

**Notice of an Electronically Conducted
Regular Meeting of the Charter Township of Union
Economic Development Authority**

Notice is hereby given that the Charter Township of Union Economic Development Authority will conduct their regularly scheduled July 20, 2021, meeting electronically at 4:30 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

There will be no in-person public attendance in the Township Hall Board Room (2010 S Lincoln Rd., Mt. Pleasant, MI 48858), although some EDA Board members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/81144214764?pwd=MDlGM3pQZDN2U0NIYVZFmGIHMk5TUT09> (Meeting ID: "811 4421 4764" Password enter "896944"). The moderator will open public access to the electronic meeting space at 4:20 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "811 4421 4764" and the "#" sign at the "Meeting ID" prompt, and then enter "896944" at the "Password" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Economic Development Authority may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on 7/20/2021 will be read aloud to the Economic Development Authority.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Instructions to Participate in an Electronically Conducted
Regular Meeting of the Charter Township of Union
Economic Development Authority**

The Charter Township of Union Economic Development Authority will conduct their regularly scheduled July 20, 2021, meeting electronically at 4:30 p.m., consistent with the emergency declarations and direction from state and county health officials to slow the spread of the COVID-19 virus and the Open Meetings Act (Public Act 267 of 1976, as amended).

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<https://us02web.zoom.us/j/81144214764?pwd=MDIGM3pQZDN2U0NIYVZFMGIHMk5TUT09>

(Meeting ID: "811 4421 4764" Passcode "896944").

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The moderator will open public access to the electronic meeting space at 4:20 p.m.

Raise Your Hand for Citizen Participation During the Public Comment Periods

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Economic Development Authority, please **click on the "Raise Your Hand" icon** near the bottom of your screen.



Click "Lower Hand" to lower it if needed. The host will be notified that you've raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9).

The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

Do I need to download the Zoom app to access the meeting? No. Use of the Zoom app is recommended for the best experience, but you will have options to "download & run Zoom" or "join from your browser" when you click on the link to join the meeting.

Can I Use Bluetooth Headset? Yes, as long as the Bluetooth device is compatible with the computer or mobile device that you are using.

Do I have to have a webcam to join on Zoom? While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

Leaving the Meeting: Click the "Leave Meeting" link at the bottom right corner of the screen at any time to leave the meeting.

Charter Township of Union



**Economic Development Authority Board (EDA)
Regular Electronic Meeting
Instructions for access will be posted and available on the
website home page www.uniontownshipmi.com
Tuesday July 20, 2021
4:30 p.m.**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - June 15, 2021, Regular Meeting
5. PRESENTATIONS
 - A. Chris Rowley, Mt. Pleasant Area Convention and Visitors Bureau
6. PUBLIC COMMENT
7. REPORTS
 - A. Accounts Payable Approval – June
 - East DDA District #248 – Check Register
 - West DDA District #250 – Check Register
 - B. June Financial Reports: Income / Expense Statement; Balance Sheet
 - East DDA District #248
 - West DDA District #250
 - C. Board Member Matrix
 - D. 2020 Annual Report of EDA Activities

8. NEW BUSINESS

- A. RFBA - Approval of Fire Protection Services Agreement between the Township and the East & West DDA Districts

9. PENDING BUSINESS

- A. East & West DDA Districts Development / Tax Increment Financing Plan Updates
- Review of draft plans and implementation strategy for the West DDA District (CIB Planning)
 - Updates from the Director

10. DIRECTOR COMMENTS

11. ADJOURNMENT

- Next regularly scheduled meeting Tuesday, August 17, 2021

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular – Electronic Board Meeting
Tuesday, June 15, 2021**

MINUTES

A regular – electronic meeting of the Charter Township of Union Economic Development Authority was held on June 15, 2021, at 4:30 p.m. as a virtual meeting through the Zoom meeting platform.

Meeting was called to order at 4:30 p.m.

ROLL CALL

Present:

Mielke – Union Township, Isabella County, State of Michigan
Coyne – Union Township, Isabella County
Chowdhary – Seattle, Washington
Sweet – Union Township, Isabella County
Bacon – Union Township, Isabella County
Zalud – Union Township, Isabella County
Kequom – Union Township, Isabella County
Figg – Union Township, Isabella County (4:50 p.m.)

Absent: Hunter, Barz

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk, Jennifer Hodges – Gourdie - Fraser

APPROVAL OF AGENDA

MOTION by **Coyne** SUPPORTED by **Chowdhary** to APPROVE the agenda as presented.
MOTION CARRIED 7-0.

APPROVAL OF MINUTES

MOTION by **Mielke** SUPPORTED by **Sweet** to APPROVE minutes from the May 18, 2021, regular meeting as presented. **MOTION CARRIED 7-0.**

PRESENTATIONS - None

PUBLIC COMMENT – No public comment offered.

REPORTS

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Finance Director Sherri Teall reviewed the accounts payable for the East DDA.

MOTION by **Zalud** SUPPORTED by **Coyne** to APPROVE the East DDA payables 5/19/21 – 6/15/21 in the amount of \$14,058.25 as presented. **MOTION CARRIED 7-0.**

Finance Director Sherri Teall reviewed the accounts payable for the West DDA.

MOTION by **Zalud** SUPPORTED by **Mielke** to APPROVE the West DDA payables 5/19/21 – 6/15/21 in the amount of \$4,844.25 as presented. **MOTION CARRIED 7-0.**

Finance Director Sherrie Teall reviewed financial reports.

Financial reports were RECEIVED AND FILED by Chair Kequom

NEW BUSINESS

- A. RFBA – To revise the 2021 Economic Development Authority meeting schedule to postpone and reschedule the June 22, 2021, EDA Informational Meeting required by Public Act 57 of 2018.**

Community and Economic Development Director – Rodney Nanney reviewed RFBA. Discussion held.

MOTION by **Sweet** SUPPORTED by **Mielke** to revise the 2021 Economic Development Authority meeting schedule to postpone and reschedule the June 22, 2021, EDA Informational Meeting as required by Public Act 57 of 2018 to Tuesday, August 24, 2021, at 4:30 p.m. **7 – YES, 0 – NO, 3 - ABSENT. MOTION CARRIED.**

- B. Discussion Item – Proposal for property donation. Rodney Nanney reviewed discussion item. Discussion held. The EDA board consensus showed no interest to own or maintain the land.**

PENDING BUSINESS

- A. East & West DDA Districts Development / Tax Increment Financing plans update.**
Rodney Nanney gave update and is working on meeting with Isabella County with the intention to have a draft plan to bring before the EDA Board at the July meeting.

GENERAL DISCUSSION

- Vacant seat on EDA Board
- Fire service covid relief reimbursement from City and possible credit reflecting to the EDA.

DIRECTOR COMMENTS – None

CLOSED SESSION

5:13 p.m.

Mielke moved **Chowdhary** supported to go in to closed session regarding the purchase or lease of real property pursuant to Section 8(d) of the Open Meetings Act. **Roll Call Vote: Ayes: Kequom, Zalud, Sweet, Bacon, Mielke, Coyne, Chowdhary and Figg. Nays: 0. Motion carried 8-0.**

5:38 p.m.

Coyne moved **Chowdhary** supported to come out of closed session. **Roll Call Vote: Ayes: Kequom, Zalud, Sweet, Bacon, Mielke, Coyne, Chowdhary and Figg. Nays: 0. Motion carried 8-0.**

RFBA – To authorize an appropriation of up to \$250,000.00 for the purchase of two (2) parcels totaling approximately 0.95 acres of land (PID 14-013-20-006-00 & -013-00) located at 5800 E Pickard Rd on the southeast corner of Enterprise Dr., for payment of ancillary costs for the purchase, and for removal of a single – story, 1,220 square-foot office building and associated site restoration; to authorize the Community and Economic Development Director and Public Services Director to negotiate the purchase on behalf of the EDA Board; and to authorize the Township Manager to execute the purchase in accordance with this appropriation.

MOTION by **Zalud** SUPPORT by **Sweet** to authorize an appropriation of up to \$250,000.00 for the purchase of two (2) parcels totaling approximately 0.95 acres of land (PID 14-013-20-006-00 & -013-00) located at 5800 E Pickard Rd on the southeast corner of Enterprise Dr., for payment of ancillary costs for the purchase, and for removal of a single – story, 1,220 square-foot office building and associated site restoration; to authorize the Community and Economic Development Director and Public Services Director to negotiate the purchase on behalf of the EDA Board; and to authorize the Township Manager to execute the purchase in accordance with this appropriation. **Roll Call Vote: Ayes: Kequom, Zalud, Sweet, Mielke, Coyne, Chowdhary and Figg. Nays: Bacon. Motion carried 7-1.**

Next EDA meeting to be held on July 20, 2021.
Meeting adjourned by Chair Kequom at 5:43 p.m.

APPROVED BY

Chair Kequom

(Recorded by Amy Peak)

| Check Date | Bank | Check | Vendor | Vendor Name | Description | Amount |
|------------------------|------|--------|--------|---------------------------------|---|--|
| Bank 248 EDDA CHECKING | | | | | | |
| 06/29/2021 | 248 | 73 (E) | 00146 | CONSUMERS ENERGY PAYMENT CENTER | 1940 S. ISABELLA RD 2027 FLORENCE ST. 4923 E PICKARD ST 4675 E PICKARD ST 4592 E PICKARD ST. STE. B 4592 E. PICKARD ST. STE A 5771 E. PICKARD RD. STE B 5771 E. PIACKARD RD. STE A 5770 E. PICKARD ST. STE B 5770 E. PICKARD ST. STE A 5325 E. PICKARD ST. 2029 2ND ST. 5157 E. PICKARD ST. STE B 5157 E. PICKARD ST. STE A 4900 E. PICKARD ST. | 45.82 29.82 32.76 40.90 29.88 38.07 29.88 62.29 29.88 54.36 52.83 62.63 29.73 27.46 30.04 <u>596.35</u> |
| 07/20/2021 | 248 | 4212 | 00072 | BLOCK ELECTRIC | INSTALL NEW GATEWAY BANNERS INSTALL NEW BANNERS ALONG PICKARD ST | 165.00 1,285.00 <u>1,450.00</u> |
| 07/20/2021 | 248 | 4213 | 00722 | CHARTER TOWNSHIP OF UNION | 2ND Q WATER BILL FOR IRRIGATION ALONG PI | 4,347.15 |
| 07/20/2021 | 248 | 4214 | 01741 | GOENNER LAWCARE LLC | LAWN MOWING ON PICKARD-JUNE | 3,625.00 |
| 07/20/2021 | 248 | 4215 | 00450 | M M I | PARK BENCH/GROUND MAINT-JUNE 2021 | 575.00 |
| 07/20/2021 | 248 | 4216 | 00530 | PLEASANT THYME HERB FARM | HANG BASKETS, WATER BASKETS & WEED GROUN | 8,397.00 |
| 07/20/2021 | 248 | 4217 | 00538 | PRICE MINI STORAGE | ANNUAL STORAGE LEASE 4/1/21-4/1/22 | 600.00 |
| 07/20/2021 | 248 | 4218 | 00649 | THIELEN TURF IRRIGATION, INC. | EDA IRRIGATION STARTUP & REPAIR IRRIGATION REPAIRS/PICKARD ST-EDA EDA IRRIGATION REPAIR | 8,355.37 252.40 376.00 <u>8,983.77</u> |
| 07/20/2021 | 248 | 4219 | 00672 | UNION TOWNSHIP FIRE FUND | PUBLIC SAFETY-FIRE PROTECTION EDDA | 81,150.00 |
| 07/20/2021 | 248 | 4220 | 00732 | YEO & YEO, PC | FEE FOR AUDIT PRESENTATION TO THE EDA BO | 300.00 |
| 07/20/2021 | 248 | 74 (E) | 00146 | CONSUMERS | 5770 E PICKARD ST STE A 5770 E PICKARD ST STE B 5771 E PICKARD RD STE A 5771 E PICKARD RD STE B 4592 E PICKARD ST STE A 4592 E PICKARD ST STE B 4675 E PICKARD ST 4923 E PICKARD ST 2027 FLORENCE ST 1940 S ISABELLA RD 4900 E PICKARD ST 5157 E PICKARD ST STE A 5157 E PICKARD ST STE B 5325 E PICKARD ST 2029 2ND ST | 51.17 29.87 59.87 30.02 37.44 30.02 52.47 31.68 28.87 45.14 29.11 26.64 30.02 51.07 87.33 <u>620.72</u> |

248 TOTALS:

006

| Check Date | Bank | Check | Vendor | Vendor Name | Description | Amount |
|------------|------|-------|--------|-------------|-------------|--------|
|------------|------|-------|--------|-------------|-------------|--------|

Total of 11 Disbursements:

110,644.99

| Check Date | Bank | Check | Vendor | Vendor Name | Description | Amount |
|------------|------|-------|--------|-------------|-------------|--------|
|------------|------|-------|--------|-------------|-------------|--------|

Bank 250 WDDA CHECKING

| | | | | | | |
|------------|-----|-----|-------|--------------------------|---------------------------------------|-----------|
| 07/20/2021 | 250 | 252 | 00672 | UNION TOWNSHIP FIRE FUND | PUBLIC SAFETY-FIRE PROTECTION WDDA | 59,515.99 |
| 07/20/2021 | 250 | 253 | 00732 | YEO & YEO, PC | FEE FOR AUDIT PRESENTATION TO THE EDA | 300.00 |

250 TOTALS:

| | | | | | | |
|---------------------------|--|--|--|--|--|-----------|
| Total of 2 Checks: | | | | | | 59,815.99 |
| Less 0 Void Checks: | | | | | | 0.00 |
| Total of 2 Disbursements: | | | | | | 59,815.99 |

PERIOD ENDING 06/30/2021

| GL NUMBER | DESCRIPTION | YTD BALANCE | | 2021 | | YTD BALANCE | | % BDGT USED |
|---------------------------------------|-------------------------------------|-------------|------------|-----------------|---------------------|-------------|------------|-------------|
| | | NORMAL | (ABNORMAL) | ORIGINAL BUDGET | 2021 AMENDED BUDGET | NORMAL | (ABNORMAL) | |
| Fund 248 - EAST DDA FUND | | | | | | | | |
| Revenues | | | | | | | | |
| Dept 000 - NONE | | | | | | | | |
| 248-000-402.000 | CURRENT PROPERTY TAX | 434,701.18 | | 458,000.00 | 458,000.00 | | 466,608.87 | 101.88 |
| 248-000-402.001 | PROPERTY TAX REFUNDS-BOR MTT | 0.00 | | (4,000.00) | (4,000.00) | | 0.00 | 0.00 |
| 248-000-402.100 | PRIOR YEARS PROPERTY TAXES | 0.00 | | (250.00) | (250.00) | | 0.00 | 0.00 |
| 248-000-420.000 | DELQ PERSONAL PROPERTY CAPT | 67.85 | | 300.00 | 300.00 | | 0.00 | 0.00 |
| 248-000-445.000 | INTEREST ON TAXES | 631.16 | | 500.00 | 500.00 | | 0.00 | 0.00 |
| 248-000-573.000 | STATE AID REVENUE-LCSA | 0.00 | | 63,000.00 | 63,000.00 | | 0.00 | 0.00 |
| 248-000-665.000 | INTEREST EARNED | 11,050.71 | | 6,700.00 | 6,700.00 | | 2,794.63 | 41.71 |
| 248-000-671.000 | OTHER REVENUE | 158.72 | | 100.00 | 100.00 | | 0.00 | 0.00 |
| Total Dept 000 - NONE | | 446,609.62 | | 524,350.00 | 524,350.00 | | 469,403.50 | 89.52 |
| TOTAL REVENUES | | 446,609.62 | | 524,350.00 | 524,350.00 | | 469,403.50 | 89.52 |
| Expenditures | | | | | | | | |
| Dept 000 - NONE | | | | | | | | |
| 248-000-801.000 | PROFESSIONAL & CONTRACTUAL SERVICES | 4,643.00 | | 82,500.00 | 82,500.00 | | 15,217.25 | 18.45 |
| 248-000-801.001 | MAINT- BENCHES/TRASH RECEPTACLES | 0.00 | | 11,000.00 | 11,000.00 | | 0.00 | 0.00 |
| 248-000-801.003 | SIDEWALK SNOWPLOWING | 3,700.00 | | 11,000.00 | 11,000.00 | | 5,900.00 | 53.64 |
| 248-000-801.004 | RIGHT OF WAY LAWN CARE | 4,267.00 | | 23,000.00 | 23,000.00 | | 11,242.00 | 48.88 |
| 248-000-801.005 | IRRIGATION / LIGHTING REPAIRS | 22,608.15 | | 35,000.00 | 35,000.00 | | 14,092.76 | 40.27 |
| 248-000-801.007 | FLOWER / LANDSCAPE MAINTENANCE | 4,761.00 | | 21,000.00 | 21,000.00 | | 8,397.00 | 39.99 |
| 248-000-801.015 | STREET LIGHT BANNERS/CHRISTMAS | 5,745.00 | | 20,000.00 | 20,000.00 | | 6,150.00 | 30.75 |
| 248-000-826.000 | LEGAL FEES | 0.00 | | 500.00 | 500.00 | | 0.00 | 0.00 |
| 248-000-880.000 | COMMUNITY PROMOTION | 0.00 | | 10,000.00 | 10,000.00 | | 0.00 | 0.00 |
| 248-000-883.000 | COMMUNITY IMPROVEMENT GRANTS | 0.00 | | 40,000.00 | 40,000.00 | | 0.00 | 0.00 |
| 248-000-900.000 | PRINTING & PUBLISHING | 0.00 | | 250.00 | 250.00 | | 0.00 | 0.00 |
| 248-000-915.000 | MEMBERSHIP & DUES | 0.00 | | 260.00 | 260.00 | | 152.50 | 58.65 |
| 248-000-917.000 | WATER & SEWER CHARGES | 1,979.20 | | 16,000.00 | 16,000.00 | | 0.00 | 0.00 |
| 248-000-920.000 | ELECTRIC/NATURAL GAS | 5,282.24 | | 12,000.00 | 12,000.00 | | 6,713.01 | 55.94 |
| 248-000-935.000 | PROPERTY/LIABILITY INSURANCE | 1,297.69 | | 1,700.00 | 1,700.00 | | 1,391.61 | 81.86 |
| 248-000-940.000 | LEASE/RENT | 0.00 | | 700.00 | 700.00 | | 600.00 | 85.71 |
| 248-000-955.000 | MISC. | 17.97 | | 50.00 | 50.00 | | 0.00 | 0.00 |
| Total Dept 000 - NONE | | 54,301.25 | | 284,960.00 | 284,960.00 | | 69,856.13 | 24.51 |
| Dept 336 - FIRE DEPARTMENT | | | | | | | | |
| 248-336-830.000 | PUBLIC SAFETY - FIRE PROTECTION | 0.00 | | 105,100.00 | 105,100.00 | | 81,150.00 | 77.21 |
| Total Dept 336 - FIRE DEPARTMENT | | 0.00 | | 105,100.00 | 105,100.00 | | 81,150.00 | 77.21 |
| Dept 728 - ECONOMIC DEVELOPMENT | | | | | | | | |
| 248-728-967.300 | SEWER SYSTEM PROJECTS | 0.00 | | 435,260.00 | 435,260.00 | | 0.00 | 0.00 |
| 248-728-967.600 | PARKS PROJECTS | 0.00 | | 117,000.00 | 221,000.00 | | 19,714.91 | 8.92 |
| Total Dept 728 - ECONOMIC DEVELOPMENT | | 0.00 | | 552,260.00 | 656,260.00 | | 19,714.91 | 3.00 |
| TOTAL EXPENDITURES | | 54,301.25 | | 942,320.00 | 1,046,320.00 | | 170,721.04 | 16.32 |

