

WDDA  
Amended Plan

**UNION TOWNSHIP WEST  
DEVELOPMENT AND TAX INCREMENT  
FINANCE PLAN (AS AMENDED)**

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Downtown Development Authority

**[APPROVED BY DDA ON DECEMBER 5, 1990]**

November 19, 1985  
As Amended: May 13, 1987  
May 10, 1989  
February 13, 1991

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Mt. Pleasant, MI 48858

517/772-4600

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# DEVELOPMENT PLAN

## INTRODUCTION

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

A. THE BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS, OR OTHERWISE (SEE FIGURE 2 & 3).

The Development Area encompasses the same area as the boundaries of the DDA. It is generally located southwest of the City of Mt. Pleasant and includes land along Remus Road (M-20) between Bradley Road to 1/2 mile west of Lincoln Road. It is best described by the legal description as provided in Section B (5).

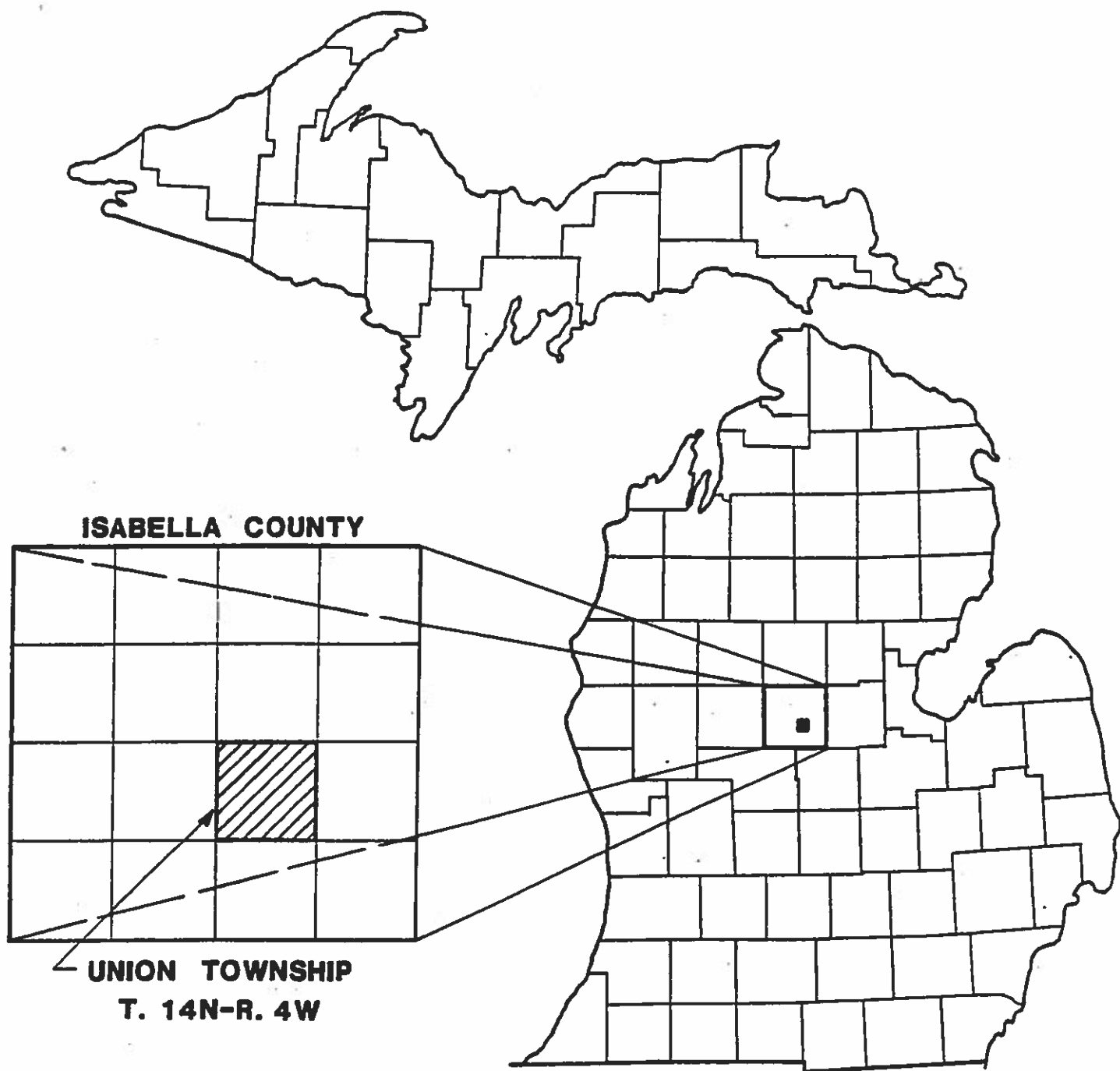
B. THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; THE LOCATION, CHARACTER, AND EXTENT OF EXISTING AND PROPOSED PUBLIC AND PRIVATE LAND USES INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES; AND A LEGAL DESCRIPTION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

(1) The location and extent of existing streets (See Figure 3).

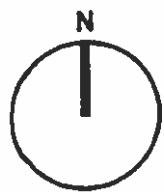
The following public streets are within the development area:

- . Remus Road (M-20) - Bradley Road to Meridian Road.
- . Lincoln Road - Pickard to Broomfield.
- . Commerce Drive - entire length.
- . Rodgers Road - entire length.
- . Bradley Road - west of centerline on east boundary of district.
- . Seaman Street - entire length.
- . May Street - entire length.
- . Meridian Road - approximately 1150 feet north of M-20.
- . Broomfield Road - Lincoln Road to the city limits.

An inventory of existing streets within the development area is as follows:

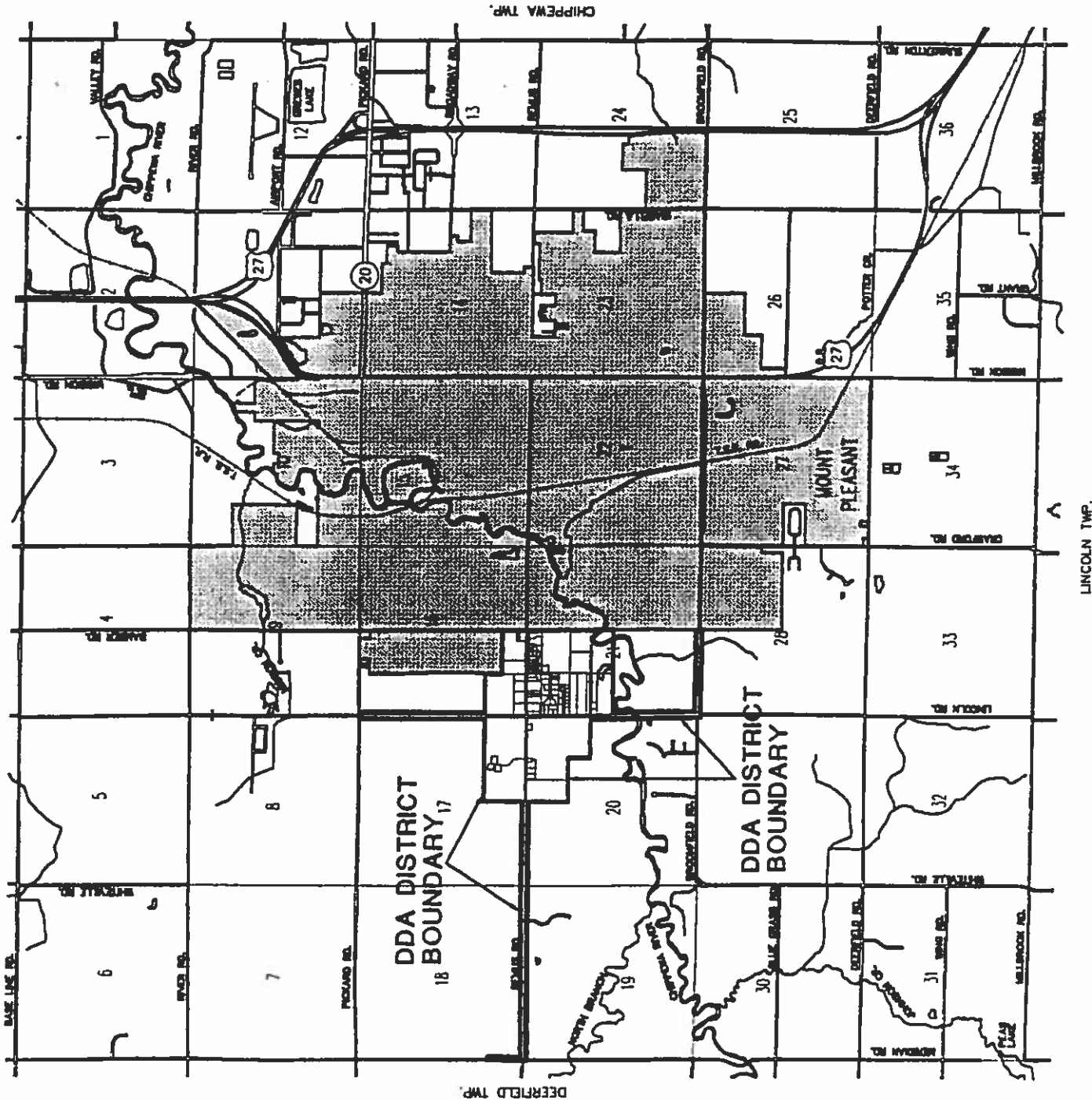


**TOWNSHIP LOCATION MAP**



**FIGURE 1**

ISABELLA TWP.



CHIPPEWA TWP.

DEERPIED TWP.

NOTE: THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES SHOWN AND TAX PARCELS ENCLOSED THEREON ARE BASED ON TAX ASSESSMENT ROLLS, RECORDED PLATS, RIGHTS-OF-WAY AND OTHER INFORMATION SUPPLIED BY UNION TOWNSHIP AND DOES NOT REPRESENT AN ACTUAL SURVEY

**UNION TOWNSHIP**  
**DDA LOCATION MAP**

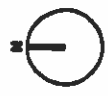


FIGURE 2



STREET INVENTORY

TABLE 1

	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH	SURFACE TYPE AND CLASS	CURBS AND GUTTERS	SIDE-WALKS
Remus Road (M-20)	100'	30'	Bituminous (A)	Some	No
Lincoln Road	66'	22'	Bituminous (B)	None	No
Commerce Drive	66'	22'	Bituminous (A)	None	No
Rodgers Road	33'	22'	Bituminous (A)	None	No
Bradley Road	66' (33' in DDA)	22'	Bituminous (B)	None	No
Seaman Street	66'	22'	Gravel (C)	None	No
May Street	60'	22'	Bituminous	None	No
Broomfield Road	66'	22'	Bituminous (B)	None	No
Meridian Road	66'	22'	Bituminous (B)	None	No

(2) The location and extent of existing public facilities (See Figure 6).

Municipal Water System - A 16-inch Mt. Pleasant city water main extends from the west city limits on Remus on the south side to Lincoln and south on Lincoln on east side the full length of the District.

Sanitary Sewer - None.

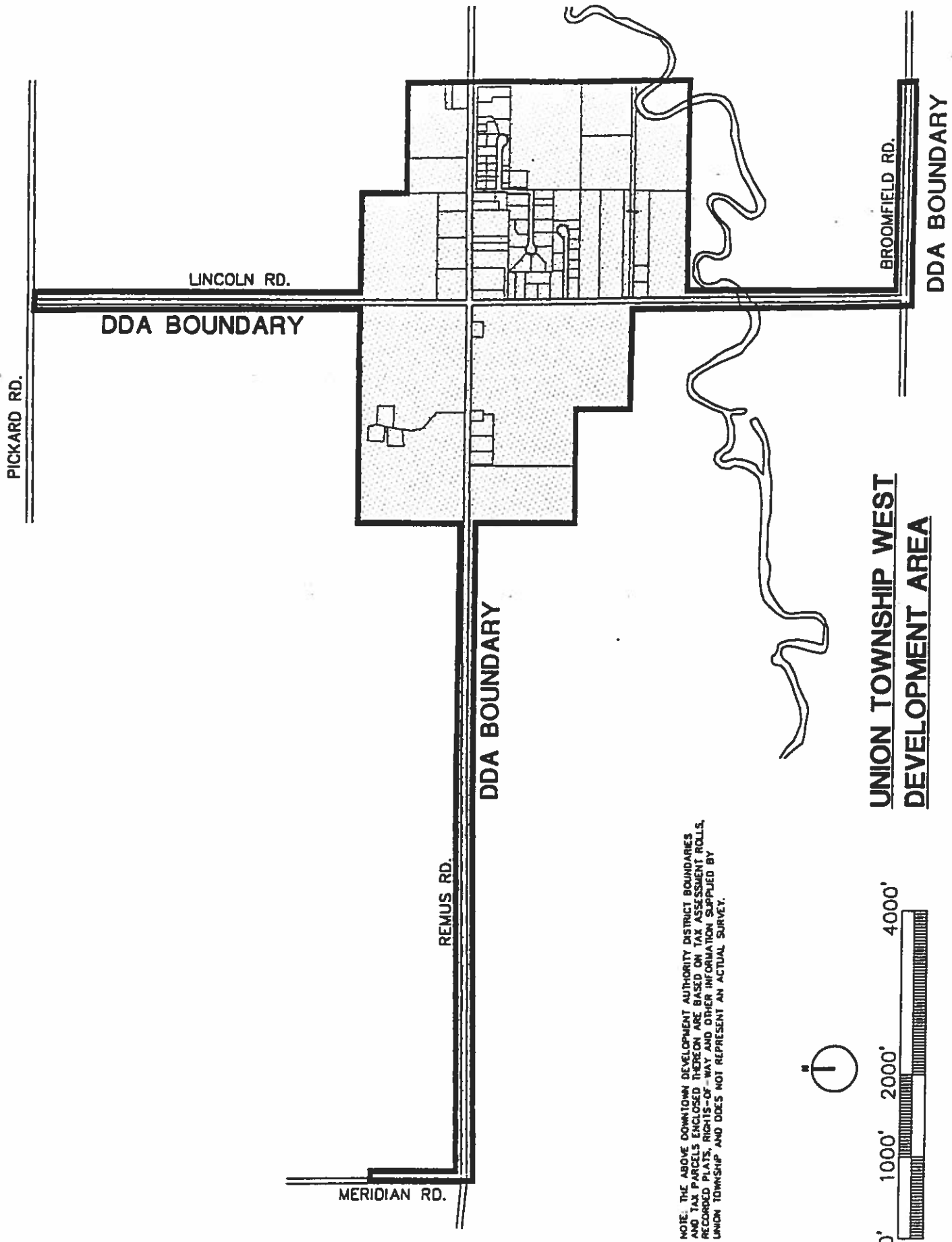
Storm Sewer - A private storm sewer drainage system passes through the district.

