	\$648.54
1985	A	013 20 043 02	Accord Properties	\$0	\$260,300	\$260,300	51.88330	\$13,505.22
1990	A	013 20 043 03	BELLAIRE LAND COMPANY	\$0	\$58,400	\$58,400	51.88330	\$3,029.98
1985	A	013 20 044 00	Indril Inc.	\$15,500	\$23,600	\$8,100	51.88330	\$420.25
1985	A	013 20 045 00	Indril Inc.	\$28,600	\$28,600	\$0	51.88330	\$0.00
1985	A	014 20 001 00	-COMBINED-	\$7,800	\$0	(\$7,800)	51.88330	(\$404.69)
1985	A	014 20 002 00	Foltz	\$9,000	\$15,200	\$6,200	51.88330	\$321.68
1985	A	014 20 003 00	SARAKATSANIS	\$7,800	\$22,800	\$15,000	51.88330	\$778.25
1990	A	014 20 004 00	CONSOLINO	\$54,000	\$54,000	\$0	51.88330	\$0.00
1990	A	014 20 006 00	FOLTZ	\$19,900	\$19,900	\$0	51.88330	\$0.00
1985	A	014 20 007 00	SARAKATSANIS ET AL	\$14,700	\$17,300	\$2,600	51.88330	\$134.90
1985	A	014 20 008 00	Preitz	\$11,300	\$11,100	(\$200)	51.88330	(\$10.38)
1985	A	014 20 009 00	GILL	\$12,300	\$17,300	\$5,000	51.88330	\$259.42
1985	A	014 20 010 00	ISABELLA COMM CREDIT UN	\$10,900	\$0	(\$10,900)	51.88330	(\$565.53)

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5=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
 UNION TOWNSHIP EAST
 DOWNTOWN DEVELOPMENT AUTHORITY
 TAX ROLL WORKSHEET
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BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1985	A	014 20 011 00	ISABELLA COMM CREDIT UN	\$27,100	\$64,000	\$36,900	51.88330	\$1,914.49
1985	A	014 20 012 00	Freeborn	\$14,300	\$19,400	\$5,100	51.88330	\$264.60
1990	A	014 20 013 00	GRUSS	\$11,500	\$11,500	\$0	51.88330	\$0.00
1990	A	014 20 014 00	RIES	\$6,400	\$6,400	\$0	51.88330	\$0.00
1990	A	014 20 015 00	LUCAS	\$9,000	\$9,000	\$0	51.88330	\$0.00
1990	A	014 20 016 00	LEITER	\$13,800	\$13,800	\$0	51.88330	\$0.00
1990	A	014 20 017 00	LOOHIS	\$5,600	\$5,600	\$0	51.88330	\$0.00
1990	A	014 20 018 00	UNDERWOOD	\$7,200	\$7,200	\$0	51.88330	\$0.00
1990	A	014 20 019 00	GOULD	\$9,700	\$9,700	\$0	51.88330	\$0.00
1990	A	014 20 020 00	LOPEZ	\$6,800	\$6,800	\$0	51.88330	\$0.00
1990	A	014 20 021 00	KELLER	\$10,000	\$10,000	\$0	51.88330	\$0.00
1990	A	014 20 024 00	FORD	\$11,900	\$11,900	\$0	51.88330	\$0.00
1990	A	014 20 025 00	PHILLIPS	\$14,900	\$14,900	\$0	51.88330	\$0.00
1990	A	014 20 026 00	PHILLIPS	\$19,400	\$19,400	\$0	51.88330	\$0.00
1990	A	014 20 027 00	WOHLSCHIED	\$8,500	\$8,500	\$0	51.88330	\$0.00
1990	A	014 20 028 00	MT PLEASANT SCHOOL DIST	\$0	\$0	\$0	51.88330	\$0.00
1985	A	014 20 029 00	GONE	\$0	\$0	\$0	51.88330	\$0.00
1985	A	014 20 029 01	THREE F'S INVESTMENTS	\$95,800	\$210,400	\$114,600	51.88330	\$5,945.83
1985	A	014 20 029 02	Godwin Realty	\$144,100	\$167,200	\$23,100	51.88330	\$1,198.50
1985	A	014 20 030 00	TOLAS	\$16,600	\$36,800	\$20,200	51.88330	\$1,048.04
1985	A	014 20 031 00	TOLAS BROTHERS	\$400	\$0	(\$400)	51.88330	(\$20.75)
1985	A	014 20 032 00	-COMBINED-	\$8,700	\$0	(\$8,700)	51.88330	(\$451.38)
1985	A	014 20 033 00	-COMBINED-	\$7,800	\$0	(\$7,800)	51.88330	(\$404.69)
1985	A	014 20 034 00	GONE	\$0	\$0	\$0	51.88330	\$0.00
1985	A	014 20 034 01	Sisson	\$0	\$215,200	\$215,200	51.88330	\$11,165.29
1985	A	014 20 035 00	ISABELLA TRANS COMM	\$149,800	\$0	(\$149,800)	51.88330	(\$7,772.12)
1985	A	014 20 035 01	GONE	\$0	\$0	\$0	51.88330	\$0.00
1985	A	014 20 036 00	Pung	\$204,300	\$303,800	\$99,500	51.88330	\$5,162.39
1990	A	014 20 037 00	BREWSTER	\$53,800	\$53,800	\$0	51.88330	\$0.00
1990	A	014 20 038 00	CERNEK BROS	\$92,600	\$92,600	\$0	51.88330	\$0.00
1990	A	014 20 039 00	HAUCK ET UX	\$56,000	\$56,000	\$0	51.88330	\$0.00
1990	A	014 20 040 00	VARNEL	\$23,400	\$23,400	\$0	51.88330	\$0.00
1985	A	045 00 001 00	GIMHEY JR	\$18,200	\$39,300	\$21,100	51.88330	\$1,094.74
1985	A	045 00 002 00	Beutler	\$19,000	\$28,000	\$9,000	51.88330	\$466.95
1985	A	045 00 003 00	Vets of Foreign Wars	\$0	\$0	\$0	51.88330	\$0.00
1985	A	052 00 001 00	CLEAN SCENE INC	\$15,000	\$68,800	\$53,800	51.88330	\$2,791.32
1985	A	052 00 002 00	-COMBINED-	\$9,400	\$0	(\$9,400)	51.88330	(\$487.70)
1985	A	052 00 003 00	LEE	\$11,300	\$55,100	\$43,800	51.88330	\$2,272.49
1990	A	052 00 005 00	PLUMSTEAD	\$19,000	\$19,000	\$0	51.88330	\$0.00
1990	A	052 00 006 00	SCHROCK	\$4,800	\$4,800	\$0	51.88330	\$0.00
1990	A	052 00 007 00	MINDL	\$11,000	\$11,000	\$0	51.88330	\$0.00
1990	A	052 00 008 00	WENGER	\$18,000	\$18,000	\$0	51.88330	\$0.00
1990	A	052 00 009 00	DAVIS	\$23,600	\$23,600	\$0	51.88330	\$0.00

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 E=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
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BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1990	A	052 00 010 00	SPRAGUE	\$14,900	\$14,900	\$0	51.88330	\$0.00
1990	A	052 00 013 00	SAWADE	\$25,700	\$25,700	\$0	51.88330	\$0.00
1990	A	052 00 014 00	BURCH	\$10,900	\$10,900	\$0	51.88330	\$0.00
1990	A	052 00 015 00	FINCH	\$1,300	\$1,300	\$0	51.88330	\$0.00
1990	A	052 00 016 00	BISHOP	\$11,100	\$11,100	\$0	51.88330	\$0.00
1990	A	052 00 017 00	BISHOP	\$11,500	\$11,500	\$0	51.88330	\$0.00
1990	A	052 00 018 00	PERCHA	\$5,000	\$5,000	\$0	51.88330	\$0.00
1990	A	052 00 020 00	HARLOW	\$12,500	\$12,500	\$0	51.88330	\$0.00
1990	A	052 00 022 00	FEIGHT	\$1,200	\$1,200	\$0	51.88330	\$0.00
1990	A	052 00 023 00	NEYER	\$1,200	\$1,200	\$0	51.88330	\$0.00
1989	A	071 00 001 00	State of Michigan	\$0	\$0	\$0	51.88330	\$0.00
1989	A	071 00 002 00	State of Michigan	\$0	\$0	\$0	51.88330	\$0.00
1985	A	071 00 003 00	Hutchinson	\$59,400	\$63,800	\$4,400	51.88330	\$228.29
1985	A	071 00 004 00	Bixby	\$18,600	\$18,400	(\$200)	51.88330	(\$10.38)
1990	A	071 00 005 00	BELLINGER	\$11,600	\$11,600	\$0	51.88330	\$0.00
1990	A	071 00 006 00	HENDERSHOT	\$12,100	\$12,100	\$0	51.88330	\$0.00
1990	A	071 00 007 00	SHELDON	\$13,800	\$13,800	\$0	51.88330	\$0.00
1990	A	071 00 009 00	ZIELINSKI	\$22,000	\$22,000	\$0	51.88330	\$0.00
1985	A	071 00 011 00	Lumbert	\$4,100	\$19,200	\$15,100	51.88330	\$783.44
1985	A	071 00 012 00	-COMBINED-	\$14,100	\$0	(\$14,100)	51.88330	(\$731.55)
1985	A	071 00 013 00	C S J REALTY	\$14,100	\$30,400	\$16,300	51.88330	\$845.70
85	A	071 00 014 00	Geiger	\$14,100	\$17,500	\$3,400	51.88330	\$176.40
1985	A	071 00 015 00	Geiger	\$4,100	\$5,000	\$900	51.88330	\$46.69
1985	A	071 00 016 00	C S J REALTY	\$5,500	\$16,700	\$11,200	51.88330	\$581.09
1990	A	071 00 017 00	ERVIN	\$13,000	\$13,000	\$0	51.88330	\$0.00
1990	A	071 00 018 00	WILLIAMS & KLUMPP	\$10,000	\$10,000	\$0	51.88330	\$0.00
1990	A	071 00 019 00	JENKINS	\$8,800	\$8,800	\$0	51.88330	\$0.00
1990	A	071 00 020 00	COTTON	\$14,100	\$14,100	\$0	51.88330	\$0.00
1990	A	071 00 021 00	COTTON	\$600	\$600	\$0	51.88330	\$0.00
1990	A	071 00 022 00	FABER	\$25,900	\$25,900	\$0	51.88330	\$0.00
1990	A	095 00 001 00	STIRLING	\$2,300	\$2,300	\$0	51.88330	\$0.00
1990	A	095 00 002 00	WILSON	\$18,700	\$18,700	\$0	51.88330	\$0.00
1990	A	095 00 004 00	WILSON	\$20,600	\$20,600	\$0	51.88330	\$0.00
1990	A	095 00 006 00	STIRLING	\$1,500	\$1,500	\$0	51.88330	\$0.00
1990	A	095 00 007 00	NEFF	\$20,000	\$20,000	\$0	51.88330	\$0.00
1985	A	104 00 001 00	Drake	\$12,500	\$31,600	\$19,100	51.88330	\$990.97
1985	A	104 00 002 00	UNION TOWNSHIP EAST DDA	\$19,600	\$0	(\$19,600)	51.88330	(\$1,016.91)
1990	A	104 00 003 00	LEY	\$14,700	\$14,700	\$0	51.88330	\$0.00
1990	A	104 00 005 00	PALMER	\$22,100	\$22,100	\$0	51.88330	\$0.00
1990	A	104 00 006 00	UNION TOWNSHIP	\$0	\$0	\$0	51.88330	\$0.00
1990	A	104 00 007 00	PARKER	\$2,000	\$2,000	\$0	51.88330	\$0.00
1990	A	104 00 008 00	PHELPS	\$14,700	\$14,700	\$0	51.88330	\$0.00
1990	A	104 00 010 00	MORGAN	\$7,600	\$7,600	\$0	51.88330	\$0.00

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TABLE 6 (Continued)
UNION TOWNSHIP EAST
DOWNTOWN DEVELOPMENT AUTHORITY
TAX ROLL WORKSHEET
DATE: 04/30/91
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BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	HILLAGE	REVENUE
1990	A	104 00 011 00	HARRIS	\$8,900	\$8,900	\$0	51.88330	\$0.00
1990	A	104 00 012 00	ONSTOTT	\$6,200	\$6,200	\$0	51.88330	\$0.00
1990	A	104 00 013 00	LOPEZ	\$7,100	\$7,100	\$0	51.88330	\$0.00
1990	A	104 00 014 00	GEPFORD	\$7,700	\$7,700	\$0	51.88330	\$0.00
1985	A	104 00 015 00	WOHLSCHIED JR	\$16,400	\$34,600	\$18,200	51.88330	\$944.28
1990	A	104 00 018 00	REID	\$12,100	\$12,100	\$0	51.88330	\$0.00
1990	A	104 00 019 00	DENSLow	\$14,300	\$14,300	\$0	51.88330	\$0.00
1990	A	104 00 020 00	NAUMAN	\$7,400	\$7,400	\$0	51.88330	\$0.00
1990	A	104 00 021 00	NAUMAN	\$1,800	\$1,800	\$0	51.88330	\$0.00
1990	A	104 00 022 00	SHEETS	\$7,300	\$7,300	\$0	51.88330	\$0.00
1990	A	104 00 024 00	TICE	\$10,000	\$10,000	\$0	51.88330	\$0.00
1990	A	104 00 025 00	TOLAS	\$8,500	\$8,500	\$0	51.88330	\$0.00
1990	A	104 00 026 00	BAILEY	\$8,400	\$8,400	\$0	51.88330	\$0.00
1990	A	104 00 028 00	WELCH	\$900	\$900	\$0	51.88330	\$0.00
1990	A	130 00 001 00	GREWE	\$7,200	\$7,200	\$0	51.88330	\$0.00
1990	A	130 00 002 00	STEGHAN	\$700	\$700	\$0	51.88330	\$0.00
1990	A	130 00 003 00	PANELLA	\$30,400	\$30,400	\$0	51.88330	\$0.00
1985	A	145 00 001 00	MCMULLEN	\$11,100	\$27,600	\$16,500	51.88330	\$856.07
1985	A	145 00 002 00	Dale	\$16,600	\$30,100	\$13,500	51.88330	\$700.42
1990	A	145 00 003 00	DALE	\$2,400	\$2,400	\$0	51.88330	\$0.00
1985	A	145 00 004 00	Greenwald	\$2,600	\$4,500	\$1,900	51.88330	\$98.58
1985	A	145 00 005 00	Gary Bunker	\$17,600	\$43,500	\$25,900	51.88330	\$1,343.78
1985	A	145 00 006 00	Smith	\$2,700	\$3,100	\$400	51.88330	\$20.75
1985	A	145 00 007 00	Smith	\$10,200	\$9,300	(\$900)	51.88330	(\$46.69)
1985	A	145 00 008 00	Hanel	\$12,300	\$10,600	(\$1,700)	51.88330	(\$88.72)
1985	A	145 00 009 00	Wells	\$44,500	\$63,400	\$18,900	51.88330	\$980.59
1990	A	145 00 010 00	HANEL/MORRISON	\$7,100	\$7,100	\$0	51.88330	\$0.00
1990	A	145 00 011 00	HILLIARD	\$21,300	\$21,300	\$0	51.88330	\$0.00
1990	A	145 00 012 00	GREENWALD	\$20,200	\$20,200	\$0	51.88330	\$0.00
1990	A	145 00 013 00	GALL	\$11,000	\$11,000	\$0	51.88330	\$0.00
1990	A	145 00 014 00	ARMSTRONG	\$7,700	\$7,700	\$0	51.88330	\$0.00
1990	A	145 00 015 00	FOLTS	\$10,400	\$10,400	\$0	51.88330	\$0.00
1990	A	145 00 016 00	HINE	\$15,000	\$15,000	\$0	51.88330	\$0.00
1990	A	145 00 017 00	OWENS	\$11,900	\$11,900	\$0	51.88330	\$0.00
1990	A	145 00 018 00	THOMPSON	\$10,800	\$10,800	\$0	51.88330	\$0.00
1990	A	145 00 019 00	DELONG	\$12,800	\$12,800	\$0	51.88330	\$0.00
1990	A	145 00 020 00	SCHAFER	\$14,700	\$14,700	\$0	51.88330	\$0.00
1990	A	145 00 021 00	BENASKE	\$19,600	\$19,600	\$0	51.88330	\$0.00
1990	A	145 00 022 00	DELONG	\$200	\$200	\$0	51.88330	\$0.00
1990	A	145 00 023 00	HAIST	\$4,000	\$4,000	\$0	51.88330	\$0.00
1990	A	145 00 024 00	PHIPPS	\$16,100	\$16,100	\$0	51.88330	\$0.00
1990	A	145 00 025 00	SCHAFER	\$9,400	\$9,400	\$0	51.88330	\$0.00
1990	A	145 00 026 00	RESKEVICS	\$12,000	\$12,000	\$0	51.88330	\$0.00

