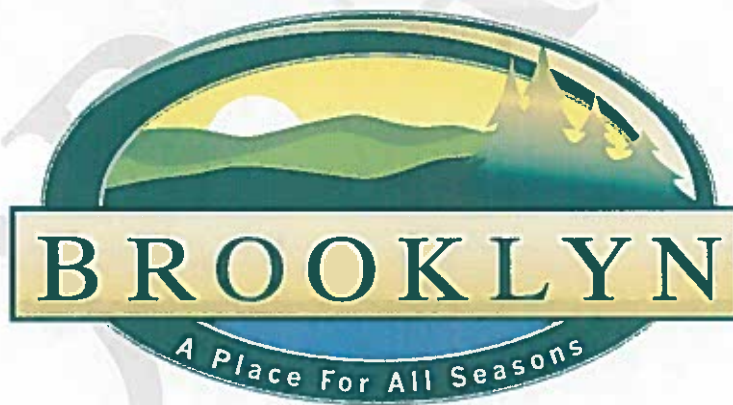


VILLAGE of BROOKLYN, MICHIGAN
CORRIDOR IMPROVEMENT AUTHORITY

TAX INCREMENT FINANCING PLAN
AND
DEVELOPMENT PLAN



APPROVED
APRIL 8, 2019

VILLAGE of BROOKLYN
CORRIDOR IMPROVEMENT AUTHORITY

TAX INCREMENT FINANCING PLAN
AND
DEVELOPMENT PLAN

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VILLAGE OF BROOKLYN, MICHIGAN

Village Council

J.B. DeJeu, President
Estella Roberts, Pres. Pro Tem
Phil Bliven, Trustee
Bob Jenson, Trustee
Phil Krauss, Trustee
Kara Lorenz-Goings, Trustee
Shawn Lutz, Trustee

Corridor Improvement Authority Board

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Village Resident
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Kristy Elrod, Member
Village Peddler Gift Shoppe
Cindy Hubbell, Member
Brooklyn-Irish Hills Chamber of Commerce
Dong Huynh, Member
Brooklyn Big Boy
Rene Kullman, Member
Kelsey's Boutique & Gifts
Morgan Porzsolt-Graves, Member
Brooklyn Eye Center
Dan Ross, Member
Old Irish Mill
, Member

VILLAGE ADMINISTRATION

Jae Guetschow, Village Manager
Mick Linderman, Office Clerk/Village Clerk
Diane Smith, Village Treasurer
Sandy Kimball, Administrative Assistant

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A. Corridor Improvement Authority Act, Act 280 of 2005 (copy rendered October 9, 2018); repealed by the Michigan Legislature in 2018.	
B. Recodified Tax Increment Financing Act, Act 57 of 2018 (effective January 1, 2019); excerpts only: Part 1, <i>General Provisions</i> , and Part 6, <i>Corridor Improvement Authorities</i> .	
C. District Boundary Map and Parcel Descriptions.	
D. Code of Ordinances – Zoning District Map.	
E. Resolution 2018-06, CIA Resolution of Intent adopted by Village Council on March 26, 2018.	
F. Public Hearing Notification Materials	
1. Letter to Development Area property owners dated April 12, 2018	
2. Taxing Jurisdictions letter dated April 12, 2018; sent by regular mail to:	
a. Columbia Township Treasurer	
b. Columbia Township Assessor	
c. Columbia School District	
d. Jackson County Treasurer	
e. Jackson County Clerk	
f. Jackson College	
g. Jackson County Intermediate School District	
h. Jackson County Library Board	
i. State of Michigan Tax Commission/Treasury	
3. Public Hearing Notice published twice in the Exponent newspaper on:	
a. April 17, 2018	
b. April 24, 2018	
G. Ordinance 2018.07.01, CIA Ordinance enacted by Village Council on July 23, 2018.	

SECTION ONE

INTRODUCTION

GENERAL OVERVIEW

In 2005, the Michigan legislature enacted Public Act 280, titled the *Corridor Improvement Authority Act*, allowing certain municipalities to provide for the establishment of a corridor improvement authority to:

“prescribe the powers and duties of the authority; correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state official; to provide for rule promulgation; and to provide for enforcement of the Act.”

The original Corridor Improvement Authority Act was repealed and replaced by Public Act 57 of 2018 (hereinafter referred to as the “Act”), the *Recodified Tax Increment Financing Act*, enacted by the Michigan Legislature with an effective date of January 1, 2019. This new Act replaces all existing statutes pertaining to Corridor Improvement Authorities, Downtown Development Authorities (DDAs), Tax Increment Financing Authorities (TIFAs), Local Development Finance Authorities (LDFAs), Nonprofit Street Railways, Water Resource Improvement Authorities, and Neighborhood Improvement Authorities, all of which contained separate provisions for implementing Tax Increment Financing (TIF) to capture certain taxes. This codification provides consistency for implementing a TIF plan for all of these entities.

Since adoption of the original enabling legislation, municipalities, including the Village of Brooklyn, have sought to establish a Corridor Improvement Authority (hereinafter referred to as the “CIA”) to stimulate economic revitalization of business districts within their communities.

The CIA ordinance establishes a Development Area within the Village for which a Tax Increment Financing (TIF) Plan and Development Plan (hereinafter collectively referred to as the “Plan” or

the “CIA Plan”) is prepared identifying specific public and private improvements necessary to prevent or eliminate deterioration in the Development Area and encourage new business investment. Funding for improvements identified in the Plan would be provided, in part, by tax increment financing through taxes paid on the increased value created within the district by new private investment. Private investment, government grants, private contributions and debt financing may also contribute toward funding of identified projects, if allowed by the CIA formation ordinance (Ordinance 2018.07.01) and if approved by Village Council.

For example, if the Development Area has a current taxable value of \$1,000,000 and new investment following implementation of the Plan, increases the taxable valuation to \$2,000,000, the CIA could capture taxes paid on the new investment of \$1,000,000. The CIA would capture taxes only on the increased valuation of properties within the Development Area, while taxes paid on the original \$1,000,000 tax valuation would be distributed to applicable taxing entities, including the Village of Brooklyn, Columbia Township and Jackson County.

In practice, investments made by the CIA are funded by an increase in tax revenue from private investment in the district. The taxes paid on the original value of the Development Area continue to be distributed to the applicable taxing entities as they were prior to implementation of the CIA. In theory, no taxes are lost by any taxing entity because it is assumed that a specific business would not make the investment resulting in the increased tax base of the Development Area if not for the implementation of improvements detailed in the CIA Plan.

POWERS OF THE AUTHORITY

Section 611 of the new Act provides a detailed explanation of the potential powers of the CIA Board (hereinafter referred to as the “Board”), though limited by the CIA ordinance, as follows:

Sec. 611.(1) The Board may do any of the following:

- (a) *Prepare an analysis of economic changes taking place in the development area.*
 - (b) *Study and analyze the impact of metropolitan growth upon the development area.*
 - (c) *Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the Board, aids in the economic growth of the development area.*
 - (d) *Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1531.*
 - (c) *Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote economic growth in the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.*
 - (f) *Implement any plan of development in the development area necessary to achieve the purposes of this Act in accordance with the powers of the authority granted by this Act.*
 - (g) *Make and enter into contracts necessary or incidental to the exercise of its powers and performance of its duties.*
 - (h) *Acquire by purchase or otherwise, on terms and conditions and in a manner the Authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey or otherwise dispose of or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the Authority determines is reasonably necessary to achieve the purposes of this Act, and to grant or acquire licenses, easements, and options.*
 - (i) *Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multi-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation or a combination thereof.*
 - (j) *Fix, charge, and collect fees, rents, and charges for the use of any facility, building or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the Authority.*
 - (k) *Lease, in whole or in part, any facility, building or property under its control.*
 - (l) *Accept grants and donations of property, labor, or other things of value from a public or private source.*
 - (m) *Acquire and construct public facilities.*
-

- (n) *Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.*
- (o) *Contract for broadband services and wireless technology in the development area.*
- (p) *Employ and fix compensation for a director, treasurer, secretary legal counsel and other personnel considered necessary to the Board, who serve at the pleasure of the Board, subject to the approval of the governing body and in accord with provisions of section 9 of the Act.*

BACKGROUND AND NEED FOR THE PLAN

On July 28, 2008, Village Council established the Brooklyn Downtown Development Authority (DDA) by ordinance (Ordinance No. 2008.07.01). A Tax Increment Financing Plan and Development Plan was approved by Village Council on March 8, 2010, though it was only adopted by resolution rather than being enacted by ordinance as required by PA 197 of 1975 (since repealed). However, due to a national economic recession, the taxable values of the Village, including properties in the DDA District, declined by more than 10% through 2015. Even though Michigan has begun an economic recovery, it would require decades of capital improvements before the taxable values return to 2009 levels and allow the former DDA to realize any Tax Increment Financing (TIF) revenue based on the previous Development Plan and TIF Plan, had it been properly enacted. Establishing a Corridor Improvement Authority will require the Village to implement a new TIF Plan and Development Plan which would effectively reset the taxable values as of December 31, 2018, the most recently established taxable values prior to approval of the TIF Plan and Development Plan.

On July 24, 2017, Village Council began consideration of a Corridor Improvement Authority to replace the DDA, intended to expand beyond the existing DDA district boundaries. The Village could collaborate with Columbia Township, should it choose to establish a separate CIA, with a joint Board that would administer a combined Development Area potentially encompassing an area from the north Village limits to the southern Jackson County line along M-50 and Wamplers Lake Road (M-124) to Monroe Street. This would create a cohesive commercial/industrial district which would increase the likelihood for expanding commercial, industrial and residential

development in the Village and to areas immediately adjacent to the Village without necessarily requiring annexation of township properties by the Village. The Columbia Township Board engaged in favorable discussion about the CIA development process during its August 21, 2017 meeting, however, it has since taken no further action. Given the positive response from Village Council, the formal process of establishing a CIA for the Village began.

On August 14, 2017, a resolution of intent (Resolution 2017-20) by the Village Council initiated the process of creating the Village of Brooklyn Corridor Improvement Authority which was followed by a formal Public Hearing on October 9, 2017. During the Public Hearing, concerns were raised pertaining to the scope of a CIA. Though poised to approve the Corridor Improvement Authority ordinance (Ordinance 2017.12.01) on December 11, 2017, Village Council tabled further action. Had the ordinance been approved, it would have potentially enabled the CIA to capture taxes on improvements within the Development Area based on taxable values as established December 31, 2017.

On January 8, 2018, Village Council approved formation of an Ad Hoc Committee, consisting of the Village President, Village Manager, a Village resident and five business representatives, to address concerns about establishing a CIA. Members of the Ad Hoc Committee, which met on January 19, 2018, February 16, 2018 and March 16, 2018, were formally appointed by Village Council on January 22, 2018.

The CIA Ad Hoc Committee and consisted of the following members and their affiliation:

- Patrick Collins, co-owner of Shady's Tap Room
- J.B. DeJeu, Village President
- Jae Guetschow, Village Manager
- Cindy Hubbell, CEO of the Brooklyn-Irish Hills Chamber of Commerce
- Tom Knutson, Knutson's Sporting Goods
- Charles Mahoney, Village resident
- Josh Mitoska, commercial property owner
- Matt Schepeler, publisher of the Brooklyn Exponent

The CIA Ad Hoc Committee's recommendations, reached by consensus of its members, were presented to Village Council on March 26, 2018 at which time Village Council unanimously

approved Resolution 2018-06, a (new) Resolution of Intent to Create a Corridor Improvement Authority. A Public Hearing was subsequently held on May 14, 2018. The CIA formation ordinance, Ordinance 2018.07.01, was unanimously enacted by Village Council on July 23, 2018, a minimum of sixty (60) days following the Public Hearing. Also on this date, Village Council enacted Ordinance 2018.07.02 which repealed the formation ordinance for the Downtown Development Authority. Though the Village was not required to dissolve the DDA, Village Council acknowledged the purpose of the DDA would be encompassed within the CIA Plan.

Village Council appointed seven (7) members to the initial CIA Board on September 24, 2018 and an eighth (8th) member on October 22, 2018 consisting of the following (including the Village President, a member required by the Act) listed with their affiliation and initial terms:

J.B. DeJeu, Village President (2022)
Kristy Elrod, Village Peddler Gift Shoppe (2021)
Cindy Hubbell, Brooklyn-Irish Hills Chamber of Commerce (2019)
Dong Huynh, Brooklyn Big Boy (2019)
Rene Kullman, Kelsey's Boutique & Gifts (2020)
Charles Mahoney, Village Resident (2022)
Morgan Porzsolt-Graves, Brooklyn Eye Center (2020)
Dan Ross, Old Irish Mill (2022)
Steve Sirola, Brooklyn Parts Plus (2021) [*Resigned effective 02/25/2019*]

The Board began monthly meetings on November 14, 2018 at which time the CIA Bylaws were approved. The CIA Board meeting schedule for 2019 was approved by Village Council on November 26, 2018 establishing the CIA Board meetings on the second Wednesday of each month at 12:00 p.m. at the Village Office.

In establishing the CIA, Village Council determined that the CIA was in the best interests of the Village to:

- ***redevelop its commercial corridors;***
 - ***correct and prevent deterioration in its business districts;***
 - ***encourage historic preservation; and***
 - ***promote the economic growth of the district.***
-

As stated in the Introduction to the Tax Increment Financing (TIF) Plan and Development Plan, the specific goals of the CIA will be to:

- *Redevelop vacant or underutilized properties within the Development area;*
- *Improve the business climate of the Development area to prevent economic decline and deterioration of the tax base;*
- *Encourage historic preservation of existing structures, where practical, in the Development area; and*
- *Attract new or expanded development to the Main Street (M-50) and Wamplers Lake Road (M-124) corridors in the Village.*

REASONS FOR PREPARATION OF A NEW PLAN

Though the CIA has essentially replaced the DDA, the CIA Board and the Village Council desire to create a new Tax Increment Financing Plan and Development Plan for several reasons, including:

1. The previous DDA Plan was never properly implemented and, along with the decline in property values since the Great Recession of 2008, it precludes the possibility of any TIF capture that would have been necessary to finance projects delineated in the Plan.
2. The original DDA Plan had been adopted eight years prior and, following economic recovery, the dynamics of economic development in rural communities have changed dramatically.
3. The concept of a CIA provides an opportunity collaborate with Columbia Township and redevelop the Village's and Columbia Township's commercial districts as a single entity.
4. With completion of a new TIF Plan and Development Plan, the CIA Board will be able to establish a long-range plan of capital projects for the CIA.
5. A new Tax Increment Financing Plan and Development Plan will include details of specific projects relevant to current economic conditions that would achieve the stated goals of the CIA.

SCOPE OF SERVICES

The Corridor Improvement Authority Tax Increment Financing Plan and Development Plan is based, in part, on the current scope of services as of **April 8, 2019**, the date of adoption of the Plan.

The scope of services is to:

1. Review economic development in the Development Area, provide a summary of significant accomplishments and identify and prioritize remaining needs in the Development Area.
2. Delineate specific programs and projects that should be included in the Plan.
3. Collaborate with Village officials to identify a means of implementing specific programs and projects in the Development Area.
4. Project tax increment revenue for a 20-year period, identify other potential sources of project funding and correlate projects with identified funding sources.
5. Develop the CIA Plan for presentation to the public with a link to the Village website.

The goals and projects delineated in this Plan are anticipated to be reviewed and updated annually by the Board on a calendar year basis. Projects that have been completed during the previous calendar year would be removed. Remaining projects may be modified or removed depending on the priorities established by the Board. The project list will be considered as an addendum to the Plan so that an updated project list may be approved by the Board without the necessity of amending the entire Plan.

LIMITATIONS OF ANALYSIS

Readers of this Plan should recognize that estimated tax increment revenue, availability of grants, other program funding and project cost estimates are not guaranteed, but are provided simply to guide the planning process. Cost estimates have been prepared using best available information and, when available, historical information obtained from similar projects. Program and project budgets have been prepared without the aid of planning, architectural, engineering, environmental and other professional guidance typically used in the preparation of specific project estimates for contractor bidding purposes. While every effort has been made to use the best information available for preparing cost estimates and accompanying program or project budgets, the final budget and projected costs may vary from the stated estimates and that variation may be significant. However, budgets and recommendations presented herein represent the best judgment of the CIA Board and Village officials based on information gathered within the scope of services.

SECTION TWO

TAX INCREMENT FINANCING PLAN

DESCRIPTION OF CURRENT FINANCIAL POSITION

Current Assets and Revenue

Though Village Council's intention has been to replace the Downtown Development Authority (DDA) with the Corridor Improvement Authority (CIA), Village Council will determine if funds remaining in the DDA account as of repeal of the enabling ordinance will be transferred to a CIA account. Since none of the DDA's funding was from Tax Increment Financing (TIF) tax capture, the Village is exempt from obligation to refund remaining funds to any of the taxing jurisdictions. Following the most recent audit for fiscal year 2018, as of June 30, 2018, the accrued fund balance for the DDA was \$2,022. Essentially, the CIA's current assets are zero (\$0) unless or until Village Council determines whether to transfer the DDA's funds to the CIA. No TIF revenue is anticipated to be captured until fiscal year 2020 (July 1, 2019 – June 30, 2020), assuming the TIF Plan and Development Plan are approved prior to June 30, 2019.

Expenses

The CIA has incurred no expenses prior to approval of the TIF Plan and Development Plan.

DURATION OF THE TAX INCREMENT FINANCING PLAN

The Act is indefinite pertaining to the duration of a CIA, broadly stating that a CIA and TIF Plan may be abolished if "*the purpose for which it was established are accomplished*" (Section 619.(2)), recognizing that all debt obligations have been satisfied and remaining funds have been redistributed proportionately to the respective taxing jurisdictions. Village Council intends that the Board prepare a project schedule and budget, updated annually, to reflect progress toward completion of the project schedule. Determination of the duration of the CIA is based, in part, on

the time needed to complete the project schedule, including any amendments to the initial schedule of projects.

This Plan delineates a project schedule and budget for a 20-year period recognizing that state and national economic conditions and changes in property values within the Development Area will impact the CIA budget and the ability to complete the project schedule, including any additions. Therefore, the Village Council should authorize the Tax Increment Financing Plan for an initial 20-year period through 2038, with the option of extending or reducing the timeframe for completion subject to the annual reporting of progress toward completion of the project schedule by the CIA Board.

REQUIREMENTS OF THE TAX INCREMENT FINANCING PLAN

The Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act which states in part:

“If the authority determines that it is necessary for the achievement of the purposes of this part, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621,…”.

Specifically, the Tax Increment Financing Plan must address the following three points:

- 1. A detailed explanation of the tax increment process.**

The introduction (page 2) to this document includes a detailed description of the tax increment financing process. In addition to that description, once the Tax Increment Financing Plan and Development Plan have been adopted by resolution of Village Council, the treasurers for Jackson County and Columbia Township are required to

transmit to the Village tax increment revenues as described by the Act. The captured assessed values are defined as the difference between the most recently assessed values and the initial assessed value as established prior to adoption of the TIF Plan and Development Plan or, as described above, as of December 31, 2018. For this reason, it is anticipated that TIF captured revenue will not be forthcoming prior to September 2020.

2. The maximum amount of bonded indebtedness to be incurred.

Following the recommendations of the CIA Ad Hoc Committee, the CIA Ordinance as enacted by Village Council on July 23, 2018, provides that revenue will only be generated by donations, TIF capture and grants. Bond indebtedness is currently prohibited by the ordinance.

3. The duration of the program.

As stated above, Village Council should approve the Plan for an initial duration of 20 years, through 2038, with extensions possible beyond 2038 if the purpose of the CIA and the TIF Plan and Development Plan have not been accomplished.

CONTEMPLATED USE OF DEBT

Village Council has adopted a “pay-as-you-go” funding philosophy for the CIA and its projects. Unless the CIA Ordinance is amended, no debt obligations are to be incurred. Several projects contained in the Project Schedule and Budget may be of significant cost, but the CIA is limited to accumulating funds over multiple fiscal years to fund such projects rather than incurring debt.

The CIA has determined that Tax Increment Financing is necessary for a 20-year period to complete the projects contained in the Project Schedule and Budget. Based on current Village resources, the Village Council and the CIA Board realize that limited budgetary resources and the

lack of other economic development funding sources may limit the ability of the Village in accomplishing the purpose of the CIA without the use of Tax Increment Financing. No Village funds or other sources of funds are currently available for these programs that would replace the use of Tax Increment Financing.

TAX INCREMENT FINANCING REVENUE PROJECTION

Section 618.(1) further requires the tax increment financing analysis to include “**a statement of the estimated impact of the tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.**” The chart on page 31 contains CIA revenue projections for the 20-year period beginning with 2019 through 2038. This analysis is based on two assumptions concerning the value of the Development Area.

First, the anticipated growth of the taxable values of the Development Area would typically be calculated from an assessment of growth during an arbitrary time period, such as the preceding 10 years. However, the Great Recession, which began in 2008, resulted in taxable values for all properties in the Village declining by more than 10% through 2015, though the State of Michigan experienced a lessor decline in values for at least six years prior to the Great Recession. Property values in the Village have increased only marginally since 2015.

An analysis of commercial property values for Columbia Township, which includes those in the Village, indicates a decline in taxable values of 2.3% between 2010 and 2013. Between 2013 and 2017, the last year for which figures are available, an increase in taxable values of 2.5% was indicated. Though the composite rate for the entire eight-year period would reflect a minimal growth in taxable values for commercial properties of just 0.14%, the national rate of inflation should minimally be considered for the future predictor of tax valuation. The national annualize inflation rate for the 10-year period preceding 2018 is 1.7%, which would include several years during the Great Recession. The national annualized rate since the end of the Great Recession in

2015 is 2.1%. Based on the Village Manager's belief that formation of the CIA will stimulate a rate of growth in the value of buildings and land in the Development Area equal to or greater than the national rate of inflation, a conservative rate of 2.0% has been used to calculate the projected TIF values for the initial 20-year period of the TIF Plan.

Though the tax capture from the TIF Plan could be adjusted to exclude increases in taxable values attributed to inflation and consider only those attributed to capital investment, the Act does not require the Village to exclude revenue attributed to inflationary increases in taxable value. It is recommended that increases in revenue from both capital investment and inflation be captured and distributed to the CIA to expedite achievement of projects included in the Plan. This would simplify calculation of anticipated TIF revenue and expedite completion of the project schedule.

Second, this analysis assumes no single major investment would occur to increase the value during the initial ten-year period covered by the TIF Plan. However, it should be recognized that the location of a major new business in the Development Area or the significant expansion of business activity of an existing business would increase the district tax valuation as well as the CIA tax increment revenue income. Such action would materially impact the amount of CIA revenue and would allow the CIA (with approval of the Village Council) to add additional projects, expand the scope of listed projects or shorten the term of the Tax Increment Financing Plan and Development Plan.

The millage capture rate excludes millages for public school operation and debt, as prescribed by law. In addition, the Jackson County District Library has opted out of TIF capture as allowed by State of Michigan statutes.

TAXING UNIT IMPACT ANALYSIS

The chart on page 31 illustrates the probable impact upon various taxing jurisdictions for the period 2019-2038.

SECTION THREE

DEVELOPMENT PLAN

MISSION STATEMENT OF THE CIA

The CIA Board affirms the goals set forth in the resolution which created the CIA as follows:

1. Redevelop vacant or underutilized properties within the Development area.
2. Improve the business climate of the Development area to prevent economic decline and deterioration of the tax base.
3. Encourage historic preservation of existing structures, where practical, in the Development area.
4. Attract new or expanded development to the Main Street (M-50) and Wampers Lade Road (M-124) corridors.

LEGAL BASIS OF THE DEVELOPMENT PLAN

The Development Plan is prepared pursuant to requirements of Sections 618 and 621 of Public Act 57 of 2018 (known as the Recodified Tax Increment Financing Act), as amended. It addresses the Corridor Improvement Authority (Part 6 of the Act) and the CIA district boundaries as established by Resolution 2018-06 on March 26, 2018 and by Ordinance 2018.07.01, as enacted by Village Council on July 23, 2018. A map and legal description of the Development Area is contained in the addenda. The map should be considered only a graphic representation of the approximate boundaries of the Development Area and is not intended to supersede the legal description.

Unlike the former DDA Development Plan and TIF Plan which should have been enacted by ordinance, the current Act only requires the CIA TIF Plan and Development Plan to be adopted by resolution rather than enacted by ordinance. Therefore, amendments to the Plan do not require an ordinance amendment, though significant modifications may require Village Council to hold a Public Hearing following all notice requirements. Those requirements include two publications of the Notice of Public Hearing no less than 20 days prior to the Public Hearing and a minimum waiting period of 60 days prior to adoption of the Plan following said Public Hearing.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Plan provides specific information as required in Section 621 of the Act. It consists of responses to specific information required in subsections 621.(2)(a) through 621.(2)(r).

Sec. 621.(2)(a)

The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA boundaries are identical to those approved by the initial Village Council resolution on March 26, 2018 and subsequent ordinance on July 23, 2018. A copy of the Development Area legal description and a boundary map are contained in the addenda.

A copy of the Zoning District Map is contained in the addenda showing the relationship of the CIA boundary to other relevant land uses and transportation routes, subject to amendment of the Zoning Map consistent with the goals stated in and necessary for implementation of the TIF Plan and Development Plan.

Section 621.(2)(b)

The location and extent of existing streets and other public facilities within the development area designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and including a legal description of the development area.

The CIA boundaries are identical to those approved by the initial Village Council resolution on March 26, 2018 and subsequent ordinance on July 23, 2018. A copy of the Development Area legal description and a boundary map are contained in the addenda.

Section 621.(2)(c)

A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects contemplated within the Development Area is contained in the project schedule and budget at the end of this section.

Section 621.(2)(d)

The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, cost estimate and implementation schedule for each improvement project to be completed within the Development Area is contained in the project schedule and budget at the end of this section.

Section 621.(2)(e)

A statement of the construction or stages of construction planned and the estimated time of completion of each stage.

A description, cost estimate and implementation schedule for each improvement project to be completed within the Development Area is contained in the project schedule and budget at the end of this section.

Section 621.(2)(f)

A description of any parts of the development area to be left as open space and the use contemplated for the space.

A copy of the Zoning Map is contained in the addenda showing the relationship of land uses, including open spaces, as proposed within the CIA boundaries.

Section 621.(2)(g)

A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and proposed terms.

A description of any real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) and relationship to each specific improvement

project contemplated within the Development Area will be contained in the project schedule and budget if/when such activities are included in the planned goals and activities as amended annually.

Section 621.(2)(h)

A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

All contemplated alterations to streets and utilities will be shown within the context of the current Zoning District Map and Development Area map and as the goals and activities of the CIA are amended annually

Section 621.(2)(i)

An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange financing.

A description, including cost estimate for individual projects and method of financing, within the limitations established by the CIA ordinance, will be contained in the project schedule and budget if/when such activities are included in the planned goals and activities as amended annually.

Section 621.(2)(j)

Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

Information concerning the names of persons for whom benefits may accrue are unknown until a final Development Plan with goals and projects have been prepared. However, as each development project proceeds, this information will be reported as required by this section and as allowed by the CIA ordinance.

Section 621.(2)(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 these persons.

The Board has made no commitments for the acquisition or sale of property that would be included in the Development Area. However, such information, when it is available, will be properly reported. The Board has established policies to explore tax-foreclosed property acquisition should such properties become available for acquisition within the Development Area. At present, only the Village Council has the legal authority to acquire or dispose of property on behalf of the Village and/or the CIA.

Section 621.(2)(1)

Estimates of the number of persons residing in the development area and the number of families and individual to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displace families and individuals.

The estimated number of residential properties in the Development Area at the time of formation was less than 100 parcels. No displacement of residents is anticipated during implementation of any part of the Plan. However, the Board will consist of at least one resident who resides within the Development Area or within ½ mile of the Development Area as required by Section 608.(1) to provide for citizen representation on the Board. No relocation of families or individuals is contemplated within the scope of this Plan.

When practical and within the scope of activities contained within the Plan, certain properties within the Development Area, which are transitioning from residential use to commercial use as reflected in the current Zoning Map or Future Land Use Map as nonconforming properties, may

be vacated voluntarily by residents or through a planned schedule upon change of ownership or following acquisition by the CIA.

Section 621.(2)(m)

A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

No specific relocation of families or individuals is contemplated within the scope of the Plan even though certain properties, for which the current use is residential, exist in commercially zoned districts. It is anticipated that these properties may cease to be used for residential purposes and will transition to conforming commercial use. Further, residential development within the Development Area is a recognized activity of the CIA. Therefore, should relocation of families or individuals become a priority to provide for a higher use of properties within the Development Area, relocation to new residential properties within or adjacent to the Development Area will be considered before more distant housing options.

Section 621.(2)(n)

Provision for the costs of relocating persons displaced by the development, and financial assistance and reimbursement of expenses, including litigation expenses and expenses incidental to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisitions policies act of 1970, Public Law 91-646, 84 Stat. 1894.

As provided in the response to Section 621.2(m), above, should relocation of families or individuals from the Development Area be necessitated, the Board will consider provisions for financial assistance and reimbursement of expenses in accordance with required public law or statutes.

Section 621.(2)(o)

A plan for compliance with the Relocation Assistance Act, that being 1972 PA 227, MCL 213.321 to 213.332.

Though no relocation of families or individuals is contemplated within the scope of the Plan, the CIA will comply with all applicable Relocation Assistance Act requirements of Public Act 227 of 1972, when indicated.

Section 621.(2)(p)

The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

The Board recognizes it is subordinate to the governing body for all amendments to the Plan. However, the Board anticipates it will make recommendations to the governing body for amendments to the Plan periodically due to changes in conditions in the Development Area during the life of the Plan. It is anticipated that the activities of the CIA during the life of the Plan will have a significant positive impact in the Development Area and surrounding area which could necessitate amendment of the Plan.

Section 621.(2)(q)

A schedule to periodically evaluate the effectiveness of the development plan.

As previously stated, it is the intent of the Board to annually review the goals and activities of the Development Plan and to amend said Plan to remove completed items, add new items and/or modify items in the project schedule.

Section 621.(2)(r)

Other material which the authority, local public agency, or governing board considers pertinent.

No other material was deemed necessary for the Plan.

SECTION FOUR

PROJECT SCHEDULE and BUDGET

CAPITAL PROJECTS

The purpose of the Project Schedule and Budget is to list projects that support the purpose of the CIA, to *“redevelop its commercial corridors; correct and prevent deterioration in its business districts; encourage historic preservation; and promote the economic growth of the district.”* As indicated by this heading, capital projects would be anticipated to have a defined cost. Certain projects with a significant cost would also be represented in the Village’s Capital Improvement Plan (CIP) that is updated annually coinciding with the budget process that culminates with each fiscal year (July 1).

The list of potential projects ranges from installation of a community calendar to significant improvements. The Board will need to establish relative priorities for each project, adjusting the timeline accordingly with the importance of or impact to the Village and availability of funding. The recommendation of the CIA Ad Hoc Committee, adopted by Village Council in its approval of the CIA Ordinance, is to fund the Project Schedule activities on a “pay-as-you-go” basis rather than pursue loans or bonds. The timeline for significant projects reflects this philosophy.

Since 2017, the Village has been working toward certification as a Redevelopment Ready Community through the Michigan Economic Development Corporation. Included in this process is the opportunity to designate up to three properties (or three groups of contiguous properties) that the Village may wish to identify as currently underutilized commercial properties. Once identified and with the approval of the property owners, the Village may collaborate with MEDC in marketing said properties. Properties that could be considered in the RRC Program may include the former Ford facility on Mill Street, commercial properties along Snidicor Alley, properties at the end of Jackson Street, properties along Monroe Street (south of the Department of Public

Works) or properties on Constitution Avenue west of Huntington Bank. Though not included in the initial Project Schedule and Budget, the Board may consider the RRC eligible properties within the Development Area in a future amendment of the Project Schedule and Budget.