Public Buildings - The county garage is located on Remus Road.

Community Facilities - No schools, parks, recreation areas, libraries, or health facilities are currently present in the Development Area.

(3) The location, character, and extent of existing public and private land uses (See Table 2).

Table 2 provides a listing of each parcel included within the development district. The information pertaining to each parcel is from the 1990 tax rolls as supplied by the Township assessor. As can be noted, there are currently 87 real properties within the DDA, comprising nearly 400 acres.



NOTE: THE ABOVE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES AND TAX PARCELS ENCLOSED THEREON ARE BASED ON TAX ASSESSMENT ROLLS, RECORDED PLATS, RIGHTS-OF-WAY AND OTHER INFORMATION SUPPLIED BY UNION TOWNSHIP AND DOES NOT REPRESENT AN ACTUAL SURVEY.



**UNION TOWNSHIP WEST  
DEVELOPMENT AREA**

FIGURE 3

TABLE 2

UNION TOWNSHIP WEST  
DOWNTOWN DEVELOPMENT AUTHORITY  
LOCATION, CHARACTER AND EXTENT OF LAND USE

Date:12/04/90

page:1

<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>STREET ADDRESS</u>	<u>LAND USE</u>	<u>ZONING</u>	<u>LOT SIZE</u>
016 30 002 00	Woods	1406 W High St	Vacant	Business	3.91
016 30 002 01	Doke	2865 S. Lincoln Rd.	Residential	Residential	27.2
016 30 002 02	Bland	1009 S. Lincoln Rd.	Vacant	Business	2
016 30 002 03	Michigan Microtech	2184 E. Remus Rd.	Commercial	Business	2.98
016 30 002 04	FINCH	0034 CLUBHOUSE DR	VACANT	Business	3.59
016 30 003 00	Isabella County Road	West M-20	Public	Business	4.11
016 30 004 00	Woods	600 HIGHLAND BOX 1234	Vacant	Business	5.76
016 30 005 00	MERCHANDISE OUTLET INC	2467 E REMUS RD	Commercial	Business	1.61
016 30 005 02	E J S MANAGEMENT SERVICE	471 CEDAR DR	Commercial	Business	0.59
017 40 001 00	Wolcott	28944 HUBBARD ST #94	Vacant	Residential	12.66
017 40 002 00	McNamara	1741 E. Remus	Residential	Residential	1.08
017 40 003 00	Koenig	1743 E. Remus Rd.	Residential	Residential	0.92
017 40 004 00	Murphy	1745 E. Remus Rd.	Residential	Residential	1.13
020 20 001 00	Carroll/Pifer	9572 S. Meridian Rd.	Agriculture	Business/Ag	0.98
020 20 002 00	Hall	1956 E. Remus Rd.	Commercial	Business	0.67
020 20 006 00	Price	1740 E. Remus Rd.	Commercial	Business	0.32
020 20 007 00	Collins	1732 E. Remus Rd.	Residential	Business	1.4
020 20 008 00	Natzel	1710 E. Remus Rd.	Residential	Business	1.1
020 20 009 00	Nagy	1688 E. Remus Rd.	Residential	Business	0.89
020 20 010 00	LYNCH	18603 PARKE LANE	VACANT	Business/Ag	20
021 10 001 00	Kniffen	R#7, 2260 E. Remus Rd.	Residential	Business	0.63
021 10 002 00	Dell	2250 E. Remus Rd.	Residential	Business	0.77
021 10 002 01	Dell	2250 E Remus Rd.	Commercial	BUSINESS	0.83
021 10 004 00	Zomer	2060 E. Remus Rd.	Residential	Business	2.55
021 10 004 01	Isabella Emp. Credit Unio	2770 E. Remus Rd.	Commercial	Business	2.23
021 10 004 02	CAMPBELL	4587 MONROE RD	Vacant	Business	1.37
021 10 005 00	Rayner	403 N. Kalamazoo Ave.	Commercial	Business	0.79
021 10 006 00	Priest	Route #7 3315 S. Lincol	Residential	Residential	0.83
021 10 007 00	ROSLUND	6 E PROSPECT ST	Commercial	Business	3.17
021 10 007 01	WOOD JR	1316 CROSSLANES	Commercial	Business	0.99
021 10 008 00	Skalitzky/Crowley	10870 S. Pleasant Valle	Vacant	Agriculture	1.24
021 10 008 01	Kastle Leasing Co.	2215 Commerce Dr.	VACANT	Residential	7.57
021 10 008 02	Kastle Leasing Co.	2215 Commerce Dr.	Vacant	Residential	7.57
021 10 008 03	Skalitzky/Crowley	10870 Pleasant Valley R	Vacant	Residential	0.25
021 10 009 00	Moss Jr. ET UX	3489 S. Lincoln Rd.	Agriculture	Agriculture	20.3
021 10 010 00	PAWLOSKY	3333 S. Lincola	Residential	Agriculture	1
021 10 011 00	Crowley ET UX	Route #2	Vacant	Agriculture	1
021 10 012 00	Central Concrete Products	2290 MAY ST	Industrial	Industrial	45.58
021 10 015 00	Ru-Mar Inc.	P. O. Box 255	INDUSTRIAL	Industrial	0.91
125 00 001 00	Rose ET UX	5681 McCue Rd.	VACANT	Business	0.3
125 00 002 00	Quinlan	2416 E. Remus Rd.	VACANT	Industrial	1.9
125 00 003 00	Rose	5681 McCue Rd.	VACANT	Business	0.3
125 00 005 00	Rose ET UX	5681 McCue Rd.	Residential	Business	0.15
125 00 006 00	Rose ET UX	5681 McCue Rd.	VACANT	Business	0.15
125 00 007 00	Palmer	2274 E. Remus Rd.	VACANT	Business	0.19
125 00 008 00	Palmer	2274 E. Remus Rd.	Residential	Business	0.19
125 00 009 00	OSBECK	3300 E DEERFIELD RD	Residential	Business	0.24

\* Real Property In DDA

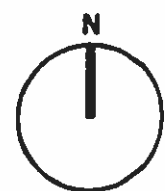
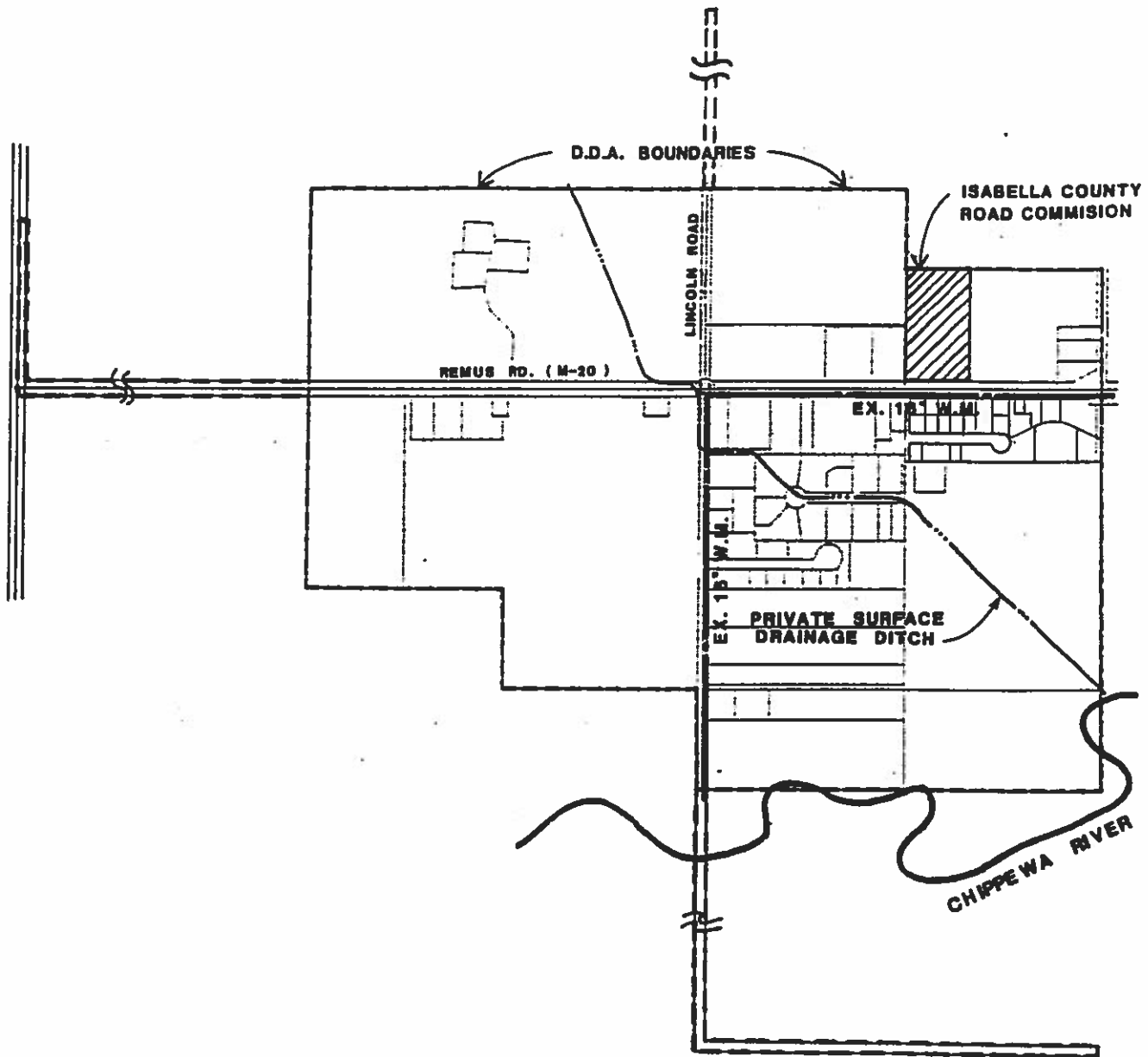
UNION TOWNSHIP WEST  
DOWNTOWN DEVELOPMENT AUTHORITY  
LOCATION, CHARACTER AND EXTENT OF LAND USE

Date:12/04/90

page:2

<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>STREET ADDRESS</u>	<u>LAND USE</u>	<u>ZONING</u>	<u>LOT SIZE</u>
125 00 010 00	Bay	12722 S. 10th Ave.	Residential	Business	0.25
125 00 013 00	OSBECK	3300 E DEERFIELD RD	Residential	Business	0.24
125 00 014 00	Barberi & Boge	300 S UNIVERSITY	Residential	Business	0.24
125 00 015 00	Barberi & Boge	300 S UNIVERSITY	Residential	Business	0.66
125 00 019 00	Anson & Cole	1328 N. Drive	Residential	Business	0.41
125 00 020 00	Courtwright	2300 E. Remus Rd.	Residential	Business	0.4
125 00 025 00	Quinlan	2410 E. Remus Rd.	Residential	Business	0.24
125 00 026 00	Quinlan et ux	2410 E. Remus Rd.	Residential	Business	0.44
125 00 032 00	Fisher ET AL	900 S BRADLEY	VACANT	BUS/IND	1.04
125 00 037 00	Fisher	P O BOX 389	Commercial	BUS/IND	3.39
125 00 051 00	Dell	2250 E. Remus Rd.	VACANT	Industrial	0.16
125 00 052 00	MILLER	2270 May St.	Residential	Industrial	0.34
125 00 055 00	Dell	2266 May St.	Commercial	Industrial	0.22
150 00 001 00	Cantrell	432 S. Fancher	VACANT	RESIDENTIAL	0.65
150 00 002 00	Frei	3145 S. Lincoln Rd.	Residential	Residential	0.51
150 00 003 00	Siefker	414 E. Bluegrass Rd.	VACANT	Residential	0.56
150 00 004 00	Utterback	3397 S. Lincoln Rd.	Residential	Residential	1.23
150 00 004 01	Siefker	414 E. Bluegrass Rd.	Residential	Residential	0.94
150 00 005 00	Utterback	3397 S. Lincoln Rd.	Residential	Industrial	0.56
150 00 006 00	Utterback	3397 S. Lincoln Rd.	Residential	Industrial	0.56
150 00 007 00	Gardner/Partie	2215 S. Commerce Dr.	Vacant	Industrial	3
150 00 007 01	Utterback	3397 S. Lincoln Rd.	Vacant	Industrial	0.12
150 00 008 00	Eisenberg	3211 Seaman	Residential	Industrial	0.36
150 00 009 00	Jackson	3217 Seaman Dr.	Residential	Industrial	0.35
150 00 010 00	Mauk	3223 S. Seaman Dr.	Residential	Industrial	0.37
150 00 011 00	Lumbert	3229 Seaman Dr.	Residential	Industrial	0.35
150 00 012 00	Utterback	3397 S. Lincoln Rd.	VACANT	RESID/IND	0.33
150 00 013 00	Mc Bride	2170 Airport Rd.	Commercial	Industrial	0.9
150 00 014 00	CLARE	3860 GREEN ACRES DR	Vacant	Industrial	0.99
150 00 015 00	CLARE	3860 GREEN ACRES DR	Industrial	Industrial	0.6
150 00 016 00	Banks	P O BOX 404	Industrial	Industrial	1.18
150 00 017 00	Bush	710 S. Arnold	Commercial	Industrial	0.93
150 00 018 00	Paul	7225 Fremont Rd.	INDUSTRIAL	Industrial	0.61
150 00 019 00	Peters	1010 Highland	Commercial	Industrial	0.68
150 00 020 00	Utterback	3397 S. Lincoln Rd.	INDUSTRIAL	Industrial	0.8
150 00 021 00	Paul	7225 S. Fremont Rd.	VACANT	Industrial	0.93
150 00 022 00	ROSS	1517 S LUCE RD	Industrial	Industrial	0.99
150 00 023 00	ROSS	1517 S LUCE RD	Industrial	Industrial	0.99
150 00 024 00	Kastle Leasing Co.	2215 S. Commerce Dr.	INDUSTRIAL	Industrial	0.49
150 00 024 01	Kastle Leasing Co.	2215 S. Commerce Dr.	Commercial	Industrial	0.49
== Count =====					
87					
== Sum =====					
					224.4

\* Real Property In DDA



**EXISTING PUBLIC UTILITIES & FACILITIES**

**FIGURE 4**

(4) The location, character, and extent of proposed public and private land uses.

It is anticipated that, with the advent of sewer and water, a considerable number of development projects will go forward, converting vacant land to commercial and industrial uses.