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TABLE 6 (Continued)
UNION TOWNSHIP EAST
DOWNTOWN DEVELOPMENT AUTHORITY
TAX ROLL WORKSHEET
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<u>BASE YEAR</u>	<u>TRI</u>	<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>BASE SEV</u>	<u>1990 SEV</u>	<u>C.A.V.</u>	<u>MILLAGE</u>	<u>REVENUE</u>
1990	A	145 00 027 00	BUSHONG	\$10,500	\$10,500	\$0	51.88330	\$0.00
1990	A	145 00 028 00	DUNBAR	\$12,100	\$12,100	\$0	51.88330	\$0.00
1990	A	145 00 029 00	ROY	\$10,400	\$10,400	\$0	51.88330	\$0.00
1990	A	145 00 030 00	SCHAFFER	\$8,300	\$8,300	\$0	51.88330	\$0.00
1990	A	145 00 031 00	STINE	\$16,500	\$16,500	\$0	51.88330	\$0.00
1990	A	145 00 032 00	QUINLAN	\$8,200	\$8,200	\$0	51.88330	\$0.00
1990	A	145 00 033 00	THE ENTERPRISE CLUB	\$1,500	\$1,500	\$0	51.88330	\$0.00
1990	A	145 00 034 00	HANKINS	\$12,300	\$12,300	\$0	51.88330	\$0.00
1990	A	145 00 035 00	ENTERPRISE CLUB	\$1,500	\$1,500	\$0	51.88330	\$0.00
1990	A	145 00 037 00	COCHRAN	\$15,300	\$15,300	\$0	51.88330	\$0.00
1990	A	145 00 038 00	MORENO	\$10,400	\$10,400	\$0	51.88330	\$0.00
1990	A	145 00 039 00	MCBRIDE	\$8,800	\$8,800	\$0	51.88330	\$0.00
1990	A	145 00 040 00	CHISEK	\$2,000	\$2,000	\$0	51.88330	\$0.00
1990	A	145 00 041 00	ROLSTON	\$700	\$700	\$0	51.88330	\$0.00
1990	A	145 00 042 00	PANSY/KRAFFT	\$8,600	\$8,600	\$0	51.88330	\$0.00
1990	A	145 00 043 00	CHISEK	\$10,100	\$10,100	\$0	51.88330	\$0.00
1990	A	145 00 044 00	MOORE	\$3,100	\$3,100	\$0	51.88330	\$0.00
1990	A	145 00 044 01	HILLIARD	\$10,700	\$10,700	\$0	51.88330	\$0.00
1990	A	145 00 045 00	SELLERS	\$1,400	\$1,400	\$0	51.88330	\$0.00
1990	A	145 00 046 00	HANSEN	\$6,400	\$6,400	\$0	51.88330	\$0.00
1990	A	145 00 047 00	HALL	\$1,800	\$1,800	\$0	51.88330	\$0.00
1985	A	146 00 001 00	J.E.D.S. Properties	\$23,500	\$205,600	\$182,100	51.88330	\$9,447.95
1985	A	146 00 003 00	Roy	\$16,300	\$16,500	\$200	51.88330	\$10.38
1985	A	146 00 004 00	Roy	\$9,600	\$4,800	(\$4,800)	51.88330	(\$249.04)
1985	A	146 00 005 00	Landon	\$12,800	\$14,400	\$1,600	51.88330	\$83.01
1985	A	146 00 006 00	Cheers Too Party Store	\$28,100	\$40,000	\$11,900	51.88330	\$617.41
1985	A	146 00 006 01	Jackson	\$6,500	\$7,400	\$900	51.88330	\$46.69
1985	A	146 00 007 00	Sisson	\$14,700	\$96,300	\$81,600	51.88330	\$4,233.68
1985	A	146 00 008 00	Schafer	\$4,500	\$6,700	\$2,200	51.88330	\$114.14
1985	A	146 00 009 00	-COMBINED-	\$13,100	\$0	(\$13,100)	51.88330	(\$679.67)
1985	A	146 00 010 00	-COMBINED-	\$23,600	\$0	(\$23,600)	51.88330	(\$1,224.45)
1985	A	146 00 011 00	ROCK	\$17,400	\$23,500	\$6,100	51.88330	\$316.49
1985	A	146 00 012 00	Packer	\$10,000	\$17,800	\$7,800	51.88330	\$404.69
1985	A	146 00 013 00	Packer	\$6,300	\$6,300	\$0	51.88330	\$0.00
1985	A	146 00 014 00	Packer	\$6,800	\$10,300	\$3,500	51.88330	\$181.59
1985	A	146 00 015 00	Packer	\$7,100	\$17,400	\$10,300	51.88330	\$534.40
1985	A	146 00 016 00	C S J REALTY	\$11,400	\$37,700	\$26,300	51.88330	\$1,364.53
1985	A	146 00 017 00	C S J REALTY	\$14,600	\$26,800	\$12,200	51.88330	\$632.98
1985	A	146 00 018 00	C S J REALTY	\$18,800	\$20,700	\$1,900	51.88330	\$98.58
1990	A	146 00 020 00	A & G FLOORS INC	\$25,700	\$25,700	\$0	51.88330	\$0.00
1990	A	146 00 021 00	GILRAY	\$1,400	\$1,400	\$0	51.88330	\$0.00
1990	A	146 00 022 00	NAGY	\$18,700	\$18,700	\$0	51.88330	\$0.00
1990	A	146 00 023 00	PAISLEY	\$9,000	\$9,000	\$0	51.88330	\$0.00

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<u>BASE YEAR</u>	<u>TRI</u>	<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>BASE SEV</u>	<u>1990 SEV</u>	<u>C.A.V.</u>	<u>MILLAGE</u>	<u>REVENUE</u>
1990	A	146 00 024 00	QUEZADA	\$7,000	\$7,000	\$0	51.88330	\$0.00
1990	A	146 00 025 00	MORRISON	\$12,300	\$12,300	\$0	51.88330	\$0.00
1990	A	146 00 026 00	MALONEY	\$16,000	\$16,000	\$0	51.88330	\$0.00
1990	A	146 00 027 00	VIGANSKY	\$14,800	\$14,800	\$0	51.88330	\$0.00
1990	A	146 00 028 00	ROY	\$2,300	\$2,300	\$0	51.88330	\$0.00
1990	A	146 00 029 00	MACHUTA	\$4,400	\$4,400	\$0	51.88330	\$0.00
1990	A	146 00 030 00	MACHUTA	\$11,000	\$11,000	\$0	51.88330	\$0.00
1990	A	146 00 031 00	MACHUTA	\$12,700	\$12,700	\$0	51.88330	\$0.00
1990	A	146 00 032 00	MACHUTA	\$2,100	\$2,100	\$0	51.88330	\$0.00
1990	A	146 00 033 00	LEE	\$9,900	\$9,900	\$0	51.88330	\$0.00
1990	A	146 00 034 00	KORTMAN	\$16,300	\$16,300	\$0	51.88330	\$0.00
1990	A	146 00 035 00	SIMS	\$9,900	\$9,900	\$0	51.88330	\$0.00
1990	A	146 00 036 00	WAGNER	\$14,700	\$14,700	\$0	51.88330	\$0.00
1990	A	146 00 038 00	SCRIBNER EST INC	\$7,000	\$7,000	\$0	51.88330	\$0.00
1990	A	146 00 039 00	ARNOTT	\$7,100	\$7,100	\$0	51.88330	\$0.00
1990	A	146 00 040 00	REID	\$8,200	\$8,200	\$0	51.88330	\$0.00
1990	A	146 00 041 00	C. S. J REALTY	\$2,300	\$2,300	\$0	51.88330	\$0.00
1990	A	146 00 042 00	C. S. J REALTY	\$10,400	\$10,400	\$0	51.88330	\$0.00
1990	A	146 00 043 00	C. S. J REALTY	\$2,300	\$2,300	\$0	51.88330	\$0.00
1990	A	146 00 044 00	C. S. J REALTY	\$2,300	\$2,300	\$0	51.88330	\$0.00
1990	A	146 00 045 00	C. S. J REALTY	\$2,300	\$2,300	\$0	51.88330	\$0.00
1985	A	152 00 001 00	Card	\$7,300	\$10,500	\$3,200	51.88330	\$166.03
1985	A	152 00 002 00	MID-MICHIGAN IND INC	\$7,500	\$0	(\$7,500)	51.88330	(\$389.12)
1985	A	152 00 003 00	Parkway Investments	\$3,700	\$145,100	\$141,400	51.88330	\$7,336.30
1985	A	152 00 003 01	-COMBINED-	\$15,100	\$0	(\$15,100)	51.88330	(\$783.44)
1985	A	152 00 004 00	Card & B & B Assoc	\$6,100	\$13,800	\$7,700	51.88330	\$399.50
1985	A	152 00 005 00	Card	\$7,600	\$92,100	\$84,500	51.88330	\$4,384.14
1987	A	152 00 005 01	Card	\$0	\$7,600	\$7,600	51.88330	\$394.31
1985	A	152 00 006 00	-COMBINED-	\$14,300	\$47,800	\$33,500	51.88330	\$1,738.09
1987	A	152 00 006 01	Card	\$0	\$105,700	\$105,700	51.88330	\$5,484.06
1987	A	152 00 006 02	Card	\$0	\$12,000	\$12,000	51.88330	\$622.60
1985	A	152 00 007 00	Petro Plaza Inc.	\$19,500	\$11,500	(\$8,000)	51.88330	(\$415.07)
1985	A	152 00 008 00	DeGroat	\$409,700	\$400,000	(\$9,700)	51.88330	(\$503.27)
1985	A	152 00 009 00	Card	\$144,700	\$142,100	(\$2,600)	51.88330	(\$134.90)
1985	A	152 00 010 00	Card	\$8,500	\$8,800	\$300	51.88330	\$15.56
1985	A	152 00 011 00	-COMBINED-	\$8,500	\$0	(\$8,500)	51.88330	(\$441.01)
1985	A	152 00 012 00	Indril Inc.	\$19,200	\$39,700	\$20,500	51.88330	\$1,063.61
1985	A	152 00 013 00	Indril Inc.	\$9,700	\$20,000	\$10,300	51.88330	\$534.40
1985	A	152 00 014 00	Indril Inc.	\$31,600	\$30,200	(\$1,400)	51.88330	(\$72.64)
1985	A	152 00 015 00	Wiser Oil Co & Corp	\$60,200	\$48,500	(\$11,700)	51.88330	(\$607.03)
1985	A	152 00 016 00	Card	\$9,000	\$9,700	\$700	51.88330	\$36.32
1985	A	152 00 017 00	MINNICK	\$45,000	\$46,200	\$1,200	51.88330	\$62.26
1985	A	152 00 018 00	Card	\$61,300	\$59,100	(\$2,200)	51.88330	(\$114.14)

A=Real Property

B=Personal Property

C=Commercial Facilities Exemption Certificate (real property only)

D=Industrial Facilities Exemption Certificate (real property)

E=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
 UNION TOWNSHIP EAST
 DOWNTOWN DEVELOPMENT AUTHORITY
 TAX ROLL WORKSHEET
 DATE: 04/30/91
 Page: 9

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	HILLAGE	REVENUE
1985	A	152 00 019 00	Card	\$9,400	\$7,400	(\$2,000)	51.88330	(\$103.77)
1985	A	152 00 020 00	Champion Inc.	\$50,900	\$14,200	(\$36,700)	51.88330	(\$1,904.12)
1985	A	152 00 021 00	Halliburton Logging	\$9,200	\$117,300	\$108,100	51.88330	\$5,608.58
1985	A	152 00 022 00	Halliburton Co.	\$6,500	\$180,400	\$173,900	51.88330	\$9,022.51
1985	A	152 00 023 00	-COMBINED-	\$7,300	\$0	(\$7,300)	51.88330	(\$378.75)
1985	A	152 00 024 00	Campbell	\$17,200	\$11,600	(\$5,600)	51.88330	(\$290.55)

Count	-----							
	350							
Sum	-----							
				\$9,896,700	\$13,841,700	\$3,945,000		\$204,679.62

