

**Tax Increment Financing Plan Updates for the
WEST Downtown Development Authority District**

2021



Charter Township of Union

Adopted October 27, 2021

ACKNOWLEDGEMENTS

The Charter Township of Union West Downtown Development Authority was created in 1985 pursuant to the Downtown Development Authority (Act 197 of 1975), as repealed and recodified under the Recodified Tax Increment Financing Act (Act 57 of 2018). The purpose of the Authority is to correct and prevent deterioration and promote economic growth within the Charter Township of Union's West principal business district.

For their vision and support, the following community leaders should be recognized:

Board of Trustees:

Bryan Mielke, Township Supervisor
Lisa Cody, Township Clerk
Kimberly Rice, Township Treasurer
Connie Lee Bills, DPM, Trustee
Jeff Brown, Trustee
Bill Hauck, Trustee
James Thering, Trustee

Economic Development Authority Board:

Thomas Kequom, Chair
Bryan Mielke, Vice-Chair
Robert Bacon
Richard Barz
Sarvjit Chowdhary
David Coyne
Marty Figg
Cheryl Hunter
Jeff Sweet
James Zalud

Charter Township of Union Staff Members:

Mark Stuhldreher, Township Manager
Rodney C. Nanney, AICP, Community and Economic Development Director
Kim Smith, Public Services Director
Sherrie Teall, Finance Director
Joy Smith, GIS Specialist
Amy Peak, Building Services Clerk

This plan was prepared with assistance from **CIB Planning**



ADOPTED BY ECONOMIC DEVELOPMENT AUTHORITY BOARD: August 25, 2021

ADOPTED BY CHARTER TOWNSHIP OF UNION'S BOARD OF TRUSTEES: October 27, 2021

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	i
TABLE OF CONTENTS	1
GENERAL OVERVIEW	2
DEVELOPMENT PLAN.....	3

LEGAL BASIS OF THE PLAN.....	3
DEVELOPMENT PLAN REQUIREMENTS.....	3
Map 1: West DDA District Boundaries.....	10
Map 2: Existing Land Use.....	11
Map 3: Future Land Use	12
TAX INCREMENT FINANCING PLAN	13

EXPLANATION OF THE TAX INCREMENT PROCEDURE.....	13
MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED	16
STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED....	17
Table 3: Union Township West DDA Total Projected Revenue by Taxing Jurisdiction	18
PLAN FOR THE EXPENDITURE OF CAPTURED TAXABLE VALUE BY THE AUTHORITY	19
APPENDIX A: BASE PARCEL DATA.....	20
APPENDIX B: LEGAL DESCRIPTION	25
APPENDIX C: West DDA Development Plan and Tax Increment Finance Plan Adopting Ordinance.....	26

GENERAL OVERVIEW

The Charter Township of Union's West Downtown Development Authority (DDA) was first established in 1985. A DDA is governed by an appointed Board whose primary purpose is to correct and prevent deterioration and promote economic growth within the township's principal business districts. Other purposes of a DDA include reversing declining property values, improving the overall business climate, and increasing employment opportunities. A primary benefit of forming a DDA is the ability to capture the incremental increase in property taxes that result from improvements in the District. These tax revenues are used to finance public improvements and redevelopment projects within the District, which furthers the goal of economic growth.

A Development Plan is one tool the EDA and DDA rely upon for identifying and implementing projects aimed at spurring new private investment. Recommendations also ensure that improvements match the available revenues and can enable the West DDA to become eligible for other funding sources. This Plan was prepared in accordance with the Downtown Development Authority Act, P.A. 57 of 2018. Additional corresponding information can be found in the West DDA District Implementation Strategy that accompanies this plan but is adopted separately by the EDA Board.

A DDA can capture new tax increment in the District (TIF) and use it to pay for improvements that otherwise could not be afforded by either local businesses or government. This funding can also be used to incentivize projects that otherwise are not feasible due to development costs that exceed possible revenue. Moreover, creation of a TIF district does not take away current tax revenue; it just captures new tax revenue that results from improvements to property or an increase in value. It also does not cause payment of increased taxes by property owners in the DDA Districts.

LEGAL BASIS OF THE PLAN

The Development Plan and Tax Increment Financing Plan are prepared pursuant to the requirements of Section 217(2)(a-p) of Act 57 of 2018. More specifically, Section 217 of the Act states that “When a board decides to finance a project in the downtown district by the use of revenue bonds as authorized in section 213 or tax increment financing as authorized in sections 214, 215, and 216, it shall prepare a development plan.”

DEVELOPMENT PLAN REQUIREMENTS

Section 217 also indicates that the development plan shall contain all the following:

A. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE.

The development area is located within the limits of Union Township (Map 1.) In general, the development area runs just north of Shagbark Street east to just north of Transportation (incorporating Sabel and Eland Court neighborhoods) to S. Bradley Street, west to just north of Ginger’s Way, north along Lincoln, west along Leroy and north along the back of the parcels to the east to Remus meeting up with Buckthorn Street. The legal description is found in Appendix B, Legal Description.

B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA, DESIGNATING THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THEN EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES, AND INCLUDING A LEGAL DESCRIPTION OF THE DEVELOPMENT AREA.

Existing land uses in the Development Area are illustrated on Map 2, "Existing Land Use".

C. A DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED, REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The description of existing improvements to be demolished and associated schedule for implementation is provided in this plan under the heading “Proposed Improvements.”

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

To expand upon what was indicated above, the location, character and estimated cost/timing of the improvements is provided below:

PROPOSED IMPROVEMENTS: WEST DDA

1. Business Development \$420,000-\$520,000

The DDA will assist the Economic Development Authority, Planning Commission, local officials, businesspeople, entrepreneurs, etc., in providing an acceptable climate for business investment. Efforts will focus on assisting existing businesses and promoting new businesses that benefit the community. This will likely involve the following projects:

- Institution of a building rehabilitation grant program that provides qualifying applicants funding to improve their building.
- Encouraging property owners and developers to create mixed-use developments, in keeping with District zoning requirements.
- Other potential activities that support and promote local business development.

2. Public Buildings and Spaces \$550,000-\$625,000

To better create a sense of place at strategic locations in the DDA District, the DDA will support the development and enhancement of public buildings and spaces including: pedestrian plazas, parks, open spaces, gardens, gazebos, sculptures, art, performance areas, walkways, and supporting site amenities, construction of public restrooms, or other similar structures identified as development occurs.

3. DDA Marketing/Development Studies and Promotional Events/Materials \$450,000-\$550,000

Destination branding and marketing have key relationships with successful districts. It is an important task to complete once the DDA has identified redevelopment goals and has established its identity within the greater region. Marketing and development attraction studies can be used as tools to attract specific development types or specific developers. Marketing materials (online, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer, and real estate firms promoting Union Township. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc. It is also the Township's desire to create a unified image and market the West DDA District of Union Township as a cohesive business District. To that end, funding can be used for a joint marketing strategy and promotions with involvement of the business community that brings together resources for advertising, special events, and public relations.

4. Building Facade and Sign Improvement Program \$350,000-\$400,000

Existing signs and structures in the DDA that are in need of upgrade in terms of design, materials, and colors can apply for funding under this program. The DDA can allocate resources to pursue the following efforts toward upgrading the appearance of buildings in the District:

- Develop design guidelines or requirements for all buildings and signs in the District with corresponding sketches and pictures
- Develop a program to assist business owners in funding these improvements as a method to encourage implementation of the design guidelines or requirements

5. DDA Property Acquisition \$475,000-\$550,000

This involves the acquisition of property to accomplish the goals set forth by the DDA. There are times when key pieces of property become available for purchase within the DDA District, which require the DDA to purchase said properties for redevelopment or public purposes. This can also be a tool to assist with blight removal and demolition within the District.