SCHEDULE AND BUDGET

The Tax Increment Financing Plan and Development Plan project schedule and budget are shown on page 28. It describes specific programs and projects that address CIA goals. The Plan identifies projects or activities that are organized within four categories: 1) Signage; 2) Physical Improvements; 3) Marketing and Promotion; and, 4) Business Assistance. Accompanying each program or project is information concerning the proposed implementation schedule, estimated cost and sources of funding. The schedule begins with fiscal year 2019 and ends in fiscal year 2038 (Fiscal years are designated by the calendar year in which they end on June 30.). Projects are scheduled based on feasibility, priority of need and the anticipated availability of funding by the CIA from TIF capture and other sources to finance projects. The project schedule and estimated budget should be construed only as a guide since a number of variables, most notably the availability of revenue, would impact on completion of these projects.

On or before 2029, at completion of the first 10 years of the Plan, the Board will consider action to amend the Plan or make a recommendation to Village Council for the rescission of the ordinance creating the CIA. Rescission of the ordinance (pursuant to Section 627 of the Act) would terminate the existence of the CIA as well as terminate the availability of tax increment financing. Termination of the CIA would be contingent upon repayment of any debt obligations of the CIA which could extend beyond the initial 10-year period covered by the Plan.

Coinciding with a possible amendment of the CIA Plan on or before 2029, the schedule listing the Annualized Compound Growth and accompanying Tax Increment Financing Revenue Estimate would be updated. Though the project schedule continues for an additional ten years through 2038,

with the possibility of annual revisions of the project schedule and budget as outlined above, the property valuations and TIF revenue projections may require updating more frequently than 10 years to reflect current economic conditions. Effectively, those projections would be recalculated on a 10-year basis even though the base valuation year for properties in the Development Area would remain as 2018.

The project schedule and budget assumes the CIA will complete several of the projects listed during the first ten years and consider acceleration of the project schedule or implementing additional projects not listed in the initial Plan, which would require approval of amendments by Village Council. However, should completion of any projects or repayment of debt obligations require continuation beyond the terminal date chosen by Village Council, the terminal date for the CIA would either be extended by amendment or the CIA would recommend assigning completion responsibilities to other Village entities and seek to obligate funds from other sources for completion and/or to satisfy remaining debt obligations.

Should CIA revenues exceed the anticipated needs of all projects contained in the budget, including possible additional projects, excess revenue shall be remitted to the respective taxing units proportionate to applicable tax millage rates imposed on property in the Development Area, as required by the Act (Section 619.(2)).

PROJECT DESCRIPTIONS

Signage

This group of projects supports a specific area of business promotion and community identity or branding that impacts all business properties in the Village. While the Plan does not address process issues, as does the Code of Ordinances and, specifically, the sign ordinances, it does address capital projects that would unify and benefit businesses in the entire Development Area as a whole. With the Development Area being divided by two state trunk lines, M-50 (Main St.) and

M-124 (Wamplers Lake Rd.), all projects will likely require approval of the Michigan Department of Transportation which may dictate the location, size, verbiage and color of certain signs.

The concept of “blade signs” would complement physical improvements to the Village’s sidewalks (non-motorized pathways) in identifying businesses for pedestrians since such signs are installed perpendicular to a business’ façade. As would be addressed in the sign ordinance, the size of blade signs should be uniform and, possibly, present a common theme or Village brand. An example might be blade signs with a shamrock pattern that supports the Irish Hills theme.

Physical Improvements

This group of projects addresses physical improvements within the Development Area, including enhancement of the previously completed streetscape program with installation/replacement of banners, signs, landscaping and additional landscaping. All projects are assumed to be funded primarily by the CIA through grants, private donations/owner contributions or user fees, in addition to any TIF capture, within the limitations of the CIA ordinance.

These projects would also address an effort to unify commercial areas adjacent to the Main Street (M-50) and Wamplers Lake Road (M-124) corridors, specifically within the first 500 feet of Constitution Ave., Lansing St., Detroit St., Irwin St., Jackson St., Lane St., Randolph St., Chicago St., Monroe St., School St. Marshall St., Michigan St., Mill St. and River St. While signage would direct visitors to businesses located adjacent to the Main Street and Wamplers Lake Road corridors, physical improvements would address sidewalks, street and parking improvements, decorative lighting and landscaping and would serve to unify commercial enterprises within the Development Area as well as enhance access to underutilized or undeveloped commercial areas within the Development Area.

As stated at the beginning of this section, significant projects would be included in the Village’s Capital Improvements Plan since funding may be available through certain Village funds, such as

the Local Street Fund. Many of the listed projects, though assigned a high priority for the potential impact to the Development Area, may also be assigned a later completion date due to the need to accumulate funding over a longer timeframe. The Board may wish to consider allocation of funds on a two-prong approach with a portion of funds set aside for larger projects for a later completion date and remaining funds allocated for more immediate use in smaller projects.

Marketing and Promotion

These projects provide general support to businesses in the Development Area as compared to Business Assistance which may benefit select businesses. While it might suggest the necessity of professional staffing of CIA supported events, alternative coordination (volunteers) will be necessary due to budgetary constraints and the greater emphasis on completing capital projects. Should professional staffing of an Events Coordinator occur in the future, the position could be funded as a collaboration between the CIA and Village. Both the Village and the CIA could share in the responsibility for funding of these events until such time the events could become self-sustaining.

Projects in this category would also address the CIA objective of promoting economic growth through advertising, marketing and other promotional activities, a process that could be cost neutral. While the CIA intends that these would be self-supporting, it may be necessary for the CIA to provide initial and/or supplemental funding. The CIA's activities would be included in the Village website and Facebook account to enable promotion of services and programs under its purview.

Business Assistance

This element contemplates providing design and implementation funds for façade and building renovation grants designed to obtain a unified architectural appearance in the Development Area. It is anticipated that the CIA would provide up to 25% of the funding for this program with

additional funding provided by the property owner and/or grants through the State of Michigan (Michigan Economic Development Corporation or Michigan State Housing Development Authority). Funding to support improvements to commercial properties along Constitution Ave., Lansing St., Detroit St., Irwin St., Jackson St., Lane St., Randolph St., Chicago St., Monroe St., School St. Marshall St., Michigan St., Mill St. and River St. that are within the Development Area would be an expansion of projects completed previously along the Main Street corridor.

Rear façade improvements along West St. and Water St. behind the commercial properties that front on N. Main St. would serve a dual purpose. First, some properties have been divided to provide additional retail space that may only be accessible from West St. or Water St. Second, when the municipal parking lots on West St. and at Weatherwax Park are eventually rebuilt, such a project would complement rear façade improvements encouraging customers to utilize rear entrances to certain businesses in the Development Area and make better use of available public parking.

SECTION FIVE

CHARTS and ADDENDA

CHARTS

TAX INCREMENT FINANCING – PROJECT SCHEDULE and BUDGET

PROJECT SCHEDULE and BUDGET				
DESCRIPTION	RANK L-M-H	END DATE	ESTIMATED BUDGET	FINANCE METHOD
<u>Signage</u>				
1. Install business wayfinding signage		2020	\$10,000	TIF/Fees
2. Install community calendar on Village Sq.		2020	\$5,000	TIF/Village/Donations
3. Install “blade signs” on businesses		2024	\$50,000	TIF/Donations/Business
4. Install banner cable at north end of Square		2020	\$15,000	TIF/Village/Donations
5. Install ‘Welcome to Brooklyn’ signs		2020	\$10,000	TIF/Village
			\$90,000	
<u>Physical Improvements</u>				
6. Expand/upgrade sidewalks		2025	\$100,000	TIF/MDOT/Village/Grant
7. Install crosswalk signage		2020	\$10,000	TIF/Village
8. Extend decorative lighting (CIA streets)		2028	\$75,000	TIF/Village/Grant
9. Develop “pocket” parks		2026	\$25,000	TIF/Donations
10. Free Wi-Fi		2022	\$25,000	TIF/Village/Businesses
11. Install vehicle charging station (each)		2020	\$5,000	TIF/Village
12. Install bicycle racks		2022	\$5,000	TIF/Village
			\$245,000	
<u>Marketing and Promotion</u>				
13. Website development and maintenance		2019-2038	\$50,000	TIF/Village/Fees
14. Marketing Materials		2019-2038	\$50,000	TIF/Village/Fees
15. Seasonal & event window decoration		2019-2038	\$30,000	Sponsors/Donations
16. River Raisin activities		2019-2038	\$100,000	TIF/Sponsors/Donations
17. Fireworks (Independence Day)		2019-2038	\$200,000	Sponsors/Donations
			\$430,000	
<u>Business Assistance</u>				
18. Façade Improvement Program (theme)		2020-2038	\$250,000	TIF/MEDC/MSHDA
19. Install historical building signage		2022	\$50,000	TIF/Donations/Business
20. Mentor program		2019-2038	\$100,000	TIF/Sponsors/Businesses
			\$400,000	
TOTAL:			\$1,165,000	

TAX INCREMENT FINANCING – BASE VALUATION

TAX INCREMENT FINANCING CIA – DEVELOPMENT AREA BASE VALUATION	
YEAR	TOTAL TAXABLE VALUE
Base Year Valuation: 2018	\$18,642,119
Annualized Compound Growth: 2019 – 2023: 2.00% 2024 – 2028: 2.00% 2029 – 2033: 2.00% 2034 – 2038: 2.00%	Anticipated Growth in Taxable Value: \$1,940,286 \$2,142,234 \$2,365,198 <u>\$2,611,371</u> Total Anticipated Growth: \$9,059,089
Base Year Taxable Value Sources:	Village of Brooklyn BS&A records Columbia Township records Jackson County GIS

TAX INCREMENT FINANCING – REVENUE ESTIMATES

TAX INCREMENT FINANCING (TIF) REVENUE ESTIMATES					
	Calendar Year	Development Area Estimated Taxable Value	Estimated Taxable Value Increase	Cumulative Taxable Value Increase	Projected Annual TIF Revenue
Initial Base Year Valuation:	2018	\$18,642,119	\$0	\$0	\$0
Estimated Valuation:	2019	\$19,014,961	\$372,842	\$372,842	\$9,295
	2020	\$19,395,260	\$380,299	\$753,141	\$9,481
	2021	\$19,783,166	\$387,905	\$1,141,046	\$9,671
	2022	\$20,178,829	\$395,663	\$1,536,709	\$9,864
	2023	\$20,582,405	\$403,577	\$1,940,286	\$10,061
	2024	\$20,994,054	\$411,648	\$2,351,934	\$10,262
	2025	\$21,413,935	\$419,881	\$2,771,815	\$10,468
	2026	\$21,842,213	\$428,279	\$3,200,094	\$10,677
	2027	\$22,279,058	\$436,844	\$3,636,938	\$10,891
	2028	\$22,724,639	\$445,581	\$4,082,519	\$11,108
2019 – 2028 Estimated Cumulative Tax Increment Financing Capture:					\$101,778
	2029	\$23,179,131	\$454,493	\$4,537,012	\$11,331
	2030	\$23,642,714	\$463,583	\$5,000,595	\$11,557
	2031	\$24,115,568	\$472,854	\$5,473,449	\$11,788
	2032	\$24,597,880	\$482,311	\$5,955,760	\$12,024
	2033	\$25,089,837	\$491,958	\$6,447,718	\$12,265
	2034	\$25,591,634	\$501,797	\$6,949,515	\$12,510
	2035	\$26,103,467	\$511,833	\$7,461,348	\$12,760
	2036	\$26,625,536	\$522,069	\$7,983,417	\$13,015
	2037	\$27,158,047	\$532,511	\$8,515,928	\$13,276
	2038	\$27,701,208	\$543,161	\$9,059,089	\$13,541
2029 – 2038 Estimated Cumulative Tax Increment Financing Capture:					\$124,067
Estimated Cumulative Increase in Development Area Taxable Value (2019-2038):					\$9,059,089
Estimated Cumulative Tax Increment Financing Revenue (2019-2038):					\$225,845

TAX INCREMENT FINANCING – TAXING UNIT IMPACT ANALYSIS: 2019 – 2038

CORRIDOR IMPROVEMENT AUTHORITY – TIF CAPTURE							
Summary of Estimated Total Taxable Values and Projected Revenue							
Year	Taxable Value	Captured TV	Village of Brooklyn	Columbia Township	Jackson County	Jackson College	Total Tax Capture
[Base Year = 2018]			Millage: 15.6051	Millage: 2.0767	Millage: 6.1038	Millage: 1.1446	
2018	\$18,642,119	\$0	\$0	\$0	\$0	\$0	\$0
2019	\$19,014,961	\$372,842	\$5,818	\$774	\$2,276	\$427	\$ 9,295
2020	\$19,395,260	\$380,299	\$5,935	\$790	\$2,321	\$435	\$ 9,481
2021	\$19,783,166	\$387,905	\$6,053	\$806	\$2,368	\$444	\$ 9,671
2022	\$20,178,829	\$395,663	\$6,174	\$822	\$2,415	\$453	\$ 9,864
2023	\$20,582,405	\$403,577	\$6,298	\$838	\$2,463	\$462	\$10,061
2024	\$20,994,054	\$411,648	\$6,424	\$855	\$2,513	\$471	\$10,262
2025	\$21,413,935	\$419,881	\$6,552	\$872	\$2,563	\$481	\$10,468
2026	\$21,842,213	\$428,279	\$6,683	\$889	\$2,614	\$490	\$10,677
2027	\$22,279,058	\$436,844	\$6,817	\$907	\$2,666	\$500	\$10,891
2028	\$22,724,639	\$445,581	\$6,953	\$925	\$2,720	\$510	\$11,108
Total 2019-2028:			\$63,708	\$8,478	\$24,919	\$4,673	\$101,778
2029	\$23,179,131	\$454,493	\$7,092	\$944	\$2,774	\$520	\$11,331
2030	\$23,642,714	\$463,583	\$7,234	\$963	\$2,830	\$531	\$11,557
2031	\$24,115,568	\$472,854	\$7,379	\$982	\$2,886	\$541	\$11,788
2032	\$24,597,880	\$482,311	\$7,527	\$1,002	\$2,944	\$552	\$12,024
2033	\$25,089,837	\$491,958	\$7,677	\$1,022	\$3,003	\$563	\$12,265
2034	\$25,591,634	\$501,797	\$7,831	\$1,042	\$3,063	\$574	\$12,510
2035	\$26,103,467	\$511,833	\$7,987	\$1,063	\$3,124	\$586	\$12,760
2036	\$26,625,536	\$522,069	\$8,147	\$1,084	\$3,187	\$598	\$13,015
2037	\$27,158,047	\$532,511	\$8,310	\$1,106	\$3,250	\$610	\$13,276
2038	\$27,701,208	\$543,161	\$8,476	\$1,128	\$3,315	\$622	\$13,541
Total 2029-2038:			\$77,660	\$10,335	\$30,376	\$5,696	\$124,067
Grand Total 2019-2038:			\$141,368	\$18,813	\$55,295	\$10,369	\$225,845

**COORDINOR IMPROVEMENT AUTHORITY - DEVELOPMENT AREA
SCHEDULE OF ESTIMATED TAXABLE VALUES BY PARCEL**

Parcel #	Initial TV 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
000-19-24-277-001-00	\$ 11,332	\$ 11,559	\$ 11,790	\$ 12,026	\$ 12,266	\$ 12,511	\$ 12,762	\$ 13,017	\$ 13,277	\$ 13,543	\$ 13,814
000-19-24-277-002-00	\$ 101,266	\$ 103,291	\$ 105,357	\$ 107,464	\$ 109,614	\$ 111,806	\$ 114,042	\$ 116,323	\$ 118,649	\$ 121,022	\$ 123,443
000-19-24-277-003-00	\$ 49,654	\$ 50,647	\$ 51,660	\$ 52,693	\$ 53,747	\$ 54,822	\$ 55,918	\$ 57,037	\$ 58,178	\$ 59,341	\$ 60,528
000-19-24-277-004-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-277-004-01	\$ 32,799	\$ 33,455	\$ 34,124	\$ 34,807	\$ 35,503	\$ 36,213	\$ 36,937	\$ 37,676	\$ 38,429	\$ 39,198	\$ 39,982
000-19-24-277-005-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-277-005-01	\$ 118,200	\$ 120,564	\$ 122,975	\$ 125,435	\$ 127,943	\$ 130,502	\$ 133,112	\$ 135,775	\$ 138,490	\$ 141,260	\$ 144,085
000-19-24-277-006-00	\$ 65,300	\$ 66,606	\$ 67,938	\$ 69,297	\$ 70,683	\$ 72,096	\$ 73,538	\$ 75,009	\$ 76,509	\$ 78,040	\$ 79,600
000-19-24-277-007-01	\$ 28,481	\$ 29,051	\$ 29,632	\$ 30,224	\$ 30,829	\$ 31,445	\$ 32,074	\$ 32,716	\$ 33,370	\$ 34,037	\$ 34,718
000-19-24-277-007-02	\$ 42,023	\$ 42,863	\$ 43,721	\$ 44,595	\$ 45,487	\$ 46,397	\$ 47,325	\$ 48,271	\$ 49,237	\$ 50,221	\$ 51,226
000-19-24-277-008-01	\$ 10,833	\$ 11,050	\$ 11,271	\$ 11,496	\$ 11,726	\$ 11,961	\$ 12,200	\$ 12,444	\$ 12,693	\$ 12,946	\$ 13,205
000-19-24-277-009-00	\$ 42,130	\$ 42,973	\$ 43,832	\$ 44,709	\$ 45,603	\$ 46,515	\$ 47,445	\$ 48,394	\$ 49,362	\$ 50,349	\$ 51,356
000-19-24-277-010-00	\$ 42,555	\$ 43,406	\$ 44,274	\$ 45,160	\$ 46,063	\$ 46,984	\$ 47,924	\$ 48,882	\$ 49,860	\$ 50,857	\$ 51,874
000-19-24-277-020-00	\$ 41,146	\$ 41,969	\$ 42,808	\$ 43,664	\$ 44,538	\$ 45,429	\$ 46,337	\$ 47,264	\$ 48,209	\$ 49,173	\$ 50,157
000-19-24-277-021-00	\$ 26,454	\$ 26,983	\$ 27,523	\$ 28,073	\$ 28,635	\$ 29,207	\$ 29,792	\$ 30,387	\$ 30,995	\$ 31,615	\$ 32,247
000-19-24-277-022-00	\$ 18,236	\$ 18,601	\$ 18,973	\$ 19,352	\$ 19,739	\$ 20,134	\$ 20,537	\$ 20,947	\$ 21,366	\$ 21,794	\$ 22,230
000-19-24-277-023-00	\$ 19,011	\$ 19,391	\$ 19,779	\$ 20,175	\$ 20,578	\$ 20,980	\$ 21,409	\$ 21,838	\$ 22,274	\$ 22,720	\$ 23,174
000-19-24-277-024-00	\$ 23,740	\$ 24,215	\$ 24,699	\$ 25,193	\$ 25,697	\$ 26,211	\$ 26,735	\$ 27,270	\$ 27,815	\$ 28,371	\$ 28,939
000-19-24-426-024-00	\$ 35,330	\$ 36,037	\$ 36,757	\$ 37,492	\$ 38,242	\$ 39,007	\$ 39,787	\$ 40,583	\$ 41,395	\$ 42,223	\$ 43,067
000-19-24-426-025-02	\$ 54,175	\$ 55,259	\$ 56,364	\$ 57,491	\$ 58,641	\$ 59,814	\$ 61,010	\$ 62,230	\$ 63,475	\$ 64,744	\$ 66,039
000-19-24-426-026-00	\$ 40,521	\$ 41,331	\$ 42,158	\$ 43,001	\$ 43,861	\$ 44,738	\$ 45,633	\$ 46,546	\$ 47,477	\$ 48,426	\$ 49,395
000-19-24-426-027-00	\$ 43,250	\$ 44,115	\$ 44,997	\$ 45,897	\$ 46,815	\$ 47,751	\$ 48,707	\$ 49,681	\$ 50,674	\$ 51,688	\$ 52,722
000-19-24-426-028-01	\$ 34,656	\$ 35,349	\$ 36,056	\$ 36,777	\$ 37,513	\$ 38,263	\$ 39,028	\$ 39,809	\$ 40,605	\$ 41,417	\$ 42,245
000-19-24-426-028-02	\$ 6,592	\$ 6,724	\$ 6,858	\$ 6,985	\$ 7,135	\$ 7,278	\$ 7,424	\$ 7,572	\$ 7,724	\$ 7,878	\$ 8,036
000-19-24-426-029-00	\$ 36,000	\$ 36,720	\$ 37,454	\$ 38,203	\$ 38,968	\$ 39,747	\$ 40,542	\$ 41,353	\$ 42,180	\$ 43,023	\$ 43,884
000-19-24-426-030-01	\$ 31,587	\$ 32,219	\$ 32,863	\$ 33,520	\$ 34,191	\$ 34,875	\$ 35,572	\$ 36,284	\$ 37,009	\$ 37,749	\$ 38,504
000-19-24-426-031-01	\$ 37,543	\$ 38,294	\$ 39,060	\$ 39,841	\$ 40,638	\$ 41,451	\$ 42,280	\$ 43,125	\$ 43,988	\$ 44,867	\$ 45,765
000-19-24-426-033-01	\$ 39,355	\$ 40,142	\$ 40,945	\$ 41,764	\$ 42,599	\$ 43,451	\$ 44,320	\$ 45,207	\$ 46,111	\$ 47,033	\$ 47,974
000-19-24-426-034-00	\$ 39,681	\$ 40,475	\$ 41,284	\$ 42,110	\$ 42,952	\$ 43,811	\$ 44,687	\$ 45,581	\$ 46,493	\$ 47,422	\$ 48,371
000-19-24-426-035-00	\$ 36,795	\$ 37,531	\$ 38,282	\$ 39,047	\$ 39,828	\$ 40,625	\$ 41,437	\$ 42,266	\$ 43,111	\$ 43,973	\$ 44,853
000-19-24-426-036-00	\$ 44,821	\$ 45,717	\$ 46,632	\$ 47,564	\$ 48,516	\$ 49,486	\$ 50,476	\$ 51,488	\$ 52,515	\$ 53,565	\$ 54,637
000-19-24-426-037-01	\$ 44,301	\$ 45,167	\$ 46,091	\$ 47,013	\$ 47,953	\$ 48,912	\$ 49,890	\$ 50,888	\$ 51,906	\$ 52,944	\$ 54,003
000-19-24-426-037-02	\$ 71,034	\$ 72,455	\$ 73,904	\$ 75,382	\$ 76,889	\$ 78,427	\$ 79,996	\$ 81,596	\$ 83,228	\$ 84,892	\$ 86,590
000-19-24-426-038-00	\$ 38,069	\$ 38,830	\$ 39,607	\$ 40,399	\$ 41,207	\$ 42,031	\$ 42,872	\$ 43,729	\$ 44,604	\$ 45,496	\$ 46,406
000-19-24-426-039-00	\$ 28,448	\$ 29,017	\$ 29,597	\$ 30,189	\$ 30,793	\$ 31,409	\$ 32,037	\$ 32,678	\$ 33,331	\$ 33,998	\$ 34,678
000-19-24-426-040-00	\$ 40,329	\$ 41,136	\$ 41,958	\$ 42,797	\$ 43,653	\$ 44,526	\$ 45,417	\$ 46,325	\$ 47,252	\$ 48,197	\$ 49,161
000-19-24-426-041-00	\$ 40,230	\$ 41,035	\$ 41,855	\$ 42,692	\$ 43,546	\$ 44,417	\$ 45,306	\$ 46,212	\$ 47,136	\$ 48,079	\$ 49,040
000-19-24-427-011-00	\$ 27,714	\$ 28,268	\$ 28,834	\$ 29,410	\$ 29,999	\$ 30,598	\$ 31,210	\$ 31,835	\$ 32,471	\$ 33,121	\$ 33,783
000-19-24-427-014-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-427-016-00	\$ 36,582	\$ 37,314	\$ 38,060	\$ 38,821	\$ 39,598	\$ 40,389	\$ 41,197	\$ 42,021	\$ 42,862	\$ 43,719	\$ 44,593
000-19-24-427-017-00	\$ 37,792	\$ 38,548	\$ 39,319	\$ 40,105	\$ 40,907	\$ 41,725	\$ 42,560	\$ 43,411	\$ 44,279	\$ 45,165	\$ 46,068
000-19-24-427-018-00	\$ 37,674	\$ 38,427	\$ 39,196	\$ 39,980	\$ 40,780	\$ 41,595	\$ 42,427	\$ 43,276	\$ 44,141	\$ 45,024	\$ 45,924
000-19-24-427-019-00	\$ 34,200	\$ 34,884	\$ 35,582	\$ 36,293	\$ 37,019	\$ 37,760	\$ 38,515	\$ 39,285	\$ 40,071	\$ 40,872	\$ 41,690
000-19-24-427-020-00	\$ 22,570	\$ 23,021	\$ 23,482	\$ 23,951	\$ 24,430	\$ 24,919	\$ 25,417	\$ 25,926	\$ 26,444	\$ 26,973	\$ 27,513
000-19-24-427-020-01	\$ 28,723	\$ 29,297	\$ 29,883	\$ 30,481	\$ 31,091	\$ 31,713	\$ 32,347	\$ 32,994	\$ 33,654	\$ 34,327	\$ 35,013
000-19-24-427-021-00	\$ 40,165	\$ 40,968	\$ 41,788	\$ 42,623	\$ 43,476	\$ 44,345	\$ 45,232	\$ 46,137	\$ 47,060	\$ 48,001	\$ 48,961
000-19-24-428-001-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-001-02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Parcel #	Initial TV 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
000-19-24-428-002-00	\$ 28,329	\$ 28,896	\$ 29,473	\$ 30,063	\$ 30,664	\$ 31,278	\$ 31,903	\$ 32,541	\$ 33,192	\$ 33,856	\$ 34,533
000-19-24-428-003-00	\$ 18,543	\$ 18,914	\$ 19,292	\$ 19,678	\$ 20,072	\$ 20,473	\$ 20,882	\$ 21,300	\$ 21,728	\$ 22,161	\$ 22,604
000-19-24-428-004-00	\$ 9,998	\$ 10,198	\$ 10,402	\$ 10,610	\$ 10,822	\$ 11,039	\$ 11,259	\$ 11,485	\$ 11,714	\$ 11,949	\$ 12,188
000-19-24-428-005-00	\$ 48,624	\$ 49,586	\$ 50,588	\$ 51,600	\$ 52,632	\$ 53,685	\$ 54,759	\$ 55,854	\$ 56,971	\$ 58,110	\$ 59,272
000-19-24-428-006-00	\$ 50,416	\$ 51,424	\$ 52,453	\$ 53,502	\$ 54,572	\$ 55,663	\$ 56,777	\$ 57,912	\$ 59,070	\$ 60,252	\$ 61,457
000-19-24-428-007-00	\$ 55,129	\$ 56,232	\$ 57,356	\$ 58,503	\$ 59,673	\$ 60,867	\$ 62,084	\$ 63,326	\$ 64,592	\$ 65,884	\$ 67,202
000-19-24-428-008-00	\$ 50,641	\$ 51,654	\$ 52,687	\$ 53,741	\$ 54,815	\$ 55,912	\$ 57,030	\$ 58,171	\$ 59,334	\$ 60,521	\$ 61,731
000-19-24-428-009-00	\$ 119,457	\$ 121,846	\$ 124,283	\$ 126,769	\$ 129,304	\$ 131,890	\$ 134,528	\$ 137,219	\$ 139,963	\$ 142,762	\$ 145,617
000-19-24-428-010-00	\$ 65,210	\$ 66,514	\$ 67,844	\$ 69,201	\$ 70,585	\$ 71,997	\$ 73,437	\$ 74,906	\$ 76,404	\$ 77,932	\$ 79,491
000-19-24-428-011-00	\$ 74,138	\$ 75,621	\$ 77,133	\$ 78,676	\$ 80,249	\$ 81,854	\$ 83,491	\$ 85,161	\$ 86,864	\$ 88,602	\$ 90,374
000-19-24-428-013-03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-014-01	\$ 31,147	\$ 31,770	\$ 32,405	\$ 33,053	\$ 33,715	\$ 34,389	\$ 35,077	\$ 35,778	\$ 36,494	\$ 37,224	\$ 37,968
000-19-24-428-015-01	\$ 64,220	\$ 65,504	\$ 66,814	\$ 68,151	\$ 69,514	\$ 70,904	\$ 72,322	\$ 73,769	\$ 75,244	\$ 76,749	\$ 78,284
000-19-24-428-016-02	\$ 32,744	\$ 33,399	\$ 34,067	\$ 34,748	\$ 35,443	\$ 36,152	\$ 36,875	\$ 37,613	\$ 38,365	\$ 39,132	\$ 39,915
000-19-24-428-017-00	\$ 46,609	\$ 47,541	\$ 48,492	\$ 49,462	\$ 50,451	\$ 51,460	\$ 52,489	\$ 53,539	\$ 54,610	\$ 55,702	\$ 56,816
000-19-24-428-018-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-019-00	\$ 31,912	\$ 32,550	\$ 33,201	\$ 33,865	\$ 34,543	\$ 35,233	\$ 35,938	\$ 36,657	\$ 37,390	\$ 38,138	\$ 38,901
000-19-24-476-008-01	\$ 46,461	\$ 47,390	\$ 48,338	\$ 49,305	\$ 50,291	\$ 51,297	\$ 52,323	\$ 53,369	\$ 54,436	\$ 55,525	\$ 56,636
000-19-24-476-008-02	\$ 40,131	\$ 40,934	\$ 41,752	\$ 42,587	\$ 43,439	\$ 44,308	\$ 45,194	\$ 46,098	\$ 47,020	\$ 47,960	\$ 48,919
000-19-24-477-001-00	\$ 105,399	\$ 107,507	\$ 109,657	\$ 111,850	\$ 114,087	\$ 116,369	\$ 118,696	\$ 121,070	\$ 123,492	\$ 125,962	\$ 128,481
000-19-24-477-002-00	\$ 17,682	\$ 18,036	\$ 18,396	\$ 18,764	\$ 19,140	\$ 19,522	\$ 19,913	\$ 20,311	\$ 20,717	\$ 21,132	\$ 21,554
000-19-24-477-003-01	\$ 204,459	\$ 208,548	\$ 212,719	\$ 216,974	\$ 221,313	\$ 225,739	\$ 230,254	\$ 234,859	\$ 239,556	\$ 244,347	\$ 249,234
000-19-24-477-005-00	\$ 60,443	\$ 61,652	\$ 62,885	\$ 64,143	\$ 65,425	\$ 66,734	\$ 68,069	\$ 69,430	\$ 70,819	\$ 72,235	\$ 73,680
000-19-24-477-006-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-478-001-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-478-002-02	\$ 118,065	\$ 120,426	\$ 122,835	\$ 125,292	\$ 127,797	\$ 130,353	\$ 132,960	\$ 135,620	\$ 138,332	\$ 141,099	\$ 143,921
000-19-24-478-003-01	\$ 80,454	\$ 82,063	\$ 83,704	\$ 85,378	\$ 87,086	\$ 88,828	\$ 90,604	\$ 92,416	\$ 94,265	\$ 96,150	\$ 98,073
000-19-24-479-006-02	\$ 43,041	\$ 43,902	\$ 44,780	\$ 45,675	\$ 46,589	\$ 47,521	\$ 48,471	\$ 49,441	\$ 50,429	\$ 51,438	\$ 52,467
000-19-24-479-008-01	\$ 67,822	\$ 69,178	\$ 70,562	\$ 71,973	\$ 73,413	\$ 74,881	\$ 76,379	\$ 77,906	\$ 79,464	\$ 81,054	\$ 82,675
000-19-24-480-004-01	\$ 355,900	\$ 363,018	\$ 370,278	\$ 377,684	\$ 385,238	\$ 392,942	\$ 400,801	\$ 408,817	\$ 416,994	\$ 425,333	\$ 433,840
000-19-24-481-001-01	\$ 161,300	\$ 164,526	\$ 167,817	\$ 171,173	\$ 174,596	\$ 178,088	\$ 181,650	\$ 185,283	\$ 188,989	\$ 192,768	\$ 196,624
000-19-24-481-002-00	\$ 43,739	\$ 44,614	\$ 45,506	\$ 46,416	\$ 47,345	\$ 48,291	\$ 49,257	\$ 50,242	\$ 51,247	\$ 52,272	\$ 53,318
000-19-24-481-004-00	\$ 45,533	\$ 46,444	\$ 47,373	\$ 48,320	\$ 49,286	\$ 50,272	\$ 51,278	\$ 52,303	\$ 53,349	\$ 54,416	\$ 55,504
000-19-24-481-005-00	\$ 38,408	\$ 39,176	\$ 39,960	\$ 40,759	\$ 41,574	\$ 42,406	\$ 43,254	\$ 44,119	\$ 45,001	\$ 45,901	\$ 46,819
000-19-24-481-006-01	\$ 78,418	\$ 79,986	\$ 81,586	\$ 83,218	\$ 84,882	\$ 86,580	\$ 88,311	\$ 90,078	\$ 91,879	\$ 93,717	\$ 95,591
000-19-24-481-007-01	\$ 33,172	\$ 33,835	\$ 34,512	\$ 35,202	\$ 35,906	\$ 36,625	\$ 37,357	\$ 38,104	\$ 38,866	\$ 39,644	\$ 40,436
000-19-24-481-999-00	\$ 800	\$ 816	\$ 832	\$ 849	\$ 866	\$ 883	\$ 901	\$ 919	\$ 937	\$ 956	\$ 975
000-19-24-482-001-00	\$ 44,413	\$ 45,301	\$ 46,207	\$ 47,131	\$ 48,074	\$ 49,036	\$ 50,016	\$ 51,017	\$ 52,037	\$ 53,078	\$ 54,139
000-19-24-482-002-01	\$ 28,286	\$ 28,852	\$ 29,429	\$ 30,017	\$ 30,618	\$ 31,230	\$ 31,855	\$ 32,492	\$ 33,142	\$ 33,804	\$ 34,480
000-19-24-482-003-00	\$ 12,371	\$ 12,618	\$ 12,871	\$ 13,128	\$ 13,391	\$ 13,659	\$ 13,932	\$ 14,210	\$ 14,495	\$ 14,784	\$ 15,080
000-19-24-482-004-00	\$ 14,899	\$ 15,197	\$ 15,501	\$ 15,811	\$ 16,127	\$ 16,450	\$ 16,779	\$ 17,114	\$ 17,457	\$ 17,806	\$ 18,162
000-19-24-482-005-00	\$ 5,757	\$ 5,872	\$ 5,990	\$ 6,109	\$ 6,232	\$ 6,356	\$ 6,483	\$ 6,613	\$ 6,745	\$ 6,880	\$ 7,018
000-19-24-482-006-00	\$ 16,585	\$ 16,917	\$ 17,255	\$ 17,600	\$ 17,952	\$ 18,311	\$ 18,677	\$ 19,051	\$ 19,432	\$ 19,821	\$ 20,217
000-19-24-482-007-00	\$ 20,905	\$ 21,323	\$ 21,750	\$ 22,185	\$ 22,628	\$ 23,081	\$ 23,542	\$ 24,013	\$ 24,494	\$ 24,983	\$ 25,483
000-19-24-482-008-01	\$ 143,734	\$ 146,609	\$ 149,541	\$ 152,532	\$ 155,582	\$ 158,694	\$ 161,868	\$ 165,105	\$ 168,407	\$ 171,775	\$ 175,211
000-19-25-226-002-01	\$ 357,093	\$ 364,235	\$ 371,520	\$ 378,950	\$ 386,529	\$ 394,260	\$ 402,145	\$ 410,188	\$ 418,391	\$ 426,759	\$ 435,294
000-19-25-226-002-02	\$ 338,725	\$ 345,500	\$ 352,409	\$ 359,458	\$ 366,647	\$ 373,980	\$ 381,459	\$ 389,089	\$ 396,870	\$ 404,808	\$ 412,904
000-19-25-226-003-00	\$ 45,669	\$ 46,582	\$ 47,514	\$ 48,464	\$ 49,434	\$ 50,422	\$ 51,431	\$ 52,459	\$ 53,509	\$ 54,579	\$ 55,670
000-19-25-226-004-00	\$ 50,993	\$ 52,013	\$ 53,053	\$ 54,114	\$ 55,196	\$ 56,300	\$ 57,426	\$ 58,575	\$ 59,746	\$ 60,941	\$ 62,160
000-19-25-226-005-00	\$ 24,530	\$ 25,021	\$ 25,521	\$ 26,031	\$ 26,552	\$ 27,083	\$ 27,625	\$ 28,177	\$ 28,741	\$ 29,316	\$ 29,902