1985	B	998 00 001 00	A & G Floors, Inc.	\$0	\$1,500	\$1,500	51.88330	\$77.82
1989	B	998 00 002 00	ALCO INVESTMENTS INC	\$0	\$700	\$700	51.88330	\$36.32
1985	B	998 00 004 00	TATER'S RESTAURANT	\$4,700	\$7,800	\$3,100	51.88330	\$160.84
1985	B	998 00 010 00	Blodgett	\$1,700	\$0	(\$1,700)	51.88330	(\$88.20)
1985	B	998 00 011 00	Beard Oil Company	\$200	\$200	\$0	51.88330	\$0.00
1989	B	998 00 012 00	Bradford, DDS	\$0	\$22,400	\$22,400	51.88330	\$1,162.19
1988	B	998 00 013 00	Michigan Education Asso	\$0	\$4,500	\$4,500	51.88330	\$233.47
1985	B	998 00 021 00	MID MICHIGAN INSURANCE	\$300	\$0	(\$300)	51.88330	(\$15.56)
1989	B	998 00 021 01	HAIR ARTISTRY	\$0	\$3,600	\$3,600	51.88330	\$186.78
1985	B	998 00 022 00	Central Mich Fence	\$1,200	\$1,100	(\$100)	51.88330	(\$5.19)
1985	B	998 00 023 00	Central Michigan Inns	\$68,100	\$225,200	\$157,100	51.88330	\$8,150.87
1985	B	998 00 024 00	CARD	\$0	\$14,000	\$14,000	51.88330	\$726.37
1988	B	998 00 024 01	CARD	\$0	\$10,400	\$10,400	51.88330	\$539.59
1985	B	998 00 027 00	Champion Inc.	\$2,600	\$6,300	\$3,700	51.88330	\$191.97
1989	B	998 00 034 00	DOUG'S SMALL ENGINE REP	\$0	\$500	\$500	51.88330	\$25.94
1988	B	998 00 036 00	Country Deli	\$0	\$18,300	\$18,300	51.88330	\$949.46
1988	B	998 00 037 00	-GONE 1988-	\$0	\$0	\$0	51.88330	\$0.00
1988	B	998 00 039 00	Flopetrol Johnson	\$0	\$0	\$0	51.88330	\$0.00
1988	B	998 00 048 00	WESTERN ATLAS INTERNAT'	\$0	\$72,100	\$72,100	51.88330	\$3,740.79
1989	B	998 00 056 00	WYBENGA CPA	\$0	\$300	\$300	51.88330	\$15.56
1989	B	998 00 057 00	BLODGETT SHELL SERVICE	\$0	\$2,300	\$2,300	51.88330	\$119.33
1985	B	998 00 059 00	Finch Auto Sales	\$4,100	\$3,700	(\$400)	51.88330	(\$20.75)
1989	B	998 00 062 00	Clean Scene Laundromat	\$0	\$21,400	\$21,400	51.88330	\$1,110.30
1985	B	998 00 064 00	Godwins	\$400	\$900	\$500	51.88330	\$25.94
1989	B	998 00 070 00	Greenwald Construction	\$0	\$9,400	\$9,400	51.88330	\$487.70
1989	B	998 00 071 00	ONLINE COMPUTER PROGRAM	\$0	\$5,200	\$5,200	51.88330	\$269.79
1989	B	998 00 077 00	Bear Petroleum	\$0	\$2,000	\$2,000	51.88330	\$103.77
1989	B	998 00 078 00	Beard	\$0	\$200	\$200	51.88330	\$10.38
1989	B	998 00 079 00	Petro Plaza Business Of	\$0	\$400	\$400	51.88330	\$20.75
1985	B	998 00 084 00	Hub Oil Co.	\$100	\$0	(\$100)	51.88330	(\$5.19)
1989	B	998 00 087 00	Bob Sisson Motors	\$0	\$7,000	\$7,000	51.88330	\$363.18

A=Real Property
 B=Personal Property
 C=Commercial Facilities Exemption Certificate (real property only)
 D=Industrial Facilities Exemption Certificate (real property)
 E=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
UNION TOWNSHIP EAST
DOWNTOWN DEVELOPMENT AUTHORITY
TAX ROLL WORKSHEET
DATE: 04/30/91
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<u>BASE YEAR</u>	<u>TRI</u>	<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>BASE SEV</u>	<u>1990 SEV</u>	<u>C.A.V.</u>	<u>HILLAGE</u>	<u>REVENUE</u>
1985	B	998 00 089 00	Hosking Geophysical	\$843,800	\$475,500	(\$367,900)	51.88330	(\$19,087.87)
1989	B	998 00 097 00	Aangstrom Precision	\$0	\$16,400	\$16,400	51.88330	\$859.89
1989	B	998 00 098 00	LATTIMORE MOBIL HOME SA	\$0	\$0	\$0	51.88330	\$0.00
1985	B	998 00 100 00	Cheers Too Party Store	\$26,500	\$13,100	(\$13,400)	51.88330	(\$859.89)
1989	B	998 00 101 00	GRAY INVESTMENTS	\$0	\$900	\$900	51.88330	\$46.63
1989	B	998 00 102 00	State Farm Insurance	\$0	\$19,600	\$19,600	51.88330	\$1,016.91
1985	B	998 00 111 00	Imperial Oil Company	\$21,600	\$48,100	\$26,500	51.88330	\$1,374.91
1989	B	998 00 119 00	UNDERGROUND TANK ENVIRO	\$0	\$0	\$0	51.88330	\$0.00
1989	B	998 00 120 00	FAMILY ENRICHMENT CENTE	\$0	\$0	\$0	51.88330	\$0.00
1985	B	998 00 123 00	Mt. Pleasant Rental	\$16,700	\$24,300	\$7,600	51.88330	\$394.31
1985	B	998 00 127 00	Mich Gas Storage Reg	\$250,200	\$259,200	\$9,000	51.88330	\$466.95
1985	B	998 00 130 00	Mid-Michigan Welding	\$55,600	\$0	(\$55,600)	51.88330	(\$2,884.71)
1985	B	998 00 132 00	M&M Chevrolet Inc.	\$12,800	\$20,700	\$7,900	51.88330	\$409.88
1985	B	998 00 140 00	Erb Lumber Company	\$28,900	\$34,100	\$5,200	51.88330	\$269.79
1989	B	998 00 143 00	J.E.D.S. Restaurant Inc	\$0	\$104,500	\$104,500	51.88330	\$5,421.80
1989	B	998 00 145 00	National Oilwell	\$0	\$4,100	\$4,100	51.88330	\$212.72
1985	B	998 00 146 00	Mt. Pleasant Nursery	\$8,600	\$6,100	(\$2,500)	51.88330	(\$129.71)
1985	B	998 00 179 00	Indril Inc.	\$83,700	\$1,451,900	\$1,368,200	51.88330	\$70,986.73
1985	B	998 00 221 00	Schlumberger Well Servi	\$118,621	\$1,214,500	\$1,095,879	51.88330	\$56,857.82
1985	B	998 00 222 00	Hughes Tool Co.	\$175,000	\$500	(\$174,500)	51.88330	(\$9,053.64)
1985	B	998 00 228 00	House of Cabinets	\$300	\$2,400	\$2,100	51.88330	\$108.95
1985	B	998 00 236 00	Hutchison Dist Co	\$4,200	\$4,200	\$0	51.88330	\$0.00
1985	B	998 00 248 00	-GONE 1988-	\$200	\$0	(\$200)	51.88330	(\$10.38)
1985	B	998 00 250 00	-GONE 1988-	\$12,500	\$0	(\$12,500)	51.88330	(\$648.54)
1985	B	998 00 251 00	-GONE 1988-	\$48,500	\$0	(\$48,500)	51.88330	(\$2,516.34)
1985	B	998 00 252 00	Wiser Oil Co	\$14,900	\$18,900	\$4,000	51.88330	\$207.53
1985	B	998 00 260 00	MARCHIANDO & RAU	\$7,400	\$4,200	(\$3,200)	51.88330	(\$166.03)
1985	B	998 00 261 00	MCBRIDE	\$2,300	\$11,700	\$9,400	51.88330	\$487.70
1985	B	998 00 264 00	Loveberry Inc	\$307,410	\$45,300	(\$262,110)	51.88330	(\$13,599.13)
1985	B	998 00 266 00	Baker Service Tools	\$10,100	\$10,000	(\$100)	51.88330	(\$5.19)
1985	B	998 00 267 00	Cement Bond Company	\$6,300	\$12,300	\$6,000	51.88330	\$311.30
1985	B	998 00 268 00	Larimer	\$600	\$0	(\$600)	51.88330	(\$31.13)
1985	B	998 00 269 00	Federal Oil Co.	\$4,700	\$5,100	\$400	51.88330	\$20.75
1985	B	998 00 272 00	Andresen Enterprises In	\$5,300	\$11,200	\$5,900	51.88330	\$306.11
1985	B	998 00 273 00	Apollo Exploration	\$5,600	\$3,100	(\$2,500)	51.88330	(\$129.71)
1985	B	998 00 274 00	WAL MART INC	\$1,300	\$317,100	\$315,800	51.88330	\$16,384.75
1985	B	998 00 275 00	Neyer Oil Inc.	\$36,600	\$0	(\$36,600)	51.88330	(\$1,898.93)
1985	B	998 00 276 00	Quality Stores Inc.	\$18,100	\$23,100	\$5,000	51.88330	\$259.42
1985	B	998 00 277 00	Dr.'s Family Weight Los	\$400	\$0	(\$400)	51.88330	(\$20.75)
1985	B	998 00 278 00	C & S YAMAHA INC	\$1,200	\$3,100	\$1,900	51.88330	\$98.58
1988	B	998 00 280 00	Halliburton Co.	\$0	\$100,300	\$100,300	51.88330	\$5,203.89
1986	B	998 00 290 00	Imperial Oil Co.	\$0	\$43,500	\$43,500	51.88330	\$2,256.92
1986	B	998 00 294 00	Heritage Chrysler Plymo	\$0	\$16,600	\$16,600	51.88330	\$861.26

1=Real Property

2=Personal Property

3=Commercial Facilities Exemption Certificate (real property only)

4=Industrial Facilities Exemption Certificate (real property)

5=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
UNION TOWNSHIP EAST
DOWNTOWN DEVELOPMENT AUTHORITY
TAX ROLL WORKSHEET
DATE:04/30/91
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CASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1985	B	998 00 302 00	LOMAS LEASING CORP	\$8,400	\$0	(\$8,400)	51.88330	(\$435.82)
1985	B	998 00 311 00	-GONE 1988-	\$8,200	\$0	(\$8,200)	51.88330	(\$425.44)
1985	B	998 00 314 00	Clark's Mobile Homes	\$1,400	\$6,000	\$4,600	51.88330	\$238.66
1985	B	998 00 315 00	D Gray Investments	\$1,900	\$0	(\$1,900)	51.88330	(\$98.58)
1985	B	998 00 316 00	Murphy Oil Co.	\$1,500	\$1,000	(\$500)	51.88330	(\$25.94)
1989	B	998 00 354 00	Halliburton Logging	\$0	\$28,800	\$28,800	51.88330	\$1,494.24
1987	B	998 00 355 00	Chippewa Motel	\$0	\$16,200	\$16,200	51.88330	\$840.51
1989	B	998 00 358 00	Care More Foster Home	\$0	\$13,800	\$13,800	51.88330	\$715.99
1988	B	998 00 360 00	Pauls Mobile Home Repai	\$0	\$0	\$0	51.88330	\$0.00
1987	B	998 00 372 00	Dawn Donut Systems	\$0	\$24,100	\$24,100	51.88330	\$1,250.39
1988	B	998 00 373 00	Boge & Dedloff P.C.	\$0	\$3,300	\$3,300	51.88330	\$171.21
1989	B	998 00 380 00	Hughes Tool Co.	\$0	\$0	\$0	51.88330	\$0.00
1988	B	998 00 384 00	JAMES A HALL & ASSOC	\$0	\$5,500	\$5,500	51.88330	\$285.36
1988	B	998 00 386 00	Central Coating & Assem	\$0	\$256,200	\$256,200	51.88330	\$13,292.50
1988	B	998 00 388 00	Independent Well Rig	\$0	\$4,200	\$4,200	51.88330	\$217.91
1988	B	998 00 400 00	INDRIL INC	\$0	\$2,500	\$2,500	51.88330	\$129.71
1989	B	998 00 402 00	CENTEL INFORMATION SYST	\$0	\$1,500	\$1,500	51.88330	\$77.82
1988	B	998 00 405 00	Citizens Insurance Co.	\$0	\$37,300	\$37,300	51.88330	\$1,935.25
1989	B	998 00 414 00	CMAC Leasing Corp.	\$0	\$500	\$500	51.88330	\$25.94
1989	B	998 00 416 00	Michigan Data Network	\$0	\$1,100	\$1,100	51.88330	\$57.07
unt -----								
94								
Sum -----				\$2,234,731	\$5,169,400	\$2,934,669		\$152,260.31
1986	C	990 03 200 07	Imperial Oil Co.	\$0	\$50,000	\$50,000	51.88330	\$2,594.16
1987	C	990 20 008 00	C & H Development	\$0	\$43,750	\$43,750	51.88330	\$2,269.89
1986	C	990 40 002 00	Central Mich. Inns	\$0	\$118,500	\$118,500	51.88330	\$6,148.17
Count -----								
3								
Sum -----				\$0	\$212,250	\$212,250		\$11,012.23
1987	D	997 05 012 02	Indril Inc.	\$0	\$491,100	\$491,100	51.88330	\$25,479.89
1987	D	997 05 013 02	Indril Inc.	\$0	\$38,700	\$38,700	51.88330	\$2,007.88
1985	D	997 15 003 00	Mid-Michigan Indus.	\$38,200	\$66,750	\$28,550	51.88330	\$1,481.27
1985	D	997 15 012 00	T D Provins	\$41,450	\$0	(\$41,450)	51.88330	(\$2,150.56)
1985	D	997 15 013 00	Allied	\$26,450	\$0	(\$26,450)	51.88330	(\$1,372.31)
1987	D	997 15 020 00	Champion Inc.	\$0	\$14,500	\$14,500	51.88330	\$752.31
1986	D	997 20 007 00	C & H Development	\$0	\$0	\$0	51.88330	\$0.00

*=Real Property
 @=Personal Property
 C=Commercial Facilities Exemption Certificate (real property only)
 D=Industrial Facilities Exemption Certificate (real property)
 @=Industrial Facilities Exemption Certificate (personal property)

TABLE 6 (Continued)
UNION TOWNSHIP EAST
DOWNTOWN DEVELOPMENT AUTHORITY
TAX ROLL WORKSHEET
DATE:04/30/91
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BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
-- Count	7							
-- Sum				\$106,100	\$611,050	\$504,950		\$26,198.47
== Count	454							
== Sum				\$12,237,531	\$19,834,400	\$7,596,869		\$394,150.63

Information for this report was obtained from the Township Assessor's Office. The Township Assessor is responsible for the valuation of all property in the Township. The Township Assessor's Office is located at 100 North Main Street, Union Township, East Windsor, New Jersey 08817. For more information, please contact the Township Assessor's Office at (609) 968-1234.

Explanation of Tax Roll Worksheet:

This report shows the tax roll for the Township of Union Township, East Windsor, New Jersey for the year 1991. The report is based on the information provided by the Township Assessor's Office. The report shows the tax roll for all property in the Township, including real property, personal property, and commercial facilities exemption certificates. The report also shows the total tax revenue for the Township for the year 1991.

For more information, please contact the Township Assessor's Office at (609) 968-1234.

- A=Real Property
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- D=Industrial Facilities Exemption Certificate (real property)
- E=Industrial Facilities Exemption Certificate (personal property)

5. Release of Captured Assessed Value:

When the specified development/financing plan is accomplished, the captured assessed value is released and the taxing units receive all the taxes levied on it from that point on.

6. Justification for Tax Increment Financing:

Since only the growth in tax base (the captured assessed value) in the development district is used to finance the development plan, the taxing units continue to receive their full tax levy on the district tax base in existence at the time of adoption of the development plan. In addition, any taxes generated by the captured assessed value beyond the amount required by the development plan are returned each year to the taxing units.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the captured assessed value that is created, following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation; and, therefore, the short-term investment made by the taxing units in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a significantly stronger tax base.

7. Preparation of Tax Roll Work Sheets:

Each year, within 30 days of the date that the state finally equalizes SEV (fourth Monday in May), the assessor shall prepare the Tax Roll Work Sheet. The Tax Roll Work Sheet shall be prepared in a manner similar to Table 6. It shall include a complete listing of all properties within the development area (real, personal, and facilities exemptions). The Tax Roll Work Sheet shall include the following required information:

- a) Identification of type of property (real, personal, etc.).
- b) Property code and/or tax identification number.
- c) Last name of owner of record.
- d) Initial assessed (base year) SEV for each property and totals for all property within the district.
- e) Current year SEV amount totals for assessed values of the district.
- f) Total millage being levied by all taxing jurisdictions.
- g) Total captured assessed value for all property in the district.
- h) Tax revenue from the captured assessed value.