6. Special District & Urban Design Plans \$350,000-\$400,000

District plans and urban design help to guide the built environment of the District. Many times, these plans focus on form and design elements to enhance the function of the District. Results of these plans can lead to new development projects that have been thoughtfully crafted to create vibrancy and increase density within the District core. These plans also generally result with the development of design-based guidelines for redevelopment of existing sites or development of new sites.

7. Demolition \$325,000-\$425,000

Occasionally, development opportunities require demolition of existing sites and structures. The DDA can participate in the costs of the demolition process when it is appropriate to spur new development opportunities.

8. Public Infrastructure Improvements \$1,750,000-\$2,000,000

Public improvements cover a wide array of projects including street lighting, streetscape enhancements, water and sewer improvements; electrical improvements, burying of existing and new utilities, storm water improvements, parking improvements, and generally anything else that falls within the public right-of-way, easement, or public realm.

9. Private Infrastructure Improvements \$550,000-\$620,000

As part of redevelopment, developers are often required to improve private infrastructure or anything on a private property (not in a public right-of way). The DDA is able to assist with offsetting these costs, specifically when it comes to integrated parking structures such as vertical and underground parking, utilities, water and sewer tap fees; soft costs, and others that support density in accordance with local zoning, master plans, and township goals, but may be cost-prohibitive to complete the project. Although these improvements are considered private for funding purposes, they have public benefit and support the redevelopment efforts of the Township and DDA.

10. Site Preparation \$400,000-\$500,000

Costs associated with site preparation can be significant for both public and private investment. These costs include such activities as clearing and grubbing; compaction and sub-base preparation; cut and fill operations; dewatering, excavation for unstable material, foundation work (to address special soil concerns, retaining walls, temporary sheeting/shoring, specific and unique activities, etc.); anything on private property not in a public right-of-way to support density; and prohibitive costs to allow for greater density in accordance with local zoning, master plans, and Township goals.

11. Environmental Activities \$300,000-\$400,000

Environmental Activities would include activities beyond what may be supported by the Michigan Department of Environment, Great Lakes and Energy (EGLE) under an approved Brownfield Plan and Act 381 Work Plan to protect human health and the environment, off-set cost-prohibitive environmental costs and insurance needs, etc. This can also include wildlife and habitat preservation, or restoration related to a specific development project or Public Buildings and Spaces under item #2 above.

12. Project-Specific Gap Funding Variable depending upon project (\$650,000-\$700,000)

Recognizing that the cost of mixed-use, traditional development is higher than it is for undeveloped sites, the Township may, at its own discretion, commit project-specific future tax increment capture back to private projects for a specified period of time. The goal is to provide funding to close the “gap” that prevents the project from becoming a reality due to financial feasibility. For example, if the pro-forma for a project indicates that it cannot generate enough income to cover the cost of construction and a reasonable rate of return for a developer/investor, future tax increment can be committed to that development to make it feasible. It can also be used as a tool to attract companies and businesses to the township to create new employment opportunities within the DDA District.

13. Consultation and Operational Expenditures \$950,000-\$1,000,000

The Consultation and Operational Expenditures category provides for professional services (staff) and operational activities relating to the DDA. This category is relatively variable and is subject to the level and complexity of future activities taken on by the DDA. Professional services are required to implement the proposals within this Plan and to manage and operate the DDA. This may include, but is not limited to, market studies, grant writing and administration; planning and architectural design; engineering, inspections and construction management services; and environmental assessment and mitigation planning. DDA operational activities may include but are not limited to public notices, mailings, office supplies, administrative support, and equipment usage/rental, etc.

14. Bond Repayments \$755,000-\$805,000

Tax capture can be used to pay back money that was borrowed for eligible projects under this plan.

Estimated Total Cost of All Projects: \$8,275,000-\$9,495,000

E. A STATEMENT OF THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

The specific projects to be undertaken by the DDA are not known at this time. The “Proposed Improvements” list above will be updated to show the construction planned, and the estimated time of completion, for each project as this information is known.

F. A DESCRIPTION OF ANY PARTS OF THE DEVELOPMENT AREA TO BE LEFT AS OPEN SPACE AND THE USE CONTEMPLATED FOR THE SPACE.

Future land uses for DDA District are shown on Map #3 and it identifies existing and proposed open space.

G. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA THAT THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property by donation, through purchase, or by any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

H. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, TRAFFIC FLOW MODIFICATIONS, OR UTILITIES.

Union Township updated the Master Plan in 2017, and will look for opportunities to strengthen zoning regulations, while remaining flexible, for new uses that may be attracted to the District. This will require zoning updates on a regular basis and may positively impact properties in the DDA boundary area. Those amendments will be added to the Appendix of this document when approved. Proposed changes in infrastructure such as streets, sidewalks, utilities, etc. are not known at this time but will also be added to the Appendix when they are known.

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

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the District is contained in the project schedule and budget in this plan under “Proposed Improvements.”

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

Information concerning the names of people for whom benefits may accrue is unknown at this time and will not be available until phases of implementation are underway.

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

All such procedures will follow both Township and State law and at the present time there are no commitments made.

L. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE UNITS IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan. Should said displacement be planned during implementation of the plan, the above information will be gathered accordingly.

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

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

N. PROVISION FOR THE COSTS OF RELOCATING PERSONS DISPLACED BY THE DEVELOPMENT AND FINANCIAL ASSISTANCE AND REIMBURSEMENT OF EXPENSES, INCLUDING LITIGATION EXPENSES AND EXPENSES INCIDENT TO THE TRANSFER OF TITLE, IN ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, PUBLIC LAW 91-646, 84 STAT. 1894.

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

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

At the present time, no known relocation of families or individuals will take place within the scope of this proposed Development Plan or Tax Increment Financing Plan.

P. OTHER MATERIAL THAT THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

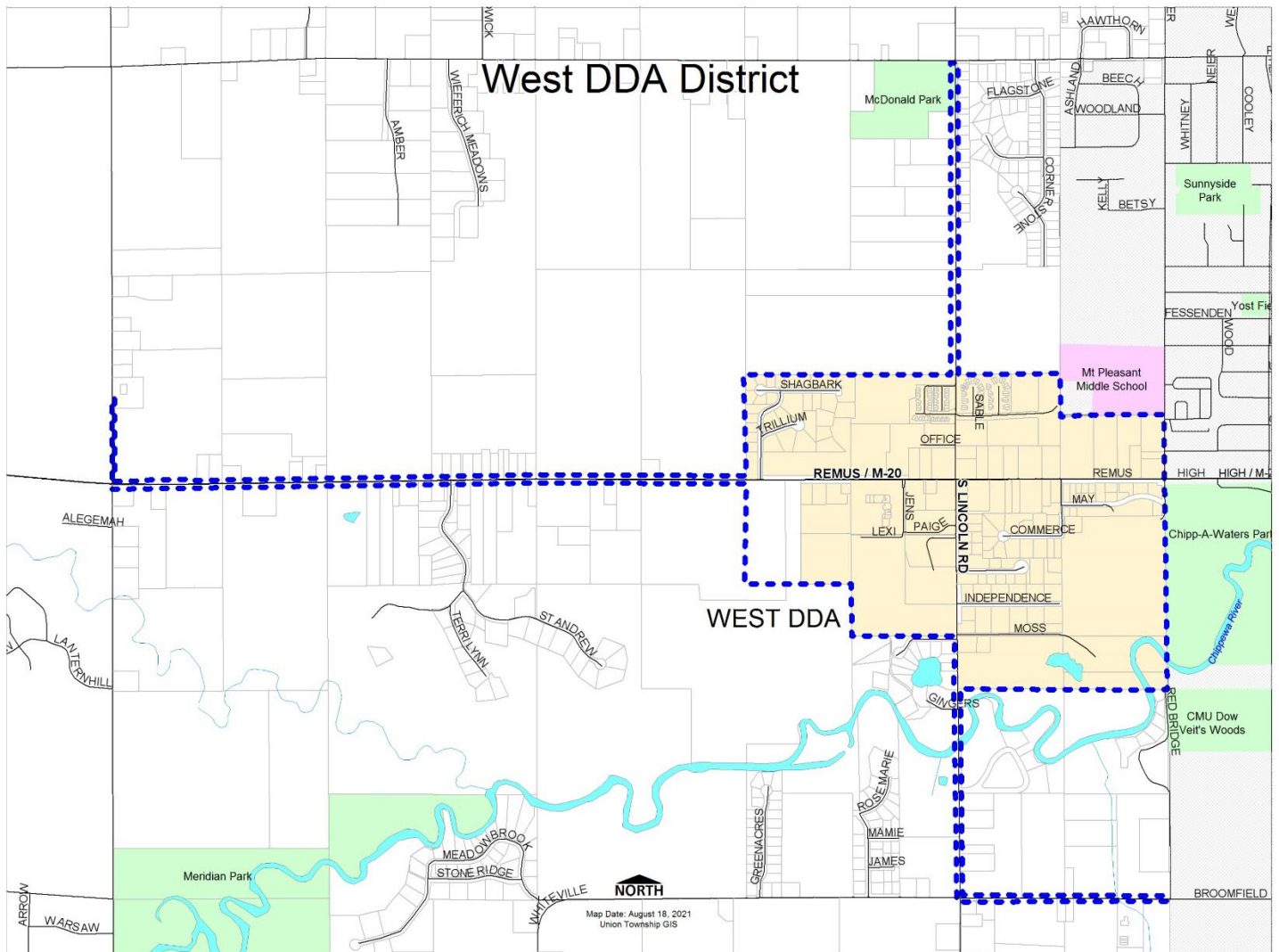
Such other material will be identified or added as the need arises.

