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Perry Township

Downtown Development Authority
Development and Tax Increment
Financing Plan Update

2014-
2036

Perry Township

Downtown Development Authority Development and Tax Increment Financing Plan Update

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May 1990

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December 2011

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Appendix

TIF and Development Plan Ordinance

Development Plan

Introduction and General Overview

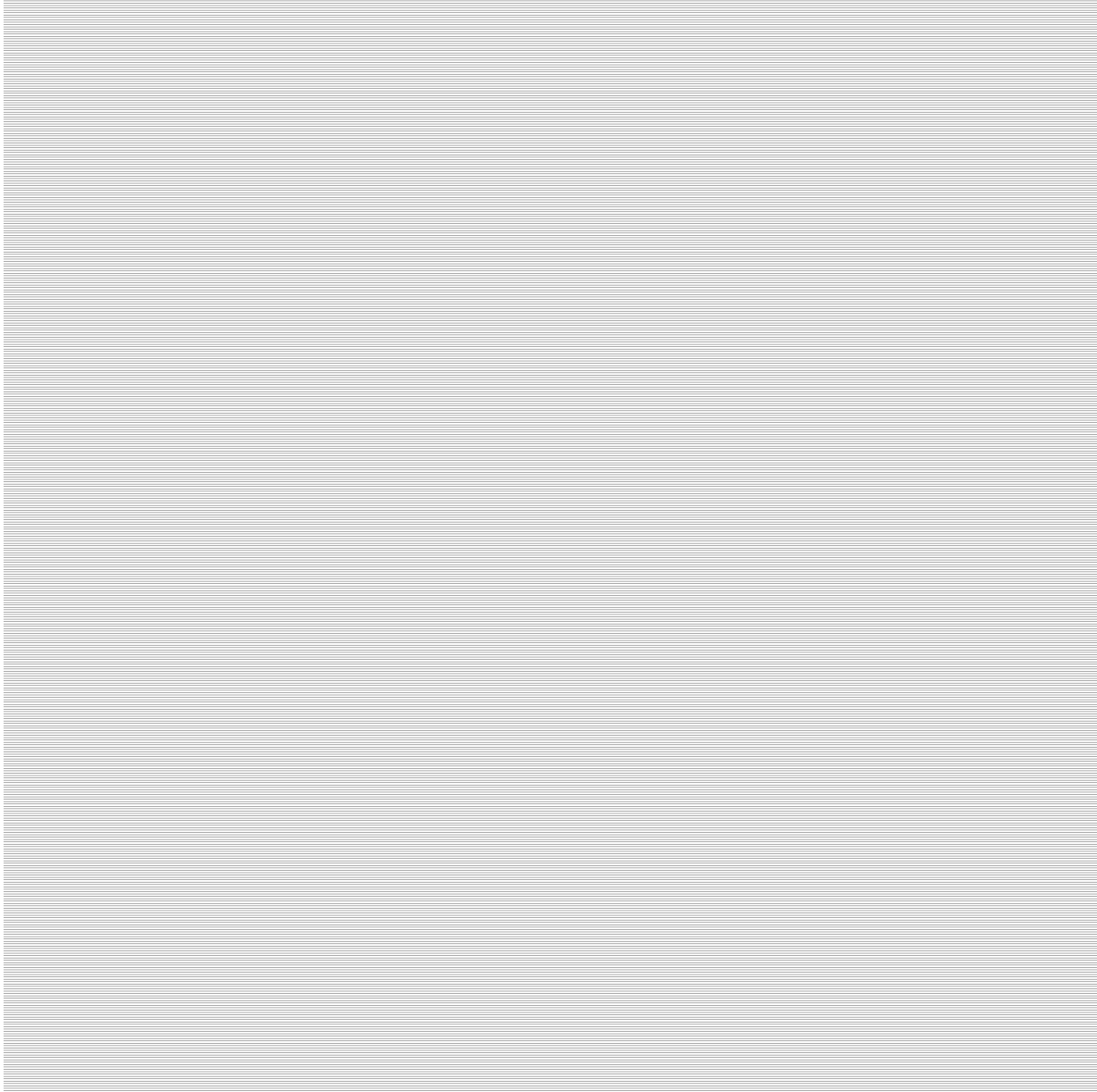
The Perry Township Downtown Development Authority (DDA) business district is located along Lansing Road and M-52 including the I-69/M-52 interchange area in the heart of the township. It contains primarily commercial, industrial, and residential components and includes a large amount of highway and interstate right-of-way. The district supports many businesses that provide jobs, tax base, goods and services to the township and its residents. The area functions as the business core of the community by virtue of its local and regional geographic and perceptual characteristic. Only a few scattered businesses exist in the remainder of the township. The state highway (M-52) and I-69 transmit a high volume of traffic through this business district. Given this area's growth over the past twenty years, it is likely that a strong potential for investment and development will continue.

It is the objective of the DDA board, through this plan, to stabilize conditions for those residing here, assist business in locating or expanding, and improve the quality of life. The plan outlines a comprehensive approach to solving problems of the township relative to the DDA area. Projects have been specified that support local legislative goals, protect and assist businesses, and ensure a quality of growth that will enhance the area in general.

The intent of the proposed development projects within the development area is two-fold; first, to foster the revitalization of the commercial component in the area; second, to provide the atmosphere for supporting development and an improved character to the entire district. The success of the Perry Township Downtown Development Authority will continue to be dependent upon functional and recognizable land use arrangements, development control, public service enhancement, and basic infrastructure improvements. Many individual and cooperative efforts will lead to its success in the coming years. It is hoped that the DDA will continue to have a positive influence upon the future of this part of the township. The projects and activities outlined in this plan have been conceived and defined to serve the needs of the community. The DDA board of directors is pleased to present this plan to the township board and citizens of the community and express their optimism about the future.

There is little doubt that the public interest benefits from a coordinated program of revitalization of the township's business sector. The aim of the DDA is to finance certain public improvements within its boundaries and effectively enhance the overall image and character of the area.

Figure A: Location Map



Planning and Zoning

Act 197, P.A. 1975, provides for the establishment of a downtown development authority when the township board determines that it is necessary for the best interests of the public. The Perry Township DDA was first established by ordinance on February 13, 1990. The determination of necessity by the legislative body is provided in the law through the stipulation of certain criteria. Each of these criteria is addressed below based on information assembled from township records, property maps, plats, zoning maps, and land use data.

According to Act 197, the legislative body must first identify a "Downtown District" as an area in a business district of the municipality. A business district is defined as an area in the downtown of a municipality zoned and used principally for-business. The DDA boundaries as revised in 2012 are shown on Figure B.

The zoning categories for the properties within the DDA are as follows:

Table 1: Zoning

Zoning Districts	Number of Properties	%
A-2 Agricultural Production/Rural Residential	48	45.9
R-1A One-Family Rural Residential	2	1.9
R-BC One-Family Low Density Residential	1	0.9
R-1C One-Family Medium Density Residential	1	0.9
B-1 Neighborhood Commercial	10	9.3
M-1 Light Industrial	46	43.0
TOTAL	108	100.0

Agricultural Production/Rural Residential zoning is the predominant classification, which in the 1990 plan was classified as a type of business district. Ten parcels are zoned commercial and 46 are zoned industrial. Only 3 (2.8%) are zoned residential. The principal changes to the original 1990 boundary resulted from annexations by the City of Perry which removed many of the commercial parcels around the interchange and the 2011 additions which added large pieces of agricultural land that is planned for future industrial development and commercial property adjacent to the northwest corner of the City of Perry (see Table 1).

Declining Property Values

The governing body must determine that a downtown development authority is necessary to halt property value deterioration and to promote economic growth. The attorney general has determined that deterioration means a decline in value of at least three or more properties.

Between 1984 and 1989, 11 (17.2%) properties in the original district experienced absolute declines in value. These decreases in value are determined by tax records and are recorded as state equalized values, not market values. Decreases in market values were documented in this report. Sales transaction records and other types of

information are not always readily available making this kind of analysis for a district containing this many properties very difficult (see Appendix A). Six properties did not change in value from 1984 - 1989 and nine were exempt from taxation in 1989.

An analysis of 2009 and 2011 shows that almost all parcels within the updated DDA boundaries dropped in State Equalized Value (SEV) over that time.

Economic Conditions

The purpose of a DDA is to eliminate deterioration of property values and increase property values in general by promoting economic growth. The mechanisms available to accomplish this are primarily through the use of tax increment revenue to finance public improvements. It is the accomplishment of public improvements that yields benefits to the public and fosters economic development. Basically, better public facilities attract business and industry, particularly when new facilities are important to new investments. At the same time, the quality of both public and private investment can be maximized and perpetuated for long-term benefit. The property owner and the public sector share in the economic development process.

The 64 real properties in the district in 1990 comprised a total 1989 SEV of \$1,459,125 representing approximately 5.3% of the township's total real property SEV of \$28,389,981. There were 18 personal properties associated with the district as established for a total of 82 properties. In 2011 the DDA's Taxable Value (TV) distribution among the assessment categories are as follows:

Table 2: Assessment Categories

Type	Number	TV	%
Real Property	108	\$5,768,641	88.3
Personal Property	37	\$766,675	11.7
TOTAL	145	\$6,535,316	100.0

The total revenue generated from this property in 1989 was \$69,531.89 and was distributed among the appropriate taxing jurisdictions according to their various millage levies. When the Tax Increment Financing Plan was adopted, this amount of revenue and its distribution would not change. The 1989 total millage levies were 50.9977 for property located within the Morrice Public School district and 44.0741 for property located within the Perry Public School district. At the time of the original report, a constant rate of 47.0 mills will be used to determine future revenues.

However the adoption of proposal "A" in the mid 1990's revised the funding of schools in Michigan and the ability of Tax Increment Financing Plans to capture that revenue. For several years after the reorganization of school financing the Perry DDA was able to capture the "State Education Tax" levied in lieu of local operating millage because it had an existing obligation (sewer bond) that it needed those funds to pay off. Once the bonds were paid off the DDA became ineligible to capture those funds. The revised Tax Increment Financing Plan recognizes that fact.

Since only new investments yield revenue to the authority for the purposes of tax increment financing, increases in TV are critical. There were a few projects that occurred prior to the establishment of the Tax Increment and Development Plans in 1989 that yielded immediate investment within the district and were expected to add an estimated \$220,000 to the district TV. These projects were expected to yield as much as \$10,000 in revenue to the DDA per year for the term of the development plan (based on the old school financing system). In addition, there had been a 10.41% average annual increase in values within the district during the five-year period prior to 1989 (both real and personal). Township growth rates had averaged 5.52% per year for the past ten years and 3.91% over the previous five years. The expected expansion of public improvements in the district financed by the DDA was expected to create an even greater investment climate.

The period 1989 – 2012 saw extension of sewer service into the DDA and the development of two industrial parks. However it also saw the annexation of a substantial portion of the commercial district adjacent to the south side of the I-69/M-52 by the City of Perry. Proposed expansion of the DDA district includes property north of the existing district to include property planned for a future industrial park and property on Lansing Road west of the City of Perry that is seeing commercial development and which would benefit from infrastructure improvements.

Conclusion

The primary goal of the Perry Township Downtown Development Authority is to improve the quality of life in the district through proper planning and desirable public improvements. The general policy goals of the district are broad, all-encompassing "ideals" and include:

- Improve the overall business climate of the district to deter economic decline and improve the tax base;
- Encourage the retention and expansion of employment opportunities;
- Maintain and improve public facilities;
- Provide guidance for compatible land use development within the district; and
- Improve the general appearance and visual amenities and preserve sites with unique design features or character.