Parcel #	Initial TV 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
000-19-25-226-006-00	\$ 3,165	\$ 3,228	\$ 3,293	\$ 3,359	\$ 3,426	\$ 3,494	\$ 3,564	\$ 3,636	\$ 3,708	\$ 3,782	\$ 3,858
000-19-25-226-007-01	\$ 32,059	\$ 32,700	\$ 33,354	\$ 34,021	\$ 34,702	\$ 35,396	\$ 36,104	\$ 36,826	\$ 37,562	\$ 38,313	\$ 39,080
000-19-25-226-008-00	\$ 36,571	\$ 37,302	\$ 38,048	\$ 38,809	\$ 39,586	\$ 40,377	\$ 41,185	\$ 42,009	\$ 42,849	\$ 43,706	\$ 44,580
000-19-25-226-011-01	\$ 17,765	\$ 18,120	\$ 18,483	\$ 18,852	\$ 19,229	\$ 19,614	\$ 20,006	\$ 20,406	\$ 20,815	\$ 21,231	\$ 21,655
000-19-25-226-011-02	\$ 16,979	\$ 17,319	\$ 17,665	\$ 18,018	\$ 18,379	\$ 18,746	\$ 19,121	\$ 19,504	\$ 19,894	\$ 20,291	\$ 20,697
000-19-25-226-011-03	\$ 7,979	\$ 8,139	\$ 8,301	\$ 8,467	\$ 8,637	\$ 8,809	\$ 8,986	\$ 9,165	\$ 9,349	\$ 9,536	\$ 9,726
000-19-25-226-012-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-25-226-013-01	\$ 35,692	\$ 36,406	\$ 37,134	\$ 37,877	\$ 38,634	\$ 39,407	\$ 40,195	\$ 40,999	\$ 41,819	\$ 42,655	\$ 43,508
000-19-25-226-014-00	\$ 23,619	\$ 24,091	\$ 24,573	\$ 25,065	\$ 25,566	\$ 26,077	\$ 26,599	\$ 27,131	\$ 27,673	\$ 28,227	\$ 28,791
000-19-25-226-015-00	\$ 24,200	\$ 24,694	\$ 25,178	\$ 25,681	\$ 26,195	\$ 26,719	\$ 27,253	\$ 27,798	\$ 28,354	\$ 28,921	\$ 29,500
000-19-25-227-001-12	\$ 569,749	\$ 581,144	\$ 592,767	\$ 604,622	\$ 616,715	\$ 629,049	\$ 641,630	\$ 654,463	\$ 667,552	\$ 680,903	\$ 694,521
000-19-25-227-001-13	\$ 362,370	\$ 369,617	\$ 377,010	\$ 384,550	\$ 392,241	\$ 400,086	\$ 408,087	\$ 416,249	\$ 424,574	\$ 433,066	\$ 441,727
000-19-25-227-001-14	\$ 1,690,152	\$ 1,713,755	\$ 1,748,030	\$ 1,782,991	\$ 1,818,651	\$ 1,855,024	\$ 1,892,124	\$ 1,929,967	\$ 1,968,566	\$ 2,007,937	\$ 2,048,098
000-19-25-227-001-15	\$ 20,932	\$ 21,351	\$ 21,778	\$ 22,213	\$ 22,657	\$ 23,111	\$ 23,573	\$ 24,044	\$ 24,525	\$ 25,016	\$ 25,516
000-19-25-227-002-01	\$ 244,154	\$ 249,037	\$ 254,018	\$ 259,098	\$ 264,280	\$ 269,566	\$ 274,957	\$ 280,456	\$ 286,065	\$ 291,787	\$ 297,622
000-19-25-227-002-04	\$ 3,151	\$ 3,214	\$ 3,278	\$ 3,344	\$ 3,411	\$ 3,479	\$ 3,549	\$ 3,620	\$ 3,692	\$ 3,766	\$ 3,841
000-19-25-227-002-05	\$ 251,930	\$ 256,969	\$ 262,108	\$ 267,350	\$ 272,697	\$ 278,151	\$ 283,714	\$ 289,388	\$ 295,176	\$ 301,080	\$ 307,101
000-19-25-227-003-00	\$ 258,061	\$ 263,222	\$ 268,487	\$ 273,856	\$ 279,334	\$ 284,920	\$ 290,619	\$ 296,431	\$ 302,360	\$ 308,407	\$ 314,575
000-19-25-276-001-07	\$ 346,864	\$ 353,801	\$ 360,877	\$ 368,095	\$ 375,457	\$ 382,966	\$ 390,625	\$ 398,438	\$ 406,406	\$ 414,535	\$ 422,825
000-20-19-151-002-01	\$ 103,500	\$ 105,570	\$ 107,681	\$ 109,835	\$ 112,032	\$ 114,272	\$ 116,566	\$ 118,889	\$ 121,267	\$ 123,692	\$ 126,166
000-20-19-151-002-02	\$ 108,300	\$ 110,468	\$ 112,675	\$ 114,929	\$ 117,227	\$ 119,572	\$ 121,963	\$ 124,403	\$ 126,891	\$ 129,429	\$ 132,017
000-20-19-151-003-00	\$ 15,500	\$ 15,810	\$ 16,126	\$ 16,449	\$ 16,778	\$ 17,113	\$ 17,456	\$ 17,805	\$ 18,161	\$ 18,524	\$ 18,894
000-20-19-151-004-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-151-005-00	\$ 131,750	\$ 134,385	\$ 137,073	\$ 139,814	\$ 142,610	\$ 145,463	\$ 148,372	\$ 151,339	\$ 154,366	\$ 157,453	\$ 160,603
000-20-19-151-006-00	\$ 37,792	\$ 38,548	\$ 39,319	\$ 40,105	\$ 40,907	\$ 41,725	\$ 42,560	\$ 43,411	\$ 44,279	\$ 45,165	\$ 46,068
000-20-19-151-007-00	\$ 33,915	\$ 34,593	\$ 35,285	\$ 35,991	\$ 36,711	\$ 37,445	\$ 38,194	\$ 38,958	\$ 39,737	\$ 40,532	\$ 41,342
000-20-19-151-008-00	\$ 35,290	\$ 35,988	\$ 36,716	\$ 37,450	\$ 38,199	\$ 38,963	\$ 39,742	\$ 40,537	\$ 41,348	\$ 42,175	\$ 43,018
000-20-19-151-009-00	\$ 31,675	\$ 32,309	\$ 32,955	\$ 33,614	\$ 34,286	\$ 34,972	\$ 35,671	\$ 36,385	\$ 37,112	\$ 37,855	\$ 38,612
000-20-19-151-010-00	\$ 33,597	\$ 34,269	\$ 34,954	\$ 35,653	\$ 36,366	\$ 37,094	\$ 37,836	\$ 38,592	\$ 39,364	\$ 40,152	\$ 40,955
000-20-19-152-001-01	\$ 504,718	\$ 514,812	\$ 525,109	\$ 535,611	\$ 546,323	\$ 557,249	\$ 568,394	\$ 579,762	\$ 591,358	\$ 603,185	\$ 615,248
000-20-19-152-002-01	\$ 18,173	\$ 18,536	\$ 18,907	\$ 19,285	\$ 19,671	\$ 20,064	\$ 20,466	\$ 20,875	\$ 21,293	\$ 21,718	\$ 22,153
000-20-19-152-003-00	\$ 30,700	\$ 31,314	\$ 31,940	\$ 32,579	\$ 33,231	\$ 33,895	\$ 34,571	\$ 35,265	\$ 35,970	\$ 36,689	\$ 37,423
000-20-19-152-004-00	\$ 45,350	\$ 46,257	\$ 47,182	\$ 48,128	\$ 49,088	\$ 50,070	\$ 51,071	\$ 52,093	\$ 53,135	\$ 54,197	\$ 55,281
000-20-19-152-005-00	\$ 55,263	\$ 56,368	\$ 57,496	\$ 58,646	\$ 59,818	\$ 61,015	\$ 62,235	\$ 63,480	\$ 64,749	\$ 66,044	\$ 67,365
000-20-19-153-001-01	\$ 53,500	\$ 54,570	\$ 55,661	\$ 56,775	\$ 57,910	\$ 59,068	\$ 60,250	\$ 61,455	\$ 62,684	\$ 63,937	\$ 65,216
000-20-19-153-001-02	\$ 43,900	\$ 44,778	\$ 45,674	\$ 46,587	\$ 47,519	\$ 48,469	\$ 49,439	\$ 50,427	\$ 51,436	\$ 52,465	\$ 53,514
000-20-19-153-002-01	\$ 2,300	\$ 2,346	\$ 2,393	\$ 2,441	\$ 2,490	\$ 2,539	\$ 2,590	\$ 2,642	\$ 2,695	\$ 2,749	\$ 2,804
000-20-19-153-002-02	\$ 6,228	\$ 6,353	\$ 6,480	\$ 6,609	\$ 6,741	\$ 6,876	\$ 7,014	\$ 7,154	\$ 7,297	\$ 7,443	\$ 7,592
000-20-19-153-002-03	\$ 42,900	\$ 43,758	\$ 44,633	\$ 45,526	\$ 46,436	\$ 47,365	\$ 48,312	\$ 49,279	\$ 50,264	\$ 51,269	\$ 52,295
000-20-19-153-003-00	\$ 21,099	\$ 21,521	\$ 21,951	\$ 22,380	\$ 22,838	\$ 23,295	\$ 23,761	\$ 24,236	\$ 24,721	\$ 25,215	\$ 25,720
000-20-19-153-005-00	\$ 40,700	\$ 41,514	\$ 42,344	\$ 43,191	\$ 44,055	\$ 44,938	\$ 45,835	\$ 46,752	\$ 47,687	\$ 48,640	\$ 49,613
000-20-19-153-006-00	\$ 11,525	\$ 11,756	\$ 11,991	\$ 12,230	\$ 12,475	\$ 12,725	\$ 12,979	\$ 13,239	\$ 13,503	\$ 13,773	\$ 14,049
000-20-19-153-007-01	\$ 23,304	\$ 23,770	\$ 24,245	\$ 24,730	\$ 25,225	\$ 25,729	\$ 26,244	\$ 26,769	\$ 27,304	\$ 27,850	\$ 28,407
000-20-19-153-007-02	\$ 104,139	\$ 106,222	\$ 108,346	\$ 110,513	\$ 112,723	\$ 114,978	\$ 117,277	\$ 119,623	\$ 122,015	\$ 124,456	\$ 126,945
000-20-19-301-001-00	\$ 57,035	\$ 58,176	\$ 59,339	\$ 60,526	\$ 61,737	\$ 62,971	\$ 64,231	\$ 65,515	\$ 66,826	\$ 68,162	\$ 69,525
000-20-19-301-002-01	\$ 107,790	\$ 109,946	\$ 112,145	\$ 114,388	\$ 116,675	\$ 119,009	\$ 121,389	\$ 123,817	\$ 126,293	\$ 128,819	\$ 131,395
000-20-19-301-004-00	\$ 37,982	\$ 38,742	\$ 39,516	\$ 40,307	\$ 41,113	\$ 41,935	\$ 42,774	\$ 43,629	\$ 44,502	\$ 45,392	\$ 46,300
000-20-19-301-005-00	\$ 42,227	\$ 43,072	\$ 43,933	\$ 44,812	\$ 45,708	\$ 46,622	\$ 47,554	\$ 48,506	\$ 49,476	\$ 50,465	\$ 51,474
000-20-19-301-006-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Parcel #	Initial TV 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
000-20-19-301-007-00	\$ 107,342	\$ 109,489	\$ 111,679	\$ 113,912	\$ 116,190	\$ 118,514	\$ 120,885	\$ 123,302	\$ 125,768	\$ 128,284	\$ 130,849
000-20-19-301-008-00	\$ 89,340	\$ 91,127	\$ 92,949	\$ 94,808	\$ 96,704	\$ 98,639	\$ 100,611	\$ 102,624	\$ 104,676	\$ 106,770	\$ 108,905
000-20-19-301-009-01	\$ 10,107	\$ 10,309	\$ 10,515	\$ 10,726	\$ 10,940	\$ 11,159	\$ 11,382	\$ 11,610	\$ 11,842	\$ 12,079	\$ 12,320
000-20-19-301-009-02	\$ 30,643	\$ 31,256	\$ 31,881	\$ 32,519	\$ 33,169	\$ 33,832	\$ 34,509	\$ 35,199	\$ 35,903	\$ 36,621	\$ 37,354
000-20-19-301-010-00	\$ 114,865	\$ 117,162	\$ 119,506	\$ 121,896	\$ 124,334	\$ 126,820	\$ 129,357	\$ 131,944	\$ 134,583	\$ 137,274	\$ 140,020
000-20-19-302-001-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-002-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-003-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-004-00	\$ 31,493	\$ 32,123	\$ 32,765	\$ 33,421	\$ 34,089	\$ 34,771	\$ 35,466	\$ 36,176	\$ 36,899	\$ 37,637	\$ 38,390
000-20-19-302-005-00	\$ 33,172	\$ 33,835	\$ 34,512	\$ 35,202	\$ 35,906	\$ 36,625	\$ 37,357	\$ 38,104	\$ 38,866	\$ 39,644	\$ 40,436
000-20-19-302-006-00	\$ 27,278	\$ 27,824	\$ 28,380	\$ 28,948	\$ 29,527	\$ 30,117	\$ 30,719	\$ 31,334	\$ 31,961	\$ 32,600	\$ 33,252
000-20-19-302-007-00	\$ 38,436	\$ 39,205	\$ 39,989	\$ 40,789	\$ 41,604	\$ 42,436	\$ 43,285	\$ 44,151	\$ 45,034	\$ 45,935	\$ 46,853
000-20-19-302-008-00	\$ 53,500	\$ 54,570	\$ 55,661	\$ 56,775	\$ 57,910	\$ 59,068	\$ 60,250	\$ 61,455	\$ 62,684	\$ 63,937	\$ 65,216
000-20-19-302-009-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-010-00	\$ 36,262	\$ 36,987	\$ 37,727	\$ 38,482	\$ 39,251	\$ 40,036	\$ 40,837	\$ 41,654	\$ 42,487	\$ 43,336	\$ 44,203
000-20-19-302-012-00	\$ 61,376	\$ 62,604	\$ 63,856	\$ 65,133	\$ 66,435	\$ 67,764	\$ 69,119	\$ 70,502	\$ 71,912	\$ 73,350	\$ 74,817
000-20-19-302-013-00	\$ 45,735	\$ 46,650	\$ 47,583	\$ 48,534	\$ 49,505	\$ 50,495	\$ 51,505	\$ 52,535	\$ 53,586	\$ 54,658	\$ 55,751
000-20-19-302-014-00	\$ 39,996	\$ 40,796	\$ 41,612	\$ 42,444	\$ 43,293	\$ 44,159	\$ 45,042	\$ 45,943	\$ 46,862	\$ 47,799	\$ 48,755
000-20-19-302-015-00	\$ 32,857	\$ 33,514	\$ 34,184	\$ 34,868	\$ 35,565	\$ 36,277	\$ 37,002	\$ 37,742	\$ 38,497	\$ 39,267	\$ 40,052
000-20-19-302-016-00	\$ 206,067	\$ 210,188	\$ 214,392	\$ 218,680	\$ 223,054	\$ 227,515	\$ 232,065	\$ 236,706	\$ 241,440	\$ 246,269	\$ 251,195
000-20-19-302-019-00	\$ 25,777	\$ 26,293	\$ 26,818	\$ 27,355	\$ 27,902	\$ 28,460	\$ 29,029	\$ 29,610	\$ 30,202	\$ 30,806	\$ 31,422
000-20-19-303-001-00	\$ 35,112	\$ 35,814	\$ 36,531	\$ 37,261	\$ 38,006	\$ 38,766	\$ 39,542	\$ 40,333	\$ 41,139	\$ 41,962	\$ 42,801
000-20-19-303-002-00	\$ 26,784	\$ 27,320	\$ 27,866	\$ 28,423	\$ 28,992	\$ 29,572	\$ 30,163	\$ 30,766	\$ 31,382	\$ 32,009	\$ 32,650
000-20-19-303-003-00	\$ 29,135	\$ 29,718	\$ 30,312	\$ 30,918	\$ 31,537	\$ 32,167	\$ 32,811	\$ 33,467	\$ 34,136	\$ 34,819	\$ 35,515
000-20-19-303-004-01	\$ 56,192	\$ 57,316	\$ 58,462	\$ 59,631	\$ 60,824	\$ 62,041	\$ 63,281	\$ 64,547	\$ 65,838	\$ 67,155	\$ 68,498
000-20-19-303-005-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-303-006-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-326-011-00	\$ 32,978	\$ 33,638	\$ 34,310	\$ 34,997	\$ 35,696	\$ 36,410	\$ 37,139	\$ 37,881	\$ 38,639	\$ 39,412	\$ 40,200
000-20-19-326-012-01	\$ 24,528	\$ 25,019	\$ 25,519	\$ 26,029	\$ 26,550	\$ 27,081	\$ 27,623	\$ 28,175	\$ 28,738	\$ 29,313	\$ 29,899
000-20-19-326-013-00	\$ 50,946	\$ 51,965	\$ 53,004	\$ 54,064	\$ 55,146	\$ 56,249	\$ 57,373	\$ 58,521	\$ 59,691	\$ 60,885	\$ 62,103
000-20-19-351-001-00	\$ 29,089	\$ 29,681	\$ 30,275	\$ 30,880	\$ 31,498	\$ 32,128	\$ 32,770	\$ 33,426	\$ 34,094	\$ 34,776	\$ 35,472
000-20-19-351-002-00	\$ 43,354	\$ 44,221	\$ 45,106	\$ 46,008	\$ 46,928	\$ 47,866	\$ 48,824	\$ 49,800	\$ 50,796	\$ 51,812	\$ 52,848
000-20-19-352-001-00	\$ 126,507	\$ 129,037	\$ 131,618	\$ 134,250	\$ 136,935	\$ 139,674	\$ 142,467	\$ 145,317	\$ 148,223	\$ 151,188	\$ 154,211
000-20-19-352-002-00	\$ 45,430	\$ 46,339	\$ 47,265	\$ 48,211	\$ 49,175	\$ 50,158	\$ 51,162	\$ 52,185	\$ 53,228	\$ 54,293	\$ 55,379
000-20-19-352-003-00	\$ 65,622	\$ 66,934	\$ 68,273	\$ 69,639	\$ 71,031	\$ 72,452	\$ 73,901	\$ 75,379	\$ 76,887	\$ 78,424	\$ 79,993
000-20-19-352-004-01	\$ 94,769	\$ 96,664	\$ 98,598	\$ 100,570	\$ 102,581	\$ 104,633	\$ 106,725	\$ 108,860	\$ 111,037	\$ 113,258	\$ 115,523
000-20-19-352-006-00	\$ 61,500	\$ 62,730	\$ 63,985	\$ 65,264	\$ 66,570	\$ 67,901	\$ 69,259	\$ 70,644	\$ 72,057	\$ 73,498	\$ 74,968
000-20-19-352-007-00	\$ 19,171	\$ 19,554	\$ 19,946	\$ 20,344	\$ 20,751	\$ 21,166	\$ 21,590	\$ 22,021	\$ 22,462	\$ 22,911	\$ 23,369
000-20-19-352-008-00	\$ 23,040	\$ 23,501	\$ 23,971	\$ 24,450	\$ 24,939	\$ 25,438	\$ 25,947	\$ 26,466	\$ 26,995	\$ 27,535	\$ 28,086
000-20-19-352-009-01	\$ 38,425	\$ 39,194	\$ 39,977	\$ 40,777	\$ 41,592	\$ 42,424	\$ 43,273	\$ 44,138	\$ 45,021	\$ 45,924	\$ 46,840
000-20-19-352-010-01	\$ 36,653	\$ 37,386	\$ 38,134	\$ 38,896	\$ 39,674	\$ 40,468	\$ 41,277	\$ 42,103	\$ 42,945	\$ 43,804	\$ 44,680
000-20-19-352-011-01	\$ 43,685	\$ 44,559	\$ 45,450	\$ 46,359	\$ 47,286	\$ 48,232	\$ 49,196	\$ 50,180	\$ 51,184	\$ 52,208	\$ 53,252
000-20-19-352-013-00	\$ 5,757	\$ 5,872	\$ 5,990	\$ 6,109	\$ 6,232	\$ 6,356	\$ 6,483	\$ 6,613	\$ 6,745	\$ 6,880	\$ 7,018
000-20-19-352-014-01	\$ 46,634	\$ 47,567	\$ 48,518	\$ 49,488	\$ 50,478	\$ 51,488	\$ 52,517	\$ 53,568	\$ 54,639	\$ 55,732	\$ 56,847
000-20-19-352-015-01	\$ 58,800	\$ 59,976	\$ 61,176	\$ 62,399	\$ 63,647	\$ 64,920	\$ 66,218	\$ 67,543	\$ 68,894	\$ 70,271	\$ 71,677
000-20-19-352-015-02	\$ 21,520	\$ 21,950	\$ 22,389	\$ 22,837	\$ 23,294	\$ 23,760	\$ 24,235	\$ 24,720	\$ 25,214	\$ 25,718	\$ 26,233
000-20-19-352-016-01	\$ 32,530	\$ 33,181	\$ 33,844	\$ 34,521	\$ 35,212	\$ 35,916	\$ 36,634	\$ 37,367	\$ 38,114	\$ 38,876	\$ 39,654
000-20-19-354-001-01	\$ 38,400	\$ 39,168	\$ 39,951	\$ 40,750	\$ 41,565	\$ 42,397	\$ 43,245	\$ 44,110	\$ 44,992	\$ 45,892	\$ 46,809
000-20-19-354-002-01	\$ 29,436	\$ 30,225	\$ 31,025	\$ 31,838	\$ 32,662	\$ 33,500	\$ 34,354	\$ 35,223	\$ 36,106	\$ 36,999	\$ 37,899
000-20-19-354-002-02	\$ 2,858	\$ 2,915	\$ 2,973	\$ 3,033	\$ 3,094	\$ 3,155	\$ 3,219	\$ 3,283	\$ 3,349	\$ 3,416	\$ 3,484