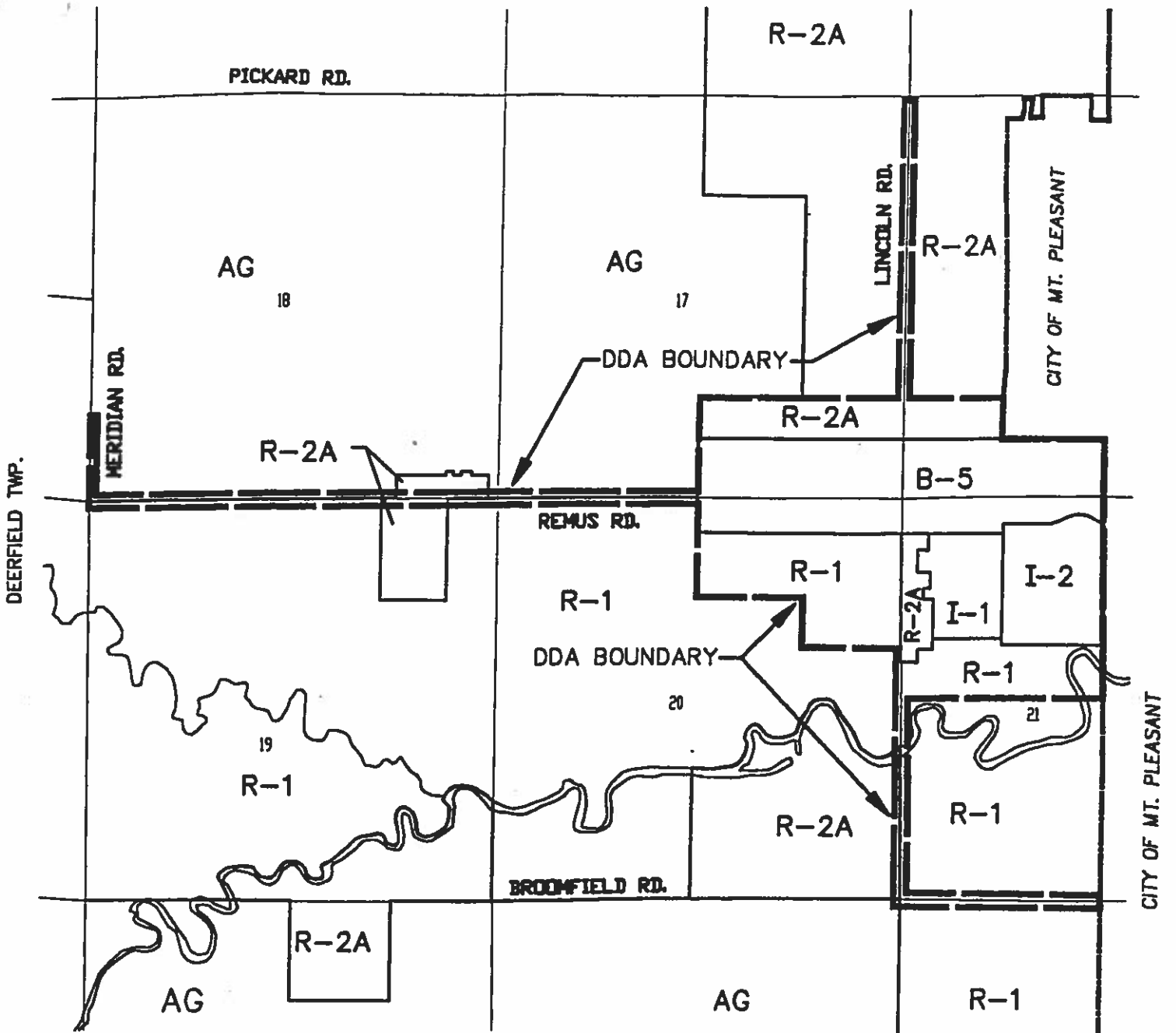
(5) Legal Description of the Development Area (See Figure 3).

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

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



**LEGEND**

- AG AGRICULTURAL DISTRICT
- R-1 ONE-FAMILY RESIDENTIAL DISTRICT
- R-2A ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- B-5 HIGHWAY BUSINESS DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 GENERAL INDUSTRIAL DISTRICT

**ZONING MAP**



SCALE 1"=2000'

FIGURE 5



C. A DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED; A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS; AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The accomplishment of the Development Plan as stated will require some alteration and repair of existing facilities and improvements within the development area.

The existing storm drainage system will be altered and improved to eliminate standing water and flooding problems in the district. It is expected that these projects will be completed within the next five years.

D. THE LOCATION, EXTENT, CHARACTER, AND ESTIMATED COST OF THE IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA INCLUDING REHABILITATION AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION (SEE FIGURE 7).

(1) Public Water.

Over the past several years, the demand for public water has created substantial growth in the entire township water system. The township has recently expanded the system west and north of the West DDA. The DDA would like to extend the system east along M-20 to the development area. Eventually, the system should be able to serve all future customers living and working within the DDA.

a) Phase I.

Initially, the water project involves transmission from the new well on Meridian Road with distribution to most of the existing properties along the street system as identified in Figure 6A. This project will be Phase I of the total water project and is expected to be financed primarily by a DDA bond issue and secondarily by special assessment to the property owners within the DDA.

Estimated Cost: \$800,000  
DDA Share: \$500,000  
Estimated Completion: 1991

b) Phase II.

As new roads are built within the DDA, and as vacant property is developed, additional provision of water will be necessary. Phase II of the public water improvement projects will be financed to the maximum extent possible by DDA revenues. Otherwise, funding will likely come from benefitting property owners.

Estimated Cost: \$900,000  
Estimated Completion:

(2) Sanitary Sewer.

The sanitary sewer system, like the public water system, will be expanded to serve the development area in basically two phases. The first phase will consist of a collection system, pump stations, and a forcemain to an end point as portrayed in Figure 6A. It may be necessary for the DDA to

also provide for an outlet or entry point expenditure. Financing for this project is similar to that of the water system. Phase I of the sanitary sewer project is expected to be combined with Phase I of the public water project.

a) Phase I:

Estimated Cost: \$1.2 million  
DDA Share: \$700,000  
Estimated Completion: 1991

b) Phase II will consist of a sanitary sewer collection system to serve all areas not served by Phase I, including new areas opened up as a result of the proposed new road system.

Phase II:

Estimated Cost: \$1.8 million  
Estimated Completion:

(3) Storm Drainage.

Many properties southeast of the Lincoln Road/Remus Road intersection become inundated with water following moderate rain shower activity. The majority of this flooding is caused by the low elevations in this area as well as substantial drainage from the watershed to the northwest. The proposed solution to this problem is to divert the primary drainage flow straight south to the Chippewa River along Lincoln Road, to clean the ditches and culverts in the Commerce Drive area, eliminate the informal detention area south of Commerce Drive, extend the Seaman Street storm sewer, and provide a new enlarged pipe outlet to the existing ditch outletting to the Chippewa River. It is expected that financing will come primarily from tax increment financing or a bond. Many other options and additional drainage work may be expected as vacant land in the development area is developed.

Estimated Cost: \$4.0 million  
DDA Share: \$2.0 million  
Estimated Completion: 1994

(4) Land Acquisition.

There may be land that the Authority may find necessary to purchase to complete projects identified in this plan, such as additional rights-of-way for road improvements, land for detention/retention basins, lift stations, and public buildings.

Estimated Cost: \$300,000  
Estimated Completion: July 1999

(5) New Roads.

Widen and extend Rodgers Road south approximately 3/4 of a mile and then west to connect with Lincoln Road. This would provide improved access and circulation to the businesses located in the district. New roads are

proposed paralleling Remus Road on the north and south between Bradley and the West DDA limits with connecting north-south roads at the East and West DDA limits. All new roads are proposed to have sidewalks, curbs and gutters, lighting, and landscaping.

Estimated Cost: \$1.8 million  
Estimated Completion: 2000

(6) Street Lighting.

There is currently no pedestrian scaled lighting and very little street lighting within the district. New lighting should be installed the entire length of Remus Road and expanded at intersections. Beautification in the form of landscaping, tree planting, signage, etc., should be developed along Rodgers Road, Remus Road, Commerce Drive, and Seaman Street.

Footcandle levels of 1.6 to 2.0 will be the design criteria for the roadway lighting per I.E.S. recommended values for major collector highways in commercial areas. Walkway lighting shall be provided to supplement the roadway lighting along the proposed walkway to maintain a comfortable light level of roughly .9 footcandles. The light source shall be high pressure sodium (HPS), which has a soft yellow light and high efficiency. The poles of the roadway and pedestrian lighting shall match in design form and color (dark bronze) and be coordinated with the landscaping layout. Estimated design budgets depend on design approval from the state highway department in regard to pole setback requirements. Preliminary designs shall be sent to the state highway department for review and approval.

Estimated Cost: \$300,000  
Estimated Completion: 2001

(7) Streetscaping.

Pedestrian amenities are noticeably absent throughout the development area, and a combination of improvements are warranted to correct this situation. Various items such as landscaping, irrigation, benches, shelters, signage, and accent lighting would be installed throughout the district.

Sign improvements could include informational signs, entryway signs, street signs, etc. Other pedestrian-related appurtenances may be desirable throughout the area in general.

Estimated Cost: \$420,000  
Estimated Completion: 2002

(8) Recreation Area.

A recreation area will be developed in the southern part of the DDA along the river. This recreation area is an important element for future growth and development in the area and should be developed through the use of DDA revenue and any of the recreation grants available from the state for land acquisition and/or facility development.

Estimated Cost: \$300,000  
Estimated Completion: 2004

(9) Road/Street Improvements.

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

Estimated Cost: \$750,000  
DDA Share: \$300,000  
Estimated Completion: 2006

(10) Bury Overhead Utility Lines.

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

Consumers Power has a scheduled replacement program to maintain their overhead lines. They do not necessarily bury new power lines when existing lines need to be replaced because of obsolescence, damage, or upgrading. Transformers and services to customers, in addition to main line power requirements, all account for some of the cost of congestion.

The telephone company generally has a less complex overhead distribution system. Technological innovations in the communications industry make it practical for the telephone company to replace existing lines more frequently than the electric utility, and there is the possibility of putting new facilities underground. For both utilities, the extent of the distribution network and the type and number of customers are elements of the total cost for converting overhead to underground.

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

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

Estimated Cost: \$600,000  
Estimated Completion: 2008

(11) Maintenance/Repairs/Equipment.

The maintenance of proposed improvements such as lighting and landscaping along roads and the proposed recreation area will be additional expenses

not currently provided for by either the DDA or the township at large. The actual work tasks could be provided by a subcontractor to the DDA or on a shared time and expense basis with township personnel. The allocation of revenue for this purpose would include salary and benefits of a maintenance individual(s) and cover the costs associated with repairs and replacement of fixtures, structures, etc.

Estimated Cost: \$30,000 annually  
Estimated Completion: Term of plan

(12) Miscellaneous Consulting Services.

This section applies to nonproject-related services. In order to accomplish the financing objectives identified in this plan, it will be necessary to search for and apply for various grants and loans and to undertake the plans and studies required for grant eligibility. Examples of projects requiring the use of consultants would be continued planning for growth and development, zoning ordinance amendment recommendations, coordination with township goals and strategies, recreation planning and grant research, and applications (grantsmanship).

Estimated Cost: \$10,000 annually  
Estimated Completion: Term of plan

(13) Executive Director.

The board expects to hire an executive director as provided in Act 197 and the authority's bylaws. The estimated cost of this provision is expected to include the director's salary and expenses.

Estimated Cost: \$30,000 annually  
Estimated Completion: Term of plan

(14) Operation and Administration.

Expenses for day-to-day operations, fees, salaries, and costs related to secretarial and financial assistance, an annual audit, preparation of reports, etc., and other necessary items for the continuation of the DDA.

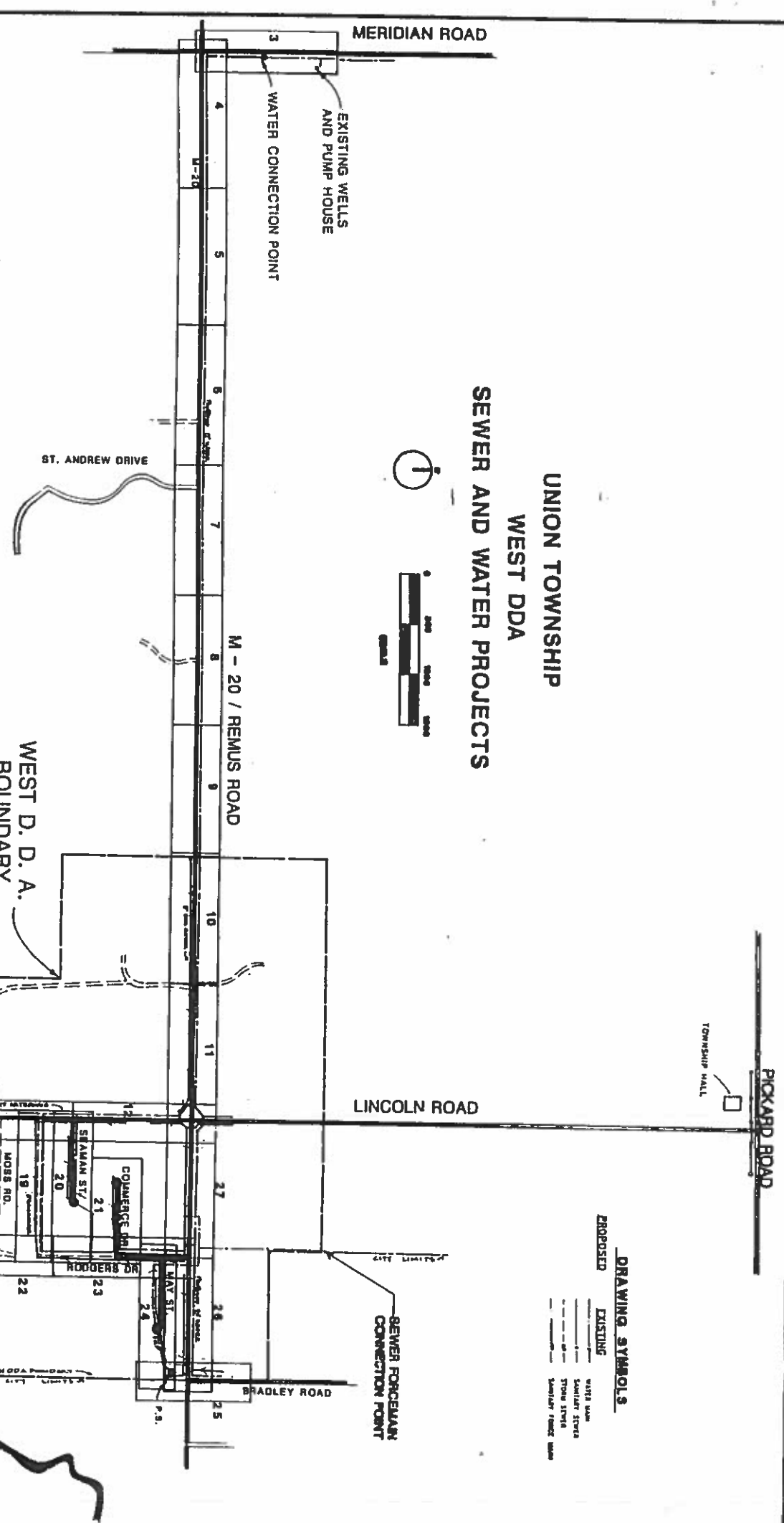
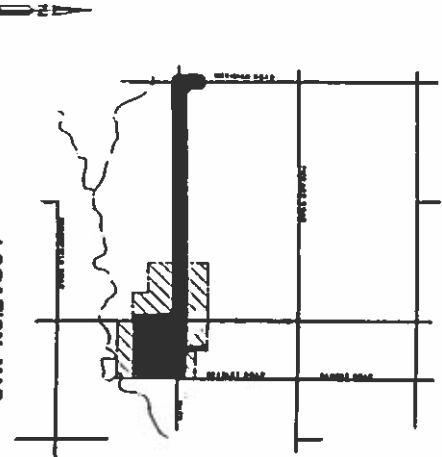
Estimated Cost: \$30,000 annually  
Estimated Completion: Term of plan

(15) Engineering, Legal Fees, Contingencies, Etc.