User: SHERRIE

DB: Union

PERIOD ENDING 06/30/2021

| GL NUMBER | DESCRIPTION | YTD BALANCE 06/30/2020 | | 2021 | | YTD BALANCE 06/30/2021 | | % BDGT USED |
|--------------------------------|-------------|---------------------------|------------|--------------------|------------------------|---------------------------|------------|----------------|
| | | NORMAL | (ABNORMAL) | ORIGINAL BUDGET | 2021 AMENDED BUDGET | NORMAL | (ABNORMAL) | |
| Fund 248 - EAST DDA FUND | | | | | | | | |
| Fund 248 - EAST DDA FUND: | | | | | | | | |
| TOTAL REVENUES | | 446,609.62 | | 524,350.00 | 524,350.00 | 469,403.50 | | 89.52 |
| TOTAL EXPENDITURES | | 54,301.25 | | 942,320.00 | 1,046,320.00 | 170,721.04 | | 16.32 |
| NET OF REVENUES & EXPENDITURES | | 392,308.37 | | (417,970.00) | (521,970.00) | 298,682.46 | | 57.22 |

PERIOD ENDING 06/30/2021

| GL NUMBER | DESCRIPTION | YTD BALANCE | | 2021 | | YTD BALANCE | | % BGD USED |
|---------------------------------------|-------------------------------------|-------------|------------|--------------------|------------------------|-------------|------------|---------------|
| | | NORMAL | (ABNORMAL) | ORIGINAL BUDGET | 2021 AMENDED BUDGET | NORMAL | (ABNORMAL) | |
| Fund 250 - WEST DDA FUND | | | | | | | | |
| Revenues | | | | | | | | |
| Dept 000 - NONE | | | | | | | | |
| 250-000-402.000 | CURRENT PROPERTY TAX | 322,342.57 | | 334,000.00 | 334,000.00 | | 341,992.49 | 102.39 |
| 250-000-402.001 | PROPERTY TAX REFUNDS-BOR MTT | 0.00 | | (4,000.00) | (4,000.00) | | 0.00 | 0.00 |
| 250-000-420.000 | DELQ PERSONAL PROPERTY CAPT | 405.44 | | 20.00 | 20.00 | | 20.93 | 104.65 |
| 250-000-445.000 | INTEREST ON TAXES | 108.19 | | 250.00 | 250.00 | | 2.89 | 1.16 |
| 250-000-665.000 | INTEREST EARNED | 9,870.72 | | 5,400.00 | 5,400.00 | | 2,459.13 | 45.54 |
| Total Dept 000 - NONE | | 332,726.92 | | 335,670.00 | 335,670.00 | | 344,475.44 | 102.62 |
| TOTAL REVENUES | | 332,726.92 | | 335,670.00 | 335,670.00 | | 344,475.44 | 102.62 |
| Expenditures | | | | | | | | |
| Dept 000 - NONE | | | | | | | | |
| 250-000-801.000 | PROFESSIONAL & CONTRACTUAL SERVICES | 3,167.50 | | 54,200.00 | 54,200.00 | | 12,714.75 | 23.46 |
| 250-000-880.000 | COMMUNITY PROMOTION | 0.00 | | 5,000.00 | 5,000.00 | | 0.00 | 0.00 |
| 250-000-883.000 | COMMUNITY IMPROVEMENT GRANTS | 0.00 | | 40,000.00 | 40,000.00 | | 0.00 | 0.00 |
| 250-000-915.000 | MEMBERSHIP & DUES | 0.00 | | 260.00 | 260.00 | | 152.50 | 58.65 |
| 250-000-967.400 | STREET/ROAD PROJECTS | 0.00 | | 330,000.00 | 330,000.00 | | 0.00 | 0.00 |
| Total Dept 000 - NONE | | 3,167.50 | | 429,460.00 | 429,460.00 | | 12,867.25 | 3.00 |
| Dept 336 - FIRE DEPARTMENT | | | | | | | | |
| 250-336-830.000 | PUBLIC SAFETY - FIRE PROTECTION | 0.00 | | 59,000.00 | 59,000.00 | | 59,515.99 | 100.87 |
| Total Dept 336 - FIRE DEPARTMENT | | 0.00 | | 59,000.00 | 59,000.00 | | 59,515.99 | 100.87 |
| Dept 728 - ECONOMIC DEVELOPMENT | | | | | | | | |
| 250-728-967.300 | SEWER SYSTEM PROJECTS | 73,533.91 | | 0.00 | 0.00 | | 0.00 | 0.00 |
| 250-728-967.500 | SIDEWALK/PATHWAY PROJECTS | 0.00 | | 250,000.00 | 250,000.00 | | 0.00 | 0.00 |
| Total Dept 728 - ECONOMIC DEVELOPMENT | | 73,533.91 | | 250,000.00 | 250,000.00 | | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 76,701.41 | | 738,460.00 | 738,460.00 | | 72,383.24 | 9.80 |
| Fund 250 - WEST DDA FUND: | | | | | | | | |
| TOTAL REVENUES | | 332,726.92 | | 335,670.00 | 335,670.00 | | 344,475.44 | 102.62 |
| TOTAL EXPENDITURES | | 76,701.41 | | 738,460.00 | 738,460.00 | | 72,383.24 | 9.80 |
| NET OF REVENUES & EXPENDITURES | | 256,025.51 | | (402,790.00) | (402,790.00) | | 272,092.20 | 67.55 |

Fund 248 EAST DDA FUND

| GL Number | Description | Balance |
|---|-------------------------|---------------------|
| *** Assets *** | | |
| 248-000-001.000 | CASH | 6,920.85 |
| 248-000-002.000 | SAVINGS | 1,548,851.48 |
| 248-000-003.001 | CERTIFICATE OF DEPOSIT | 533,404.00 |
| Total Assets | | 2,089,176.33 |
| *** Liabilities *** | | |
| 248-000-202.000 | ACCOUNTS PAYABLE | 109,427.92 |
| Total Liabilities | | 109,427.92 |
| *** Fund Balance *** | | |
| 248-000-370.379 | RESTRICTED FUND BALANCE | 1,681,065.95 |
| Total Fund Balance | | 1,681,065.95 |
| Beginning Fund Balance | | 1,681,065.95 |
| Net of Revenues VS Expenditures | | 298,682.46 |
| Ending Fund Balance | | 1,979,748.41 |
| Total Liabilities And Fund Balance | | 2,089,176.33 |

Fund 250 WEST DDA FUND

| GL Number | Description | Balance |
|---|-------------------------|---------------------|
| *** Assets *** | | |
| 250-000-001.000 | CASH | 6,398.82 |
| 250-000-002.000 | SAVINGS | 600,302.13 |
| 250-000-002.001 | SHARES | 53.70 |
| 250-000-003.001 | CERTIFICATE OF DEPOSIT | 947,610.59 |
| Total Assets | | 1,554,365.24 |
| *** Liabilities *** | | |
| 250-000-202.000 | ACCOUNTS PAYABLE | 59,815.99 |
| Total Liabilities | | 59,815.99 |
| *** Fund Balance *** | | |
| 250-000-370.379 | RESTRICTED FUND BALANCE | 1,222,457.05 |
| Total Fund Balance | | 1,222,457.05 |
| Beginning Fund Balance | | 1,222,457.05 |
| Net of Revenues VS Expenditures | | 272,092.20 |
| Ending Fund Balance | | 1,494,549.25 |
| Total Liabilities And Fund Balance | | 1,554,365.24 |

Board Expiration Dates

| Planning Commission Board Members (9 Members) 3 year term | | | |
|---|-------------|-------------|-----------------|
| # | F Name | L Name | Expiration Date |
| 1-BOT Representative | James | Thering | 11/20/2024 |
| 2-Chair | Phil | Squatrito | 2/15/2023 |
| 3-Vice Chair | Ryan | Buckley | 2/15/2022 |
| 4-Secretary | Doug | LaBelle II | 2/15/2022 |
| 5 - Vice Secretary | Stan | Shingles | 2/15/2024 |
| 6 | Tera | Albrecht | 2/15/2024 |
| 7 | Mike | Darin | 2/15/2022 |
| 8 | Alex | Fuller | 2/15/2023 |
| 9 | Jessica | Lapp | 2/15/2023 |
| Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1- PC Rep | Ryan | Buckley | 2/15/2022 |
| 2 - Chair | Andy | Theisen | 12/31/2022 |
| 3 - Vice Chair | Liz | Presnell | 12/31/2022 |
| 4 - Secretary | vacant seat | | 12/31/2021 |
| 5 - Vice Secretary | Judy | Lannen | 12/31/2022 |
| Alt. #1 | Brandon | LaBelle | 12/31/2022 |
| Alt. #2 | vacant seat | | 2/15/2021 |
| Board of Review (3 Members) 2 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Doug | LaBelle II | 12/31/2022 |
| 2 | Sarvjit | Chowdhary | 12/31/2022 |
| 3 | Bryan | Neyer | 12/31/2022 |
| Alt #1 | Randy | Golden | 12/31/2022 |
| Construction Board of Appeals (3 Members) 2 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Colin | Herron | 12/31/2021 |
| 2 | Richard | Jakubiec | 12/31/2021 |
| 3 | Andy | Theisen | 12/31/2021 |
| Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term | | | |
| 1 | Mark | Stuhldreher | 12/31/2022 |
| 2 | John | Dinse | 12/31/2021 |
| Chippewa River District Library Board 4 year term | | | |
| 1 | Ruth | Helwig | 12/31/2023 |
| 2 | Lynn | Laskowsky | 12/31/2021 |



Board Expiration Dates

| EDA Board Members (11 Members) 4 year term | | | |
|--|-------------|-------------|-----------------|
| # | F Name | L Name | Expiration Date |
| 1-BOT Representative | Bryan | Mielke | 11/2024 |
| 2 | Thomas | Kequom | 4/14/2023 |
| 3 | James | Zalud | 4/14/2023 |
| 4 | Richard | Barz | 2/13/2025 |
| 5 | Robert | Bacon | 1/13/2023 |
| 6 | Marty | Figg | 6/22/2022 |
| 7 | Sarvjit | Chowdhary | 1/20/2022 |
| 8 | Cheryl | Hunter | 6/22/2023 |
| 9 | Jeff | Sweet | 2/13/2025 |
| 10 | vacant seat | | 2/13/2021 |
| 11 | David | Coyne | 3/26/2022 |
| Mid Michigan Area Cable Consortium (2 Members) | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Kim | Smith | 12/31/2022 |
| 2 | vacant seat | | |
| Cultural and Recreational Commission (1 seat from Township) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 | Robert | Sommerville | 12/31/2022 |
| Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments) | | | |
| # | F Name | L Name | Expiration Date |
| 1 - BOT Representative | Kimberly | Rice | 11/20/2024 |
| 2 - PC Representative | Mike | Darin | 8/15/2022 |
| 3 - Township Resident | Jeff | Siler | 8/15/2021 |
| 4 - Township Resident | Jeremy | MacDonald | 10/17/2022 |
| 5 - Member at large | Phil | Hertzler | 8/15/2021 |
| Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term | | | |
| # | F Name | L Name | Expiration Date |
| 1 - City of Mt. Pleasant | John | Zang | 12/31/2023 |
| 2 - City of Mt. Pleasant | Judith | Wagley | 12/31/2022 |
| 1 -Union Township | Stan | Shingles | 12/31/2023 |
| 2 - Union Township | Allison | Chiodini | 12/31/2022 |
| 1- Mt. Pleasant Schools | Lisa | Diaz | 12/31/2021 |
| | | | |



Community and Economic Development Department
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858
989-772-4600 ext. 232

| | |
|---|----------------------------|
| To: Economic Development Authority Board | DATE: July 15, 2021 |
| FROM: Rodney C. Nanney, AICP, Community and Economic Development Director | |
| SUBJECTS: 2020 Annual Report; and EDA Board review of the draft West DDA Development Plan and Tax Increment Financing Plan, and associated draft implementation strategy. | |

2020 ANNUAL REPORT

A copy of the annual report of East and West DDA District activities required under Public Act 57 of 2018 is attached for reference. This report will be the subject of our special “informational meetings” required by the state Act, which will be held on August 24, 2021 and September 27, 2021.

WEST DDA DISTRICT – DRAFT PLANS AND IMPLEMENTATION STRATEGY

Our consultant, CIB Planning, Inc., has completed preparation of the draft West DDA Development Plan and Tax Increment Financing Plan, and the associated implementation strategy document.

Please review the copies included in the agenda packet and plan to come to the meeting on Tuesday with your thoughts and direction for the consultant.

Please note that much of what you see in the West DDA District plans and implementation strategy will also be incorporated into the corresponding East DDA District draft documents, which are nearing completion.

2020 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY ACTIVITIES

| | | | |
|--------------|---|--------------|---------------|
| TO: | Mark Stuhldreher, Township Manager | DATE: | June 16, 2020 |
| FROM: | Rodney C. Nanney, AICP, Community and Economic Development Director | | |

Background Information

This report includes a synopsis of EDA staff, contracts, activities, accomplishments, and projects in the East DDA and the West DDA Districts has been prepared consistent with the requirements Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 of 2018 (the Recodification Tax Increment Financing Act) went into effect on January 1, 2019. This new state Act consolidated the laws authorizing seven different kinds of tax increment finance authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of tax increment financed programs.

The Township's Economic Development Authority (EDA) is required to submit a comprehensive annual report for the East and the West DDA Districts to the state Treasury Department and each taxing unit levying taxes captured by the authority, and to make information available to the public. These reports are required to include contain detailed information on the capture and use of tax increment revenues, information on debt, and the progress/status of development plans.

Staff Contact Information

Mark Stuhldreher, Township Manager

(989) 772-4600 Ext. 231

mstuhldreher@unionshipmi.com

Rodney Nanney, AICP, Community and Economic Development Director

(989) 772-4600 Ext. 232

rnanney@unionshipmi.com

Statement Regarding Expenditure of Funds

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt.

The Township's Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East DDA and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

List and Descriptions of Current Contracts

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA in the DDA Districts:

| Current Contracts | |
|--|---|
| Pleasant Thyme Herb Farm 5490 East Baseline Road Mount Pleasant, MI 48858 | Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees all along the Pickard Road corridor in the East DDA District. |
| Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858 | Maintenance of park benches and trash receptacles along the Pickard Road corridor in the East DDA District. |
| Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858 | General litter pickup and sweeping along the Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays. |
| Block Electric Co. 350 South Meridian Road Mount Pleasant, MI 48858 | Maintenance of streetlighting and accent lighting and installation of streetlight banners along the Pickard Road corridor in the East DDA District. |
| Doug's Small Engine Repair 5293 East Pickard Road Mount Pleasant, MI 48858 | Snowplowing and winter maintenance of the sidewalks along the Pickard Road corridor in the East DDA District. |
| Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858 | Mowing, trimming, curb and sidewalk edging, and clearing of clippings from sidewalks for public lawn areas along the Pickard Road corridor in the East DDA District. |
| Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858 | Irrigation system maintenance along the Pickard Road corridor in the East DDA District. |
| BeGreen, Inc. 9085 South Vandecar Road Shepherd, MI 48883 | Weed control and fertilization treatments along the Pickard Road corridor in the East DDA District. |
| Price Mini-Storage 4695 East Pickard Road Mount Pleasant, MI 48858 | Lease of enclosed storage space for keeping of EDA equipment, off-season banners, and supplies for the East DDA District and the West DDA District. |
| Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426 | Furnish, provide, and install holiday decorations, display equipment, and materials along the Pickard Road corridor in the East DDA District. |
| CIB Planning, Inc. 17195 Silver Parkway, No. 309 Fenton, MI 48430 | Assistance with and consultations for preparation of updated Development and Tax Increment Financing Plan Updates for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018. |

List of Accomplishments

The following is a list of EDA accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Purchase and installation of new pedestrian and roadway LED lighting and restoration of damaged portions of the decorative stone walls under the US-127 overpass at the M-20 E. Pickard Road interchange in the East DDA District.
2. Completion of a capital improvements planning process to prepare prioritized lists of improvement projects for the East and West Downtown Development Authority Districts.
3. Initiation of the work to update the Development and Tax Increment Financing Plan Updates for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.