Description of Development Area Boundaries

The development area as amended is shown in Figure B. It is one contiguous development area within the authority district, and the boundaries are designated to be as follows:

That certain parcel of land within Sections 2, 3, 9, 10, 11, 15, 16 and 17, Town 05 North, Range 02 East, Perry Township, Shiawassee County, Michigan, described as:

Commencing at the Northeast corner of Section 9 as the POINT OF BEGINNING; thence Easterly along the North line of Section 10 to the ¼ Corner common to Sections 3 and 10; thence Easterly, along the North line of Section 10, 208.88 feet; thence South, 264 feet; thence East, 495 feet; thence North 264 feet to said North line of Section 10;

thence Easterly, along said North line of Section 10, 806 feet; thence Northerly 528 feet; thence Easterly to the East line of the West 25 acres of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 3; thence Northerly along said East line of the West 25 acres to the East-West $\frac{1}{4}$ line of Section 3; thence Easterly along said East-West $\frac{1}{4}$ line of Section 3 to the $\frac{1}{4}$ corner common to Sections 2 and 3; thence continuing Easterly along the East-West $\frac{1}{4}$ line of Section 2 to the Center of said Section 2; thence Southerly along the North-South $\frac{1}{4}$ line of Section 2 to the South $\frac{1}{4}$ corner of Section 2; thence Westerly along the South line of Section 2 to the East line of the West $\frac{3}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11; thence Southerly along said East line to the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11; thence Easterly along said North line to the East line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11; thence Southerly along said East line to the Northerly right-of-way line of I-69 as relocated; thence Westerly along said right-of-way line to the Center of Section 10; thence Southerly along the North-South $\frac{1}{4}$ line of Section 10 to the Southerly right-of-way-line of I-69 as relocated; thence Easterly along said right-of-way line to the North $\frac{1}{16}$ th line of Section 11; thence Easterly along said $\frac{1}{16}$ th line to the North-South $\frac{1}{4}$ line of Section 11; thence Southerly along said $\frac{1}{4}$ line to the South right-of-way line of Lansing Road; thence Westerly along said right-of-way line to West line of the East 10 acres of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 11; thence Southerly along said West line to the East-West $\frac{1}{4}$ line of Section 11; thence Easterly along said line to Center of Section 11; thence Southerly along the North-South $\frac{1}{4}$ line of Section 11 to the South $\frac{1}{4}$ corner of Section 11; thence Westerly along the South line of said Section 11 to the West line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 11; thence Northerly along said West line to the northerly right-of-way line of the Grand Trunk Western Railroad; thence Southwesterly along said right-of-way line to the West $\frac{1}{16}$ line of Section 11; thence Northerly along said $\frac{1}{16}$ th line to a point 50 feet, measured at right angles, Northerly of said Railroad; thence Southwesterly along a line which is parallel with said Railroad to the South line of said Section 11; thence Westerly along said south line to the Southwest Corner of Section 11; thence Southerly along the East line of Section 15 to the East $\frac{1}{4}$ corner of said Section; thence continuing Southerly along said east line to a point N00°02'00"E, 2239.76 feet from the Southeast corner of said Section; thence S68°32'59"W, 1418.90 feet; thence S00°41'00"W, 364.81 feet to the East-West $\frac{1}{16}$ th line of Section 15; thence Westerly along said $\frac{1}{16}$ th line to the North-South $\frac{1}{4}$ line of Section 15; thence Northerly along said $\frac{1}{4}$ line to a point 612 feet Southerly of the Center of Section 15; thence Easterly 100 feet; thence Northerly to a point 570 feet Southerly of the East-West $\frac{1}{4}$ line; thence Easterly 588 feet more or less; thence Northerly 570 feet to a point on the East-West $\frac{1}{4}$ line; thence Westerly along said $\frac{1}{4}$ line to the Center of Section 15; thence Northerly along said North-South $\frac{1}{4}$ line of Section 15 to the southerly right-of-way line of the Grand Trunk Western Railroad; thence Northeasterly along said right-of-way line to a point located by the following six courses from the North $\frac{1}{4}$ corner of Section 15: 1) S01°06'54"E, 264 feet 2) S89°13'50"E, 165 feet 3) S01°06'54"E, 36 feet 4) S89°13'50"E, 547.13 feet 5) S01°06'54"E, 906.46 feet to the Northerly right-of-way line of said Grand Trunk Western Railroad 6) Continuing S01°06'54"E to the Southerly right-of-way line of said Grand Trunk Western Railroad; thence N01°06'54"W to a point on the Northerly right-of-way line of said Grand Trunk Western Railroad; thence N01°06'54"W, 906.46 feet; thence Easterly 52.87 feet; thence Northerly 300 feet to a point on the North line of said Section 15 said point being 765 feet Easterly of the North $\frac{1}{4}$ corner of Section; thence Easterly along said North Section line to the East line of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 10; thence

Northerly along said East line to the Southerly right-of-way line of Lansing Road; thence Southwesterly along said right-of-way line to a point 198 feet Easterly, measured at right angles, from the West line of the East $\frac{1}{4}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 10; thence Southerly parallel to said West line of the East $\frac{1}{4}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 10 240.76 feet; thence Westerly 198 feet to said West line; thence Northerly along said West line to the Northerly right-of-way line of Lansing Road; thence Southwesterly along said right-of-way line to the West $\frac{1}{16}$ th line of said Section 10; thence Northerly along said line to the East-West $\frac{1}{4}$ line of said Section 10; thence Westerly along said line to an intersection with the Northerly right-of-way line of I-69 as relocated; thence Northwesterly along said line to the Easterly right-of-way line of State Highway M-52; thence Northerly along said line to the intersection with the Easterly extension of the South line of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 9; thence Westerly along said extended line to the intersection with the Northerly right-of-way line of I-69, said point also being on the Westerly right-of-way line of M-52; thence Southerly and Westerly along said right-of-way line to the North-South $\frac{1}{4}$ line of Section 9; thence Southerly along said $\frac{1}{4}$ line to the South $\frac{1}{4}$ corner of Section 9; thence Westerly along the South Line of said Section 9 to the East line of the East 4 acres of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16; thence Southerly along said East line to the Northerly right-of-way line of Lansing Road; thence Southwesterly along said right-of-way line to a point which is located by the following four courses from the West $\frac{1}{4}$ corner of Section 16: 1) N03°01'03"E, 1521.46 feet along the West line of Section 16 2) N43°26'49"E, 255.56 feet 3) N72°20'53"E, along the Southerly right-of-way line of Lansing Road, 1527.48 feet 4) N02°56'33"W to said point on the Northerly right-of-way line of Lansing Road; thence S02°56'33"E, to a point on the Southerly right-of-way line of Lansing Road; thence continuing S02°56'33"E, 244.68 feet; thence N87°03'37"E, 295.17 feet; thence S02°56'33"E, 713.60 feet; thence Westerly 1056.52 feet; thence N17°39'07"W, 690.64 feet to the Southerly right-of-way line of Lansing Road; thence S72°20'53"W, along said Southerly right-of-way line of Lansing Road 560 feet; thence S43°26'49"E, 255.56 feet to the Westerly line of Section 16, said point being N03°01'03"E, 1521.46 feet from the West $\frac{1}{4}$ corner of Section 16; thence Northerly along said West Section Line to the intersection with the Northerly right-of-way line of Lansing Road; thence Southwesterly along said right-of-way line to the intersection with the Southerly right-of-way line of I-69; thence Northeasterly along said Southerly right-of-way line of I-69 to the East line of Section 17; thence Northerly along the East line of said Section 17 to the Northeast corner of said Section 17; thence northerly along the West line of Section 9, 1389.94 feet; thence Easterly, 300 feet; thence Northerly, 320 feet; thence Westerly, 300 feet to a point on the West line of said Section 9; thence Northerly along said West Line, 100 feet; thence Easterly, 315 feet; thence Northerly, 200 feet; thence Westerly, 315 feet to a point on said West line of Section 9; thence Northerly along said West line to a point 200 feet south of the West $\frac{1}{4}$ corner of said Section 9; thence Easterly, 250 feet; thence Northerly, 200 feet to a point on the East-West $\frac{1}{4}$ line of said Section 9; thence Easterly along said $\frac{1}{4}$ line, 167 feet; thence Northerly, 312 feet; thence Westerly, 417 feet to a point on the West line of said Section 9; thence Northerly along said West line to the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 9; thence Easterly along said North line to a point on the North-South $\frac{1}{4}$ line of said Section 9; thence Northerly along said $\frac{1}{4}$ line to the North $\frac{1}{4}$ corner of said Section 9; thence Easterly along the North line of said Section to a point 700 feet West of the Northeast corner of said Section 9; thence South, 200 feet; thence East to the Westerly right-of-way line of M-52;

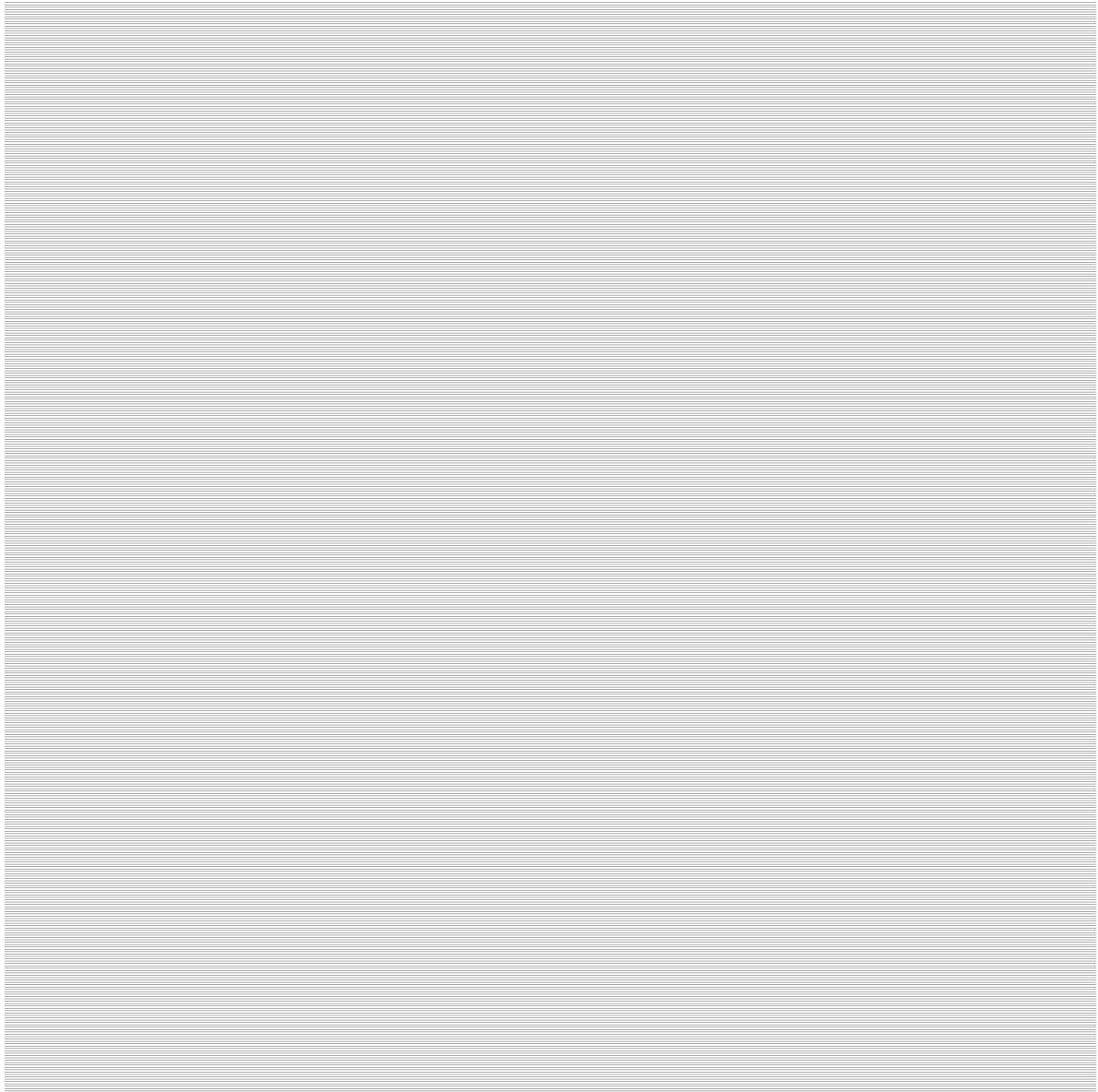
thence North to the North line of Section 9; thence Easterly along said North Line to the Northeast Corner of said Section 9 and the POINT OF BEGINNING.