Q. DEVELOPMENT AREA CITIZENS COUNCIL.

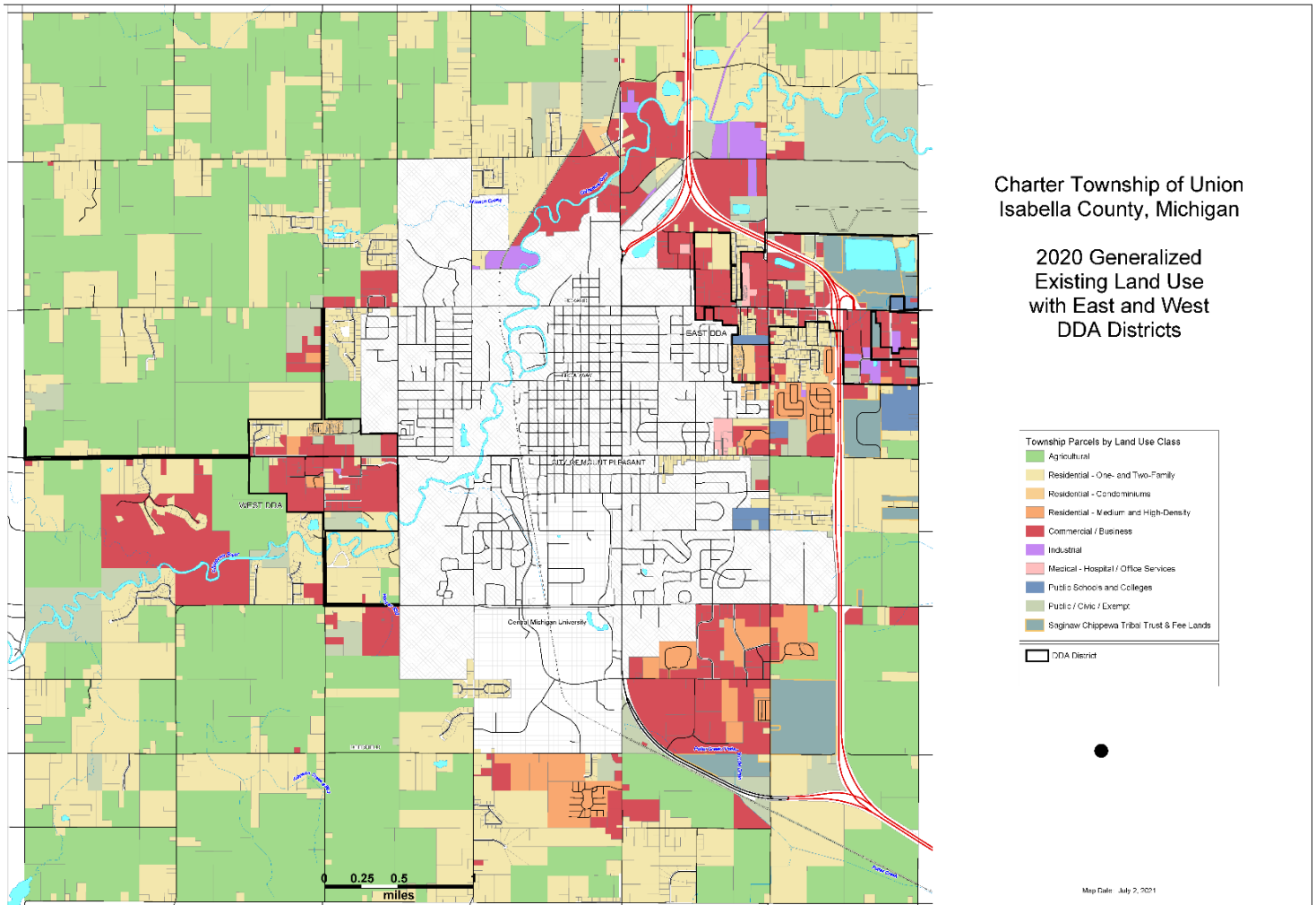
Since the development area of the DDA has more than 100 full-time primary residents, a development area citizens council will be formed as an advisory body to the Board of the DDA. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members. The members of the development area citizens council shall be residents of the development area and shall be appointed by the governing body. A member of a development area citizens council shall be at least 18 years of age and the development area citizens council shall be representative of the development area.

Periodically a representative of the authority responsible for preparation of a development or tax increment financing plan within the development area shall consult with and advise the development area citizens council regarding the aspects of a development plan, including the development of new housing for relocation purposes located either inside or outside of the development area. The consultation shall begin before any final decisions by the authority and the governing body regarding a development or tax increment financing plan. The consultation shall continue throughout the preparation and implementation of the development or tax increment financing plan.