Projects and Investments in 2020

The following is a list of EDA projects and investments:

| Current Projects and Investments | | Status |
|---|---|---|
| a. | Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District. | Banners completed and installed |
| b. | 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) | Banners installed with seasonal changes |
| c. | Jamison Park building improvements (East DDA) | Funds budgeted; interior improvements completed |
| d. | Jamison Park site improvements, including replacement of dilapidated chain-link fence along the street frontage with new ornamental fencing, new signage, and ball field, dugout, and landscaping improvements (East DDA) | Funds budgeted; construction planned for 2021 |
| e. | Purchase and installation of new pedestrian and roadway LED lighting under the US-127 overpass at the M-20 E. Pickard Road interchange (East DDA) | Lighting installed |
| f. | Rehabilitation of Pump Station #1 located on Enterprise Drive (East DDA) | Funds budgeted; construction planned for 2021 |
| g. | Rehabilitation of Pump Station #14 located on May Street (West DDA) | Funds budgeted; project completed |
| h. | South Lincoln Road improvements south of the bridge over the Chippewa River to Broomfield Road (West DDA) | Funds budgeted; construction planned for 2021 |

| Current Projects and Investments | | Status |
|----------------------------------|--|---|
| i. | Lincoln Road improvements north of the bridge over the Chippewa River to M-20/Remus Road (West DDA) | General agreement to be a funding partner, but not yet budgeted |
| j. | Funding in support of new sidewalk construction along the west side of the Lincoln Rd. right-of-way from 2300 South Lincoln Rd. (Lux Funeral Home) north to McDonald Park and the Township Hall (West DDA) | Funds budgeted; plans completed; construction planned for 2021 |
| k. | Funding in support of new sidewalk construction along the north and south sides of the E. Remus Rd./M-20 state highway right-of-way from Bradley St. west to the S. Lincoln Rd. intersection (West DDA) | Funds budgeted; construction planned for 2021 |
| l. | 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) | Completed |
| m. | Annual payment to Mt. Pleasant Area Convention and Visitors Bureau in support of CVB destination marketing activities for the East DDA and West DDA Districts | Completed |
| n. | Annual payment to Middle Michigan Development Corporation in support of MMDC economic development activities for the East DDA and West DDA Districts | Completed |

Events and Promotional Campaigns in 2020

The following is a list of EDA events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.

Progress on Development/Tax Increment Finance Plan Goals and Objectives

The EDA continued to make good progress towards completion of specific project priorities listed in the East DDA and West DDA Development and Tax Increment Financing Plans, despite the challenges to the Township, the business community, and the construction industry caused by the COVID19 pandemic-related shutdowns and capacity restrictions. During the COVID19 shutdown period (March – June, 2020), the activities of Township staff and EDA contractors were focused on ensuring that the public amenities (banners, flowers, lawncare) along the E. Pickard Rd. corridor were established and maintained in as normal a manner as possible, to show that the corridor was “open for business” despite the pandemic.

All projects included in this report for 2020 are consistent with the goals and objectives of these plans. For 2021, the EDA Board is proceeding with a project to complete an update and extension of the East DDA and West DDA Development and Tax Increment Financing Plans in order to allow for completion of all project priorities in the Districts.

To: Economic Development Authority Board **DATE:** July 14, 2021
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director **DATE FOR CONSIDERATION:** July 20, 2021

ACTIONS REQUESTED: To approve the Fire Protection Services Agreements with the Township for the East and the West Downtown Development Authority districts.

Current Action X Emergency _____

Funds Budgeted: If Yes X Account #248-336-830.000 & #250-336-830.000

Finance Approval _____

BACKGROUND INFORMATION

The Township provides for fire protection services within our jurisdictional boundaries as an ongoing obligation through an intergovernmental agreement with the City of Mt. Pleasant, under which these services are provided by the Mt. Pleasant Fire Department. The costs of these services are funded by a dedicated Fire Millage established for this purpose.

Under Public Act 57 of 2018 (Recodification Tax Increment Financing Act), the East and West DDA districts capture tax increment revenues from all applicable taxing jurisdictions, including a portion of this Fire Millage. The purpose of this tax increment financing mechanism is to correct and prevent deterioration and promote economic growth within the East and West DDA districts by concentrating resources for public improvements and other projects within each DDA District to improve the overall business climate.

To ensure that sufficient funding is available for fire protection services within the DDA districts, the Economic Development Authority Board has entered into past agreements to make an annual payment to the Township based upon the Fire Millage revenues captured by each DDA District. The most recent agreement having expired, it is necessary to enter into a new agreement for funding of these public services. Two (2) key changes from past agreements have been incorporated into the draft agreement documents attached to this request for EDA Board action:

1. Separate agreements are proposed for each DDA District. The EDA Board oversees both DDA Districts under a Board of Trustees resolution adopted in accordance with Section 204(7) of Act 57, but each district is a separate authority under this state Act.
2. The proposed agreements acknowledge the Township’s ongoing obligation to provide fire protection services and the ongoing need for these services within the DDA districts. Previous agreements included a fixed term tied to the term of the intergovernmental agreement with the City. The proposed agreement provides for payments as long as the DDA Districts are capturing revenues from the Fire Millage.

A copy of the Township’s current intergovernmental agreement with the City is attached for reference.

JUSTIFICATION

The EDA is charged with overseeing local economic development activities within the DDA Districts. Availability of adequate fire protection services is essential for economic growth and a healthy business climate in the DDA districts.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed (from Policy 1.0: Global End):

- 1. Community well-being and common good**
- 3. Safety**
- 6. Commerce**

An annual payment to the Township based upon the Fire Millage revenues captured by each DDA District would support a sustainable community (1.0) and to support commerce in the DDA districts (1.6) by helping to ensure that all residents may enjoy a safe environment (1.3) while in the DDA districts, including safety in Jameson Park in the East DDA District (1.3.3).

COSTS

The annual payments will vary based on the amount of tax revenues captured by each DDA District. In FY2020, the following payment amounts were made to the Township’s Fire Fund:

| | |
|--------------------|--------------------|
| East DDA District: | \$70,484.04 |
| West DDA District: | <u>\$52,067.68</u> |
| Total: | \$122,551.72 |

PROJECT TIMETABLE

This would be an ongoing obligation, subject to an annual budget appropriation from the East DDA District Fund and the West DDA District Fund.

RESOLUTION

Approve the Fire Protection Services Agreements with the Township for the East and the West Downtown Development Authority districts.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

EDA Chair

**FIRE PROTECTION SERVICES AGREEMENT
EAST DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

This agreement is entered into this _____ day of _____, 2021 by and between the Charter Township of Union, County of Isabella, State of Michigan, a Municipal Corporation, hereinafter referred to as the "Township," and the Charter Township of Union East Downtown Development Authority District, being an authority created pursuant to Public Act 57 of 2018 (Recodification Tax Increment Financing Act), hereinafter referred to as the "EDDA."

WITNESSETH:

WHEREAS, the Township affirms and the EDDA acknowledges that the Township provides fire protection services within the Township's jurisdictional boundaries, which include the EDDA District, and that provision of these services is an ongoing Township obligation, and

WHEREAS, the Township affirms and the EDDA acknowledges that the Township is party to an intergovernmental agreement with the City of Mount Pleasant, Michigan (City), whereby the City provides fire protection services to the Township, and the Township is required to make scheduled payments to the City and to provide a fire truck with appropriate equipment for the Fire Department's use, and

WHEREAS, the EDDA affirms and the Township acknowledges that the EDDA has statutory authority and powers as provided in Public Act 57 of 2018, including authority to enter into contracts necessary and incidental to the exercise of its powers.

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

1. **PURPOSE:** The purpose of this contract is to provide a mechanism for payment of fire protection services provided by the City to the area of the Township located within the Charter Township of Union East Downtown Development District, with the Township acting as intermediary for payment purposes.
2. **OBLIGATION OF PARTIES:**
 - a. The Township confirms its ongoing obligation to provide fire protection services within the Township's jurisdictional boundaries, including the EDDA District.
 - b. The EDDA agrees to pay and to be fully responsible for annual payment of its share of annual fire protection service fees. Such share shall be based upon an amount equal to the tax increment revenues retained by the EDDA from the Township's established Fire Millage.
 - c. The total amount shall be paid to the Township before the first day of May during the term of this Agreement.
 - d. In the event that the EDDA breaches this contract, the EDDA agrees to reimburse the Township for any and all costs, fees, and actual attorney fees incurred in enforcement of this contract.

**FIRE PROTECTION SERVICES AGREEMENT
EAST DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

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

CHARTER TOWNSHIP OF UNION

Bryan Mielke, Supervisor

Date

Lisa Cody, Clerk

Date

CHARTER TOWNSHIP OF UNION EAST DOWNTOWN DEVELOPMENT AUTHORITY

Thomas Kequom
Economic Development Authority Board Chair

Date

**FIRE PROTECTION SERVICES AGREEMENT
WEST DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

This agreement is entered into this _____ day of _____, 2021 by and between the Charter Township of Union, County of Isabella, State of Michigan, a Municipal Corporation, hereinafter referred to as the "Township," and the Charter Township of Union West Downtown Development Authority District, being an authority created pursuant to Public Act 57 of 2018 (Recodification Tax Increment Financing Act), hereinafter referred to as the "WDDA."

WITNESSETH:

WHEREAS, the Township affirms and the WDDA acknowledges that the Township provides fire protection services within the Township's jurisdictional boundaries, which include the WDDA District, and that provision of these services is an ongoing Township obligation, and

WHEREAS, the Township affirms and the WDDA acknowledges that the Township is party to an intergovernmental agreement with the City of Mount Pleasant, Michigan (City), whereby the City provides fire protection services to the Township, and the Township is required to make scheduled payments to the City and to provide a fire truck with appropriate equipment for the Fire Department's use, and

WHEREAS, the WDDA affirms and the Township acknowledges that the WDDA has statutory authority and powers as provided in Public Act 57 of 2018, including authority to enter into contracts necessary and incidental to the exercise of its powers.

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

1. **PURPOSE:** The purpose of this contract is to provide a mechanism for payment of fire protection services provided by the City to the area of the Township located within the Charter Township of Union West Downtown Development District, with the Township acting as intermediary for payment purposes.
2. **OBLIGATION OF PARTIES:**
 - a. The Township confirms its ongoing obligation to provide fire protection services within the Township's jurisdictional boundaries, including the WDDA District.
 - b. The WDDA agrees to pay and to be fully responsible for annual payment of its share of annual fire protection service fees. Such share shall be based upon an amount equal to the tax increment revenues retained by the WDDA from the Township's established Fire Millage.
 - c. The total amount shall be paid to the Township before the first day of May during the term of this Agreement.
 - d. In the event that the WDDA breaches this contract, the WDDA agrees to reimburse the Township for any and all costs, fees, and actual attorney fees incurred in enforcement of this contract.

**FIRE PROTECTION SERVICES AGREEMENT
WEST DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT**

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

CHARTER TOWNSHIP OF UNION

Bryan Mielke, Supervisor

Date

Lisa Cody, Clerk

Date

CHARTER TOWNSHIP OF UNION WEST DOWNTOWN DEVELOPMENT AUTHORITY

Thomas Kequom
Economic Development Authority Board Chair

Date

FIRE PROTECTION AGREEMENT

THIS AGREEMENT, effective January 1, 2019 by and between the City of Mt. Pleasant, Michigan, a Municipal Corporation, hereinafter called the "CITY", and the Charter Township of Union, a Municipal Corporation, hereinafter called the "TOWNSHIP", both situated in Isabella County, Michigan.

WITNESSETH:

WHEREAS, CITY and TOWNSHIP have jointly provided for fire protection through an agreement expiring on December 31, 2018, with the City Fire Department providing fire protection and commercial inspection services as defined in Section 5 below to the TOWNSHIP, and it is mutually agreed by the parties that it is for their common interest that such service be continued to be rendered in the manner hereinafter set forth,

It is acknowledged that the Mt. Pleasant Fire Chief, by virtue of the Township's adoption of the International Fire Code, is the Charter Township of Union Fire Chief and has the powers of the Fire Chief as outlined in the International Fire Code. By virtue of the Township's adoption of Resolution ^{attached} _____ dated 12/19/18, the Charter Township of Union Fire Chief is also the Township's Fire Code Official.

It is further acknowledged and hereby agreed that the authority and scope of responsibility of the City of Mt. Pleasant Fire Chief and personnel of the Fire Department are limited. The authority and duties of the Fire Chief shall be limited to those set forth in the International Fire Code and any potential scope of liability shall be limited to the fullest extent permitted by law, including any limits set forth in the International Fire Code. Further, it is acknowledged that the duties described herein are being assigned to the Fire Chief in his official capacity as a government employee, as part of his job duties, such that it is intended that the Fire Chief and fire department personnel shall be entitled to governmental immunity when performing any of the duties or efforts described in the Agreement, as such duties are within the functions of government and are activities assigned for the purpose of public safety.

NOW, THEREFORE, it is mutually agreed as follows:

1. That upon a call from a location in the TOWNSHIP, one or more pieces of firefighting apparatus and an appropriate number of trained members of the Mt. Pleasant Fire Department shall respond to the scene of the TOWNSHIP fire or emergency.

2. If while fighting a fire in the **TOWNSHIP** the **CITY** receives a call to attend a fire within the city limits or township other than Union, or if while fighting a fire in the **CITY** or a township other than Union, an alarm comes in from the **TOWNSHIP**, the Chief of the City Fire Department shall have full authority in his discretion to respond to the second alarm or fire call with such fire apparatus and personnel as in his opinion may be spared therefore. The **CITY** guarantees that response will be made to every fire alarm or emergency in Union Township either by the Mt. Pleasant Fire Department or by a neighboring fire department with whom the **CITY** maintains a mutual aid agreement.

It is intended by this Agreement that the **CITY** and its personnel, including but not limited to the Fire Chief, fire department personnel/volunteers and the **CITY** itself, shall be entitled to the fullest extent of immunity from liability permitted by law, and it is further intended that in no event shall the **CITY** be liable to the **TOWNSHIP** or any other property owner in the **TOWNSHIP** for damages or loss to property for failure to furnish such fire protection services, nor does the **CITY** or its personnel undertake or agree to be liable for such.

3. The **TOWNSHIP** fire truck is being replaced in 2018. It is expected that a new truck with appropriate equipment replacement consistent with the new truck will be needed in approximately 2033 or at such time as mutually agreed to by the **TOWNSHIP** and the **CITY**, with fire apparatus of a design and specification mutually approved by both parties. The **TOWNSHIP** apparatus will be stored, housed, serviced, repaired, and maintained by the **CITY** without cost to the **TOWNSHIP**. Ownership shall be retained by the **TOWNSHIP**.
4. The **CITY** shall insure the **TOWNSHIP** apparatus in like manner with similar equipment owned by the **CITY** with insurance which shall be effective whenever said apparatus is being used or driven in the performance of duties of the City Fire Department.
5. The **CITY** will also provide fire review, inspections, and enforcement for new commercial construction projects. This review will consist of: site plan review; submittal of fire protection system plans for third party review and approval; rough in inspections for fire protection systems (sprinkler system inspections, hydrostatic test of the sprinkler system, fire alarms systems, kitchen hood suppressions systems,

etc.); witnessing of water flow tests; fire protection system portion of final building inspection; and Firefighter Right to Know inspections. As set forth above in the limitations on liability, which are incorporated herein, the parties agree that the **CITY** and its personnel shall be entitled to immunity from liability to the fullest extent permitted by law for conducting these governmental functions.

6. The **TOWNSHIP** shall pay the **CITY** annually for fire protection and new commercial construction review services. The amount is to be in accordance with the following amounts:

2019 \$731,400

2020 \$763,800

2021 \$796,300

2022 \$812,900

2023 \$830,100

One-quarter of the above amount shall be paid to the **CITY** before the first day of April, July, October, and January during the term of this Agreement.

Interest at the rate of 9 percent per annum shall be added to any payment not received by the **CITY** by the date due.

7. This Agreement shall remain in force until December 31, 2023, unless amended by mutual agreement, or as otherwise set forth herein. The parties may by mutual agreement extend this agreement for an additional five years. In the event of a mutual agreement to extend for five years, the parties will meet by April 2023 to agree upon the annual payment amounts.

Notwithstanding any other provision, either party hereto may terminate this Agreement at any time by giving the opposite party written notice of its intention to do so at least eighteen (18) months prior to the time such party intends such termination to become effective.

8. The **CITY** shall provide to the **TOWNSHIP** Manager its annual proposed and

subsequent adopted Fire budget at or prior to the time the proposed and subsequent adopted budget is delivered to City Commissioners for their review and any amended budgets throughout the year.

9. The **CITY** shall provide the **TOWNSHIP** Manager a monthly report via e-mail of all emergency runs in the **TOWNSHIP** and the number of staff responding to the emergency run. The **CITY** shall provide to the **TOWNSHIP** an annual report of the Mt. Pleasant Fire Department if requested by the **TOWNSHIP** Manager. If the **TOWNSHIP** should want additional detail including response activity and financial reports, it will be provided upon request.
10. If the **CITY** decides to implement false alarm fees, first responder fees, or other such fees for service during the term of the agreement, the **TOWNSHIP** will also consider implementation of such fees payable to the **CITY**.

DATED: 12/5, 2018

In the presence of:

Adrian Richard
Witness

Marilyn K. Wilson
Witness

CITY OF MT. PLEASANT

Allison Quast-Lents
Allison Quast-Lents, Mayor

Jeremy Howard
Jeremy Howard, City Clerk

DATED: 12/4, 2018

In the presence of:

Jennifer Lowebery
Witness

Hamberly Smith
Witness

CHARTER TOWNSHIP OF UNION

Ben Gunning
Ben Gunning, Supervisor

Lisa Cody
Lisa Cody, Clerk

**CHARTER TOWNSHIP OF UNION
A RESOLUTION TO DESIGNATE THE FIRE CODE OFFICIAL**

At a meeting of the Township Board of the Charter Township of Union, Isabella County, Michigan, held at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 on the 19th day of, December 2018:

Present: Supervisor Gunning, Clerk Cody, Trustee Hauck, Trustee Lannen, Trustee Mikus, and Trustee Woerle

Absent: Treasurer Rice

The following resolution was offered by Cody and supported by Woerle.

WHEREAS, the City of Mt. Pleasant, through the City of Mt. Pleasant Fire Department, provides fire protection and commercial inspection services to the Charter Township of Union pursuant to a Fire Protection Agreement; and

WHEREAS, the Mt. Pleasant Fire Chief serves as the Charter Township of Union Fire Chief by virtue of the adoption by the Charter Township of Union of the International Fire Code and the provisions of the Fire Protection Agreement; and

WHEREAS, the Charter Township of Union desires to have the Mt. Pleasant Fire Chief, in his or her capacity as the Charter Township of Union Fire Chief, also serve as the Charter Township of Union Fire Code Official.