Except, Commencing at the SE corner of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9 as the point of beginning said point being 1309 feet Easterly of the Southwest Corner of said Section 9; thence West 264 feet; thence North 165 feet; thence East 264 feet; thence Northerly along said West line of the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9 to a line 125 feet Southeasterly of measured at a right angle and parallel with the construction line of I-69; thence Northeasterly along said line to East line of the West 165 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9; thence Southerly along said East line to the South line of Section 9; thence Westerly along said South line 165 feet to the point of beginning.

Except, a parcel of land 150 feet North-South by 170 feet East-West in the Northeast corner of the West 15 acres of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10. Except the South 528 feet of the West 165 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 3.

The above description is based on plats and tax descriptions as provided by the township of Perry. It is the intent of this plan to include only complete parcels. Any partial properties inadvertently included in the legal description should be included in full within the district boundaries.

Figure B: DDA Boundary Map



Public Properties and Facilities

Roads: The major roads in the DDA are Lansing Road that runs from the township limits of Perry northeast to the village of Morrice, and M-52 that intersects Lansing Road near the DDA southern boundary to Church Road (Table 2)

Sanitary Sewer: Sanitary sewer was extended into the district as part of the original DDA Development plan. It is connected to the Village of Morrice Sanitary Sewer.

Water System: All fresh water in the district is obtained by individual wells.

Storm Sewer: The only storm drainage is surface runoff and county drains.

Park and Recreation Areas: There are no designated areas of parks and recreation in the district.

Public Properties: Public properties within the district are owned by the Michigan Department of Transportation.

Semipublic Properties: Churches, lodges and fraternal orders, social services, nonprofit agencies, utilities, etc. There are no semipublic properties within the DDA boundaries.

Table 3: Road Inventory

Name	ROW Width	Surface Width	Length in DDA	Surface Type	Curb and Gutter	Sidewalks
Lansing Road	190'-230'	24'	7,270	Concrete	No	No
N-52	100'	24'	2,000	Concrete/Asphalt	No	No
Britton Road	66'	20'	5,950	Base Asphalt	No	No
Church Road	66'	20'	10,800	Gravel	No	No
I-69	370'	20'	7,200	Concrete	No	No
Ruess Road	66'	20'	4,020	Base Asphalt	No	No
Bennet Drive	66'	24'	2,200	Concrete	No	No
Rose Blvd	66'	24'	1,540	Concrete	No	No

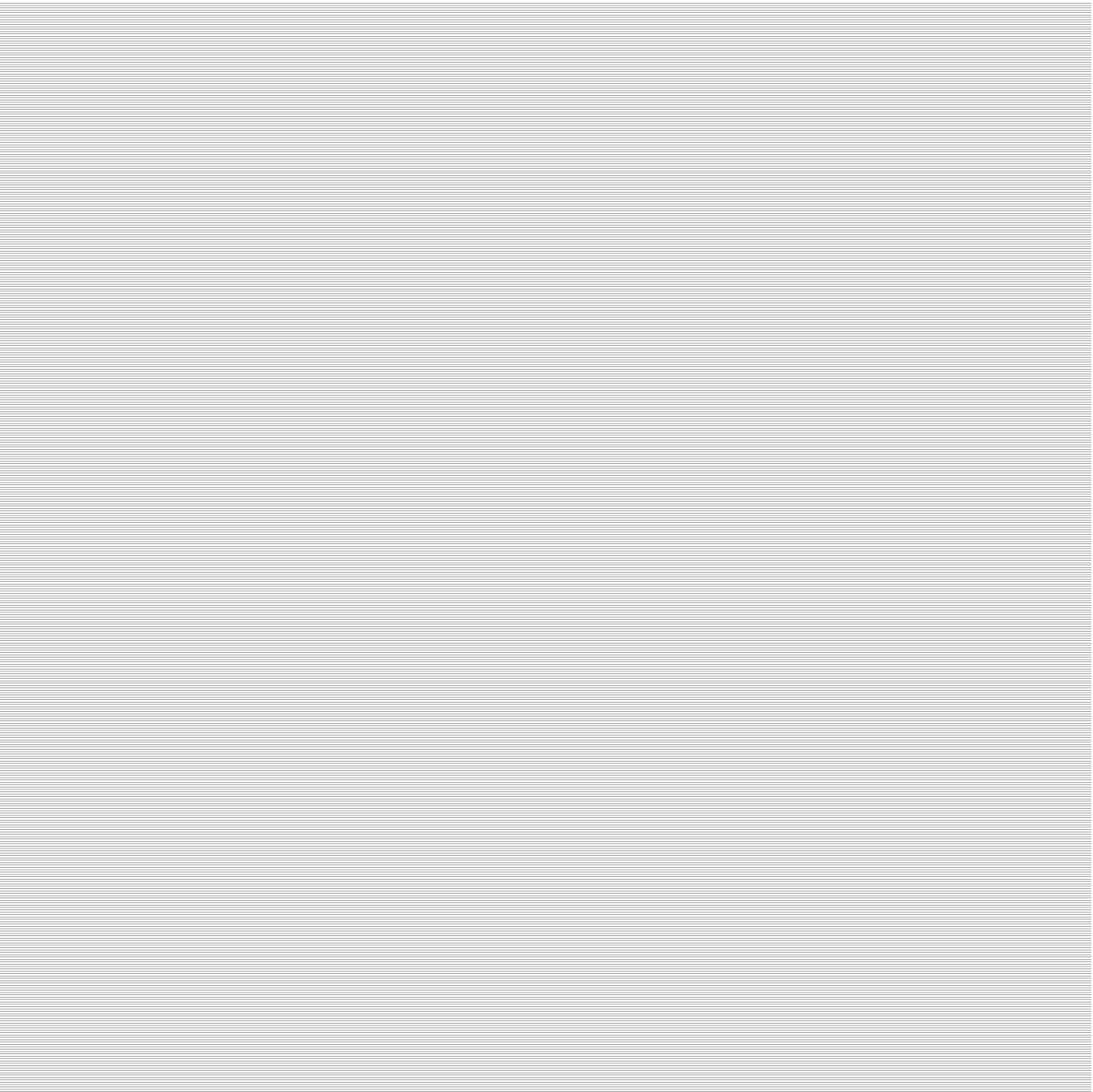
Existing Land Use

The existing land use of the district is identified in Figure C. Of the 109 properties within the district, 13 (12%) are currently used for business but, since agriculture was considered a business as well under the 1989 plan, this percentage increases to 37.6%. The extent of current land use in the district is as follows:

Table 4: Existing Land Use

Land Use	Number of Parcels	% of Area
Agricultural/Forest	28	85.8
Commercial	13	2.5
Public/Semi-Public	2	0.7
Industrial	25	3.6
Vacant	24	3.8
Residential	17	3.6
TOTAL	109	100.0

Figure C: Existing Land Use



Agricultural/Forest is the largest land use by far in terms of area. Industrial parcels are the second most numerous but represent a much smaller percentage of land. It should be noted that much of the land currently used for agricultural purposes is intended to form a regional industrial park.

Existing Zoning

The zoning map depicted in Figure D is similar to the existing land use map although several residential uses are zoned agricultural and several commercial uses are zoned industrial.

Each zoning district depicted in Figure D allows certain uses "by right." Additional land uses are allowed through "special use permits" that require special approval before being permitted. The zoning districts are of vital importance to the authority, as its land-use policy must be consistent with the zoning ordinance requirements.

Functional Goals and Policies

The functional goals outlined below provide more specific goals concerning the development of the downtown development district. The policy recommendations present suggested methods of implementing the functional goals.

Goal: Strive for improved public services within the development district.

Policy Recommendations:

Study alternatives to provide sanitary sewer service to un-served parts of the district.

Improve surface water drainage within the development district.

Study the need and availability of added fire/police protection with future growth in mind.

Study the need for expanding the water systems to the district, or establish a system in the township.

Goal: Improve the overall appearance of the development district.

Policy Recommendations:

Provide amenities such as street lighting, landscaping, signs, street and sidewalk improvements and other amenities to foster a more pleasing environment.

Unify streetscape and storefronts with cohesive signage and compatible architecture.

Promote way-finding signage to identify the district.

Bury or relocate undesirable overhead utilities wherever possible.

Goal: Encourage an improved environment for industrial development and development of commercial buildings and land.

Policy Recommendations:

Develop a cooperative relationship between local government, businesses, service clubs, and private developers in the district.

Acquire land within the district for expansion of commercial facilities.

Coordinate public improvements with planned private investment.

Use public improvements in the district as a catalyst for private investment.

Goal: Attain a greater understanding of the district and its relationship to the surrounding community.

Policy Recommendations:

Support community service organizations and events.

Conduct a design plan for the district to identify public space needs and beautification.

Complete an inventory of business types and conduct survey to determine residents' needs and attitudes regarding local business as well as identifying spending patterns and market preferences.

Cooperate with the Planning Commission in updates to the Township Master Plan.

Figure D: Zoning



Proposed Improvements

This section elaborates more fully on the policy recommendations addressed in the "Functional Goals and Policies" section. The costs identified are general estimates to permit understanding of the potential scale of the project and are not engineering estimates.

Table 5: Proposed Improvements

Current DDA Funds	\$118,000
Estimated TIF Revenue 2012-2021	\$305,000
TOTAL	\$423,000
1) Roadway/Pedestrian Lighting New-roadway lighting should be installed along Lansing Road in two phases, the first from the Lansing Road/M-52 intersection east to the DDA limits and then from the intersection west to the DDA limits to replace the existing minimal lighting. Foot-candle levels of 1.6. to 2.0 should be the design criteria for the roadway lighting. Walkway lighting should be provided to supplement the roadway lighting along the proposed walkway to maintain a comfortable light level of roughly .9 foot-candles. The recommended light source would be high pressure sodium (HPS) which has a soft yellow light and high efficiency. The poles of the roadway and pedestrian lighting should match in design form and color (dark bronze, for example) and be coordinated with the landscaping layout. <i>Estimated Cost:</i> \$150,000 <i>Priority:</i> High	
2) Fire Station A new fire-fighting facility is one of the current priorities of the DDA board and of great Importance to the residents of the community. The current facility is no longer adequate to meet the needs of the township. <i>Estimated Cost:</i> \$?? <i>Priority:</i> High	
3) Sanitary Sewer System: a) Extension of sewer lines east and west from the City of Perry along Lansing Road. This work would require an agreement with the City of Perry for treatment capacity. <i>Estimated Cost:</i> \$960,000 <i>Priority:</i> Medium b) Extension of sewer lines north to the DDA area north of I-69 per Taylor Property Utility Feasibility Study. <i>Estimated Cost:</i> \$700,000 – 3,500,000 <i>Priority:</i> Medium (High if development opportunity presents itself)	
4) Water System: a) Extension of water lines east and west from the City of Perry along Lansing Road. This work would require an agreement with the City of Perry for water supply <i>Estimated Cost:</i> \$860,000 <i>Priority:</i> Medium b) Extension of water lines north to the DDA area north of I-69 per Taylor Property Utility Feasibility Study. <i>Estimated Cost:</i> \$2,800,000–3,000,000 <i>Priority:</i> Medium (High if development opportunity presents itself)	
5) Business Development One of the major goals of the DDA will be to attract new businesses and maintain existing occupancy in the business district. The DDA wishes the ability to provide tax incentives and other financial incentives permissible and appropriate for businesses to locate or expand in the district. <i>Estimated Cost:</i> \$50,000 <i>Priority:</i> Medium	

6) Pedestrian Improvements

a) The DDA occupies the area that separates the City of Perry and the Village of Morrice. A non-motorized trail has been proposed in the past to connect the two communities, using the former “inter-urban railroad” right-of-way owned by Consumers Energy. The DDA propose to make the improvements to the portion of the trail way within the DDA.

Estimated Cost: \$90,000 (DDA portion) *Priority:* Medium

b) Pedestrian traffic within the primary commercial retail area of the DDA is proposed to be enhanced by construction of sidewalks along Lansing Road in two phases, the first from the Lansing Road/M-52 intersection east to the DDA limits and then from the intersection west to the DDA limits.