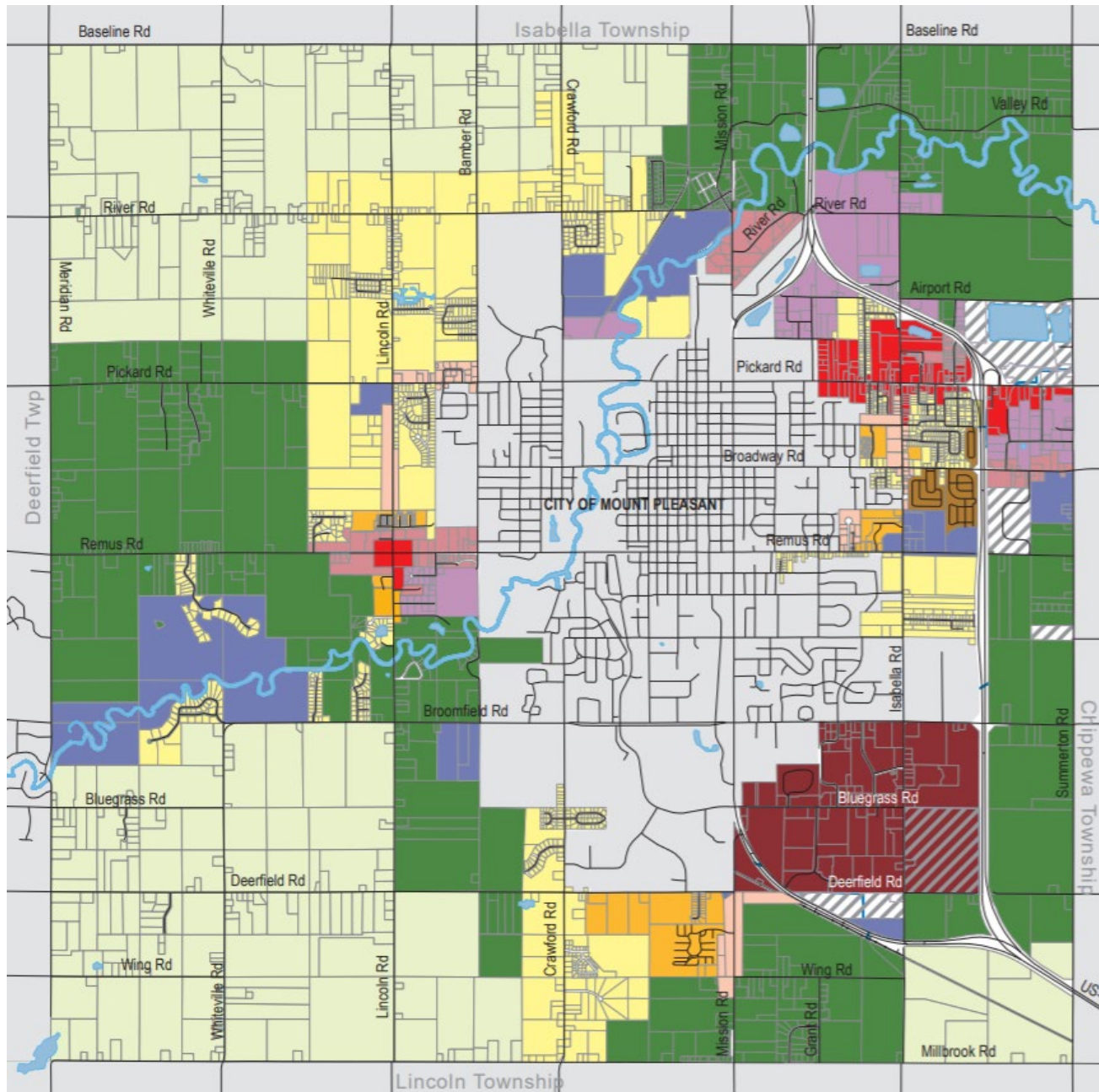
Map I: West DDA District Boundaries















Map 2: Existing Land Use



Map 3: Future Land Use



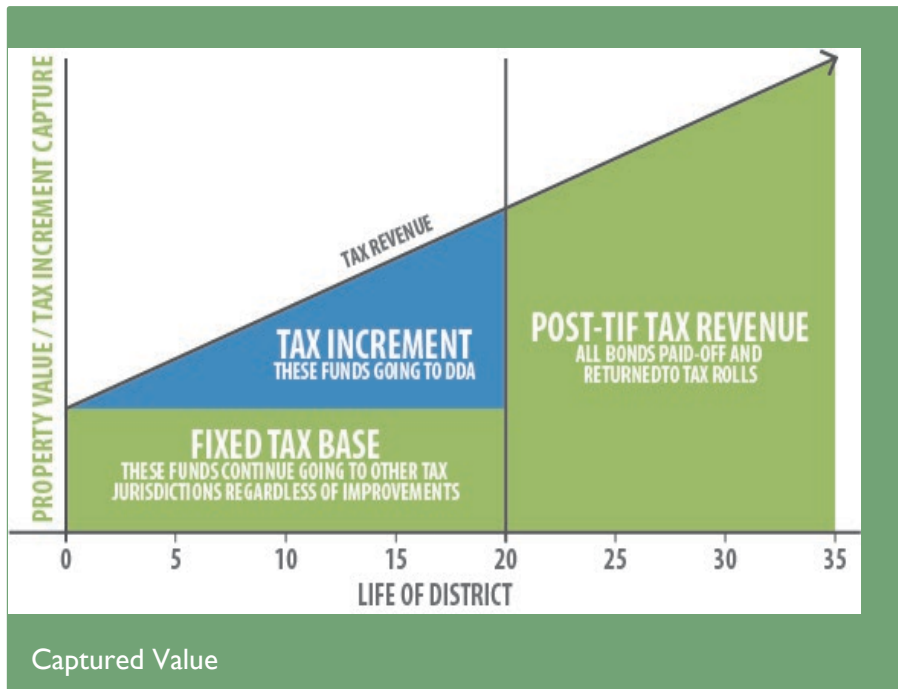
- | | |
|---|---|
|  Rural Preservation |  Neighborhood Service |
|  Rural Buffer |  Community Commercial |
|  Residential |  Commercial/Industrial Mix |
|  Residential- Attached |  Industrial/Employment |
|  Manufactured Housing |  Recreation/Institutional |
|  Bluegrass Center Area |  Tribal Trust Lands |

TAX INCREMENT FINANCING PLAN

EXPLANATION OF THE TAX INCREMENT PROCEDURE

Tax Increment Financing (TIF financing) is a method of funding public investments in an area slated for (re)development by capturing, for a time, all or a portion of the increased tax revenue that may result from increases in property values, either as a result of (re)development or general market inflation. The concept of tax increment financing is applied only to the Development Area for which a development plan has been prepared by the Downtown Development Authority and adopted by the Economic Development Authority.

As provided in PA 57 of 2018, tax increment financing is an effective tool for financing redevelopment and planning of designated development areas within a Downtown Development Authority District. TIF financing can be used to fund facilities, structures, or improvements within the District and to:



1) market businesses within the District; 2) plan for property within the District; 3) acquire land; 4) improve sites; 5) construct buildings; 6) close the financing “gap” for projects; and 7) administer the Development Plan. Because TIF financing involves capture of tax revenue for certain parcels, TIF dollars must be used for improvements that will generally benefit those same parcels.

“Captured Taxable Value” can be described as the difference in amount

in any year of the Plan in which the current assessed value exceeds the initial assessed value. “Current Taxable Value” is the amount of value upon which taxes are based for the current year, also called the Taxable Value. “Initial Taxable Value” represents the assessed value of properties at the time the DDA was established or updated, in this case 1985. Tax exempt properties are represented as a zero value in the Plan, since no tax increments will be collected for that site, regardless of increases in actual property value. The difference between the initial taxable value (base year total) and the current taxable value (current year total) is the value of property for which taxes can be captured and (re)invested by the DDA.

I. Increase in taxable value. The initial taxable value (“SEV”) for this plan is the taxable value of all real and personal property in the development area as determined on November 21, 1985. This is commonly considered the SEV for 1985. As shown in Table I, the base value of real property in the District is \$1,819,075.

Estimated Taxable Value Increase: West District

Table 1

Estimated Tax Capture Value 2021-2041

WEST FISCAL YEAR	ESTIMATED Projected Increase	ANNUAL TAXABLE VALUE	CAPTURED TAXABLE VALUE
Base Year 1985, Base Value = \$1,819,075			
2020	2.0%	28,372,969	26,553,894
2021	2.0%	28,372,969	27,121,353
2022	2.0%	28,372,969	27,700,162
2023	2.0%	28,372,969	28,290,547
2024	2.0%	28,372,969	28,892,739
2025	2.0%	28,372,969	29,506,975
2026	2.0%	28,372,969	30,133,496
2027	2.0%	28,372,969	30,772,548
2028	2.0%	28,372,969	31,424,380
2029	2.0%	28,372,969	32,089,249
2030	2.0%	28,372,969	32,767,416
2031	2.0%	28,372,969	33,459,146
2032	2.0%	28,372,969	34,164,710
2033	2.0%	28,372,969	34,884,386
2034	2.0%	28,372,969	35,618,455
2035	2.0%	28,372,969	36,367,206
2036	2.0%	28,372,969	37,130,931
2037	2.0%	28,372,969	37,909,931
2038	2.0%	28,372,969	38,704,512
2039	2.0%	28,372,969	39,514,983
2040	2.0%	28,372,969	40,341,664
2041	2.0%	28,372,969	41,184,879

(1) This table assumes capture based on inflation only - no new development or increase in value due to improvements. New development would increase capture.