NOW, THEREFORE, BE IT RESOLVED that: The Board of Trustees of the Charter Township of Union hereby designates the Mt. Pleasant Fire Chief, serving in his or her capacity as the Charter Township of Union Fire Chief, as the Charter Township of Union Fire Code Official.

ADOPTED: December 19, 2018

AYES: Supervisor Gunning, Clerk Cody, Trustee Hauck, Trustee Lannen, Trustee Mikus, and Trustee Woerle

NAYS: 0

ABSENT: Treasurer Rice

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the Board of Trustees of the Charter Township of Union, County of Isabella, Michigan, at a regular meeting held on December 19, 2018.



Lisa Cody, Clerk

Union Township West DDA District Implementation Strategy

2021



Union Township

Draft

Adopted xxx xx, 2021

Implementation Strategy Background & Overview

The purpose of the Downtown Development Authority is to correct and prevent deterioration and promote economic growth within Union Township's West Downtown principal business district. A development plan is one tool the 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 downtown zoning requirements.
- Other potential activities that support and promote local business development.

2. Public Buildings and Spaces

To better create a sense of place in the downtown and 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 downtown 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 (digital, print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting downtown 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 downtown 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; similar to the programs employed by retail malls.

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 Downtown:

- Develop design guidelines or requirements for all buildings and signs in the downtown 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 Downtown & Urban Design Plans

Downtown plans and urban design help to guide the built environment of the downtown 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> | | | | |
| | | | | |

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|--|---------------|------------------|------------------------------|--|
| 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> | | | | |

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|---|---------------|------------------|--|---|
| 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> | | | | |

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|--|---------------|------------------|--------|--|
| 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 Road improvement north of river to Remus | Low | 4-6 years | | |
| Work with the road commission to improve S. Lincoln to Remus Rd. | | | | |
| <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> | | | | |

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|--|---------------|------------------|--|---|
| | | | | |
| 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 repayed using DDA capture tax increment. | Medium | ONGOING | | |

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

2021



Union Township

Draft

Adopted xxx xx, 2021

ACKNOWLEDGEMENTS

The Union Township 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 Union Township’s West Downtown principal business district.

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

| | |
|-----------------------|---|
| Connie Lee Bills, DPM | Township Trustee |
| Jeff Brown | Township Trustee |
| Lisa Cody | Township Clerk |
| Peter Gallinat | Planning And Zoning Administrator |
| Bill Hauck | Township Trustee |
| Jennifer Loveberry | Department of Public Services Assistant |
| Bryan Mielke | Township Supervisor |
| Rodney Nanney | Community and Economic Development Director |
| Amy Peak | Building Department Clerk |
| Kimberly Rice | Township Treasurer |
| Kim Smith | Department of Public Services Director |
| Mark Stuhldreher | Township Manager |
| Sherrie Teall | Finance Director |
| James Thering | Township Trustee |

This plan was prepared with assistance from:

CIB Planning



ADOPTED BY ECONOMIC DEVELOPMENT AUTHORITY BOARD: xxxxxx xx, 2021

ADOPTED BY TOWNSHIP BOARD: xxxxxx xx, 2021

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GENERAL OVERVIEW

The Union Township West Downtown Development Authority (DDA) was first established in 1985. A DDA is governed by a Board of Directors 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 downtown 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 in the downtown and 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 a key relationship with successful downtown 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 (print, radio, mailers, billboard rental) can also be prepared for distribution to developers, retailer and real estate firms promoting downtown 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 downtown 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; similar to the programs employed by retail malls.

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 Downtown:

- Develop design guidelines or requirements for all buildings and signs in the downtown 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 Downtown & Urban Design Plans \$350,000-\$400,000

Downtown plans and urban design help to guide the built environment of the downtown 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 downtown. 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.

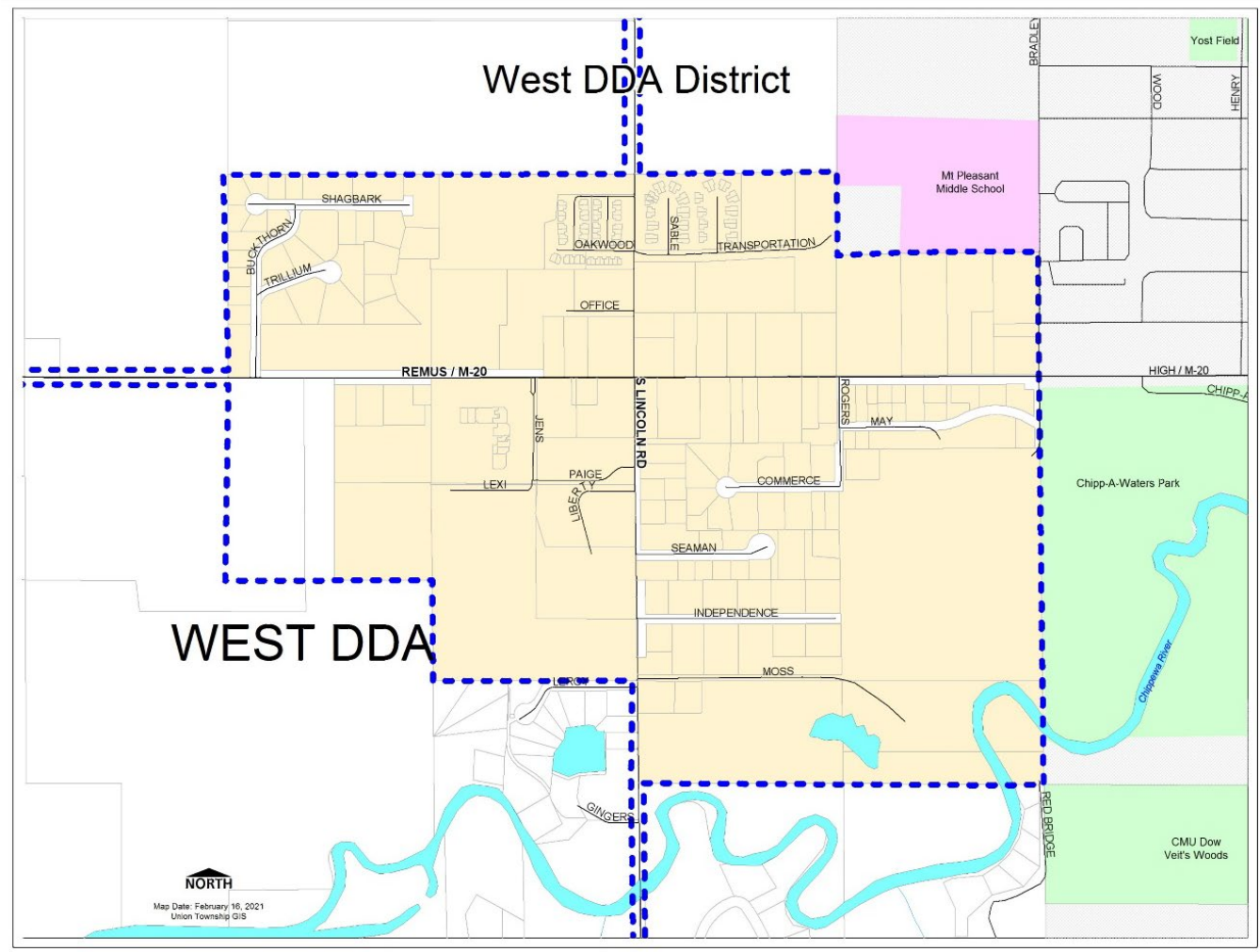
Such other material will be identified or added as the need arises.

Q. DEVELOPMENT AREA CITIZENS COUNCIL.

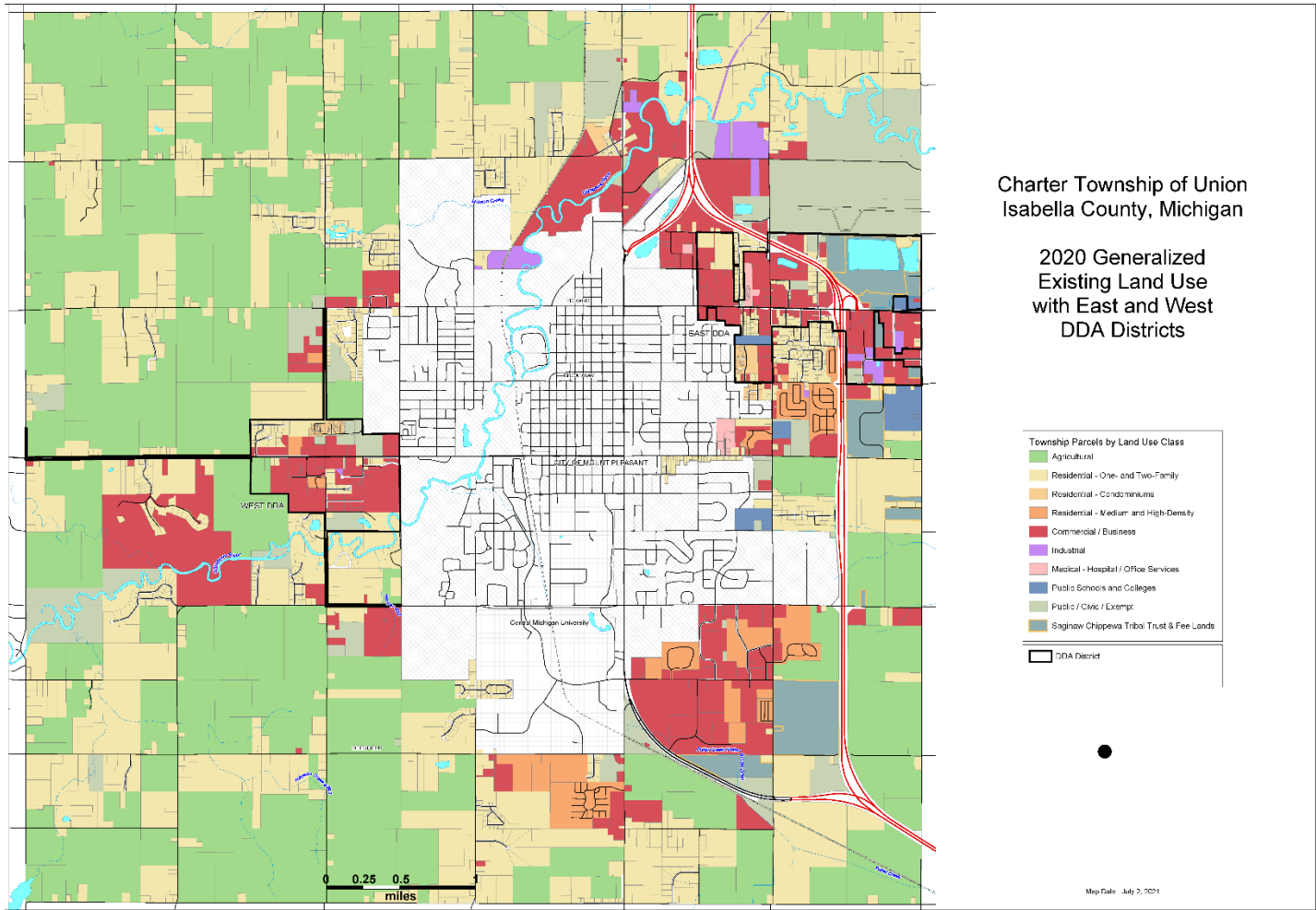
Since the development area of the DDA has more than 100 full-time primary residents, a development area citizens council will be formed as an advisory body to the Board of the DDA. The development area citizens council shall be established by the governing body and shall consist of not less than 9 members.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

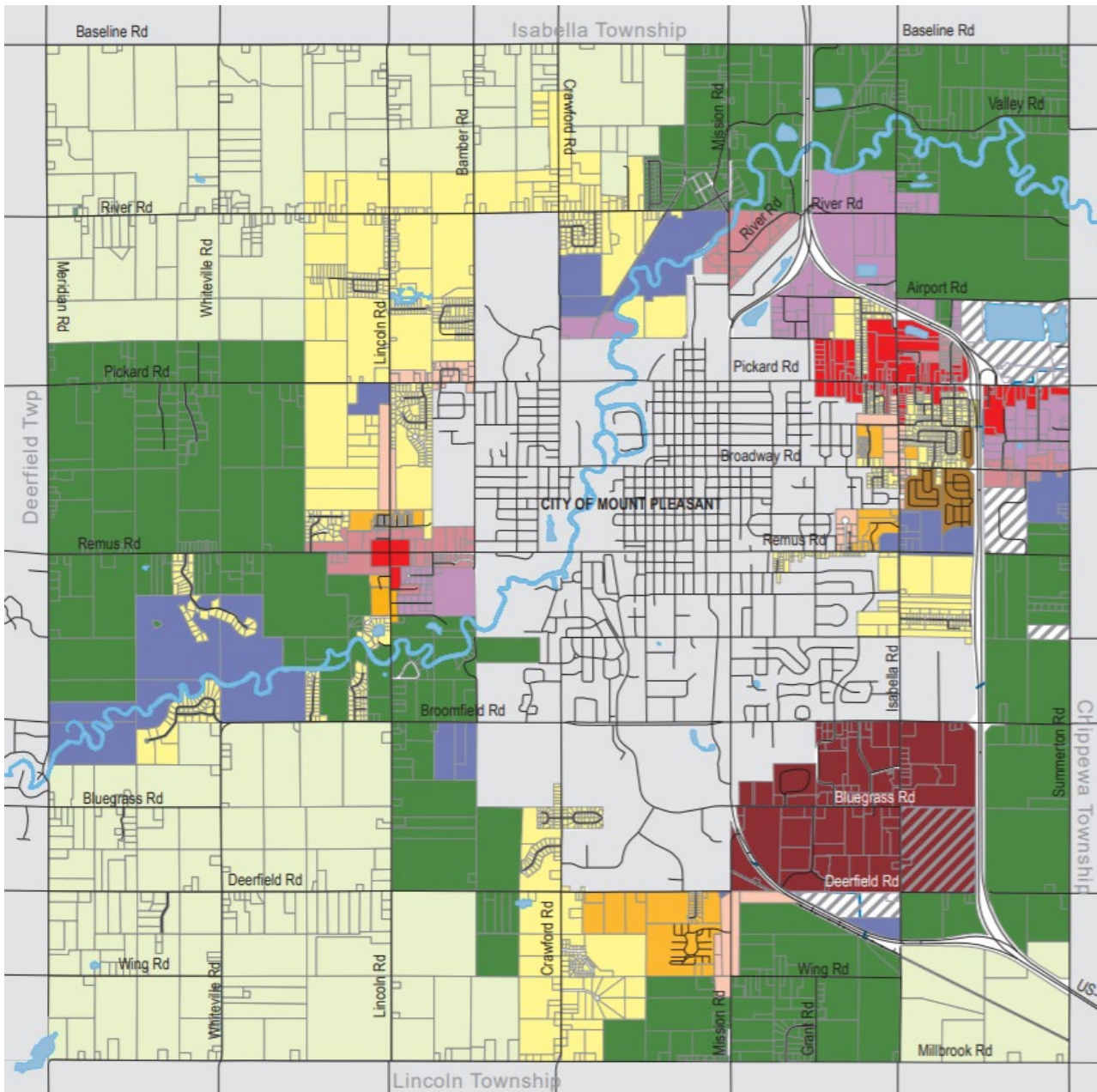
Map I: West DDA District Boundaries















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 |

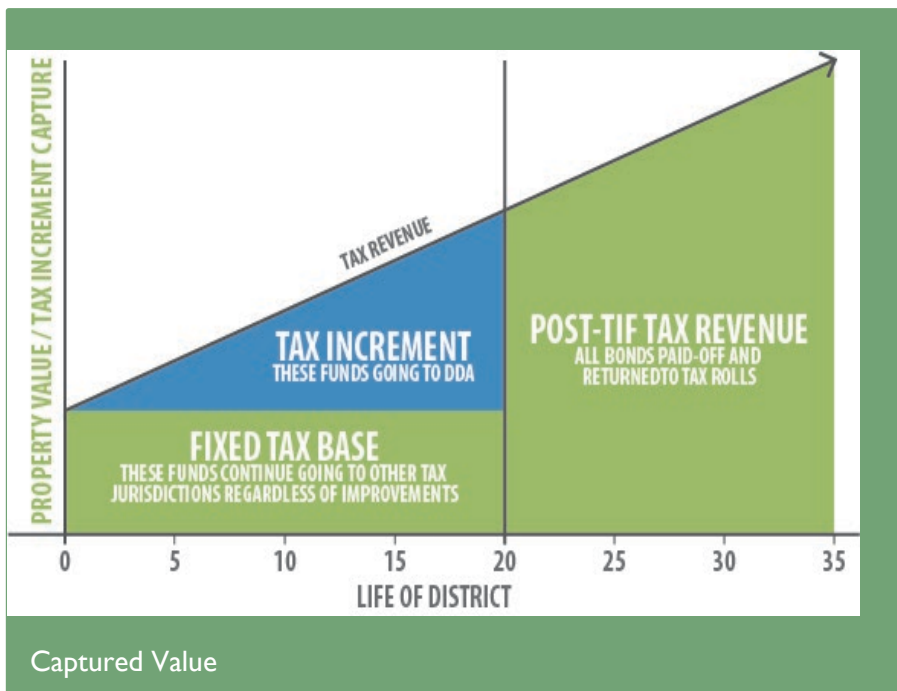
TAX INCREMENT FINANCING PLAN

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

| DDA District | Parcel Address | Owner | Owner Address | City | St | Zip Code | Acreage | 2021 SEV | 2021 Tax |
|--------------|--------------------------|------------------------------------|-----------------------|----------------|----|------------|---------|----------|----------|
| DDA WEST | 2025 E REMUS RD** | SCOTLAND LEASING CORP | 5115 E PICKARD RD | MOUNT PLEASANT | MI | 48858 | 2.824 | - | - |
| DDA WEST | 2865 S LINCOLN RD** | ISABELLA COUNTY ROAD COMM | 2261 E REMUS RD | MT PLEASANT | MI | 48858 | 23.72 | - | - |
| DDA WEST | 2231 E REMUS RD | ISABELLA CO ROAD COMMISSION | 2261 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 2.002 | - | - |
| DDA WEST | 2185 E REMUS RD | H.J. REALTY MANAGEMENT, LLC | 2185 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 2.988 | 296,800 | 239,226 |
| DDA WEST | 2135 E REMUS RD | MJ ENTERPRISES OF MT PLEASANT, LLC | 3155 S MERIDIAN RD | MOUNT PLEASANT | MI | 48858-0000 | 1.787 | 115,800 | 105,520 |
| DDA WEST | 2865 S LINCOLN RD | STB REALTY, LLC | 1321 PINE AVE | ALMA | MI | 48801 | 3.07 | 325,200 | 237,621 |
| DDA WEST | 2065 E REMUS RD | RYAN'S INVESTMENTS LLC | PO BOX 753 | MOUNT PLEASANT | MI | 48804-0753 | 1.509 | 142,100 | 134,478 |
| DDA WEST | 2089 E REMUS RD | MILLARD INVESTMENTS LLC | 7108 N FORDYCE ROAD | FARWELL | MI | 48622-0000 | 1.793 | 150,800 | 147,239 |
| DDA WEST | 2100 E TRANSPORTATION DR | ISABELLA COUNTY ROAD COMM | 2261 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 5.2 | - | - |
| DDA WEST | 2865 S LINCOLN RD** | ISABELLA COUNTY ROAD COMM | 2261 E REMUS RD | MT PLEASANT | MI | 48858 | 16.59 | - | - |
| DDA WEST | E TRANSPORTATION DR** | SAGE DEVELOP OF CENTRAL MI, LLC | 313 W MICHIGAN ST | MT PLEASANT | MI | 48858 | 11.57 | - | - |
| DDA WEST | 2100 E TRANSPORTATION DR | ISABELLA COUNTY ROAD COMM | 2100 E TRANSPORTATION | MOUNT PLEASANT | MI | 48858-0000 | 7.863 | - | - |
| DDA WEST | SABLE COURT** | SAGE DEVELOP OF CENTRAL MI, LLC | PO BOX 329 | MT PLEASANT | MI | 48804 | 4.2 | - | - |

