

Charter Township of Union West DDA District Implementation Strategy

2021



Charter Township of Union

Draft

Adopted xxx xx, 2021

Implementation Strategy Background & Overview

The purpose of the Downtown Development Authority (DDA) is to correct and prevent deterioration and promote economic growth within Union Township's West principal business district. A development plan is one tool the Economic Development Authority (EDA) and DDA rely upon for identifying and implementing projects aimed at spurring new private investment. Supporting the development plan is an implementation strategy, or a matrix of projects both planned and proposed that is intended to be located outside the plan, in a workbook, so a new adoption process is not needed when future cost estimates are generated. The project implementation strategy is a matrix that is composed of projects that fall under the category descriptions listed below. The detailed project strategy that follows the category descriptions includes project categories, names and descriptions; priorities, time frames, cost range estimates (once available), and status notes. The matrix is intended to be a living document that can be updated as needed. As a reference, below are the projects that the implementation plan contains.

1. Business Development

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

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

Destination branding and marketing have a key relationship 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

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

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

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

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

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

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 city 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

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

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

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 city to create new employment opportunities within the DDA District.

13. Consultation and Operational Expenditures

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

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

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed by the current and planned EDA projects and activities, and that would be addressed by EDA authorization of additional economic development projects in the DDA Districts (From Policy 1.0: Global End).

1. Community well-being and common good
2. Prosperity through economic diversity, cultural diversity, and social diversity
3. Safety
4. Health
5. Natural environment
6. Commerce

Annual Projects: East and West DDA

Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.

Installation and maintenance of twelve (12) Welcome Banners in collaboration with the City of Mount Pleasant, Mount Pleasant Area Convention and Visitors Bureau, and Middle Michigan Development Corporation (East DDA)

Annual funding transfer to the Fire Fund in support of the fire service delivery contract with the City of Mount Pleasant (East DDA and West DDA)

Annual payment to Middle Michigan Development Corporation in support of MMDC economic development activities for the East DDA and West DDA Districts

Annual payment to Mt. Pleasant Area Convention and Visitors Bureau in support of economic development activities for the East DDA and West DDA Districts

Legend	
	New
	Existing, planned, proposed

WEST DDA PROJECT LIST

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
BUSINESS RETENTION & RECRUITMENT				
Organize an association of business owners in the District.	Medium	2-4 years		
Facilitate the creation of an organization of the business owners in the West DDA District to work together on special events, coordinated hours, and other mutually beneficial business-led projects; and to expand opportunities for communication between the EDA and local businesses.				
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
PUBLIC BUILDINGS & SPACES				
New public landmark or community gathering place.	Medium	2-4 years		
Develop, implement, and fund a project to create a prominent public landmark or focal point amenity for the DDA District, or to create a transformational community gathering place for events. <i>Purpose: Spaces outside of the workplace and home are important for building strong communities. These spaces help people connect within their community around shared interests. If successful, shared spaces not only serve to connect people, but become a place the users will defend and protect.</i> <i>Potential locations: Adjacent to the Isabella Community Credit Union at Lincoln/Remus, or adjacent to Green Acres Mt. Pleasant</i>				The purpose, potential locations, and development options for this project should be considered as part of an update to the West DDA Development Plan.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
New recreation area along the Chippewa River.	Medium	2-4 years		
Work with the State of Michigan, Isabella County, and other stakeholders to develop additional public recreation amenities along the Chippewa River in the southern part of the DDA District to support future growth and development in the District.				
<i>Global Ends Addressed: Health; and Natural Environment</i>				