(2) 2021-2041 assume 2.0% growth/year.

The purpose of the Tax Increment Financing Plan is to ensure that revenues from tax increment capture will be sufficient to cover anticipated costs, especially when it comes to bond debt. Therefore, some assumptions are involved in order to project property values into the future to determine anticipated revenues. A modest increase in property values was assumed. A conservative growth rate of 2.0% was used in the projections for future TIF revenue.

2. Capturable Taxable Value. A limited amount of development is expected over the entire West DDA District, as shown in Table 2. To provide conservative estimates, the TIF revenues are based on increases in property values based on the market, not improvements to property.

**Table 2
Union Township WEST DDA Total Projected Revenues**

FY	Taxable Value	Tax Increment Captured	Millage Multiplier	Tax Increment Revenue
1985	\$1,819,075		0.01292910	
2020	\$28,372,969	\$26,553,894	0.01292910	\$343,318
2021	\$28,940,428	\$27,121,353	0.01292910	\$350,655
2022	\$29,519,237	\$27,700,162	0.01292910	\$358,138
2023	\$30,109,622	\$28,290,547	0.01292910	\$365,771
2024	\$30,711,814	\$28,892,739	0.01292910	\$373,557
2025	\$31,326,050	\$29,506,975	0.01292910	\$381,499
2026	\$31,952,571	\$30,133,496	0.01292910	\$389,599
2027	\$32,591,623	\$30,772,548	0.01292910	\$397,861
2028	\$33,243,455	\$31,424,380	0.01292910	\$406,289
2029	\$33,908,324	\$32,089,249	0.01292910	\$414,885
2030	\$34,586,491	\$32,767,416	0.01292910	\$423,653
2031	\$35,278,221	\$33,459,146	0.01292910	\$432,597
2032	\$35,983,785	\$34,164,710	0.01292910	\$441,719
2033	\$36,703,461	\$34,884,386	0.01292910	\$451,024
2034	\$37,437,530	\$35,618,455	0.01292910	\$460,515
2035	\$38,186,281	\$36,367,206	0.01292910	\$470,195
2036	\$38,950,006	\$37,130,931	0.01292910	\$480,070
2037	\$39,729,006	\$37,909,931	0.01292910	\$490,141
2038	\$40,523,587	\$38,704,512	0.01292910	\$500,414
2039	\$41,334,058	\$39,514,983	0.01292910	\$510,893
2040	\$42,160,739	\$40,341,664	0.01292910	\$521,581
2041	\$43,003,954	\$41,184,879	0.01292910	\$532,483
Total Taxable Value Captured		\$734,533,564	Total TI Revenue	\$9,496,858

3. Tax Increment Capture. For each year within the term of the plan, the Finance Director transmits directly to the DDA, the applicable portion of the tax levy set by the taxing units on the real property in the development area, including that portion of any commercial facilities tax levied pursuant to P.A. 255 of 1978 and that portion on an industrial facilities tax levied pursuant to PA 198 of 1974. Voted and separately identified debt millage revenues do not come to the DDA but go directly to the intended taxing units.

“Tax increment revenues” means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the Development Area. Tax increment revenues do not include any of the following:

- a. Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.
- b. Taxes levied by local or intermediate school districts.
- c. Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.
- d. Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.
- e. Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.
- f. Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the Township Board, who must approve the plans. These plans may be amended in the future to reflect changes desired by the DDA or the Township. All amendments must follow the procedures of the Act.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED

The Downtown Development Authority may explore the possibility of bonding against future revenues to supply the funds required to accomplish larger public improvement projects. The extent of the indebtedness and the timing of the debt retirement will be determined by the extent of the tax increment revenues. The maximum indebtedness, as stated in PA 57 of 2018, cannot exceed the ability to service the debt from tax increments. Only 80% of projected revenues are available as debt service funds. Future plan updates will consider outstanding debt as it plans for continued investment in the District.

DURATION OF THE DEVELOPMENT PROGRAM

The remaining duration of the tax increment financing plan is twenty (20) years, commencing upon approval by the Union Township EDA Board in 2021 and will cease with tax collections due in December 2041, unless this plan is amended to extend or shorten its duration.

STATEMENT OF THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

The DDA is eligible to capture tax increment revenues from The DDA is eligible to capture tax increment revenues from County Operating, ICTC - Isabella County Transportation Commission, Medical Care Facility (MCF), Commission on Aging (COA), County Parks and Recreation, Township Operating, and Township Fire Department. For a complete listing of taxing jurisdictions, please see Table 3 below.

The most important impact on the affected taxing jurisdictions is that the amount of revenue they currently receive from property within the District will not increase during the life of the Plan. Once the base value of the District is set, the DDA will capture the revenue from any increase in property value. The base amount would still flow to the appropriate taxing jurisdictions. In other words, the revenue to each taxing jurisdiction would effectively be frozen at the base value for the entire term of the DDA Plan.

The impact of tax increment financing on the revenues of all taxing properties is illustrated in Table 3 on the following page.