| | | | | | | | | | |
|----------|-----------------------|------------------------------------|----------------------|------------------|----|------------|-------|---------|---------|
| DDA WEST | E TRANSPORTATION DR** | SAGE DEVELOP OF CENTRAL MI, LLC | PO BOX 329 | MT PLEASANT | MI | 48804 | 7.37 | - | - |
| DDA WEST | SABLE COURT** | SAGE DEVELOPMENT OF CENTRAL MI LLC | PO BOX 329 | MOUNT PLEASANT | MI | 48804 | 7.863 | - | - |
| DDA WEST | E TRANSPORTATION DR | ISABELLA COUNTY ROAD COMMISSION | 2261 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 3.759 | - | - |
| DDA WEST | 2025 E REMUS RD | RI CS4 LLC | 11995 EL CAMINO REAL | SAN DIEGO | CA | 92130 | 1.686 | 220,200 | 205,619 |
| DDA WEST | S LINCOLN RD | SCOTLAND LEASING CORP | 114 GRANT | ALMA | MI | 48801 | 0.938 | 60,800 | 60,800 |
| DDA WEST | 2261 E REMUS RD | ISABELLA COUNTY ROAD COMM | 2261 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 7.8 | - | - |
| DDA WEST | E REMUS RD** | BELL MAY MARGARET A ET AL | 3541 SOUTHRIDGE CT | TRAVERSE CITY | MI | 49684 | 5.82 | - | - |
| DDA WEST | 2535 E REMUS RD | ISABELLA CO ROAD COMM | 2261 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 5.454 | - | - |
| DDA WEST | 2399 E REMUS RD** | E-Z STORAGE CO LLC | PO BOX 1232 | MT PLEASANT | MI | 48804-1232 | 5.507 | - | - |
| DDA WEST | E REMUS RD | MERCHANDISE OUTLET INC | 2467 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 3.103 | 40,200 | 40,200 |
| DDA WEST | 2399 E REMUS RD | EZ STORAGE MT PLEASANT LLC | 1414 W HIGH ST | MOUNT PLEASANT | MI | 48858 | 4.346 | 576,500 | 453,802 |
| DDA WEST | 2421 E REMUS RD | KINAIA INVESTMENT INC | 2500 WESTMONT CIRCLE | STERLING HEIGHTS | MI | 48310 | 1.427 | 363,400 | 267,054 |
| DDA WEST | 2467 E REMUS RD** | FEIGHT, SCHUETTE INVESTMENTS | 2467 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 1.616 | - | - |
| DDA WEST | 700 S BRADLEY ST**** | FEIGHT-SCHUETTE INVESTMENTS | 2647 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0.581 | - | - |
| DDA WEST | 2467 E REMUS RD | FEIGHT, SCHUETTE INVESTMENTS | 2467 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 1.652 | 405,500 | 301,602 |

| | | | | | | | | | |
|----------|---------------------|-------------------------------------|----------------------------|----------------|----|------------|--------|-----------|-----------|
| DDA WEST | 2378 S LINCOLN RD | WELL 1031 HOLDCO I LLC | 4500 DORR STREET | TOLEDO | OH | 43615 | 5.325 | 1,774,900 | 1,774,900 |
| DDA WEST | 2378 S LINCOLN RD | CRESTWOOD VILLAGE ASSISTED LIVING L | 3196 KRAFT AVE, SE STE 200 | GRAND RAPIDS | MI | 49512 | 6.11 | 51,900 | 51,900 |
| DDA WEST | E REMUS RD** | TWENTY WEST PARTNERSHIP INC | P.O.BOX 329 | MT. PLEASANT | MI | 48804-0329 | 43.68 | - | - |
| DDA WEST | E REMUS RD** | DDA WEST (REFERENCE ONLY) | | | | | 0 | - | - |
| DDA WEST | 1963 E REMUS RD | MCDONALDS CORPORATION (21-1306) | 3172 COVENTRY COURT | FLUSHING | MI | 48433 | 2.755 | 447,700 | 326,397 |
| DDA WEST | 1935 E REMUS RD | MERCANTILE BANK | 102 S MAIN ST | MOUNT PLEASANT | MI | 48858-0000 | 1.377 | 229,000 | 190,133 |
| DDA WEST | 2812 S LINCOLN RD** | OAK MEADOWS COMPANY INC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 1.4 | - | - |
| DDA WEST | S LINCOLN RD** | MALLEY PROPERTIES, LLC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 14.09 | - | - |
| DDA WEST | 2812 S LINCOLN RD** | OAK MEADOWS COMPANY INC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 1.76 | - | - |
| DDA WEST | E REMUS RD** | TWENTY WEST PARTNERSHIP INC | P.O.BOX 329 | MOUNT PLEASANT | MI | 48804 | 30.943 | - | - |
| DDA WEST | E REMUS RD** | AMERICA'S OAKS LLC | 4240 MILLBROOK RD | MT PLEASANT | MI | 48858 | 14.34 | - | - |
| DDA WEST | 1741 E REMUS RD | SINCLAIR ROBERT F | 1741 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 1.32 | 84,200 | 64,200 |
| DDA WEST | 1743 E REMUS RD | HANEY DALE J & DIONE J | 1743 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0.85 | 66,600 | 66,600 |
| DDA WEST | 1745 E REMUS RD | SINCLAIR DONNA MARIE | 1745 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 1.04 | 79,200 | 60,097 |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2590 S LINCOLN RD | LEASHER GARY | 2590 S LINCOLN RD | MOUNT PLEASANT | MI | 48858 | 19.75 | - | - |

| | | | | | | | | | |
|----------|--------------------------------|-------------------------------------|----------------------------------|----------------|----|------------|--------|-----------|-----------|
| DDA WEST | S LINCOLN RD | LEASHER MARK W & JULIE K | 1016 PENISULA DRIVE | WEIDMAN | MI | 48893 | 19.75 | 43,900 | 40,535 |
| DDA WEST | 2812 S LINCOLN RD** | OAK MEADOWS COMPANY INC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 1.536 | - | - |
| DDA WEST | 2812 S LINCOLN RD** | OAK MEADOWS COMPANY INC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 1.76 | - | - |
| DDA WEST | S LINCOLN RD** | OAK MEADOWS COMPANY INC | 4240 E MILLBROOK RD | MOUNT PLEASANT | MI | 48858 | 13.6 | - | - |
| DDA WEST | S LINCOLN RD | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858-0000 | 11.99 | 93,000 | 58,827 |
| DDA WEST | E REMUS RD | TWENTY WEST PARTNERSHIP INC | PO BOX 329 | MOUNT PLEASANT | MI | 48804-0329 | 1.24 | 37,900 | 2,028 |
| DDA WEST | 1965 OFFICE PARKWAY | CREATIVE BEGINNINGS CHILD DEVELOPME | 1965 OFFICE PARKWAY | MOUNT PLEASANT | MI | 48858-0000 | 2.403 | - | - |
| DDA WEST | E REMUS RD** | TWENTY WEST PARTNERSHIP INC | P.O.BOX 329 | MOUNT PLEASANT | MI | 48804-0329 | 25.66 | - | - |
| DDA WEST | 1809 E REMUS RD | MAAS, MT PLEASANT LLC | 1845 BIRMINGHAM SE | LOWELL | MI | 49331 | 7.141 | 3,219,100 | 2,715,626 |
| DDA WEST | E REMUS RD | MAAS DEVELOPMENT II LLC | 1845 BIRMINGHAM DE | LOWELL | MI | 49331 | 6.166 | 157,200 | 157,200 |
| DDA WEST | E REMUS RD | TWENTY WEST PARTNERSHIP INC | P.O.BOX 329 | MOUNT PLEASANT | MI | 48804-0329 | 9.778 | 166,200 | 18,709 |
| DDA WEST | 1982 S LINCOLN RD** | FIGG RICHARD & BETTY | 3860 ST ANDREWS DR | MOUNT PLEASANT | MI | 48858 | 45.58 | - | - |
| DDA WEST | 1982 E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 26.939 | - | - |
| DDA WEST | 1982 S LINCOLN RD ARBORETUM AP | FIGG RICHARD & BETTY | 1239 E BROOMFIELD RD | MOUNT PLEASANT | MI | 48858 | 5.79 | 1,309,600 | 1,098,799 |
| DDA WEST | S LINCOLN RD | MCGUIRK MINI STORAGE INC | 2420 E BROOMFIELD RD, PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 46.75 | - | - |

| | | | | | | | | | |
|----------|------------------|-----------------------------|----------------------|----------------|----|------------|--------|-----------|-----------|
| DDA WEST | S LINCOLN RD | FIGG RICHARD | 1239 E BROOMFIELD RD | MOUNT PLEASANT | MI | 48858-0000 | 7 | 131,300 | 23,289 |
| DDA WEST | 3046 S JENNS WAY | MCGUIRK MINI STORAGE, INC., | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 34.962 | - | - |
| DDA WEST | 1982 E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 11.05 | 3,706,100 | 1,789,166 |
| DDA WEST | E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 2.32 | 252,600 | 24,330 |
| DDA WEST | E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 3.33 | 509,000 | 185,352 |
| DDA WEST | E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 4.57 | 497,700 | 47,850 |
| DDA WEST | 3074 JEN'S WAY | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 26.4 | 2,875,000 | 277,918 |
| DDA WEST | E REMUS RD | MCGUIRK MINI STORAGE INC | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 14.5 | 1,851,300 | 792,517 |
| DDA WEST | 1956 E REMUS RD | MCGUIRK MINI STORAGE | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 0.674 | - | - |
| DDA WEST | 1740 E REMUS RD | EDC INVESTMENTS, LLC | PO BOX 653 | MOUNT PLEASANT | MI | 48804-0653 | 0.418 | 28,400 | 27,606 |
| DDA WEST | 1732 E REMUS RD | EDC INVESTMENTS, LLC | PO BOX 653 | MOUNT PLEASANT | MI | 48804-0653 | 1.4 | 41,600 | 41,600 |
| DDA WEST | 1710 E REMUS RD | PETRO-VEST OPERATING LLC | PO BOX 653 | MOUNT PLEASANT | MI | 48804-0653 | 1.103 | 97,700 | 74,662 |
| DDA WEST | 1688 E REMUS RD | ZENEBERG GAIL D | 1688 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0.727 | 85,200 | 28,716 |
| DDA WEST | E REMUS RD** | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2260 E REMUS RD | WOODLAND INVESTMENTS LLC | PO BOX 526 | MOUNT PLEASANT | MI | 48804-0526 | 0.665 | 108,800 | 50,702 |
| DDA WEST | 2250 E REMUS RD | DELL DAVID & DEBORAH | 2250 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0.884 | 93,400 | 41,216 |

| | | | | | | | | | |
|----------|---------------------|-------------------------------------|-------------------------|----------------|----|------------|---------|---------|---------|
| DDA WEST | E REMUS RD | DELL DAVID J & DEBORAH I | 2250 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0.571 | 3,100 | 2,625 |
| DDA WEST | 2060 E REMUS RD | MID MICHIGAN PROPERTY GROUP | 2060 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 2.553 | 273,800 | 230,445 |
| DDA WEST | 2100 E REMUS RD | ISABELLA COMM CREDIT UNION | 2100 E REMUS RD | MOUNT PLEASANT | MI | 48804-0427 | 2.238 | 402,700 | 303,557 |
| DDA WEST | E REMUS RD | CAMPBELL ANNA | 2300 19 MILE RD | BARRYTON | MI | 49305 | 1.377 | 50,700 | 19,023 |
| DDA WEST | 2120 E REMUS RD | COMMUNITY MENTAL HEALTH FOR CENTRAL | 301 S CRAPO ST, STE 100 | MOUNT PLEASANT | MI | 48858-0000 | 0.799 | - | - |
| DDA WEST | 3315 S LINCOLN RD | WHITEFOOT MELISSA A | 3315 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 0.837 | 52,500 | 47,049 |
| DDA WEST | 2180 E REMUS RD | ROSLUND MP LLC | 2180 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 3.175 | 170,600 | 97,286 |
| DDA WEST | 2160 E REMUS RD | WOOD KAVANAUGH P & MARGARET S | 2555 W WING RD | MOUNT PLEASANT | MI | 48858-0000 | 0.959 | 83,400 | 76,920 |
| DDA WEST | 3433 S LINCOLN RD | CENTRAL MICHIGAN CHRISTIAN CHU | 3433 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 18.267 | - | - |
| DDA WEST | S LINCOLN RD** | DDA WEST (REFERENCE ONLY) | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 7.57 | - | - |
| DDA WEST | S LINCOLN RD** | DDA WEST (REFERENCE ONLY) | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | S LINCOLN RD** | KASTLE LEASING CO | 2215 COMMERCE DR | MOUNT PLEASANT | MI | 48858 | 5459.15 | - | - |
| DDA WEST | 3489 S LINCOLN RD** | MOSS ROY L JR & ONEITA L | P O BOX 956 | MOUNT PLEASANT | MI | 48804 | 0 | - | - |
| DDA WEST | 3489 S LINCOLN RD | PHILLIPS DOUGLAS M & MARY S | 3489 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 6.356 | 85,500 | 79,248 |
| DDA WEST | S LINCOLN RD | RIVER PROJECT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 13.894 | 18,100 | 18,100 |

| | | | | | | | | | |
|----------|-------------------|--------------------------------|--------------------|----------------|----|------------|--------|-----------|---------|
| DDA WEST | 3333 S LINCOLN RD | LOGAN JORDAN M | 3333 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 1.001 | 55,700 | 54,147 |
| DDA WEST | S LINCOLN RD | CENTRAL MICHIGAN CHRISTIAN CHU | 3433 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 1.001 | - | - |
| DDA WEST | 900 S BRADLEY ST | CENTRAL CONCRETE PRODUCTS | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 44.688 | 1,212,800 | 618,014 |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3100 ROGERS RD | RAU D N INC | 545 E JORDAN ROAD | MOUNT PLEASANT | MI | 48858-0000 | 1 | 83,300 | 52,374 |
| DDA WEST | 3030 JEN'S WAY | MCGUIRK MINI STORAGE INC | 3030 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | 181,600 | 181,600 |
| DDA WEST | 3040 JEN'S WAY | MCGUIRK MINI STORAGE INC | 3040 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3044 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3044 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3046 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3046 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3068 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3068 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3074 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3074 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0.093 | 193,700 | 183,600 |
| DDA WEST | 3076 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3076 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3082 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3082 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3080 JEN'S WAY | MCGUIRK MINI STORAGE LLC | 3080 JEN'S WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | S LINCOLN RD** | PARTIE BRIAN | 2215 COMMERCE DR** | MT PLEASANT | MI | 48858 | 0.344 | - | - |