Estimated Cost: \$300,000 *Priority:* Medium

7) Planning/Consulting Services:

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

Estimated Cost: \$20,000 *Priority:* As Needed

Construction Stages

Construction of the activities being proposed in Section K (above) will be accomplished during construction seasons. It is expected that each year, improvements will be made as revenues become available.

Open Space

There are several parcels of land within the development area currently identified as open space. Small areas within the development district may be left as open space and used as zones of separation and buffering in most cases. There are vacant lots that may remain open space for some time depending on when and if they are developed.

Conveyance of Property

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

Procedures for Conveyance of Property

There are no plans at this time for the authority to solicit other persons for bids for the leasing, purchasing, or conveying of any portion of the development.

Changes in Zoning, Streets and Utilities**Description of Desired Zoning Changes**

It is possible that the township may propose to the county that the zoning ordinance be amended in the future. The intent of any such changes in the zoning ordinance would be to provide for development in harmony with this plan and the Township Land Use Plan.

Description of Desired Changes in Street, Street Levels or Intersections

Minor changes in local streets, street levels or intersections are anticipated; some construction activities may be necessary.

Description of Desired Changes in Utilities

Utility Changes may be constructed within the development area as described in Section K.

Development Costs

Proposed development costs are outlined in Section K.

Proposed Method of Financing the Development

Those costs exceed current projections for TIF income over the next 10 years. It is anticipated that the difference will be made up with grants, general revenue, cost sharing with the City of Perry and special assessments where appropriate or with elimination of some development activities.

Ability of the Authority to Arrange the Financing

The improvement schedule identified above will be financed from possible tax increment bond issues, excess annual revenues, grants, and other sources as they may become available. These revenues will be allocated according to this plan and the bylaws of the authority. The authority has established an account as depository for funds. Some activities will be financed from tax increment revenues; however, other sources of funding will be sought on a continuing basis. This is necessary, since the total projected revenue is insufficient to fund all of the proposed projects.

Development Area Citizens' Council

If a development area were to have 100 or more residents residing within it, a development area citizen's council would have to be appointed as required by the Downtown Development Authority Act. In 2010, Perry Township had a household size of 2.75 persons per dwelling unit (4327 population ÷ 1571 dwelling units). Assuming this figure remains valid for 2011, the 100-resident limit would be attained with 37 total housing units. This figure includes occupied, vacant, seasonal and all other housing types. Since the proposed district contains an estimated 21 dwelling units (all single family residences), the population is approximately 58 persons, making a citizen's council unnecessary at this time.

Tax Increment Financing Plan

Why This Plan Will Result in the Development of Captured Assessed Value Which Could Not Otherwise be Expected

The primary objective of the DDA concept is to create economic expansion. The major objective of the development plan is to provide the necessary public improvements with which to support property owners involved in their projects with a favorable climate for development. One of the constraints inherent in plans of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and provide the DDA with some financial leverage that it previously did not have. A significant portion of the final financing package will consist of public participation through cooperative joint funding and the use of tax increment financing. The township's commitment to establish a downtown development authority is an important and necessary ingredient upon which to accomplish the development plan.

The successful financial packaging of the entire development over the intended 10-year period of this extension of the original plan will serve to fulfill the objectives of Perry Township, but the entire project will not be completed without commitment through the tax increment finance and development plan. New commercial and industrial tenants will be able to locate using the improvements detailed in the development plan. In this way, revenue is captured from SEV increases that otherwise would not have occurred.

Determination of Initial Assessed Value

There are 63 real properties with a value of \$3,096,884 within the original development area, referred in this plan as District 1 which originally had 64 parcels with a total value of \$1,459,125. In addition, there are 23 personal properties within the original development area with a value of \$491,105 compared with 18 personal properties totaling \$121,407 in 1989. The area added in the 2012 amendment to the DDA Ordinance, referred in this plan as District 2, includes 51 parcels with a base value of \$2,639,570 and four personal properties with a base value of \$43,100. Personal property is identified slightly differently than real property and, for the purposes of determining initial assessed value, falls into three categories. First are those personals that are located entirely at one real property location. These can easily be cross-referenced to a real property location and are always 100% within the district. Second are those that are identified by one tax number but are located at multiple locations. Sometimes these locations are 100% within the district, and sometimes they are only partially within the district. For those that cannot be positively linked to real property locations within the district, a methodology is used by the DDA and the Township Assessor to determine the amount of that personal property that is within the district. This methodology is consistently applied each and every year. The third class of personal property is that which is fairly evenly distributed throughout the entire community but only partially within the DDA. Typically, they are transmission lines owned by public utilities (gas, electric, and telephone) and cable television companies. A percentage is calculated

of the estimated amount of that property attributable to the DDA district and that used to determine the values of the personal property.

With the passage of Proposal 1 in August 2014, the State of Michigan is phasing out the personal property tax, but the legislation adopted to implement the proposal provided for a fund to reimburse local jurisdictions including DDA's so this analysis is including the revenue from the personal property tax capture as part of its calculations.

Detailed Explanation of the Tax Increment Procedure

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

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

Implementing Public Improvements

The public makes an investment in public improvements and also potentially in facilities to be leased or sold to private owners for the purpose of stimulating private investment in a specific development district. The investment may be made in response to a declining business climate and tax base or in response to a stable business climate and tax base which the public wishes to protect and develop.

Issuing Bonds

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

Captured Assessed Value

The initial base year values for DDA properties are from 1989 for the original property within the DDA and will be from 2011 for those areas added as part of the amendment to the DDA boundaries approved along with the amendments to the Development Plan and this Tax Increment Financing Plan. Taxes generated from the subsequent growth in the tax base of the development district are retained and utilized by the authority. This tax base growth is called the "captured assessed value" (CAV). Specifically it is the increase in state taxable value (TV) of the project area in any given year over the valuation of that area at the time the tax increment financing development plan was adopted. The total captured taxable value shall be used by the authority.

Taxing Jurisdiction Agreements

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

Since the plan may provide for the use of part or all of the captured assessed value, the DDA may enter into agreements with each of the taxing units to share a portion of the captured assessed value of the district. At this time, no agreements with any of the taxing jurisdictions are on file.

Release of Captured Assessed Value

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

Justification for Tax Increment Financing

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

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

Preparation of Tax Roll Worksheets

Each year, within 30 days of the date that the state finally equalizes TV (fourth Monday in May), the local assessor prepares the "Tax Roll Worksheet." The tax roll worksheet is prepared in a manner similar to Table 6. It includes a complete listing of all properties within the development area (real, personal, and facilities exemptions). The tax roll worksheet shall include the following required information.

Identification of type of property (real, personal, etc.)

Tax identification number

Name of owner

Base year SEV/TV

Current year TV

Total millage being levied by all applicable taxing jurisdictions

Captured taxable value

Tax revenue from CTV

This worksheet shall be prepared again 30 days prior to the day winter taxes are due.

Preparation of Taxing Jurisdiction Reports

A summary of the tax worksheet called the "Taxing Jurisdiction Report" shall be prepared for the appropriate taxing jurisdictions. It shall list each taxing jurisdiction in which the development area is located, the initial assessed value of all real and personal property in the development area, the current millage rates of each taxing jurisdiction on both real and personal property, the special tax rolls prepared for property for which facilities exemption certificates have been awarded, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area. The municipal treasurer shall transmit copies of the taxing jurisdiction report to the county treasurer, the downtown development authority, and each taxing jurisdiction, together with a notice that the report has been prepared in accordance with the tax increment financing plan contained in the development plan pursuant to Act 197, Public Acts of 1975, as amended.

Annual Updates of Tax Roll Worksheets and Taxing Jurisdiction Reports

Each tax collection period, no less than 30 days prior to the time tax bills are mailed to the owners of property in the development area, the municipal treasurer shall prepare an updated tax roll worksheet and taxing jurisdiction report. The updated reports shall show the information required above and, in addition, the captured assessed value for that year. Copies of the updated taxing jurisdiction reports shall be transmitted to the same persons as the base year report, together with a notice that it has been prepared in accordance with the development plan, pursuant to Act 197, P.A. 1975, as amended.

Establishment of Project Fund; Approval of Depository

The treasurer of the Downtown Development Authority has establish a depository which is kept in a bank or banks or other financial institution or institutions, approved by the board of directors of the authority, and designated "Downtown Development Authority Fund." All monies received by the Downtown Development Authority pursuant to the development plan are deposited in the fund. All monies in that fund and earnings thereon are used only in accordance with the development plan, the authority's by-laws, and related municipal ordinances and resolutions.

Payment of Tax Increments to Downtown Development Authority

The municipal and county treasurer shall, as ad valorem taxes are collected on the property in the development area, pay that proportion of the taxes, except for penalties and collection fees that the captured assessed value bears to the initial assessed value to the treasurer of the downtown development authority for deposit in the fund. The payments are made on the date or dates on which the municipal and county treasurers are required to remit taxes to each of the taxing jurisdictions.

School Districts Exemption from Captured Taxable Value

The local and regional school districts are exempt from capture under the terms of the Proposal A adopted in 1994 and the subsequent amendments to the Downtown Development Authority Act unless the DDA has eligible obligations entered into prior to the amendment of the act that requires the capture of the school funds to pay for. The Perry Township DDA has not had an eligible obligation and has therefore not been able to collect the school property tax for several years.