Funding to support preparation of an updated Parks Master Plan	High	1 year	Estimated: \$10,000-\$15,000	
Funding in support of preparation of the West DDA component of an updated Parks and Recreation Master Plan, which would allow the Township to be eligible for state recreation grants.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				
Parks and Recreation Improvements	Medium	2-4 years		
Funding to improve public parks and pocket parks within the District				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Health</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
DDA MARKETING/DEVELOPMENT STUDIES & PROMOTIONAL EVENTS/MATERIALS				
Branding and marketing activities.	Medium	2-4 years		
Hire marketing and graphic design professionals to develop and implement a marketing and branding campaign for the purpose of establishing the DDA District as a distinct place for the purpose of marketing and attracting customers, businesses, and visitors. This strategy needs to incorporate a range of elements from traditional print and media efforts to social media and Internet promotions.				The Middle Michigan Development Corporation and Mt. Pleasant Area Chamber of Commerce provide some marketing and media services that benefit the West DDA District, but there is more that can be done.
<i>Global Ends Addressed: Commerce</i>				
Wayfinding signage	Medium	2-4 years		
Develop, implement, and fund a project to design and install wayfinding directional signage for community facilities, businesses, and other amenities in the DDA Districts, to assist visitors in reaching their destinations, to increase awareness of key local amenities, and to further develop a unified visual character for the DDA Districts.				Will require coordination with MDOT and the Road Commission, along with acquisition of necessary easements. This project should be considered as part of an overall branding and marketing effort.
<i>Global Ends Addressed: Prosperity through Economic Diversity, Cultural Diversity, and Social Diversity</i>				
District Advertising	Medium	Annually		
Annually promote Development Area businesses through group buying outdoor advertising, print media, television, and radio advertising.				
<i>Global Ends Addressed: Commerce</i>				

Community Events	Medium	Annually		
Assist in the funding of community events that are hosted in park spaces and community gathering spaces				
<i>Global Ends Addressed: Prosperity through Economic Diversity, Cultural Diversity, and Social Diversity</i>				
Streetscape improvements in the West DDA District.	Medium	2-4 years		
Funding in support of projects to plan for, design, and install streetscape and intersection improvements in the West DDA District.				Will require coordination with road authorities. This project should be considered as part of an overall branding and marketing effort.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
BUILDING FAÇADE AND SIGN IMPROVEMENT PROGRAM				
Grant program – freestanding signs.	High	1-2 years		
Develop and implement a grant program to encourage replacement of existing pole-mounted freestanding signs on lots with monument-style ground-mounted signs. The goal of this program is to establish a more coordinated visual character for business signage and maximize sign visibility in areas where mature street trees tend to obscure taller signs.				
<i>Global Ends Addressed: Commerce</i>				
Grant program – building facades.	High	1-2 years		
Develop and implement a grant program to improve the appearance of existing buildings in the DDA District.				
<i>Global Ends Addressed: Commerce</i>				
Grant program – exterior lighting.	High	1-2 years		
Develop and implement a grant program to encourage replacement of unshielded exterior light fixtures with fully shielded fixtures coordinated pole lighting designs.				
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
DDA PROPERTY ACQUISITION				
Property acquisition and development.	Medium	2-4 years		
Identify, purchase, market, sell, lease, and/or redevelop strategic properties as catalyst projects to spur further private investment. Public Act 57 of 2018 allows the EDA to improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, and operate any building, including multiple- family dwellings, in the DDA Districts for the use, in whole or in part, of any public or private person or corporation, or any combination thereof.				The MMDC has identified an unmet need for high bay flex office/ warehouse spaces for business growth and attraction. Potential opportunities should be explored as part of an update to the West DDA Development Plan.
<i>Global Ends Addressed: Community Well-Being and the Common Good; and</i>				
SPECIAL DISTRICT & URBAN DESIGN PLANS				
Establish a budget line item for special projects like feasibility studies, design plans, etc.	Medium	2-4 years		
DEMOLITION				
Fund a program that will help with the cost of demolishing obsolete and vacant structures.	Medium	2-4 years		
PUBLIC INFRASTRUCTURE IMPROVEMENTS				
Stormwater management improvements in the West DDA District.	Medium	2-4 years		
Identify priority locations and design, implement, and fund projects as determined necessary to improve local drainage and enhance stormwater management in the West DDA District.				
<i>Global Ends Addressed: Health</i>				
Additional public utility extensions in the West DDA District.	Medium	2-4 years		
Identify priority locations and design, implement, and fund projects to extend municipal water and sanitary sewer lines as determined necessary to support new development in the West DDA District.				
<i>Global Ends Addressed: Health</i>				