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| DDA WEST | S LINCOLN RD** | PARTIE BRIAN | 2215 COMMERCE DR** | MT PLEASANT | MI | 48858-0000 | 0.396 | - | - |
| DDA WEST | 2057 INDEPENDENCE DR | ROHMAN LAND LLC | 416 SMALLEY DRIVE | MOUNT PLEASANT | MI | 48858-0000 | 1.112 | 92,200 | 62,289 |
| DDA WEST | 2099 INDEPENDENCE DR | STEGJR, LLC | PO BOX 462 | MOUNT PLEASANT | MI | 48804-0462 | 1.112 | 214,100 | 152,466 |
| DDA WEST | 2125 INDEPENDENCE DR | FUSSMAN GEORGE D | 996 S MISSION RD | MOUNT PLEASANT | MI | 48858-0000 | 1.114 | 135,400 | 120,512 |
| DDA WEST | INDEPENDENCE DR | ISABELLA CORP | 2201 COMMERCE DR | MOUNT PLEASANT | MI | 48858-0000 | 1.115 | 13,000 | 13,000 |
| DDA WEST | INDEPENDENCE DR | ISABELLA CORPORATION | 2201 COMMERCE DR | MOUNT PLEASANT | MI | 48858-0000 | 1.113 | 15,000 | 14,362 |
| DDA WEST | INDEPENDENCE DR | KOLESAR WILLIAM M & JULIE A | 1320 HELEN LANE | MOUNT PLEASANT | MI | 48858-0000 | 1.118 | 13,000 | 13,000 |
| DDA WEST | 2188 INDEPENDENCE DR | KOLESAR WILLIAM M & JULIE A | 1320 HELEN LANE | MOUNT PLEASANT | MI | 48858-0000 | 1.115 | 148,900 | 148,551 |
| DDA WEST | INDEPENDENCE DR** | PARTIE BRIAN | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 1.114 | - | - |
| DDA WEST | 2144 INDEPENDENCE DR | GAAR ENTERPRISES LLC | 2144 INDEPENDENCE DR | MOUNT PLEASANT | MI | 48858 | 3.173 | 54,800 | 50,891 |
| DDA WEST | INDEPENDENCE DR** | PARTIE BRIAN | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 1.113 | - | - |
| DDA WEST | 2100 INDEPENDENCE DR | FISHER TRANSPORTATION COMPANY | 900 S BRADLEY ST | MOUNT PLEASANT | MI | 48858 | 1.798 | 248,600 | 248,600 |
| DDA WEST | INDEPENDENCE DR** | PARTIE BRIAN | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 1.112 | - | - |
| DDA WEST | 2060 INDEPENDENCE DR | A & K REAL ESTATE HOLDINGS LLC | 1414 W HIGH ST | MOUNT PLEASANT | MI | 48858-0000 | 1.636 | 160,400 | 155,528 |

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| DDA WEST | 2026 INDEPENDENCE DR** | PARTIE BRIAN | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 0.396 | - | - |
| DDA WEST | 2026 INDEPENDENCE DR | HOMEBUILDERS ASSOCIATION OF CENT MI | 2026 INDEPENDENCE DR | MOUNT PLEASANT | MI | 48858-0000 | 0.697 | 188,600 | 188,600 |
| DDA WEST | S LINCOLN RD** | PARTIE BRIAN | 2215 COMMERCE DR | MT PLEASANT | MI | 48858 | 0.344 | - | - |
| DDA WEST | S LINCOLN RD | KLEIN EDWARD R & DENEEN E | 772 E PICKARD RD | MOUNT PLEASANT | MI | 48858-0000 | 4356.71 | 9,900 | 9,900 |
| DDA WEST | BUCKTHORN ST | HAUCK/ENGLER & ASSOCIATES INC | PO BOX 329 | MOUNT PLEASANT | MI | 48804-0329 | 0.427 | 18,600 | 985 |
| DDA WEST | 2910 BUCKTHORN ST | DAIGLE SCOTT N & CYNTHIA K DAMER | 2910 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 0.429 | 175,900 | 149,521 |
| DDA WEST | 2888 BUCKTHORN ST | ARMAH HENRY B & FRED A | 2888 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 0.432 | 186,900 | 168,019 |
| DDA WEST | 2864 BUCKTHORN ST | SEPANSKI STEVEN & JUNGSYWAN | 2864 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 0.424 | 141,300 | 129,994 |
| DDA WEST | 2834 BUCKTHORN ST | FEIGHT KEITH E & PATRICIA L | 2834 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 0.728 | 216,100 | 193,413 |
| DDA WEST | 1556 SHAGBARK ST | HANNA MAGED & SAMIA | 1556 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.425 | 162,300 | 144,213 |
| DDA WEST | 1537 SHAGBARK ST | PROUT WILLIAM S & CHRISTINA L | 1537 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.393 | 113,900 | 103,833 |
| DDA WEST | 1518 SHAGBARK ST | PREDUM MATTHEW & PATRICIA TRUST | 1518 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.367 | 163,300 | 151,795 |
| DDA WEST | 1517 SHAGBARK ST | ANDERA BENJAMIN J & ANDREA J | 1517 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.454 | 163,900 | 150,781 |
| DDA WEST | 1535 SHAGBARK ST | BEDARD COLETTE M | 1535 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.436 | 181,800 | 166,600 |
| DDA WEST | 1555 SHAGBARK ST | BEDARD COLETTE M | 1535 E SHAGBARK | MOUNT PLEASANT | MI | 48858 | 0.406 | 16,400 | 14,398 |

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| DDA WEST | 1565 SHAGBARK ST | COURTRIGHT BENJAMIN P & LAURA A | 1565 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.417 | 161,300 | 145,059 |
| DDA WEST | 2789 BUCKTHORN ST** | WALTON RICHARD A & DONNA L | 2789 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858 | 0.306 | - | - |
| DDA WEST | 2789 BUCKTHORN ST | WALTON RICHARD A & DONNA L | 2789 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 1.211 | 383,100 | 355,001 |
| DDA WEST | BUCKTHORN ST** | WALTON RICHARD A & DONNA L | 2789 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858 | 0.393 | - | - |
| DDA WEST | BUCKTHORN ST | STRICKLER WILLIAM D, TRUSTEE | 924 FANCHER ST | MOUNT PLEASANT | MI | 48858 | 0.358 | 21,100 | 18,556 |
| DDA WEST | 2853 BUCKTHORN ST** | STARK NAOMI R LVG TRUST | 1145 LAKEVIEW DR | CLARE | MI | 48617 | 0.372 | - | - |
| DDA WEST | 2887 BUCKTHORN ST | STRICKLER WILLIAM LVG TRUST | 2887 BUCKTHORN ST | MOUNT PLEASANT | MI | 48858-0000 | 0.704 | 366,800 | 334,924 |
| DDA WEST | 2887 BUCKTHORN ST** | STARK NAOMI R LVG TRUST | 2887 BUCKTHORN ST | MT PLEASANT | MI | 48858 | 0.331 | - | - |
| DDA WEST | TRILLIUM CIRCLE | AMERICA'S OAKS LLC | PO BOX 510 | MOUNT PLEASANT | MI | 48804-0510 | 1.02 | 36,000 | 2,307 |
| DDA WEST | TRILLIUM CIRCLE | AMERICA'S OAKS LLC | PO BOX 510 | MOUNT PLEASANT | MI | 48804-0510 | 1.175 | 40,800 | 2,650 |
| DDA WEST | TRILLIUM CIRCLE | AMERICA'S OAKS LLC | PO BOX 510 | MOUNT PLEASANT | MI | 48804-0510 | 1.22 | 31,500 | 2,764 |
| DDA WEST | TRILLIUM CIRCLE | AMERICA'S OAKS LLC | PO BOX 510 | MOUNT PLEASANT | MI | 48804-0510 | 1.095 | 28,600 | 2,487 |
| DDA WEST | TRILLIUM CIRCLE | BARBERI DAVID R & TAREN L TRUST | 1688 TRILLIUM CIRCLE | MOUNT PLEASANT | MI | 48804-0510 | 0.69 | 32,800 | 32,800 |
| DDA WEST | 1688 TRILLIUM CIRCLE** | RICHARDS TAD J & LAURA A | 1688 TRILLIUM CIRCLE | MOUNT PLEASANT | MI | 48858 | 0.597 | - | - |

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| DDA WEST | 1688 TRILLIUM CIRCLE** | RICHARDS TAD J & LAURA A | 1688 TRILLIUM CIRCLE | MOUNT PLEASANT | MI | 48858 | 0.593 | - | - |
| DDA WEST | 1688 TRILLIUM CIRCLE | BARBERI TAREN L & DAVID R | 1688 TRILLIUM CIRCLE | MOUNT PLEASANT | MI | 48858-0000 | 0.926 | 254,100 | 232,206 |
| DDA WEST | 1690 SHAGBARK ST | AMERICA'S OAKS LLC | PO BOX 510 | MOUNT PLEASANT | MI | 48804-0510 | 0.591 | 21,600 | 1,328 |
| DDA WEST | 1730 SHAGBARK ST | MOORE MARC B | 1730 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 0.561 | 167,900 | 153,418 |
| DDA WEST | 1760 SHAGBARK ST** | RIBITCH RAYMOND W JR & KRISTINE | 1755 E SHAGBARK | MOUNT PLEASANT | MI | 48858 | 0.919 | - | - |
| DDA WEST | 1755 SHAGBARK ST** | RIBITCH RAYMOND W & KRISTINE | 1755 SHAGBARK ST | MOUNT PLEASANT | MI | 48858 | 0.932 | - | - |
| DDA WEST | 1755 SHAGBARK ST | RIBITCH RAYMOND W JR & KRISTINE | 1755 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 1.851 | 247,700 | 210,342 |
| DDA WEST | 1741 SHAGBARK ST*** | WEST DENNIS J & KIMBERLY A | 11068 SOUTH SHORE DR | LAKE | MI | 48632 | 0.642 | - | - |
| DDA WEST | 1735 SHAGBARK ST | WEST DENNIS J & KIMBERLY A | 1735 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 1.283 | 278,100 | 228,964 |
| DDA WEST | 1735 SHAGBARK ST*** | WEST DENNIS J & KIMBERLY A | 11068 SOUTH SHORE DR | LAKE | MI | 48632 | 0.632 | - | - |
| DDA WEST | 1695 SHAGBARK ST | LONG ROBERT J & JEANNE L | 1218 FAIRFIELD DR | MOUNT PLEASANT | MI | 48858 | 0.623 | - | - |
| DDA WEST | 1645 SHAGBARK ST | LONG ROBERT J & JEANNE L | 1645 SHAGBARK ST | MOUNT PLEASANT | MI | 48858-0000 | 1.239 | 616,300 | 560,843 |
| DDA WEST | 1645 SHAGBARK ST | LONG ROBERT J & JEANNE L | 1218 FAIRFIELD | MOUNT PLEASANT | MI | 48858 | 0.616 | - | - |
| DDA WEST | 2812 S LINCOLN RD A1 | ALLAN KEVIN C | 2812 S LINCOLN RD A1 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 65,900 | 65,900 |
| DDA WEST | 2812 S LINCOLN RD A2 | PHILLIPS FREDERICK T | 705 S ADAMS ST | MOUNT PLEASANT | MI | 48858 | 0 | 63,200 | 48,165 |
| DDA WEST | 2812 S LINCOLN RD A3 | LYON TERRANCE LEE | 2812 S LINCOLN RD A3 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 63,900 | 48,672 |
| DDA WEST | 2812 S LINCOLN RD A4 | PARTLO LINDA L & JODI L | 1301 LYNWOOD | MOUNT PLEASANT | MI | 48858-0000 | 0 | 62,600 | 47,962 |

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| DDA WEST | 2812 S LINCOLN RD A5 | COZZIE MATTHEW | 2812 S LINCOLN RD A5 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 67,400 | 51,409 |
| DDA WEST | 2812 S LINCOLN RD A6 | HEITMAN TRAVIS | 2812 S LINCOLN RD A6 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 63,300 | 48,165 |
| DDA WEST | 2812 S LINCOLN RD A-7 | WILLIAMSON MARY R REV TRUST | 2812 S LINCOLN RD A-7 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 56,800 | 43,095 |
| DDA WEST | 2812 S LINCOLN RD A8 | WIGHT RICHARD O & LINDA L | 2812 S LINCOLN RD A8 | MOUNT PLEASANT | MI | 48858-0000 | 0 | 63,400 | 48,266 |
| DDA WEST | 2262 E REMUS RD | LORENZ WILLIAM E JR | 2253 MILLER DR | WEIDMAN | MI | 48893 | 0.491 | 120,600 | 97,023 |
| DDA WEST | W HIGH ST** | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858-0000 | 0 | - | - |
| DDA WEST | MAY ST** | DDA WEST (REFERENCE ONLY) | 2839 E MILLBROOK RD | MT PLEASANT | MI | 48858 | 0.303 | - | - |
| DDA WEST | 2264 E REMUS RD | PICKLER JERRY & PEGGY J REV TRUST | 6570 S VANDECAR | MOUNT PLEASANT | MI | 48858 | 0.419 | 116,800 | 91,732 |
| DDA WEST | MAY ST** | DDA WEST (REFERENCE ONLY) | 2839 E MILLBROOK RD | MT PLEASANT | MI | 48858 | 0.152 | - | - |
| DDA WEST | MAY ST | PALMER BERTIN R | 2274 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0.193 | 7,000 | 3,756 |
| DDA WEST | 2274 E REMUS RD | PALMER BERTIN R | 2274 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0.193 | 46,700 | 20,830 |
| DDA WEST | 2284 E REMUS RD | RIVER PROJECT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.248 | 53,100 | 31,636 |
| DDA WEST | 2295 MAY ST | RIVER PROJECT LLC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858-0000 | 0.253 | 68,400 | 41,269 |
| DDA WEST | 2290 E REMUS RD | RIVER PROJECT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.248 | 56,200 | 33,360 |
| DDA WEST | MAY ST | RIVER PROJECT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.242 | 8,800 | 5,166 |
| DDA WEST | 2300 E REMUS RD | RIVER PROJECT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.331 | 215,300 | 134,511 |

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| DDA WEST | 2320 MAY ST A | CENTRAL ASPHALT, INC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858-0000 | 0.413 | 121,800 | 55,396 |
| DDA WEST | 2320 E REMUS RD | CENTRAL ASPHALT | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.413 | 31,400 | 31,400 |
| DDA WEST | 2410 E REMUS RD | FISHER RALPH ET AL | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.565 | 37,200 | 37,200 |
| DDA WEST | MAY ST | FISHER RALPH ET AL | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.369 | 15,000 | 6,199 |
| DDA WEST | 900 S BRADLEY ST | FISHER R J ET AL | 900 BRADLEY | MOUNT PLEASANT | MI | 48804-0389 | 1.262 | 594,800 | 255,465 |
| DDA WEST | 2424 MAY ST | FISHER R J ET AL | P.O. BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 4.05 | - | - |
| DDA WEST | 2424 MAY ST | FISHER R J ET AL | P.O. BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 4.215 | 176,200 | 152,995 |
| DDA WEST | MAY ST | FISHER R J ET AL | PO BOX 389 | MOUNT PLEASANT | MI | 48804-0389 | 0.165 | - | - |
| DDA WEST | 2270 MAY ST | 2266 LLC | 2250 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0.248 | 39,800 | 20,517 |
| DDA WEST | 2266 MAY ST | 2266 LLC | 2250 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0.227 | 58,600 | 38,126 |
| DDA WEST | 3113 S LINCOLN RD | PITTSLEY JOSHUA MICHAEL | 1880 OAKLAND DR | MOUNT PLEASANT | MI | 48858 | 0.689 | 98,300 | 59,420 |
| DDA WEST | 3093 S LINCOLN RD | PITTSLEY JOSHUA MICHAEL | 1880 OAKLAND DR | MOUNT PLEASANT | MI | 48858 | 0.826 | 91,100 | 61,245 |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3145 S LINCOLN RD | JONES KAIDLIN J | 3145 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 0.514 | 53,200 | 53,200 |
| DDA WEST | 3165 S LINCOLN RD A & B | PITTSLEY JOSHUA MICHAEL | 1880 OAKLAND DR | MOUNT PLEASANT | MI | 48858 | 0.563 | 99,600 | 66,924 |
| DDA WEST | 3397 S LINCOLN RD** | UTTERBACK HELEN G | 3397 S LINCOLN RD | MT PLEASANT | MI | 48858-0000 | 1.193 | - | - |
| DDA WEST | 3205 S LINCOLN RD | PITTSLEY JOSHUA MICHAEL | 1880 OAKLAND DR | MOUNT PLEASANT | MI | 48858 | 0.493 | 84,000 | 56,378 |
| DDA WEST | 3153 S LINCOLN RD | PITTSLEY JOSHUA MICHAEL | 1880 OAKLAND DR | MOUNT PLEASANT | MI | 48858 | 0.45 | 89,500 | 61,042 |

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| DDA WEST | 3397 S LINCOLN RD ** | UTTERBACK CURT J & ROBYN L | 3397 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 0.756 | - | - |
| DDA WEST | SEAMAN DR | UTTERBACK CURT J & ROBYN L | 3397 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 0.665 | - | - |
| DDA WEST | 3397 S LINCOLN RD | UTTERBACK CURT J & ROBYN L | 3397 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 1.41 | 79,600 | 70,783 |
| DDA WEST | 3230 SEAMAN DR** | UTTERBACK CURT | 3230 SEAMAN DR | MT PLEASANT | MI | 48858-0000 | 0.354 | - | - |
| DDA WEST | SEAMAN DR** | UTTERBACK HELEN G | 3397 S LINCOLN RD | MT PLEASANT | MI | 48858-0000 | 0.253 | - | - |
| DDA WEST | 3230 SEAMAN DR | UTTERBACK CURT J & ROBYN L | 3397 S LINCOLN RD | MOUNT PLEASANT | MI | 48858-0000 | 0.426 | 36,800 | 22,666 |
| DDA WEST | 3218 SEAMAN DR** | UTTERBACK CURT | 3230 SEAMAN DR | MT PLEASANT | MI | 48858-0000 | 0.553 | - | - |
| DDA WEST | 3218 SEAMAN DR | HULL TRACY | 3218 SEAMAN DR | MOUNT PLEASANT | MI | 48858 | 0.809 | 51,700 | 23,168 |
| DDA WEST | SEAMAN DR** | DDA (REFERENCE ONLY) | 2215 S COMMERCE DR | MT PLEASANT | MI | 48858-0000 | 2.989 | - | - |
| DDA WEST | SEAMAN DR** | UTTERBACK CURT J & ROBYN L | 3397 S LINCOLN RD | MT PLEASANT | MI | 48858-0000 | 0.29 | - | - |
| DDA WEST | SEAMAN DR** | GARDNER GARY & PARTIE BRIAN | 2215 S COMMERCE DR | MT PLEASANT | MI | 48858-0000 | 1.74 | - | - |
| DDA WEST | SEAMAN DR | ISABELLA CORP | 2201 COMMERCE DR | MOUNT PLEASANT | MI | 48858 | 1.325 | 20,300 | 14,297 |
| DDA WEST | SEAMAN DR | CENTRAL ASPHALT, INC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858 | 0.71 | 24,100 | 5,819 |
| DDA WEST | SEAMAN DR | ISABELLA CORP | 2201 COMMERCE DR | MOUNT PLEASANT | MI | 48858 | 2.221 | 41,700 | 10,229 |
| DDA WEST | 3211 SEAMAN DR A & B | HOAG VERN & ROSEMARY | PO BOX I | MOUNT PLEASANT | MI | 48804-0001 | 0.458 | 61,000 | 42,984 |
| DDA WEST | 3217 SEAMAN DR | WOODBURY MICHAEL & VIRGINIA | 3217 SEAMAN DR | MOUNT PLEASANT | MI | 48858-0000 | 0.356 | 43,900 | 23,864 |
| DDA WEST | 3223 SEAMAN DR | MAUK BONNIE JEAN | 3223 SEAMAN DR | MOUNT PLEASANT | MI | 48858-0000 | 0.378 | 53,100 | 36,745 |
| DDA WEST | 3229 SEAMAN DR | LUMBERT KIMBERLEE | 3229 SEAMAN DR | MOUNT PLEASANT | MI | 48858-0000 | 0.356 | 41,800 | 26,380 |