- i) Amount of current taxes due each tax assessing unit and distributed to each based on the total initial assessed values of the district.
- j) Amount of current taxes due the DDA based on total captured assessed values.
- k) Amount of delinquent taxes due the DDA, if applicable.
- l) Amount of delinquent taxes due the tax assessing units, if applicable.
- m) Data deemed necessary for the accounting and reporting of DDA taxes.

8. Preparation of Base Year Taxing Jurisdiction Reports:

A summary of the Tax Roll Work Sheet called the Taxing Jurisdiction Report shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the initial assessed value of all real and personal property in the development area, the current millage rates of each taxing jurisdiction on both real and personal property, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area.

The assessor shall transmit copies of the Taxing Jurisdiction Report, together with a notice that the report has been prepared in accordance with the tax increment financing plan contained in the development plan pursuant to Act 197, Public Acts of 1975, as amended, to the local treasurer, county treasurer, the downtown development authority, and each taxing jurisdiction.

9. Preparation of Annual Tax Roll Work Sheets and Taxing Jurisdiction Reports:

Between January 1 and March 31 each year, the DDA board compares the tax roll for the DDA area with the actual parcels and identifies any discrepancies in real property. The assessor prepares a listing of all personal property that is going to appear in the work roll and gives it to the DDA board for its review by January 31 of each year. Based on the DDA board's knowledge of the activity taking place in the DDA area, it reviews the personal property and looks for new businesses where personal property may be located; and the above information is returned to the assessor by March 31. The assessor compares the information furnished by the DDA with the information in the assessor's records and, where appropriate, incorporates the updated information into the new tax roll.

After the fourth Monday in May, the assessor reviews the final state equalization order as issued by the state tax commission. Upon receipt of the above, the tax assessor commences to prepare the township tax roll; and he/she prepares complete sets for the DDA and

the Union Township treasurer with the notation "DDA" for both real and personal properties within the DDA boundary and then forwards such copies to the DDA and township treasurer by June 30.

Upon receipt of the tax roll, the DDA performs a preliminary review and informs the assessor of any observed discrepancies.

At such time as any discrepancies are corrected, the DDA board uses the completed final tax roll to prepare the DDA Tax Roll Work Sheet, comparing it with the prior tax map, identifying splits and combinations; updating property information, millage rates, and assessed values; and updating the tax map. The DDA then forwards the Tax Roll Work Sheet to the assessor for verification by August 30.

Upon receipt of the Tax Roll Work Sheet, the assessor reviews the contents and ascertains that the assessor's records and those of the DDA are in agreement and returns an approved copy to the DDA by September 15.

Upon receipt of the approved copy of the Tax Roll Work Sheet from the township assessor, the DDA resolves any problems with legal descriptions, overlaps, voids, etc., and verifies same with assessor by September 30.

The DDA then prepares the final Tax Increment Revenue Report and forwards copies to the township for review and distribution by October 30.

Upon receipt of the Tax Increment Revenue Report, the township treasurer prepares and submits a report to each of the affected taxing jurisdictions by December 1.

10. Establishment of Project Fund; Approval of Depository:

The treasurer of the downtown development authority shall establish a depository that shall be kept in a bank or banks or other financial institution or institutions, approved by the board of directors of the authority, to be designated "Downtown Development Authority Fund." All monies received by the downtown development authority pursuant to the development plan shall be deposited in the fund. All monies in that fund and earnings thereon shall be used only in accordance with the development plan, the authority's bylaws, and related municipal ordinances and resolutions.

11. Payment of Tax Increments to Downtown Development Authority:

The tax collecting treasurer will distribute all current tax collections to the tax assessing units until they are paid in full for their levy based on the initial assessed values. Distribution of tax collections from captured values commences to the treasurer of the DDA on the same date or dates and in the same way that taxes are remitted to each of the taxing units. Delinquent taxes, in total, are attributed to the DDA up to the amount of the total mills levied times the total captured values. Only when the total amount of delinquent

taxes exceed the total levy due the DDA are the local assessing units allocated any delinquent taxes.

Provisions of Section 43(3) of the Property Tax Act [MCL 211.43(3)] applies to the distribution of all taxes, including taxes collected within the DDA district. This section specifies that tax collections on hand on the 1st and 15th of each month must be distributed within ten business days of the 1st and 15th.

12. School Districts Exemption from Captured Assessed Value:

The local treasurer and assessor should be aware that, for purposes of computations concerning school districts, the valuation of a district shall not include the captured assessed value included in a tax increment financing plan (Act No. 197, P.A. 1975, as amended, and Act No. 94, P.A., 1979).

13. Use of Revenue for Bond Payments:

The DDA commits and pledges all tax increment revenue to the retirement of debt in cooperation with the municipality or other entity allowed by law to assist the DDA in debt financing. All tax increment revenue is obligated for the purposes identified in this plan. In the event that the DDA finances projects and/or activities with bonds, the payment of principal and interest on those bonds shall be its first priority.

D. MAXIMUM BONDED INDEBTEDNESS

The authority anticipates the ability to issue tax increment bonds in 1991/1992 in the principal amount of \$1,585,500 to help finance land acquisition, street improvements, and street extensions defined within the development plan. Should additional investment occur in the long term, as anticipated according to projected revenues, the DDA should be able to increase this principal amount to \$6,000,000 or for a total of \$8,780,000.

The authority intends to issue bonds to help finance the projects identified in the development plan. A series of bond issues have been necessary to implement the proposed projects and activities over the term of the plan. The cost estimates provided in Section D of the current development plan do not include the cost of interest should they require bonding in order to complete. All bonding methods (i.e., revenue, general obligation, and tax increment) that might be employed are subject to the provisions of Act 197. All revenues of the DDA are committed to repaying the principal and interest on all bonds issued, on a first-priority basis. Any and all projects and activities of the DDA could benefit from the sale and use of bond proceeds. A bond issue of up to \$1,585,000 is anticipated in 1991 or 1992. The proposed repayment schedule for the anticipated \$1,585,000 in bonds has been calculated using expected revenues over and above those already obligated to repay previous bond issues. The maximum amount of bonded indebtedness over the life of the plan is expected to be \$8,780,000. The hypothetical bond issue amortization schedules for the proposed \$1,585,000 two bond issues is shown in Tables 7 and 8.

TABLE 7

2W Bond

UNION EAST DDA
 BOND PRINCIPAL AND INTEREST SUPPORT SCHEDULE
 (issue date:6-1-91)

YEAR	PRINCIPAL	INT.RATE: 7.00%		TOTAL	REVENUE *	BALANCE
		FEBRUARY 1	AUGUST 1			
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	0	0
1990	0	0	0	0	0	0
1991	0	0	46,375	46,375	64,305	17,930
1992	5,000	46,375	46,200	97,575	80,134	489
1993	5,000	46,200	46,025	97,225	112,107	15,372
1994	10,000	46,025	45,675	101,700	131,228	44,899
1995	40,000	45,675	44,275	129,950	124,796	39,745
1996	40,000	44,275	42,875	127,150	143,499	56,094
1997	40,000	42,875	41,475	124,350	171,364	103,108
1998	40,000	41,475	40,075	121,550	187,754	169,312
1999	40,000	40,075	38,675	118,750	183,408	233,970
2000	40,000	38,675	37,275	115,950	209,691	327,710
2001	40,000	37,275	35,875	113,150	234,763	449,323
2002	80,000	35,875	33,075	148,950	273,732	574,105
2003	80,000	33,075	30,275	143,350	310,676	741,430
2004	80,000	30,275	27,475	137,750	345,719	949,399
2005	80,000	27,475	24,675	132,150	378,932	1,196,182
2006	80,000	24,675	21,875	126,550	405,510	1,475,142
2007	90,000	21,875	18,725	130,600	435,843	1,780,385
2008	110,000	18,725	14,875	143,600	740,593	2,377,377
2009	130,000	14,875	10,325	155,200	749,616	2,971,793
2010	140,000	10,325	5,425	155,750	757,503	3,573,546
2011	155,000	5,425	0	160,425	764,366	4,177,487
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	\$1,325,000	\$651,525	\$651,525	\$2,628,050	\$6,805,537	\$4,177,487

After Series I, II, III & Hance Drain bond payments

TABLE 8

ance Drain Bond

UNION EAST DDA
BOND PRINCIPAL AND INTEREST SUPPORT SCHEDULE
(issue date:6-1-91)

YEAR	PRINCIPAL	INT.RATE:		TOTAL	REVENUE *	BALANCE
		FEBRUARY 1	AUGUST 1			
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	158,086	158,086
1990	0	0	0	0	64,305	158,086
1991	0	0	0	0	101,367	64,305
1992	0	12,133	9,100	21,233	130,307	80,134
1993	0	9,100	9,100	18,200	149,428	112,107
1994	0	9,100	9,100	18,200	147,996	131,228
1995	5,000	9,100	9,100	23,200	166,349	124,796
1996	5,000	8,925	8,925	22,850	193,864	143,499
1997	5,000	8,750	8,750	22,500	209,904	171,364
1998	5,000	8,575	8,575	22,150	210,208	187,754
1999	10,000	8,400	8,400	26,800	245,791	183,408
2000	20,000	8,050	8,050	36,100	279,463	209,691
2001	30,000	7,350	7,350	44,700	316,332	234,763
2002	30,000	6,300	6,300	42,600	351,176	273,732
2003	30,000	5,250	5,250	40,500	384,119	310,676
2004	30,000	4,200	4,200	38,400	415,232	345,719
2005	30,000	3,150	3,150	36,300	439,710	378,932
2006	30,000	2,100	2,100	34,200	467,943	405,510
2007	30,000	1,050	1,050	32,100	494,812	435,843
<hr/>						
	\$260,000	\$111,533	\$108,500	\$480,033	\$4,926,391	\$435,843

After Series I,II & III bond payments

TABLE 9

SCHEDULE OF PRINCIPAL AND INTEREST REQUIREMENTS
SERIES I - \$995,000

INT.RATE: 8
ISSUE DATE: JUNE 1, 1989

YEAR	PRINCIPAL	FEBRUARY 1	AUGUST 1	TOTAL	REVENUE	BALANCE
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	158,086	158,086
1990	0	46,122	34,591	80,713	238,894	158,181
1991	0	34,591	34,591	69,183	311,310	242,127
1992	0	34,591	34,591	69,183	344,050	274,867
1993	25,000	34,591	34,591	94,183	386,645	292,463
1994	45,000	33,391	33,391	111,783	426,263	314,481
1995	50,000	31,906	31,906	113,813	463,509	349,696
1996	50,000	30,256	30,256	110,513	498,269	387,756
1997	75,000	28,594	28,594	132,188	530,519	398,331
1998	75,000	26,081	26,081	127,163	560,273	433,111
1999	75,000	23,550	23,550	122,100	587,581	465,481
2000	75,000	21,000	21,000	117,000	612,518	495,518
2001	75,000	18,431	18,431	111,863	635,182	523,319
2002	75,000	15,844	15,844	106,688	655,686	548,998
2003	75,000	13,238	13,238	101,475	674,154	572,679
2004	75,000	10,613	10,613	96,225	690,717	594,492
2005	75,000	7,969	7,969	90,938	705,510	614,572
2006	75,000	5,325	5,325	85,650	718,666	633,016
07	75,000	2,663	2,663	80,325	730,317	649,992
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	995,000	418,755	407,225	1,820,980	9,928,148	649,992

TABLE 10

SCHEDULE OF PRINCIPAL AND INTEREST REQUIREMENTS
 SERIES II - \$995,000

INT. RATE: 8
 ISSUE DATE: JUNE 1, 1989

YEAR	PRINCIPAL	FEBRUARY 1	AUGUST 1	TOTAL	REVENUE	BALANCE
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	158,086	158,086
1990	0	33,496	33,496	66,993	158,181	91,189
1991	0	33,496	33,496	66,993	242,127	175,135
1992	0	33,496	33,496	66,993	274,867	207,875
1993	0	33,496	33,496	66,993	292,463	225,470
1994	25,000	33,496	33,496	91,993	314,481	222,488
1995	45,000	32,709	32,709	110,418	349,696	239,279
1996	50,000	31,269	31,269	112,538	387,756	275,219
1997	50,000	29,656	29,656	109,313	398,331	289,019
1998	75,000	28,031	28,031	131,063	433,111	302,048
1999	75,000	25,575	25,575	126,150	465,481	339,331
2000	75,000	23,100	23,100	121,200	495,518	374,318
2001	75,000	20,606	20,606	116,213	523,319	407,107
2002	75,000	18,094	18,094	111,188	548,998	437,811
2003	75,000	15,563	15,563	106,125	572,679	466,554
2004	75,000	13,013	13,013	101,025	594,492	493,467
2005	75,000	10,444	10,444	95,888	614,572	518,685
2006	75,000	7,856	7,856	90,713	633,016	542,303
2007	75,000	5,250	5,250	85,500	649,992	564,492
2008	75,000	2,625	2,625	80,250	740,593	660,343
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	995,000	431,271	431,271	1,857,543	8,847,760	660,343

TABLE 11

UNION EAST DDA
 SERIES III - \$790,000
 BOND PRINCIPAL AND INTEREST SUPPORT SCHEDULE
 (issue date:2-1-90)

YEAR	PRINCIPAL	INT.RATE: 8		TOTAL	REVENUE	BALANCE
		FEBRUARY 1	AUGUST 1			
1986	0		0	0	0	0
1987	0	0	0	0	0	0
1988	0	0	0	0	0	0
1989	0	0	0	0	158,086	158,086
1990	0	0	26,884	26,884	91,189	64,305
1991	20,000	26,884	26,884	73,768	175,135	101,367
1992	25,000	26,284	26,284	77,568	207,875	130,307
1993	25,000	25,521	25,521	76,043	225,470	149,428
1994	25,000	24,746	24,746	74,493	222,488	147,996
1995	25,000	23,965	23,965	72,930	239,279	166,349
1996	35,000	23,178	23,178	81,355	275,219	193,864
1997	35,000	22,058	22,058	79,115	289,019	209,904
1998	50,000	20,920	20,920	91,840	302,048	210,208
1999	55,000	19,270	19,270	93,540	339,331	245,791
2000	60,000	17,428	17,428	94,855	374,318	279,463
2001	60,000	15,388	15,388	90,775	407,107	316,332
2002	60000	13317.5	13317.5	86,635	437,811	351,176
2003	60000	11217.5	11217.5	82,435	466,554	384,119
2004	60000	9117.5	9117.5	78,235	493,467	415,232
2005	65000	6987.5	6987.5	78,975	518,685	439,710
2006	65000	4680	4680	74,360	542,303	467,943
2007	65000	2340	2340	69,680	564,492	494,812
<hr/>						
	\$790,000	\$293,300	\$320,184	\$1,403,484	\$6,171,789	\$494,812

A series of three bonds has been issued since 1989 for the purpose of accomplishing improvement projects described in previously adopted development plans. Improvements completed under those plans are outlined in Section 1, Paragraph I, of this development plan. The debt retirement schedules of these bond programs have been factored into all subsequent Union Township East DDA obligations of indebtedness.