Parcel #	Initial TV 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
000-20-30-101-003-01	\$ 16,896	\$ 17,234	\$ 17,579	\$ 17,930	\$ 18,289	\$ 18,655	\$ 19,028	\$ 19,408	\$ 19,796	\$ 20,192	\$ 20,596
000-20-30-102-001-01	\$ 153,252	\$ 156,317	\$ 159,443	\$ 162,632	\$ 165,985	\$ 169,203	\$ 172,587	\$ 176,038	\$ 179,559	\$ 183,150	\$ 186,813
000-20-30-102-002-00	\$ 9,086	\$ 9,268	\$ 9,453	\$ 9,642	\$ 9,835	\$ 10,032	\$ 10,232	\$ 10,437	\$ 10,646	\$ 10,859	\$ 11,076
000-20-30-102-003-00	\$ 38,024	\$ 38,784	\$ 39,560	\$ 40,351	\$ 41,158	\$ 41,982	\$ 42,821	\$ 43,678	\$ 44,551	\$ 45,442	\$ 46,351
000-20-30-102-004-00	\$ 22,666	\$ 23,119	\$ 23,582	\$ 24,053	\$ 24,534	\$ 25,025	\$ 25,526	\$ 26,036	\$ 26,557	\$ 27,088	\$ 27,630
000-20-30-102-005-00	\$ 32,600	\$ 33,252	\$ 33,917	\$ 34,595	\$ 35,287	\$ 35,993	\$ 36,713	\$ 37,447	\$ 38,196	\$ 38,960	\$ 39,739
000-20-30-102-006-00	\$ 16,690	\$ 17,024	\$ 17,364	\$ 17,712	\$ 18,066	\$ 18,427	\$ 18,796	\$ 19,172	\$ 19,555	\$ 19,946	\$ 20,345
000-20-30-102-007-00	\$ 34,768	\$ 35,463	\$ 36,173	\$ 36,896	\$ 37,634	\$ 38,387	\$ 39,154	\$ 39,938	\$ 40,736	\$ 41,551	\$ 42,382
000-20-30-102-008-00	\$ 39,248	\$ 40,033	\$ 40,834	\$ 41,650	\$ 42,483	\$ 43,333	\$ 44,200	\$ 45,084	\$ 45,985	\$ 46,905	\$ 47,843
000-20-30-102-011-00	\$ 235,578	\$ 240,290	\$ 245,095	\$ 249,997	\$ 254,997	\$ 260,097	\$ 265,299	\$ 270,605	\$ 276,017	\$ 281,538	\$ 287,168
000-20-30-102-013-00	\$ 22,383	\$ 22,831	\$ 23,287	\$ 23,753	\$ 24,228	\$ 24,713	\$ 25,207	\$ 25,711	\$ 26,225	\$ 26,750	\$ 27,285
000-20-30-102-014-00	\$ 25,422	\$ 25,930	\$ 26,449	\$ 26,978	\$ 27,518	\$ 28,068	\$ 28,629	\$ 29,202	\$ 29,786	\$ 30,382	\$ 30,989
000-20-30-102-015-00	\$ 77,469	\$ 79,018	\$ 80,599	\$ 82,211	\$ 83,855	\$ 85,532	\$ 87,243	\$ 88,988	\$ 90,767	\$ 92,583	\$ 94,434
000-20-30-102-016-00	\$ 20,364	\$ 20,771	\$ 21,187	\$ 21,610	\$ 22,043	\$ 22,484	\$ 22,933	\$ 23,392	\$ 23,860	\$ 24,337	\$ 24,824
000-20-30-102-017-00	\$ 18,790	\$ 19,166	\$ 19,549	\$ 19,940	\$ 20,339	\$ 20,746	\$ 21,161	\$ 21,584	\$ 22,015	\$ 22,456	\$ 22,905
000-20-30-102-018-00	\$ 49,139	\$ 50,122	\$ 51,124	\$ 52,147	\$ 53,190	\$ 54,253	\$ 55,338	\$ 56,445	\$ 57,574	\$ 58,726	\$ 59,900
000-20-30-102-020-00	\$ 152,131	\$ 155,174	\$ 158,277	\$ 161,443	\$ 164,671	\$ 167,965	\$ 171,324	\$ 174,751	\$ 178,246	\$ 181,811	\$ 185,447
000-20-30-102-021-00	\$ 12,885	\$ 13,143	\$ 13,406	\$ 13,674	\$ 13,947	\$ 14,226	\$ 14,511	\$ 14,801	\$ 15,097	\$ 15,399	\$ 15,707
000-20-30-103-001-02	\$ 232,924	\$ 237,582	\$ 242,334	\$ 247,181	\$ 252,124	\$ 257,167	\$ 262,310	\$ 267,556	\$ 272,908	\$ 278,366	\$ 283,933
000-20-30-103-001-03	\$ 56,420	\$ 57,548	\$ 58,699	\$ 59,873	\$ 61,071	\$ 62,292	\$ 63,538	\$ 64,809	\$ 66,105	\$ 67,427	\$ 68,776
000-20-30-103-001-04	\$ 155,400	\$ 158,508	\$ 161,678	\$ 164,912	\$ 168,210	\$ 171,574	\$ 175,006	\$ 178,506	\$ 182,076	\$ 185,717	\$ 189,432
000-20-30-103-002-00	\$ 141,154	\$ 143,977	\$ 146,857	\$ 149,794	\$ 152,790	\$ 155,845	\$ 158,962	\$ 162,142	\$ 165,384	\$ 168,692	\$ 172,066
000-20-30-126-003-02	\$ 69,142	\$ 70,525	\$ 71,955	\$ 73,374	\$ 74,842	\$ 76,338	\$ 77,865	\$ 79,422	\$ 81,011	\$ 82,631	\$ 84,284
000-20-30-126-003-03	\$ 49,803	\$ 50,799	\$ 51,815	\$ 52,851	\$ 53,908	\$ 54,987	\$ 56,086	\$ 57,208	\$ 58,352	\$ 59,519	\$ 60,710
000-20-30-126-004-01	\$ 32,366	\$ 33,013	\$ 33,674	\$ 34,347	\$ 35,034	\$ 35,735	\$ 36,449	\$ 37,178	\$ 37,922	\$ 38,680	\$ 39,454
000-20-30-126-005-00	\$ 41,344	\$ 42,171	\$ 43,014	\$ 43,875	\$ 44,752	\$ 45,647	\$ 46,560	\$ 47,491	\$ 48,441	\$ 49,410	\$ 50,398
000-20-30-126-006-00	\$ 34,022	\$ 34,702	\$ 35,396	\$ 36,104	\$ 36,827	\$ 37,563	\$ 38,314	\$ 39,081	\$ 39,862	\$ 40,659	\$ 41,473
000-20-30-126-007-01	\$ 69,900	\$ 71,298	\$ 72,724	\$ 74,178	\$ 75,662	\$ 77,175	\$ 78,719	\$ 80,293	\$ 81,899	\$ 83,537	\$ 85,208
000-20-30-126-008-00	\$ 3,886	\$ 3,964	\$ 4,043	\$ 4,124	\$ 4,206	\$ 4,290	\$ 4,376	\$ 4,464	\$ 4,553	\$ 4,644	\$ 4,737
000-20-30-126-010-01	\$ 14,208	\$ 14,492	\$ 14,782	\$ 15,078	\$ 15,379	\$ 15,687	\$ 16,001	\$ 16,321	\$ 16,647	\$ 16,980	\$ 17,319
000-20-30-128-001-01	\$ 48,709	\$ 49,683	\$ 50,677	\$ 51,690	\$ 52,724	\$ 53,779	\$ 54,854	\$ 55,951	\$ 57,070	\$ 58,212	\$ 59,376
000-20-30-128-001-02	\$ 9,597	\$ 9,789	\$ 9,985	\$ 10,184	\$ 10,388	\$ 10,596	\$ 10,808	\$ 11,024	\$ 11,244	\$ 11,469	\$ 11,699
000-20-30-128-002-00	\$ 25,702	\$ 26,216	\$ 26,740	\$ 27,275	\$ 27,821	\$ 28,377	\$ 28,945	\$ 29,524	\$ 30,114	\$ 30,716	\$ 31,331
000-20-30-128-003-00	\$ 29,344	\$ 29,931	\$ 30,529	\$ 31,140	\$ 31,763	\$ 32,398	\$ 33,046	\$ 33,707	\$ 34,381	\$ 35,069	\$ 35,770
000-20-30-128-004-00	\$ 21,629	\$ 22,082	\$ 22,503	\$ 22,953	\$ 23,412	\$ 23,880	\$ 24,358	\$ 24,845	\$ 25,342	\$ 25,849	\$ 26,366
000-20-30-128-005-00	\$ 11,345	\$ 11,572	\$ 11,803	\$ 12,039	\$ 12,280	\$ 12,526	\$ 12,776	\$ 13,032	\$ 13,292	\$ 13,558	\$ 13,829
000-20-30-128-006-00	\$ 8,524	\$ 8,694	\$ 8,868	\$ 9,046	\$ 9,227	\$ 9,411	\$ 9,599	\$ 9,791	\$ 9,987	\$ 10,187	\$ 10,391
000-20-30-151-001-13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-30-151-001-17	\$ 513,226	\$ 523,491	\$ 533,960	\$ 544,640	\$ 555,532	\$ 566,643	\$ 577,976	\$ 589,535	\$ 601,326	\$ 613,353	\$ 625,620
000-20-30-151-001-18	\$ 134,026	\$ 136,707	\$ 139,441	\$ 142,229	\$ 145,074	\$ 147,976	\$ 150,935	\$ 153,954	\$ 157,033	\$ 160,173	\$ 163,377
000-20-30-151-001-22	\$ 490,806	\$ 500,922	\$ 510,635	\$ 520,847	\$ 531,264	\$ 541,889	\$ 552,727	\$ 563,782	\$ 575,057	\$ 586,559	\$ 598,290
000-20-30-151-001-23	\$ 8,962	\$ 9,141	\$ 9,324	\$ 9,511	\$ 9,701	\$ 9,895	\$ 10,093	\$ 10,295	\$ 10,500	\$ 10,710	\$ 10,925
Total Taxable Values:	\$18,305,686	\$18,671,800	\$19,045,236	\$19,426,140	\$19,814,663	\$20,210,957	\$20,615,176	\$21,027,479	\$21,448,029	\$21,876,989	\$22,314,529
Annual TV Increase:	NA	\$ 366,114	\$ 373,436	\$ 380,905	\$ 388,523	\$ 396,293	\$ 404,219	\$ 412,304	\$ 420,550	\$ 428,961	\$ 437,540
Cumulative TV Increase:	NA	\$ 366,114	\$ 739,550	\$ 754,341	\$ 769,428	\$ 784,816	\$ 800,512	\$ 816,523	\$ 832,853	\$ 849,510	\$ 866,500
Annual TIF Capture:	NA	\$ 9,295	\$ 9,481	\$ 9,671	\$ 9,864	\$ 10,061	\$ 10,262	\$ 10,468	\$ 10,677	\$ 10,891	\$ 11,108
Cumulative TIF Capture:	NA	\$ 9,295	\$ 18,776	\$ 28,447	\$ 38,311	\$ 48,372	\$ 58,634	\$ 69,102	\$ 79,779	\$ 90,670	\$ 101,778

**COORIDOR IMPROVEMENT AUTHORITY - DEVELOPMENT AREA
SCHEDULE OF ESTIMATED TAXABLE VALUES BY PARCEL**

Parcel #	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
000-19-24-277-002-00	\$ 14,090	\$ 14,372	\$ 14,659	\$ 14,952	\$ 15,251	\$ 15,556	\$ 15,868	\$ 16,185	\$ 16,509	\$ 16,839
000-19-24-277-002-00	\$ 125,912	\$ 128,430	\$ 130,998	\$ 133,618	\$ 136,291	\$ 139,017	\$ 141,797	\$ 144,633	\$ 147,525	\$ 150,476
000-19-24-277-003-00	\$ 61,739	\$ 62,973	\$ 64,233	\$ 65,517	\$ 66,828	\$ 68,164	\$ 69,528	\$ 70,918	\$ 72,337	\$ 73,783
000-19-24-277-004-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-277-004-01	\$ 40,781	\$ 41,597	\$ 42,429	\$ 43,278	\$ 44,143	\$ 45,026	\$ 45,927	\$ 46,845	\$ 47,782	\$ 48,738
000-19-24-277-005-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-277-005-01	\$ 146,967	\$ 149,906	\$ 152,904	\$ 155,962	\$ 159,082	\$ 162,263	\$ 165,509	\$ 168,819	\$ 172,195	\$ 175,639
000-19-24-277-006-00	\$ 81,192	\$ 82,816	\$ 84,473	\$ 86,162	\$ 87,885	\$ 89,643	\$ 91,436	\$ 93,264	\$ 95,130	\$ 97,032
000-19-24-277-007-01	\$ 35,413	\$ 36,121	\$ 36,843	\$ 37,580	\$ 38,332	\$ 39,098	\$ 39,880	\$ 40,678	\$ 41,491	\$ 42,321
000-19-24-277-007-02	\$ 52,250	\$ 53,295	\$ 54,361	\$ 55,448	\$ 56,557	\$ 57,689	\$ 58,842	\$ 60,019	\$ 61,220	\$ 62,444
000-19-24-277-008-01	\$ 13,469	\$ 13,739	\$ 14,014	\$ 14,294	\$ 14,580	\$ 14,871	\$ 15,169	\$ 15,472	\$ 15,782	\$ 16,097
000-19-24-277-009-00	\$ 52,383	\$ 53,431	\$ 54,500	\$ 55,590	\$ 56,701	\$ 57,835	\$ 58,992	\$ 60,172	\$ 61,375	\$ 62,603
000-19-24-277-010-00	\$ 52,912	\$ 53,970	\$ 55,049	\$ 56,150	\$ 57,273	\$ 58,419	\$ 59,587	\$ 60,779	\$ 61,995	\$ 63,234
000-19-24-277-020-00	\$ 51,160	\$ 52,183	\$ 53,227	\$ 54,291	\$ 55,377	\$ 56,485	\$ 57,614	\$ 58,767	\$ 59,942	\$ 61,141
000-19-24-277-021-00	\$ 32,892	\$ 33,550	\$ 34,221	\$ 34,905	\$ 35,604	\$ 36,316	\$ 37,042	\$ 37,783	\$ 38,538	\$ 39,309
000-19-24-277-022-00	\$ 22,674	\$ 23,128	\$ 23,590	\$ 24,062	\$ 24,543	\$ 25,034	\$ 25,535	\$ 26,045	\$ 26,566	\$ 27,098
000-19-24-277-023-00	\$ 23,638	\$ 24,111	\$ 24,593	\$ 25,085	\$ 25,586	\$ 26,098	\$ 26,620	\$ 27,152	\$ 27,695	\$ 28,249
000-19-24-277-024-00	\$ 29,518	\$ 30,108	\$ 30,710	\$ 31,324	\$ 31,951	\$ 32,590	\$ 33,242	\$ 33,907	\$ 34,585	\$ 35,276
000-19-24-426-024-00	\$ 43,928	\$ 44,807	\$ 45,703	\$ 46,617	\$ 47,550	\$ 48,501	\$ 49,471	\$ 50,460	\$ 51,469	\$ 52,499
000-19-24-426-025-02	\$ 67,360	\$ 68,707	\$ 70,081	\$ 71,483	\$ 72,912	\$ 74,371	\$ 75,858	\$ 77,375	\$ 78,923	\$ 80,501
000-19-24-426-026-00	\$ 50,383	\$ 51,390	\$ 52,418	\$ 53,467	\$ 54,536	\$ 55,627	\$ 56,739	\$ 57,874	\$ 59,031	\$ 60,212
000-19-24-426-027-00	\$ 53,776	\$ 54,851	\$ 55,948	\$ 57,067	\$ 58,209	\$ 59,373	\$ 60,560	\$ 61,772	\$ 63,007	\$ 64,267
000-19-24-426-028-01	\$ 43,090	\$ 43,952	\$ 44,831	\$ 45,728	\$ 46,642	\$ 47,575	\$ 48,527	\$ 49,497	\$ 50,487	\$ 51,495
000-19-24-426-028-02	\$ 8,196	\$ 8,360	\$ 8,527	\$ 8,698	\$ 8,872	\$ 9,049	\$ 9,230	\$ 9,415	\$ 9,603	\$ 9,795
000-19-24-426-029-00	\$ 44,761	\$ 45,657	\$ 46,570	\$ 47,501	\$ 48,451	\$ 49,420	\$ 50,409	\$ 51,417	\$ 52,445	\$ 53,484
000-19-24-426-030-01	\$ 39,274	\$ 40,060	\$ 40,881	\$ 41,678	\$ 42,512	\$ 43,382	\$ 44,229	\$ 45,114	\$ 46,016	\$ 46,937
000-19-24-426-031-01	\$ 46,690	\$ 47,614	\$ 48,566	\$ 49,537	\$ 50,528	\$ 51,539	\$ 52,569	\$ 53,621	\$ 54,693	\$ 55,787
000-19-24-426-033-01	\$ 48,933	\$ 49,912	\$ 50,910	\$ 51,928	\$ 52,967	\$ 54,026	\$ 55,107	\$ 56,209	\$ 57,333	\$ 58,479
000-19-24-426-034-00	\$ 49,338	\$ 50,325	\$ 51,332	\$ 52,358	\$ 53,405	\$ 54,474	\$ 55,563	\$ 56,674	\$ 57,808	\$ 58,964
000-19-24-426-035-00	\$ 45,750	\$ 46,685	\$ 47,598	\$ 48,550	\$ 49,521	\$ 50,512	\$ 51,522	\$ 52,552	\$ 53,603	\$ 54,675
000-19-24-426-036-00	\$ 55,729	\$ 56,844	\$ 57,981	\$ 59,140	\$ 60,323	\$ 61,530	\$ 62,760	\$ 64,015	\$ 65,296	\$ 66,602
000-19-24-426-037-01	\$ 55,083	\$ 56,184	\$ 57,308	\$ 58,454	\$ 59,623	\$ 60,816	\$ 62,032	\$ 63,273	\$ 64,538	\$ 65,829
000-19-24-426-037-02	\$ 88,322	\$ 90,088	\$ 91,890	\$ 93,728	\$ 95,602	\$ 97,514	\$ 99,465	\$ 101,454	\$ 103,483	\$ 105,553
000-19-24-426-038-00	\$ 47,334	\$ 48,281	\$ 49,246	\$ 50,231	\$ 51,236	\$ 52,261	\$ 53,306	\$ 54,372	\$ 55,459	\$ 56,569
000-19-24-426-039-00	\$ 35,372	\$ 36,079	\$ 36,801	\$ 37,537	\$ 38,287	\$ 39,053	\$ 39,834	\$ 40,631	\$ 41,443	\$ 42,272
000-19-24-426-040-00	\$ 50,144	\$ 51,147	\$ 52,170	\$ 53,213	\$ 54,278	\$ 55,363	\$ 56,470	\$ 57,600	\$ 58,752	\$ 59,927
000-19-24-426-041-00	\$ 50,021	\$ 51,021	\$ 52,042	\$ 53,083	\$ 54,144	\$ 55,227	\$ 56,332	\$ 57,458	\$ 58,608	\$ 59,780
000-19-24-427-011-00	\$ 34,459	\$ 35,148	\$ 35,851	\$ 36,568	\$ 37,299	\$ 38,045	\$ 38,806	\$ 39,582	\$ 40,374	\$ 41,182
000-19-24-427-014-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-427-016-00	\$ 45,485	\$ 46,395	\$ 47,323	\$ 48,269	\$ 49,235	\$ 50,219	\$ 51,224	\$ 52,248	\$ 53,293	\$ 54,359
000-19-24-427-017-00	\$ 46,890	\$ 47,929	\$ 48,888	\$ 49,866	\$ 50,863	\$ 51,880	\$ 52,918	\$ 53,976	\$ 55,056	\$ 56,157
000-19-24-427-018-00	\$ 46,843	\$ 47,780	\$ 48,735	\$ 49,710	\$ 50,704	\$ 51,718	\$ 52,753	\$ 53,808	\$ 54,884	\$ 55,982
000-19-24-427-019-00	\$ 42,523	\$ 43,374	\$ 44,241	\$ 45,126	\$ 46,029	\$ 46,949	\$ 47,888	\$ 48,846	\$ 49,823	\$ 50,819
000-19-24-427-020-00	\$ 28,063	\$ 28,624	\$ 29,197	\$ 29,781	\$ 30,376	\$ 30,984	\$ 31,603	\$ 32,236	\$ 32,880	\$ 33,538
000-19-24-427-020-01	\$ 35,713	\$ 36,428	\$ 37,156	\$ 37,899	\$ 38,657	\$ 39,431	\$ 40,219	\$ 41,024	\$ 41,844	\$ 42,681
000-19-24-427-021-00	\$ 49,940	\$ 50,939	\$ 51,958	\$ 52,997	\$ 54,057	\$ 55,138	\$ 56,241	\$ 57,366	\$ 58,513	\$ 59,683
000-19-24-428-001-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-001-02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Parcel #	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
000-19-24-428-002-00	\$ 35,224	\$ 35,928	\$ 36,647	\$ 37,380	\$ 38,127	\$ 38,890	\$ 39,667	\$ 40,461	\$ 41,270	\$ 42,095
000-19-24-428-003-00	\$ 23,056	\$ 23,517	\$ 23,987	\$ 24,467	\$ 24,956	\$ 25,456	\$ 25,965	\$ 26,484	\$ 27,014	\$ 27,554
000-19-24-428-004-00	\$ 12,431	\$ 12,680	\$ 12,933	\$ 13,192	\$ 13,456	\$ 13,725	\$ 14,000	\$ 14,280	\$ 14,565	\$ 14,857
000-19-24-428-005-00	\$ 60,458	\$ 61,667	\$ 62,900	\$ 64,158	\$ 65,442	\$ 66,750	\$ 68,085	\$ 69,447	\$ 70,836	\$ 72,253
000-19-24-428-006-00	\$ 62,686	\$ 63,940	\$ 65,218	\$ 66,523	\$ 67,853	\$ 69,210	\$ 70,595	\$ 72,006	\$ 73,447	\$ 74,916
000-19-24-428-007-00	\$ 68,546	\$ 69,917	\$ 71,315	\$ 72,742	\$ 74,196	\$ 75,680	\$ 77,194	\$ 78,738	\$ 80,313	\$ 81,919
000-19-24-428-008-00	\$ 62,966	\$ 64,225	\$ 65,510	\$ 66,820	\$ 68,156	\$ 69,519	\$ 70,910	\$ 72,328	\$ 73,774	\$ 75,250
000-19-24-428-009-00	\$ 148,530	\$ 151,500	\$ 154,530	\$ 157,621	\$ 160,773	\$ 163,989	\$ 167,269	\$ 170,614	\$ 174,026	\$ 177,507
000-19-24-428-010-00	\$ 81,080	\$ 82,702	\$ 84,356	\$ 86,043	\$ 87,764	\$ 89,519	\$ 91,310	\$ 93,136	\$ 94,989	\$ 96,869
000-19-24-428-011-00	\$ 92,181	\$ 94,025	\$ 95,905	\$ 97,824	\$ 99,780	\$ 101,776	\$ 103,811	\$ 105,887	\$ 108,005	\$ 110,165
000-19-24-428-013-03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-014-01	\$ 38,727	\$ 39,502	\$ 40,292	\$ 41,098	\$ 41,920	\$ 42,758	\$ 43,613	\$ 44,486	\$ 45,375	\$ 46,283
000-19-24-428-015-01	\$ 79,849	\$ 81,446	\$ 83,075	\$ 84,737	\$ 86,432	\$ 88,160	\$ 89,924	\$ 91,722	\$ 93,556	\$ 95,428
000-19-24-428-016-02	\$ 40,713	\$ 41,527	\$ 42,358	\$ 43,205	\$ 44,069	\$ 44,950	\$ 45,850	\$ 46,766	\$ 47,702	\$ 48,656
000-19-24-428-017-00	\$ 57,952	\$ 59,111	\$ 60,294	\$ 61,500	\$ 62,730	\$ 63,984	\$ 65,264	\$ 66,569	\$ 67,901	\$ 69,259
000-19-24-428-018-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-428-019-00	\$ 39,679	\$ 40,472	\$ 41,282	\$ 42,107	\$ 42,949	\$ 43,808	\$ 44,685	\$ 45,578	\$ 46,490	\$ 47,420
000-19-24-476-008-01	\$ 57,768	\$ 58,924	\$ 60,102	\$ 61,304	\$ 62,530	\$ 63,781	\$ 65,057	\$ 66,358	\$ 67,685	\$ 69,039
000-19-24-476-008-02	\$ 49,898	\$ 50,896	\$ 51,914	\$ 52,952	\$ 54,011	\$ 55,091	\$ 56,193	\$ 57,317	\$ 58,463	\$ 59,633
000-19-24-477-001-00	\$ 131,050	\$ 133,671	\$ 136,345	\$ 139,072	\$ 141,853	\$ 144,690	\$ 147,584	\$ 150,536	\$ 153,546	\$ 156,617
000-19-24-477-002-00	\$ 21,985	\$ 22,425	\$ 22,874	\$ 23,331	\$ 23,798	\$ 24,274	\$ 24,759	\$ 25,254	\$ 25,759	\$ 26,275
000-19-24-477-003-01	\$ 254,219	\$ 259,303	\$ 264,490	\$ 269,779	\$ 275,175	\$ 280,678	\$ 286,292	\$ 292,018	\$ 297,858	\$ 303,815
000-19-24-477-005-00	\$ 75,153	\$ 76,656	\$ 78,189	\$ 79,753	\$ 81,348	\$ 82,975	\$ 84,635	\$ 86,327	\$ 88,054	\$ 89,815
000-19-24-477-006-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-478-001-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-19-24-478-002-02	\$ 146,799	\$ 149,735	\$ 152,730	\$ 155,784	\$ 158,900	\$ 162,078	\$ 165,320	\$ 168,626	\$ 171,998	\$ 175,438
000-19-24-478-003-01	\$ 100,034	\$ 102,035	\$ 104,076	\$ 106,157	\$ 108,280	\$ 110,446	\$ 112,655	\$ 114,908	\$ 117,206	\$ 119,550
000-19-24-479-006-02	\$ 53,516	\$ 54,586	\$ 55,678	\$ 56,792	\$ 57,928	\$ 59,086	\$ 60,268	\$ 61,473	\$ 62,703	\$ 63,957
000-19-24-479-008-01	\$ 84,328	\$ 86,015	\$ 87,735	\$ 89,490	\$ 91,279	\$ 93,105	\$ 94,967	\$ 96,867	\$ 98,804	\$ 100,780
000-19-24-480-004-01	\$ 442,517	\$ 451,367	\$ 460,395	\$ 469,602	\$ 478,995	\$ 488,574	\$ 498,346	\$ 508,313	\$ 518,479	\$ 528,849
000-19-24-481-001-01	\$ 200,556	\$ 204,567	\$ 208,659	\$ 212,832	\$ 217,089	\$ 221,430	\$ 225,859	\$ 230,376	\$ 234,984	\$ 239,683
000-19-24-481-002-00	\$ 54,384	\$ 55,472	\$ 56,581	\$ 57,713	\$ 58,867	\$ 60,044	\$ 61,245	\$ 62,470	\$ 63,719	\$ 64,994
000-19-24-481-004-00	\$ 56,615	\$ 57,747	\$ 58,902	\$ 60,080	\$ 61,281	\$ 62,507	\$ 63,757	\$ 65,032	\$ 66,333	\$ 67,660
000-19-24-481-005-00	\$ 47,756	\$ 48,711	\$ 49,685	\$ 50,679	\$ 51,692	\$ 52,726	\$ 53,780	\$ 54,856	\$ 55,953	\$ 57,072
000-19-24-481-006-01	\$ 97,503	\$ 99,453	\$ 101,442	\$ 103,471	\$ 105,540	\$ 107,651	\$ 109,804	\$ 112,000	\$ 114,240	\$ 116,525
000-19-24-481-007-01	\$ 41,245	\$ 42,070	\$ 42,912	\$ 43,770	\$ 44,645	\$ 45,538	\$ 46,449	\$ 47,378	\$ 48,325	\$ 49,292
000-19-24-481-999-00	\$ 995	\$ 1,015	\$ 1,035	\$ 1,056	\$ 1,077	\$ 1,098	\$ 1,120	\$ 1,143	\$ 1,165	\$ 1,189
000-19-24-482-001-00	\$ 55,222	\$ 56,326	\$ 57,453	\$ 58,602	\$ 59,774	\$ 60,970	\$ 62,189	\$ 63,433	\$ 64,701	\$ 65,995
000-19-24-482-002-01	\$ 35,170	\$ 35,873	\$ 36,591	\$ 37,323	\$ 38,069	\$ 38,831	\$ 39,607	\$ 40,399	\$ 41,207	\$ 42,032
000-19-24-482-003-00	\$ 15,382	\$ 15,689	\$ 16,003	\$ 16,323	\$ 16,650	\$ 16,983	\$ 17,322	\$ 17,669	\$ 18,022	\$ 18,383
000-19-24-482-004-00	\$ 18,525	\$ 18,896	\$ 19,273	\$ 19,659	\$ 20,052	\$ 20,453	\$ 20,862	\$ 21,279	\$ 21,705	\$ 22,139
000-19-24-482-005-00	\$ 7,158	\$ 7,301	\$ 7,447	\$ 7,596	\$ 7,748	\$ 7,903	\$ 8,061	\$ 8,222	\$ 8,387	\$ 8,555
000-19-24-482-006-00	\$ 20,621	\$ 21,034	\$ 21,454	\$ 21,884	\$ 22,321	\$ 22,768	\$ 23,223	\$ 23,687	\$ 24,161	\$ 24,644
000-19-24-482-007-00	\$ 25,993	\$ 26,513	\$ 27,043	\$ 27,584	\$ 28,135	\$ 28,698	\$ 29,272	\$ 29,857	\$ 30,455	\$ 31,064
000-19-24-482-008-01	\$ 178,715	\$ 182,289	\$ 185,935	\$ 189,654	\$ 193,447	\$ 197,316	\$ 201,262	\$ 205,288	\$ 209,393	\$ 213,581
000-19-25-226-002-01	\$ 444,000	\$ 452,880	\$ 461,938	\$ 471,177	\$ 480,600	\$ 490,212	\$ 500,016	\$ 510,017	\$ 520,217	\$ 530,621
000-19-25-226-002-02	\$ 421,162	\$ 429,585	\$ 438,177	\$ 446,940	\$ 455,879	\$ 464,997	\$ 474,297	\$ 483,783	\$ 493,458	\$ 503,328
000-19-25-226-003-00	\$ 56,784	\$ 57,919	\$ 59,078	\$ 60,259	\$ 61,464	\$ 62,694	\$ 63,948	\$ 65,227	\$ 66,531	\$ 67,862
000-19-25-226-004-00	\$ 63,403	\$ 64,671	\$ 65,965	\$ 67,284	\$ 68,630	\$ 70,002	\$ 71,403	\$ 72,831	\$ 74,287	\$ 75,773
000-19-25-226-005-00	\$ 30,500	\$ 31,110	\$ 31,732	\$ 32,367	\$ 33,014	\$ 33,674	\$ 34,348	\$ 35,035	\$ 35,736	\$ 36,450

Parcel #	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
000-20-19-301-007-00	\$ 133,466	\$ 136,136	\$ 138,858	\$ 141,635	\$ 144,468	\$ 147,358	\$ 150,305	\$ 153,311	\$ 156,377	\$ 159,505
000-20-19-301-008-00	\$ 111,083	\$ 113,305	\$ 115,571	\$ 117,882	\$ 120,240	\$ 122,645	\$ 125,098	\$ 127,600	\$ 130,152	\$ 132,755
000-20-19-301-009-01	\$ 12,567	\$ 12,818	\$ 13,074	\$ 13,336	\$ 13,603	\$ 13,875	\$ 14,152	\$ 14,435	\$ 14,724	\$ 15,018
000-20-19-301-009-02	\$ 38,101	\$ 38,863	\$ 39,640	\$ 40,433	\$ 41,241	\$ 42,066	\$ 42,908	\$ 43,766	\$ 44,641	\$ 45,534
000-20-19-301-010-00	\$ 142,820	\$ 145,677	\$ 148,590	\$ 151,562	\$ 154,593	\$ 157,685	\$ 160,839	\$ 164,056	\$ 167,337	\$ 170,683
000-20-19-302-001-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-002-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-003-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-004-00	\$ 39,158	\$ 39,941	\$ 40,740	\$ 41,554	\$ 42,385	\$ 43,233	\$ 44,098	\$ 44,980	\$ 45,879	\$ 46,787
000-20-19-302-005-00	\$ 41,245	\$ 42,070	\$ 42,912	\$ 43,770	\$ 44,645	\$ 45,538	\$ 46,449	\$ 47,378	\$ 48,325	\$ 49,292
000-20-19-302-006-00	\$ 33,917	\$ 34,595	\$ 35,287	\$ 35,993	\$ 36,713	\$ 37,447	\$ 38,196	\$ 38,960	\$ 39,739	\$ 40,534
000-20-19-302-007-00	\$ 47,790	\$ 48,746	\$ 49,721	\$ 50,715	\$ 51,730	\$ 52,764	\$ 53,820	\$ 54,896	\$ 55,994	\$ 57,114
000-20-19-302-008-00	\$ 66,521	\$ 67,851	\$ 69,208	\$ 70,592	\$ 72,004	\$ 73,444	\$ 74,913	\$ 76,411	\$ 77,939	\$ 79,498
000-20-19-302-009-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-302-010-00	\$ 45,087	\$ 45,989	\$ 46,909	\$ 47,847	\$ 48,804	\$ 49,780	\$ 50,776	\$ 51,791	\$ 52,827	\$ 53,883
000-20-19-302-011-00	\$ 76,313	\$ 77,840	\$ 79,396	\$ 80,984	\$ 82,604	\$ 84,256	\$ 85,941	\$ 87,660	\$ 89,413	\$ 91,202
000-20-19-302-013-00	\$ 56,866	\$ 58,003	\$ 59,163	\$ 60,346	\$ 61,553	\$ 62,784	\$ 64,040	\$ 65,321	\$ 66,627	\$ 67,960
000-20-19-302-014-00	\$ 49,730	\$ 50,725	\$ 51,739	\$ 52,774	\$ 53,829	\$ 54,906	\$ 56,004	\$ 57,124	\$ 58,267	\$ 59,432
000-20-19-302-015-00	\$ 40,854	\$ 41,671	\$ 42,504	\$ 43,354	\$ 44,221	\$ 45,106	\$ 46,008	\$ 46,928	\$ 47,866	\$ 48,824
000-20-19-302-016-00	\$ 256,218	\$ 261,343	\$ 266,570	\$ 271,901	\$ 277,339	\$ 282,886	\$ 288,544	\$ 294,314	\$ 300,201	\$ 306,205
000-20-19-302-019-00	\$ 32,050	\$ 32,691	\$ 33,345	\$ 34,012	\$ 34,692	\$ 35,386	\$ 36,094	\$ 36,816	\$ 37,552	\$ 38,303
000-20-19-303-001-00	\$ 43,657	\$ 44,531	\$ 45,421	\$ 46,330	\$ 47,256	\$ 48,201	\$ 49,165	\$ 50,149	\$ 51,152	\$ 52,175
000-20-19-303-002-00	\$ 33,303	\$ 33,969	\$ 34,648	\$ 35,341	\$ 36,048	\$ 36,769	\$ 37,504	\$ 38,254	\$ 39,019	\$ 39,800
000-20-19-303-003-00	\$ 36,226	\$ 36,950	\$ 37,689	\$ 38,443	\$ 39,212	\$ 39,996	\$ 40,796	\$ 41,612	\$ 42,444	\$ 43,293
000-20-19-303-004-01	\$ 69,868	\$ 71,265	\$ 72,690	\$ 74,144	\$ 75,627	\$ 77,140	\$ 78,682	\$ 80,256	\$ 81,861	\$ 83,498
000-20-19-303-005-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-303-006-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-326-011-00	\$ 41,004	\$ 41,824	\$ 42,661	\$ 43,514	\$ 44,384	\$ 45,272	\$ 46,177	\$ 47,101	\$ 48,043	\$ 49,004
000-20-19-326-012-01	\$ 30,497	\$ 31,107	\$ 31,730	\$ 32,364	\$ 33,011	\$ 33,672	\$ 34,345	\$ 35,032	\$ 35,733	\$ 36,447
000-20-19-326-013-00	\$ 63,345	\$ 64,612	\$ 65,904	\$ 67,222	\$ 68,567	\$ 69,938	\$ 71,337	\$ 72,763	\$ 74,219	\$ 75,703
000-20-19-351-001-00	\$ 36,181	\$ 36,905	\$ 37,643	\$ 38,396	\$ 39,163	\$ 39,947	\$ 40,746	\$ 41,561	\$ 42,392	\$ 43,240
000-20-19-351-002-00	\$ 53,905	\$ 54,983	\$ 56,083	\$ 57,205	\$ 58,349	\$ 59,516	\$ 60,706	\$ 61,920	\$ 63,159	\$ 64,422
000-20-19-352-001-00	\$ 157,296	\$ 160,441	\$ 163,650	\$ 166,923	\$ 170,262	\$ 173,667	\$ 177,140	\$ 180,683	\$ 184,297	\$ 187,983
000-20-19-352-002-00	\$ 56,486	\$ 57,616	\$ 58,769	\$ 59,944	\$ 61,143	\$ 62,366	\$ 63,613	\$ 64,885	\$ 66,183	\$ 67,507
000-20-19-352-003-00	\$ 81,593	\$ 83,225	\$ 84,889	\$ 86,587	\$ 88,319	\$ 90,085	\$ 91,887	\$ 93,724	\$ 95,599	\$ 97,511
000-20-19-352-004-01	\$ 117,833	\$ 120,190	\$ 122,594	\$ 125,046	\$ 127,547	\$ 130,098	\$ 132,699	\$ 135,353	\$ 138,061	\$ 140,822
000-20-19-352-006-00	\$ 76,468	\$ 77,997	\$ 79,557	\$ 81,148	\$ 82,771	\$ 84,426	\$ 86,115	\$ 87,837	\$ 89,594	\$ 91,386
000-20-19-352-007-00	\$ 23,837	\$ 24,313	\$ 24,800	\$ 25,296	\$ 25,802	\$ 26,318	\$ 26,844	\$ 27,381	\$ 27,929	\$ 28,487
000-20-19-352-008-00	\$ 28,647	\$ 29,220	\$ 29,805	\$ 30,401	\$ 31,009	\$ 31,629	\$ 32,262	\$ 32,907	\$ 33,565	\$ 34,236
000-20-19-352-009-01	\$ 47,777	\$ 48,732	\$ 49,707	\$ 50,701	\$ 51,715	\$ 52,749	\$ 53,804	\$ 54,880	\$ 55,978	\$ 57,098
000-20-19-352-010-01	\$ 45,573	\$ 46,485	\$ 47,415	\$ 48,363	\$ 49,330	\$ 50,317	\$ 51,323	\$ 52,350	\$ 53,396	\$ 54,464
000-20-19-352-011-01	\$ 54,317	\$ 55,403	\$ 56,511	\$ 57,641	\$ 58,794	\$ 59,970	\$ 61,170	\$ 62,393	\$ 63,641	\$ 64,914
000-20-19-352-013-00	\$ 7,158	\$ 7,301	\$ 7,447	\$ 7,596	\$ 7,748	\$ 7,903	\$ 8,061	\$ 8,222	\$ 8,387	\$ 8,555
000-20-19-352-014-01	\$ 57,984	\$ 59,143	\$ 60,326	\$ 61,533	\$ 62,763	\$ 64,018	\$ 65,299	\$ 66,605	\$ 67,937	\$ 69,296
000-20-19-352-015-01	\$ 73,110	\$ 74,573	\$ 76,064	\$ 77,585	\$ 79,137	\$ 80,720	\$ 82,334	\$ 83,981	\$ 85,660	\$ 87,374
000-20-19-352-015-02	\$ 26,757	\$ 27,293	\$ 27,838	\$ 28,395	\$ 28,963	\$ 29,542	\$ 30,133	\$ 30,736	\$ 31,351	\$ 31,978
000-20-19-352-018-01	\$ 40,447	\$ 41,256	\$ 42,081	\$ 42,923	\$ 43,781	\$ 44,657	\$ 45,550	\$ 46,461	\$ 47,390	\$ 48,338
000-20-19-354-001-01	\$ 47,746	\$ 48,700	\$ 49,674	\$ 50,668	\$ 51,681	\$ 52,715	\$ 53,769	\$ 54,845	\$ 55,942	\$ 57,060
000-20-19-354-002-01	\$ 36,600	\$ 37,332	\$ 38,079	\$ 38,840	\$ 39,617	\$ 40,409	\$ 41,218	\$ 42,042	\$ 42,883	\$ 43,740
000-20-19-354-002-02	\$ 3,554	\$ 3,625	\$ 3,697	\$ 3,771	\$ 3,846	\$ 3,923	\$ 4,002	\$ 4,082	\$ 4,164	\$ 4,247