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| DDA WEST | SEAMAN DR | LUMBERT KIMBERLEE | 3229 SEAMAN DR | MOUNT PLEASANT | MI | 48858 | 0.335 | 7,600 | 5,905 |
| DDA WEST | 3110 ROGERS RD | RIVER PROJECT LLC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858 | 0.847 | 51,400 | 46,342 |
| DDA WEST | COMMERCE DR | FISHER TRANSPORTATION COMPANY | 900 S BRADLEY ST | MOUNT PLEASANT | MI | 48804-1065 | 0.999 | 34,000 | 34,000 |
| DDA WEST | 2204 COMMERCE DR | FISHER TRANSPORTATION COMPANY | 900 S BRADLEY ST | MOUNT PLEASANT | MI | 48858 | 0.603 | 61,500 | 61,500 |
| DDA WEST | 2194 COMMERCE DR | H A BANKS INVESTMENTS LLC | PO BOX 492 | MOUNT PLEASANT | MI | 48804-0492 | 0.332 | 78,100 | 55,865 |
| DDA WEST | 2174 COMMERCE DR | REFRIGERATION RESEARCH | PO BOX 869 | BRIGHTON | MI | 48116-0869 | 0.892 | 42,600 | 29,625 |
| DDA WEST | 2171 COMMERCE DR | REFRIGERATION RESEARCH | PO BOX 869 | BRIGHTON | MI | 48116 | 0.307 | 53,500 | 33,328 |
| DDA WEST | 2165 COMMERCE DR | REFRIGERATION RESEARCH | 525 N FIFTH ST | BRIGHTON | MI | 48116 | 0.593 | 59,000 | 37,666 |
| DDA WEST | COMMERCE DR** | UTTERBACK EUGENE C & RUTH A | 484 W REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 1.062 | - | - |
| DDA WEST | SEAMAN | UTTERBACK CURT & ROBYN | 3397 S LINCOLN | MOUNT PLEASANT | MI | 48858-0000 | 0.66 | 26,300 | 5,030 |
| DDA WEST | COMMERCE DR | H.A. BANKS INVESTMENTS, LLC | 4836 OLSON CT | MOUNT PLEASANT | MI | 48858-0000 | 0.66 | 123,800 | 77,449 |
| DDA WEST | 2199 COMMERCE DR | H A BANKS INVESTMENTS LLC | PO BOX 492 | MOUNT PLEASANT | MI | 48804-0492 | 0.935 | 131,500 | 78,930 |
| DDA WEST | 2201 COMMERCE DR | ISABELLA CORPORATION | 2201 COMMERCE DR | MOUNT PLEASANT | MI | 48858 | 0.999 | 62,000 | 57,769 |
| DDA WEST | 2312 COMMERCE DR | ISABELLA CORPORATION | 2201 COMMERCE RD | MOUNT PLEASANT | MI | 48858 | 0.999 | 48,700 | 15,763 |
| DDA WEST | 2215 COMMERCE DR | CENTRAL ASPHALT, INC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858 | 0.499 | 46,500 | 31,741 |
| DDA WEST | 2215 COMMERCE DR | CENTRAL ASPHALT, INC | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858 | 0.499 | 78,200 | 36,820 |
| DDA WEST | 1938 E OAKWOOD DR | KAUPPI TRACY P & PHILLIP | 1938 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 81,700 | 57,696 |

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| DDA WEST | 1936 E OAKWOOD DR | ORLANDO DAWN J | 1936 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 78,500 | 55,161 |
| DDA WEST | 1928 E OAKWOOD DR | GAULD DAVID A | 1928 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 82,900 | 58,305 |
| DDA WEST | 1926 E OAKWOOD DR | WAYNEE AL & LOIS | 1926 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 76,700 | 53,742 |
| DDA WEST | 1908 E OAKWOOD DR | KEQUOM THOMAS J | 1908 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 82,600 | 58,305 |
| DDA WEST | 1906 E OAKWOOD DR | SWEET DAVID J & JEAN L | 1906 E OAKWOOD DR | MOUNT PLEASANT | MI | 48858-0000 | 0 | 84,300 | 59,724 |
| DDA WEST | 2818 WEATHERWOOD ST | WINSKE THOMAS | 2818 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 80,300 | 56,479 |
| DDA WEST | 2812 WEATHERWOOD ST | CARDON CAROLYN | 2812 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 84,700 | 59,521 |
| DDA WEST | 2806 WEATHERWOOD ST | BOULIER KIM & CRAIG JOINT REVOCABLE | 2806 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 73,700 | 51,815 |
| DDA WEST | 2800 WEATHERWOOD ST | DIMAGGIO FRANK L & LORI A | 6391 W CLEARVIEW DR | MC CORDSVILLE | IN | 46055 | 0 | 81,400 | 57,189 |
| DDA WEST | 2821 WEATHERWOOD ST | STEIB NANCY M | 2821 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 81,500 | 57,291 |
| DDA WEST | 2815 WEATHERWOOD ST | DEMASI ANTHONY | 2815 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858 | 0 | 88,900 | 62,766 |
| DDA WEST | 2809 WEATHERWOOD ST | SHAMOUN NORMAN | 2809 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 95,800 | 67,431 |
| DDA WEST | 2803 WEATHERWOOD ST | POWERS JOHN BRUCE TRUST | 2803 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 84,900 | 59,927 |
| DDA WEST | 2822 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858-0000 | 0 | 85,900 | 60,738 |

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| DDA WEST | 2816 MEADOW WOOD ST | KALISZEWSKI CHARLES & LINDA M | 2816 MEADOW WOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 91,500 | 65,098 |
| DDA WEST | 2810 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 87,900 | 62,259 |
| DDA WEST | 2804 MEADOW WOOD ST | MINNS THOMAS G & SUZANNE | 2804 MEADOWWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 88,000 | 68,546 |
| DDA WEST | 2823 MEADOW WOOD ST | PETERS SHAUNANN | 2823 MEADOW WOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 64,400 | 45,224 |
| DDA WEST | 2817 MEADOW WOOD ST | MAXON MARCIE L | 2817 MEADOW WOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 59,300 | 40,762 |
| DDA WEST | 2811 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 60,200 | 41,776 |
| DDA WEST | 2805 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 60,900 | 42,486 |
| DDA WEST | 2766 WEATHERWOOD ST | MOGG DAVID L & RITA J | 2766 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 97,000 | 68,546 |
| DDA WEST | 2760 WEATHERWOOD ST | TULLER CHRIS D & JUDITH A | 2760 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 85,900 | 60,637 |
| DDA WEST | 2754 WEATHERWOOD ST | DINGUS REBECCA ERIN | 2754 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 84,900 | 59,927 |
| DDA WEST | 2748 WEATHERWOOD ST | JOHNSTON BRENDA L TRUST | 2748 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 90,500 | 63,673 |
| DDA WEST | 2767 WEATHERWOOD ST | HOWELL GARY R & MELINDA W | 2767 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 86,900 | 61,245 |
| DDA WEST | 2761 WEATHERWOOD ST | ALBRECHT TERA | 2761 WEATHERWOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 78,200 | 54,654 |
| DDA WEST | 2755 WEATHERWOOD ST | HYDE FAMILY LIVING TRUST | 161 ALBERTSON | ROCHESTER | MI | 48307 | 0 | 84,100 | 84,100 |

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| DDA WEST | 2749 WEATHERWOOD ST | FAULKNER MICHAEL | 808 N MISSION ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 92,600 | 65,403 |
| DDA WEST | 2768 MEADOW WOOD ST | WILLIS ROBERT & DARLENE | 2768 MEADOW WOOD ST | MOUNT PLEASANT | MI | 48858-0000 | 0 | 94,300 | 66,619 |
| DDA WEST | 2762 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 91,000 | 64,186 |
| DDA WEST | 2756 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 85,400 | 60,130 |
| DDA WEST | 2750 MEADOW WOOD ST | BARRETT NANCY A | 2750 MEADOW WOOD | MOUNT PLEASANT | MI | 48858 | 0 | 87,800 | 87,800 |
| DDA WEST | 2769 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 83,500 | 64,389 |
| DDA WEST | 2763 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 83,400 | 64,287 |
| DDA WEST | 2757 MEADOW WOOD ST | FOUR OAKS INVESTMENTS LLC | 1933 CHURCHILL | MOUNT PLEASANT | MI | 48858 | 0 | 83,500 | 64,389 |
| DDA WEST | 2751 MEADOW WOOD ST | CLARK ANDREW & VICKI | 2751 MEADOW WOOD ST | MOUNT PLEASANT | MI | 48858 | 0 | 83,400 | 64,287 |
| DDA WEST | 2802 SABLE COURT | WEST UNION CONDOMINIUM ASSOC | P O BOX 385 | MOUNT PLEASANT | MI | 48804-0000 | 0 | 10,000 | 5,070 |
| DDA WEST | 2800 SABLE COURT | WEST UNION CONDOMINIUM ASSOC | PO BOX 385 | MOUNT PLEASANT | MI | 48804 | 0 | 10,000 | 5,070 |
| DDA WEST | 2770 SABLE COURT | WYATT N LYNNE | 2770 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 82,100 | 63,882 |
| DDA WEST | 2768 SABLE COURT | HUMISTON JON P | 2768 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 89,300 | 89,300 |
| DDA WEST | 2748 SABLE COURT | SRC LAND DEVELOPMENT LLC | PO BOX 222 | MOUNT PLEASANT | MI | 48804-0222 | 0 | 102,100 | 74,289 |
| DDA WEST | 2746 SABLE COURT | KAUR SATWANT & GURCHARAN SINGH | 2746 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 100,900 | 78,686 |
| DDA WEST | 2728 SABLE COURT | SCULLY DANIEL & EMILY | 2728 SABLE COURT | MT PLEASANT | MI | 48858 | 0 | 128,500 | 128,500 |

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| DDA WEST | 2726 SABLE COURT | PUNG MICHAEL & LORETTA J | 1259 N LINCOLN RD | MOUNT PLEASANT | MI | 48858 | 0 | 128,500 | 128,500 |
| DDA WEST | 2720 SABLE COURT | SHEPARD KATHLEEN | 2720 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 101,600 | 79,396 |
| DDA WEST | 2718 SABLE COURT | KNIGHT JAMES E & SHERRY S | 2718 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 121,600 | 79,294 |
| DDA WEST | 2719 SABLE COURT | BINGE ANN M | PO BOX 673 | MOUNT PLEASANT | MI | 48804-0673 | 0 | 101,600 | 72,402 |
| DDA WEST | 2721 SABLE COURT | BLYSTONE JUANITA | 2721 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 89,100 | 65,865 |
| DDA WEST | 2725 SABLE COURT | REINKING JAMES A TRUST | 2725 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 101,800 | 70,368 |
| DDA WEST | 2727 SABLE COURT | KENT DEANE K & MARY K | 2727 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 101,000 | 78,787 |
| DDA WEST | 2743 SABLE COURT | MARY PAT LICHTMAN LIVING TRUST | 2743 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 88,100 | 88,100 |
| DDA WEST | 2745 SABLE COURT | AMBS JEFFREY M | 2745 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 102,500 | 80,106 |
| DDA WEST | 2765 SABLE COURT | KAVANAGH FLORENCE E | 2765 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 89,300 | 61,324 |
| DDA WEST | 2767 SABLE COURT | LARSON RICHARD G & MYRLA J | 2767 SABLE COURT | MOUNT PLEASANT | MI | 48858 | 0 | 90,300 | 90,300 |
| DDA WEST | 2801 SABLE COURT | P & B MCCLINTIC LLC | 2801 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 86,600 | 67,431 |
| DDA WEST | 2803 SABLE COURT | WATSON DORIS ANN | 2803 SABLE COURT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 81,900 | 63,679 |
| DDA WEST | 2802 ELAND CT | BROWNE CAROL R | 2802 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 110,500 | 86,392 |
| DDA WEST | 2800 ELAND CT | LOOMIS ROBERT R & KAREN LIVING TRST | 2800 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 101,700 | 63,014 |
| DDA WEST | 2770 ELAND CT | JOHNS DAVID F | 2770 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 98,700 | 59,692 |
| DDA WEST | 2768 ELAND CT | ROTH ANNETTE | 2768 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 113,900 | 88,826 |

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| DDA WEST | 2748 ELAND CT | WARREN PAUL G & DIANE J | 2748 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 81,000 | 70,371 |
| DDA WEST | 2746 ELAND CT | BOOSE ELEANOR S | 2746 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 96,800 | 69,309 |
| DDA WEST | 2732 ELAND CT | BARRATT GENEVA S | 2732 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 120,000 | 83,526 |
| DDA WEST | 2730 ELAND CT | SOVA RICHARD J & MARILYN POWERS SOV | 2730 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 122,100 | 70,899 |
| DDA WEST | 2718 ELAND CT | KLOSOWSKI JANICE | 2718 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 104,800 | 81,931 |
| DDA WEST | 2716 ELAND CT | SCHAFFER GERALD J & JANE | 2716 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 104,800 | 81,829 |
| DDA WEST | 2719 ELAND CT | FERGUSON WILLIAM C & WANDA L | 2719 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 122,800 | 96,127 |
| DDA WEST | 2721 ELAND CT | OHLEH OLIVIA M | 2721 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 127,000 | 127,000 |
| DDA WEST | 2725 ELAND CT | ROTH GLAUDA G REVOCABLE LIVING TRUS | 8777 W RIVER RD | WEIDMAN | MI | 48893 | 0 | 124,800 | 97,445 |
| DDA WEST | 2727 ELAND CT | SAUNDERS ROSEMARY | 2727 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 126,100 | 72,747 |
| DDA WEST | 2743 ELAND CT | HILLIARD JEROME C | 2743 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 108,100 | 69,619 |
| DDA WEST | 2745 ELAND CT | THE LAWRENCE A & MARILYN JONS | 2745 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 88,500 | 88,500 |
| DDA WEST | 2765 ELAND CT | DELORENZO ARTHUR A & MARGARET S | 2765 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 114,400 | 89,333 |
| DDA WEST | 2767 ELAND CT | WOJCIK JAMES J & CAROL | 2767 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 109,700 | 85,581 |
| DDA WEST | 2801 ELAND CT | PUNG BEVERLY | 2801 ELAND CT | MOUNT PLEASANT | MI | 48858-0000 | 0 | 115,800 | 90,246 |
| DDA WEST | 2803 ELAND CT | BURROW AMY & THOMAS | 2803 ELAND COURT | MOUNT PLEASANT | MI | 48858 | 0 | 111,000 | 87,001 |

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| DDA WEST | 2185 E REMUS RD** | DDA WEST (REFERENCE ONLY) | 2185 E REMUS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2099 INDEPENDENCE DR | CHEAPHOLDS | PO BOX 530 | FREDERICK | MD | 21705 | 0 | - | - |
| DDA WEST | 2099 INDEPENDENCE DR | CHEAPHOLDS | PO BOX 530 | FREDERICK | MD | 21705 | 0 | - | - |
| DDA WEST | 2215 COMMERCE DR | U-RIDE | 2410 W REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2215 COMMERCE DR | KASTLE CONSTRUCTION CO | 3209 E SOUTH CO LINE RD | SHEPHERD | MI | 48883 | 0 | - | - |
| DDA WEST | 2180 E REMUS RD | MT PLEASANT RENT RITE | 2180 E REMUS RD | MT PLEASANT | MI | 48858-0000 | 0 | 70,100 | 70,100 |
| DDA WEST | 1963 E REMUS RD | RESTAURANT TECHNOLOGIES, INC | 1611 N INTERSTATE 35E, STE 428 | CARROLLTON | TX | 75006-8616 | 0 | - | - |
| DDA WEST | 900 S BRADLEY ST | CENTRAL ASPHALT PAVING CO | PO BOX 389 | MT PLEASANT | MI | 48804-0389 | 0 | 1,426,700 | 1,426,700 |
| DDA WEST | 2320 E REMUS RD** | COURTRIGHT WILLIAM | 2320 E REMUS RD | MT PLEASANT | MI | 48858-0000 | 0 | - | - |
| DDA WEST | 2320 E REMUS RD | BUCKS RUN VIRTUAL GOLF | 900 S BRADLEY, STE B | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2204 COMMERCE DR | D CLARE | PO BOX 1065 | MOUNT PLEASANT | MI | 48804-1065 | 0 | - | - |
| DDA WEST | 2264 E REMUS RD | STATE FARM MUTUAL AUTO INS CO | ONE STATE FARM PLAZA | BLOOMINGTON | IL | 61710-0001 | 0 | - | - |
| DDA WEST | 2125 INDEPENDENCE DR | ELITE DETAILING | 2125 INDEPENDENCE DR | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2060 E REMUS RD** | ADVANCE EMPLOYMENT INC | PO BOX 80407 | LANSING | MI | 48908 | 0 | - | - |