Table 6A: Perry Township 2014 Tax Roll Worksheet – District 1

DISTRICT 1									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE
1989	REICHSTETTER CATHERINE A	014-09-200-002	78080	401	\$40,300.00	\$31,200.00	\$9,100.00	9.5587	\$86.98
1989	TROMBLY, MARK T	014-09-200-003	78080	401	\$40,000.00	\$37,300.00	\$2,700.00	9.5587	\$25.81
1989	NEMETS ALICE R & LEONARD	014-09-200-004	78080	401	\$57,700.00	\$32,200.00	\$25,500.00	9.5587	\$243.75
1989	ELSESSER ALBERT A	014-09-200-005	78080	401	\$4,836.00	\$2,900.00	\$1,936.00	9.5587	\$18.51
1989	KIOMENTO, JAMES F	014-09-200-005-01	78080	201	\$51,193.00	\$29,000.00	\$22,193.00	9.5587	\$212.14
1989	MICH DEPT OF TRANS	014-09-200-007	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	PAPPAN MAXINE	014-09-200-008	78080	401	\$37,100.00	\$25,100.00	\$12,000.00	9.5587	\$114.70
1989	EXISTS FOR REFERENCE ONLY	014-10-000-000-	78080	90	\$0.00	\$60,878.00	-\$60,878.00	9.5587	-\$581.91
1989	EXISTS FOR REFERENCE ONLY	014-10-000-001-	78060	90	\$0.00	\$4,719.00	-\$4,719.00	9.5587	-\$45.11
1989	TAYLOR, RICHARD-TRUST	014-10-100-001	78080	101	\$118,561.00	\$61,800.00	\$56,761.00	9.5587	\$542.56
1989	TAYLOR, RICHARD-TRUST	014-10-100-002	78080	401	\$3,612.00	\$1,700.00	\$1,912.00	9.5587	\$18.28
1989	MICH DEPT OF TRANS	014-10-100-003	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	MICH DEPT OF TRANS	014-10-100-004	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	MICH DEPT OF TRANS	014-10-100-005	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	SUMBAL GHULAM H & SUFIA	014-10-300-005	78080	201	\$107,200.00	\$17,900.00	\$89,300.00	9.5587	\$853.59
1989	MICH DIST OF LUTHERAN CHURCH	014-10-300-007	78080	201	\$44,000.00	\$12,500.00	\$31,500.00	9.5587	\$301.10
1989	VISCHER COLBY SALES, INC	014-10-300-013-03	78080	201	\$82,194.00	\$0.00	\$82,194.00	9.5587	\$785.67
1989	LYNNMAN CONSTRUCTION LLC	014-10-300-013-04	78080	201	\$37,592.00	\$0.00	\$37,592.00	9.5587	\$359.33
1989	HATFIELD KENNETH & KAREN D	014-10-300-015	78080	401	\$45,100.00	\$19,700.00	\$25,400.00	9.5587	\$242.79
1989	SYKS PROPERTIES LLC	014-10-300-024	78080	201	\$20,000.00	\$0.00	\$20,000.00	9.5587	\$191.17
1989	PERRY TOWNSHIP D.D.A.	014-10-400-001	78080	90	\$0.00	\$20,000.00	-\$20,000.00	9.5587	-\$191.17
1989	LYNNMAN CONSTRUCTION LLC	014-10-400-002-01	78080	201	\$11,300.00	\$10,300.00	\$1,000.00	9.5587	\$9.56
1989	NATIONAL MARKETING EXPRESS INC	014-10-400-007-01	78080	201	\$100,380.00	\$0.00	\$100,380.00	9.5587	\$959.50
1989	SPADAFORE DISTRIBUTING CO	014-10-400-007-02	78080	201	\$433,500.00	\$0.00	\$433,500.00	9.5587	\$4,143.70
1989	SPALDING KENNETH R	014-10-400-007-03	78080	201	\$63,972.00	\$0.00	\$63,972.00	9.5587	\$611.49
1989	NEUMANN WILLIAM L & LOUISE	014-10-400-007-04	78080	201	\$73,964.00	\$0.00	\$73,964.00	9.5587	\$707.00
1989	DOERFNER, WILLIAM H JR	014-10-400-009	78080	401	\$37,500.00	\$26,500.00	\$11,000.00	9.5587	\$105.15
1989	EDGAR JOHN H	014-10-400-009-01	78080	401	\$28,500.00	\$0.00	\$28,500.00	9.5587	\$272.42
1989	TCM REAL ESTATE INVESTMENTS LLC	014-10-400-009-02	78080	401	\$500.00	\$0.00	\$500.00	9.5587	\$4.78
1989	MC DANIELS JERRELD W	014-10-400-009-03	78080	401	\$41,900.00	\$0.00	\$41,900.00	9.5587	\$400.51
1989	MICHIGAN, STATE OF	014-10-400-010	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	PFEIFLE, BRIAN D & RUTH A	014-10-400-012	78080	201	\$210,557.00	\$0.00	\$210,557.00	9.5587	\$2,012.65
1989	THOMAS DANNY S & RAEDEANE E	014-10-400-013	78080	201	\$13,159.00	\$0.00	\$13,159.00	9.5587	\$125.78
1989	PAVLICA FRANK J - TRUST & ALAN J	014-11-100-012	78060	201	\$10,385.00	\$3,100.00	\$7,285.00	9.5587	\$69.64
1989	FUOSS BROTHERS, INC	014-11-100-012-01	78060	201	\$146,665.00	\$0.00	\$146,665.00	9.5587	\$1,401.93
1989	AUDIA, JOSEPH & J LORIO, LLC	014-11-100-012-02	78060	201	\$137,002.00	\$0.00	\$137,002.00	9.5587	\$1,309.56

DISTRICT 1									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE
1989	AUDIA, JOSEPH & J LORIO, LLC	014-11-100-012-03	78060	401	\$11,100.00	\$0.00	\$11,100.00	9.5587	\$106.10
1989	BADGLEY BLAINE A	014-11-100-015	78060	401	\$54,200.00	\$25,000.00	\$29,200.00	9.5587	\$279.11
1989	MULHOLLAND JERRY ET AL	014-11-300-001	78060	101	\$45,923.00	\$29,400.00	\$16,523.00	9.5587	\$157.94
1989	ROSE ACCEPTANCE INC	014-11-300-001-01	78060	401	\$8,700.00	\$2,000.00	\$6,700.00	9.5587	\$64.04
1989	GUTTING, JASON L & TONIA M	014-11-300-001-02	78060	401	\$57,100.00	\$0.00	\$57,100.00	9.5587	\$545.80
1989	PATRICK ERIC J	014-11-300-001-03	78060	401	\$44,100.00	\$0.00	\$44,100.00	9.5587	\$421.54
1989	SHIAWASSEE COUNTY ROAD COMMISSIO	014-11-300-002	78060	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	PHILIPS, JEFFREY S & JEANNIE M	014-11-300-003	78060	401	\$38,400.00	\$21,400.00	\$17,000.00	9.5587	\$162.50
1989	LITOMISKY, DANIEL	014-11-300-004	78060	401	\$43,067.00	\$18,200.00	\$24,867.00	9.5587	\$237.70
1989	HILTS TERRY L & CORRINE F	014-11-300-008	78060	401	\$36,500.00	\$24,500.00	\$12,000.00	9.5587	\$114.70
1989	CJ DEVELOPMENT, LLC	014-45-001-000	78080	201	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	CJ DEVELOPMENT, LLC	014-45-002-000	78080	201	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	SPARTAN FENCE INC	014-45-003-000	78080	301	\$72,400.00	\$0.00	\$72,400.00	9.5587	\$692.05
1989	FERTILIZER DEALER SUPPLY INC	014-45-004-000	78080	301	\$87,500.00	\$0.00	\$87,500.00	9.5587	\$836.39
1989	FERTILIZER DEALER SUPPLY INC	014-45-005-000	78080	301	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	SCEPKA JERRY & JOYCE	014-45-006-000	78080	201	\$88,200.00	\$0.00	\$88,200.00	9.5587	\$843.08
1989	LANSING ICE & FUEL CO	014-45-007-000	78080	201	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	SHNEIDER DAVID & ANN	014-45-008-000	78080	301	\$166,900.00	\$0.00	\$166,900.00	9.5587	\$1,595.35
1989	BENNETT LARRY A & ROBIN A	014-45-009-000	78080	201	\$117,670.00	\$0.00	\$117,670.00	9.5587	\$1,124.77
1989	TERCHA, LAWRENCE & DOUG KOPP	014-45-010-000	78080	201	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	ELSESSER ADAM	014-45-011-000	78080	201	\$66,500.00	\$0.00	\$66,500.00	9.5587	\$635.65
1989	FERTILIZER DEALER SUPPLY	014-45-012-000	78080	201	\$12,500.00	\$0.00	\$12,500.00	9.5587	\$119.48
1989	ROSE ACCEPTANCE INC	014-45-013-000	78080	201	\$66,152.00	\$0.00	\$66,152.00	9.5587	\$632.33
1989	BB PERRY PROPERTIES LLC	014-45-014-000	78080	201	\$18,800.00	\$0.00	\$18,800.00	9.5587	\$179.70
1989	ALEXANDER-BENNETT PROPERTIES	014-45-015-000	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	ALEXANDER-BENNETT PROPERTIES	014-45-016-000	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	CONSUMERS ENERGY - % 5 within district	014-59-001-000	78080	551	\$98,785.00	\$27,984.00	\$70,801.00	9.5587	\$676.77
1989	13155 NEOL ROAD, 12TH FLOOR	014-59-008-000	78060	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	DTE ELECTRIC COMPANY	014-59-014-000	78080	551	\$5,700.00	\$34.00	\$5,666.00	9.5587	\$54.16
1989	PERRY ANIMAL CLINIC	014-59-019-000	78080	251	\$0.00	\$2,500.00	-\$2,500.00	9.5587	-\$23.90
1989	CONSUMERS ENERGY - % 5 within district	014-59-025-000	78060	551	\$24,420.00	\$4,275.00	\$20,145.00	9.5587	\$192.56
1989	WIDE OPEN WEST	014-59-030-000	78080	251	\$117,400.00	\$270.00	\$117,130.00	9.5587	\$1,119.61
1989	AT&T MOBILITY LLC	014-59-035-000	78080	251	\$0.00	\$4,396.00	-\$4,396.00	9.5587	-\$42.02
1989	R C FLEET SERVICE	014-59-046-000	78060	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	JOE'S BODY SHOP INC	014-59-051-000	78060	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	FERTILIZER DEALER SUPPLY	014-59-070-000	78060	351	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	VISCHER COLBY SALES INC	014-59-071-000	78060	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	SPAULDING AUTO BODY	014-59-111-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	THE GREAT GAZEBO INC	014-59-118-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00

DISTRICT 1									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE
1989	US BANK NATIONAL ASSOCIATION	014-59-121-000	78080	251	\$66,500.00	\$0.00	\$66,500.00	9.5587	\$635.65
1989	BRIGHT BEGINNINGS	014-59-129-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	ELSESSER'S AUTO REPAIR	014-59-130-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	YOUR BARBER SHOP	014-59-132-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	SPARTAN FENCE	014-59-138-000	78080	351	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	LANSING ICE & FUEL	014-59-140-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	SANTA BARBARA BANK & TRUST LEASING	014-59-141-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	PERRY PHYSICAL THERAPY, INC	014-59-143-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
1989	FERTILIZER DEALER SUPPLY	014-99-400-004	78080	301	\$152,700.00	\$0.00	\$152,700.00	9.5587	\$1,459.61
1989	FERTILIZER DEALER SUPPLY	014-99-400-005	78080	351	\$25,600.00	\$0.00	\$25,600.00	9.5587	\$244.70
					SUM OF TV	SUM OF BYTV	SUM OF CV		SUM OF CAPTURED REVENUE
					\$3,587,989.00	\$556,756.00	\$3,031,233.00		\$28,974.65
					TV PPT	BYTV PPT	CV PPT		Sum of Captured PPT Revenue Alone
					\$491,105.00	\$39,459.00	\$451,646.00		\$4,317.15

Table 6B: Perry Township 2014 Tax Roll Worksheet – District 2

DISTRICT 2									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE
2011	TAYLOR, ELIZABETH A-TRUST	014-02-300-001	78060	101	\$40,237.00	\$37,660.00	\$2,577.00	9.5587	\$24.63
2011	TAYLOR, ELIZABETH A-TRUST	014-02-300-002	78060	101	\$40,237.00	\$37,660.00	\$2,577.00	9.5587	\$24.63
2011	TAYLOR GARY R & ROBERT I	014-03-400-004	78080	101	\$49,999.00	\$46,796.00	\$3,203.00	9.5587	\$30.62
2011	SCHULTZ, DONALD K - TRUST #1	014-09-100-002	78080	401	\$28,034.00	\$26,239.00	\$1,795.00	9.5587	\$17.16
2011	SCHULTZ, DONALD K TRUST NO 1	014-09-100-002-01	78080	401	\$10,808.00	\$12,296.00	-\$1,488.00	9.5587	-\$14.22
2011	SCHULTZ, DONALD K TRUST NO 1	014-09-200-001	78080	401	\$177,148.00	\$165,797.00	\$11,351.00	9.5587	\$108.50
2011	SCHULTZ, DONALD K TRUST NO 1	014-09-200-006	78080	401	\$15,834.00	\$14,820.00	\$1,014.00	9.5587	\$9.69
2011	GRENNELL, DALE & LINDA	014-09-300-001	78080	401	\$47,962.00	\$44,889.00	\$3,073.00	9.5587	\$29.37
2011	OBERLIN CLAUDE G JR & LYNNETTE K	014-09-300-004-01	78080	401	\$0.00	\$3,700.00	-\$3,700.00	9.5587	-\$35.37
2011	SCHULTZ, DONALD K	014-09-300-006	78080	401	\$9,604.00	\$8,990.00	\$614.00	9.5587	\$5.87
2011	SCOTT KENNETH W	014-09-300-007	78080	401	\$13,200.00	\$42,900.00	-\$29,700.00	9.5587	-\$283.89
2011	OBERLIN, CLAUDE G & LYNNETTE	014-09-300-008	78080	401	\$59,752.00	\$55,925.00	\$3,827.00	9.5587	\$36.58
2011	KIDD, MICHAEL & SANDY	014-09-300-009	78080	401	\$32,100.00	\$36,500.00	-\$4,400.00	9.5587	-\$42.06
2011	PALMER, RICHARD O & C MC LARTY	014-09-300-010	78080	401	\$12,800.00	\$14,643.00	-\$1,843.00	9.5587	-\$17.62
2011	TAYLOR, RICHARD-TRUST	014-10-200-001	78080	101	\$33,211.00	\$31,083.00	\$2,128.00	9.5587	\$20.34
2011	ELLIS ERIC	014-10-200-002	78080	401	\$47,900.00	\$50,234.00	-\$2,334.00	9.5587	-\$22.31