These costs are identified separately as they relate to projects identified in this plan.

Estimated Cost: 15% of construction costs (approximately \$2.0 million)  
DDA Share: \$1.5 million  
Estimated Completion: Term of plan

UNION TOWNSHIP  
WEST DDA  
SEWER AND WATER PROJECTS



**DRAWING SYMBOLS**

PROPOSED	EXISTING
(Symbol: Dashed line)	(Symbol: Solid line)
(Symbol: Dashed line)	(Symbol: Solid line)
(Symbol: Dashed line)	(Symbol: Solid line)

DRAWING PREPARED BY:

**ga** Gourdie/Fraser & Associates, Inc.

Consulting  
Engineers  
Surveyors  
Planners

Traverse City  
124 West State Street  
P.O. Box 837  
Traverse City, Michigan  
49664  
616/946 5876

UNION TOWNSHIP WEST DDA  
ISABELLA COUNTY, MICHIGAN  
PROPOSED PUBLIC IMPROVEMENTS

**Progressive**  
Architects Engineers Planners

2942 Fisher Avenue, NE  
Grand Rapids, MI 49505  
616 361-2886  
616 350-5560

LARON TOWNSHIP WEST  
2010 SOUTH LINCOLN ROAD  
MOUNT PLEASANT, MICHIGAN 48859

DATE	DESCRIPTION
12-3-90	SUBMITTED FOR FINAL ADOPTION
2-8-91	UPDATED
9-9-91	UPDATED

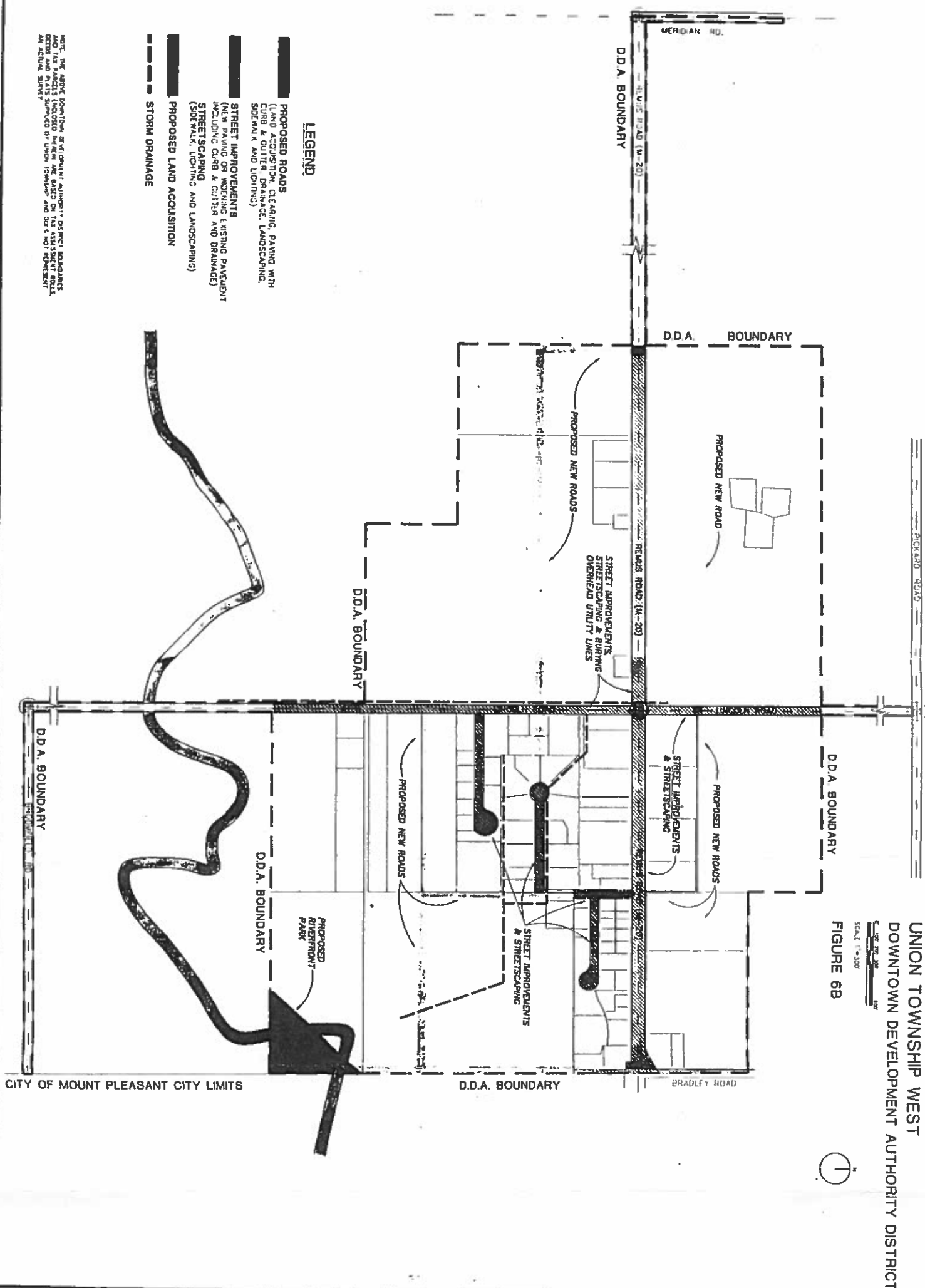
**Progressive**  
Architects Engineers Planners

DATE: 12-3-90  
TEL: 616 361-2886  
DRAWN BY: DEB  
CHECKED BY: DEB  
DRAWING NUMBER: CA

UNION TOWNSHIP WEST  
DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

FIGURE 6B

SCALE: 1" = 200'



**LEGEND**

- PROPOSED ROADS  
(LAND ACQUISITION, CLEARING, PAVING WITH CURB & GUTTER DRAINAGE, LANDSCAPING, SIDEWALK AND LIGHTING)
- STREET IMPROVEMENTS  
(PUTTING ON WORKING EXISTING PAVEMENT INCLUDING CURB & GUTTER AND DRAINAGE) (SIDEWALK, LIGHTING AND LANDSCAPING)
- PROPOSED LAND ACQUISITION
- STORM DRAINAGE

NOTE: THE ABOVE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT BOUNDARIES AND PROPOSED IMPROVEMENTS ARE BASED ON THE 2008 STREET REEL AND PLATS SUBMITTED BY UNION TOWNSHIP AND DEPT. OF PLANNING AND ZONING.

<p><b>6B</b></p>	<p><b>UNION TOWNSHIP WEST DDA</b> ISABELLA COUNTY, MICHIGAN</p> <p><b>PROPOSED PUBLIC IMPROVEMENTS</b></p>	<p><b>Progressive</b> Architects Engineers Planners</p>	<p>2942 Laker Avenue, NE Grand Rapids, MI 49505 616 361 2164 800 536-5580</p> <p>UNION TOWNSHIP, MI 51 2010 SOUTH LINCOLN ROAD MOUNT PLEASANT, MICHIGAN 48858</p>
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E. THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Construction of the activities being proposed in Section D (above) will be accomplished during construction seasons. It is expected that improvements will be made as revenues become available. A bond issue may be warranted to complete most of the scheduled activities by the end of the planning period.

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

There are vacant lots that may remain open space for some time depending on when and if they are developed. A proposed recreation area along the river would provide open-space recreation.

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

All public improvements accomplished by the Authority to complete the plans set forth in this documents, will be conveyed to the Township or other governing entity at no cost.

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

(1) A Description of Desired Zoning Changes.

Desired zoning changes may include rezoning certain Parcels to commercial and/or industrial. Newly revised District Regulations are being considered to regulate the use of land in this area.

(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.

With the exception of the possible extension of Rodgers Road, and some disruption of pavement, shoulders, gutters, sidewalks, and drainage along roadways within the scope of this plan, changes in local streets, street levels, or intersections is not anticipated. Eventually, it may be necessary to widen M-20 to 4 or 5 lanes and Lincoln Road to 4 lanes.

(3) A Description of Desired Changes in Utilities.

Changes in municipal utilities involve the possible development of new water and sewer systems. Changes in public utilities such as electric, gas, telephone, etc., are beyond the determination of this plan.

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

The estimated cost of the DDA's portion of the development is approximately \$14,420,000 as described in Table 3 below. Tax increment revenues for the first five years of the plan were:



<u>YEAR</u>	<u>REVENUE</u>	<u>PERCENT INCREASE</u>
1986	\$13,416	
1987	\$16,573	24
1988	\$20,433	23
1989	\$25,723	26
1990	\$18,466	(28)

An estimate for Fiscal Year 1991 indicates an increase of nearly \$100,000 in captured assessed value for an income of approximately \$34,000. The average annual growth rate based strictly on revenues to the DDA has been approximately 11.25%.

Annual revenues are expected to increase slightly beyond this amount over the life of the plan. The improvements identified below and elsewhere in the plan will be financed from annual revenues, grants, and other sources as they may become available. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought after on a continuing basis. The Authority expects to utilize:

- (1) Grants from the State and Federal Governments for any eligible project or activity.
- (2) Grants from private foundations.
- (3) Appropriations and shared expenses from the Township, other municipal entities, or other local quasi-governmental agencies.
- (4) Other sources as identified in the Authority's bylaws, local ordinances, or resolutions and Act 197 of P.A. 1975, as amended.

The total combined income of excess annual tax increments, two bond issues at \$1,100,000 in 1990 and \$1,000,000 in 1999 over 30 years; and reserve balance is projected at \$4,000,000. The projected total tax increment revenue without a bond issue is approximately \$15,000,000. The following table provides a summary of Development Activities and costs:

DEVELOPMENT ACTIVITIES AND COSTS

TABLE 3

DEVELOPMENT ACTIVITY	PROPOSED METHODS OF FINANCING	ESTIMATED TOTAL COST	DDA SHARE
Public Water Phase I Phase II	Bonds Special Assessments Grants	\$ 800,000 900,000	\$ 500,000 900,000
Sanitary Sewer Phase I Phase II	Bonds Special Assessments Grants	1,200,000 1,800,000	700,000 1,800,000
Storm Drainage	Bonds Special Assessments	4,000,000	2,000,000
Land Acquisition	Annual Income	300,000	300,000
New Roads	Bonds Annual Income	1,800,000	1,800,000
Street Lighting	Bonds Annual Income	300,000	300,000
Streetscaping	Bonds Annual Income	420,000	420,000
Recreation Area	Bonds Annual Income	300,000	300,000
Road/Street Improvements	Bonds Annual Income	750,000	300,000
Bury Overhead Utility Lines	Bonds Annual Income	600,000	600,000
Engineering, Legal Fees, Contingencies, Etc. (15%)	Bonds Special Assessments Annual Income	2,000,000 (appr.)	1,500,000
Maintenance/Repairs/Equipment	Annual Income	900,000 (30,000 annually)	900,000 (30,000 annually)
Miscellaneous Consulting Services	Annual Income	300,000 (10,000 annually)	300,000 (10,000 annually)
Executive Director	Annual Income	900,000 (30,000 annually)	900,000 (30,000 annually)
Operation and Administration	Annual Income	900,000 (30,000 annually)	900,000 (30,000 annually)
<b>TOTAL</b>		<b>\$18,170,000</b>	<b>\$14,420,000</b>

- 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.

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

- 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.

The Authority will not own and will, therefore, not solicit other persons for bids for the leasing, purchasing, or conveying of any portion of the development.

- 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 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.

There are 36 residences and approximately 98 persons residing in the development area and there will be no displacement or relocation required as a result of this development plan.

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

There will be no displacement or relocation of persons as a result of this 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 FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, BEING PUBLIC LAW 91-646, 42 U.S.C. SECTIONS 4601, ETC.

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

- O. A PLAN FOR COMPLIANCE WITH ACT NO. 227 OF THE PUBLIC ACTS OF 1972, BEING SECTIONS 213.321 to 213.332 OF THE MICHIGAN COMPILED LAWS.

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

- P. OTHER MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY DEEMS PERTINENT.

See Appendix.

## F I N A N C E   P L A N

### A. A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

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

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

#### (1) Implementing Public Improvements.

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

#### (2) Issuing Bonds.

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

#### (3) Captured Assessed Value.

The initial base year values for the original DDA properties are identified as being from 1985 through 1988 as indicated on Table 4. Subsequent modification to the DDA district boundaries in accordance with this plan adds new properties to the base year as of 1986 through 1988. These values have been added to the base year at their current valuations.

Taxes generated from the subsequent growth in the tax base of the Development District are retained and utilized by the Authority. This tax base growth is called the "captured assessed value" (C.A.V.). Specifically it is the increase in state equalized value (S.E.V.) of the project area in any given year over the valuation of that area at the time the tax increment financing development plan was adopted.

#### (4) Taxing Jurisdiction Agreements.

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

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

(5) Release of Captured Assessed Value.

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

(6) Justification for Tax Increment Financing.