The previously adopted plan discusses the anticipated issuance of these bonds. The current plan incorporates this debt as part of the DDA financial obligations. The Series I and II bond payment schedules appear in Table 9 and Table 10. Each bond was issued in June of 1989 for \$995,000 and is anticipated to be retired according to the schedule presented. Proceeds from these two bond issues were used primarily for the Pickard Road Corridor Improvement Program.

The Series III bond issue dated February 1, 1990, was for \$790,000. The previous plan discusses a lease purchase agreement between the DDA and Union Township for the purpose of payment on the water distribution system installed in 1987. It should be noted that this debt has been incorporated into the overall obligations of the DDA with the issuance of the Series III bond. Table 11 reflects the change in anticipated revenue based on the retirement of debt for this and the previous two bond issues.

The proposed two bond issue support schedules (Tables 7 and 8) have revenue projections that reflect the debt obligations on the previously issued bond programs. The Hance Drain Bond Issue (Table 8) of \$260,000 is expected to precede the final proposed bond issue of \$1,325,000 even though both are scheduled to be issued on June 6, 1991. The purpose of these proposed bond issues has been discussed previously within this section.

E. DURATION OF THE PROGRAM

The duration of the development plan and tax increment plan shall be 20 years from December 31st following the date the municipality adopts this plan or until the following two conditions have been met:

1. The purposes for which the development plan was established have been accomplished; and
2. The principal and interest on any outstanding bonds issued have been paid or funds sufficient to make payment have been segregated.

F. ESTIMATED ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES

The initial assessed value of the development district is \$12,237,531. The base year from which this is taken is 1985 or that value attributable to all of the real and personal property located within the district on December 31, 1984. Table 6 provides a computer listing of all the properties and related assessed valuation within the district for the base year and current year (1990) SEV. The estimated annual captured assessed value and subsequently the tax increment revenues (as projected in Table 12) are based on projects for which the authority has ample prior knowledge. Altogether, development projects are expected to provide over \$14,615,000 in real property increases and \$3,885,000 in personal property increases.

Some projects have been awarded commercial facilities exemption certificates of 50 percent for 12 years. As such, they are taxed at only one-half the normal rate as indicated in Table 13. Still, they yield significant income to the authority.

The rate of growth within the DDA the past five years has been much better than originally projected. The projections in 1985 were based on an assumption that real and personal property increases would result in \$150,000 captured value in each year of the plan. Upon reviewing the actual growth as presented below, it is clear that these original estimates are no longer adequate for future projections. This growth has been slightly exaggerated from 1989 to 1990 due to the amendment of the DDA boundaries. This boundary amendment added properties to the DDA, along with the additional SEVs, which, in turn, has increased the annual percent change in growth for the district.

<u>YEAR</u>	<u>DDA SEV</u>	<u>PERCENT INCREASE</u>
1985	\$10,255,431	-----
1986	\$12,866,282	25.46
1987	\$13,341,925	3.70
1988	\$14,497,800	8.66
1989	\$16,056,149	10.75
1990	\$19,834,400	<u>23.53</u>
	Five-Year Average	15.57 Per Year

If the base year SEV is adjusted to include the current properties within the DDA, the base year SEV increases to \$12,237,531. The annual growth using this adjusted SEV is 12.42 percent. This figure is considered to be more reliable, based on the district amendments, and will be used to project future growth within the DDA.

Now that public water is being made available in the DDA area, the township reports an increase in both the number of property sales and the value of these transactions. The climate for continued investment appears to be very good. However, it may be overly optimistic to justify a long-term projection at 12.42 percent per year. Therefore, in order to continue to be cautious about future growth, a figure of 6.21 percent per annum has been used and further qualified by assuming that 79 percent of this growth will occur in real property and 21 percent in personal property. The Revenue Generation Schedule (Table 12) reflects this revenue projection update. Personal property depreciation accounts for the discrepancy between each year's total investment and the subsequent year's captured value.

TABLE 12 - REVENUE GENERATION SCHEDULE

STATE EQUALIZED VALUATION (S.E.V.) \$10,407,231 \$12,866,282 \$13,341,925 \$14,488,200 \$16,004,506 \$19,634,400 \$20,807,935 \$22,059,224 \$23,222,893 \$24,332,109 \$25,389,665 \$26,374,304 \$27,304,563 \$28,174,672 \$28,985,397 \$29,738,301 \$30,435,414 \$31,079,112 \$31,672,020 \$32,216,572 \$32,716,682 \$33,174,223 \$33,592,388 \$33,974,000 \$34,321,780 \$34,638,327 \$34,926,155

1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011

S.E.V. INVESTMENT (REAL)	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
(P.A.255) Imperial Oil ==	100,000			(50,000)																										
(P.A.198) Mid-Michigan Industries ==	57,000	(22,000)		3,550																										
(P.A.255) CMI Development ==	750,600	(56,700)	201,500	(222,700)																										
(P.A.198) T D Proving (Indrill) ==	899,300	26,500		(437,450)																										
(P.A.255) Central Michigan Inns ==	237,000			(118,500)																										
(P.A.198) Chamelon Inc. ==	44,100	(15,100)		(14,500)																										
(P.A.198) Allied ==				(26,450)																										
Central Michigan Inns ==	175,300			19,408	52,792																									
Imperial Oil ==				180,576	(15,576)																									
Accord Properties ==	112,100			140,105	8,095																									
Sisson ==	194,300			14,207	6,693																									
I.C.I.C. ==	(149,800)			(4,513)	4,513																									
Parkey Investment ==	141,400			98,842	9,258																									
Whillarton Co. ==	173,900			108,057	6,543																									
Three F's Investments ==				175,796	6,394																									
J.E.D.S. Properties ==				145,400	(20,900)																									
Breha ==					119,700																									
F & M Management ==					106,200																									
Johnson Trust ==					105,700																									
Card ==																														

OTHER == 0 255,307 188,893 1,402,311 184,089 784,893 972,718 919,299 876,281 830,256 782,921 735,063 687,386 640,473 594,794 550,219 508,521 468,398 430,474 391,117 343,449 300,250 261,473 221,216 182,080 142,736 103,442 64,077 25,536

S.E.V. INVESTMENT (PERSONAL)

Central Michigan Inns ==	159,400			19,700	(22,000)																										
Hosking Geophysical ==	(160,000)			(183,000)	(24,900)																										
Inofil, Inc. ==	778,000			355,700	234,500																										
Schlumberger Well ==	122,179			120,400	853,300																										
Loweberry & Co. ==	(257,410)			5,300	(10,000)																										
Whillarton Co. ==	129,600			(24,400)	(4,900)																										
Hughes Tool Co ==				(174,700)	200																										
J.E.D.S. Restaurant Inc ==				121,600	(17,100)																										
Central Coalng & Assemb ==				170,400	85,800																										
Gene 1988 1274) ==					315,800																										

OTHER == 172,328 (86,164) 115,936 102,500 36,600 208,642 258,571 244,371 232,935 220,701 208,119 195,396 182,723 170,252 158,110 146,394 135,177 124,511 114,430 104,651 94,081 82,815 71,138 60,128 48,077 36,442 24,899

CAPTURED ASSESSED VALUE 0 2,722,997 3,326,640 3,827,469 5,755,018 7,775,019 9,289,029 9,315,267 10,249,766 11,167,100 12,004,554 12,781,536 13,498,396 14,156,307 14,757,103 15,303,125 15,797,128 16,242,075 16,641,128 16,997,316 17,314,474 17,596,188 17,842,734 18,060,140 18,259,178 18,435,500 18,589,617

TOTAL MILLAGE RATE 48.19860 48.07750 51.79000 51.52880 51.98820 51.88330 51.99330 51.88330

TAX INCREMENT REVENUE (collected by March 31st the following year)

CUMULATIVE ANNUAL REVENUE	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
CUMULATIVE ANNUAL REVENUE	0	130,915	172,287	197,608	298,618	389,137	420,652	483,307	532,879	579,386	622,836	663,148	700,341	734,476	765,647	793,977	819,607	842,692	863,397	881,887	898,322	912,896	925,741	937,020	946,879	955,457	962,882
ANNUAL REVENUE (80%)	0	104,732	137,829	158,086	238,894	311,310	344,050	386,645	426,263	463,599	498,269	530,519	560,273	587,581	612,518	635,182	655,686	674,154	690,717	705,510	718,666	730,317	740,593	749,416	757,583	764,306	770,306
RESERVE REVENUE (20%)	0	26,183	34,457	39,522	59,724	77,827	86,612	96,661	106,555	115,877	124,557	132,630	140,068	146,895	153,129	158,795	163,921	168,538	172,679	176,377	179,656	182,579	185,148	187,404	189,296	191,091	192,576
CUMULATIVE RESERVE	0	26,183	60,640	100,162	159,885	227,713	323,725	420,387	526,952	642,030	767,397	902,027	1,040,095	1,186,990	1,340,119	1,498,915	1,662,836	1,832,075	2,004,054	2,179,032	2,350,098	2,524,677	2,702,825	2,884,695	3,070,197	3,259,317	3,450,043

However, annual tax increment revenues may increase or decrease over time due to changing conditions, such as:

- . Additional investment within the development area not currently anticipated.
- . Affects of inflation, deflation, interest rates, etc., on existing property values and new development projects.
- . Assessed personal property values depreciating at varying rates and periods.
- . Tax laws and local response to development incentives, such as tax abatements.
- . Local adjustments or changes with regard to valuation trends.

It is assumed that there will be offsetting increases and decreases as the result of the above-mentioned factors.

G. ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE TAXING JURISDICTIONS

Tax increment financing, while being one of the most effective tools for the municipality to fund necessary improvements, is no different from other development programs that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the captured assessed value in the development district. It is important to note that the impact on the revenues of the taxing jurisdictions occurs on the increase in value and does not affect the current revenues from properties within the DDA.

The impact of these revenue reallocations on each taxing jurisdiction will be proportional to the ratio of the millage rate and the total SEV of each respective jurisdiction. The 1990 millage levies are presented in Table 11 for each taxing jurisdiction to be impacted.

In order to predict the impact of tax increment financing on the respective jurisdiction, two critical pieces of information are required. The first is the amount of investment that is expected to occur in the development district. In the short term, this information is readily available. In the long term, this information becomes much more speculative and, therefore, much less reliable. This plan assumes moderate annual increases in investments that are likely to occur over the life of the plan period.

The second piece of information that is needed is the rate of increase in the SEV of each taxing jurisdiction. Varying rates of increase in SEV were exhibited by each taxing jurisdiction that levy taxes within the DDA development area.

A trend is evident from the ten-year history of the taxing jurisdictions' SEVs; they are increasing at a decreasing rate. This may be attributed to a variety of conditions but most obvious, perhaps, is a slowdown in development due to high interest rates and a tenuous business climate, particularly in the State of Michigan. In addition, a reversal in the past

trend of increasing property values has occurred linked to a slowing of the rate of inflation.

Table 14 shows the average annual increase in SEVs for all taxing jurisdictions to be impacted by the Union Township East DDA district. This table shows the Union Township as having a larger annual growth rate than any other taxing jurisdiction. Union Township has outpaced Isabella County by 3.9 percent annually over the ten-year period. The average annual growth rate for all taxing jurisdictions combined equalled 5.68 percent. This rate will be used to project annual growth within the Union East DDA district for the term of the development plan. This rate was arrived at by averaging the annual percent change for all taxing jurisdictions after removing the high and low values.

For predicting future increases in the SEVs, there are a couple of assumptions that have to be made. First, it is assumed that there is a lag time involved between the current investment climate and reportable SEV increases. Second, there is a relationship between past and future SEVs. For the purposes of this analysis, future SEVs will be assumed to grow at a rate of approximately that indicated by the past records. Tables 15, 16, 17, 18, and 19 provide projections of the impact of tax increment financing on each taxing jurisdiction over the life of the development plan.

Spreadsheet Breakdown: The taxing jurisdictions impact analyses are produced in the following manner.

Line 1. State Equalized Value. This entry gives the respective SEV of the taxing jurisdiction. Each jurisdiction has different boundaries and a respectively different SEV.

Line 2. Development and Investment Within DDA. This entry gives the value of the increase for each year that development occurred in the development district. It includes any adjustment necessary to reflect the effects of tax abatements.

Line 3. State Equalized Value With Increases. This entry gives the same information as Line 1 with the addition of development area investment increases throughout the life of the plan.

Line 4. Millage Rate. This entry gives the total millage rate for each taxing jurisdiction.

Line 5. SEV Revenue Due Without DDA. The values shown in this row of the spreadsheet are the result of the millage rate multiplied by the SEV values given in Line 2.

Line 6. SEV Revenue Due With DDA. This row of figures is the result of the millage rate multiplied by the SEV values in Line 1.

Line 7. (Schools Only) State School Aid. The effect of state school aid is shown as being equal to the revenue lost as the result of TIF.

Line 8. The difference between the amounts shown in Line 5 and Line 6 and is given in both actual dollars and percent figures.

TABLE 13

* ALL PROPERTY *	Millage	Base Year S.E.V.	Current Year S.E.V.	C.A.V.	Tax Increment Revenue
TAXING JURISDICTION					
Mt. Pleasant Public Schools -					
Extra Voted	31.05000	\$12,237,531	\$19,834,400	\$7,596,869	\$235,882.78
Debt	0.85000	12,237,531	19,834,400	7,596,869	\$6,457.34
Allocated	7.11000	12,237,531	19,834,400	7,596,869	\$54,013.74
Isabella County -					
Allocated	6.61000	12,237,531	19,834,400	7,596,869	\$50,215.30
I.C.T.C.-					
Allocated	0.60000	12,237,531	19,834,400	7,596,869	\$4,558.12
Isabella Intermediate School District -					
Allocated	0.28000	12,237,531	19,834,400	7,596,869	\$2,127.12
Special Education	2.40000	12,237,531	19,834,400	7,596,869	\$18,232.49
Union Township -					
General Operating	0.98330	12,237,531	19,834,400	7,596,869	\$7,470.00
Fire	2.00000	12,237,531	19,834,400	7,596,869	\$15,193.74
Grand Total: 51.88330 \$12,237,531 \$19,834,400 \$7,596,869 \$394,150.63					

This general format is used for all of the impact charts in the tax increment financing plan. It is important to realize that the following figures showing percentages represent decreases in the amount of increase only. In other words, a 2 percent impact results in an increase of 98 percent instead of 100 percent.