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| DDA WEST | 900 S BRADLEY ST | CENTRAL CONCRETE | 900 S BRADLEY SUITE A | MT PLEASANT | MI | 48804-0389 | 0 | 74,100 | 74,100 |
| DDA WEST | 900 S BRADLEY | MT PLEASANT CENTRAL CONCRETE | 900 S BRADLY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 900 S BRADLEY | CENTRAL ASPHALT PAVING CO | 900 S BRADLEY | MOUNT PLEASANT | MI | 48858 | 0 | 6,000 | 6,000 |
| DDA WEST | 3100 ROGERS RD | DN RAU INC | 545 E JORDAN RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2250 E REMUS RD | MID MICHIGAN SECURITY SYSTEMS | 2250 E REMUS RD | MT PLEASANT | MI | 48858 | 0 | 400 | 400 |
| DDA WEST | 2467 E REMUS RD | MERCHANDISE OUTLET INC | 2467 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 1956 E REMUS RD** | OCCUPANT | 1956 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 3110 ROGERS RD** | MT PLEASANT SEPTIC TANK INC | 3110 ROGERS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2057 INDEPENDENCE DR | PERCUSSION SPECIALISTS INC | PO BOX 769 | MOUNT PLEASANT | MI | 48804-0769 | 0 | - | - |
| DDA WEST | 3100 ROGERS RD | RJ COLLISION | 3100 ROGERS RD | MOUNT PLEASANT | MI | 48858 | 0 | 1,800 | 1,800 |
| DDA WEST | WEST DDA | GRAYHAWK LEASING, LLC | 1412 MAIN ST, STE 1500 | DALLAS | TX | 75202 | 0 | - | - |
| DDA WEST | 2125 INDEPENDENCE DR | SERVPRO | 402 E 4TH ST | CLARE | MI | 48617 | 0 | - | - |
| DDA WEST | 1956 E REMUS RD** | OCCUPANT | 1956 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2261 E REMUS RD | COYNE OIL CORPORATION | PO BOX 9 | MT PLEASANT | MI | 48804-0009 | 0 | - | - |
| DDA WEST | WEST DDA | PITNEY BOWES GLOBAL FINANCIAL SVCS | 5310 CYPRESS CENTER DR | TAMPA | FL | 33609 | 0 | - | - |
| DDA WEST | WEST DDA | PITNEY BOWES INC | 5310 CYPRESS CENTER DR | TAMPA | FL | 33609 | 0 | - | - |

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| DDA WEST | 3110 ROGERS RD | ZUKER TOWING & RECOVERY | 3110 ROGERS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2194 COMMERCE DR | B&B OILFIELD EQUIPMENT CORP | PO BOX 492 | MT. PLEASANT | MI | 48804-0492 | 0 | 95,900 | 95,900 |
| DDA WEST | 2099 INDEPENDENCE DR | NATIONAL PIPELINE SERVICES LLC | 2099 E INDEPENDENCE DR | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2099 INDEPENDENCE DR | PRO COMM | PO BOX 462 | MOUNT PLEASANT | MI | 48804-0462 | 0 | - | - |
| DDA WEST | 2165 COMMERCE DR** | CENTRAL FIRE PROTECTION INC | 522 E 8TH ST | TRAVERSE CITY | MI | 49686 | 0 | - | - |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2185 E REMUS RD | MULTIBAND | 2185 E REMUS RD | MT PLEASANT | MI | 48858-0000 | 0 | - | - |
| DDA WEST | | DDA WEST (REFERENCE ONLY) | 2010 S LINCOLN | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 1982 E REMUS RD** | CONTINUUM GALLERY | 1982 E REMUS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 900 S BRADLEY ST B | ACCOUNTING CENTER LLC | 900 S BRADLEY STE B | MOUNT PLEASANT | MI | 48804-0860 | 0 | 7,900 | 7,900 |
| DDA WEST | WEST DDA | THE COCA-COLA COMPANY | PO BOX 4440 | BRANDON | FL | 33509-4440 | 0 | - | - |
| DDA WEST | WEST DDA | LAMAR ADVERTISING OF SAGINAW | P O BOX 66338 | BATON ROUGE | LA | 70896 | 0 | 9,300 | 9,300 |
| DDA WEST | WEST DDA | COLEY VENDING,INC | 1221 JAMES P COLE BLVD | FLINT | MI | 48503 | 0 | - | - |
| DDA WEST | WEST DDA | SAFETY KLEEN SYSTEMS INC | 42 LONGWATER DR | NORWELL | MA | 2061 | 0 | - | - |
| DDA WEST | WEST DDA | XEROX LEASE EQUIPMENT LLC | PO BOX 474 | WEBSTER | NY | 14580-0474 | 0 | - | - |
| DDA WEST | 2194 COMMERCE DR** | CIT COMM FINANCE CORP | 650 CIT DRIVE | LIVINGSTON | NJ | 7039 | 0 | - | - |

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| DDA WEST | 2201 COMMERCE DR | ISABELLA CORP | 2201 COMMERCE DR | MT PLEASANT | MI | 48858 | 0 | 170,000 | 170,000 |
| DDA WEST | 3110 ROGERS RD** | RONALD SWART & GREGORY ROSS | PO BOX 730 | MT. PLEASANT | MI | 48804-0730 | 0 | - | - |
| DDA WEST | 2060 E REMUS RD | MID MICH INS AGENCY OF MT P | 2060 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2060 E REMUS RD STE 2 | R2 LOGISTICS | PO BOX 407 | MOUNT PLEASANT | MI | 48804-0407 | 0 | - | - |
| DDA WEST | 2060 E REMUS RD** | SNYDER PAUL DVM | 2060 E REMUS RD | MOUNT PLEASANT | MI | 48858-0000 | 0 | - | - |
| DDA WEST | WEST DDA | PITNEY BOWES GLOBAL FINANCIAL | 27 WATERVIEW DR | SHELTON | CT | 6484 | 0 | - | - |
| DDA WEST | 2188 INDEPENDENCE DR | NORTHWOODS PET CARE CENTER | 2188 INDEPENDENCE DR | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2188 INDEPENDENCE | HESKA CORP | 3760 ROCKY MOUNTAIN AVE | LOVELAND | CO | 80538 | 0 | - | - |
| DDA WEST | 4850 ENCORE BLVD | PARAMOUNT COFFEE COMPANY | 5133 W GRAND RIVER AVE | LANSING | MI | 48906-9117 | 0 | - | - |
| DDA WEST | 3102 ROGERS RD** | ELMORE CONST SERVICES (ECS) | 3102 ROGERS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2467 E REMUS RD** | JAKES OUTDOORS | 35 W REMUS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2065 E REMUS RD | BURGER KING # 10871 | 471 CEDAR ST | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2065 E REMUS RD | J ROCK'S AUTO & RV, LLC | PO BOX 753 | MOUNT PLEASANT | MI | 48804-0753 | 0 | - | - |
| DDA WEST | 900 S BRADLEY ST | BASF CONSTRUCTION CHEMICALS LLC | 100 CAMPUS DR, TAX DEPT - 4TH FLOOR | FLORHAM PARK | NJ | 7932 | 0 | - | - |
| DDA WEST | 2188 INDEPENDENCE DR** | GE CAPITAL CORP | P.O.BOX 10316 | STAMFORD | CT | 06904-2316 | 0 | - | - |
| DDA WEST | 2165 COMMERCE DR** | REFRIGERATION RESEARCH INC | PO BOX 869 | BRIGHTON | MI | 48116-0869 | 0 | - | - |

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| DDA WEST | 2399 E REMUS RD | BOB SPENCE ENTERPRISES | 2399 E REMUS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2264 E REMUS RD | PICKLER PEGGY | 2264 E REMUS RD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 900 S BRADLEY ST | FISHER TRANSPORTATION | PO BOX 389 | MT PLEASANT | MI | 48804-0389 | 0 | 34,200 | 34,200 |
| DDA WEST | 2535 E REMUS RD | CARTER LUMBER COMPANY | 601 TALLMADGE RD, PO BOX 5194 | KENT | OH | 44240-5194 | 0 | - | - |
| DDA WEST | 2057 INDEPENDENCE DR** | HEYDENBURG DEVELOP INC | 2057 INDEPENDENCE DR | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2025 E REMUS RD** | BOULDER CAPITAL GROUP INC | 2121 SW BROADWAY #200 | PORTLAND | OR | 97201 | 0 | - | - |
| DDA WEST | 2057 E INDEPENDENCE DR | ROHMAN BUILDERS | 416 SMALLEY DR | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | MISSION RD | TANNER TRACKING | 2057 INDEPENDENCE | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2135 E REMUS RD | LARRY'S AUTOMOTIVE | 2135 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2135 E REMUS RD | LOGOS GALORE | 2135 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2160 E REMUS RD | CENTRAL MICHIGAN GUNSMITHING | 2160 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 1965 OFFICE PARKWAY | CREATIVE BEGINNINGS | 1965 OFFICE PARKWAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2378 S LINCOLN RD | CRESTWOOD VILLAGE ASSISTED LIVING L | 3196 KRAFT AVE, SE STE 200 | GRAND RAPIDS | MI | 49512 | 0 | - | - |
| DDA WEST | 1805 E REMUS RD | MAAS | 1845 BIRMINGHAM SE | LOWELL | MI | 49331 | 0 | 185,000 | 185,000 |
| DDA WEST | 2025 R REMUS RD | MARATHON PETROLEUM COMPANY LP | 539 S MAIN ST | FINDLAY | OH | 45840 | 0 | - | - |

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| DDA WEST | 2025 E REMUS RD | NEXT DOOR OPERATIONS | 1410 COMMONWEALTH DR, STE 202 | WILMINGTON | NC | 28403 | 0 | 31,600 | 31,600 |
| DDA WEST | 2231 E REMUS RD | BLAND ALFRED | 1009 S LINCOLN ROAD | MT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2174 COMMERCE DR | REFRIGERATION RESEARCH INC | PO BOX 869 | BRIGHTON | MI | 48116 | 0 | - | - |
| DDA WEST | 2865 S LINCOLN RD | PAGE OLSON AND COMPANY | P O BOX 368 | MT PLEASANT | MI | 48858-0368 | 0 | - | - |
| DDA WEST | WEST DDA | IGT GLOBAL SOLUTIONS CORP | 10 MEMORIAL BLVD | PROVIDENCE | RI | 2903 | 0 | - | - |
| DDA WEST | 1313 E BROOMFIELD RD | DEERE CREDIT INC | PO BOX 14505 | DES MOINES | IA | 50306 | 0 | - | - |
| DDA WEST | 2897 S ISABELLA RD | PURITY CYLINDER GASES | PO BOX 9390 | WYOMING | MI | 49509-0390 | 0 | 200,200 | 200,200 |
| DDA WEST | WEST DDA | IBM CREDIT LLC | PO BOX 1159 | SOUTHBURY | CT | 06488-9861 | 0 | - | - |
| DDA WEST | 2065 E REMUS RD | TCF LEASING INC | 11100 WAYZATA BLVD #801 | HOPKINS | MN | 55305 | 0 | - | - |
| DDA WEST | 2025 E REMUS RD** | UCP 1999-1 LLC | 2121 SW BROADWAY #200 | PORTLAND | OR | 97201 | 0 | - | - |
| DDA WEST | 2865 S LINCOLN RD | ICOMMANDER CORP | P O BOX 368 | MT PLEASANT | MI | 48804 | 0 | - | - |
| DDA WEST | | TRAVELERS EXPRESS COMPANY INC | 1550 UTICA AVE, SOUTH | MINNEAPOLIS | MN | 55416 | 0 | - | - |
| DDA WEST | 2479 ROSEWOOD DR** | MERIK BUILDERS | 2479 ROSEWOOD DR | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 1963 E REMUS RD | MT PLEASANT REMUS MGMT INC | 1460 E PIERSON RD | FLUSHING | MI | 48433 | 0 | 174,600 | 174,600 |
| DDA WEST | 2089 E REMUS RD | MILLARD WILLIAM C | 7108 N FORDYCE RD | FARWELL | MI | 48622 | 0 | 14,600 | 14,600 |
| DDA WEST | 2025 E REMUS RD | NUCO2 SUPPLY LLC | 10 RIVERVIEW DR | DANBURY | CT | 6810 | 0 | - | - |
| DDA WEST | 2135 E REMUS RD | FINCH AUTO SALES, INC | 1100 WENDROW WAY | MOUNT PLEASANT | MI | 48858 | 0 | - | - |

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|----------|-----------------------------|-------------------------------------|-------------------------------|----------------|----|------------|---|-------|-------|
| DDA WEST | 2026 E INDEPENDENCE DR | HomeBuilders Association | 2026 E INDEPENDENCE DR | MOUNT PLEASANT | MI | 48858 | 0 | 2,300 | 2,300 |
| DDA WEST | 2026 INDEPENDENCE DR UNIT D | MT PLEASANT MUSIC STUDIO | 1948 WILLOW ST | MOUNT PLEASANT | MI | 48858 | 0 | 200 | 200 |
| DDA WEST | 2262 E REMUS RD | UNITED FLOOR COVERING | 2262 E REMUS | MOUNT PLEASANT | MI | 48858 | 0 | 2,700 | 2,700 |
| DDA WEST | 1982 E REMUS RD | JAVA RUN & SCOOPS | 1982 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 1982 E REMUS RD | MCGUIRK MINI STORAGE | PO BOX 530 | MOUNT PLEASANT | MI | 48804-0530 | 0 | - | - |
| DDA WEST | 2125 E INDEPENDENCE DR | ABSOLUTE GRANITE WORKS | PO BOX 291 | MOUNT PLEASANT | MI | 48804-0291 | 0 | - | - |
| DDA WEST | 4263 CORPORATE DR | AAA LOCK UP | 4263 CORPORATE DR | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2125 INDEPENDENCE DR | MID MICHIGAN SIGN & GRAPHICS | 2125 INDEPENDENCE DR, STE B | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2188 INDEPENDENCE DR | HIGHLAND CAPITAL CORPORATION | 1611 N INTERSTATE 35E STE 428 | CARROLLTON | TX | 75006-8616 | 0 | - | - |
| DDA WEST | 2865 S LINCOLN RD | GE COMMERCIAL EQUIPMENT HOLDING LLC | PO BOX 3649 | DANBURY | CT | 06813-9661 | 0 | - | - |
| DDA WEST | 2865 S LINCOLN RD** | WELLS FARGO VENDOR FINANCIAL SERVIC | PO BOX 36200 | BILLINGS | MT | 59107 | 0 | - | - |
| DDA WEST | 5650 E PICKARD RD | CIT COMMUNICATIONS FINANCE CORP | PO BOX 460709 | HOUSTON | TX | 77056 | 0 | - | - |
| DDA WEST | 1963 E REMUS RD | WAYPORT INC | PO BOX 460049 | HOUSTON | TX | 77056 | 0 | - | - |
| DDA WEST | | ADT SECURITY SERVICES, INC | PO BOX 54767 | LEXINGTON | KY | 40555 | 0 | - | - |

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| DDA WEST | 2100 E REMUS RD | NEOPOST USA INC | 478 WHEELERS FARMS RD | MILFORD | CT | 6461 | 0 | - | - |
| DDA WEST | 2100 E REMUS RD | A & D HEALTH CARE PROFESSIONALS | 3150 ENTERPRISE DR | SAGINAW | MI | 48603 | 0 | - | - |
| DDA WEST | | CONSUMERS ENERGY | ONE ENERGY PLAZA | JACKSON | MI | 49201 | 0 | 81,800 | 81,800 |
| DDA WEST | 2185 E REMUS RD | FIRST DATA MERCHANT SERVICES CORP | PO BOX 4900 | SCOTTSDALE | AZ | 85261-4900 | 0 | - | - |
| DDA WEST | WEST DDA | XEROX CORPORATION DBA: XEROX CORP | PO BOX 9601 | WEBSTER | NY | 14580 | 0 | - | - |
| DDA WEST | 2421 E REMUS RD | DOLGENCORP (STORE #10305) | PO BOX 503410 | INDIANAPOLIS | IN | 46256-3410 | 0 | - | - |
| DDA WEST | 2421 E REMUS RD | REDBOX AUTOMATED RETAIL, LLC | PO BOX 72210 | PHOENIX | AZ | 85050 | 0 | - | - |
| DDA WEST | 2120 E REMUS RD | DREAM KEY DESIGNS | 2981 HEALTH PARKWAY, STE B | MOUNT PLEASANT | MI | 48858 | 0 | - | - |
| DDA WEST | 2100 E REMUS RD | TRANSACTION NETWORK SERVICES, INC | 1939 ROLAND CLARKE PLACE | RESTON | VA | 20191-1406 | 0 | - | - |
| DDA WEST | 2535 E REMUS RD | CARTER LUMBER CO-ILLINOIS CORP | 601 TALLMADGE RD | KENT | OH | 44240 | 0 | - | - |
| DDA WEST | 2120 E REMUS RD | FINANCIAL PACIFIC LEASING,LLC | 3455 S 344TH WAY SUITE 300 | AUBURN | WA | 98001 | 0 | - | - |
| DDA WEST | 2185 REMUS RD | CANON FINANCIAL SERVICES, INC | PO BOX 5008 | MOUNT LAUREL | Nj | 8054 | 0 | - | - |
| DDA WEST | 980 S ISABELLA RD** | CIT TECHNOLOGY FINANCIAL SERVICES | 10201 CENTURION PKWAY NO STE 100 | JACKSONVILLE | FL | 32256 | 0 | - | - |

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|----------|-----------------|-------------------------|---------------------------|----------------|----|------------|---|-------|-------|
| DDA WEST | 2100 E REMUS RD | SHEAR COLOR HAIR DESIGN | 2100 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | 1,000 | 1,000 |
| DDA WEST | 2421 E REMUS RD | RUG DOCTOR INC | 2201 W PLANO PKWY STE 200 | PLANO | TX | 75075 | 0 | - | - |
| DDA WEST | 2185 E REMUS RD | BLOCKO | 2185 E REMUS RD | MOUNT PLEASANT | MI | 48858 | 0 | 4,300 | 4,300 |
| DDA WEST | 1925 E REMUS RD | US BANK NATIONAL ASSOC | 1310 MADRID, STE 100 | MARSHALL | MN | 56258 | 0 | - | - |
| DDA WEST | 2025 E REMUS RD | RI CS4 LLC | PO BOX 460069 | ESCONDIDO | CA | 92046-0069 | 0 | - | - |

Total Parcels: 438

Total 2021 SEV: \$43,026,300

Total 2021 Tax: \$29,744,966

** denotes a partial capture

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 center line 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.