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

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

(7) Preparation of Tax Roll Worksheets.

Each year, within 30 days of the date that the state finally equalizes S.E.V. (4th Monday in May), the local assessor shall prepare the Tax Roll Worksheet. The Tax Roll Worksheet shall be prepared in a manner similar to Table 4. It shall include a complete listing of all properties within the development area (real, personal, and facilities exemptions). The Tax Roll Worksheet shall include the following required information:

- (1) Identification of type of property (real, personal, etc.).
- (2) Tax identification number.
- (3) Last name of owner of record.
- (4) Base year S.E.V.
- (5) Current year S.E.V.
- (6) Total millage being levied by all taxing jurisdictions.
- (7) Captured assessed value.
- (8) Tax revenue from C.A.V.

TABLE 4

UNION TOWNSHIP WEST  
 DOWNTOWN DEVELOPMENT AUTHORITY  
 TAX ROLL WORKSHEET  
 DATE: 12/04/90  
 page: 1

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1985	A	016 30 002 00	Woods	\$41,200	\$10,000	(\$31,200)	49.88330	(\$1,556.36)
1986	A	016 30 002 01	Doke	\$48,600	\$48,200	(\$400)	49.88330	(\$19.95)
1985	A	016 30 002 02	Bland	\$6,800	\$5,200	(\$1,600)	49.88330	(\$79.81)
1985	A	016 30 002 03	Michigan Microtech	\$0	\$16,800	\$16,800	49.88330	\$838.04
1985	A	016 30 002 04	FINCH	\$0	\$9,400	\$9,400	49.88330	\$468.90
1985	A	016 30 003 00	Isabella County Road	\$0	\$0	\$0	49.88330	\$0.00
1985	A	016 30 004 00	Woods	\$25,700	\$24,500	(\$1,200)	49.88330	(\$59.86)
1985	A	016 30 005 00	MERCHANDISE OUTLET INC	\$63,000	\$78,600	\$15,600	49.88330	\$778.18
1985	A	016 30 005 01	-COMBINED-	\$0	\$0	\$0	49.88330	\$0.00
1985	A	016 30 005 02	E J S MANAGEMENT SERVICE	\$0	\$22,500	\$22,500	49.88330	\$1,122.37
1986	A	017 40 001 00	Wolcott	\$80,400	\$14,000	(\$66,400)	49.88330	(\$3,312.25)
1986	A	017 40 002 00	McNamara	\$40,300	\$37,500	(\$2,800)	49.88330	(\$139.67)
1986	A	017 40 003 00	Koenig	\$37,900	\$31,800	(\$6,100)	49.88330	(\$304.29)
1986	A	017 40 004 00	Murphy	\$32,100	\$38,300	\$6,200	49.88330	\$309.28
1986	A	017 40 005 00	-COMBINED-	\$3,400	\$0	(\$3,400)	49.88330	(\$169.60)
1986	A	020 20 001 00	Carroll/Pifer	\$71,600	\$30,300	(\$41,300)	49.88330	(\$2,060.18)
1986	A	020 20 002 00	Hall	\$18,900	\$21,300	\$2,400	49.88330	\$119.72
1986	A	020 20 006 00	Price	\$11,700	\$11,200	(\$500)	49.88330	(\$24.94)
1986	A	020 20 007 00	Collins	\$19,200	\$27,600	\$8,400	49.88330	\$419.02
1986	A	020 20 008 00	Natzel	\$37,000	\$39,900	\$2,900	49.88330	\$144.66
1986	A	020 20 009 00	Nagy	\$17,200	\$11,300	(\$5,900)	49.88330	(\$294.31)
1986	A	020 20 010 00	LYNCH	\$17,900	\$5,000	(\$12,900)	49.88330	(\$643.49)
1985	A	021 10 001 00	Kniffen	\$21,500	\$22,300	\$800	49.88330	\$39.91
1985	A	021 10 002 00	Dell	\$18,900	\$18,200	(\$700)	49.88330	(\$34.92)
1985	A	021 10 002 01	Dell	\$2,500	\$2,200	(\$300)	49.88330	(\$14.96)
1985	A	021 10 004 00	Zomer	\$89,400	\$62,500	(\$26,900)	49.88330	(\$1,341.86)
1985	A	021 10 004 01	Isabella Emp. Credit Uni	\$103,400	\$142,400	\$39,000	49.88330	\$1,945.45
1985	A	021 10 004 02	CAMPBELL	\$6,100	\$9,900	\$3,800	49.88330	\$189.56
1985	A	021 10 005 00	Rayner	\$12,900	\$27,100	\$14,200	49.88330	\$708.34
1985	A	021 10 006 00	Priest	\$25,400	\$26,000	\$600	49.88330	\$29.93
1985	A	021 10 007 00	ROSLUND	\$13,600	\$55,200	\$41,600	49.88330	\$2,075.15
1989	A	021 10 007 01	WOOD JR	\$0	\$15,200	\$15,200	49.88330	\$758.23
1986	A	021 10 008 00	Skalitzky/Crowley	\$18,400	\$7,300	(\$11,100)	49.88330	(\$553.70)
1986	A	021 10 008 01	Kastle Leasing Co.	\$6,200	\$10,000	\$3,800	49.88330	\$189.56
1986	A	021 10 008 02	Kastle Leasing Co.	\$6,200	\$10,000	\$3,800	49.88330	\$189.56
1986	A	021 10 008 03	Skalitzky/Crowley	\$5,100	\$5,700	\$600	49.88330	\$29.93
1986	A	021 10 009 00	Moss Jr. ET UX	\$33,700	\$31,900	(\$1,800)	49.88330	(\$89.79)
1986	A	021 10 010 00	PAWLOSKY	\$29,700	\$34,800	\$5,100	49.88330	\$254.40
1986	A	021 10 011 00	Crowley ET UX	\$700	\$700	\$0	49.88330	\$0.00
1986	A	021 10 012 00	Central Concrete Product	\$1,900	\$118,000	\$116,100	49.88330	\$5,791.45
1986	A	021 10 013 00	-COMBINED-	\$2,100	\$0	(\$2,100)	49.88330	(\$104.75)
1986	A	021 10 014 00	-COMBINED-	\$83,200	\$0	(\$83,200)	49.88330	(\$4,150.29)
1986	A	021 10 015 00	Ru-Mar Inc.	\$13,600	\$17,300	\$3,700	49.88330	\$184.57
1988	A	125 00 001 00	Rose ET UX	\$3,700	\$7,000	\$3,300	49.88330	\$164.61
1988	A	125 00 002 00	Quinlan	\$35,400	\$20,000	(\$15,400)	49.88330	(\$768.20)
1988	A	125 00 003 00	Rose	\$2,400	\$2,400	\$0	49.88330	\$0.00
1988	A	125 00 005 00	Rose ET UX	\$12,400	\$12,400	\$0	49.88330	\$0.00
1988	A	125 00 006 00	Rose ET UX	\$2,200	\$2,200	\$0	49.88330	\$0.00
1988	A	125 00 007 00	Palmer	\$1,500	\$1,500	\$0	49.88330	\$0.00

A=Real Property

B=Personal Property

C=Commercial Facilities Exemption Certificate (real property only)

D=Industrial Facilities Exemption Certificate (real property)-25-

E=Industrial Facilities Exemption Certificate (personal property)

UNION TOWNSHIP WEST  
DOWNTOWN DEVELOPMENT AUTHORITY

TAX ROLL WORKSHEET

DATE:12/04/90

page:2

<u>BASE YEAR</u>	<u>TRI</u>	<u>TAX NUMBER</u>	<u>PROPERTY NAME</u>	<u>BASE SEV</u>	<u>1990 SEV</u>	<u>C.A.V.</u>	<u>MILLAGE</u>	<u>REVENUE</u>
1988	A	125 00 008 00	Palmer	\$10,600	\$10,600	\$0	49.88330	\$0.00
1988	A	125 00 009 00	OSBECK	\$22,200	\$22,200	\$0	49.88330	\$0.00
1988	A	125 00 010 00	Bay	\$35,800	\$42,000	\$6,200	49.88330	\$309.28
1988	A	125 00 013 00	OSBECK	\$22,100	\$22,100	\$0	49.88330	\$0.00
1988	A	125 00 014 00	Barberi & Boge	\$1,900	\$1,900	\$0	49.88330	\$0.00
1988	A	125 00 015 00	Barberi & Boge	\$77,500	\$79,500	\$2,000	49.88330	\$99.77
1988	A	125 00 019 00	Anson & Cole	\$42,000	\$42,000	\$0	49.88330	\$0.00
1988	A	125 00 020 00	Courtwright	\$34,200	\$34,400	\$200	49.88330	\$9.98
1988	A	125 00 025 00	Quinlan	\$31,700	\$31,700	\$0	49.88330	\$0.00
1988	A	125 00 026 00	Quinlan et ux	\$3,300	\$3,300	\$0	49.88330	\$0.00
1988	A	125 00 032 00	Fisher ET AL	\$7,200	\$124,200	\$117,000	49.88330	\$5,836.35
1988	A	125 00 037 00	Fisher	\$7,000	\$27,900	\$20,900	49.88330	\$1,042.56
1988	A	125 00 051 00	Dell	\$1,300	\$1,300	\$0	49.88330	\$0.00
1988	A	125 00 052 00	MILLER	\$10,700	\$10,700	\$0	49.88330	\$0.00
1988	A	125 00 055 00	Dell	\$19,300	\$19,300	\$0	49.88330	\$0.00
1985	A	150 00 001 00	Cantrell	\$5,200	\$4,000	(\$1,200)	49.88330	(\$59.86)
1985	A	150 00 001 01	-COMBINED-	\$900	\$0	(\$900)	49.88330	(\$44.89)
1985	A	150 00 001 02	-COMBINED-	\$1,900	\$0	(\$1,900)	49.88330	(\$94.78)
1986	A	150 00 002 00	Frei	\$19,200	\$19,400	\$200	49.88330	\$9.98
1986	A	150 00 003 00	Siefker	\$3,700	\$4,100	\$400	49.88330	\$19.95
1986	A	150 00 004 00	Utterback	\$34,800	\$35,800	\$1,000	49.88330	\$49.88
1986	A	150 00 004 01	Siefker	\$35,800	\$44,300	\$8,500	49.88330	\$424.01
1986	A	150 00 005 00	Utterback	\$14,100	\$12,300	(\$1,800)	49.88330	(\$89.79)
1986	A	150 00 006 00	Utterback	\$12,800	\$12,700	(\$100)	49.88330	(\$4.99)
1986	A	150 00 007 00	Gardner/Partie	\$4,100	\$3,500	(\$600)	49.88330	(\$29.93)
1986	A	150 00 007 01	Utterback	\$0	\$1,300	\$1,300	49.88330	\$64.85
1986	A	150 00 008 00	Eisenberg	\$17,600	\$24,400	\$6,800	49.88330	\$339.21
1986	A	150 00 009 00	Jackson	\$20,300	\$17,600	(\$2,700)	49.88330	(\$134.68)
1986	A	150 00 010 00	Mauk	\$17,400	\$19,700	\$2,300	49.88330	\$114.73
1986	A	150 00 011 00	Lumbert	\$17,400	\$13,300	(\$4,100)	49.88330	(\$204.52)
1986	A	150 00 012 00	Utterback	\$1,700	\$1,900	\$200	49.88330	\$9.98
1985	A	150 00 013 00	Mc Bride	\$10,000	\$17,000	\$7,000	49.88330	\$349.18
1985	A	150 00 014 00	CLARE	\$2,900	\$6,000	\$3,100	49.88330	\$154.64
1985	A	150 00 015 00	CLARE	\$26,800	\$28,200	\$1,400	49.88330	\$69.84
1985	A	150 00 016 00	Banks	\$0	\$38,700	\$38,700	49.88330	\$1,930.48
1985	A	150 00 017 00	Bush	\$34,200	\$18,700	(\$15,500)	49.88330	(\$773.19)
1985	A	150 00 018 00	Paul	\$1,000	\$11,100	\$10,100	49.88330	\$503.82
1985	A	150 00 019 00	Peters	\$14,800	\$20,200	\$5,400	49.88330	\$269.37
1985	A	150 00 020 00	Utterback	\$1,700	\$4,500	\$2,800	49.88330	\$139.67
1985	A	150 00 021 00	Paul	\$3,600	\$3,600	\$0	49.88330	\$0.00
1985	A	150 00 022 00	ROSS	\$2,900	\$29,500	\$26,600	49.88330	\$1,326.90
1985	A	150 00 023 00	ROSS	\$2,900	\$3,600	\$700	49.88330	\$34.92
1985	A	150 00 024 00	Kastle Leasing Co.	\$12,900	\$13,700	\$800	49.88330	\$39.91
1985	A	150 00 024 01	Kastle Leasing Co.	\$0	\$12,800	\$12,800	49.88330	\$638.51

-- Count -----

93

-- Sum -----

\$1,772,400      \$2,040,600      \$268,200      \$13,378.70

A=Real Property  
 B=Personal Property  
 C=Commercial Facilities Exemption Certificate (real property only)  
 D=Industrial Facilities Exemption Certificate (real property)-26-  
 E=Industrial Facilities Exemption Certificate (personal property)