TABLE 14
HISTORICAL SEVS FOR IMPACTED TAXING JURISDICTIONS

JURISDICTION	REAL AND PERSONAL SEV	PERCENT CHANGE FROM PREVIOUS PERIOD	PERCENT CHANGE PER YEAR
Isabella County			
1980	\$ 348,707,122	----	-----
1985	466,333,963	33.7	6.70
1990	548,921,845	17.7	3.50
Cumulative Change	200,214,723	57.4	5.70
Union Township			
1980	39,179,240	----	-----
1985	61,061,022	55.9	11.20
1990	76,652,474	25.5	5.10
Cumulative Change	37,473,234	95.6	9.60
Mount Pleasant Public Schools			
1980	186,011,176	----	-----
1985	261,236,199	40.4	8.10
1990	326,237,105	24.9	5.00
Cumulative Change	140,225,929	75.4	7.50
Gratiot-Isabella Intermediate Schools			
1980	611,495,827	----	-----
1985	823,506,019	34.7	6.90
1990	863,822,331	4.9	1.00
Cumulative Change	252,326,504	41.3	4.10
ICTC			
1980	348,707,122	----	-----
1985	466,333,963	33.7	6.70
1990	548,921,845	17.7	3.50
Cumulative Change	200,214,723	57.4	5.70
AVERAGE ANNUAL GROWTH RATE			5.68

School System Impact: The school impact analysis can be interpreted from a number of different perspectives. The State School Aid Act states that the captured assessed value of the property in the DDA development area is excluded from the SEV of the school district for the purpose of determining school aid formula. From this perspective, the development that occurs as a result of TIF actually aids the school district by keeping the SEV/student ratio low. Even for out-of-formula school districts, in terms of cash flow and budget, the captured assessed value of the DDA can be considered tax revenue reinvested into the community. The impact to the school district, even if it was to go out of formula, is small, results in less than a 6 percent impact in the 20th year of the plan, as shown in Table 15. That portion of the SEV within the DDA boundaries remains constant, while the remainder of the regular annual revenue of the school district will continue to grow.

County Impact: Table 16 gives a review of the impact of tax increment financing on the county. It is easy to understand why the impact to the county is much less than the school district when one looks at the difference in base year SEVs and millage rates. As was stated earlier in this plan, the impact to each respective jurisdiction is proportional to the millage/SEV ratio of that jurisdiction. As this ratio increases, so does the impact on the jurisdiction. In the case of the county, the ratio is very low; therefore, the impact to the county is also very low. The maximum impact in the 20th year would be 3.39 percent.

Intermediate School Impact: Table 17 gives a breakdown of the impact of TIF on the intermediate schools. As with the county, the ratio between millage rate and SEV is very low resulting in a similar impact slightly greater than 2.0 percent. Unlike the school district, the impact to intermediate school districts is not dependent upon the amount of state aid.

ICTC Impact: Table 18 shows the impact on the ICTC. Because SEV and percent growth are calculated in the same manner as Isabella County, the impact is also the same. This would also yield a maximum of 3.39 percent in the 20th year of the plan.

Township Impact: Table 19 shows the impact of the plan on Union Township. The percent of impact is roughly 24 percent in the 20th year of the plan.

General Impact: There are certain factors that are constant for all of the impact analyses. The personal property in the projections is depreciated in the spreadsheet. This results in the impact percentage reaching a maximum and then decreasing throughout the life of the plan.

Another factor that is held constant in these impact statements is the rate of increase in the SEV of the taxing jurisdiction. An average was established for all of the taxing jurisdictions. The result is that the impact of tax increment financing is reduced over time.

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	
1) STATE EQUALIZED VALUE (With 5.68 % Appreciation)	261,236,199	276,721,889	287,000,000	287,000,000	287,000,000	326,237,105	344,767,373	364,350,159	385,045,248	406,915,818	430,028,637	454,454,264
2) DEVELOPMENT AND INVESTMENT (Only Within DOA)	0	2,722,997	3,326,640	3,827,469	5,755,018	7,775,819	8,289,029	9,315,267	10,269,766	11,167,100	12,004,554	12,781,536
3) STATE EQUALIZED VALUE (Appreciation + 0.6 I.)	261,236,199	279,444,886	290,326,640	286,722,117	304,718,082	334,012,924	353,056,401	373,665,427	395,315,014	418,082,919	442,033,191	467,235,799
4) MILLAGE RATE	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100
5) TAX REVENUE RECEIPTS (Without DOA)	10,190,824	10,901,145	11,325,642	11,185,030	11,887,052	13,029,844	13,772,730	14,576,688	15,421,239	16,309,415	17,243,715	18,226,869
6) TAX REVENUE RECEIPTS (With DOA)	10,190,824	10,794,921	11,195,870	11,035,720	11,662,549	12,726,509	13,449,375	14,213,300	15,020,615	15,873,786	16,775,417	17,728,261
7) STATE SCHOOL AID FORMULA	0	106,224	129,772	149,310	224,503	303,335	323,355	363,389	400,624	435,629	468,298	498,608
8) IMPACT												
A.) Actual dollars	0	0	0	0	0	0	0	0	0	0	0	0
B.) Percent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C.) Percent Without Formula	0.00	0.98	1.16	1.35	1.92	2.38	2.40	2.56	2.67	2.74	2.79	2.81

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
480,267,266	507,546,446	536,375,085	566,841,189	599,037,769	633,063,114	669,021,099	707,021,496	747,180,319	789,620,161	834,470,586	881,868,515	931,958,647	984,893,898	1,040,835,871	
13,498,396	14,156,307	14,757,103	15,303,135	15,797,128	16,242,075	16,641,128	16,997,516	17,314,474	17,595,188	17,842,754	18,060,140	18,250,170	18,415,560	18,558,617	
493,765,661	521,702,753	551,132,188	582,144,324	614,834,897	649,305,190	685,662,228	724,019,013	764,494,792	807,215,349	852,313,339	899,928,655	950,208,816	1,003,309,398	1,059,394,488	
39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	39.0100	
19,261,798	20,351,624	21,499,667	22,709,450	23,984,709	25,329,395	26,747,683	28,243,982	29,822,942	31,489,471	33,248,743	35,106,217	37,067,646	39,139,100	41,326,979	
18,735,226	19,799,387	20,923,992	22,112,475	23,368,463	24,695,792	26,098,513	27,580,909	29,147,504	30,803,082	32,552,698	34,401,691	36,355,707	38,420,711	40,603,007	
526,572	552,238	575,675	596,975	616,246	633,603	649,170	663,073	675,438	686,388	696,046	704,526	711,939	718,389	723,972	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.81	2.79	2.75	2.70	2.64	2.57	2.49	2.40	2.32	2.23	2.14	2.05	1.96	1.87	1.78	

TABLE 1 ISABELLA COUNTY

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
1) STATE EQUALIZED VALUE (With 5.68 % Appreciation)	466,333,963	492,500,435	520,474,460	481,344,648	508,685,024	548,921,845	580,100,606	613,050,320	647,871,578	684,670,684	723,559,979	764,658,186	808,090,771
2) DEVELOPMENT AND INVESTMENT (Only Within DDA)	0	2,722,997	3,326,640	3,827,469	5,755,018	7,775,819	8,289,029	9,315,267	10,269,766	11,167,100	12,004,554	12,781,536	13,498,396
3) STATE EQUALIZED VALUE (Appreciation + D.&I.)	466,333,963	495,223,432	523,801,100	485,172,117	514,440,042	556,697,664	588,389,634	622,365,588	658,141,344	695,837,784	735,564,533	777,439,721	821,589,166
4) MILLAGE RATE	6.5000	6.5000	6.5000	6.5000	7.1008	7.1008	7.1008	7.1008	31.0500	31.0500	31.0500	31.0500	31.0500
5) TAX REVENUE RECEIPTS (Without DDA)	3,031,171	3,218,952	3,404,707	3,153,619	3,652,936	3,952,999	18,269,498	19,324,451	20,435,289	21,605,763	22,839,279	24,139,503	25,510,344
6) TAX REVENUE RECEIPTS (With DDA)	3,031,171	3,201,253	3,383,084	3,128,740	3,612,071	3,897,784	18,012,124	19,035,212	20,116,413	21,259,025	22,466,537	23,742,637	25,091,218
8) IMPACT													
A.) Actual dollars	0	17,699	21,623	24,879	40,865	55,215	257,374	289,239	318,876	346,738	372,741	396,867	419,125
b.) Percent	0	0.55	0.64	0.80	1.13	1.42	1.43	1.52	1.59	1.63	1.66	1.67	1.67
1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
853,990,326	902,496,977	953,758,805	1,007,932,305	1,065,182,860	1,125,685,247	1,189,624,169	1,257,194,822	1,328,603,487	1,404,068,166	1,483,819,237	1,568,100,170	1,657,168,260	1,751,295,417
14,156,307	14,757,103	15,303,135	15,797,128	16,242,075	16,641,128	16,997,516	17,314,474	17,595,188	17,842,754	18,060,140	18,250,170	18,415,500	18,558,617
868,146,633	917,254,080	969,061,940	1,023,729,434	1,081,424,936	1,142,326,375	1,206,621,685	1,274,509,295	1,346,198,675	1,421,910,919	1,501,879,378	1,586,350,340	1,675,583,760	1,769,854,034
31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500	31.0500
26,955,953	28,480,739	30,089,373	31,786,799	33,578,244	35,469,234	37,465,603	39,573,514	41,799,469	44,150,334	46,633,355	49,256,178	52,026,876	54,953,968
26,516,400	28,022,531	29,614,211	31,296,298	33,073,928	34,952,527	36,937,830	39,035,899	41,253,138	43,596,317	46,072,587	48,689,510	51,455,074	54,377,723
439,553	458,208	475,162	490,501	504,316	516,707	527,773	537,614	546,331	554,018	560,767	566,668	571,801	576,245
1.66	1.64	1.60	1.57	1.52	1.48	1.43	1.38	1.32	1.27	1.22	1.16	1.11	1.06

TABLE 17

INTERMEDIATE SCHOOLS DISTRICT

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
1) STATE EQUALIZED VALUE (with 5.68 % Appreciation)	823,506,019	849,785,714	898,053,543	781,152,369	825,521,824	863,822,331	912,887,439	964,739,446	1,019,536,646	1,077,446,328	1,138,645,279	1,203,320,331	1,271,668,926
2) DEVELOPMENT AND INVESTMENT (Only Within DDA)	0	2,722,997	3,326,640	3,827,469	5,755,018	7,775,819	8,289,029	9,315,267	10,269,766	11,167,100	12,004,554	12,781,536	13,498,396
3) STATE EQUALIZED VALUE (Appreciation + D.A.I.)	823,506,019	852,508,711	901,380,183	784,979,838	831,276,842	871,598,150	921,176,468	974,054,713	1,029,806,412	1,088,613,428	1,150,649,833	1,216,101,867	1,285,167,322
4) MILLAGE RATE	1.7700	1.7700	1.7700	1.7700	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800
5) TAX REVENUE RECEIPTS (Without DDA)	1,457,606	1,508,940	1,595,443	1,389,414	2,227,822	2,335,883	2,468,753	2,610,467	2,759,881	2,917,484	3,083,742	3,259,153	3,444,248
6) TAX REVENUE RECEIPTS (With DDA)	1,457,606	1,504,121	1,589,555	1,382,640	2,212,398	2,315,044	2,446,538	2,585,502	2,732,358	2,887,556	3,051,569	3,224,898	3,408,073
=====													
8) DIFFERENCE IN TOTAL REVENUE													
a.) Actual dollars	0	4,820	5,888	6,775	15,423	20,839	22,215	24,965	27,523	29,928	32,172	34,255	36,176
b.) Percent	0.00	0.32	0.37	0.49	0.70	0.90	0.91	0.97	1.01	1.04	1.05	1.06	1.06
=====													
1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1,343,899,721	1,420,233,225	1,500,902,472	1,586,153,733	1,676,247,265	1,771,458,110	1,872,076,930	1,978,410,900	2,090,784,639	2,209,541,206	2,335,043,147	2,467,673,598	2,607,837,458	2,755,962,626
14,156,307	14,757,103	15,303,135	15,797,128	16,242,075	16,641,128	16,997,516	17,314,474	17,595,188	17,842,754	18,060,140	18,250,170	18,415,500	18,558,617
1,358,056,028	1,434,990,329	1,516,205,607	1,601,950,861	1,692,489,340	1,788,099,238	1,889,074,446	1,995,725,373	2,108,379,827	2,227,383,960	2,353,103,287	2,485,923,767	2,626,252,958	2,774,521,243
2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800	2,6800
3,639,590	3,845,774	4,063,431	4,293,228	4,535,871	4,792,106	5,062,720	5,348,544	5,650,458	5,969,389	6,306,317	6,662,276	7,038,358	7,435,717
3,601,651	3,806,225	4,022,419	4,250,892	4,492,343	4,747,508	5,017,166	5,302,141	5,603,303	5,921,570	6,257,916	6,613,365	6,989,004	7,385,980
=====													
37,939	39,549	41,012	42,336	43,529	44,598	45,553	46,403	47,155	47,819	48,401	48,910	49,354	49,737
1.05	1.04	1.02	1.00	0.97	0.94	0.91	0.88	0.84	0.81	0.77	0.74	0.71	0.67
=====													

Revised 1991

1985 Union Township East DDA

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
1) STATE EQUALIZED VALUE (With 5.68 % Appreciation)	348,707,122	368,513,687	389,445,264	411,565,755	434,942,690	548,921,845	580,100,606	613,050,320	647,871,578	684,670,684	723,559,979	764,658,186	808,090,771
2) DEVELOPMENT AND INVESTMENT (Only Within DDA)	0	2,722,997	3,326,640	3,827,469	5,755,018	7,775,819	8,289,029	9,315,267	10,269,766	11,167,100	12,004,554	12,781,536	13,498,396
3) STATE EQUALIZED VALUE (Appreciation + D. & I.)	348,707,122	371,236,684	392,771,904	415,393,224	440,697,708	556,697,664	588,389,634	622,365,588	658,141,344	695,837,784	735,564,533	777,439,721	821,589,166
4) MILLAGE RATE	2.9100	2.9100	2.9100	2.9100	3.0000	3.0000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000
5) TAX REVENUE RECEIPTS (Without DDA)	1,014,738	1,080,299	1,142,966	1,208,794	1,322,093	1,670,093	353,034	373,419	394,885	417,503	441,339	466,464	492,953
6) TAX REVENUE RECEIPTS (With DDA)	1,014,738	1,072,375	1,133,286	1,197,656	1,304,828	1,646,766	348,060	367,830	388,723	410,802	434,136	458,795	484,854
8) DIFFERENCE IN TOTAL REVENUE													
A.) Actual dollars	0	7,924	9,681	11,138	17,265	23,327	4,973	5,589	6,162	6,700	7,203	7,669	8,099
b.) Percent	0	0.74	0.85	0.93	1.32	1.42	1.43	1.52	1.59	1.63	1.66	1.67	1.67
1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
53,990,326	902,496,977	953,758,805	1,007,932,305	1,065,182,860	1,125,685,247	1,189,624,169	1,257,194,822	1,328,603,487	1,404,068,166	1,483,819,237	1,568,100,170	1,657,168,260	1,751,295,417
14,156,307	14,757,103	15,303,135	15,797,128	16,242,075	16,641,128	16,997,516	17,314,474	17,595,188	17,842,754	18,060,140	18,250,170	18,415,500	18,558,617
68,146,633	917,254,080	969,061,940	1,023,729,434	1,081,424,936	1,142,326,375	1,206,621,685	1,274,509,295	1,346,198,675	1,421,910,919	1,501,879,378	1,586,350,340	1,675,583,760	1,769,854,034
0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000
520,888	550,352	581,437	614,238	648,855	685,396	723,973	764,706	807,719	853,147	901,128	951,810	1,005,350	1,061,912
512,394	541,498	572,255	604,759	639,110	675,411	713,775	754,317	797,162	842,441	890,292	940,860	994,301	1,050,777
8,494	6,854	9,182	9,478	9,745	9,985	10,199	10,389	10,557	10,706	10,836	10,950	11,049	11,135
1.66	1.64	1.60	1.57	1.52	1.48	1.43	1.38	1.32	1.27	1.22	1.16	1.11	1.06