DISTRICT 2									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE
2011	STANFIELD, ANNETTE	014-10-200-002-01	78080	401	\$57,600.00	\$72,300.00	-\$14,700.00	9.5587	-\$140.51
2011	TAYLOR RICHARD-TRUST	014-10-200-004	78080	101	\$43,715.00	\$40,915.00	\$2,800.00	9.5587	\$26.76
2011	PETERMAN MICHAEL & SUSAN	014-11-100-010	78060	101	\$15,757.00	\$14,748.00	\$1,009.00	9.5587	\$9.64
2011	TAYLOR, RICHARD-TRUST	014-11-100-011	78060	101	\$15,347.00	\$14,365.00	\$982.00	9.5587	\$9.39
2011	AUDIA JOSEPH & J LORIO LLC	014-11-300-005-01	78060	401	\$27,891.00	\$26,105.00	\$1,786.00	9.5587	\$17.07
2011	NANASY JOSEPH M & LEONA	014-11-300-005-02	78060	401	\$54,000.00	\$60,300.00	-\$6,300.00	9.5587	-\$60.22
2011	BOLAN, SUSAN K	014-11-300-009-01	78060	401	\$51,900.00	\$57,500.00	-\$5,600.00	9.5587	-\$53.53
2011	AUDIA JOE & JOE LORIO LLC	014-11-300-009-02	78060	401	\$42,060.00	\$39,366.00	\$2,694.00	9.5587	\$25.75
2011	AUDIA JOE & JOE LORIO	014-11-300-010	78060	301	\$4,688.00	\$4,389.00	\$299.00	9.5587	\$2.86
2011	VERY COOL STUFF INC	014-11-300-010-02	78060	201	\$182,700.00	\$187,400.00	-\$4,700.00	9.5587	-\$44.93
2011	PIRO ROBERT J & DENISE M	014-11-300-010-03	78060	301	\$121,500.00	\$134,496.00	-\$12,996.00	9.5587	-\$124.22
2011	MICHIGAN IRON & EQUIPMENT LLC	014-11-300-010-04	78060	401	\$18,100.00	\$23,100.00	-\$5,000.00	9.5587	-\$47.79
2011	AUDIA JOSEPH & J LORIO LLC	014-11-300-011	78060	301	\$3,714.00	\$3,478.00	\$236.00	9.5587	\$2.26
2011	COPELIN VICTOR C & NANCY G	014-11-300-011-01	78060	201	\$108,867.00	\$101,891.00	\$6,976.00	9.5587	\$66.68
2011	HEINEMAN, M III & J BERNARD	014-11-300-012	78060	301	\$92,900.00	\$107,648.00	-\$14,748.00	9.5587	-\$140.97
2011	VAN GILDER RICHARD A	014-15-200-001	78080	101	\$72,406.00	\$67,767.00	\$4,639.00	9.5587	\$44.34
2011	VAN GILDER RICHARD A	014-15-200-006	78080	101	\$14,777.00	\$13,832.00	\$945.00	9.5587	\$9.03
2011	VAN GILDER RICHARD A	014-15-400-001	78080	101	\$17,850.00	\$16,707.00	\$1,143.00	9.5587	\$10.93
2011	VAN GILDER RICHARD	014-15-400-005	78080	101	\$16,916.00	\$15,833.00	\$1,083.00	9.5587	\$10.35
2011	MICH DEPT OF TRANS	014-16-100-006	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
2011	MICH DEPT OF TRANS	014-16-100-007	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
2011	MICH DEPT OF TRANS	014-16-100-008	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
2011	PERRY REALTY INC	014-16-100-009-02	78080	201	\$51,768.00	\$331,026.00	\$279,258.00	9.5587	-\$2,669.34
2011	PERRY REALTY INC	014-16-100-009-03	78080	201	\$347,074.00	\$48,903.00	\$298,171.00	9.5587	\$2,850.13
2011	FALZON JOE	014-16-100-009-04	78080	201	\$56,300.00	\$0.00	\$56,300.00	9.5587	\$538.15
2011	LOWE DEBRA & P SWINEHART	014-16-100-010	78080	201	\$8,573.00	\$8,025.00	\$548.00	9.5587	\$5.24
2011	MICHIGAN STATE HWY	014-16-100-012	78080	90	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
2011	BURKHART RODNEY C & LINDA S - TRUST	014-16-100-015	78080	401	\$36,900.00	\$41,000.00	-\$4,100.00	9.5587	-\$39.19
2011	KEVER FAMILY TRUST	014-16-100-017	78080	401	\$53,000.00	\$57,897.00	-\$4,897.00	9.5587	-\$46.81
2011	DANU PROPERTIES LLC	014-16-100-018	78080	201	\$191,837.00	\$179,544.00	\$12,293.00	9.5587	\$117.51
2011	APTEK INC	014-16-100-022	78080	201	\$62,890.00	\$64,600.00	-\$1,710.00	9.5587	-\$16.35
2011	BK TOOLS GROUP LLC	014-16-100-023	78080	201	\$107,366.00	\$101,700.00	\$5,666.00	9.5587	\$54.16
2011	PARKHURST, WILMA	014-17-200-001	78080	201	\$67,504.00	\$63,179.00	\$4,325.00	9.5587	\$41.34
2011	PERRY MINI-STORAGE, LLC	014-17-200-001-01	78080	201	\$119,052.00	\$111,424.00	\$7,628.00	9.5587	\$72.91
2011	SIGNATURE FORD OF PERRY	014-59-078-000	78080	251	\$0.00	\$19,000.00	-\$19,000.00	9.5587	-\$181.62
2011	MICHIGAN IRON & EQUIPMENT	014-59-134-000	78060	251	\$0.00	\$15,300.00	-\$15,300.00	9.5587	-\$146.25
2011	PERRY LANDSCAPING CENTER	014-59-139-000	78080	251	\$0.00	\$8,800.00	-\$8,800.00	9.5587	-\$84.12
2011	PARTNERS IN FAMILY HEALTH CARE	014-59-147-000	78080	251	\$0.00	\$0.00	\$0.00	9.5587	\$0.00
							SUM OF CV		SUM OF CAPTURED

DISTRICT 2									
YEAR	OWNER	TAX PARCEL ID	SCHOOL	CLASS	CURRENT TV	BASE YEAR TV	CAPTURED VALUE	MILEAGE RATE*	TIF REVENUE VALUE
					\$2,683,778.00	\$2,682,670.00	\$1,108.00		\$10.59
					TV PPT	BY PPT	CV PPT		
					\$0.00	\$43,100.00	-\$43,100.00		
							Total CV PPT (Districts 1 and 2)		
							\$408,546.00		

A. Maximum Amount of Bonded Indebtedness

While PA 197 of 1975 allows a DDA to incur bonded indebtedness to pay for improvements, the current plan does not propose such indebtedness, and if it chooses to do so, the DDA shall be limited to an amount equal to 80% of its estimated ability to repay under the TIF projected revenue or a value set by the Perry Township Board, whichever is less.

B. Duration of the Program

The original duration of the program was 20 years. The plan was extended for one year prior to December 31, 2010. It was extended an additional 15 years in 2012. By this amended plan the term of the Tax Increment Financing Plan is extended to December 31, 2036 with the approval of the taxing jurisdictions affected by it and will not be extended beyond that without approval of the taxing jurisdictions affected by it.

C. Estimate of the Annual Captured Taxable Value and Tax Increment Revenues

The estimate for the total TIF revenue for the balance of the plan is \$305,683. Table 2 breaks down the projected income by year and by district. The assumptions with regards to changes in taxable value that the TIF revenue projection is based are outlined in Tables 3A and 3B attached and are based on review of historic changes in taxable value and discussions with Shiawassee County regarding anticipated changes.

This plan does not propose to capture TIF revenue from the millage levied on behalf of the Perry Library and proposes to capture SSES only on District 2. The Township has an agreement that allows for the capture of tax increment in District 1 upon a new development or significant improvement to an existing development at the discretion of the SSES Board. Since no capture is guaranteed, the analysis takes a conservative approach and assumes that no capture of SSES millage within District 1 will occur.

D. Estimated Impact of Tax Increment Financing on the Taxing Jurisdictions

The impact of this TIF Plan amendment on taxing jurisdictions is calculated in Tables 9-14.