UNION TOWNSHIP WEST  
 DOWNTOWN DEVELOPMENT AUTHORITY  
 TAX ROLL WORKSHEET  
 DATE: 12/04/90  
 page: 3

BASE YEAR	TRI	TAX NUMBER	PROPERTY NAME	BASE SEV	1990 SEV	C.A.V.	MILLAGE	REVENUE
1988	B	998 00 021 00	Mid Michigan Insurance	\$0	\$21,100	\$21,100	49.88330	\$1,052.54
1988	B	998 00 026 00	Kastle Construction Co	\$0	\$53,300	\$53,300	49.88330	\$2,658.78
1985	B	998 00 027 00	Champion, Inc.	\$0	\$0	\$0	49.88330	\$0.00
1985	B	998 00 047 00	Dingeman Advertising Inc	\$0	\$2,300	\$2,300	49.88330	\$114.73
1986	B	998 00 083 00	Central Asphalt Paving	\$37,500	\$172,600	\$135,100	49.88330	\$6,739.23
1988	B	998 00 085 00	House of Portraits	\$2,800	\$2,900	\$100	49.88330	\$4.99
1989	B	998 00 096 00	SUNDBERG LANDSCAPE MAINT	\$0	\$3,200	\$3,200	49.88330	\$159.63
1989	B	998 00 124 00	PERSONNEL PLANNERS INC	\$0	\$2,900	\$2,900	49.88330	\$144.66
1986	B	998 00 136 00	Central Concrete	\$76,375	\$36,700	(\$39,675)	49.88330	(\$1,979.12)
1989	B	998 00 148 00	PET STUFF	\$0	\$200	\$200	49.88330	\$9.98
1988	B	998 00 240 00	Havens, atty.	\$0	\$3,300	\$3,300	49.88330	\$164.61
1988	B	998 00 245 00	Chamberlain, atty.	\$0	\$600	\$600	49.88330	\$29.93
1989	B	998 00 260 00	MARCHIANDO & RAU	\$0	\$4,200	\$4,200	49.88330	\$209.51
1985	B	998 00 262 00	RENGO BROTHERS INC	\$0	\$1,700	\$1,700	49.88330	\$84.80
1985	B	998 00 279 00	B&B Oilfield Equip.	\$6,200	\$154,400	\$148,200	49.88330	\$7,392.71
1988	B	998 00 300 00	Isabella County Legal Se	\$0	\$0	\$0	49.88330	\$0.00
1985	B	998 00 301 00	Central Fire Protection	\$15,000	\$4,500	(\$10,500)	49.88330	(\$523.77)
1985	B	998 00 303 00	K C Sports, Inc.	\$900	\$0	(\$900)	49.88330	(\$44.89)
1985	B	998 00 304 00	Michigan Microtech	\$0	\$6,900	\$6,900	49.88330	\$344.19
1985	B	998 00 305 00	Country Feed & Seed	\$5,000	\$0	(\$5,000)	49.88330	(\$249.42)
1985	B	998 00 306 00	Kip's Gun Shop	\$0	\$4,600	\$4,600	49.88330	\$229.46
1985	B	998 00 354 00	HALLIBURTON LOGGING SERV	\$0	\$0	\$0	49.88330	\$0.00
1989	B	998 00 392 00	ROSS PC CPA	\$0	\$0	\$0	49.88330	\$0.00
1988	B	998 00 396 00	GARY'S Auto Clinic	\$0	\$1,100	\$1,100	49.88330	\$54.87
1988	B	998 00 408 00	Snyder, D.V.M.	\$0	\$800	\$800	49.88330	\$39.91
-- Count -----								
25								
-- Sum -----								
				\$143,775	\$477,300	\$333,525		\$16,637.33
1985	C	990 03 200 06	Michigan Microtech	\$0	\$58,250	\$58,250	49.88330	\$2,905.70
-- Count -----								
1								
-- Sum -----								
				\$0	\$58,250	\$58,250		\$2,905.70
== Count =====								
119								
== Sum =====								
				\$1,916,175	\$2,576,150	\$659,975		\$32,921.73

A=Real Property  
 B=Personal Property  
 C=Commercial Facilities Exemption Certificate (real property only)  
 D=Industrial Facilities Exemption Certificate (real property)-27-

**Table 5  
REVENUE GENERATION SCHEDULE**

UNION NAME	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	
STATE EQUALIZED VALUATION (S.E.V.)	1558,300	1895,408	12,044,450	12,505,300	12,306,246	12,582,450	12,886,354	13,585,915	14,122,392	14,701,325	15,311,265	15,643,865	16,062,210	16,487,000	16,941,665	17,420,190	17,940,815	
S.E.V. INVESTMENT (REAL)																		
Michigan Micro Tech **	50,050	100				(200)												
Finer **						117,000												
Castle Leasing **																		
20 West Development Partners**							250,000											
Control Concrete/Asphalt **			116,100	(3,670)		3,670	300,000	300,000	300,000	300,000								
Blair **							30,000											
Barber **							30,000	30,000										
Other **	144,600	(113,700)	(84,800)	12,866		76,134	25,980	144,318	179,296	206,420	235,867	266,563	283,193	303,110	324,250	347,083	371,410	
S.E.V. INVESTMENT (PERSONAL)																		
Central Asphalt Paving **			265,400	(134,100)		3,200												
B&B Oilfield Equipment **				84,200		64,000												
Other **	76,408	34,417	(100,100)			39,500	64,561	72,159	89,648	103,319	117,523	132,782	148,597	151,553	162,175	173,542	185,705	
CAPTURED ASSESSED VALUE	279,050	165,750	696,875	356,071	356,071	659,975	1,271,946	1,794,514	2,325,834	2,913,364	3,228,105	3,582,456	3,956,415	4,353,260	4,774,708	5,222,856	5,701,443	
TOTAL MILLAGE RATE	48.18060	48.07750	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	
TAX INCREMENT REVENUE	13,445	7,949	24,786	17,762	17,762	32,922	63,449	89,516	116,519	145,328	161,029	178,705	197,359	217,155	238,180	260,533	284,407	
CUMULATIVE ANNUAL REVENUE	13,445	21,414	46,200	63,962	81,724	114,646	178,095	267,611	384,130	529,458	690,487	869,192	1,064,551	1,283,706	1,521,886	1,782,419	2,066,826	
BONDABLE REVENUE (BOR)	10,756	6,375	19,829	14,210	14,210	26,327	50,759	71,613	93,215	116,263	128,823	142,964	157,887	173,724	190,544	208,427	227,525	
RESERVE REVENUE (20%)	2,689	1,574	4,957	3,552	3,552	6,594	12,690	17,903	23,304	29,066	32,206	35,741	39,472	43,431	47,636	52,107	56,881	
CUMULATIVE RESERVE	2,689	4,263	9,240	12,792	16,345	22,929	35,619	53,322	76,626	105,692	138,897	173,838	213,310	256,741	304,377	356,484	413,365	
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
88,505,930	89,102,091	89,740,036	910,422,692	911,153,195	911,934,897	912,771,387	913,666,504	914,624,358	915,649,346	916,746,172	917,919,873	919,175,836	920,519,827	921,958,016	923,497,001	925,143,853	926,906,128	928,791,917
797,441	625,296	455,105	487,002	521,135	557,660	596,745	638,569	683,325	731,218	782,467	837,309	895,994	958,792	1,025,991	1,097,901	1,174,850	1,257,193	1,345,306
198,720	212,648	227,552	243,501	260,567	278,830	298,372	319,285	341,663	365,609	391,234	418,654	447,997	479,296	512,996	548,950	587,425	628,596	672,653
6,210,824	6,760,309	7,341,472	7,960,774	8,623,572	9,331,745	10,088,625	10,897,988	11,763,724	12,689,974	13,681,155	14,741,804	15,876,792	17,091,329	18,390,990	19,781,741	21,269,967	22,862,698	24,566,647
49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330	49.88330
309,816	337,227	366,217	397,110	430,172	465,498	503,254	543,628	586,813	633,918	682,461	735,370	791,987	852,572	917,403	986,779	1,061,014	1,140,457	1,225,465
2,376,642	2,713,869	3,080,086	3,477,195	3,907,368	4,372,866	4,876,120	5,419,747	6,006,561	6,639,578	7,322,040	8,057,410	8,849,296	9,701,960	10,619,371	11,606,150	12,667,166	13,807,623	15,033,388
247,853	269,781	292,973	317,688	344,138	372,399	402,603	434,902	469,451	506,414	545,969	588,296	633,589	682,058	733,923	789,423	848,813	912,365	980,372
61,963	67,445	73,243	79,422	86,034	93,100	100,651	108,726	117,363	126,604	136,492	147,074	158,397	170,514	183,481	197,356	212,203	228,091	245,293
475,328	542,774	616,017	695,439	781,074	874,573	975,224	1,083,949	1,201,312	1,327,916	1,464,408	1,611,482	1,769,879	1,940,294	2,123,874	2,321,230	2,533,433	2,761,525	3,006,618

(8) Preparation of Base Year Taxing Jurisdiction Reports.

A summary of the Tax Roll Worksheet called the "Taxing Jurisdiction Report" shall be prepared for the appropriate taxing jurisdictions. It shall list each Taxing Jurisdiction in which the Development Area is located, the Initial Assessed Value of all real and personal property in the Development Area, the current millage rates of each Taxing Jurisdiction on both real and personal property, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the property in the Development Area.

The assessor shall transmit copies of the Taxing Jurisdiction Report to the local Treasurer, County Treasurer, the Downtown Development Authority, and each Taxing Jurisdiction, together with a notice that the report has been prepared in accordance with the Tax Increment Financing Plan contained in the Development Plan pursuant to Act 197, Public Acts of 1975, as amended.

(9) Preparation of Annual Tax Roll Worksheets and Taxing Jurisdiction Reports.

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

After the fourth Monday in May, the assessor reviews the final state equalization order as issued by the state tax commission. Upon receipt of the above, the tax assessor commences to prepare the township tax roll, and he prepares complete sets for the DDA and the Union Township Treasurer with the notation "DDA" for both real and personal properties within the DDA boundary and then forwards such copies to the DDA and township treasurer by June 30.

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

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

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

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

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

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

(10) Establishment of Project Fund; Approval of Depository.

The Treasurer of the Downtown Development Authority shall establish a depository which shall be kept in a bank or banks or other financial institution or institutions, approved by the Board of Directors of the Authority, to be designated Downtown Development Authority Fund. All moneys received by the Downtown Development Authority pursuant to the Development Plan shall be deposited in the Fund. All moneys in that fund and earnings thereon shall be used only in accordance with the Development Plan, the Authority's bylaws and related municipal ordinances and resolutions.

(11) Payment of Tax Increments to Downtown Development Authority.

The Municipal and County treasurer shall, as ad valorem taxes are collected on the property in the Development Area, pay that proportion of the taxes, except for penalties and collection fees, that the Captured Assessed Value bears to the Initial Assessed Value to the treasurer of the Downtown Development Authority for deposit in the Fund. The payments shall be made on the date or dates on which the Municipal and County treasurers are required to remit taxes to each of the taxing jurisdictions. Payments shall not be distributed from revenue collected on a property by property basis, but by percentage based upon the total DDA revenues relative to total municipal collections.

(12) School Districts Exemption from Captured Assessed Value.

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

B. THE MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.

The Authority anticipates the ability to issue a Tax Increment Bond in 1990/1991 in the amount of \$1,076,520 to help finance the first phases of the sewer and water portions of the Development Plan. Should additional investment occur in the long term, as anticipated according to projected revenues, the DDA should be able to increase this amount to \$11,000,000.

C. THE DURATION OF THE PROGRAM.

The duration of the Development Plan and Tax Increment Plan shall be thirty (30) years from December 31st following the date the municipality adopts this plan (December 31, 2021) or until the following two conditions have been met:

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

D. AN ESTIMATE OF THE ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES (SEE TABLE 5).

The initial assessed value of the development district in the 1985 plan was \$558,300. The base year from which this was taken was 1985, or that value attributable to all of the real and personal property located within the district on December 31, 1984. The initial assessed value for the 1987 amended plan was \$1,563,175. The initial assessed value for the 1989 plan was \$1,950,375. The base year values increased following amendments to the district boundaries. The initial assessed value for this plan is \$1,916,175. The original property values retain their 1985 valuation while new properties are included at their 1986 through 1990 valuations. The total millage rate for 1990 is 51.8833 mills; although, since 2.0 mills go toward fire protection, only 49.8833 mills have been used to project revenues. Table 4 provides a computer listing of all the properties and related assessed valuations within the district. The estimated annual captured assessed value (C.A.V.) and subsequently the tax increment revenues (as projected in Table 5) are based on projects for which the Authority has ample prior knowledge, plus an annual increase equal to anticipated future investment. The primary such development that has occurred since January 1, 1985, is Central Asphalt Paving, Inc. One property, Michigan Micro Tech, has been granted a commercial facilities exemption certificate of 50% for twelve years. As such, it is taxed at only 1/2 the normal rate as indicated in Table 4. Still it yields significant income to the Authority.

The future growth rate is proposed to be 5.0% for real property and 2.5% for personal property. It is further assumed that personal property will depreciate approximately 6.0% per year on the average.

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

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

Local adjustments or changes with regard to valuation trends.

It is assumed that there will be substantial increases in revenue as the result of the above mentioned factors.

E. THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE ASSESSED VALUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

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

The impact of these revenue reallocations on each taxing jurisdiction will be proportional to the ratio of the millage rate and the total S.E.V. of the respective jurisdiction.

COMPARISON OF TAXING JURISDICTION S.E.V.'s

TABLE 6

TAXING JURISDICTIONS	MILLAGE RATE	1990 S.E.V.	DEVELOPMENT AREA S.E.V.	PERCENT IN DDA
Isabella County	6.6100	\$548,933,445	\$2,576,150	0.47
I.C.T.C.	0.6000	\$548,933,445	\$2,576,150	0.47
Union Township	0.9833	\$79,865,174	\$2,576,150	3.23
Mt. Pleasant Public Schools	39.0100	\$326,237,105	\$2,576,150	0.79
Intermediate Schools	2.6800	\$863,822,331	\$2,576,150	0.30

In order to predict the impact of tax increment financing on the respective jurisdiction, two critical pieces of information are required. The first is the amount of investment that is expected to occur in the development district. In the short term, this information is readily available. In the long term, this information becomes much more speculative and, therefore, much less reliable. This plan includes increases in captured assessed values across the board determined as a general appreciation factor of 5% for real property and 2.5% for personal property plus a specific rate of depreciation of personal property equal to a decrease of 70% of total value over 15 years.

The second piece of information that is needed is the rate of increase in the S.E.V. of each taxing jurisdiction. Varying rates of increase in S.E.V. were exhibited by each taxing jurisdiction included in the DDA Development Area.

A trend is evident from the ten-year history of the taxing jurisdictions' S.E.V.'s that they are increasing at a decreasing rate. This may be attributed to a variety of conditions, but most obvious perhaps are a slowdown in development, volatility of interest rates, and a tenuous business climate, particularly in the State of Michigan. In addition, a reversal in the past trend of increasing property values has occurred, linked to a slowing of the rate of inflation.

The average increase in S.E.V.'s for all taxing jurisdictions in the Mt. Pleasant area has been 3.76% in each of the past five years. Annual S.E.V. growth for all taxing jurisdictions was as high as 14.88% in 1981 and as little as 1.93% in 1984. From 1989 to 1990, S.E.V.'s increased an average of 17.5%. Table 7 illustrates the average annual increase over the past five years.

TAXING JURISDICTION S.E.V. HISTORIES (FIVE YEARS)

TABLE 7

TAXING JURISDICTION	AVERAGE ANNUAL S.E.V. INCREASE
Union Township	6.16%
Isabella County	3.34%
I.C.T.C.	3.34%
Mt. Pleasant Public Schools	4.98%
Intermediate Schools	0.98%
<b>AVERAGE</b>	<b>3.76%</b>

For predicting future increases in the S.E.V.'s, there are a couple of assumptions which have to be made. First, it is assumed that there is a lag time involved between the current investment climate and reportable S.E.V. increases. Second, the average annual percentage of increase is expected to be about as much as it has been in the past ten years. To make projections as realistic as possible, the average increase over the last ten years was modified to one-half the established average growth per year for predicting future increases. Tables 8, 9, 10, and 11 provide projections of the impact of tax increment financing on each taxing jurisdiction over the life of the Development Plan.