Revised 1991

1985 Union Township East DDA

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996		
1) STATE EQUALIZED VALUE (With 5.68 % Appreciation)	61,061,022	64,529,288	68,194,552	60,899,350	64,358,433	76,652,474	81,006,335	85,607,494	90,470,000	95,608,696	101,039,270	106,778,300		
2) DEVELOPMENT AND INVESTMENT (Only Within DDA)	0	2,722,997	3,326,640	3,827,469	5,755,018	7,775,819	8,289,029	9,315,267	10,269,766	11,167,100	12,004,554	12,781,536		
3) STATE EQUALIZED VALUE (Appreciation + D. & I.)	61,061,022	67,252,285	71,521,192	64,726,819	70,113,451	84,428,293	89,295,363	94,922,762	100,739,766	106,775,796	113,043,824	119,559,836		
4) MILLAGE RATE	2.9100	2.9100	2.9100	2.9100	3.0000	3.0000	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833		
5) TAX REVENUE RECEIPTS (Without DDA)	177,688	195,704	208,127	188,355	210,340	253,285	266,395	283,183	300,537	318,544	337,244	356,683		
6) TAX REVENUE RECEIPTS (With DDA)	177,688	187,780	198,446	177,217	193,075	229,957	241,666	255,393	269,899	285,229	301,430	318,552		
8) DIFFERENCE IN TOTAL REVENUE														
A.) Actual dollars	0	7,924	9,681	11,138	17,265	23,327	24,729	27,790	30,638	33,315	35,813	38,131		
B.) Percent	0	4.22	4.88	6.28	8.94	10.14	10.23	10.88	11.35	11.68	11.88	11.97		
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
112,843,308	119,252,808	126,026,367	133,184,665	140,749,554	148,744,129	157,192,795	166,121,346	175,557,038	185,528,678	196,066,707	207,203,296	218,972,443	231,410,078	244,554,170
13,498,396	14,156,307	14,757,103	15,303,135	15,797,128	16,242,075	16,641,128	16,997,516	17,314,474	17,595,188	17,842,754	18,060,140	18,250,170	18,415,500	18,558,617
126,341,704	133,409,114	140,783,471	148,487,799	156,546,682	164,986,204	173,833,924	183,118,862	192,871,512	203,123,866	213,909,461	225,263,436	237,222,613	249,825,578	263,112,787
2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833	2.9833
376,915	397,999	419,999	442,984	467,026	492,203	518,599	546,299	575,394	605,979	638,156	672,028	707,706	745,305	784,944
336,645	355,767	375,974	397,330	419,898	443,748	468,953	495,590	523,739	553,488	584,926	618,150	653,260	690,366	729,578
40,270	42,233	44,025	45,654	47,128	48,455	49,645	50,709	51,654	52,492	53,230	53,879	54,446	54,939	55,366
11.96	11.87	11.71	11.49	11.22	10.92	10.59	10.23	9.86	9.48	9.10	8.72	8.33	7.96	7.59

APPENDIX

APPENDIX A
RESOLUTION

**UNION TOWNSHIP
ISABELLA COUNTY, MICHIGAN
RESOLUTION**

A RESOLUTION TO DETERMINE THE PUBLIC PURPOSE OF THE AMENDMENT TO THE UNION TOWNSHIP EAST DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO SECTION 19, ACT 197, PUBLIC ACTS OF 1975, AS AMENDED.

Union Township, Isabella County, Michigan

RESOLVES

At a regular meeting of the Township Board of the Township of Union, Isabella County, Michigan, held in the Township Hall on the 8th day of May, 1991, at 7 p.m., local time.

PRESENT: Burden, McDonald, Dilloff, Irwin, Murphy

ABSENT: None

The following resolution was offered by McDonald and seconded by Murphy.

WHEREAS, on May 8, 1991, the Township Board held a public hearing on an amendment to the Tax Increment Finance and Development Plan pursuant to Act 197, Public Acts of Michigan, 1975, as amended; and

WHEREAS, the Township Board has provided a reasonable opportunity to the taxing jurisdictions in which the development is located to express their views and recommendations regarding the Tax Increment Finance and Development Plan; and

WHEREAS, the Township Board has received and reviewed the amendment to the Tax Increment Finance and Development Plan and found it to be in compliance with Sections 14 and 17 of Act 197, Public Acts of 1975, as amended;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Township Board of Union Township determines that the amendment to the Tax Increment Finance and Development Plan of Union Township East Downtown Development Authority constitutes a public purpose;
2. The board shall approve or reject the plan by ordinance.

ADOPTED: Ayes: McDonald, Murphy, Burden, Dolloff, Irwin

Nays: None

STATE OF MICHIGAN }
COUNTY OF ISABELLA } ss

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by Union Township, County of Isabella, State of Michigan, at a regular meeting held on May 8, 1991, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1967, and that the minutes of said meeting were kept and will be or have been made available as required by said act.

Marian L. McDonald
Marian L. McDonald, Township Clerk

RRT/aw
9006-16

APPENDIX B
ORDINANCE

TOWNSHIP OF UNION
Isabella County, Michigan
ORDINANCE NUMBER 1991-6

ORDINANCE APPROVING AMENDMENTS TO DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE UNION TOWNSHIP EAST DOWNTOWN DEVELOPMENT AUTHORITY.

WHEREAS, the Union Township East Downtown Development Authority (the "Authority:") has prepared and recommended for approval certain amendments (the "Amendments") to the Authority's existing development and Tax Increment Finance plan (the "Plan"); and,

WHEREAS, the Township Board has held a public hearing on the Amendments to the Plan for the Development Area (the "Development Area") pursuant to Act 197, Public Acts of Michigan, 1975, as amended (the "Act"); and,

WHEREAS, the Township board has given the taxing jurisdictions in which the Development Area is located an opportunity to meet with the Township Board and to express their views and recommendations regarding the Plan, as required by the Act; and

WHEREAS, it was determined that it was necessary to establish a development area citizens' council.

NOW, THEREFORE, the Township of Union ORDAINS:

1. Definitions. Where used in this Ordinance the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

"Base Year Assessment Roll" means the base year assessment roll prepared by the Township Assessor in accordance with the ordinance approving the Plan.

"Captured Assessed Value" means the amount in any one year by which the current assessed value as finally equalized, of all taxable property in the Development Area exceeds the Initial Assessed value.

"Development Area" shall mean the development area as described in the 1991 Amendments.

"Development Plan" means the development plan prepared by the Authority and included in the Plan originally approved by the Township Board on November 19, 1985.

"Downtown Development Authority" or "DDA" means the Union Township East Downtown Development Authority.

"Initial Assessed Value" means the most recently assessed value as finally equalized of all the taxable property within the boundaries of the Development Area at the time of adoption of the ordinance approving the original Plan.

"1991 Amendments" means the "amendments to Development and Tax Increment Finance Plan" for the Township of Union, as transmitted to the Township Board by the Authority for public hearing, and confirmed by this Ordinance, copies of which are on file in the office of the Township Clerk.

"Project Fund" means the fund established pursuant to Section 9 of this Ordinance.

2. Review Considerations. As required by the Act the Township Board has in reviewing the 1991 Amendments taken into account the following considerations:

(a) The Plan and the 1991 Amendments thereto meet the requirements set forth in section 17(2) of the Act.

(b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

(c) The development, including the improvements described in the 1991 Amendments, is reasonable and necessary to carry out the purposes of the Act.

(d) The land included within the Development Area to be acquired, if any, is reasonably necessary to carry out the purposes of the plan and the purposes of the Act in an efficient and economically satisfactory manner.

(e) The Development Plan is in reasonable accord with the master plan of the Township.

(f) Public services, such as fire and police protection and utilities, are or will be adequate to service the Development Area.

(g) Changes in zoning, streets, street levels, intersections, and utilities, to the extent required by the Plan, including the 1991 Amendments, are reasonably necessary for the projects described therein and for the Township.

3. Public Purpose. The Township Board hereby determines that the Plan, including the 1991 Amendments, constitutes a public purpose.

4. Best Interest of the Public. The Township Board hereby determines and redetermines that it is in the best interests of the public to halt property value deterioration and increase property tax valuation where possible in the business district,

eliminate the causes of that deterioration, and to promote economic growth to proceed with the 1991 Amendments to the Plan.

5. Approval and Adoption of 1991 Amendments to Plan. The 1991 Amendments to the Plan are hereby approved and adopted. The Plan shall terminate on December 31, 2011 or the date of final maturity of the last series of bonds issued pursuant to the Plan, including the 1991 Amendments, whichever is later, except as it may be extended by subsequent amendment of the Plan pursuant to the Act. A copy of the Plan and all amendments thereto shall be maintained on file in the Township Clerk's office.

6. Boundaries of Development Area. The boundaries of the Development Area as set forth in the 1991 Amendments to the Plan are hereby approved and confirmed.

7. Confirmation and Maintenance of Base Year Assessment Roll. (a) The Base Year Assessment Roll previously prepared by the Township Assessor is hereby confirmed and maintained as the roll applicable to the Plan, including the 1991 Amendments. The Base Year Assessment Roll shall list each taxing Jurisdiction in the Development Area on the effective date of the ordinance approving the Plan and on the effective date of any ordinance approving the addition of property to the Development Area, and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the property in the Development Area.

(b) The Township Assessor shall transmit copies of the Base Year Assessment Roll to the Township Treasurer, County Treasurer, Authority and each Taxing Jurisdiction, together with a notice that the Base Year Assessment Roll has been prepared in accordance with previous ordinances and this Ordinance and the tax increment financing plans contained in the Plan and the 1991 Amendments.

8. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of property in the Development Area, the Township Assessor shall prepare an updated Base Year Assessment Roll. The updated base Year Assessment Roll shall show the information required in the Initial Base Year Assessment Roll and, in addition, the Captured Assessed Value for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the Initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Development Plan.

9. Establishment of Project Fund; Approval of Depository. The Treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Board of the Authority. All

monies received by the Authority pursuant to the 1991 Amendments shall be deposited in the Project Fund. All monies in the Project Fund and earnings thereon shall be used only in accordance with the Plan, including the 1991 Amendments.

10. Payment of Tax Increments to Authority. The Township Treasurer and the County Treasurer shall, as ad valorem taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the Captured Assessed value bears to the Initial Assessed value, to the Treasurer of the Authority for deposit in the Project Fund. The payments shall be made on the date or dates on which the Township Treasurer and the County Treasurer are required to remit taxes to each of the Taxing Jurisdictions.

11. Use of Monies in the Project Fund. The monies credited to the Project Fund and on hand therein from time to time shall be used annually in the following manner and following order of priority:

FIRST, to pay into the debt retirement fund or funds for all outstanding series of bonds issued pursuant to the Plan, including the 1991 Amendments thereto, or any other series of bonds or other obligations pledging tax increment revenues of the Authority as a source of debt service payments, or to pay to the Township to meet its obligations to the county or other governmental unit issued on behalf of the Township to pay the costs of improvements described in the Plan or the 1991 Amendments thereto, an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.

SECOND, to establish a reserve account for payment of principal of an interest on bonds issued pursuant to the Plan to the extent required by any resolution authorizing bonds.

THIRD, to pay the administrative, auditing and operating costs of the Authority and the Township pertaining to the Development Area, including planning and promotion to the extent provided in the annual budget of the Authority.

FOURTH, to repay amounts advanced by the Township for project costs, including costs for preliminary plans, and fees for other professional services.

FIFTH, to pay, to the extent determined desirable by the Authority and approved by the Township, the cost of completing the remaining public improvements as set forth in the Plan to the extent those costs are not financed from other sources.

SIXTH, to pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the Township Board in accordance with the Act.

12. Annual Report. Within 90 days after the end of each fiscal year, the Authority shall submit to the Township Board, with copies to each Taxing Jurisdiction, a report on the status of the Project Fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the amount of principal of and interest on any outstanding indebtedness, the amount in any bond reserve account, the Initial Assessed Value of the Development Area, the Captured Assessed Value of the Development Area and the amount of Captured Assessed Value retained by the Authority, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the Township Board or deemed appropriate by the Authority. The Secretary of the Authority shall cause a copy of the report to be published once in full in a newspaper of general circulation in the Township.

13. Refund of Surplus Tax Increments. Any surplus money in the Project Fund at the end of a year, as shown by the annual report of the Authority, shall be paid by the Authority to the Township Treasurer or the County Treasurer, as shown by the annual report of the Authority, as the case may be, and rebated by each to the appropriate Taxing Jurisdiction. For the purpose of this section tax increment revenues not required to carry out the Plan, including the 1991 Amendments, and not identified in the Authority's budget as being accumulated or carried over to meet debt service requirements in subsequent years shall be deemed surplus money.

14. Agreement(s) with Taxing Jurisdiction. The Township Supervisor and Township Clerk are hereby authorized to execute an agreement with one or more Taxing Jurisdictions or with the Township Treasurer and County Treasurer providing in substance that the Township Treasurer and County Treasurer may discontinue or limit payment of taxes that would otherwise be transferred and paid over to the Authority to the extent that further payments would result in refunds as described in Section 13 of this Ordinance.

15. Conflict and Severability. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

16. Paragraph Headings. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be a part of this Ordinance.

Sally Burden
Sally Burden, Supervisor

Marian McDonald
Marian McDonald, Clerk

CERTIFICATION OF ADOPTION OF TOWNSHIP ORDINANCE

I, Marian McDonald, the duly elected Clerk of the Township of Union, Isabella County, Michigan, hereby certify that the foregoing Ordinance was adopted at a regular meeting of the Union Township Board on the 22nd day of May, 1991, at which meeting the following named members of the Board were present and voted in person as follows:

(a) Voting in favor of adoption of this Ordinance:

Dolloff, McDonald, Burden, Irwin, Murphy

(b) Voting against adoption of this Ordinance:

None

Certification Date:

Marian McDonald
Marian McDonald, Clerk

I, Marian McDonald, the duly elected Clerk of the Township of Union, Isabella County, Michigan, hereby certify that a summary of such Ordinance was published in the Morning Sun at Mt. Pleasant, Michigan, on the ___ day of _____, 1991, and that this Ordinance and the Publisher's Affidavit, hereto attached are filed in the Union Township Ordinance Book on the date of this Certificate, such date being within one week after the first of such publication.

Certification Date:

Marian McDonald
Marian McDonald, Clerk

APPENDIX C
ADDENDUM TO FIRE PROTECTION AGREEMENT

ADDENDUM TO FIRE PROTECTION AGREEMENT

THIS AGREEMENT, made this 12th day of September, 1990, by and between the Township of Union, County of Isabella, State of Michigan, a Michigan Municipal Corporation, hereinafter called "TOWNSHIP" and the Union Township East Downtown Development Authority, being an authority created pursuant to Act 197 of the Public Acts of 1975, hereinafter called "AUTHORITY".