Table 3: Union Township West DDA Total Projected Revenue by Taxing Jurisdiction

WEST FISCAL YEAR	ESTIMATED Projected Increase	ANNUAL TAXABLE VALUE	CAPTURED TAXABLE VALUE	County Operating 0.0066100	ICTC - Isabella County Transportation Commission 0.0008620	Medical Care Facility (MCF) 0.0009795	Commission on Aging (COA) 0.0008776	County Parks and Recreation 0.0003500	Township Operating 0.0010000	Township Fire 0.0022500	TAX INCREMENT REVENUE 0.012929100
Base Year	1985	1,819,075									
2020	2.0%	28,372,969	26,553,894	\$ 175,521	\$ 22,889	\$ 26,010	\$ 23,304	\$ 9,294	\$ 26,554	\$ 59,746	\$ 343,318
2021	2.0%	28,940,428	27,121,353	\$ 179,272	\$ 23,379	\$ 26,565	\$ 23,802	\$ 9,492	\$ 27,121	\$ 61,023	\$ 350,655
2022	2.0%	29,519,237	27,700,162	\$ 183,098	\$ 23,878	\$ 27,132	\$ 24,310	\$ 9,695	\$ 27,700	\$ 62,325	\$ 358,138
2023	2.0%	30,109,622	28,290,547	\$ 187,001	\$ 24,386	\$ 27,711	\$ 24,828	\$ 9,902	\$ 28,291	\$ 63,654	\$ 365,771
2024	2.0%	30,711,814	28,892,739	\$ 190,981	\$ 24,906	\$ 28,300	\$ 25,356	\$ 10,112	\$ 28,893	\$ 65,009	\$ 373,557
2025	2.0%	31,326,050	29,506,975	\$ 195,041	\$ 25,435	\$ 28,902	\$ 25,895	\$ 10,327	\$ 29,507	\$ 66,391	\$ 381,499
2026	2.0%	31,952,571	30,133,496	\$ 199,182	\$ 25,975	\$ 29,516	\$ 26,445	\$ 10,547	\$ 30,133	\$ 67,800	\$ 389,599
2027	2.0%	32,591,623	30,772,548	\$ 203,407	\$ 26,526	\$ 30,142	\$ 27,006	\$ 10,770	\$ 30,773	\$ 69,238	\$ 397,861
2028	2.0%	33,243,455	31,424,380	\$ 207,715	\$ 27,088	\$ 30,780	\$ 27,578	\$ 10,999	\$ 31,424	\$ 70,705	\$ 406,289
2029	2.0%	33,908,324	32,089,249	\$ 212,110	\$ 27,661	\$ 31,431	\$ 28,162	\$ 11,231	\$ 32,089	\$ 72,201	\$ 414,885
2030	2.0%	34,586,491	32,767,416	\$ 216,593	\$ 28,246	\$ 32,096	\$ 28,757	\$ 11,469	\$ 32,767	\$ 73,727	\$ 423,653
2031	2.0%	35,278,221	33,459,146	\$ 221,165	\$ 28,842	\$ 32,773	\$ 29,364	\$ 11,711	\$ 33,459	\$ 75,283	\$ 432,597
2032	2.0%	35,983,785	34,164,710	\$ 225,829	\$ 29,450	\$ 33,464	\$ 29,983	\$ 11,958	\$ 34,165	\$ 76,871	\$ 441,719
2033	2.0%	36,703,461	34,884,386	\$ 230,586	\$ 30,070	\$ 34,169	\$ 30,615	\$ 12,210	\$ 34,884	\$ 78,490	\$ 451,024
2034	2.0%	37,437,530	35,618,455	\$ 235,438	\$ 30,703	\$ 34,888	\$ 31,259	\$ 12,466	\$ 35,618	\$ 80,142	\$ 460,515
2035	2.0%	38,186,281	36,367,206	\$ 240,387	\$ 31,349	\$ 35,622	\$ 31,916	\$ 12,729	\$ 36,367	\$ 81,826	\$ 470,195
2036	2.0%	38,950,006	37,130,931	\$ 245,435	\$ 32,007	\$ 36,370	\$ 32,586	\$ 12,996	\$ 37,131	\$ 83,545	\$ 480,070
2037	2.0%	39,729,006	37,909,931	\$ 250,585	\$ 32,678	\$ 37,133	\$ 33,270	\$ 13,268	\$ 37,910	\$ 85,297	\$ 490,141
2038	2.0%	40,523,587	38,704,512	\$ 255,837	\$ 33,363	\$ 37,911	\$ 33,967	\$ 13,547	\$ 38,705	\$ 87,085	\$ 500,414
2039	2.0%	41,334,058	39,514,983	\$ 261,194	\$ 34,062	\$ 38,705	\$ 34,678	\$ 13,830	\$ 39,515	\$ 88,909	\$ 510,893
2040	2.0%	42,160,739	40,341,664	\$ 266,658	\$ 34,775	\$ 39,515	\$ 35,404	\$ 14,120	\$ 40,342	\$ 90,769	\$ 521,581
2041	2.0%	43,003,954	41,184,879	\$ 272,232	\$ 35,501	\$ 40,341	\$ 36,144	\$ 14,415	\$ 41,185	\$ 92,666	\$ 532,483
TOTAL											\$ 9,496,858
	County Operating	6.6100									
	ICTC - Isabella County Transportation Commission	0.8620									
	Medical Care Facility (MCF)	0.9795									
	Commission on Aging (COA)	0.8776									
	County Parks and Recreation	0.3500									
	Township Operating	1.0000									
	Township Fire	2.2500									
	Total	12.9291									

PLAN FOR THE EXPENDITURE OF CAPTURED TAXABLE VALUE BY THE AUTHORITY

1. **Estimate of Tax Increment Revenues.** Table 3 on page 17 summarizes the estimated tax increment revenues by year. The projected annual growth in taxable value is estimated at 2% annually and is shown in Tables 1 and 2 above. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, rehabilitation, expansion, or additional appreciation in property values beyond the estimated 2% figure. These increases are beyond those projected in this plan but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.
2. **Expenditure of Tax Increment Revenues.** Any additional tax increment revenues beyond those projected in this plan will:
 - a. Be used to expedite any debt service;
 - b. Further the implementation of the public improvement program;
 - c. Go into a local development grant & loan fund; or
 - d. Be returned, pro-rata, to the taxing units.

Should the tax increment revenues be less than projected, the DDA may choose to:

- a. Collect and hold the captured revenues until a sufficient amount is available to implement specific public improvements;
- b. Consider implementing public improvement projects based upon the ability to match existing funds with expenditures while seeking out additional funding sources; or
- c. Amend the development plan and/or tax increment financing plan to allow for alternative projects and funding.

APPENDIX A: BASE PARCEL DATA

Parcel ID
14-016-30-002-00
14-016-30-002-01
14-016-30-002-02
14-016-30-002-03
14-016-30-002-04
14-016-30-002-05
14-016-30-002-06
14-016-30-002-07
14-016-30-002-08
14-016-30-002-09
14-016-30-002-10
14-016-30-002-11
14-016-30-002-12
14-016-30-002-13
14-016-30-002-14
14-016-30-002-15
14-016-30-002-16
14-016-30-002-17
14-016-30-003-00
14-016-30-004-00
14-016-30-004-01
14-016-30-004-03
14-016-30-004-04
14-016-30-004-05
14-016-30-004-06

14-016-30-005-00
14-016-30-005-02
14-016-30-005-03
14-017-20-001-13
14-017-20-001-14
14-017-40-001-00
14-017-40-001-01
14-017-40-001-02
14-017-40-001-03
14-017-40-001-07
14-017-40-001-08
14-017-40-001-09
14-017-40-001-10
14-017-40-001-11
14-017-40-002-00
14-017-40-003-00
14-017-40-004-00
14-017-40-005-00
14-017-40-007-03
14-017-40-007-04
14-017-40-008-01
14-017-40-008-02
14-017-40-008-03
14-017-40-008-04
14-017-40-009-01
14-017-40-009-02
14-017-40-009-03
14-017-40-009-04
14-017-40-009-05
14-017-40-009-06
14-020-20-001-00
14-020-20-001-01

14-020-20-001-02
14-020-20-001-03
14-020-20-001-04
14-020-20-001-05
14-020-20-001-06
14-020-20-001-07
14-020-20-001-08
14-020-20-001-09
14-020-20-001-10
14-020-20-001-11
14-020-20-002-00
14-020-20-006-00
14-020-20-007-00
14-020-20-008-00
14-020-20-009-00
14-020-20-010-00
14-021-10-001-00
14-021-10-002-00
14-021-10-002-01
14-021-10-004-00
14-021-10-004-01
14-021-10-004-02
14-021-10-005-00
14-021-10-006-00
14-021-10-007-00
14-021-10-007-01
14-021-10-008-00
14-021-10-008-01
14-021-10-008-02
14-021-10-008-03
14-021-10-009-00
14-021-10-009-01

14-021-10-009-02
14-021-10-010-00
14-021-10-011-00
14-021-10-012-00
14-021-10-013-00
14-021-10-014-00
14-021-10-015-00
14-094-00-001-00
14-094-00-002-00
14-094-00-003-00
14-094-00-004-00
14-094-00-005-00
14-094-00-006-00
14-094-00-007-00
14-094-00-008-00
14-094-00-009-00
14-096-00-001-00
14-096-00-002-00
14-096-00-003-00
14-096-00-004-00
14-096-00-005-00
14-096-00-006-00
14-096-00-007-00
14-096-00-008-00
14-096-00-009-00
14-096-00-010-00
14-096-00-010-01
14-096-00-011-00
14-096-00-011-01
14-096-00-012-00
14-096-00-012-01
14-096-00-013-00