Spreadsheet Breakdown: The Impact Analyses to the taxing jurisdictions are produced in the following manner.

Line 1. State Equalized Value. This entry gives the respective S.E.V. of the taxing jurisdiction. Each jurisdiction has different boundaries and a respectively different S.E.V. These figures increase throughout the life of the plan as described above.

Line 2. State Equalized Value with Increases. This entry gives the same information as Line 1 with the addition of development area investment increases throughout the life of the plan.

Line 3. Annual Increases within DDA. This entry gives the value of the increase for each year that development occurred in the Development District.

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

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

Line 6. S.E.V. Revenue Due with DDA. This row of figures is the result of the millage rate multiplied by the S.E.V. values in Line 1.

Line 7. The difference between the figures shown in Line 5 and Line 6 is given in Line 7 in both actual dollars and percent figures.

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

School System Impact: The school impact analysis can be interpreted from a number of different perspectives. As the result of a 1981 amendment to the State School Aid Act, the captured assessed value of the property in the DDA development area is excluded from the S.E.V. of the school district for the purpose of figuring whether or not the school is in formula. From this perspective, the development that occurs as a result of TIF actually aids the school district by keeping the S.E.V./student ratio low. For the purposes of cash flow and the school budget, the captured assessed value of the DDA can be considered tax revenue reinvested into the community. The impact to the school district is small, resulting in less than 4.0% of the annual increase in budget over the 30 years of the Development Plan. That portion of the S.E.V. within the DDA boundaries remains constant while the remainder of the regular annual revenue of the school district will continue to grow.

County Impact: Table 9 gives a review of the impact of tax increment financing on the County. It is easy to understand why the impact to the county is much less than the school district when one looks at the difference in base year S.E.V.'s and millage rates. As was stated earlier in this plan, the impact to each respective jurisdiction is proportional to the millage/S.E.V. ratio of that jurisdiction. As this ratio increases, so does the impact on the jurisdiction. In the case of the County, the ratio is very low; therefore, the impact to the county is also very low (approximately 1.4% per year but increasing to approximately 2.64%).



Intermediate School Impact: Table 10 gives a breakdown of the impact of TIF on the intermediate schools. As with the county, the ratio between millage rate and S.E.V. is very low resulting in a similar impact of less than 2.5%.

Township: The Township will experience the greatest impact among the taxing bodies. They will give up nearly 12.4% of future increases in the final year of the plan.

Transportation Commission: Table 12 portrays the impact to the I.C.T.C. over the 30 years as being essentially the same percentage as the county; however, the total dollar impact is significantly less.

General Impact: There are certain factors that are constant for all four impact analyses. The personal property in the projections is depreciated in the spreadsheet. In the next year following the addition of the personal property to the respective businesses, it is depreciated and the impact of this development decreases in succeeding years of the plan.

Another factor that is held constant in these impact statements is the rate of increase in the S.E.V. of the taxing jurisdiction. An average was established based on the average increases over the past 5 years to give these projections. The County, School District, and the Intermediate Schools have all experienced average annual S.E.V. increases of nearly 4.0%. The result of these annual increases is that they reduce the impact of tax increment financing over time, even though DDA growth is projected to be 5.0%.

# SCHOOL IMPACT ANALYSIS

## TABLE B

MT. PLEASANT PUBLIC SCHOOLS

2.49

APPRECIATION RATE

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
STATE EQUALIZED VALUE (With 2.49 % Appreciation)	261,236,199	276,721,809	287,000,000	300,000,000	325,000,000	326,237,105	334,340,409	342,405,983	351,210,044	359,944,214	368,927,323	378,113,613	387,528,642	397,178,105	407,067,040	417,203,029	427,592,205
DEVELOPMENT AND INVESTMENT (Only within ODA)	279,050	165,750	694,075	356,071	356,071	659,975	1,271,946	1,794,514	2,335,034	2,913,364	3,228,105	3,502,456	3,456,415	4,353,260	4,274,740	5,222,056	5,701,443
STATE EQUALIZED VALUE (Appreciation + 0.5 %)	261,515,257	276,887,647	287,694,075	300,356,071	325,356,071	326,897,000	335,632,355	344,400,497	353,554,699	362,877,578	372,155,428	381,496,049	391,405,057	401,531,366	411,802,588	422,426,405	433,293,647
MILLAGE RATE	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900	36.2900
TAX REVENUE RECEIPTS (Without ODA)	9,490,309	10,040,353	10,433,262	10,899,922	12,692,140	12,752,255	13,093,010	13,430,104	13,792,169	14,155,454	14,517,203	14,889,964	15,271,032	15,663,739	16,065,979	16,478,065	16,902,785
TAX REVENUE RECEIPTS (With ODA)	9,400,262	10,042,237	10,415,230	10,807,000	12,678,250	12,726,509	13,043,400	13,368,100	13,701,040	14,042,204	14,391,053	14,750,212	15,117,692	15,493,910	15,879,716	16,275,121	16,680,372
STATE SCHOOL AID	10,127	6,015	10,032	12,922	13,090	25,746	49,619	70,004	91,121	113,650	125,920	139,752	154,340	169,021	184,263	203,746	222,413
DIFFERENCE IN TOTAL REVENUE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A.) Actual dollars	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.) Percent	0.11	0.06	0.17	0.12	0.11	0.20	0.30	0.32	0.36	0.40	0.47	0.54	0.61	0.68	0.76	0.84	0.92
C.) If Not in Formula	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

COUNTY IMPACT ANALYSIS

TABLE 9

ISABELLA COUNTY

Val County  
APPRECIATION RATE 1.77

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
STATE EQUALIZED VALUE (With 1.77 % Appreciation)	466,333,963	492,500,435	501,217,693	510,069,246	519,117,826	540,933,415	558,649,567	568,537,664	578,600,781	588,842,015	599,264,518	609,871,500	620,666,226	631,652,018	642,832,259	654,210,390	665,789,914
DEVELOPMENT AND INVESTMENT (Only Within DMA)	279,058	165,758	68,875	356,071	356,071	659,975	1,271,946	1,794,514	2,335,834	2,913,364	3,228,105	3,582,456	3,956,415	4,353,260	4,774,748	5,222,856	5,701,443
STATE EQUALIZED VALUE (Appreciation + D.A.T.)	466,613,021	492,666,193	501,714,568	510,445,317	519,473,897	549,593,420	559,921,513	570,332,179	580,936,615	591,755,379	602,492,624	613,453,956	624,422,841	636,005,279	647,607,007	659,433,245	671,491,356
HILLAGE RATE	6.5000	6.5000	6.5000	6.5000	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100
TAX REVENUE RECEIPTS (Without DMA)	3,032,985	3,202,330	3,261,145	3,317,895	3,433,722	3,632,813	3,701,081	3,769,896	3,839,991	3,911,503	3,982,476	4,054,931	4,128,756	4,203,995	4,280,682	4,358,854	4,438,558
TAX REVENUE RECEIPTS (With DMA)	3,031,171	3,201,253	3,257,915	3,315,580	3,431,369	3,628,450	3,692,674	3,758,034	3,824,551	3,892,246	3,961,138	4,031,251	4,102,604	4,175,220	4,249,121	4,324,331	4,400,871

DIFFERENCE IN TOTAL REVENUE

A.) Actual dollars	1,614	1,077	3,220	2,314	2,354	4,362	8,408	11,862	15,440	19,257	21,338	23,680	26,152	28,775	31,561	34,523	37,687
b.) Percent	0.06	0.03	0.10	0.07	0.07	0.12	0.23	0.32	0.40	0.49	0.54	0.59	0.64	0.69	0.74	0.80	0.86

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
677,574,395	689,587,462	701,772,806	714,194,185	726,835,422	739,709,409	752,793,106	766,117,544	779,677,825	793,478,122	807,522,685	821,815,836	836,361,977	851,165,584	866,231,214	881,563,507	897,167,181	913,047,040	929,207,973	
6,210,824	6,760,309	7,341,472	7,966,774	8,623,572	9,331,745	10,088,625	10,897,988	11,763,724	12,689,974	13,681,155	14,741,804	15,876,792	17,091,329	18,390,990	19,781,741	21,269,967	22,862,498	24,566,647	
683,785,219	696,327,771	709,314,278	722,154,959	735,458,994	749,032,153	762,881,731	777,015,532	791,441,549	806,168,096	821,203,840	836,557,641	852,238,769	868,256,913	884,622,204	901,345,248	918,437,148	935,909,539	953,774,620	
6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	6.6100	
4,519,820	4,602,727	4,687,245	4,773,444	4,861,384	4,951,103	5,042,648	5,136,073	5,231,429	5,328,771	5,428,157	5,529,646	5,633,298	5,739,178	5,847,353	5,957,892	6,070,870	6,186,362	6,304,450	
4,478,767	4,558,041	4,638,718	4,720,824	4,804,382	4,889,420	4,975,962	5,064,037	5,153,670	5,244,890	5,337,725	5,432,203	5,528,353	5,626,205	5,725,788	5,827,135	5,930,275	6,035,241	6,142,065	
41,054	44,686	48,527	52,621	57,002	61,683	66,666	72,036	77,758	83,881	90,432	97,443	104,946	112,974	121,564	130,757	140,594	151,121	162,386	
0.92	1.05	1.11	1.19	1.26	1.34	1.42	1.51	1.60	1.69	1.79	1.90	2.01	2.12	2.24	2.37	2.50	2.64		

ISD IMPACT ANALYSIS  
TABLE 10

		INTERMEDIATE SCHOOL DISTRICT																		
		1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001		
APPRECIATION RATE		0.49																		
STATE EQUALIZED VALUE (With 0.49 % Appreciation)		823,506,019	849,785,718	853,949,464	858,134,017	862,328,874	863,822,331	864,855,040	872,309,530	878,582,842	880,878,098	885,194,401	889,531,853	893,898,559	898,279,823	902,672,149	907,095,243	911,540,009		
DEVELOPMENT AND INVESTMENT (Only Within DMA)		279,058	165,758	496,875	358,071	358,071	659,975	1,271,946	1,794,516	2,326,834	2,913,344	3,228,105	3,562,456	3,954,415	4,353,260	4,774,748	5,222,856	5,701,443		
STATE EQUALIZED VALUE (Appreciation + 0.4 % I.)		823,785,077	849,951,472	854,446,339	858,498,088	862,694,945	864,482,306	869,327,006	874,103,045	878,918,676	883,771,442	888,672,506	893,614,309	898,546,974	903,462,083	908,362,898	913,252,098	918,124,452		
MILLAGE RATE		1.7700	1.7700	1.7700	1.7700	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800	2.6800		
TAX REVENUE RECEIPTS (Without DMA)		1,458,100	1,504,414	1,512,370	1,519,527	2,312,022	2,316,813	2,329,796	2,342,596	2,355,502	2,368,561	2,380,972	2,393,546	2,406,230	2,419,022	2,431,958	2,445,013	2,458,207		
TAX REVENUE RECEIPTS (With DMA)		1,457,606	1,504,121	1,511,491	1,518,897	2,311,868	2,315,044	2,328,388	2,337,787	2,349,212	2,360,753	2,372,321	2,383,945	2,395,627	2,407,365	2,419,161	2,431,015	2,442,927		
DIFFERENCE IN TOTAL REVENUE																				
A.) Actual dollars		494	293	879	630	954	1,719	3,499	4,809	6,266	7,808	9,451	10,403	10,603	11,647	12,796	13,997	15,280		
B.) Percent		0.03	0.02	0.06	0.04	0.04	0.08	0.15	0.21	0.27	0.33	0.36	0.40	0.44	0.48	0.53	0.58	0.63		
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
916,006,555	929,494,987	925,005,413	929,537,339	934,092,675	938,669,729	943,269,211	947,891,230	952,535,897	957,203,323	961,893,619	966,606,898	971,343,272	976,102,854	980,885,758	985,692,098	990,521,989	995,375,547	1,000,252,887		
6,210,824	6,740,309	7,341,472	7,960,774	8,623,572	9,331,745	10,080,625	10,897,988	11,763,724	12,689,974	13,681,155	14,741,804	15,876,792	17,091,329	18,390,990	19,781,741	21,269,967	22,862,498	24,566,647		
722,217,379	727,255,297	732,346,885	737,498,714	742,716,248	748,001,474	753,357,856	758,789,218	764,299,621	769,879,297	775,524,774	781,348,703	787,229,064	793,194,183	799,276,748	805,479,859	811,791,956	818,228,046	824,819,535		
2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800	2,4800		
2,471,543	2,485,044	2,498,690	2,512,497	2,526,480	2,540,644	2,554,999	2,569,555	2,584,323	2,599,314	2,614,540	2,630,015	2,645,750	2,661,760	2,678,062	2,694,670	2,711,602	2,728,878	2,746,516		
2,454,898	2,466,927	2,479,015	2,491,162	2,503,368	2,515,635	2,527,961	2,540,348	2,552,796	2,565,305	2,577,875	2,590,506	2,603,200	2,615,956	2,628,774	2,641,655	2,654,599	2,667,606	2,680,678		
16,645	18,118	19,675	21,325	23,111	25,009	27,028	29,287	31,827	34,665	37,865	41,508	45,605	49,288	53,615	57,684	61,521	65,079	68,079		
0.68	0.73	0.79	0.86	0.92	0.99	1.07	1.15	1.23	1.33	1.42	1.53	1.63	1.75	1.87	2.01	2.15	2.30	2.46		

TOWNSHIP IMPACT ANALYSIS  
TABLE 11

APPRECIATION RATE 3.00

UNION TOWNSHIP

	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
STATE EQUALIZED VALUE (With 3.00 % Appreciation)	61,061,022	62,941,701	64,000,306	66,070,619	68,030,461	70,065,174	72,225,021	74,460,632	77,074,339	80,160,549	83,845,740	88,000,469	92,759,370	98,101,159	104,036,634	109,160,683	111,500,270
DEVELOPMENT AND INVESTMENT (Only Within DMA)	279,058	165,758	496,075	356,071	356,071	659,975	1,271,946	1,794,514	2,336,034	2,913,364	3,228,105	3,582,456	3,956,415	4,353,260	4,774,740	5,222,056	5,701,443
STATE EQUALIZED VALUE (Appreciation + D.A.T.)	61,340,080	63,107,459	65,377,101	67,224,670	69,294,552	71,525,149	73,956,967	76,555,146	79,310,174	82,223,914	85,313,846	88,597,925	92,145,785	95,954,419	100,041,374	104,422,739	109,161,713
MILLAGE RATE	2.9100	2.9100	2.9100	2.9100	3.0000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
TAX REVENUE RECEIPTS (Without DMA)	170,500	183,643	190,240	195,653	207,004	79,100	82,201	85,200	88,310	91,527	94,560	97,731	101,000	104,302	107,079	111,490	115,244
TAX REVENUE RECEIPTS (With DMA)	177,600	183,160	188,002	194,617	206,015	70,531	60,950	63,443	66,014	68,643	91,394	94,200	97,110	100,101	103,104	106,362	109,630