Parcel #	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
000-20-19-354-003-01	\$ 3,680	\$ 3,754	\$ 3,829	\$ 3,906	\$ 3,984	\$ 4,063	\$ 4,145	\$ 4,228	\$ 4,312	\$ 4,398
000-20-19-354-003-02	\$ 42,346	\$ 43,193	\$ 44,056	\$ 44,937	\$ 45,836	\$ 46,753	\$ 47,688	\$ 48,642	\$ 49,615	\$ 50,607
000-20-19-354-004-00	\$ 44,264	\$ 45,149	\$ 46,056	\$ 46,973	\$ 47,913	\$ 48,871	\$ 49,849	\$ 50,846	\$ 51,862	\$ 52,900
000-20-19-354-005-01	\$ 16,910	\$ 17,248	\$ 17,593	\$ 17,945	\$ 18,304	\$ 18,670	\$ 19,043	\$ 19,424	\$ 19,813	\$ 20,209
000-20-19-354-006-01	\$ 56,061	\$ 57,182	\$ 58,326	\$ 59,493	\$ 60,683	\$ 61,896	\$ 63,134	\$ 64,397	\$ 65,685	\$ 66,998
000-20-19-354-007-00	\$ 58,812	\$ 59,988	\$ 61,188	\$ 62,411	\$ 63,660	\$ 64,933	\$ 66,231	\$ 67,556	\$ 68,907	\$ 70,285
000-20-19-354-008-00	\$ 32,384	\$ 33,031	\$ 33,692	\$ 34,366	\$ 35,053	\$ 35,754	\$ 36,469	\$ 37,199	\$ 37,943	\$ 38,701
000-20-19-354-009-00	\$ 37,460	\$ 38,210	\$ 38,974	\$ 39,753	\$ 40,548	\$ 41,359	\$ 42,186	\$ 43,030	\$ 43,891	\$ 44,769
000-20-19-354-010-00	\$ 4,984	\$ 4,982	\$ 5,081	\$ 5,183	\$ 5,287	\$ 5,392	\$ 5,500	\$ 5,610	\$ 5,722	\$ 5,837
000-20-19-354-011-00	\$ 1,882	\$ 1,920	\$ 1,959	\$ 1,998	\$ 2,038	\$ 2,078	\$ 2,120	\$ 2,162	\$ 2,206	\$ 2,250
000-20-19-354-012-00	\$ 34,657	\$ 35,350	\$ 36,057	\$ 36,778	\$ 37,513	\$ 38,264	\$ 39,029	\$ 39,810	\$ 40,606	\$ 41,418
000-20-19-354-013-00	\$ 39,030	\$ 39,810	\$ 40,606	\$ 41,418	\$ 42,247	\$ 43,092	\$ 43,954	\$ 44,833	\$ 45,729	\$ 46,644
000-20-19-354-014-00	\$ 43,241	\$ 44,106	\$ 44,988	\$ 45,888	\$ 46,805	\$ 47,741	\$ 48,696	\$ 49,670	\$ 50,664	\$ 51,677
000-20-19-355-001-01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-19-355-002-01	\$ 26,408	\$ 26,936	\$ 27,475	\$ 28,024	\$ 28,585	\$ 29,157	\$ 29,740	\$ 30,335	\$ 30,941	\$ 31,560
000-20-19-355-002-02	\$ 24,645	\$ 25,138	\$ 25,641	\$ 26,153	\$ 26,676	\$ 27,210	\$ 27,754	\$ 28,309	\$ 28,875	\$ 29,453
000-20-19-355-002-03	\$ 24,509	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,060	\$ 27,602	\$ 28,154	\$ 28,717	\$ 29,291
000-20-19-355-002-04	\$ 26,070	\$ 26,591	\$ 27,123	\$ 27,666	\$ 28,219	\$ 28,783	\$ 29,359	\$ 29,946	\$ 30,545	\$ 31,156
000-20-19-355-002-05	\$ 24,441	\$ 24,930	\$ 25,428	\$ 25,937	\$ 26,456	\$ 26,985	\$ 27,525	\$ 28,075	\$ 28,637	\$ 29,209
000-20-19-355-002-06	\$ 25,323	\$ 25,829	\$ 26,346	\$ 26,873	\$ 27,410	\$ 27,958	\$ 28,517	\$ 29,088	\$ 29,669	\$ 30,263
000-20-19-355-002-07	\$ 27,010	\$ 27,550	\$ 28,101	\$ 28,653	\$ 29,216	\$ 29,791	\$ 30,377	\$ 30,975	\$ 31,586	\$ 32,209
000-20-19-355-002-08	\$ 24,411	\$ 24,930	\$ 25,428	\$ 25,937	\$ 26,456	\$ 26,985	\$ 27,525	\$ 28,075	\$ 28,637	\$ 29,209
000-20-19-355-002-09	\$ 25,489	\$ 25,999	\$ 26,519	\$ 27,049	\$ 27,590	\$ 28,142	\$ 28,705	\$ 29,279	\$ 29,865	\$ 30,462
000-20-19-355-002-10	\$ 24,509	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,060	\$ 27,602	\$ 28,154	\$ 28,717	\$ 29,291
000-20-19-355-002-11	\$ 24,645	\$ 25,138	\$ 25,641	\$ 26,153	\$ 26,676	\$ 27,210	\$ 27,754	\$ 28,309	\$ 28,875	\$ 29,453
000-20-19-355-002-12	\$ 28,581	\$ 29,153	\$ 29,736	\$ 30,331	\$ 30,937	\$ 31,556	\$ 32,187	\$ 32,831	\$ 33,488	\$ 34,157
000-20-19-355-002-13	\$ 25,254	\$ 25,759	\$ 26,274	\$ 26,800	\$ 27,336	\$ 27,883	\$ 28,440	\$ 29,009	\$ 29,589	\$ 30,181
000-20-19-355-002-14	\$ 24,645	\$ 25,138	\$ 25,641	\$ 26,153	\$ 26,676	\$ 27,210	\$ 27,754	\$ 28,309	\$ 28,875	\$ 29,453
000-20-19-355-002-15	\$ 24,509	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,060	\$ 27,602	\$ 28,154	\$ 28,717	\$ 29,291
000-20-19-355-002-16	\$ 26,111	\$ 26,633	\$ 27,166	\$ 27,709	\$ 28,263	\$ 28,828	\$ 29,405	\$ 29,993	\$ 30,593	\$ 31,205
000-20-19-355-002-17	\$ 26,682	\$ 27,215	\$ 27,760	\$ 28,315	\$ 28,881	\$ 29,459	\$ 30,048	\$ 30,649	\$ 31,262	\$ 31,887
000-20-19-355-002-18	\$ 25,254	\$ 25,759	\$ 26,274	\$ 26,800	\$ 27,336	\$ 27,883	\$ 28,440	\$ 29,009	\$ 29,589	\$ 30,181
000-20-19-355-002-19	\$ 27,727	\$ 28,282	\$ 28,847	\$ 29,424	\$ 30,013	\$ 30,613	\$ 31,225	\$ 31,850	\$ 32,487	\$ 33,137
000-20-19-355-002-20	\$ 26,733	\$ 27,267	\$ 27,813	\$ 28,369	\$ 28,936	\$ 29,515	\$ 30,105	\$ 30,707	\$ 31,321	\$ 31,948
000-20-19-355-002-21	\$ 26,001	\$ 26,521	\$ 27,052	\$ 27,593	\$ 28,145	\$ 28,708	\$ 29,282	\$ 29,867	\$ 30,465	\$ 31,074
000-20-19-355-002-22	\$ 26,001	\$ 26,521	\$ 27,052	\$ 27,593	\$ 28,145	\$ 28,708	\$ 29,282	\$ 29,867	\$ 30,465	\$ 31,074
000-20-19-355-003-00	\$ 36,248	\$ 36,973	\$ 37,713	\$ 38,467	\$ 39,236	\$ 40,021	\$ 40,821	\$ 41,638	\$ 42,470	\$ 43,320
000-20-19-355-006-00	\$ 10,029	\$ 10,230	\$ 10,434	\$ 10,643	\$ 10,856	\$ 11,073	\$ 11,294	\$ 11,520	\$ 11,751	\$ 11,986
000-20-19-356-001-00	\$ 214,680	\$ 218,973	\$ 223,353	\$ 227,820	\$ 232,376	\$ 237,024	\$ 241,764	\$ 246,600	\$ 251,532	\$ 256,562
000-20-19-356-002-00	\$ 59,789	\$ 60,985	\$ 62,204	\$ 63,448	\$ 64,717	\$ 66,012	\$ 67,332	\$ 68,679	\$ 70,052	\$ 71,453
000-20-19-356-003-00	\$ 34,579	\$ 35,271	\$ 35,976	\$ 36,696	\$ 37,430	\$ 38,179	\$ 38,942	\$ 39,721	\$ 40,515	\$ 41,326
000-20-19-356-004-00	\$ 30,369	\$ 30,977	\$ 31,596	\$ 32,228	\$ 32,873	\$ 33,530	\$ 34,201	\$ 34,885	\$ 35,583	\$ 36,294
000-20-19-356-005-00	\$ 44,886	\$ 45,784	\$ 46,699	\$ 47,633	\$ 48,586	\$ 49,558	\$ 50,549	\$ 51,560	\$ 52,591	\$ 53,643
000-20-19-356-006-00	\$ 28,069	\$ 28,631	\$ 29,203	\$ 29,787	\$ 30,383	\$ 30,991	\$ 31,610	\$ 32,243	\$ 32,888	\$ 33,545
000-20-19-356-007-00	\$ 126,074	\$ 128,596	\$ 131,168	\$ 133,791	\$ 136,467	\$ 139,196	\$ 141,980	\$ 144,820	\$ 147,716	\$ 150,671
000-20-19-356-008-00	\$ 64,531	\$ 65,822	\$ 67,138	\$ 68,481	\$ 69,851	\$ 71,248	\$ 72,673	\$ 74,126	\$ 75,608	\$ 77,121
000-20-19-356-009-00	\$ 691,382	\$ 705,210	\$ 719,134	\$ 733,700	\$ 748,374	\$ 763,342	\$ 778,608	\$ 794,181	\$ 810,064	\$ 826,266
000-20-30-101-001-01	\$ 240,554	\$ 245,365	\$ 250,273	\$ 255,278	\$ 260,384	\$ 265,591	\$ 270,903	\$ 276,321	\$ 281,848	\$ 287,485
000-20-30-101-001-02	\$ 25,725	\$ 26,240	\$ 26,765	\$ 27,300	\$ 27,846	\$ 28,403	\$ 28,971	\$ 29,550	\$ 30,141	\$ 30,744
000-20-30-101-002-01	\$ 214,680	\$ 218,973	\$ 223,353	\$ 227,820	\$ 232,376	\$ 237,024	\$ 241,764	\$ 246,600	\$ 251,532	\$ 256,562

Parcel #	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
000-20-30-101-003-01	\$ 21,008	\$ 21,428	\$ 21,857	\$ 22,294	\$ 22,740	\$ 23,185	\$ 23,658	\$ 24,132	\$ 24,614	\$ 25,107
000-20-30-102-001-01	\$ 190,550	\$ 194,361	\$ 198,248	\$ 202,213	\$ 206,257	\$ 210,382	\$ 214,590	\$ 218,882	\$ 223,259	\$ 227,724
000-20-30-102-002-00	\$ 11,297	\$ 11,523	\$ 11,754	\$ 11,989	\$ 12,229	\$ 12,473	\$ 12,723	\$ 12,977	\$ 13,237	\$ 13,501
000-20-30-102-003-00	\$ 47,278	\$ 48,224	\$ 49,188	\$ 50,172	\$ 51,175	\$ 52,199	\$ 53,243	\$ 54,308	\$ 55,394	\$ 56,502
000-20-30-102-004-00	\$ 28,182	\$ 28,746	\$ 29,321	\$ 29,907	\$ 30,505	\$ 31,116	\$ 31,738	\$ 32,373	\$ 33,020	\$ 33,680
000-20-30-102-005-00	\$ 40,534	\$ 41,345	\$ 42,172	\$ 43,015	\$ 43,875	\$ 44,753	\$ 45,648	\$ 46,561	\$ 47,492	\$ 48,442
000-20-30-102-006-00	\$ 20,752	\$ 21,167	\$ 21,590	\$ 22,022	\$ 22,463	\$ 22,912	\$ 23,370	\$ 23,837	\$ 24,314	\$ 24,800
000-20-30-102-007-00	\$ 43,230	\$ 44,094	\$ 44,976	\$ 45,876	\$ 46,793	\$ 47,729	\$ 48,684	\$ 49,657	\$ 50,650	\$ 51,663
000-20-30-102-008-00	\$ 48,800	\$ 49,776	\$ 50,771	\$ 51,787	\$ 52,823	\$ 53,879	\$ 54,957	\$ 56,056	\$ 57,177	\$ 58,320
000-20-30-102-011-00	\$ 292,912	\$ 298,770	\$ 304,745	\$ 310,840	\$ 317,057	\$ 323,398	\$ 329,866	\$ 336,463	\$ 343,193	\$ 350,057
000-20-30-102-013-00	\$ 27,830	\$ 28,387	\$ 28,955	\$ 29,534	\$ 30,125	\$ 30,727	\$ 31,342	\$ 31,968	\$ 32,608	\$ 33,260
000-20-30-102-014-00	\$ 31,609	\$ 32,241	\$ 32,886	\$ 33,544	\$ 34,215	\$ 34,899	\$ 35,597	\$ 36,309	\$ 37,035	\$ 37,776
000-20-30-102-015-00	\$ 96,323	\$ 98,249	\$ 100,214	\$ 102,219	\$ 104,263	\$ 106,348	\$ 108,475	\$ 110,645	\$ 112,858	\$ 115,115
000-20-30-102-016-00	\$ 25,320	\$ 25,826	\$ 26,343	\$ 26,870	\$ 27,407	\$ 27,955	\$ 28,515	\$ 29,085	\$ 29,667	\$ 30,260
000-20-30-102-017-00	\$ 23,363	\$ 23,830	\$ 24,307	\$ 24,793	\$ 25,289	\$ 25,795	\$ 26,311	\$ 26,837	\$ 27,373	\$ 27,921
000-20-30-102-018-00	\$ 61,098	\$ 62,320	\$ 63,567	\$ 64,838	\$ 66,135	\$ 67,457	\$ 68,806	\$ 70,183	\$ 71,586	\$ 73,018
000-20-30-102-020-00	\$ 189,156	\$ 192,939	\$ 196,798	\$ 200,734	\$ 204,748	\$ 208,843	\$ 213,020	\$ 217,281	\$ 221,626	\$ 226,059
000-20-30-102-021-00	\$ 16,021	\$ 16,341	\$ 16,668	\$ 17,001	\$ 17,342	\$ 17,688	\$ 18,042	\$ 18,403	\$ 18,771	\$ 19,146
000-20-30-103-001-02	\$ 289,612	\$ 295,404	\$ 301,312	\$ 307,338	\$ 313,485	\$ 319,755	\$ 326,150	\$ 332,673	\$ 339,326	\$ 346,113
000-20-30-103-001-03	\$ 70,151	\$ 71,554	\$ 72,985	\$ 74,445	\$ 75,934	\$ 77,453	\$ 79,002	\$ 80,582	\$ 82,193	\$ 83,837
000-20-30-103-001-04	\$ 193,220	\$ 197,085	\$ 201,026	\$ 205,047	\$ 209,148	\$ 213,331	\$ 217,598	\$ 221,949	\$ 226,388	\$ 230,916
000-20-30-103-002-00	\$ 175,507	\$ 179,017	\$ 182,598	\$ 186,250	\$ 189,975	\$ 193,774	\$ 197,650	\$ 201,603	\$ 205,635	\$ 209,747
000-20-30-126-003-02	\$ 85,969	\$ 87,689	\$ 89,443	\$ 91,231	\$ 93,056	\$ 94,917	\$ 96,815	\$ 98,752	\$ 100,727	\$ 102,741
000-20-30-126-003-03	\$ 61,924	\$ 63,162	\$ 64,425	\$ 65,714	\$ 67,028	\$ 68,369	\$ 69,736	\$ 71,131	\$ 72,554	\$ 74,005
000-20-30-126-004-01	\$ 40,243	\$ 41,048	\$ 41,869	\$ 42,706	\$ 43,564	\$ 44,432	\$ 45,320	\$ 46,227	\$ 47,151	\$ 48,094
000-20-30-126-005-00	\$ 51,406	\$ 52,434	\$ 53,483	\$ 54,553	\$ 55,644	\$ 56,756	\$ 57,892	\$ 59,049	\$ 60,230	\$ 61,435
000-20-30-126-006-00	\$ 42,302	\$ 43,148	\$ 44,011	\$ 44,891	\$ 45,789	\$ 46,705	\$ 47,639	\$ 48,592	\$ 49,564	\$ 50,555
000-20-30-126-007-01	\$ 86,912	\$ 88,650	\$ 90,423	\$ 92,232	\$ 94,076	\$ 95,958	\$ 97,877	\$ 99,834	\$ 101,831	\$ 103,868
000-20-30-126-008-00	\$ 4,832	\$ 4,928	\$ 5,027	\$ 5,127	\$ 5,230	\$ 5,335	\$ 5,441	\$ 5,550	\$ 5,661	\$ 5,774
000-20-30-126-010-01	\$ 17,666	\$ 18,019	\$ 18,380	\$ 18,747	\$ 19,122	\$ 19,505	\$ 19,895	\$ 20,293	\$ 20,698	\$ 21,112
000-20-30-128-001-01	\$ 60,564	\$ 61,775	\$ 63,010	\$ 64,270	\$ 65,556	\$ 66,867	\$ 68,204	\$ 69,568	\$ 70,960	\$ 72,379
000-20-30-128-001-02	\$ 11,933	\$ 12,171	\$ 12,415	\$ 12,663	\$ 12,916	\$ 13,175	\$ 13,438	\$ 13,707	\$ 13,981	\$ 14,261
000-20-30-128-002-00	\$ 31,957	\$ 32,596	\$ 33,248	\$ 33,913	\$ 34,592	\$ 35,283	\$ 35,989	\$ 36,709	\$ 37,443	\$ 38,192
000-20-30-128-003-00	\$ 36,486	\$ 37,215	\$ 37,960	\$ 38,719	\$ 39,493	\$ 40,283	\$ 41,089	\$ 41,910	\$ 42,749	\$ 43,604
000-20-30-128-004-00	\$ 26,893	\$ 27,431	\$ 27,979	\$ 28,539	\$ 29,110	\$ 29,692	\$ 30,286	\$ 30,892	\$ 31,509	\$ 32,140
000-20-30-128-005-00	\$ 14,106	\$ 14,388	\$ 14,676	\$ 14,969	\$ 15,269	\$ 15,574	\$ 15,886	\$ 16,203	\$ 16,528	\$ 16,858
000-20-30-128-006-00	\$ 10,599	\$ 10,810	\$ 11,027	\$ 11,247	\$ 11,472	\$ 11,702	\$ 11,936	\$ 12,174	\$ 12,418	\$ 12,666
000-20-30-151-001-13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
000-20-30-151-001-17	\$ 638,132	\$ 650,895	\$ 663,913	\$ 677,191	\$ 690,735	\$ 704,549	\$ 718,640	\$ 733,013	\$ 747,673	\$ 762,627
000-20-30-151-001-18	\$ 166,644	\$ 169,977	\$ 173,377	\$ 176,844	\$ 180,381	\$ 183,989	\$ 187,669	\$ 191,422	\$ 195,251	\$ 199,156
000-20-30-151-001-22	\$ 610,256	\$ 622,461	\$ 634,910	\$ 647,608	\$ 660,560	\$ 673,771	\$ 687,247	\$ 700,992	\$ 715,012	\$ 729,312
000-20-30-151-001-23	\$ 11,143	\$ 11,366	\$ 11,593	\$ 11,825	\$ 12,062	\$ 12,303	\$ 12,549	\$ 12,800	\$ 13,056	\$ 13,317
Total Taxable Values:	\$22,760,820	\$23,216,036	\$23,680,357	\$24,153,964	\$24,637,043	\$25,129,784	\$25,632,380	\$26,145,027	\$26,667,928	\$27,201,286
Annual TV Increase:	\$ 446,291	\$ 455,216	\$ 464,321	\$ 473,607	\$ 483,079	\$ 492,741	\$ 502,596	\$ 512,648	\$ 522,901	\$ 533,359
Cumulative TV Increase:	\$ 883,830	\$ 901,507	\$ 919,537	\$ 937,928	\$ 956,686	\$ 975,820	\$ 995,337	\$ 1,015,243	\$ 1,035,548	\$ 1,056,259
Annual TIF Capture:	\$ 11,331	\$ 11,557	\$ 11,788	\$ 12,024	\$ 12,265	\$ 12,510	\$ 12,760	\$ 13,015	\$ 13,276	\$ 13,541
Cumulative TIF Capture:	\$ 113,109	\$ 124,666	\$ 136,454	\$ 148,478	\$ 160,743	\$ 173,253	\$ 186,013	\$ 199,028	\$ 212,304	\$ 225,845

ADDENDUM A

***** Act 280 of 2005 THIS ACT IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

CORRIDOR IMPROVEMENT AUTHORITY ACT Act 280 of 2005

AN ACT to provide for the establishment of a corridor improvement authority; to prescribe the powers and duties of the authority; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

The People of the State of Michigan enact:

***** 125.2871 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2871 Short title.

Sec. 1. This act shall be known and may be cited as the "corridor improvement authority act".

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2872 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2872 Definitions; A to M.

Sec. 2. As used in this act:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a corridor improvement authority created under section 4(1) or a joint authority created under section 4(2).

(d) "Board" means the governing body of an authority.

(e) "Business district" means an area of a municipality zoned and used principally for business.

(f) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in section 3(e), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(g) "Chief executive officer" means the mayor of a city, the president of a village, or the supervisor of a township.

(h) "Development area" means that area described in section 5 to which a development plan is applicable.

(i) "Development plan" means that information and those requirements for a development area set forth in section 21.

(j) "Development program" means the implementation of the development plan.

(k) "Fiscal year" means the fiscal year of the authority.

(l) "Governing body" or "governing body of a municipality" means the elected body of a municipality having legislative powers or, for a joint authority created under section 4(2), the elected body of each municipality having legislative powers that is a member of the joint authority.

(m) "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the resolution establishing or amending the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. The initial assessed value may be modified once during the term of the tax increment financing plan through an amendment as provided in

section 18(4) after the tax increment financing plan fails to generate captured assessed value for 3 consecutive years due to declines in assessed value. Property exempt from taxation at the time of the determination of the initial or amended assessed value shall be included as zero. For the purpose of determining initial or amended assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in section 3(e).

(n) "Land use plan" means a plan prepared under former 1921 PA 207, former 1943 PA 184, or a site plan under the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702.

(o) "Municipality" means 1 of the following:

(i) A city.

(ii) A village.

(iii) A township.

(iv) A combination of 2 or more cities, villages, or townships acting jointly under a joint authority created under section 4(2).

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008;—Am. 2012, Act 229, Imd. Eff. June 29, 2012;—Am. 2013, Act 232, Imd. Eff. Dec. 26, 2013.

***** 125.2873 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2873 Definitions.

Sec. 3. As used in this act:

(a) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(b) "Parcel" means an identifiable unit of land that is treated as separate for valuation or zoning purposes.

(c) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, sidewalk, trail, lighting, traffic flow modification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, transit-oriented development, transit-oriented facility, or building, including access routes, that are either designed and dedicated to use by the public generally or used by a public agency, or that are located in a qualified development area and are for the benefit of or for the protection of the health, welfare, or safety of the public generally, whether or not used by 1 or more business entities, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and designed to accommodate foreseeable development of public facilities in adjoining areas. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, if the improvement complies with the barrier-free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(d) "Qualified development area" means a development area that meets 1 of the following:

(i) All of the following:

(A) Is located within a city with a population of 700,000 or more.

(B) Contains at least 30 contiguous acres.

(C) Was owned by this state on December 31, 2003 and was conveyed to a private owner before June 30, 2004.

(D) Is zoned to allow for mixed use that includes commercial use and that may include residential use.

(E) Otherwise complies with the requirements of section 5(a), (d), (e), and (g).

(F) Construction within the qualified development area begins on or before the date 2 years after the effective date of the amendatory act that added this subdivision.

(G) Is located in a distressed area.

(ii) Contains transit-oriented development or a transit-oriented facility.

(e) "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, or 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. The state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(f) "State fiscal year" means the annual period commencing October 1 of each year.

(g) "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area. Except as otherwise provided in section 29, tax increment revenues do not include any of the following:

(i) Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(ii) Taxes levied by local or intermediate school districts.

(iii) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.

(iv) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.

(v) Ad valorem property taxes exempted from capture under section 18(5) or specific local taxes attributable to the ad valorem property taxes.

(vi) Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

(vii) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable to those ad valorem property taxes:

(A) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(B) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(C) Except as otherwise provided in section 18(5), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.

(h) "Transit-oriented development" means infrastructural improvements that are located within 1/2 mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

(i) "Transit-oriented facility" means a facility that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(j) "Distressed area" means a local governmental unit that meets all of the following:

(i) Has a population of 700,000 or more.

(ii) Shows a negative population change from 1970 to the date of the most recent federal decennial census.

(iii) Shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.

(iv) Has a poverty rate, as defined by the most recent federal decennial census, greater than the statewide average.

(v) Has had an unemployment rate higher than the statewide average.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2010, Act 242, Imd. Eff. Dec. 14, 2010;—Am. 2013, Act 68, Imd. Eff. June 19, 2013;—Am. 2016, Act 507, Imd. Eff. Jan. 9, 2017.

***** 125.2874 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2874 Authority; establishment; public body corporate; powers.

Sec. 4. (1) Except as otherwise provided in this subsection, a municipality may establish multiple authorities. A parcel of property shall not be included in more than 1 authority created under this act.

(2) A city, village, or township located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries may by resolution join with 1 or more cities, villages, or townships located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries to create a joint authority under this act.

(3) An authority is a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out its purpose. The enumeration of a power in this act shall not be construed as a limitation upon the general powers of an authority.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

***** 125.2875 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2875 Development area; establishment in municipality; exception; criteria; compliance.

Sec. 5. A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

- (a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".
- (b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.
- (c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
- (e) Is presently served by municipal water or sewer.
- (f) Is zoned to allow for mixed use that includes high-density residential use.
- (g) The municipality agrees to all of the following:
 - (i) To expedite the local permitting and inspection process in the development area.
 - (ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2876 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2876 Creation of authority; resolution by governing body; notice of public hearing; adoption of resolution designating boundaries; alteration or amendment; interlocal agreement.

Sec. 6. (1) If the governing body of a municipality determines that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth, the governing body may, by resolution, do 1 of the following:

- (a) Declare its intention to create and provide for the operation of an authority.
- (b) Declare its intention to jointly create and provide for the operation of a joint authority created under section 4(2).

(2) In the resolution of intent, the governing body shall state that the proposed development area meets the criteria in section 5, set a date for a public hearing on the adoption of a proposed resolution creating the authority, and designate the boundaries of the development area. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area. The governing body of the municipality shall not incorporate land into the development area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

(3) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the development area within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(4) The governing body of the municipality may alter or amend the boundaries of the development area to include or exclude lands from the development area in the same manner as adopting the resolution creating the authority.