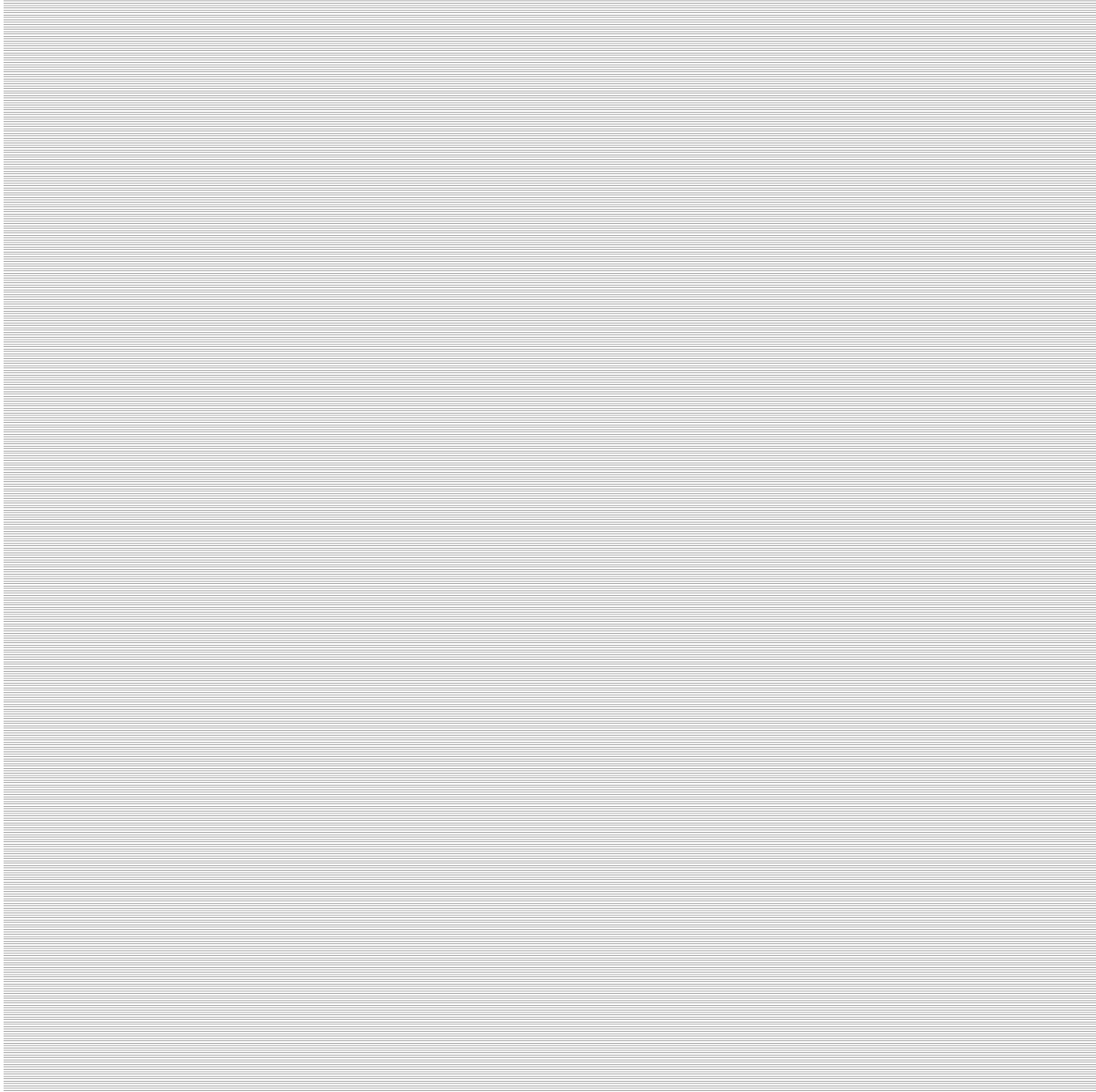


Table 7: Projected TIF Revenue By Year

DISTRICT 1					DISTRICT 2				
Year	TV	BASEYEAR (1989)	CAPTURED VALUE	Captured TIF Revenue					
2014	\$3,587,989.00	\$556,756.00	\$3,031,233.00	\$28,974.64	2014	\$2,683,778.00	\$2,682,670.00	\$1,108.00	\$10.59
2015	\$3,587,989.00	\$556,756.00	\$3,031,233.00	\$28,974.64	2015	\$2,683,778.00	\$2,682,670.00	\$1,108.00	\$10.59
2016	\$3,595,164.98	\$556,756.00	\$3,038,408.98	\$29,043.23	2016	\$2,689,145.56	\$2,682,670.00	\$6,475.56	\$61.90
2017	\$3,602,355.31	\$556,756.00	\$3,045,599.31	\$29,111.97	2017	\$2,694,523.85	\$2,682,670.00	\$11,853.85	\$113.31
2018	\$3,609,560.02	\$556,756.00	\$3,052,804.02	\$29,180.83	2018	\$2,699,912.89	\$2,682,670.00	\$17,242.89	\$164.82
2019	\$3,616,779.14	\$556,756.00	\$3,060,023.14	\$29,249.84	2019	\$2,705,312.72	\$2,682,670.00	\$22,642.72	\$216.43
2020	\$3,624,012.70	\$556,756.00	\$3,067,256.70	\$29,318.98	2020	\$2,710,723.35	\$2,682,670.00	\$28,053.35	\$268.15
2021	\$3,631,260.72	\$556,756.00	\$3,074,504.72	\$29,388.26	2021	\$2,716,144.79	\$2,682,670.00	\$33,474.79	\$319.98
2022	\$3,638,523.24	\$556,756.00	\$3,081,767.24	\$29,457.68	2022	\$2,721,577.08	\$2,682,670.00	\$38,907.08	\$371.90
2023	\$3,645,800.29	\$556,756.00	\$3,089,044.29	\$29,527.24	2023	\$2,727,020.24	\$2,682,670.00	\$44,350.24	\$423.93
2024	\$3,653,091.89	\$556,756.00	\$3,096,335.89	\$29,596.94	2024	\$2,732,474.28	\$2,682,670.00	\$49,804.28	\$476.06
2025	\$3,660,398.07	\$556,756.00	\$3,103,642.07	\$29,666.78	2025	\$2,737,939.23	\$2,682,670.00	\$55,269.23	\$528.30
2026	\$3,667,718.87	\$556,756.00	\$3,110,962.87	\$29,736.76	2026	\$2,743,415.10	\$2,682,670.00	\$60,745.10	\$580.64
2027	\$3,675,054.31	\$556,756.00	\$3,118,298.31	\$29,806.87	2027	\$2,748,901.93	\$2,682,670.00	\$66,231.93	\$633.09
2028	\$3,682,404.42	\$556,756.00	\$3,125,648.42	\$29,877.13	2028	\$2,754,399.74	\$2,682,670.00	\$71,729.74	\$685.64
2029	\$3,689,769.23	\$556,756.00	\$3,133,013.23	\$29,947.53	2029	\$2,759,908.54	\$2,682,670.00	\$77,238.54	\$738.30
2030	\$3,697,148.76	\$556,756.00	\$3,140,392.76	\$30,018.07	2030	\$2,765,428.35	\$2,682,670.00	\$82,758.35	\$791.06
2031	\$3,704,543.06	\$556,756.00	\$3,147,787.06	\$30,088.75	2031	\$2,770,959.21	\$2,682,670.00	\$88,289.21	\$843.93
2032	\$3,711,952.15	\$556,756.00	\$3,155,196.15	\$30,159.57	2032	\$2,776,501.13	\$2,682,670.00	\$93,831.13	\$896.90
2033	\$3,719,376.05	\$556,756.00	\$3,162,620.05	\$30,230.53	2033	\$2,782,054.13	\$2,682,670.00	\$99,384.13	\$949.98
2034	\$3,726,814.80	\$556,756.00	\$3,170,058.80	\$30,301.64	2034	\$2,787,618.24	\$2,682,670.00	\$104,948.24	\$1,003.17
2035	\$3,734,268.43	\$556,756.00	\$3,177,512.43	\$30,372.88	2035	\$2,793,193.48	\$2,682,670.00	\$110,523.48	\$1,056.46
2036	\$3,741,736.97	\$556,756.00	\$3,184,980.97	\$30,444.27	2036	\$2,798,779.86	\$2,682,670.00	\$116,109.86	\$1,109.86
				\$682,475.15					\$12,254.99

Table 7: Assumptions Used in Estimating Impact of TIF on Taxing Jurisdictions

Taxing Jurisdiction	2014 TV	Millage	Taxable Value Growth Rate Proj	% of Budget from Property Taxes
Perry Township	\$ 91,263,984.00	0.8941	0.02%	18%
SSESA	\$ 130,706,985.00	1.25	0.02%	59.40%
Shiawassee County	\$ 1,674,029,798.00	5.1146	0.02%	52.40%
Pleasant View Medical	\$ 1,674,029,798.00	2	0.02%	26%
Shiawassee Council on Aging	\$ 1,674,029,798.00	0.25	0.02%	42%
Shiawassee Veterans Millage	\$ 1,674,029,798.00	0.05	0.02%	100%

Table 8: Taxable Value Growth Rate Projections

	2014–2015	2016–2021
Perry Township DDA	0.0%	0.2%
Perry Township	0.0%	0.2%
Shiawassee County	0.0%	0.2%

Table 9: Shiawassee County Estimated Impact of DDA Tax Revenue Capture

YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$8,561,992.80	\$15,509.21	0.181%	0.095%
2015	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$8,561,992.80	\$15,509.21	0.181%	0.095%
2016	\$1,677,377,857.60	\$6,284,310.53	\$3,038,405.68	\$8,579,116.79	\$15,540.23	0.181%	0.095%
2017	\$1,680,732,613.31	\$6,296,879.16	\$3,044,482.49	\$8,596,275.02	\$15,571.31	0.181%	0.095%
2018	\$1,684,094,078.54	\$6,309,472.91	\$3,050,571.46	\$8,613,467.57	\$15,602.45	0.181%	0.095%
2019	\$1,687,462,266.69	\$6,322,091.86	\$3,056,672.60	\$8,630,694.51	\$15,633.66	0.181%	0.095%
2020	\$1,690,837,191.23	\$6,334,736.04	\$3,062,785.95	\$8,647,955.90	\$15,664.93	0.181%	0.095%
2021	\$1,694,218,865.61	\$6,347,405.52	\$3,068,911.52	\$8,665,251.81	\$15,696.25	0.181%	0.095%
2022	\$1,697,607,303.34	\$6,360,100.33	\$3,075,049.34	\$8,682,582.31	\$15,727.65	0.181%	0.095%
2023	\$1,701,002,517.95	\$6,372,820.53	\$3,081,199.44	\$8,699,947.48	\$15,759.10	0.181%	0.095%
2024	\$1,704,404,522.98	\$6,385,566.17	\$3,087,361.84	\$8,717,347.37	\$15,790.62	0.181%	0.095%
2025	\$1,707,813,332.03	\$6,398,337.30	\$3,093,536.56	\$8,734,782.07	\$15,822.20	0.181%	0.095%
2026	\$1,711,228,958.69	\$6,411,133.97	\$3,099,723.64	\$8,752,251.63	\$15,853.85	0.181%	0.095%
2027	\$1,714,651,416.61	\$6,423,956.24	\$3,105,923.08	\$8,769,756.14	\$15,885.55	0.181%	0.095%
2028	\$1,718,080,719.45	\$6,436,804.16	\$3,112,134.93	\$8,787,295.65	\$15,917.33	0.181%	0.095%
2029	\$1,721,516,880.88	\$6,449,677.76	\$3,118,359.20	\$8,804,870.24	\$15,949.16	0.181%	0.095%
2030	\$1,724,959,914.65	\$6,462,577.12	\$3,124,595.92	\$8,822,479.98	\$15,981.06	0.181%	0.095%
2031	\$1,728,409,834.48	\$6,475,502.27	\$3,130,845.11	\$8,840,124.94	\$16,013.02	0.181%	0.095%
2032	\$1,731,866,654.14	\$6,488,453.28	\$3,137,106.80	\$8,857,805.19	\$16,045.05	0.181%	0.095%
2033	\$1,735,330,387.45	\$6,501,430.18	\$3,143,381.01	\$8,875,520.80	\$16,077.14	0.181%	0.095%
2034	\$1,738,801,048.23	\$6,514,433.04	\$3,149,667.78	\$8,893,271.84	\$16,109.29	0.181%	0.095%
2035	\$1,742,278,650.32	\$6,527,461.91	\$3,155,967.11	\$8,911,058.38	\$16,141.51	0.181%	0.095%
2036	\$1,745,763,207.62	\$6,540,516.83	\$3,162,279.04	\$8,928,880.50	\$16,173.79	0.181%	0.095%

Table 10: Pleasant View Estimated Impact of DDA Tax Revenue Capture

YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$3,348,059.60	\$6,064.68	0.181%	0.047%
2015	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$3,348,059.60	\$6,064.68	0.181%	0.047%
2016	\$1,677,377,857.60	\$6,284,310.53	\$3,038,405.68	\$3,354,755.72	\$6,076.81	0.181%	0.047%
2017	\$1,680,732,613.31	\$6,296,879.16	\$3,044,482.49	\$3,361,465.23	\$6,088.96	0.181%	0.047%
2018	\$1,684,094,078.54	\$6,309,472.91	\$3,050,571.46	\$3,368,188.16	\$6,101.14	0.181%	0.047%
2019	\$1,687,462,266.69	\$6,322,091.86	\$3,056,672.60	\$3,374,924.53	\$6,113.35	0.181%	0.047%
2020	\$1,690,837,191.23	\$6,334,736.04	\$3,062,785.95	\$3,381,674.38	\$6,125.57	0.181%	0.047%
2021	\$1,694,218,865.61	\$6,347,405.52	\$3,068,911.52	\$3,388,437.73	\$6,137.82	0.181%	0.047%
2022	\$1,697,607,303.34	\$6,360,100.33	\$3,075,049.34	\$3,395,214.61	\$6,150.10	0.181%	0.047%
2023	\$1,701,002,517.95	\$6,372,820.53	\$3,081,199.44	\$3,402,005.04	\$6,162.40	0.181%	0.047%
2024	\$1,704,404,522.98	\$6,385,566.17	\$3,087,361.84	\$3,408,809.05	\$6,174.72	0.181%	0.047%
2025	\$1,707,813,332.03	\$6,398,337.30	\$3,093,536.56	\$3,415,626.66	\$6,187.07	0.181%	0.047%
2026	\$1,711,228,958.69	\$6,411,133.97	\$3,099,723.64	\$3,422,457.92	\$6,199.45	0.181%	0.047%
2027	\$1,714,651,416.61	\$6,423,956.24	\$3,105,923.08	\$3,429,302.83	\$6,211.85	0.181%	0.047%
2028	\$1,718,080,719.45	\$6,436,804.16	\$3,112,134.93	\$3,436,161.44	\$6,224.27	0.181%	0.047%
2029	\$1,721,516,880.88	\$6,449,677.76	\$3,118,359.20	\$3,443,033.76	\$6,236.72	0.181%	0.047%
2030	\$1,724,959,914.65	\$6,462,577.12	\$3,124,595.92	\$3,449,919.83	\$6,249.19	0.181%	0.047%
2031	\$1,728,409,834.48	\$6,475,502.27	\$3,130,845.11	\$3,456,819.67	\$6,261.69	0.181%	0.047%
2032	\$1,731,866,654.14	\$6,488,453.28	\$3,137,106.80	\$3,463,733.31	\$6,274.21	0.181%	0.047%
2033	\$1,735,330,387.45	\$6,501,430.18	\$3,143,381.01	\$3,470,660.77	\$6,286.76	0.181%	0.047%
2034	\$1,738,801,048.23	\$6,514,433.04	\$3,149,667.78	\$3,477,602.10	\$6,299.34	0.181%	0.047%
2035	\$1,742,278,650.32	\$6,527,461.91	\$3,155,967.11	\$3,484,557.30	\$6,311.93	0.181%	0.047%
2036	\$1,745,763,207.62	\$6,540,516.83	\$3,162,279.04	\$3,491,526.42	\$6,324.56	0.181%	0.047%