DIFFERENCE IN TOTAL REVENUE

A.) Actual dollars	812	1,446	1,006	1,060	649	1,251	1,745	2,297	2,865	3,174	3,523	3,890	4,201	4,605	5,136	5,606
b.) Percent	0.46	0.26	0.77	0.53	0.80	1.55	2.11	2.67	3.23	3.67	3.74	4.01	4.28	4.56	4.80	5.11

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
STATE EQUALIZED VALUE (With 3.00 % Appreciation)	114,934,407	119,474,489	122,123,463	125,004,866	129,762,140	133,759,014	137,070,586	142,125,246	146,502,704	151,014,907	155,646,210	160,440,789	165,462,961	170,677,372	175,740,691	181,161,751	186,741,530	192,493,172	198,421,962
DEVELOPMENT AND INVESTMENT (Only Within DMA)	6,210,024	6,760,309	7,341,472	7,960,774	8,623,572	9,331,745	10,080,625	10,877,908	11,713,724	12,489,974	13,248,155	14,014,004	14,741,004	15,076,702	17,091,329	18,390,990	19,701,741	21,269,967	22,062,490
STATE EQUALIZED VALUE (Appreciation + D.A.T.)	121,144,431	126,234,798	129,464,935	132,965,640	138,385,712	143,090,759	147,957,211	153,003,234	158,216,428	163,704,881	169,340,404	175,254,793	181,277,753	187,500,701	194,139,681	200,943,492	208,011,499	215,355,670	222,908,609
MILLAGE RATE	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000	0.9000
TAX REVENUE RECEIPTS (Without DMA)	119,122	123,143	127,303	131,610	136,075	140,701	145,496	150,460	155,623	160,971	166,519	172,277	178,252	184,456	190,898	197,580	204,530	211,759	219,265
TAX REVENUE RECEIPTS (With DMA)	113,015	116,496	120,004	123,783	127,595	131,525	135,576	139,752	144,056	148,493	153,067	157,701	162,441	167,450	172,814	178,136	183,623	189,279	195,100

DIFFERENCE IN TOTAL REVENUE	6,107	6,647	7,219	7,078	6,400	9,176	9,920	10,716	11,567	12,478	13,453	14,496	15,612	16,806	18,004	19,451	20,915	22,401	24,158
Percent	5.40	5.71	6.01	6.32	6.65	6.90	7.32	7.67	8.00	8.40	8.79	9.19	9.60	10.02	10.46	10.92	11.39	11.86	12.38

**TRANSPORTATION COMMISSION IMPACT ANALYSIS**  
**TABLE 12**

ISABELLA COUNTY TRANSPORTATION COMMISSION																			
APPROCIATION RATE	1.77																		
	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001		
STATE EQUALIZED VALUE (With 1.77 % Appreciation)	466,333,963	492,500,435	501,217,693	510,089,246	519,117,826	548,933,445	559,649,567	568,537,664	578,600,781	588,842,015	599,264,518	609,871,500	620,666,226	631,652,018	642,832,259	654,210,390	665,789,914		
DEVELOPMENT AND INVESTMENT (Only within DDA)	279,058	165,758	496,875	356,071	356,071	659,975	1,271,946	1,794,514	2,335,834	2,913,364	3,228,105	3,582,456	3,956,415	4,353,260	4,774,748	5,223,856	5,701,443		
STATE EQUALIZED VALUE (Appreciation + D & I.)	466,613,021	492,666,193	501,714,568	510,445,317	519,473,897	549,593,420	559,921,513	570,332,179	580,936,615	591,755,379	602,492,624	613,453,956	624,624,641	636,005,279	647,607,007	659,433,245	671,491,356		
MILLAGE RATE	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000		
TAX REVENUE RECEIPTS (Without DDA)	279,968	295,600	301,029	306,267	311,684	329,756	335,953	342,199	348,562	355,053	361,496	368,072	374,774	381,603	388,564	395,660	402,895		
TAX REVENUE RECEIPTS (With DDA)	279,800	295,500	300,731	306,054	311,471	329,360	335,190	341,123	347,160	353,305	359,559	365,923	372,400	378,991	385,699	392,526	399,474		
=====																			
DIFFERENCE IN TOTAL REVENUE																			
a.) Actual dollars	167	99	298	214	214	396	763	1,077	1,402	1,748	1,937	2,149	2,374	2,612	2,865	3,134	3,421		
b.) Percent	0.06	0.03	0.10	0.07	0.07	0.12	0.23	0.32	0.40	0.49	0.54	0.59	0.64	0.69	0.74	0.80	0.86		
=====																			
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
677,574,395	689,567,462	701,772,066	714,194,185	726,835,422	739,700,409	752,793,106	765,117,544	779,677,825	793,478,122	807,522,685	821,815,036	836,381,977	851,165,584	866,231,214	881,563,507	897,167,181	913,047,040	929,207,973	
6,210,824	6,760,309	7,341,472	7,960,774	8,623,572	9,331,745	10,088,625	10,897,988	11,763,724	12,689,974	13,681,155	14,741,804	15,876,792	17,091,329	18,390,990	19,781,741	21,269,967	22,862,498	24,566,647	
683,785,219	696,327,771	709,114,278	722,154,959	735,458,994	749,032,153	762,881,731	777,015,532	791,441,549	806,168,096	821,203,840	836,557,641	852,238,769	868,256,913	884,622,204	901,345,248	918,437,148	935,909,539	953,774,620	
0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	0.6000	
410,271	417,797	425,469	433,293	441,275	449,419	457,729	466,209	474,865	483,701	492,722	501,935	511,343	520,954	530,773	540,807	551,062	561,546	572,265	
406,545	413,740	421,064	428,517	436,101	443,820	451,676	459,671	467,807	476,067	484,514	493,090	501,817	510,699	519,739	528,938	538,300	547,828	557,525	
=====																			
3,276	4,056	4,405	4,776	5,174	5,599	6,053	6,539	7,058	7,614	8,045	8,445	8,845	9,526	10,255	11,035	11,869	12,762	13,717	14,740
0.92	0.98	1.05	1.11	1.19	1.26	1.34	1.42	1.51	1.60	1.69	1.79	1.90	2.01	2.12	2.24	2.37	2.50	2.64	
=====																			

**APPENDIX**

## HYPOTHETICAL BOND ISSUE

### UNION WEST DDA BOND (PRINCIPAL & INTEREST) SUPPORT SCHEDULE (issue date:3-1-93)

YEAR	PRINCIPAL	INT.RATE: 9.00		TOTAL	REVENUE	BALANCE
		MARCH 1	SEPTEMBER 1			
1990	0	0	0	0	14,210	14,210
1991	0	0	0	0	26,337	40,547
1992	0	0	0	0	50,759	91,306
1993	0	0	74,250	74,250	71,613	110,271
1994	10,000	74,250	73,800	158,050	93,215	68,484
1995	15,000	73,800	73,125	161,925	116,263	35,382
1996	20,000	73,125	72,225	165,350	128,823	12,996
1997	20,000	72,225	71,325	163,550	142,964	7,333
1998	25,000	71,325	70,200	166,525	157,887	14,532
1999	25,000	70,200	69,075	164,275	173,724	40,801
2000	30,000	69,075	67,725	166,800	190,544	82,428
2001	30,000	67,725	66,375	164,100	208,427	126,754
2002	30,000	66,375	65,475	161,850	227,525	192,430
2003	35,000	65,475	64,575	165,050	247,853	275,233
2004	40,000	64,575	63,675	168,250	269,781	376,764
2005	45,000	63,675	62,550	171,225	292,973	498,512
2006	50,000	62,550	61,425	173,975	317,688	642,225
2007	55,000	61,425	60,075	176,500	344,138	809,863
2008	60,000	60,075	58,725	178,800	372,399	1,003,461
2009	65,000	58,725	57,150	180,875	402,603	1,225,190
2010	70,000	57,150	55,350	182,500	434,902	1,477,592
2011	75,000	55,350	53,550	183,900	469,451	1,763,142
2012	80,000	53,550	51,750	185,300	506,414	2,084,257
2013	85,000	51,750	49,950	186,700	545,969	2,443,526
2014	85,000	49,950	48,375	183,325	588,296	2,848,496
2015	100,000	48,375	46,350	194,725	633,589	3,287,361
2016	100,000	46,350	44,550	190,900	682,058	3,778,518
2017	100,000	44,550	42,975	187,525	733,923	4,324,916
2018	100,000	42,975	41,625	184,600	789,423	4,929,739
2019	100,000	41,625	40,500	182,125	848,813	5,596,427
2020	100,000	40,500	39,600	180,100	912,365	6,328,692
2021	100,000	39,600	38,925	178,525	980,372	7,130,540

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TOTALS:    \$1,650,000    \$1,646,325    \$1,685,250    \$4,981,575    \$11,975,301    \$7,130,540



ORDINANCE NO. 1991-4

TOWNSHIP OF UNION  
COUNTY OF ISABELLA, STATE OF MICHIGAN

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

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

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

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

WHEREAS, it was determined that it is not necessary to establish a development area citizens' council.

NOW, THEREFORE, THE TOWNSHIP OF UNION ORDAINS:

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

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

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

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

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

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

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

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

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

"Taxing Jurisdiction" shall mean each unit of government levying an ad valorem property tax on property in the Development Area.

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

(a) The Plan and the 1991 Amendments thereto meet the requirements set forth in section 17(2) of the Act.  
(b) The proposed method of financing the development is feasible and the Authority has the ability to arrange the financing.

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

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

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

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

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

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

4. Best Interest of the Public. The Township Board hereby determines and redetermines that it is in the best interests of the public to halt property value deterioration and increase property tax valuation where possible in the business district, eliminate the causes of that deterioration, and to promote economic growth to proceed with the 1991 Amendments to the Plan.

5. Approval and Adoption of 1991 Amendments to Plan. The 1991 Amendments to the Plan are hereby approved and adopted. The Plan shall terminate on December 31, 2020 or the date of final maturity of the last series of bonds issued pursuant to the Plan, including the 1991 Amendments, whichever is later, except as it may be extended by subsequent amendment of the Plan pursuant to the Act. A copy of the Plan and all amendments thereto shall be maintained on file in the Township Clerk's office.

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

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

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

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

9. Establishment of Project Fund; Approval of Depository. The Treasurer of the Authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the Board of the Authority. All moneys received by the Authority pursuant to the 1991 Amendments shall be

legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signatures of the Township Supervisor and the Township Clerk.

18. Effective Date. This Ordinance is hereby determined by the Township to be immediately necessary for the preservation of the health and safety of the Township and shall be in full force and effect from and after its passage and publication as required by law.

AYES: Members Burden, McDonald, Dolloff, Irwin

NAYS: Members None

ORDINANCE DECLARED ADOPTED.

Mark J. Irwin  
Township Clerk

Passed and adopted by the Township Board of the Township of Union, County of Isabella, State of Michigan, on Feb. 13, 1991, and approved by the Township Supervisor on Feb. 13, 1991.

Mark J. Irwin  
Township Clerk

Scott Burden  
Township Supervisor

deposited in the Project Fund. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan, including the 1991 Amendments.

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

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

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

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

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

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

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

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

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

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

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

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

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

17. Publication and Recordation. This Ordinance shall be published in full promptly after its adoption in the Morning Sun, Mt. Pleasant, Michigan, a newspaper of general circulation in the Township, qualified under State law to publish

legal notices, and shall be recorded in the Ordinance Book of the Township, which recording shall be authenticated by the signatures of the Township Supervisor and the Township Clerk.

18. Effective Date. This Ordinance is hereby determined by the Township to be immediately necessary for the preservation of the health and safety of the Authority and the Township and shall be in full force and effect from and after its passage and publication as required by law.

AYES: Members Burden, McDonald, Dolloff, Irwin

NAYS: Members None

ORDINANCE DECLARED ADOPTED.

Marilyn L. McDonald  
Township Clerk

Passed and adopted by the Township Board of the Township of Union, County of Isabella, State of Michigan, on Feb. 13, 1991, and approved by the Township Supervisor on Feb. 13, 1991.

Sally Burden  
Township Supervisor

Marilyn L. McDonald  
Township Clerk

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Township of Union, County of Isabella, Michigan, at a Regular meeting held on Feb. 13, 1991, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

David L. McDaniel  
Township Clerk

DE116244.1191744-00-00009



## FIRE PROTECTION AGREEMENT

THIS AGREEMENT, made this 14th day of June, 1989, by and between the Township of Union, County of Isabella, State of Michigan, a Municipal Corporation, hereinafter called the "TOWNSHIP" and the Union Township West Downtown Development Authority, being an authority created pursuant to Act 197 of the Public Codes of 1975, hereinafter called, "AUTHORITY".

### WITNESSETH:

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

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

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

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

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

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

### 2. Obligation of Parties:

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

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

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

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

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

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

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

TOWNSHIP OF UNION

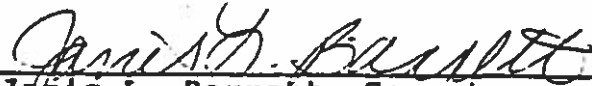
Sally Burden  
Sally Burden, Supervisor

Martin McDonald  
Martin McDonald, Clerk

UNION TOWNSHIP WEST DDA



Brian Partle, Chairman



Janis L. Barrett, Secretary

ADDENDUM TO FIRE PROTECTION AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

TOWNSHIP OF UNION

By: Sally Burden  
 Its: Supervisor  
*Sally Burden*

By: Marian McDonald  
 Its: Clerk  
*Marian McDonald*

UNION TOWNSHIP WEST DDA  
 (AUTHORITY)  
 By: Brian Partle  
 Its: Chairman  
*Brian Partle*

By: Janis L. Barrett  
 Its: Secretary  
*Janis L. Barrett*

RECORDED  
 AUG 24 1990

UNION TOWNSHIP  
 WEST DDA, MICH.

SEP 1 1990