(5) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement shall include, but is not limited to, a plan to coordinate and expedite local inspections and permit approvals, a plan to address contradictory zoning requirements, and a date certain to implement all provisions of these plans. If a municipality enters into an interlocal agreement under this subsection, the municipality shall provide a copy of that interlocal agreement to the state tax commission within 60 days of entering into the interlocal agreement.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

***** 125.2877 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2877 Annexation or consolidation; effect.

Sec. 7. If a development area is part of an area annexed to or consolidated with another municipality, the authority managing that development area shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this act shall remain in effect following the annexation or consolidation.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2878 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2878 Authority under supervision and control of board; membership; appointment; terms; vacancy; expenses; chairperson; oath; proceedings and rules subject to open meetings act; removal of board member; financial records; writings subject to freedom of information act; members as members of business improvement district; creation of joint authority; board.

Sec. 8. (1) Except as provided in subsection (7) or as otherwise provided in subsection (8), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her assignee and not less than 5 or more than 9 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the development area. At least 1 of the members shall be a resident of the development area or of an area within 1/2 mile of any part of the development area. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The proceedings and rules of the board are subject to the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) After having been given notice and an opportunity to be heard, a member of the board may be removed for cause by the governing body.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) A writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function is subject to the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) If the boundaries of the development area are the same as those of a business improvement district established under 1961 PA 120, MCL 125.981 to 125.990m, the governing body of the municipality may provide that the members of the board of the authority shall be the members of the board of the business improvement district and 1 person shall be a resident of the development area or of an area within 1/2 mile of any part of the development area.

(8) If 2 or more cities, villages, or townships create a joint authority under section 4(2), the board shall consist of up to 3 individuals appointed by the chief executive officer of each city, village, or township that is a member of the joint authority. Each of those individuals shall be appointed for initial staggered terms of 2 years, 3 years, or 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the city, village, or township for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2012, Act 229, Imd. Eff. June 29, 2012.

***** 125.2879 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2879 Director, treasurer, secretary, legal counsel, other personnel; compensation; duties.

Sec. 9. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before beginning his or her duties, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the sum determined in the resolution establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be considered an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise and be responsible for the preparation of plans and the performance of the functions of the authority in the manner authorized by this act. The director shall attend the meetings of the board and shall provide to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before beginning his or her duties, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform all duties delegated to him or her by the board and shall furnish bond in an amount prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings and shall perform other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel considered necessary by the board.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2880 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2880 Retirement and insurance programs.

Sec. 10. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2881 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2881 Board; powers.

Sec. 11. (1) The board may do any of the following:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.
- (j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- (k) Lease, in whole or in part, any facility, building, or property under its control.
- (l) Accept grants and donations of property, labor, or other things of value from a public or private source.
- (m) Acquire and construct public facilities.
- (n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.
- (o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

- (a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.
- (b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).
- (c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007.

***** 125.2882 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2882 Authority as instrument of political subdivision.

Sec. 12. The authority is an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2883 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2883 Acquisition of private property; transfer to authority; use.

Sec. 13. A municipality may acquire private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it considers appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2884 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2884 Financing sources; disposition.

Sec. 14. (1) The activities of the authority shall be financed from 1 or more of the following sources:

- (a) Donations to the authority for the performance of its functions.
- (b) Money borrowed and to be repaid as authorized by sections 16 and 17.
- (c) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.
- (d) Proceeds of a tax increment financing plan established under sections 18 to 20.
- (e) Proceeds from a special assessment district created as provided by law.
- (f) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement under this act. Except as provided in this act, the municipality shall not obligate itself, and shall not be obligated, to pay any sums from public funds, other than money received by the municipality under this section, for or on account of the activities of the authority.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2885 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2885 Special assessment; levy; borrowing money and issuing bonds.

Sec. 15. (1) An authority with the approval of the governing body may levy a special assessment as provided by law.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2886 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2886 Revenue bonds.

Sec. 16. The authority may, with approval of the local governing body, borrow money and issue its negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140. Revenue bonds issued by the authority are not a debt of the municipality unless the municipality by majority vote of the members of its governing body pledges its full faith and credit to support the authority's revenue bonds. Revenue bonds issued by the authority are never a debt of the state.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2887 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2887 Acquisition or construction of property; financing; bonds or notes.

Sec. 17. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing or causing to be constructed property in connection with either of the following:

(a) The implementation of a development plan in the development area.

(b) The refund, or refund in advance, of bonds or notes issued under this section.

(2) Any of the following may be financed by the issuance of revenue bonds or notes:

(a) The cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the development area, and, for the implementation of the development plan in a qualified development area, the cost of reimbursing a public or private person for any of those costs.

(b) Any engineering, architectural, legal, accounting, or financial expenses.

(c) The costs necessary or incidental to the borrowing of money.

(d) Interest on the bonds or notes during the period of construction.

(e) A reserve for payment of principal and interest on the bonds or notes.

(f) A reserve for operation and maintenance until sufficient revenues have developed.

(3) The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection with the property.

(4) A pledge made by the authority is valid and binding from the time the pledge is made. The money or property pledged by the authority immediately is subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of a pledge is valid and binding against parties having claims of any kind in tort, contract, or otherwise, against the authority, whether or not the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created must be filed or recorded to be enforceable.

(5) Bonds or notes issued under this section are exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes is exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(6) The municipality is not liable on bonds or notes of the authority issued under this section, and the bonds or notes are not a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(7) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007.

***** 125.2888 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2888 Tax increment financing plan.

Sec. 18. (1) If the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 21, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 19. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) Approval of the tax increment financing plan shall comply with the notice, hearing, and disclosure provisions of section 22. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(3) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the

proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the development area.

(4) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(5) Except for a development area located in a qualified development area, not more than 60 days after the public hearing on the tax increment financing plan, the governing body in a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution shall take effect when filed with the clerk and remains effective until a copy of a resolution rescinding that resolution is filed with that clerk. If a separate millage for public library purposes was levied before January 1, 2017, and all obligations of the authority are paid, then the levy is exempt from capture under this act, unless the library board or commission allows all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this act under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if a separate millage for public library purposes was levied before January 1, 2017, and the authority alters or amends the boundaries of the development area or extends the duration of the existing finance plan, then the library board or commission may, not later than 60 days after a public hearing is held under this subsection, exempt all or a portion of its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality that created the authority. For ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016, a library board or commission may allow all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this act under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if the library was created under section 1 or 10a of 1877 PA 164, MCL 397.201 and 397.210a, or established under 1869 LA 233, then any action of the library board or commission under this subsection shall have the concurrence of the chief executive officer of the city that created the library to be effective.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2007, Act 44, Imd. Eff. July 17, 2007;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008;—Am. 2016, Act 507, Imd. Eff. Jan. 9, 2017.

***** 125.2889 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2889 Tax increment revenues; transmission; expenditures; use; annual report.

Sec. 19. (1) The municipal and county treasurers shall transmit tax increment revenues to the authority.

(2) The authority shall expend the tax increment revenues received for the development program only under the terms of the tax increment financing plan. Unused funds shall revert proportionately to the respective taxing bodies. Tax increment revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan if it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished until the principal of, and interest on, bonds issued under section 20 have been paid or funds sufficient to make the payment have been segregated.

(3) Annually the authority shall submit to the governing body of the municipality and the state tax commission a report on the status of the tax increment financing account. The report shall include the following:

- (a) The amount and source of revenue in the account.
- (b) The amount in any bond reserve account.
- (c) The amount and purpose of expenditures from the account.
- (d) The amount of principal and interest on any outstanding bonded indebtedness.
- (e) The initial assessed value of the project area.
- (f) The captured assessed value retained by the authority.
- (g) The tax increment revenues received.
- (h) The increase in the state equalized valuation as a result of the implementation of the tax increment financing plan.
- (i) The type and cost of capital improvements made in the development area.

(j) Any additional information the governing body considers necessary.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2890 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2890 Financing development program of tax increment financing plan; authorization, issuance, and sale of general obligation bonds; estimate of anticipated tax increment revenues; resolution; security; lien.

Sec. 20. (1) The municipality may by resolution of its governing body authorize, issue, and sell limited general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality under section 14. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 14 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 14 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority under this subsection may be secured by any other revenues identified in section 14 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued under this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 15 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2891 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2891 Development plan; preparation; contents.

Sec. 21. (1) If a board decides to finance a project in a development area by the use of revenue bonds as authorized in section 16 or tax increment financing as authorized in sections 18, 19, and 20, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered,

a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(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.

(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.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2892 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2892 Development plan; public hearing; notice; contents; opportunity to speak; hearing record.

Sec. 22. (1) The governing body, before adoption of a resolution approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the development area and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved not less than 20 days before the hearing. The notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

- (2) Notice of the time and place of hearing on a development plan shall contain all of the following:
- (a) A description of the proposed development area in relation to highways, streets, streams, or otherwise.
 - (b) A statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice.
 - (c) A statement that all aspects of the development plan will be open for discussion at the public hearing.
 - (d) Other information that the governing body considers appropriate.
- (3) At the time set for the hearing, the governing body shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for consideration of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented at the hearing.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2893 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2893 Approval, rejection, or approval with modification; considerations.

Sec. 23. The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice given under section 22, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall by resolution approve or reject the plan, or approve it with modification, based on the following considerations:

- (a) The plan meets the requirements under section 20(2).
- (b) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of this act.
- (d) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this act in an efficient and economically satisfactory manner.
- (e) The development plan is in reasonable accord with the land use plan of the municipality.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2894 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2894 Notice to vacate.

Sec. 24. A person to be relocated under this act shall be given not less than 90 days' written notice to vacate unless modified by court order issued for good cause and after a hearing.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2895 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2895 Budget; submission to board; preparation; approval; adoption; cost of handling and auditing funds.

Sec. 25. (1) The director of the authority shall submit a budget to the board for the operation of the authority for each fiscal year before the beginning of the fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. After review by the board, the budget shall be submitted to the governing body. The governing body must approve the budget before the board may adopt the budget. Unless authorized by the governing body or this act, funds of the municipality shall not be included in the budget of the authority.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2896 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2896 Preservation of historical sites.

Sec. 26. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner considered necessary by the municipality in accordance with laws relative to the preservation of historical sites.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the national register of historic places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the department of history, arts, and libraries for review.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

Compiler's note: For transfer of powers and duties of department of history, arts, and libraries or the Michigan historical center relating to the identification, certification, and preservation of historical sites to the Michigan state housing development authority, see E.R.O. No. 2009-26, compiled at MCL 399.752.

***** 125.2897 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2897 Dissolution.

Sec. 27. An authority that has completed the purposes for which it was organized shall be dissolved by resolution of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005;—Am. 2008, Act 44, Imd. Eff. Mar. 27, 2008.

***** 125.2898 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2898 Enforcement of act; rules.

Sec. 28. (1) The state tax commission may institute proceedings to compel enforcement of this act.

(2) The state tax commission may promulgate rules necessary for the administration of this act under the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328.

History: 2005, Act 280, Imd. Eff. Dec. 19, 2005.

***** 125.2899 THIS SECTION IS REPEALED BY ACT 57 OF 2018 EFFECTIVE JANUARY 1, 2019 *****

125.2899 Tax increment revenues; definition; condition.

Sec. 29. (1) Subject to the requirements of subsection (2), within 60 days after a development plan for a qualified development area has been approved under section 18, upon written request from the authority, the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, may include the following within the definition of tax increment revenues under section 3(g):

(a) Taxes under the state education tax act, 1933 PA 331, MCL 211.901 to 211.906.

(b) Taxes levied by local or intermediate school districts under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852.

(2) The Michigan economic growth authority may only allow inclusion of the taxes described in subsection (1) in the definition of tax increment revenues if the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, determines that the inclusion is necessary to reduce unemployment, promote economic growth, and increase capital investment in a qualified development area.

History: Add. 2007, Act 44, Imd. Eff. July 17, 2007.

ADDENDUM B

***** Act 57 of 2018 THIS NEW ACT IS EFFECTIVE JANUARY 1, 2019 *****
RECODIFIED TAX INCREMENT FINANCING ACT
Act 57 of 2018

AN ACT to provide for the recodification and establishment of certain tax increment finance authorities; to prescribe the powers and duties of the authorities; to correct and prevent deterioration in residential, commercial, and industrial areas and certain other areas; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas; to promote residential and economic growth; to create certain boards; to prescribe the powers and duties of certain boards; to authorize the issuance of bonds and other evidences of indebtedness; to levy certain taxes; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; to provide for enforcement of this act; and to repeal acts and parts of acts.

History: 2018, Act 57, Eff. Jan. 1, 2019.

The People of the State of Michigan enact:

PART 1 GENERAL PROVISIONS

***** 125.4101.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4101.new Short title.

Sec. 101. This act shall be known and may be cited as the "recodified tax increment financing act".

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4102.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4102.new Repeal of statute or section of law; effect.

Sec. 102. (1) The repeal of a statute or section of law by this act does not relinquish any penalty, forfeiture, or liability, whether criminal or civil in nature, and that statute or section of law shall be treated as still remaining in force as necessary for the purpose of instituting or sustaining any proper action or prosecution for the enforcement of the penalty, forfeiture, or liability.

(2) A bond, note, or any other obligation or refunding of any obligation issued by an authority or by the municipality that created the authority under a statute or section of law repealed by this act shall continue in effect under its original terms under the corresponding part of this act.

(3) A contractual right, duty, or obligation relating to an authority under a statute or section of law repealed by this act shall continue and remain with the authority under the corresponding part of this act.

(4) A development plan or a tax increment financing plan developed by an authority under a statute or section of law repealed by this act shall remain in effect with the authority under the corresponding part of this act.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4103.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4103.new Board of authority created under repealed statute or section of law; continuation in office; duration; appointment.

Sec. 103. Members of a board of an authority created under a statute or section of law repealed by this act with the same or similar name and functions shall continue in office for the duration of the terms of office for which they were appointed. Members shall be appointed under this act only as terms of the former members expire or vacancies occur. Members of the board of an authority created under a statute or section of law repealed by this act may be appointed to the new board to succeed themselves subject to any limits for the total period of service set forth in this act.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4104.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4104.new Act as recodification of certain existing acts.

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

PART 1
GENERAL PROVISIONS

***** 125.4101.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4101.new Short title.

Sec. 101. This act shall be known and may be cited as the "recodified tax increment financing act".

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4102.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4102.new Repeal of statute or section of law; effect.

Sec. 102. (1) The repeal of a statute or section of law by this act does not relinquish any penalty, forfeiture, or liability, whether criminal or civil in nature, and that statute or section of law shall be treated as still remaining in force as necessary for the purpose of instituting or sustaining any proper action or prosecution for the enforcement of the penalty, forfeiture, or liability.

(2) A bond, note, or any other obligation or refunding of any obligation issued by an authority or by the municipality that created the authority under a statute or section of law repealed by this act shall continue in effect under its original terms under the corresponding part of this act.

(3) A contractual right, duty, or obligation relating to an authority under a statute or section of law repealed by this act shall continue and remain with the authority under the corresponding part of this act.

(4) A development plan or a tax increment financing plan developed by an authority under a statute or section of law repealed by this act shall remain in effect with the authority under the corresponding part of this act.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4103.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4103.new Board of authority created under repealed statute or section of law; continuation in office; duration; appointment.

Sec. 103. Members of a board of an authority created under a statute or section of law repealed by this act with the same or similar name and functions shall continue in office for the duration of the terms of office for which they were appointed. Members shall be appointed under this act only as terms of the former members expire or vacancies occur. Members of the board of an authority created under a statute or section of law repealed by this act may be appointed to the new board to succeed themselves subject to any limits for the total period of service set forth in this act.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4104.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4104.new Act as recodification of certain existing acts.

Sec. 104. As this act is a recodification of certain existing tax increment financing acts, the recodification of 1975 PA 197, MCL 125.1651 to 125.1681, in part 2 is a continuation of the taxing authority authorized in section 12 of 1975 PA 197, MCL 125.1662, for purposes of section 31 of article IX of the state constitution of 1963.

History: 2018, Act 57, Eff. Jan. 1, 2019.

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

PART 6
CORRIDOR IMPROVEMENT AUTHORITIES

***** 125.4602.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4602.new Definitions; A to M.

Sec. 602. As used in this part:

(a) "Advance" means a transfer of funds made by a municipality to an authority or to another person on behalf of the authority in anticipation of repayment by the authority. Evidence of the intent to repay an advance may include, but is not limited to, an executed agreement to repay, provisions contained in a tax increment financing plan approved prior to the advance, or a resolution of the authority or the municipality.

(b) "Assessed value" means the taxable value as determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

(c) "Authority" means a corridor improvement authority created under section 604(1) or a joint authority created under section 604(2).

(d) "Board" means the governing body of an authority.

(e) "Business district" means an area of a municipality zoned and used principally for business.

(f) "Captured assessed value" means the amount in any 1 year by which the current assessed value of the development area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes as determined in section 603(e), exceeds the initial assessed value. The state tax commission shall prescribe the method for calculating captured assessed value.

(g) "Chief executive officer" means the mayor of a city, the president of a village, or the supervisor of a township.

(h) "Development area" means that area described in section 605 to which a development plan is applicable.

(i) "Development plan" means that information and those requirements for a development area set forth in section 621.

(j) "Development program" means the implementation of the development plan.

(k) "Fiscal year" means the fiscal year of the authority.

(l) "Governing body" or "governing body of a municipality" means the elected body of a municipality having legislative powers or, for a joint authority created under section 604(2), the elected body of each municipality having legislative powers that is a member of the joint authority.

(m) "Initial assessed value" means the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the resolution establishing or amending the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted. The initial assessed value may be modified once during the term of the tax increment financing plan through an amendment as provided in section 618(4) after the tax increment financing plan fails to generate captured assessed value for 3 consecutive years due to declines in assessed value. Property exempt from taxation at the time of the determination of the initial or amended assessed value shall be included as zero. For the purpose of determining initial or amended assessed value, property for which a specific local tax is paid in lieu of a property tax shall not be considered to be property that is exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of a property tax shall be determined as provided in section 603(e).

(n) "Land use plan" means a plan prepared under former 1921 PA 207, former 1943 PA 184, or a site plan under the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702.

(o) "Municipality" means 1 of the following:

(i) A city.

(ii) A village.

(iii) A township.

(iv) A combination of 2 or more cities, villages, or townships acting jointly under a joint authority created under section 604(2).

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4603.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4603.new Definitions.

Sec. 603. As used in this part:

(a) "Operations" means office maintenance, including salaries and expenses of employees, office supplies, consultation fees, design costs, and other expenses incurred in the daily management of the authority and planning of its activities.

(b) "Parcel" means an identifiable unit of land that is treated as separate for valuation or zoning purposes.

(c) "Public facility" means a street, plaza, pedestrian mall, and any improvements to a street, plaza, or pedestrian mall including street furniture and beautification, sidewalk, trail, lighting, traffic flow modification, park, parking facility, recreational facility, right-of-way, structure, waterway, bridge, lake, pond, canal, utility line or pipe, transit-oriented development, transit-oriented facility, or building, including access routes, that are either designed and dedicated to use by the public generally or used by a public agency, or that are located in a qualified development area and are for the benefit of or for the protection of the health, welfare, or safety of the public generally, whether or not used by 1 or more business entities, provided that any road, street, or bridge shall be continuously open to public access and that other property shall be located in public easements or rights-of-way and designed to accommodate foreseeable development of public facilities in adjoining areas. Public facility includes an improvement to a facility used by the public or a public facility as those terms are defined in section 1 of 1966 PA 1, MCL 125.1351, if the improvement complies with the barrier-free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(d) "Qualified development area" means a development area that meets 1 of the following:

(i) All of the following:

(A) Is located within a city with a population of 700,000 or more.

(B) Contains at least 30 contiguous acres.

(C) Was owned by this state on December 31, 2003 and was conveyed to a private owner before June 30, 2004.

(D) Is zoned to allow for mixed use that includes commercial use and that may include residential use.

(E) Otherwise complies with the requirements of section 605(a), (d), (e), and (g).

(F) Construction within the qualified development area begins on or before the date 2 years after the effective date of the amendatory act that added this subdivision.

(G) Is located in a distressed area.

(ii) Contains transit-oriented development or a transit-oriented facility.

(e) "Specific local tax" means a tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, the technology park development act, 1984 PA 385, MCL 207.701 to 207.718, or 1953 PA 189, MCL 211.181 to 211.182. The initial assessed value or current assessed value of property subject to a specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. The state tax commission shall prescribe the method for calculating the initial assessed value and current assessed value of property for which a specific local tax was paid in lieu of a property tax.

(f) "State fiscal year" means the annual period commencing October 1 of each year.

(g) "Tax increment revenues" means the amount of ad valorem property taxes and specific local taxes attributable to the application of the levy of all taxing jurisdictions upon the captured assessed value of real and personal property in the development area. Except as otherwise provided in section 29, tax increment revenues do not include any of the following:

(i) Taxes under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

(ii) Taxes levied by local or intermediate school districts.

(iii) Ad valorem property taxes attributable either to a portion of the captured assessed value shared with taxing jurisdictions within the jurisdictional area of the authority or to a portion of value of property that may be excluded from captured assessed value or specific local taxes attributable to the ad valorem property taxes.

(iv) Ad valorem property taxes excluded by the tax increment financing plan of the authority from the determination of the amount of tax increment revenues to be transmitted to the authority or specific local taxes attributable to the ad valorem property taxes.

(v) Ad valorem property taxes exempted from capture under section 618(5) or specific local taxes attributable to the ad valorem property taxes.

(vi) Ad valorem property taxes specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit or specific taxes attributable to those ad valorem property taxes.

(vii) Ad valorem property taxes levied under 1 or more of the following or specific local taxes attributable

to those ad valorem property taxes:

(A) The zoological authorities act, 2008 PA 49, MCL 123.1161 to 123.1183.

(B) The art institute authorities act, 2010 PA 296, MCL 123.1201 to 123.1229.

(C) Except as otherwise provided in section 618(5), ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016.

(h) "Transit-oriented development" means infrastructural improvements that are located within 1/2 mile of a transit station or transit-oriented facility that promotes transit ridership or passenger rail use as determined by the board and approved by the municipality in which it is located.

(i) "Transit-oriented facility" means a facility that houses a transit station in a manner that promotes transit ridership or passenger rail use.

(j) "Distressed area" means a local governmental unit that meets all of the following:

(i) Has a population of 700,000 or more.

(ii) Shows a negative population change from 1970 to the date of the most recent federal decennial census.

(iii) Shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.

(iv) Has a poverty rate, as defined by the most recent federal decennial census, greater than the statewide average.

(v) Has had an unemployment rate higher than the statewide average.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4604.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4604.new Multiple authorities; establishment; public body corporate; powers.

Sec. 604. (1) Except as otherwise provided in this subsection, a municipality may establish multiple authorities. A parcel of property shall not be included in more than 1 authority created under this part.

(2) A city, village, or township located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries may by resolution join with 1 or more cities, villages, or townships located in a county with a population of more than 335,000 and less than 415,000 and that has not less than 2 state public universities within its boundaries to create a joint authority under this part.

(3) An authority is a public body corporate which may sue and be sued in any court of this state. An authority possesses all the powers necessary to carry out its purpose. The enumeration of a power in this part shall not be construed as a limitation upon the general powers of an authority.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4605.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4605.new Development area; establishment in municipality; exception; criteria; compliance.

Sec. 605. A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

(a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".

(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

(c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.

(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.

(e) Is presently served by municipal water or sewer.

(f) Is zoned to allow for mixed use that includes high-density residential use.

(g) The municipality agrees to all of the following:

(i) To expedite the local permitting and inspection process in the development area.

(ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4606.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4606.new Creation of authority; resolution by governing body; notice of public hearing; adoption of resolution designating boundaries; alteration or amendment; interlocal agreement.

Sec. 606. (1) If the governing body of a municipality determines that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth, the governing body may, by resolution, do 1 of the following:

(a) Declare its intention to create and provide for the operation of an authority.

(b) Declare its intention to jointly create and provide for the operation of a joint authority created under section 604(2).

(2) In the resolution of intent, the governing body shall state that the proposed development area meets the criteria in section 605, set a date for a public hearing on the adoption of a proposed resolution creating the authority, and designate the boundaries of the development area. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area. The governing body of the municipality shall not incorporate land into the development area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

(3) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the development area within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(4) The governing body of the municipality may alter or amend the boundaries of the development area to include or exclude lands from the development area in the same manner as adopting the resolution creating the authority.

(5) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement shall include, but is not limited to, a plan to coordinate and expedite local inspections and permit approvals, a plan to address contradictory zoning requirements, and a date certain to implement all provisions of these plans. If a municipality enters into an interlocal agreement under this subsection, the municipality shall provide a copy of that interlocal agreement to the state tax commission within 60 days of entering into the interlocal agreement.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4607.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4607.new Annexation or consolidation; effect.

Sec. 607. If a development area is part of an area annexed to or consolidated with another municipality, the authority managing that development area shall become an authority of the annexing or consolidated municipality. Obligations of that authority incurred under a development or tax increment plan, agreements related to a development or tax increment plan, and bonds issued under this part shall remain in effect following the annexation or consolidation.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4608.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4608.new Authority under supervision and control of board; membership; appointment; terms; vacancy; expenses; chairperson; oath; proceedings and rules subject to open meetings act; removal of board member; financial records; writings subject to freedom of information act; members as members of business improvement district; creation of joint authority; board.

Sec. 608. (1) Except as provided in subsection (7) or as otherwise provided in subsection (8), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her assignee and not less than 5 or more than 9 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the development area. At least 1 of the members shall be a resident of the development area or of an area within 1/2 mile of any part of the development area. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the municipality for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

(2) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

(3) The proceedings and rules of the board are subject to the open meetings act, 1976 PA 267, MCL 15.261 to 15.275. The board shall adopt rules governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the board.

(4) After having been given notice and an opportunity to be heard, a member of the board may be removed for cause by the governing body.

(5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(6) A writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function is subject to the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

(7) If the boundaries of the development area are the same as those of a business improvement district established under 1961 PA 120, MCL 125.981 to 125.990m, the governing body of the municipality may provide that the members of the board of the authority shall be the members of the board of the business improvement district and 1 person shall be a resident of the development area or of an area within 1/2 mile of any part of the development area.

(8) If 2 or more cities, villages, or townships create a joint authority under section 604(2), the board shall consist of up to 3 individuals appointed by the chief executive officer of each city, village, or township that is a member of the joint authority. Each of those individuals shall be appointed for initial staggered terms of 2 years, 3 years, or 4 years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of 4 years. An appointment to fill a vacancy shall be made by the chief executive officer of the city, village, or township for the unexpired term only. Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the board shall be elected by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4609.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4609.new Director, treasurer, secretary, legal counsel, other personnel; compensation; duties.

Sec. 609. (1) The board may employ and fix the compensation of a director, subject to the approval of the governing body of the municipality. The director shall serve at the pleasure of the board. A member of the board is not eligible to hold the position of director. Before beginning his or her duties, the director shall take and subscribe to the constitutional oath, and furnish bond, by posting a bond in the sum determined in the resolution establishing the authority payable to the authority for use and benefit of the authority, approved by the board, and filed with the municipal clerk. The premium on the bond shall be considered an operating expense of the authority, payable from funds available to the authority for expenses of operation. The director

shall be the chief executive officer of the authority. Subject to the approval of the board, the director shall supervise and be responsible for the preparation of plans and the performance of the functions of the authority in the manner authorized by this part. The director shall attend the meetings of the board and shall provide to the board and to the governing body of the municipality a regular report covering the activities and financial condition of the authority. If the director is absent or disabled, the board may designate a qualified person as acting director to perform the duties of the office. Before beginning his or her duties, the acting director shall take and subscribe to the oath, and furnish bond, as required of the director. The director shall furnish the board with information or reports governing the operation of the authority as the board requires.

(2) The board may employ and fix the compensation of a treasurer, who shall keep the financial records of the authority and who, together with the director, shall approve all vouchers for the expenditure of funds of the authority. The treasurer shall perform all duties delegated to him or her by the board and shall furnish bond in an amount prescribed by the board.

(3) The board may employ and fix the compensation of a secretary, who shall maintain custody of the official seal and of records, books, documents, or other papers not required to be maintained by the treasurer. The secretary shall attend meetings of the board and keep a record of its proceedings and shall perform other duties delegated by the board.

(4) The board may retain legal counsel to advise the board in the proper performance of its duties. The legal counsel shall represent the authority in actions brought by or against the authority.

(5) The board may employ other personnel considered necessary by the board.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4610.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4610.new Retirement and Insurance programs.

Sec. 610. The employees of an authority shall be eligible to participate in municipal retirement and insurance programs of the municipality as if they were civil service employees except that the employees of an authority are not civil service employees.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4611.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4611.new Board; powers.

Sec. 611. (1) The board may do any of the following:

(a) Prepare an analysis of economic changes taking place in the development area.

(b) Study and analyze the impact of metropolitan growth upon the development area.

(c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.

(d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.

(f) Implement any plan of development in the development area necessary to achieve the purposes of this part in accordance with the powers of the authority granted by this part.

(g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

(h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this part, and to grant or acquire licenses, easements, and options.

(i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or

private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this part, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4612.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4612.new Authority as instrument of political subdivision.

Sec. 612. The authority is an instrumentality of a political subdivision for purposes of 1972 PA 227, MCL 213.321 to 213.332.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4613.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4613.new Acquisition of private property; transfer to authority; use.

Sec. 613. A municipality may acquire private property under 1911 PA 149, MCL 213.21 to 213.25, for the purpose of transfer to the authority, and may transfer the property to the authority for use in an approved development, on terms and conditions it considers appropriate, and the taking, transfer, and use shall be considered necessary for public purposes and for the benefit of the public.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4614.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4614.new Financing sources; disposition.

Sec. 614. (1) The activities of the authority shall be financed from 1 or more of the following sources:

(a) Donations to the authority for the performance of its functions.

(b) Money borrowed and to be repaid as authorized by sections 616 and 617.

(c) Revenues from any property, building, or facility owned, leased, licensed, or operated by the authority or under its control, subject to the limitations imposed upon the authority by trusts or other agreements.

(d) Proceeds of a tax increment financing plan established under sections 618 to 620.

(e) Proceeds from a special assessment district created as provided by law.

(f) Money obtained from other sources approved by the governing body of the municipality or otherwise authorized by law for use by the authority or the municipality to finance a development program.

(2) Money received by the authority and not covered under subsection (1) shall immediately be deposited to the credit of the authority, subject to disbursement under this part. Except as provided in this part, the municipality shall not obligate itself, and shall not be obligated, to pay any sums from public funds, other than money received by the municipality under this section, for or on account of the activities of the authority.

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History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4615.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4615.new Special assessment; levy; borrowing money and issuing notes.

Sec. 615. (1) An authority with the approval of the governing body may levy a special assessment as provided by law.

(2) The municipality may at the request of the authority borrow money and issue its notes under the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821, in anticipation of collection of the ad valorem tax authorized in this section.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4616.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4616.new Revenue bonds.

Sec. 616. The authority may, with approval of the local governing body, borrow money and issue its negotiable revenue bonds under the revenue bond act of 1933, 1933 PA 94, MCL 141.101 to 141.140. Revenue bonds issued by the authority are not a debt of the municipality unless the municipality by majority vote of the members of its governing body pledges its full faith and credit to support the authority's revenue bonds. Revenue bonds issued by the authority are never a debt of the state.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4617.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4617.new Acquisition or construction of property; financing; bonds or notes.

Sec. 617. (1) The authority may with approval of the local governing body borrow money and issue its revenue bonds or notes to finance all or part of the costs of acquiring or constructing or causing to be constructed property in connection with either of the following:

(a) The implementation of a development plan in the development area.

(b) The refund, or refund in advance, of bonds or notes issued under this section.

(2) Any of the following may be financed by the issuance of revenue bonds or notes:

(a) The cost of purchasing, acquiring, constructing, improving, enlarging, extending, or repairing property in connection with the implementation of a development plan in the development area, and, for the implementation of the development plan in a qualified development area, the cost of reimbursing a public or private person for any of those costs.

(b) Any engineering, architectural, legal, accounting, or financial expenses.

(c) The costs necessary or incidental to the borrowing of money.

(d) Interest on the bonds or notes during the period of construction.