14-096-00-013-01
14-096-00-014-00
14-096-00-014-01
14-108-00-001-00
14-108-00-002-00
14-108-00-003-00
14-108-00-004-00
14-108-00-005-00
14-108-00-006-00
14-108-00-007-00
14-108-00-008-00
14-108-00-009-00
14-108-00-010-00
14-108-00-011-00
14-108-00-012-00
14-108-00-013-00
14-108-00-013-01
14-108-00-014-00
14-108-00-015-00
14-108-00-016-00
14-108-00-016-01
14-108-00-017-00
14-108-00-017-01
14-108-00-018-00
14-108-00-019-00
14-108-00-020-00
14-108-00-021-00
14-108-00-022-00
14-108-00-023-00
14-108-00-023-01
14-108-00-024-00
14-108-00-025-00

14-108-00-026-00
14-108-00-027-00
14-108-00-027-01
14-108-00-028-00
14-108-00-028-01
14-108-00-029-00
14-108-00-030-00
14-108-00-030-01
14-108-00-031-00
14-109-00-001-00
14-109-00-002-00
14-109-00-003-00
14-109-00-004-00
14-109-00-005-00
14-109-00-006-00
14-109-00-007-00
14-109-00-008-00
14-125-00-001-00
14-125-00-002-00
14-125-00-003-00
14-125-00-005-00
14-125-00-006-00
14-125-00-007-00
14-125-00-008-00
14-125-00-009-00
14-125-00-010-00
14-125-00-013-00
14-125-00-014-00
14-125-00-015-00
14-125-00-019-00
14-125-00-020-00
14-125-00-025-00

14-125-00-026-00
14-125-00-032-00
14-125-00-037-00
14-125-00-037-01
14-125-00-051-00
14-125-00-052-00
14-125-00-055-00
14-150-00-001-00
14-150-00-001-01
14-150-00-001-02
14-150-00-002-00
14-150-00-003-00
14-150-00-004-00
14-150-00-004-01
14-150-00-004-02
14-150-00-004-03
14-150-00-004-04
14-150-00-004-05
14-150-00-005-00
14-150-00-005-01
14-150-00-005-02
14-150-00-006-00
14-150-00-006-01
14-150-00-007-00
14-150-00-007-01
14-150-00-007-02
14-150-00-007-03
14-150-00-007-04
14-150-00-007-05
14-150-00-008-00
14-150-00-009-00
14-150-00-010-00

14-150-00-011-00
14-150-00-012-00
14-150-00-013-00
14-150-00-014-00
14-150-00-015-00
14-150-00-016-00
14-150-00-017-00
14-150-00-018-00
14-150-00-019-00
14-150-00-020-00
14-150-00-020-01
14-150-00-020-02
14-150-00-021-00
14-150-00-022-00
14-150-00-023-00
14-150-00-024-00
14-150-00-024-01
14-591-00-001-00
14-591-00-002-00
14-591-00-003-00
14-591-00-004-00
14-591-00-005-00
14-591-00-006-00
14-591-00-007-00
14-591-00-008-00
14-591-00-009-00
14-591-00-010-00
14-591-00-011-00
14-591-00-012-00
14-591-00-013-00
14-591-00-014-00
14-591-00-015-00

14-591-00-016-00
14-591-00-017-00
14-591-00-018-00
14-591-00-019-00
14-591-00-020-00
14-591-00-021-00
14-591-00-022-00
14-591-00-023-00
14-591-00-024-00
14-591-00-025-00
14-591-00-026-00
14-591-00-027-00
14-591-00-028-00
14-591-00-029-00
14-591-00-030-00
14-591-00-031-00
14-591-00-032-00
14-591-00-033-00
14-591-00-034-00
14-591-00-035-00
14-591-00-036-00
14-591-00-037-00
14-591-00-038-00
14-717-00-001-00
14-717-00-002-00
14-717-00-003-00
14-717-00-004-00
14-717-00-005-00
14-717-00-006-00
14-717-00-007-00
14-717-00-008-00
14-717-00-009-00

14-717-00-010-00
14-717-00-011-00
14-717-00-012-00
14-717-00-013-00
14-717-00-014-00
14-717-00-015-00
14-717-00-016-00
14-717-00-017-00
14-717-00-018-00
14-717-00-019-00
14-717-00-020-00
14-717-00-021-00
14-717-00-022-00
14-717-00-023-00
14-717-00-024-00
14-717-00-025-00
14-717-00-026-00
14-717-00-027-00
14-717-00-028-00
14-717-00-029-00
14-717-00-030-00
14-717-00-031-00
14-717-00-032-00
14-717-00-033-00
14-717-00-034-00
14-717-00-035-00
14-717-00-036-00
14-717-00-037-00
14-717-00-038-00
14-717-00-039-00
14-717-00-040-00
14-990-03-200-06

14-997-03-497-00
14-997-03-497-01
14-998-00-024-02
14-998-00-026-00
14-998-00-063-00
14-998-00-078-01
14-998-00-083-00
14-998-00-085-00
14-998-00-085-01
14-998-00-094-00
14-998-00-110-00
14-998-00-115-00
14-998-00-124-00
14-998-00-136-00
14-998-00-136-01
14-998-00-136-02
14-998-00-176-00
14-998-00-202-00
14-998-00-226-00
14-998-00-227-00
14-998-00-229-00
14-998-00-232-00
14-998-00-240-00
14-998-00-243-03
14-998-00-245-00
14-998-00-257-00
14-998-00-258-00
14-998-00-273-00
14-998-00-273-01
14-998-00-275-00
14-998-00-279-00
14-998-00-280-00

14-998-00-292-01
14-998-00-301-00
14-998-00-303-00
14-998-00-304-00
14-998-00-305-00
14-998-00-336-00
14-998-00-339-00
14-998-00-341-00
14-998-00-342-00
14-998-00-345-00
14-998-00-367-00
14-998-00-373-00
14-998-00-377-00
14-998-00-394-00
14-998-00-396-00
14-998-00-401-00
14-998-00-401-01
14-998-00-408-00
14-998-00-409-00
14-998-00-417-00
14-998-00-417-01
14-998-00-418-00
14-998-00-419-00
14-998-00-420-00
14-998-00-422-00
14-998-00-422-01
14-998-00-444-00
14-998-00-481-00
14-998-00-493-00
14-998-00-501-00
14-998-00-502-00
14-998-00-513-00

14-998-00-515-00
14-998-00-523-00
14-998-00-524-00
14-998-00-565-00
14-998-00-565-01
14-998-00-566-00
14-998-00-566-01
14-998-00-567-00
14-998-00-570-00
14-998-00-587-00
14-998-00-588-00
14-998-00-620-01
14-998-00-640-00
14-998-00-641-00
14-998-00-642-00
14-998-00-644-00
14-998-00-653-00
14-998-00-660-00
14-998-00-663-00
14-998-00-667-00
14-998-00-671-00
14-998-00-674-00
14-998-00-686-00
14-998-00-691-02
14-998-00-693-00
14-998-00-694-00
14-998-00-699-00
14-998-00-701-02
14-998-00-716-00
14-998-00-719-00
14-998-00-719-01
14-998-00-720-00

14-998-00-723-00
14-998-00-723-01
14-998-00-728-00
14-998-00-739-00
14-998-00-746-00
14-998-00-768-00
14-998-00-801-00
14-998-00-801-01
14-998-00-804-00
14-998-00-810-00
14-998-00-812-01
14-998-00-820-02
14-998-00-820-03
14-998-00-832-00
14-998-00-835-02
14-998-00-850-00
14-998-00-857-00
14-998-00-857-02
14-998-00-866-00
14-998-00-886-02
14-998-00-911-00
14-998-00-912-00
14-998-00-917-00
14-998-00-932-00
14-998-00-948-00
14-998-00-952-01
14-998-00-964-00
14-998-00-977-00
14-998-00-980-01

APPENDIX B: LEGAL DESCRIPTION

(See Map 1)