Streetlighting system installations in the West DDA District.	Medium	2-4 years		
Funding in support of projects to eventually complete the installation of new streetlighting along all roads in the West DDA District.				
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
Lincoln Road – completion of sidewalks on the west side of the road.	High	1-2 years		
Work with the Road Commission to complete the construction of new sidewalks within the county road right-of-way along the west side of Lincoln Road from Broomfield Road north to McDonald Park and the Township Hall.			Funded	
<i>Global Ends Addressed: Safety and Health</i>				
Lincoln Road – mid-block pedestrian crossing improvements.	Medium	2-4 years		
Work with the Road Commission to design, implement, and fund a project to establish a new mid-block pedestrian crossing with warning lights, signage, striping, and sidewalk ramps and connections as needed to facilitate pedestrian access to McDonald Park from the neighborhood to the east.				
<i>Global Ends Addressed: Safety and Health</i>				
Lincoln Road pedestrian safety-oriented intersection improvements.	High	1-2 years		
Work with the Road Commission to design, implement, and fund projects for pedestrian-oriented intersection improvements to the Lincoln Road intersections at Remus Road/M-20 and Broomfield Road.			Funded	
<i>Global Ends Addressed: Safety and Health</i>				
Lincoln Road – sidewalks on the east side of the road.	Medium	2-4 years		
Funding in support of projects to eventually complete construction of new sidewalks within the county road right-of-way along the east side of Lincoln Road from Broomfield Road north to Pickard Rd.				
<i>Global Ends Addressed: Safety and Health</i>				
Lincoln Rd. improvement from E. Remus Rd. to the river	Low	4-6 years		
Work with the Road Commission to improve S. Lincoln Rd. south from E. Remus Rd. to the Chippewa River bridge.				
<i>Global Ends Addressed: Community Well-Being and the Common Good; Commerce</i>				
Burial of overhead utility and communication lines.	Medium	2-4 years		
Funding in support of projects to complete the burial of all utility and communication lines in the DDA District, in coordination with Consumers Energy and other entities with existing overhead lines.				Will require coordination with road improvement projects, utilities agreement, and good communication with local businesses.
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				

Free public WiFi Internet.	Medium	2-4 years		
Develop, implement, and fund a project to provide for an attractive public amenity like free public wireless internet service, either through a public system or through interconnection of private wireless Internet facilities by partnering with businesses. An example of a private partnership interconnection model is the very successful Wireless Ypsi project: [https://meraki.cisco.com/lib/pdf/meraki_cs_ypsilanti_MI.pdf]				Any installation of a new or expanded fiber optic network would also require coordination with and agreement from MDOT and the Road Commission, along with acquisition of any necessary easements for surface facilities.
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
PRIVATE INFRASTRUCTURE IMPROVEMENTS				
Grant program – beautification.	High	1-2 years	Budgeted	
Develop and implement a grant program to encourage landscaping and other site beautification work on existing lots.				
<i>Global Ends Addressed: Community Well-Being and the Common Good</i>				
Grant program – pedestrian access.	High	1-2 years	Budgeted	
Develop and implement a grant program to encourage installation of private sidewalks and barrier-free pedestrian access improvements from public sidewalks to existing buildings.				
<i>Global Ends Addressed: Safety and Health</i>				
Grant program – bicycle parking improvements.	Medium	2-4 years		
Develop and implement a grant program to encourage installation of secured and sheltered bicycle parking facilities for businesses.				
<i>Global Ends Addressed: Health</i>				
Increase broadband Internet capacity.	Medium	2-4 years		
Develop, implement, and fund a project to enhance the capacity and reliability of broadband Internet communications services in the District to attract and maintain businesses and promote economic development, including a new fiber optic network.				Prior to pursuing these projects, a survey of local businesses should be undertaken to identify current options and unmet needs.
<i>Global Ends Addressed: Commerce</i>				
Grant program – exterior lighting.	High	1-2 years		
Develop and implement a grant program to encourage replacement of				
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
SITE PREPARATION				
Funding can be used to pay for development site preparation like the removal of foundations, importing of fill, removal of poor soils, etc.	Medium	2-4 years		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
ENVIRONMENTAL ACTIVITIES				
At times the cost of environmental remediation exceeds tax increment that can be captured under the Brownfield Act and additional funding is needed through the DDA.	Medium	2-4 years		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
PROJECT-SPECIFIC GAP FUNDING				
Identification and analysis of redevelopment sites	Medium	2-4 years		
Identify sites for commercial and retail redevelopment in the District to rehabilitate existing structures and spur additional economic growth and vitality				
<i>Global Ends Addressed: Community Well-Being and the Common Good; and Commerce</i>				
Application process for TIF Funding	High	1-2 years		
Set up application process for requests to utilize TIF funding for project re/development				
<i>Global Ends Addressed: Commerce</i>				
Funding administration of TIF	Medium	ONGOING		
Audit and administer TIF funding for re/development				
<i>Global Ends Addressed: Commerce</i>				