(e) A reserve for payment of principal and interest on the bonds or notes.

(f) A reserve for operation and maintenance until sufficient revenues have developed.

(3) The authority may secure the bonds and notes by mortgage, assignment, or pledge of the property and any money, revenues, or income received in connection with the property.

(4) A pledge made by the authority is valid and binding from the time the pledge is made. The money or property pledged by the authority immediately is subject to the lien of the pledge without a physical delivery, filing, or further act. The lien of a pledge is valid and binding against parties having claims of any kind in tort, contract, or otherwise, against the authority, whether or not the parties have notice of the lien. Neither the resolution, the trust agreement, nor any other instrument by which a pledge is created must be filed or recorded to be enforceable.

(5) Bonds or notes issued under this section are exempt from all taxation in this state except inheritance and transfer taxes, and the interest on the bonds or notes is exempt from all taxation in this state, notwithstanding that the interest may be subject to federal income tax.

(6) The municipality is not liable on bonds or notes of the authority issued under this section, and the bonds or notes are not a debt of the municipality. The bonds or notes shall contain on their face a statement to that effect.

(7) The bonds and notes of the authority may be invested in by all public officers, state agencies and political subdivisions, insurance companies, banks, savings and loan associations, investment companies, and fiduciaries and trustees, and may be deposited with and received by all public officers and the agencies and political subdivisions of this state for any purpose for which the deposit of bonds is authorized.

History: 2018, Act 57, Eff. Jan. 1, 2019.

**** 125.4618.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 ****

125.4618.new Tax increment financing plan.

Sec. 618. (1) If the authority determines that it is necessary for the achievement of the purposes of this part, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621, a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, and the duration of the program, and shall be in compliance with section 619. The plan shall contain a statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. The plan may provide for the use of part or all of the captured assessed value, but the portion intended to be used by the authority shall be clearly stated in the tax increment financing plan. The authority or municipality may exclude from captured assessed value growth in property value resulting solely from inflation. The plan shall set forth the method for excluding growth in property value resulting solely from inflation.

(2) Approval of the tax increment financing plan shall comply with the notice, hearing, and disclosure provisions of section 622. If the development plan is part of the tax increment financing plan, only 1 hearing and approval procedure is required for the 2 plans together.

(3) Before the public hearing on the tax increment financing plan, the governing body shall provide a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body. The authority shall fully inform the taxing jurisdictions of the fiscal and economic implications of the proposed development area. The taxing jurisdictions may present their recommendations at the public hearing on the tax increment financing plan. The authority may enter into agreements with the taxing jurisdictions and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value of the development area.

(4) A tax increment financing plan may be modified if the modification is approved by the governing body upon notice and after public hearings and agreements as are required for approval of the original plan.

(5) Except for a development area located in a qualified development area, not more than 60 days after the public hearing on the tax increment financing plan, the governing body in a taxing jurisdiction levying ad valorem property taxes that would otherwise be subject to capture may exempt its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality proposing to create the authority. The resolution shall take effect when filed with the clerk and remains effective until a copy of a resolution rescinding that resolution is filed with that clerk. If a separate millage for public library purposes was levied before January 1, 2017, and all obligations of the authority are paid, then the levy is exempt from capture under this part, unless the library board or commission allows all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if a separate millage for public library purposes was levied before January 1, 2017, and the authority alters or amends the boundaries of the development area or extends the duration of the existing finance plan, then the library board or commission may, not later than 60 days after a public hearing is held under this subsection, exempt all or a portion of its taxes from capture by adopting a resolution to that effect and filing a copy with the clerk of the municipality that created the authority. For ad valorem property taxes or specific local taxes attributable to those ad valorem property taxes levied for a separate millage for public library purposes approved by the electors after December 31, 2016, a library board or commission may allow all or a portion of its taxes levied to be included as tax increment revenues and subject to capture under this part under the terms of a written agreement between the library board or commission and the authority. The written agreement shall be filed with the clerk of the municipality. However, if the library was created under section 1 or 10a of 1877 PA 164, MCL 397.201 and 397.210a, or established under 1869 LA 233, then any action of the library board or commission under this subsection shall have the concurrence of the chief executive officer of the city that created the library to be effective.

History: 2018, Act 57, Eff. Jan. 1, 2019.

**** 125.4619.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 ****

125.4619.new Tax increment revenues; transmission; expenditures; use.

Sec. 619. (1) The municipal and county treasurers shall transmit tax increment revenues to the authority.

(2) The authority shall expend the tax increment revenues received for the development program only under the terms of the tax increment financing plan. Unused funds shall revert proportionately to the

respective taxing bodies. Tax increment revenues shall not be used to circumvent existing property tax limitations. The governing body of the municipality may abolish the tax increment financing plan if it finds that the purposes for which it was established are accomplished. However, the tax increment financing plan shall not be abolished, allowed to expire, or otherwise terminate until the principal of, and interest on, bonds issued under section 620 have been paid or funds sufficient to make the payment have been segregated.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4620.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4620.new Financing development program of tax increment financing plan; authorization, issuance, and sale of general obligation bonds; estimate of anticipated tax increment revenues; resolution; security; lien.

Sec. 620. (1) The municipality may by resolution of its governing body authorize, issue, and sell limited general obligation bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan and shall pledge its full faith and credit for the payment of the bonds. The municipality may pledge as additional security for the bonds any money received by the authority or the municipality under section 614. The bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821. Before the municipality may authorize the borrowing, the authority shall submit an estimate of the anticipated tax increment revenues and other revenue available under section 614 to be available for payment of principal and interest on the bonds, to the governing body of the municipality. This estimate shall be approved by the governing body of the municipality by resolution adopted by majority vote of the members of the governing body in the resolution authorizing the bonds. If the governing body of the municipality adopts the resolution authorizing the bonds, the estimate of the anticipated tax increment revenues and other revenue available under section 614 to be available for payment of principal and interest on the bonds shall be conclusive for purposes of this section. The bonds issued under this subsection shall be considered a single series for the purposes of the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

(2) By resolution of its governing body, the authority may authorize, issue, and sell tax increment bonds subject to the limitations set forth in this subsection to finance the development program of the tax increment financing plan. The tax increment bonds issued by the authority under this subsection shall pledge solely the tax increment revenues of a development area in which the project is located or a development area from which tax increment revenues may be used for this project, or both. In addition or in the alternative, the bonds issued by the authority under this subsection may be secured by any other revenues identified in section 614 as sources of financing for activities of the authority that the authority shall specifically pledge in the resolution. However, the full faith and credit of the municipality shall not be pledged to secure bonds issued under this subsection. The bond issue may include a sum sufficient to pay interest on the tax increment bonds until full development of tax increment revenues from the project and also a sum to provide a reasonable reserve for payment of principal and interest on the bonds. The resolution authorizing the bonds shall create a lien on the tax increment revenues and other revenues pledged by the resolution that shall be a statutory lien and shall be a first lien subject only to liens previously created. The resolution may provide the terms upon which additional bonds may be issued of equal standing and parity of lien as to the tax increment revenues and other revenues pledged under the resolution. Bonds issued under this subsection that pledge revenue received under section 615 for repayment of the bonds are subject to the revised municipal finance act, 2001 PA 34, MCL 141.2101 to 141.2821.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4621.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4621.new Development plan; preparation; contents.

Sec. 621. (1) If a board decides to finance a project in a development area by the use of revenue bonds as authorized in section 616 or tax increment financing as authorized in sections 618, 619, and 620, it shall prepare a development plan.

(2) The development plan shall contain all of the following:

(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial,

educational, and other uses, and including a legal description of the development area.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

(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.

(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.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat 1894.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4622.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4622.new Development plan; public hearing; notice; contents; opportunity to speak; hearing record.

Sec. 622. (1) The governing body, before adoption of a resolution approving a development plan or tax increment financing plan, shall hold a public hearing on the development plan. Notice of the time and place of the hearing shall be given by publication twice in a newspaper of general circulation designated by the municipality, the first of which shall be not less than 20 days before the date set for the hearing. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing. Notice shall also be mailed to all property taxpayers of record in the development area and to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved not less than 20 days before the hearing. The notice of hearing within the time frame described in this subsection shall be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is

approved.

(2) Notice of the time and place of hearing on a development plan shall contain all of the following:

- (a) A description of the proposed development area in relation to highways, streets, streams, or otherwise.
- (b) A statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at a place designated in the notice.
- (c) A statement that all aspects of the development plan will be open for discussion at the public hearing.
- (d) Other information that the governing body considers appropriate.
- (3) At the time set for the hearing, the governing body shall provide an opportunity for interested persons to speak and shall receive and consider communications in writing. The hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for consideration of documentary evidence pertinent to the development plan. The governing body shall make and preserve a record of the public hearing, including all data presented at the hearing.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4623.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4623.new Approval, rejection, or approval with modification; considerations.

Sec. 623. The governing body after a public hearing on the development plan or the tax increment financing plan, or both, with notice given under section 622, shall determine whether the development plan or tax increment financing plan constitutes a public purpose. If it determines that the development plan or tax increment financing plan constitutes a public purpose, it shall by resolution approve or reject the plan, or approve it with modification, based on the following considerations:

- (a) The plan meets the requirements under section 620(2).
- (b) The proposed method of financing the development is feasible and the authority has the ability to arrange the financing.
- (c) The development is reasonable and necessary to carry out the purposes of this part.
- (d) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.
- (e) The development plan is in reasonable accord with the land use plan of the municipality.
- (f) Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
- (g) Changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4624.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4624.new Notice to vacate.

Sec. 624. A person to be relocated under this part shall be given not less than 90 days' written notice to vacate unless modified by court order issued for good cause and after a hearing.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4625.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4625.new Budget; submission to board; preparation; approval; adoption; cost of handling and auditing funds.

Sec. 625. (1) The director of the authority shall submit a budget to the board for the operation of the authority for each fiscal year before the beginning of the fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. After review by the board, the budget shall be submitted to the governing body. The governing body must approve the budget before the board may adopt the budget. Unless authorized by the governing body or this part, funds of the municipality shall not be included in the budget of the authority.

(2) The governing body of the municipality may assess a reasonable pro rata share of the funds for the cost of handling and auditing the funds against the funds of the authority, other than those committed, which shall be paid annually by the board pursuant to an appropriate item in its budget.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4626.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4626.new Preservation of historical sites.

Sec. 626. (1) A public facility, building, or structure that is determined by the municipality to have significant historical interests shall be preserved in a manner considered necessary by the municipality in accordance with laws relative to the preservation of historical sites.

(2) An authority shall refer all proposed changes to the exterior of sites listed on the state register of historic sites and the National Register of Historic Places to the applicable historic district commission created under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215, or the Michigan state housing development authority for review.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4627.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4627.new Dissolution.

Sec. 627. An authority that has completed the purposes for which it was organized shall be dissolved by resolution of the governing body. The property and assets of the authority remaining after the satisfaction of the obligations of the authority belong to the municipality.

History: 2018, Act 57, Eff. Jan. 1, 2019.

***** 125.4629.new THIS NEW SECTION IS EFFECTIVE JANUARY 1, 2019 *****

125.4629.new Tax increment revenues; definition; condition.

Sec. 629. (1) Subject to the requirements of subsection (2), within 60 days after a development plan for a qualified development area has been approved under section 618, upon written request from the authority, the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, may include the following within the definition of tax increment revenues under section 3(g):

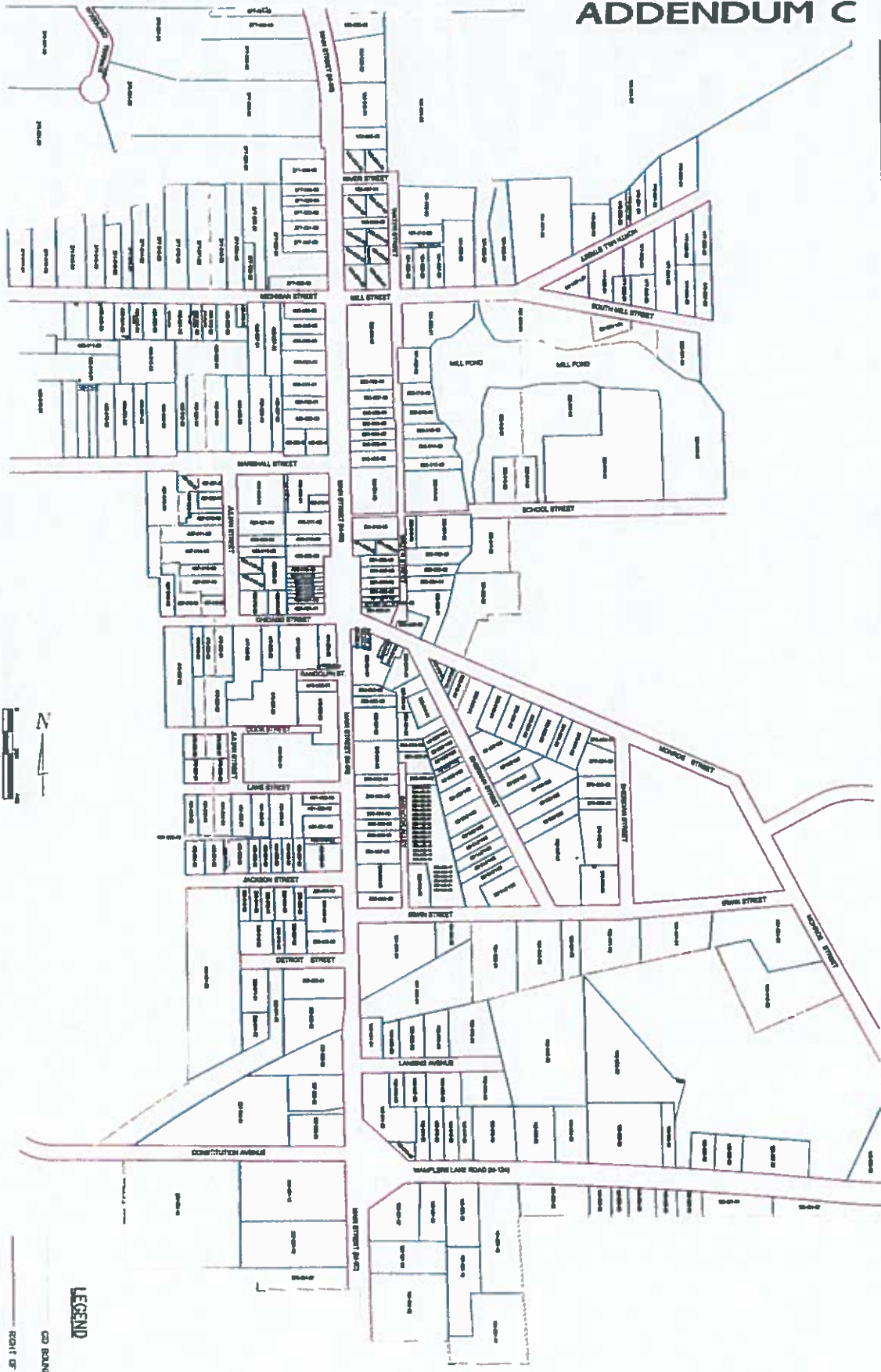
(a) Taxes under the state education tax act, 1933 PA 331, MCL 211.901 to 211.906.

(b) Taxes levied by local or intermediate school districts under the revised school code, 1976 PA 451, MCL 380.1 to 380.1852.

(2) The Michigan economic growth authority may only allow inclusion of the taxes described in subsection (1) in the definition of tax increment revenues if the Michigan economic growth authority under the Michigan economic growth authority act, 1995 PA 24, MCL 207.801 to 207.810, determines that the inclusion is necessary to reduce unemployment, promote economic growth, and increase capital investment in a qualified development area.

History: 2018, Act 57, Eff. Jan. 1, 2019.

ADDENDUM C



LEGEND

CID BOUNDARY
 SCOT OF WAY
 PROPERTY LINE

VILLAGE OF BROOKLYN CID BOUNDARY

DRAWN BY: J.S.D.
 CHECKED BY: J.S.D.
 DATE: 06/27/11
 SCALE: AS SHOWN
 PROJECT NO: 10/20/11
 CLIENT: VILLAGE OF BROOKLYN
 SURVEYOR: J.S.D.

**VILLAGE OF BROOKLYN
 CID BOUNDARY**
 SECTIONS 19, 24, 25 AND 30 T4S, R1-2E
 COLUMBIA TOWNSHIP, JACKSON COUNTY

	Ripstra & Scheppelman, Inc. CIVIL ENGINEERING - LAND SURVEYING 2335 SPRING ARBOR ROAD JACKSON, MI 47203 OFFICE 517-782-2626 FAX 517-782-8085
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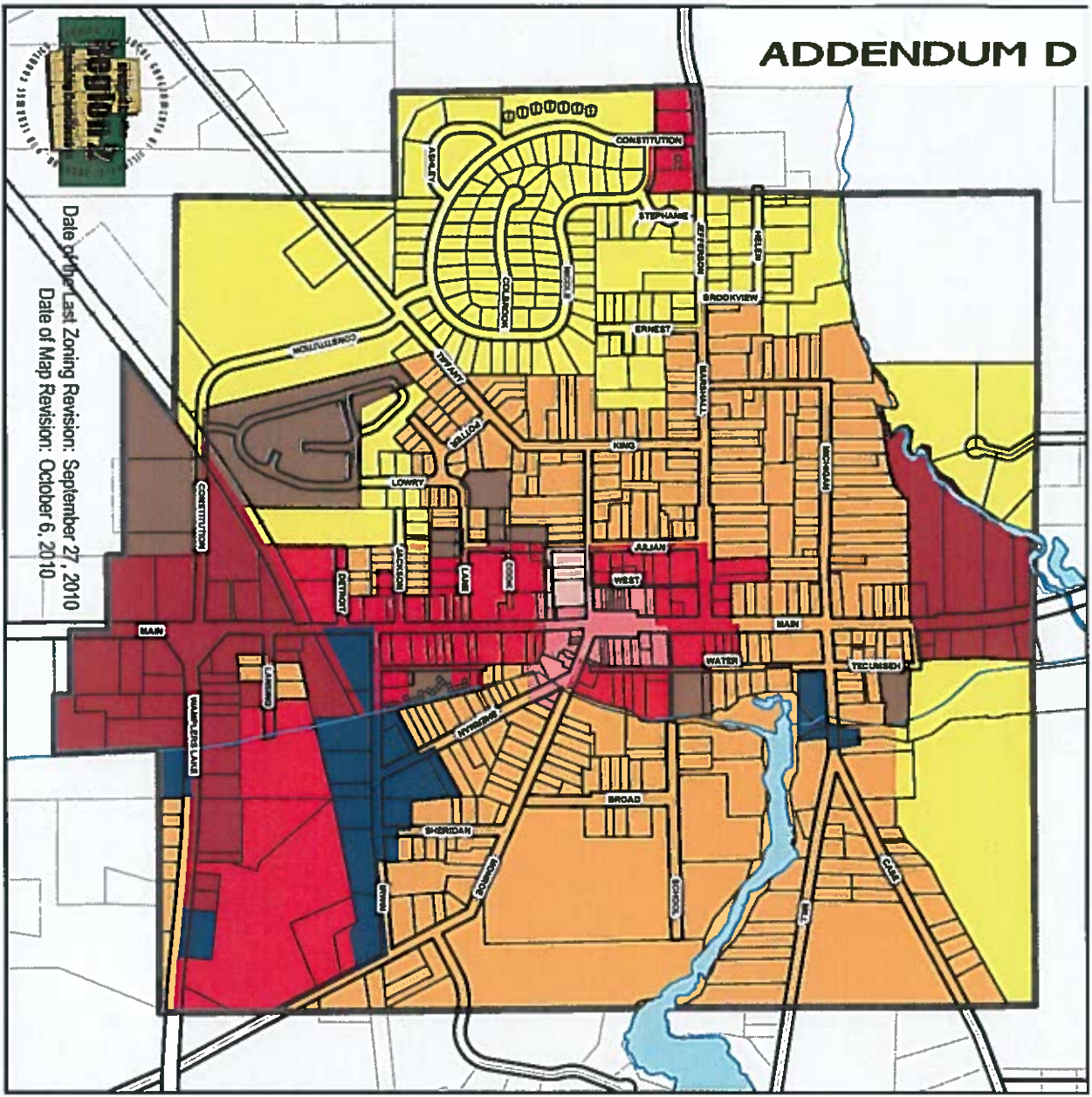
VILLAGE OF BROOKLYN, JACKSON COUNTY, MICHIGAN		
CORRIDOR IMPROVEMENT AUTHORITY PARCELS WITHIN THE		
DEVELOPMENT AREA AND TIF DISTRICT AS OF MARCH 12, 2019		
Parcel #	Property Address	Owner's Name
000-19-24-277-001-00	10400 Brooklyn Road	Burkeen, Gregory & Deborah
000-19-24-277-002-00	10412 Brooklyn Road	ACI Land Holdings LLC
000-19-24-277-003-00	10420 Brooklyn Road	Irish Hills Real Estate, LLC
000-19-24-277-004-00	404 N Main Street	Wildcon LLC
000-19-24-277-005-00	410 N Main Street	Wildcon LLC
000-19-24-277-005-01	418 N Main Street	Schmitt & Amin Real Estate
000-19-24-277-005-02	410 N Main Street	Wildcon LLC
000-19-24-277-006-00	332 N Main Street	Anchors Away Investments
000-19-24-277-007-01	308 N Main Street	Schneider, Richard D
000-19-24-277-007-02	312 N Main Street	Schneider, Richard D
000-19-24-277-008-01	114 Michigan Street	Harwood, John H & Lisa L
000-19-24-277-009-00	120 Michigan Street	Rutledge, Richard
000-19-24-277-010-00	200 Michigan Street	Goings, Linda L
000-19-24-277-020-00	302 N Main Street	Dibosso, Whitney M & Long, Kelly
000-19-24-277-021-00	316 N Main Street	Pajot, John & Debra
000-19-24-277-022-00	322 N Main Street	Armstrong, Fred W
000-19-24-277-023-00	324 N Main Street	Zimmerman, Carol
000-19-24-277-024-00	328 N Main Street	Pereloff, Nicholas D
000-19-24-426-024-00	206 Marshall Street	Gibson, Jeffrey & Tonia
000-19-24-426-025-02	120 Marshall Street	McBean Properties LLC
000-19-24-426-026-00	112 Marshall Street	Krauss, Phillip M
000-19-24-426-027-00	108 Marshall Street	McClurg, Ronald J
000-19-24-426-028-01	200 N Main Street	Five Star Real Estate
000-19-24-426-028-02	Marshall Street	Five Star Real Estate
000-19-24-426-029-00	210 N Main Street	Mahoney, Charles M & Angela R
000-19-24-426-030-01	214 N Main Street	Turner, Richard L & Doreen E
000-19-24-426-031-01	218 N Main Street	Turner, Richard L & Doreen E
000-19-24-426-033-01	224 N Main Street	Palmer, Pamela C & Gene H
000-19-24-426-034-00	230 N Main Street	Burton, Marvin & Rebecca
000-19-24-426-035-00	234 N Main Street	Alexander, Theresa M
000-19-24-426-036-00	103 Michigan Street	Shumway, Jacob & Coppemoll, Chelsea
000-19-24-426-037-01	115 Michigan Street	Sussex, Lora & Ewing, Thomas
000-19-24-426-037-02	111 Michigan Street	Demarsh, Richard
000-19-24-426-038-00	121 Michigan Street	Travioli, Selina J
000-19-24-426-039-00	123 Michigan Street	Burmeister, Daniel A & Dawn L
000-19-24-426-040-00	203 Michigan Street	Bartlett, Howard & Noreen
000-19-24-426-041-01	207 Michigan Street	Kourtjian, William & Rebecca L
000-19-24-427-011-00	128 Julian Street	Austin, Erin M
000-19-24-427-014-00	124 Julian Street	Solid Rock Church of Lenawee
000-19-24-427-016-00	204 Chicago Street	Patrick, Chad & Heather
000-19-24-427-017-00	112 Julian Street	Crittenden, Eric J & Angela D
000-19-24-427-018-00	114 Julian Street	Moning, Taylor Erin
000-19-24-427-019-00	132 Julian Street	Evlisizer, Randy & Candace D
000-19-24-427-020-00	136 Julian Street	Prestia, Joseph
000-19-24-427-020-01	134 Julian Street	Leforge, Erika L
000-19-24-427-021-00	203 Marshall Street	Armstrong, Jeffrey
000-19-24-428-001-01	102 N Main Street	Region II Area Agency on Aging
000-19-24-428-001-02	108 N Main Street	Region II Area Agency on Aging
000-19-24-428-002-00	110 N Main Street	Collins Family Investments LLC
000-19-24-428-003-00	112 N Main Street	Collins Family Investments LLC
000-19-24-428-004-00	116 N Main Street	Boglarsky, Ronald J & Donna M
000-19-24-428-005-00	118 N Main Street	Sure-Fit Holdings LLC
000-19-24-428-006-00	122 N Main Street	Schafer, Rene a Trust
000-19-24-428-007-00	120 N Main Street	JDC Dance LLC
000-19-24-428-008-00	124 N Main Street	P & A Properties LLC
000-19-24-428-009-00	132 N Main Street	Emmarie Realty, LLC
000-19-24-428-010-00	140 N Main Street	Dobbs, Gerald & Cheryl
000-19-24-428-011-00	144 N Main Street	Crawford, John M & Annette
000-19-24-428-013-03	160 N Main Street	United Presbyterian Church
000-19-24-428-014-01	114 Chicago Street	Eric Walby Investment LLC
000-19-24-428-015-01	118 Chicago Street	Mead, Julie
000-19-24-428-016-02	113 Julian Street	Shafer, Patricia & James R Trust
000-19-24-428-017-00	119 Julian Street	Waluck, Russell D & Jennifer M
000-19-24-428-018-01	West Street	Village of Brooklyn
000-19-24-428-019-00	123 Julian Street	Ripley, Tamra & Snider, Duane
000-19-24-476-008-01	203 Chicago Street	Dewey, Mary Life Estate
000-19-24-476-008-02	250 Julian Street	Morin, Duaine T & Mary c Rev Trust
000-19-24-477-001-00	106 S Main Street	Brooklyn Dream Nails LLC
000-19-24-477-002-00	120 S Main Street	Hardcastle, Craig
000-19-24-477-003-01	107 Chicago Street	Cole, Raymond & Francine
000-19-24-477-005-00	113 Chicago Street	Hogle, Angela M
000-19-24-477-006-00	109 Randolph Street	C C & S Telco
000-19-24-478-001-00	109 Randolph Street	C C & S Telco
000-19-24-478-002-02	130 S Main Street	Abundant Life Assembly
000-19-24-478-003-01	124 S Main Street	Denning, Brad & Abigail

VILLAGE OF BROOKLYN, JACKSON COUNTY, MICHIGAN		
CORRIDOR IMPROVEMENT AUTHORITY PARCELS WITHIN THE		
DEVELOPMENT AREA AND TIF DISTRICT AS OF MARCH 12, 2019		
Parcel #	Property Address	Owner's Name
000-19-24-479-006-02	132 Lane Street	Eric Walby Investment LLC
000-19-24-479-008-01	131 Cook Street	Davis Family Properties LLC
000-19-24-480-004-01	152 S Main Street	Hadi Investments LLC
000-19-24-481-001-00	168 S Main Street	Fountain Leasing LLC
000-19-24-481-002-00	160 S Main Street	The Schepeler Corporation
000-19-24-481-003-00	168 S Main Street	Fountain Leasing LLC
000-19-24-481-004-00	113 Lane Street	Masters, Randy
000-19-24-481-005-00	115 Lane Street	Nowacki, Daniel & Kathleen
000-19-24-481-006-01	127 Lane Street	Walby, Eric S
000-19-24-481-007-01	131 Lane Street	Thorp, Curtis W
000-19-24-481-999-00	Remainder Lane's Addition	Herman & Edith Lane
000-19-24-482-001-00	S Main Street	Columbia Health Enterprises LLC
000-19-24-482-002-01	122 Jackson Street	Weatherwax, Norman & Linda
000-19-24-482-003-00	120 Jackson Street	Weatherwax, Linda L
000-19-24-482-004-00	118 Jackson Street	Norris, Frederick R
000-19-24-482-005-00	Jackson Street	Norris Frederick & Heather
000-19-24-482-006-00	112 Jackson Street	Nelson, Deborah K
000-19-24-482-007-00	110 Jackson Street	Nelson, Deborah K
000-19-24-482-008-01	172 S Main Street	Hardcastle, Craig
000-19-24-482-008-02	170 S Main Street	Fountain Leasing LLC
000-19-25-226-002-01	212 S Main Street	Columbia Health Enterprises LLC
000-19-25-226-002-02	250 S Main Street	Fountain Leasing LLC
000-19-25-226-003-00	208 S Main Street	Reckley, Linda
000-19-25-226-004-00	188 S Main Street	Tumer, Richard L & Doreen E
000-19-25-226-005-00	180 S Main Street	Tumer, Richard L & Doreen E
000-19-25-226-006-00	105 Jackson Street	Tumer, Richard L & Doreen E
000-19-25-226-007-01	112 Detroit Street	Matteson, Patrick L & Margaret A
000-19-25-226-008-00	107 Jackson Street	Tumer, Richard L & Doreen E
000-19-25-226-011-01	Detroit Street	Columbia Health Enterprises LLC
000-19-25-226-011-02	Detroit Street	Columbia Health Enterprises LLC
000-19-25-226-011-03	Detroit Street	Columbia Health Enterprises LLC
000-19-25-226-012-01	114 Detroit Street	Village of Brooklyn
000-19-25-226-013-01	111 Jackson Street	Norris, Henry R & Barbara J
000-19-25-226-014-00	115 Jackson Street	Kulinski, Katelyn & Scott
000-19-25-226-015-00	123 Jackson Street	Wood, Shane Alan
000-19-25-227-001-12	400 S Main Street	MG Simon Properties LLC
000-19-25-227-001-13	408 S Main Street	MG Simon Properties LLC
000-19-25-227-001-14	151 Constitution Avenue	L G Inc
000-19-25-227-001-15	S Main Street	Bertke, Roger
000-19-25-227-002-01	310 S Main Street	Huntington National Bank
000-19-25-227-002-04	310 S Main Street	Huntington National Bank
000-19-25-227-002-05	306 S Main Street	Hogwood, Steve
000-19-25-227-003-00	300 S Main Street	Northglenn Apartments LLC
000-19-25-276-001-07	414 S Main Street	MG Simon Properties LLC
000-20-19-151-002-01	221 Mill Street	The Hills Seamrog LLC
000-20-19-151-002-02	223 Water Street	Oteney, Austin
000-20-19-151-003-00	221 Mill Street	The Hills Seamrog LLC
000-20-19-151-004-00	120 River Street	Village of Brooklyn
000-20-19-151-005-00	313 Tecumseh Street	Morin, Duaine T & Mary c Rev Trust
000-20-19-151-006-00	206 Mill Street	Paul, Sandra K
000-20-19-151-007-00	204 Mill Street	Paul & Joan Rambo
000-20-19-151-008-00	200 Mill Street	Schneider, Robert K Jr & Melody
000-20-19-151-009-00	303 Tecumseh Street	Buter, Joshua & Crystal M
000-20-19-151-010-00	311 Tecumseh Street	Morin, Duaine T & Mary C Rev Trust
000-20-19-152-001-01	10409 Brooklyn Road	Wesco Inc
000-20-19-152-002-01	Brooklyn Road	Guthrie Holding LLC
000-20-19-152-003-00	409 N Main Street	Knapp, Michael B & Betty J
000-20-19-152-004-00	110 River Street	Pawlicki, Rosemary
000-20-19-152-005-00	405 N Main Street	CAC Enterprises LLC
000-20-19-153-001-01	110 Mill Street	Curtis, Carl D & Sharon A
000-20-19-153-001-02	301 N Main Street	Proud Properties LLC
000-20-19-153-002-01	310 N Main Street	Proud Properties LLC
000-20-19-153-002-02	Tecumseh Street	Curtis, Carl D & Sharon A
000-20-19-153-002-03	305 N Main Street	Proud Properties LLC
000-20-19-153-003-00	311 N Main Street	Wilson, Corey
000-20-19-153-005-00	315 N Main Street	Curtis, Jamie
000-20-19-153-006-00	321 N Main Street	White, Cindy M
000-20-19-153-007-01	107 River Street	Bolden, Michael
000-20-19-153-007-02	314 Tecumseh Street	Sirola Rentals LLC
000-20-19-301-001-00	109 N Main Street	Patrones Design Studio Inc
000-20-19-301-002-01	101 N Main Street	Showers of Blessings LLC
000-20-19-301-002-02	Water Street	Patrones Design Studio Inc
000-20-19-301-004-00	111 N Main Street	Morris W Smith Agency Inc
000-20-19-301-005-00	119 N Main Street	Mitoska, Josh
000-20-19-301-006-00	121 N Main Street	Village of Brooklyn