WITNESSETH:

WHEREAS, the parties hereto acknowledge the existence of a Fire Protection Agreement dated the 14th day of June, 1989, and

WHEREAS, said Fire Protection Agreement unintentionally omitted a provision for the AUTHORITY to pay its share of equipment replacement costs, and

WHEREAS, the TOWNSHIP and AUTHORITY wish to remedy the foregoing omission through this Addendum.

NOW THEREFORE, in consideration of the promises and mutual benefits to be derived by each of the respective parties hereto, it is hereby agreed by and between the parties as follows:

1. The AUTHORITY agrees to pay and be fully responsible for the payment of its share of equipment replacement costs effective January 1, 1990. Such share shall be based upon the following:

1990	.160	mills x EDDA CAV
1991	.160	mills x EDDA CAV
1992	.160	mills x EDDA CAV

One-half of the 1990 amount shall be paid immediately upon execution of this Agreement and the remaining payments for 1990 shall be paid to the TOWNSHIP before the 1st day of October and January. Payments for 1991 and 1992 shall be made in equal installments before the 1st of April, July, October, and January of each year.

2. The parties further agree the TOWNSHIP will notify, at least 15 days prior to the date payments are due to the City pursuant to the Fire Protection Contract, the authority of the amount due for the cost of fire protection. The AUTHORITY agrees to forward said payment to the TOWNSHIP no later than 5 days prior to the date payment is due to the City of Mt. Pleasant. Provided the TOWNSHIP gives notice as set forth herein, interest at the rate of 12% per annum shall be added to any delinquent payment hereunder.

3. In the event the AUTHORITY breaches this Agreement, the AUTHORITY agrees to reimburse the TOWNSHIP for any and all costs, fees, and actual attorney fees incurred in the enforcement of this Agreement.

4. This Agreement shall terminate upon termination of the Fire Protection Agreement between the TOWNSHIP and CITY on December 31, 1992.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

TOWNSHIP OF UNION

Sally Burden

By: Sally Burden
Its: Supervisor

Marian McDonald

By: Marian McDonald
Its: Clerk

UNION TOWNSHIP EAST DDA
(AUTHORITY)

Howard Himes

By: Howard Himes
Its: Chairman

Mark Lee

By: Mark Lee
Its: Secretary

RECEIVED
MAY 11 1992

UNION TOWNSHIP EAST DDA
MAY 11 1992

RESOLUTION: AUTHORIZATION TO SIGN CONTRACT FOR
REIMBURSEMENT OF FIRE PROTECTION FEES

Union Township EDDA, Isabella County, Michigan

At a regular meeting of the Union Township East Downtown Development Authority, held on the 17th day of May, 1989, the following Resolution was offered by Roger Card and supported by Harry Ross.

WHEREAS, the Union Township East DDA Board recognizes that the Township of Union has entered into an Agreement with the City of Mt. Pleasant for fire protection services, and

WHEREAS, the Board recognizes the need for said fire protection contract, and recognizes that the Township is unable to raise the necessary funds to pay for fire protection in the DDA due to loss of the CAV while not receiving a like reduction under its agreement with the City.

NOW, THEREFORE, be it resolved that the Chairman and Secretary of the Union Township East Downtown Development Authority are authorized to execute said Agreement on behalf of the Union Township East Downtown Development Authority.

Ayes: Burden, Card, Himes, Lee, Lessard, Ross

Nayes: None

Resolution declared adopted.

Date: May 17, 1989


Howard Himes, Chairman

Date: May 17, 1989


Mark Lee, Secretary

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of the Resolution adopted by the Union Township East Downtown Development Authority at a regular meeting held on the 17th day of May, 1989.

Date: May 17, 1989


Mark Lee, Secretary

FIRE PROTECTION AGREEMENT

THIS AGREEMENT, made this 17th day of May, 1989, by and between the Township of Union, County of Isabella, State of Michigan, a Municipal Corporation, hereinafter called the "TOWNSHIP" and the Union Township East Downtown Development Authority, being an authority created pursuant to Act 197 of the Public Codes of 1975, hereinafter called, "AUTHORITY".

WITNESSETH:

WHEREAS, the parties hereto acknowledge the existence of a certain contract between Union Township and the City of Mt. Pleasant, Michigan, dated April 4, 1984, a copy of said Agreement being attached hereto and incorporated herein by reference, whereby the City of Mt. Pleasant has agreed to furnish fire protection services to the Township, and

WHEREAS, the parties hereto acknowledge that said fire protection contract requires payments be made based upon the State Equalized Value (SEV) for both real and personal property located in the Township multiplied by a specified number of mills which escalate on a yearly basis, and

WHEREAS, the parties acknowledge that the TOWNSHIP does not receive any reduction in payment under its contract with the City for the Captured Assessed Valuation (CAV) retained by the AUTHORITY, and

WHEREAS, the parties acknowledge that the AUTHORITY has statutory authority and powers as provided in Act 197 of Public Acts of Michigan for 1975, as amended including, but not limited to, the powers to enter into contracts necessary and incidental to the exercise of its powers.

NOW THEREFORE, in consideration of the promises and the mutual benefits to be derived by each of the respective parties hereto, it is hereby agreed by and between the parties as follows:

1. Purpose: The purpose of the within Agreement is to provide a mechanism for payment of fire protection services provided by the City of Mt. Pleasant, Michigan, to the areas within the Union Township East Downtown Development Authority with the Township acting as intermediary for payment purposes.

2. Obligation of Parties:

(a) The AUTHORITY agrees to pay and to be fully responsible for the payment of its share of annual fire protection service fees effective January 1, 1988. Such share shall be based upon the following:

1988	1.790	mills x EDDA CAV
1989	1.838	mills x EDDA CAV
1990	1.840	mills x EDDA CAV
1991	1.840	mills x EDDA CAV
1992	1.840	mills x EDDA CAV

One-quarter of the above amount shall be paid to the TOWNSHIP before the first day of April, July, October and January during the term of this Agreement. Until the final Captured Assessed Valuation (CAV) is available for the current year, the quarterly payment shall be equal to one-quarter of the annual amount paid the TOWNSHIP during the prior year. The payment next due after the availability of the final CAV shall be adjusted to include additional amounts then due the TOWNSHIP based on increased CAV or for credit due the AUTHORITY for reduced CAV.

(b) The parties further agree that the TOWNSHIP shall notify, at least fifteen days prior to the date that payments are due to the City pursuant to the fire protection contract, the AUTHORITY of the amount due for the cost of fire protection. The AUTHORITY agrees to forward said payment to the TOWNSHIP no later than five days prior to the date payment is due to the City of Mt. Pleasant. Provided the TOWNSHIP gives notice as set forth herein, interest at the rate of twelve percent (12%) per annum shall be added to any delinquent payment hereunder.

(c) In the event that the AUTHORITY breaches this Agreement, the AUTHORITY agrees to reimburse the TOWNSHIP for any and all costs, fees, and actual attorney fees incurred in enforcement of this Agreement.

3. Term of Agreement: This Agreement shall terminate upon termination of the fire protection Agreement between the Township and City on December 31, 1992.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first written above.

TOWNSHIP OF UNION

Sally Burden, Supervisor

Marion McDonald, Clerk

UNION TOWNSHIP EAST DDA



Howard Himes, Chairman



Mark Lee,

Secretary

A G R E E M E N T

THIS AGREEMENT, Made this 4th day of April, 1984, by and between the City of Mount Pleasant, Michigan, a Municipal Corporation, hereinafter called the "CITY", and the Township of Union, a Municipal Corporation, hereinafter called the "TOWNSHIP", both situated in Isabella County, Michigan.

WITNESSETH:

WHEREAS, CITY and TOWNSHIP have jointly provided for fire protection through an agreement expiring December 31, 1992, by providing that the CITY Fire Department will provide fire protection to the TOWNSHIP, and it is mutually agreed by the parties that it is for their common interest that such service be continued to be rendered in the manner hereinafter set forth,

NOW, THEREFORE, It is mutually agreed as follows:

1. That upon a call from a resident of the TOWNSHIP, one or more pieces of firefighting apparatus and a minimum of one equipment operator and two firefighters shall respond to the scene of the TOWNSHIP fire.
2. If while fighting a fire in the TOWNSHIP the CITY receives a call to attend a fire within the CITY limits or a township other than Union, or if while fighting a fire in the CITY or a township other than Union, an alarm comes in from the TOWNSHIP, the Chief of the CITY Fire Department shall have full authority in his discretion to respond to the second alarm or fire call with such fire apparatus and personnel as in his opinion may be spared therefore. The CITY guarantees that response will be made to every fire alarm in Union Township either by the Mount Pleasant Fire Department or by a neighboring fire department with whom the CITY maintains a mutual aid agreement. In no event shall the CITY be liable to the TOWNSHIP or any other property owner in the TOWNSHIP for damages or loss to property for failure to furnish such fire extension services.
3. The TOWNSHIP fire truck is scheduled for replacement in the year 2000 or at such time as mutually agreed to by the TOWNSHIP and the CITY, with fire apparatus of a design and

specification mutually approved by the parties. The TOWNSHIP apparatus will be stored, housed, serviced, repaired and maintained by the CITY without cost to the TOWNSHIP and may be used by the CITY without cost. Ownership shall be retained by the TOWNSHIP.

4. The CITY shall insure the TOWNSHIP apparatus in like manner with similar equipment owned by the CITY with insurance which shall be effective whenever said apparatus is being used or driven in the performance of duties of the CITY Fire Department.
5. The TOWNSHIP shall pay the CITY annually for fire protection service. The amount is to be in accordance with the following millage times the total TOWNSHIP State Equalized Value (SEV) for both real and personal property.

1983	\$83,700
1984	1.598 mills x Township SEV
1985	1.646 mills x Township SEV
1986	1.694 mills x Township SEV
1987	1.742 mills x Township SEV
1988	1.790 mills x Township SEV
1989	1.838 mills x Township SEV
1990	1.840 mills x Township SEV
1991	1.840 mills x Township SEV
1992	1.840 mills x Township SEV

One-quarter of the above amount shall be paid to the CITY before the first day of April, July, October and January during the term of this agreement. Until the final State Equalized Value of the TOWNSHIP is available for the current year, the quarterly payment shall be equal to one-quarter of the annual amount paid the CITY during the prior year. The payment next due after the availability of the final State Equalized Value shall be adjusted to include additional amounts then due the CITY based on increased State Equalized Value or for credit due the TOWNSHIP for reduced State Equalized Value.

Interest at the rate of 12 percent per annum shall be added to any payment not received by the CITY by the date due.

This amount and the benefit the CITY derives from the use of said apparatus and the other provisions of this agreement shall constitute payment for services rendered by the CITY to TOWNSHIP for the year ending December 31, 1983, and annually thereafter through the term of this agreement.

6. This agreement shall remain in force until December 31, 1992, unless amended by mutual agreement. The parties may also agree to extend this agreement for an indefinite period beyond the expiration date, provided, however, that either party hereto may terminate this agreement at any time by giving the opposite party written notice of its intention to do so at least eighteen (18) months prior to the time such party intends such termination to become effective.

In the presence of:

CITY OF MOUNT PLEASANT

Jana J. Erwin

Gary G. Knight
Gary G. Knight, Mayor

Cathy S. Zucker

Charles A. Deibel
Charles A. Deibel, City Clerk

UNION TOWNSHIP, ISABELLA COUNTY,
MICHIGAN

Margaret M. Hall
Margaret M. Hall

Keith M. Decker
Keith Decker, Supervisor

Elnora E. Wood
Elnora E. Wood

Marian L. McDonald
Marian L. McDonald, Clerk

APPENDIX D
APPOINTMENT OF CITIZENS' COUNCIL

UNION TOWNSHIP

Isabella County, Michigan

2010 S. Lincoln Road
Mt. Pleasant, Michigan 48858
Telephone 772-4600

RECEIVED

FEB 1991

UNION TOWNSHIP EDDA

February 7, 1991

Harry Ross
Director, E. DDA
4906 E. Pickard
Mt. Pleasant, MI 48858

Dear Harry:

Enclosed, is copies of the letters I sent to the members of the East DDA Citizens Council that were appointed by the Township Board yesterday. I have informed them of their term, that they need to come into the Township office to have me swear them in, and also that they would be hearing from you as to meeting times and dates.

If there is anything else you need, please let me know.

Sincerely,



Marian L. McDonald,
Clerk

enclosures

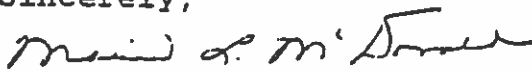
February 7, 1991

Vaughn Geiger
5286 E. Pickard St.
Mt. Pleasant, MI 48858

Dear Vaughn:

You have been appointed to serve on the East DDA Council for a term of 1 year. This term will expire on Feb. 6, 1992. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,


Marian L. McDonald
Clerk

February 7, 1991

Richard Lusk
5662 E. Pickard
Mt. Pleasant, MI 48858

Dear Richard:

You have been appointed to serve on the East DDA Council for a term of 1 year. This term will expire on Feb. 6, 1992. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

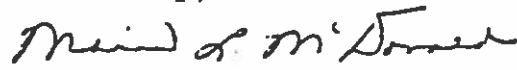
February 7, 1991

Mike Hendershott
2057 Second St.
Mt. Pleasant, MI 48858

Dear Mike:

You have been appointed to serve on the East DDA Council for a term of 1 year. This term will expire on Feb. 6, 1992. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,


Marian L. McDonald
Clerk

February 7, 1991

Margaret Jackson
2046 Florence
Mt. Pleasant, MI 48858

Dear Margaret:

You have been appointed to serve on the East DDA Council for a term of 2 year. This term will expire on Feb. 6, 1993. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

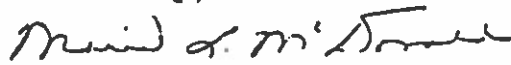
February 7, 1991

George Martin
5810 E. Pickard
Mt. Pleasant, MI 48858

Dear George:

You have been appointed to serve on the East DDA Council for a term of 2 year. This term will expire on Feb. 6, 1993. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

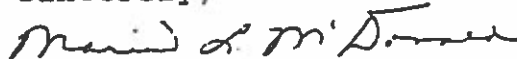
February 7, 1991

Joe Foltz
2094 S. Isabella Rd.
Mt. Pleasant, MI 48858

Dear Joe:

You have been appointed to serve on the East DDA Council for a term of 2 year. This term will expire on Feb. 6, 1993. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

February 7, 1991

Ruth Rock
5172 E. Pickard
Mt. Pleasant, MI 48858

Dear Ruth:

You have been appointed to serve on the East DDA Council for a term of 3 year. This term will expire on Feb. 6, 1994. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

February 7, 1991

Esther Brewster
4989 E. Broadway
Mt. Pleasant, MI 48858

Dear Esther:

You have been appointed to serve on the East DDA Council for a term of 3 year. This term will expire on Feb. 6, 1994. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk

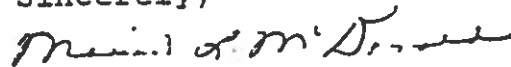
February 7, 1991

Harold Stegman
5800 E. Airport Rd.
Mt. Pleasant, Mi 48858

Dear Harold:

You have been appointed to serve on the East DDA Council for a term of 3 year. This term will expire on Feb. 6, 1994. Please come into the Township office on Tuesday or Thursday so I may swear you into this office. Harry Ross, director of the E. DDA will notify you of the meeting time and place.

Sincerely,



Marian L. McDonald
Clerk