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
CONSULTATION AND OPERATIONAL EXPENDITURES				
Funding can be used to pay for the assistance of specialized consultants along with EDA operational costs.	Medium	ONGOING		

West DDA District Projects & Descriptions	Priority	Timeframe	Cost Range Estimate	Status/Notes
BOND REPAYMENTS				
Where necessary, borrowed monies can be repaid using DDA capture tax increment.	Medium	ONGOING		

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

2021



Charter Township of Union

Draft

Adopted xxx xx, 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: xxxxxx xx, 2021

ADOPTED BY CHARTER TOWNSHIP OF UNION'S BOARD: xxxxxx xx, 2021

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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.

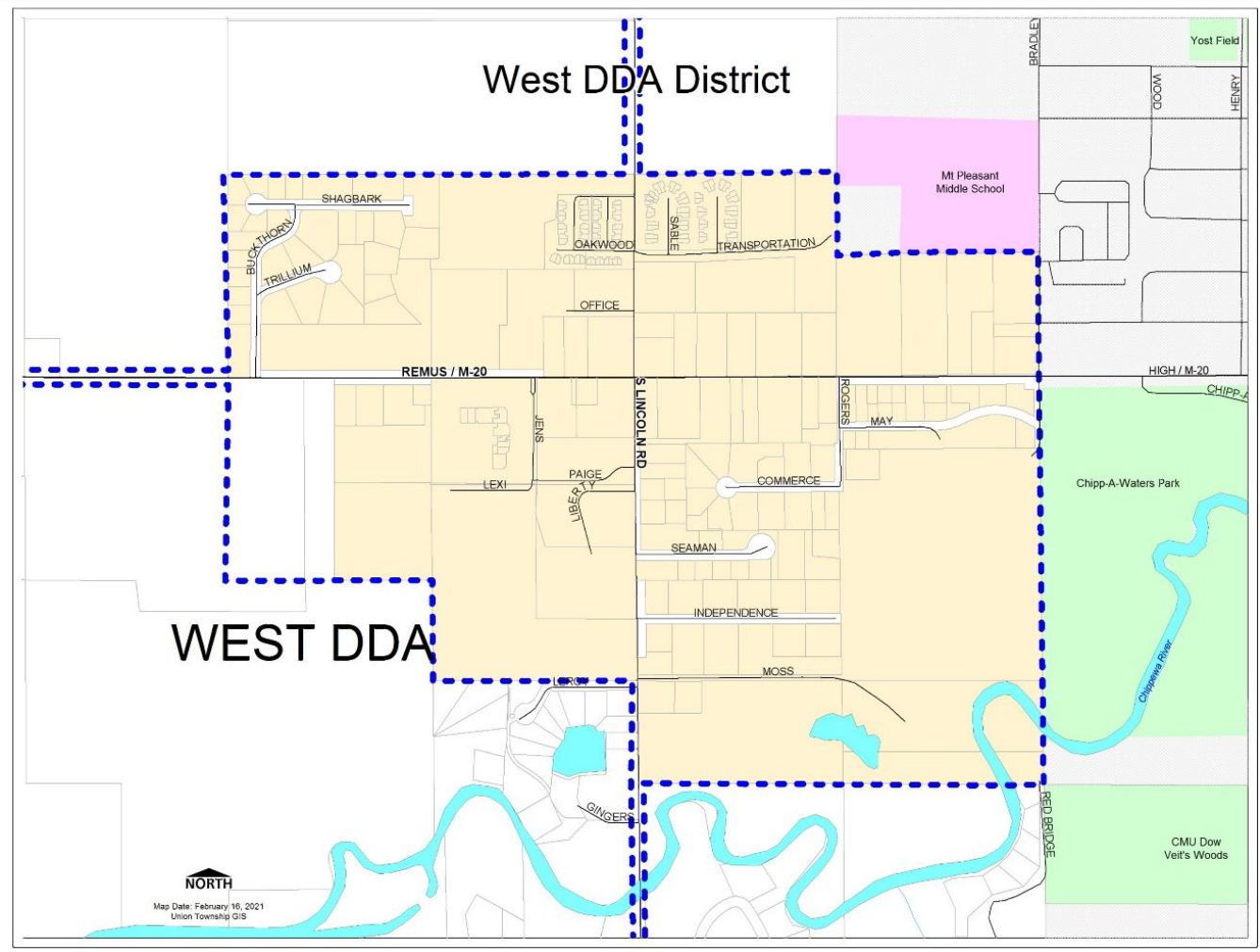
Such other material will be identified or added as the need arises.