VILLAGE OF BROOKLYN, JACKSON COUNTY, MICHIGAN		
CORRIDOR IMPROVEMENT AUTHORITY PARCELS WITHIN THE		
DEVELOPMENT AREA AND TIF DISTRICT AS OF MARCH 12, 2019		
Parcel #	Property Address	Owner's Name
000-20-19-301-007-00	123 N Main Street	Columbia Interiors Inc
000-20-19-301-008-00	129 N Main Street	Kolomainen, Dennis L
000-20-19-301-009-01	N Main Street	Kolomainen, Dennis L
000-20-19-301-009-02	131 N Main Street	Ellis, Thomas K
000-20-19-301-010-00	141 N Main Street	McBean Properties LLC
000-20-19-302-001-00	151 N Main Street	All Saints Episcopal Church
000-20-19-302-002-00	207 N Main Street	Jackson District Library
000-20-19-302-003-00	207 N Main Street	Jackson District Library
000-20-19-302-004-00	213 N Main Street	Stage, Judith c & Shane S
000-20-19-302-005-00	217 N Main Street	Hellner, Bruce
000-20-19-302-006-00	221 N Main Street	Norton, William & Sheila
000-20-19-302-007-00	225 N Main Street	Scheffer, Ronald
000-20-19-302-008-00	229 N Main Street	Austin, Kathleen
000-20-19-302-009-00	235 N Main Street	United States Postal Service
000-20-19-302-010-00	219 Water Street	Cushman, Thomas & Geraldine
000-20-19-302-012-00	221 Water Street	Ortiz, Michael & Kritine
000-20-19-302-013-00	215 Water Street	Bittinger, Patricia, Bart S & Ray C
000-20-19-302-014-00	213 Water Street	McKay, Lori
000-20-19-302-015-00	211 Water Street	Tompkins, Steven W & Jennifer
000-20-19-302-016-00	207 Water Street	Brooklyn Manor LLC
000-20-19-302-019-00	203 School Street	Gaetzl, Penny
000-20-19-303-001-00	207 School Street	Way, Jeffrey
000-20-19-303-002-00	Water Street	Howard, Alpheus & Cassandra
000-20-19-303-003-00	123 Water Street	Howard, Alpheus & Cassandra
000-20-19-303-004-01	121 Water Street	Columbia Interiors Inc
000-20-19-303-005-01	115 Water Street	Village of Brooklyn
000-20-19-303-006-00	School Street	Village of Brooklyn
000-20-19-326-011-00	285 School Street	Meredith, Rebecca A
000-20-19-326-012-01	100 Mill Pond Drive	Mill Pond Limited
000-20-19-326-013-00	276 School Street	Taggart, Camille & Jeffrey
000-20-19-351-001-00	239 Monroe Street	Hubbard, Brenda & Knapp, Pamela
000-20-19-352-001-00	131 S Main Street	CP Federal Credit Union
000-20-19-352-002-00	208 Monroe	Kelly Horvath/Leonard Bartlett
000-20-19-352-003-00	129 S Main Street	The Pruitt Agency LLC
000-20-19-352-004-01	125 S Main Street	Gillin Properties LLC
000-20-19-352-004-01	109 S Main Street	Cavanaugh, Timothy H
000-20-19-352-006-00	101 Monroe Street	Gray Investments
000-20-19-352-007-00	109 Monroe Street	VGTC Living Trust
000-20-19-352-008-00	111 Monroe Street	Mitoska, Josh
000-20-19-352-009-01	123 Monroe Street	Eads, Barry & Lisa
000-20-19-352-010-01	127 Monroe Street	Grossman, Zachary & Schemanski, Lynn
000-20-19-352-011-01	102 Sherman Street	Brooklyn Masonic Temple Council
000-20-19-352-013-00	129 S Main Street	The Pruitt Agency LLC
000-20-19-352-014-01	116 Sherman Street	Wheaton, Daniel L & Panny J
000-20-19-352-015-01	101 Sherman Street	Mitoska, Josh
000-20-19-352-015-02	209 Monroe Street	Armstrong, Jeffrey
000-20-19-352-016-01	213 Monroe Street	Leinaar, Mark & Nance, Donna L
000-20-19-354-001-01	120 Sherman Street	Newsom, Andrew & Shock, Charlene
000-20-19-354-002-01	124 Sherman Street	Fox, Heather & Craig
000-20-19-354-002-02	Sherman Street	Legacy Realty LLC
000-20-19-354-003-01	Sherman Street	Legacy Realty LLC
000-20-19-354-003-02	128 Sherman Street	Hoag, Joann C
000-20-19-354-004-00	132 Sherman Street	Huntoon, Nikki
000-20-19-354-005-01	Sherman Street	Huntoon, Nikki
000-20-19-354-006-01	136 Sherman Street	Abbott, Lucinda
000-20-19-354-007-00	140 Sherman Street	Miller Dalton LLC
000-20-19-354-008-00	148 Sherman Street	Kay, Gary M & Max E
000-20-19-354-009-00	150 Sherman Street	Dase, Michael J & Marlene A
000-20-19-354-010-00	Sherman Street	Dase, Michael J & Marlene A
000-20-19-354-011-00	Sherman Street	Dase, Michael J & Marlene A
000-20-19-354-012-00	158 Sherman Street	Steele, Miranda J
000-20-19-354-013-00	162 Sherman Street	MCCabe, George R & Bonnita
000-20-19-354-014-00	170 Sherman Street	Kay, Gary M
000-20-19-355-001-01	Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-01	126 Irwin Street	Schuette, Nancy L
000-20-19-355-002-02	128 Irwin Street	Gaddes, Barbara J
000-20-19-355-002-03	130 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-04	132 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-05	134 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-06	136 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-07	138 Irwin Street	Newman, Edgard
000-20-19-355-002-08	140 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-09	142 Irwin Street	Cross, Albert & Carol
000-20-19-355-002-10	144 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-11	146 Irwin Street	Bolden, John E

VILLAGE OF BROOKLYN, JACKSON COUNTY, MICHIGAN		
COORDINATOR IMPROVEMENT AUTHORITY PARCELS WITHIN THE		
DEVELOPMENT AREA AND TIF DISTRICT AS OF MARCH 12, 2019		
Parcel #	Property Address	Owner's Name
000-20-19-355-002-12	148 Irwin Street	Horton, Glen Jr Living Trust
000-20-19-355-002-13	150 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-14	152 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-15	154 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-16	156 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-17	158 Irwin Street	Sellers, David & Mae A
000-20-19-355-002-18	160 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-19	164 Irwin Street	Brooklyn Village Green Condo Assoc
000-20-19-355-002-20	166 Irwin Street	Walby, Robert & Virginia Rev Trust
000-20-19-355-002-21	168 Irwin Street	Tripp, Colleen J & Beck, Maria C
000-20-19-355-002-22	170 Irwin Street	Holmes, Jerod Sr & Johnson, Jeffrey
000-20-19-355-003-00	124 Irwin Street	Deb Sautter Photography LLC
000-20-19-355-006-00	Sindcor Alley	Kennedy, Richard & Nicolette
000-20-19-356-001-00	137 S Main Street	Legacy Realty LLC
000-20-19-356-002-00	147 S Main Street	Kennedy, Richard & Nicolette
000-20-19-356-003-00	155 S Main Street	Kennedy, Richard & Nicolette
000-20-19-356-004-00	157 S Main Street	Mommers, James & Olivia
000-20-19-356-005-00	161 S Main Street	Pelham Property Mgmt LLC
000-20-19-356-006-00	167 S Main Street	Plentz, Edward G III
000-20-19-356-007-00	171 S Main Street	Mitchell, Debra L LF Est
000-20-19-356-008-00	175 S Main Street	Brzezinski Holdings LLC
000-20-19-356-009-00	185 S Main Street	Kilgore, Brian
000-20-30-101-001-01	105 Irwin Street	BLH Properties LLC
000-20-30-101-001-02	125 Irwin Street	Neely, James E & Linda E
000-20-30-101-002-01	211 S Main Street	Maurer's Brooklyn Properties LLC
000-20-30-101-003-01	Irwin Street	195 Irwin Holdings, LLC
000-20-30-102-001-01	225 S Main Street	Functional Health Holding LLC
000-20-30-102-002-00	Lansing Avenue	Functional Health Holding LLC
000-20-30-102-003-00	112 Lansing Avenue	Brooklyn Apartments Inc
000-20-30-102-004-00	118 Lansing Avenue	Hess, Matthew R
000-20-30-102-005-00	Lansing Avenue	Knutson Recreational Sales inc
000-20-30-102-006-00	119 Lansing Avenue	Chen, Ji Hua
000-20-30-102-007-00	113 Lansing Avenue	Minor, Linda K
000-20-30-102-008-00	111 Lansing Avenue	Taylor, James & Sandra
000-20-30-102-011-00	313 S Main Street	Cameron Tanner, LLC
000-20-30-102-013-00	142 Wamplers Lake Road	Quainton, Kaleb & Lipford, Fred
000-20-30-102-014-00	146 Wamplers Lake Road	Brooklyn Coin Laundry LLC
000-20-30-102-015-00	148 Wamplers Lake Road	Brooklyn Coin Laundry LLC
000-20-30-102-016-00	150 Wamplers Lake Road	Marsh, Thomas J
000-20-30-102-017-00	154 Wamplers Lake Road	Staley, Charles J & Charles R Sr
000-20-30-102-018-00	164 Wamplers Lake Road	Knutson Recreational Sales Inc
000-20-30-102-020-00	170 Wamplers Lake Road	Logan, Matthew
000-20-30-102-021-00	176 Wamplers Lake Road	Kennedy, Richard & Nicolette
000-20-30-103-001-02	329 S Main Street	TSW DCH Land LLC
000-20-30-103-001-03	413 S Main Street	F E S Inc
000-20-30-103-001-04	145 Wamplers Lake Road	Wampler's Lake Partnership
000-20-30-103-002-00	171 Wamplers Lake Road	Brooklyn Products
000-20-30-126-003-02	180 Wamplers Lake Road	Mason, Jon
000-20-30-126-003-03	184 Wamplers Lake Road	Knutson, James & Janet
000-20-30-126-004-01	190 Wamplers Lake Road	Kreiser, Mary
000-20-30-126-005-00	204 Wamplers Lake Road	Black Dog Rentals LLC
000-20-30-126-006-00	208 Wamplers Lake Road	Smith, Scott & Heather
000-20-30-126-007-00	212 Wamplers Lake Road	Romer, Thomas
000-20-30-126-008-00	Wamplers Lake Road	F O of Eagles Irish Hills Aerie
000-20-30-126-010-01	Monroe Street	Brooklyn Development LLC
000-20-30-128-001-01	211 Wamplers Lake Road	Jeffreys, Tyler M
000-20-30-128-001-02	Wamplers Lake Road	Smith, Deano & Atkins, Ella
000-20-30-128-002-00	201 Wamplers Lake Road	Kay, Gary M & Max E
000-20-30-128-003-00	193 Wamplers Lake Road	Rutherford, Roger
000-20-30-128-004-00	189 Wamplers Lake Road	Rutherford, Roger
000-20-30-128-005-00	185 Wamplers Lake Road	Brooklyn Products
000-20-30-128-006-00	Wamplers Lake Road	Brooklyn Products
000-20-30-151-001-13	153 Wamplers Lake Road	W A Foote Memorial Hospital
000-20-30-151-001-17	419 S Main Street	Different 5 LLC
000-20-30-151-001-18	153 Wamplers Lake Road	Knutson, James & Janet
000-20-30-151-001-22	417 S Main Street	Onsted State Bank
000-20-30-151-001-23	Wamplers Lake Road	Jim Jan & Bob LLC

ADDENDUM D



Date of the Last Zoning Revision: September 27, 2010
 Date of Map Revision: October 6, 2010



VILLAGE OF BROOKLYNN JACKSON COUNTY, MICHIGAN

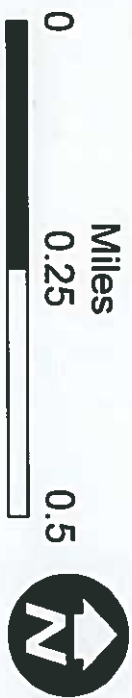
OFFICIAL ZONING MAP

DISTRICTS

AG-1	AGRICULTURE
RS-1	SUBURBAN RESIDENTIAL
RU-1	URBAN RESIDENTIAL
RM-1	MULTIPLE-FAMILY RESIDENTIAL
O-1	OFFICE
C-1	CENTRAL BUSINESS
C-2	GENERAL COMMERCIAL
C-3	HIGHWAY SERVICE COMMERCIAL
I-1	LIGHT INDUSTRIAL

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of the Village of Brooklynn.

signature _____ date _____
 signature _____ date _____
 Clerk _____





VILLAGE OF BROOKLYN

RESOLUTION 2018-06

**RESOLUTION OF INTENT TO CREATE A
CORRIDOR IMPROVEMENT AUTHORITY**

WHEREAS, the Village of Brooklyn, County of Jackson, Michigan (the "Village") is authorized by the provisions of Act 280 of 2005, Public Acts of Michigan, as amended (the "Act"), to create a Corridor Improvement Authority; and,

WHEREAS, the Village Council for the Village has determined that it is necessary for the best interests of the public to redevelop the Village's commercial corridors and to promote economic growth; and,

WHEREAS, the proposed development area for a Corridor Improvement Authority district would include properties within 500 feet of the Main Street (M-50) and Wamplers Lake Road (M-124) corridors within the Village; and,

WHEREAS, the proposed development area for the Corridor Improvement Authority district meets the criteria as stated in Section 5 of the Act; and,

WHEREAS, Village Council desires to consider a resolution to establish a Corridor Improvement Authority pursuant to the Act; and,

WHEREAS, the Village desires to conduct a Public Hearing in consideration of such a resolution as required by the Act.

THEREFORE, BE IT RESOLVED that a Public Hearing shall be held on the 14th day of May, 2018, at 6:00 p.m. in the Village Office of the Village of Brooklyn at 121 North Main Street, Brooklyn, Michigan, to consider adoption of an ordinance to establish a Corridor Improvement Authority, designating the District and setting out certain procedures as may be required by the Act; and,

BE IT FURTHER RESOLVED that the Clerk for the Village of Brooklyn shall cause Notice of said Public Hearing to be published in the Exponent, a newspaper of general circulation in the Village, twice prior to the Public Hearing, not less than 20 days nor more than 40 days prior to said Public Hearing. Said Notice shall be mailed to all property taxpayers of record in the proposed development area, to each taxing jurisdiction levying taxes that would be subject to capture, and to the State Tax Commission, not less than 20 days prior to the Public Hearing. Further, said Notice shall be posted in at least 20 conspicuous and public places within the proposed development area not less than 20 days prior to the Public Hearing.

YEAS: Bliven, Lorenz, Lutz, Krauss, Jenson, DeJeu

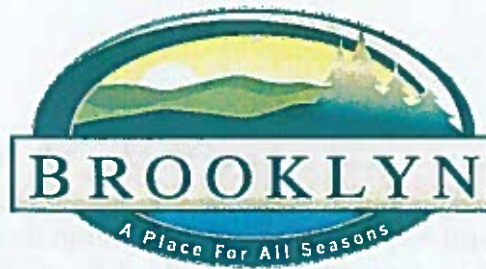
NAYS: None

ABSTAIN/ABSENT: Roberts

RESOLUTION DECLARED AND ADOPTED.

I certify that the foregoing is a true copy of a RESOLUTION adopted by the Brooklyn Village Council at a regular meeting held on Monday, March 26, 2018.

Mick Linderman, Village Clerk
Village of Brooklyn



ADDENDUM F.1

April 12, 2018

**Re: Corridor Improvement Authority
Development Area**

Dear:

During the fall months of 2017, Village Council considered replacing the Downtown Development Authority with a Corridor Improvement Authority and a similar letter was sent at that time. An Ad Hoc Committee was appointed to develop recommendations for Village Council resulting in restarting of the process.

Enclosed is a Notice of Public Hearing scheduled for Monday, May 14, 2018, at 6:00 p.m. at the Village Office during the regular Village Council meeting. The purpose of the Public Hearing is to receive comments pertaining to establishing a Corridor Improvement Authority and Development Area along North and South Main Streets (M-50) and Wamplers Lake Road (M-124) within the Village of Brooklyn. Village Council may consider an ordinance to establish a Corridor Improvement Authority and Development Area a minimum of sixty (60) days following the Public Hearing, potentially during the July 23, 2018 Village Council meeting.

PA 280 requires that notices be sent to all taxing jurisdictions with millage subject to capture. The proposed Development Area includes all parcels within 500 feet of the M-50 or M-124 corridors within the Village. Village Council may not include properties into the Development Area that are not included with the Notice of Public Hearing. However, Village Council may eliminate lands in the final determination of the boundaries if/when the Corridor Improvement Authority and Development Area are established. Enclosed with this letter is a map and a list of parcels to be considered for inclusion in the Development Area.

The intent of the Corridor Improvement Authority is to promote economic development and redevelop the commercial corridors of the Village of Brooklyn. The Corridor Improvement Authority would replace the Downtown Development Authority (DDA). As with the DDA, no new taxes would result from establishing a Corridor Improvement Authority.

You are encouraged to comment at the Public Hearing and/or to submit written comments to the Village Office prior to the Public Hearing. Please contact me if you have any questions pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

Sincerely,

Jae Guetschow, Village Manager
manager@villageofbrooklyn.com

Village of Brooklyn

121 N. Main St. • P.O. Box 90 • Brooklyn, MI • 49230
(517) 592-2591 • www.villageofbrooklyn.com

Per Public Act 280, the Notice of Public Hearing for May 14, 2018, at 6:00 p.m. and a cover letter to all taxing jurisdictions, a map of the proposed Corridor Improvement Authority Development Area and a listing of all parcels within the proposed Development Area was sent by regular mail on April 13, 2018, to the following representatives:

1. Kevin Oxley, Superintendent
Jackson Co. Intermediate School District
6700 Browns Lake Rd.
Jackson MI 49201
2. Heather Albee-Scott, President
Jackson District Library Board of Trustees
244 W. Michigan Ave.
Jackson MI 49201
3. Daniel Phalen, President
Jackson College
2111 Emmons Rd.
Jackson MI 49201
4. Amanda Kirkpatrick, County Clerk
Jackson County Clerk's Office
312 S. Jackson ST.
Jackson MI 49201
5. State Tax Commission
Michigan Department of Treasury
Lansing MI 48922
6. Karen Coffman, County Treasurer
Jackson County Treasurer's Office
120 W. Michigan Ave., 2nd Floor
Jackson MI 49201
7. Pamela Campbell, Superintendent
Columbia School District
11775 Hewitt Rd.
Brooklyn MI 49230
8. Susan German, Assessor
Columbia Township
8500 Jefferson Rd.
Brooklyn MI 49230
9. John Calhoun, Treasurer
Columbia Township
8500 Jefferson Rd.
Brooklyn MI 49230

I certify that the stated mailings were sent by regular mail to the foregoing persons and addresses on Friday, April 13, 2018.

Mick Linderman, Village Clerk
Village of Brooklyn



April 12, 2018

**Re: Corridor Improvement Authority
Development Area**

Dear Property Owner:

Enclosed is a Notice of Public Hearing scheduled for Monday, May 14, 2018, at 6:00 p.m. at the Village Office during the regular Village Council meeting. The purpose of the Public Hearing is to receive comments pertaining to establishing a Corridor Improvement Authority (CIA) and Development Area along North and South Main Streets (M-50) and Wampplers Lake Road (M-124) within the Village of Brooklyn. Village Council may consider an ordinance to establish a Corridor Improvement Authority and Development Area a minimum of sixty (60) days following the Public Hearing, potentially during the July 23, 2018 Village Council meeting.

You have received this letter and notice since your property is within the proposed Development Area (within 500 feet of the M-50 or M-124 corridors). Village Council may not include properties within the Development Area that are not included with the Notice of Public Hearing. However, Village Council may eliminate parcels from the Development Area if/when the Corridor Improvement Authority is established. Enclosed with this letter is a map and a list of parcels to be considered for inclusion in the Development Area. Additional documents have been posted on the Village website at www.villageofbrooklyn.com. Also available on the website homepage is a sign-up form to receive emails from the Village which will be used to address questions about a CIA. You may unsubscribe at any time.

The intent of the Corridor Improvement Authority is to promote economic development and redevelopment of the commercial corridors of the Village of Brooklyn. Village Council would replace the current Downtown Development Authority (DDA), established in 2009, with a Corridor Improvement Authority. As with the DDA, no new taxes would result from establishing a Corridor Improvement Authority. A draft Corridor Improvement Authority ordinance is enclosed which would limit funding for the CIA to Tax Increment Financing (TIF), donations and grants. A TIF would redirect a portion of any increase in tax revenue attributed to improvements in the Development Area to the Corridor Improvement Authority.

You are encouraged to offer comment at the Public Hearing and/or to submit written comments to the Village Office no later than 4:00 p.m. on May 14, 2018. Business owners are asked to post the Notice of Public Hearing through May 14, 2018.

Please contact me if you have any questions or comments pertaining to the Public Hearing and/or the proposed Corridor Improvement Authority.

Sincerely,

Jae Guetschow, Village Manager
manager@villageofbrooklyn.com

Village of Brooklyn

121 N. Main St. • P.O. Box 90 • Brooklyn, MI • 49230
(517) 592-2591 • www.villageofbrooklyn.com

NOTICE OF PUBLIC HEARING

ATTENTION VILLAGE OF BROOKLYN PROPERTY OWNERS

In compliance with Act No. 280 of Public Acts of 2005, of Michigan, as amended, a Public Hearing is scheduled for Monday, May 14, 2018, during the Regular Council Meeting at 6:00 p.m. at the Village Office at 121 N. Main St., Brooklyn, Michigan 49230 to receive comments pertaining to establishing a Corridor Improvement Authority and Development Area. The proposed Development Area may include parcels within 500 feet of the right-of-ways of North and South Main Streets (M-50) and Wamplers Lake Road (M-124) within the Village of Brooklyn. A list of the specific parcels in the proposed Development Area is available for public inspection in the Village Office or at the Village website at www.villageofbrooklyn.com.

Public comments, either oral or written, are welcome at the Public Hearing. Written comments may be submitted prior to the Public Hearing to the Village of Brooklyn, P.O. Box 90, Brooklyn MI 49230. Handicapped persons needing assistance or aid should contact the Village Office during regular business hours, forty-eight (48) hours prior to the meeting.

Mick Linderman
Village Clerk

PLEASE POST UNTIL MAY 15, 2018

ORDINANCE NO. 2018.07.01

PLANNING AND DEVELOPMENT

An ordinance to amend the municipal code of the Village of Brooklyn by creating a new article which shall be designated as Article IV of Chapter 42, Planning and Development, with the title known as Corridor Improvement Authority.

THE VILLAGE OF BROOKLYN ORDAINS:

Section 1. Amendment to Chapter 42, Planning and Development; Sections 42-48 through 42-56, Corridor Improvement Authority.

Chapter 42 of the Village of Brooklyn Municipal Code is amended with the following changes or additions:

Article IV. Corridor Improvement Authority

Sec. 42-48. Definitions.

The terms used in this article shall have the meaning ascribed to them in Public Act No. 280 of 2005 or such words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

PA 280 or the Act means Public Act No. 280 of 2005, as amended (MCL 125.2871-125.2899).

Authority or CIA means the Village corridor improvement authority created by this article.

Board means the board of directors of the corridor improvement authority.

Development Area means the district designated by this article or as hereafter amended.

Governing Body means the elected body of a municipality.

Tax Increment Financing means the tax authorized by this article pursuant to PA 280 to be imposed by the authority in the development area.

Sec. 42-49. Establishment of Corridor Improvement Authority.

In recognition by the governing body of the Village that it is in the best interest of the public to correct and prevent deterioration in the business districts, to redevelop the commercial corridors and to promote economic growth of commercial districts, a Corridor Improvement Authority is hereby established in and for the Village, pursuant to PA 280 of the Public Acts of 2005, as amended.

The Authority shall analyze the impact of economic changes and growth in the development area and develop plans in coordination with the Village Planning Commission to promote orderly economic growth in the commercial districts. With the advice and consent of the governing body, the Authority shall implement a development plan and tax increment financing plan in the development area as necessary to achieve the purposes of the Corridor Improvement Authority Act and in accordance with the powers granted by said Act.

The Village may enter into an agreement with an adjoining municipality that has created a corridor improvement authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967 (Public Act 7 of 1967, MCL 124.501 to 124.512). Such interlocal agreement shall include, but is not limited to, a plan to coordinate and expedite local inspections and permit approvals, a plan to address contradictory zoning requirements, and a date to implement all provision of these plans. A copy of said interlocal agreement shall be filed with the state tax commission within 60 days of entering into the agreement.

Sec. 42-50. Boundaries of District.

The boundaries of the development area within which the Corridor Improvement Authority shall exercise its powers shall be comprised of parcels contained in part or in whole by the area within 500 feet of the right-of-ways of M-50 (North and South Main Streets) or M-124 (Wampers Lake Road) within the Village of Brooklyn as may be delineated in a development plan. The governing body may alter or amend the boundaries of the development area to include or exclude lands from the development area in the same manner as adopting this ordinance pursuant to PA 280.

Sec. 42-51. Board Membership.

The affairs of the Corridor Improvement Authority shall be under the supervision and control of a Board consisting of the Village President or designee and a minimum of four (4) members and a maximum of eight (8) members, in conformance with the following:

a) Members shall be appointed by the Village President subject to approval by the governing body. Not less than a majority of the members shall be persons having ownership of or a business interest in property located in the development area. At least one (1) of the members shall be a resident of the development area or within one-half (1/2) mile of the development area.

b) Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for one year, two years, three years and four years. A member shall hold office until the member's successor is appointed. After the initial appointment, each member shall serve for a term of four years.

c) Excluding the initial terms of one, two or three years, or appointments for partial terms to fill a vacancy due to resignation or death of a member, members may serve only one four-year term before rotating from the Board for a minimum of one year before being considered for reappointment. The governing body may consider appointment of

members to consecutive terms if, in its judgment, a bona fide effort to solicit qualified members has been unsuccessful.

d) Other than appointments to fill a vacancy due to resignation or death of a member, the governing body shall appoint members during December each year for terms commencing the following January.

e) Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

f) An appointment to fill a vacancy shall be made by the Village President, for the unexpired term only, subject to approval of the governing body.

g) Members of the Board shall serve without compensation but shall be reimbursed for actual and necessary expenses.

h) A chairperson shall be elected by the Board each January from the current members. A member may serve as chairperson no more than two (2) consecutive years.

i) The proceedings and rules of the Board are subject to the open meetings act. The Board shall adopt rules consistent with PA 267 of the Public Acts of 1976 governing its procedure and the holding of regular meetings, subject to the approval of the governing body. Special meetings may be held if called in the manner provided in the rules of the Board.

j) Should two or more adjoining municipalities determine to operate a Board under a joint interlocal agreement, each shall have equal representation on the Board and shall maintain the same staggered terms for members, as near as practicable. Each municipality's membership of the Board shall be determined by the respective governing body. The interlocal agreement shall state a process for appointment of a minimum of one resident from the collective development area to the Board.

Sec. 42-52. Board Powers.

The Board may do any of the following:

- a) Prepare an analysis of economic changes taking place in the development area.
- b) Study and analyze the impact of metropolitan growth upon the development area.
- c) Plan, propose and implement an improvement to a public facility within the development area to comply with barrier-free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1531.
- d) Develop long-range plans in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote economic growth in the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- e) Implement any plan of development in the development area necessary to achieve the purposes of this Act in accordance with the powers of the authority granted by this Act.
- f) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.

- g) Accept grants and donations of property, labor or other items of value from a public or private source.
- h) Conduct market research and public relations campaigns; develop, coordinate and conduct retail and institutional promotions; and sponsor special events and related activities.
- i) Contract for broadband services and wireless technology in the development area.
- j) Employ and fix compensation for a director, treasurer, secretary legal counsel and other personnel considered necessary to the Board, who serve at the pleasure of the Board, subject to the approval of the governing body and in accord with provisions of section 9 of the Act.

Sec. 42-53 Financing Sources.

The activities of the Corridor Improvement Authority shall be financed, subject to the approval of the governing body, from one or more of the following sources, limited to the following sources:

- a) Donations to the Authority for the performance of its functions.
- b) Proceeds of a tax increment financing plan as established under sections 18 to 20 of the Act.
- c) Grants or awards for the general purposes of the authority or for specific approved projects of the authority.

Sec. 42-54. Fiscal year; adoption of budget.

- a) The fiscal year of the Corridor Improvement Authority shall begin on July 1 of each year and end on June 30 of the following year or such other fiscal year as may hereafter be adopted by the governing body.
- b) The board shall annually prepare a budget and shall submit it to the governing body on the same date that the proposed budget for the Village is required to be submitted. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the governing body. The Authority shall submit financial reports to the governing body as requested. The Authority shall be audited annually by the same independent auditors auditing the Village and copies of the audit report shall be filed with the governing body.

Sec. 42-55. Dissolution.

An Authority that has completed the purposes for which it was organized shall be dissolved by ordinance of the governing body. The property and physical assets of the Authority remaining after the satisfaction of the obligations of the Authority belong to the municipality. Surplus funds remaining in the tax increment financing account shall be reimbursed proportionately to the Village, Columbia Township and Jackson County treasurers.

Sec. 42-56. Effective Date.

This ordinance shall take immediate effect and shall be published once in a newspaper of general circulation in the Village as required by the Act.


On a motion by Village Council member Roberts, seconded by Village Council member Jenson, the Village of Brooklyn, County of Jackson, State of Michigan, by a majority vote of the Village Council, hereby approves the above amendment to the Code of Ordinances.

YEAS: Roberts, Lorenz, Krauss, Jenson, DeJeu

NAYS: None

ABSENT/ABSTAIN: Bliven, Lutz

Ordinance declared adopted on July 23, 2018.



John Bernard DeJeu, Village President
Village of Brooklyn

CERTIFICATE OF ADOPTION AND PUBLICATION

I, Mick Linderman, the Clerk of the Village of Brooklyn certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Village Council of the Village of Brooklyn on July 23, 2018, and published in the Brooklyn Exponent, a newspaper of general circulation in the Village of Brooklyn on July 31, 2018



Mick Linderman, Village Clerk
Village of Brooklyn

1. 11. 11.

THE STATE OF TEXAS,

COUNTY OF DALLAS, TEXAS, ss. I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears by the records of the County of Dallas, Texas.

Given under my hand and the seal of the County of Dallas, Texas, this 11th day of November, 1911.

Notary Public in and for the State of Texas,
My Comm. Expires _____
My Office is at _____

Witness my hand and the seal of the County of Dallas, Texas, this 11th day of November, 1911.


Notary Public in and for the State of Texas,
My Comm. Expires _____
My Office is at _____

ATTEST:

I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears by the records of the County of Dallas, Texas.


Notary Public in and for the State of Texas,
My Comm. Expires _____
My Office is at _____