Being part of Sections 16, 17, 18, 19, 20, 21, 28, and 29 of Union Township, Isabella County, Michigan, and being more particularly described as follows: Beginning at the Northwest corner of the South half of the Southeast 1/4 of Section 17; thence Easterly along the North line of the South half of the Southeast 1/4 of Section 17 to the East line of Section 17; thence Easterly along the North line of the Southwest 1/4 of the Southwest 1/4 of Section 16 to the East line of said Southwest 1/4 of Southwest 1/4; thence Southerly along said East line to the intersection of said line and a line 792 feet North of and parallel with the South line of Section 16; thence Easterly along said line to the East line of the Southwest 1/4 of Section 16; thence Southerly along said East line to the center of Section 21; thence Westerly along the South line of the Northwest 1/4 of Section 21 to the West right-of-way line of Lincoln Road; thence Northerly along said line to the North line of the South 20 acres of the East 1/2 of the Northeast 1/4 of Section 20; thence Westerly along said line to the West line of the East 1/2 of the Northeast 1/4 of Section 20; thence Northerly along said line to the South line of the Northwest 1/4 of the Northeast 1/4 of Section 20; thence Westerly along said line to the West line of the Northeast 1/4 of Section 20; thence Northerly along said line to the Northwest corner of the Northeast 1/4 of Section 20; thence continuing Northerly along the West line of the Southeast 1/4 of Section 17 to the Point of Beginning.

Also beginning at the intersection of the South right-of-way line of Remus Road (M-20) and the West line of the Northeast 1/4 of Section 20; thence Westerly along said South right-of-way line to the West line of Section 19, said line also being the centerline of Meridian Road; thence Northerly along the West line of Section 19 and Section 18 approximately 1150 feet; thence Easterly to the East right-of-way line of Meridian Road; thence Southerly along said East right-of-way line approximately 1050 feet to the North right-of-way line of Remus Road (H-20); thence Easterly along said North right-of-way line to the East line of the Southwest 1/4 of Section 17; thence Southerly along said East line to the Point of Beginning.

Also beginning at the intersection of the East right-of-way line of Lincoln Road and the North line of the Southwest 1/4 of Section 21; thence Southerly along said East right-of-way line to the North right-of-way line of Broomfield Road; thence Easterly along said North right-of-way line to the East line of the Southwest 1/4 of Section 21; thence Southerly to the South right-of-way Broomfield Road; thence Westerly along said South right-of-way line to the West right-of-way line of Lincoln Road; thence Northerly along said West right-of-way line to the North line of the Southeast 1/4 of Section 20; thence Easterly to the Point of Beginning.

Also beginning at the intersection of the West right-of-way line of Lincoln Road and the North line of the South 1/2 of the Southeast 1/4 of Section 17; thence Northerly along said West right-of-way line to the South right-of-way line of Pickard Road; thence Easterly to the East right-of-way line of Lincoln Road; thence Southerly along said line to the North line of the South 1/2 of the Southwest 1/4 of Section 16; thence Westerly to the Point of Beginning.

APPENDIX C: West DDA Development Plan and Tax Increment Finance Plan Adopting Ordinance

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN**

WEST DDA DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN AMENDATORY ORDINANCE

ORDINANCE NO. 21-05

[An ordinance adopted under the provisions of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended, being MCL 125.4101 et seq.) and the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL42.34) to adopt updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District, and to provide for publication and an effective date.]

WHEREAS, the Township’s Economic Development Authority Board has prepared and recommended for adoption of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District; and

WHEREAS, the Board of Trustees has held a public hearing on the updated plans after required notices were posted, published, and mailed in accordance with the requirements of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended, being MCL 125.4101 et seq.).

NOW, THEREFORE, THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1.0 Review and Determination of Public Purpose.

Following a duly noticed public hearing on the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District, which were recommended to the Board of Trustees on August 17, 2021 by the Economic Development Authority (EDA) Board, which was established by Board of Trustees resolution for the purpose of governing the West DDA District in accordance with requirements of the Recodified Tax Increment Financing Act (Public Act 57 of 2018, as amended). The Board of Trustees has reviewed and found the plans to meet the following standards and criteria, as set forth in Act 57:

- (a) The Development Plan meets the requirements set forth in Section 125.4217 of Act 57, and the Tax Increment Financing Plan meets the requirements set forth in Section 125.4214 14 of Act 57.
- (b) The scope of proposed activities listed in the Development Plan is reasonable and necessary to carry out the purposes of Act 57.
- (c) The Development Plan is consistent with the Township’s Master Plan.
- (d) Public services, such as fire and police protection and utilities, are or will be adequate to serve the development area.
- (e) The proposed method of financing the development is feasible and the West DDA has the ability to arrange financing if needed.
- (f) Any land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plans and of Act 57 in an efficient and economically satisfactory manner.
- (g) Potential changes to zoning, roads, intersections, and utilities are reasonably necessary for the project and for the Township.

In deliberations toward the adoption of this Ordinance, the Board of Trustees has determined that the adoption and implementation of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District constitutes a public purpose.

1/3
BDM

Section 2.0 Approval of the updated West DDA Plans.

Premised upon the determination made in Section 1.0 of this Ordinance and upon further finding that the execution of the updated Development Plan and Tax Increment Finance Plan for the West Downtown Development Authority District appear to be in the best interest of the Township, the updated plans are hereby approved and adopted by reference. No additional amendments to the plans shall be effective unless and until submitted to and approved by the Board of Trustees in accordance with the procedures established by Act 57.

Section 3.0 Repealer.

This Ordinance hereby repeals any ordinances or parts thereof in conflict herewith.

Section 4.0 Severability.

The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

Section 5.0 Publication.

The Clerk for the Township shall cause this Ordinance to be published in the manner required by law.

Section 6.0 Effective Date.

This Ordinance was approved and adopted by the Charter Township of Union Board of Trustees, Isabella County, Michigan, on October 27, 2021, after a first reading by the Board of Trustees on October 13, 2021, and publication after the first reading as required by Michigan Act 359 of 1947, as amended. This Ordinance shall become effective on December 31, 2021 following publication of a summary of the ordinance and notice of adoption in a newspaper of general circulation in the Township, following adoption by the Township Board of Trustees.

2/3
BDM

CERTIFICATION OF ADOPTION AND PUBLICATION OF TOWNSHIP ORDINANCE

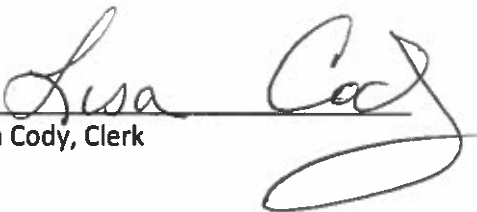
I, Lisa Cody, the duly elected Clerk of the Charter Township of Union, Isabella County, Michigan, hereby certify that the foregoing Ordinance was adopted at a meeting of the Charter Township of Union Board of Trustees on the 27th day of October 2021, at which the following named members of the Charter Township of Union Board of Trustees were present and voted in person as follows:

(a) Voting in favor of the Ordinance: Supervisor Mielke, Clerk Cody, Treasurer Rice, Trustee Bills, Trustee Brown, Trustee Hauck, and Trustee Thering

(b) Voting against adoption of the Ordinance: 0

I further certify that a summary and notice of adoption of this Ordinance were published in the Morning Sun, a newspaper of general circulation within the Charter Township of Union on the 31st day of October 2021 and that proof of same is filed in the Charter Township of Union Ordinance Book.

Certification Date: November 12, 2021



Lisa Cody, Clerk

I, Bryan Mielke, the duly elected Supervisor of the Charter Township of Union, Isabella County, Michigan, hereby confirm the authenticity of this record and Ordinance.



Bryan Mielke, Supervisor

Date: 10 NOV, 2021

3/3
BDM