Q. DEVELOPMENT AREA CITIZENS COUNCIL.

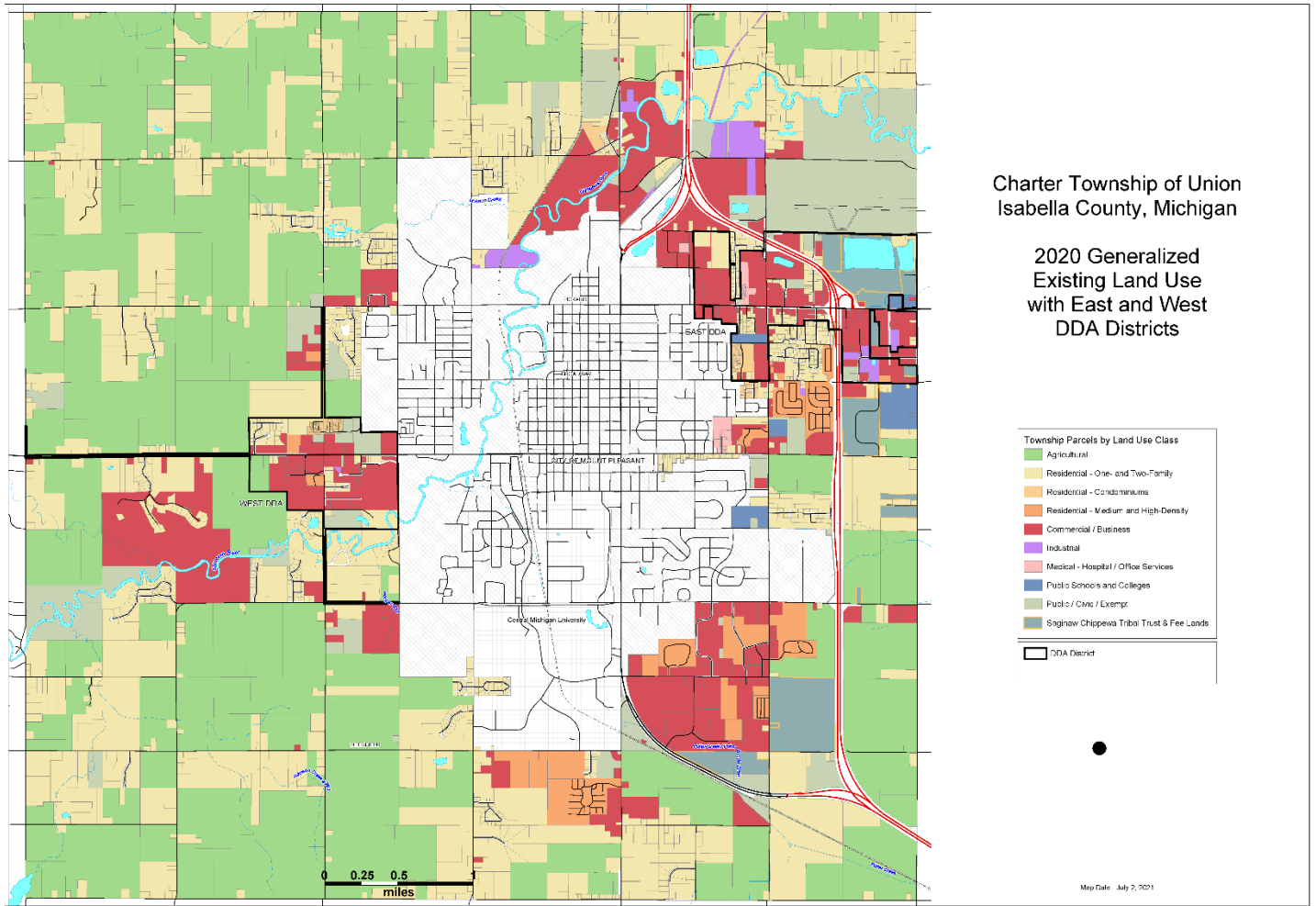
Since the development area of the DDA has more than 100 full-time primary residents, a development area citizens council will be formed as an advisory body to the Board of the DDA. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members.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

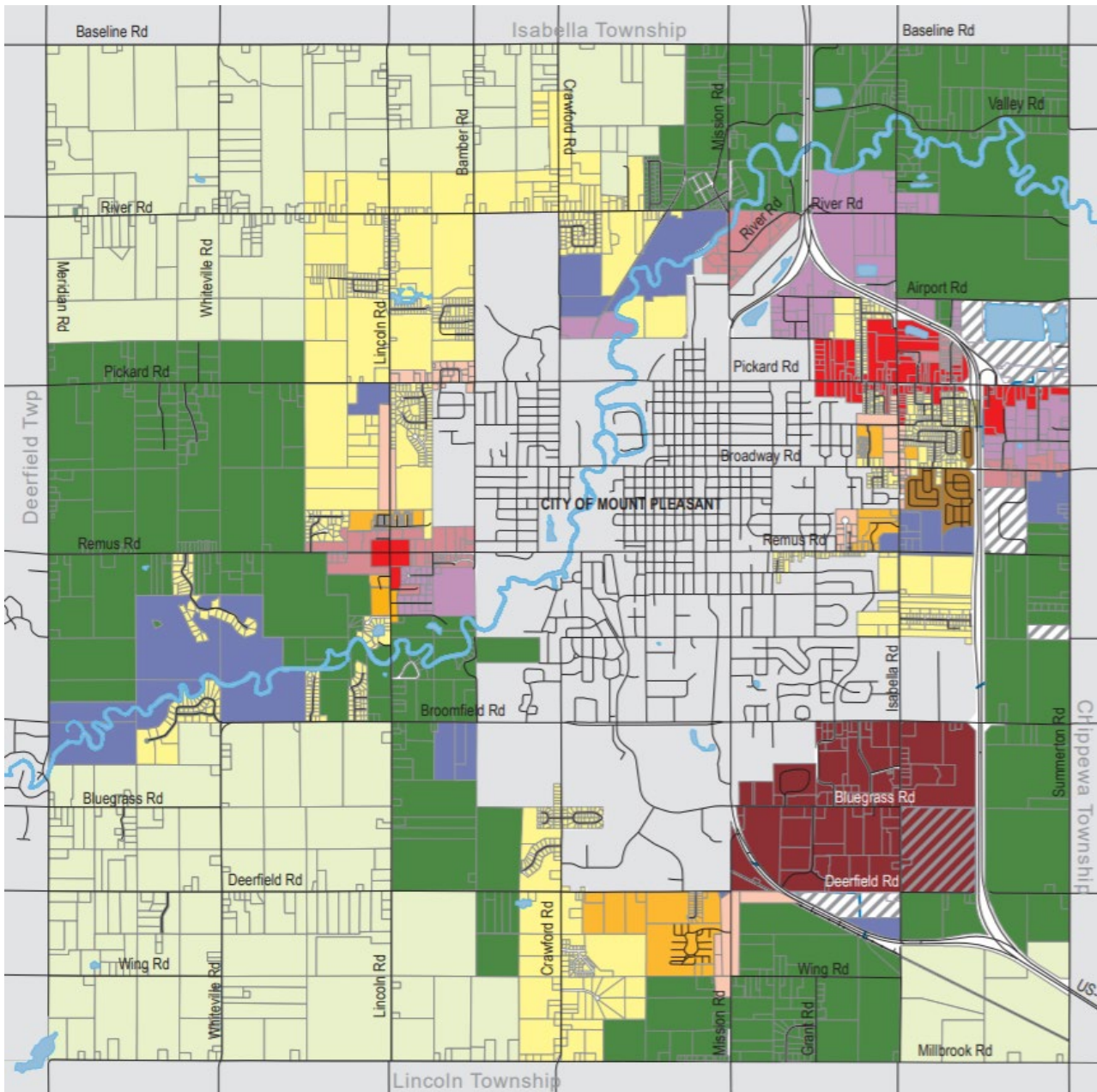
Map I: West DDA District Boundaries















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 |

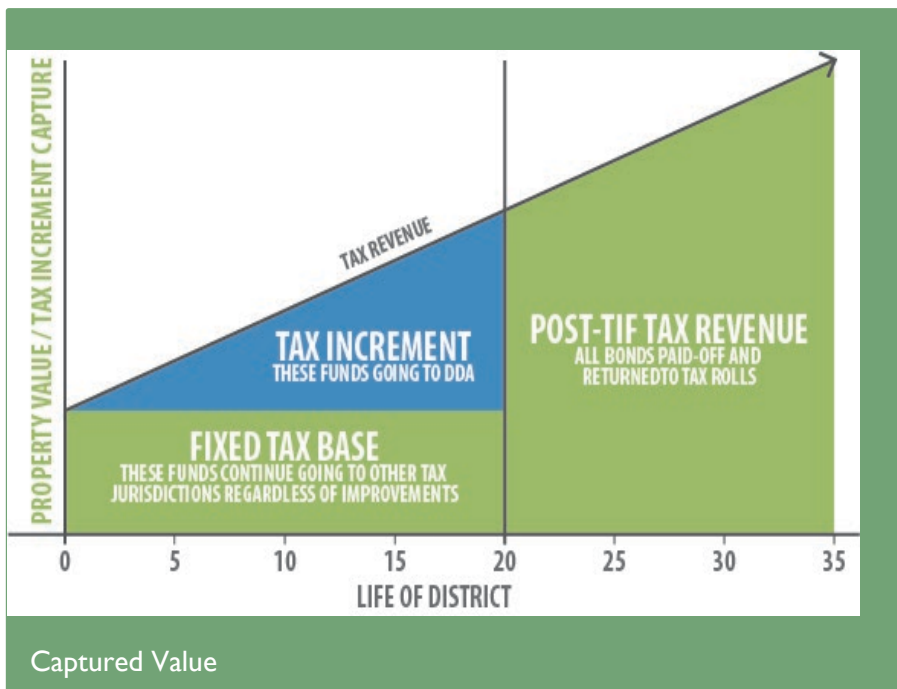
TAX INCREMENT FINANCING PLAN

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 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
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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.