Table 11: Council on Aging Estimated Impact of DDA Tax Revenue Capture

YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$418,507.45	\$758.09	0.181%	0.076%
2015	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$418,507.45	\$758.09	0.181%	0.076%
2016	\$1,677,377,857.60	\$6,284,310.53	\$3,038,405.68	\$419,344.46	\$759.60	0.181%	0.076%
2017	\$1,680,732,613.31	\$6,296,879.16	\$3,044,482.49	\$420,183.15	\$761.12	0.181%	0.076%
2018	\$1,684,094,078.54	\$6,309,472.91	\$3,050,571.46	\$421,023.52	\$762.64	0.181%	0.076%
2019	\$1,687,462,266.69	\$6,322,091.86	\$3,056,672.60	\$421,865.57	\$764.17	0.181%	0.076%
2020	\$1,690,837,191.23	\$6,334,736.04	\$3,062,785.95	\$422,709.30	\$765.70	0.181%	0.076%
2021	\$1,694,218,865.61	\$6,347,405.52	\$3,068,911.52	\$423,554.72	\$767.23	0.181%	0.076%
2022	\$1,697,607,303.34	\$6,360,100.33	\$3,075,049.34	\$424,401.83	\$768.76	0.181%	0.076%
2023	\$1,701,002,517.95	\$6,372,820.53	\$3,081,199.44	\$425,250.63	\$770.30	0.181%	0.076%
2024	\$1,704,404,522.98	\$6,385,566.17	\$3,087,361.84	\$426,101.13	\$771.84	0.181%	0.076%
2025	\$1,707,813,332.03	\$6,398,337.30	\$3,093,536.56	\$426,953.33	\$773.38	0.181%	0.076%
2026	\$1,711,228,958.69	\$6,411,133.97	\$3,099,723.64	\$427,807.24	\$774.93	0.181%	0.076%
2027	\$1,714,651,416.61	\$6,423,956.24	\$3,105,923.08	\$428,662.85	\$776.48	0.181%	0.076%
2028	\$1,718,080,719.45	\$6,436,804.16	\$3,112,134.93	\$429,520.18	\$778.03	0.181%	0.076%
2029	\$1,721,516,880.88	\$6,449,677.76	\$3,118,359.20	\$430,379.22	\$779.59	0.181%	0.076%
2030	\$1,724,959,914.65	\$6,462,577.12	\$3,124,595.92	\$431,239.98	\$781.15	0.181%	0.076%
2031	\$1,728,409,834.48	\$6,475,502.27	\$3,130,845.11	\$432,102.46	\$782.71	0.181%	0.076%
2032	\$1,731,866,654.14	\$6,488,453.28	\$3,137,106.80	\$432,966.66	\$784.28	0.181%	0.076%
2033	\$1,735,330,387.45	\$6,501,430.18	\$3,143,381.01	\$433,832.60	\$785.85	0.181%	0.076%
2034	\$1,738,801,048.23	\$6,514,433.04	\$3,149,667.78	\$434,700.26	\$787.42	0.181%	0.076%
2035	\$1,742,278,650.32	\$6,527,461.91	\$3,155,967.11	\$435,569.66	\$788.99	0.181%	0.076%
2036	\$1,745,763,207.62	\$6,540,516.83	\$3,162,279.04	\$436,440.80	\$790.57	0.181%	0.076%

Table 12: Veterans Millage Estimated Impact of DDA Tax Revenue Capture

YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$83,701.49	\$151.62	0.181%	0.181%
2015	\$1,674,029,798.00	\$6,271,767.00	\$3,032,341.00	\$83,701.49	\$151.62	0.181%	0.181%
2016	\$1,677,377,857.60	\$6,284,310.53	\$3,038,405.68	\$83,868.89	\$151.92	0.181%	0.181%
2017	\$1,680,732,613.31	\$6,296,879.16	\$3,044,482.49	\$84,036.63	\$152.22	0.181%	0.181%
2018	\$1,684,094,078.54	\$6,309,472.91	\$3,050,571.46	\$84,204.70	\$152.53	0.181%	0.181%
2019	\$1,687,462,266.69	\$6,322,091.86	\$3,056,672.60	\$84,373.11	\$152.83	0.181%	0.181%
2020	\$1,690,837,191.23	\$6,334,736.04	\$3,062,785.95	\$84,541.86	\$153.14	0.181%	0.181%
2021	\$1,694,218,865.61	\$6,347,405.52	\$3,068,911.52	\$84,710.94	\$153.45	0.181%	0.181%
2022	\$1,697,607,303.34	\$6,360,100.33	\$3,075,049.34	\$84,880.37	\$153.75	0.181%	0.181%
2023	\$1,701,002,517.95	\$6,372,820.53	\$3,081,199.44	\$85,050.13	\$154.06	0.181%	0.181%
2024	\$1,704,404,522.98	\$6,385,566.17	\$3,087,361.84	\$85,220.23	\$154.37	0.181%	0.181%
2025	\$1,707,813,332.03	\$6,398,337.30	\$3,093,536.56	\$85,390.67	\$154.68	0.181%	0.181%
2026	\$1,711,228,958.69	\$6,411,133.97	\$3,099,723.64	\$85,561.45	\$154.99	0.181%	0.181%
2027	\$1,714,651,416.61	\$6,423,956.24	\$3,105,923.08	\$85,732.57	\$155.30	0.181%	0.181%
2028	\$1,718,080,719.45	\$6,436,804.16	\$3,112,134.93	\$85,904.04	\$155.61	0.181%	0.181%
2029	\$1,721,516,880.88	\$6,449,677.76	\$3,118,359.20	\$86,075.84	\$155.92	0.181%	0.181%
2030	\$1,724,959,914.65	\$6,462,577.12	\$3,124,595.92	\$86,248.00	\$156.23	0.181%	0.181%
2031	\$1,728,409,834.48	\$6,475,502.27	\$3,130,845.11	\$86,420.49	\$156.54	0.181%	0.181%
2032	\$1,731,866,654.14	\$6,488,453.28	\$3,137,106.80	\$86,593.33	\$156.86	0.181%	0.181%
2033	\$1,735,330,387.45	\$6,501,430.18	\$3,143,381.01	\$86,766.52	\$157.17	0.181%	0.181%
2034	\$1,738,801,048.23	\$6,514,433.04	\$3,149,667.78	\$86,940.05	\$157.48	0.181%	0.181%
2035	\$1,742,278,650.32	\$6,527,461.91	\$3,155,967.11	\$87,113.93	\$157.80	0.181%	0.181%
2036	\$1,745,763,207.62	\$6,540,516.83	\$3,162,279.04	\$87,288.16	\$158.11	0.181%	0.181%

Table 13: Perry Township Estimated Impact of DDA Tax Revenue Capture

YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$91,263,984.00	\$6,271,767.00	\$3,032,341.00	\$81,599.13	\$2,711.22	3.323%	0.598%
2015	\$91,263,984.00	\$6,271,767.00	\$3,032,341.00	\$81,599.13	\$2,711.22	3.323%	0.598%
2016	\$91,446,511.97	\$6,284,310.53	\$3,038,405.68	\$81,762.33	\$2,716.64	3.323%	0.598%
2017	\$91,629,404.99	\$6,296,879.16	\$3,044,482.49	\$81,925.85	\$2,722.07	3.323%	0.598%
2018	\$91,812,663.80	\$6,309,472.91	\$3,050,571.46	\$82,089.70	\$2,727.52	3.323%	0.598%
2019	\$91,996,289.13	\$6,322,091.86	\$3,056,672.60	\$82,253.88	\$2,732.97	3.323%	0.598%
2020	\$92,180,281.71	\$6,334,736.04	\$3,062,785.95	\$82,418.39	\$2,738.44	3.323%	0.598%
2021	\$92,364,642.27	\$6,347,405.52	\$3,068,911.52	\$82,583.23	\$2,743.91	3.323%	0.598%
2022	\$92,549,371.56	\$6,360,100.33	\$3,075,049.34	\$82,748.39	\$2,749.40	3.323%	0.598%
2023	\$92,734,470.30	\$6,372,820.53	\$3,081,199.44	\$82,913.89	\$2,754.90	3.323%	0.598%
2024	\$92,919,939.24	\$6,385,566.17	\$3,087,361.84	\$83,079.72	\$2,760.41	3.323%	0.598%
2025	\$93,105,779.12	\$6,398,337.30	\$3,093,536.56	\$83,245.88	\$2,765.93	3.323%	0.598%
2026	\$93,291,990.68	\$6,411,133.97	\$3,099,723.64	\$83,412.37	\$2,771.46	3.323%	0.598%
2027	\$93,478,574.66	\$6,423,956.24	\$3,105,923.08	\$83,579.19	\$2,777.01	3.323%	0.598%
2028	\$93,665,531.81	\$6,436,804.16	\$3,112,134.93	\$83,746.35	\$2,782.56	3.323%	0.598%
2029	\$93,852,862.87	\$6,449,677.76	\$3,118,359.20	\$83,913.84	\$2,788.12	3.323%	0.598%
2030	\$94,040,568.60	\$6,462,577.12	\$3,124,595.92	\$84,081.67	\$2,793.70	3.323%	0.598%
2031	\$94,228,649.73	\$6,475,502.27	\$3,130,845.11	\$84,249.84	\$2,799.29	3.323%	0.598%
2032	\$94,417,107.03	\$6,488,453.28	\$3,137,106.80	\$84,418.34	\$2,804.89	3.323%	0.598%
2033	\$94,605,941.25	\$6,501,430.18	\$3,143,381.01	\$84,587.17	\$2,810.50	3.323%	0.598%
2034	\$94,795,153.13	\$6,514,433.04	\$3,149,667.78	\$84,756.35	\$2,816.12	3.323%	0.598%
2035	\$94,984,743.44	\$6,527,461.91	\$3,155,967.11	\$84,925.86	\$2,821.75	3.323%	0.598%
2036	\$95,174,712.92	\$6,540,516.83	\$3,162,279.04	\$85,095.71	\$2,827.39	3.323%	0.598%

Table 14: SSESa Estimated Impact of DDA Tax Revenue Capture

SSESa IMPACT OF DDA TAX REVENUE CAPTURE							
YEAR	PROJECTED TV FOR TAXING JURISDICTION	PROJECTED TV WITHIN DDA	PROJECTED TIF CAPTURE	PROJECTED REVENUE FROM PROPERTY TAX	PROJECTED TIF REVENUE FROM UNIT LEVY	% PROPERTY TAX REVENUE	% TOTAL REVENUE
2014	\$130,706,985.00	\$6,271,767.00	\$3,032,341.00	\$163,383.73	\$3,790.43	2.320%	1.378%
2015	\$130,706,985.00	\$6,271,767.00	\$ 3,032,341.00	\$163,383.73	\$3,790.43	2.320%	1.378%
2016	\$130,968,398.97	\$6,284,310.53	\$3,038,405.68	\$163,710.50	\$3,798.01	2.320%	1.378%
2017	\$131,230,335.77	\$6,296,879.16	\$ 3,044,482.49	\$164,037.92	\$3,805.60	2.320%	1.378%
2018	\$131,492,796.44	\$6,309,472.91	\$3,050,571.46	\$164,366.00	\$3,813.21	2.320%	1.378%
2019	\$131,755,782.03	\$6,322,091.86	\$ 3,056,672.60	\$164,694.73	\$3,820.84	2.320%	1.378%
2020	\$132,019,293.60	\$6,334,736.04	\$3,062,785.95	\$165,024.12	\$3,828.48	2.320%	1.378%
2021	\$132,283,332.18	\$6,347,405.52	\$3,068,911.52	\$165,354.17	\$3,836.14	2.320%	1.378%
2022	\$132,547,898.85	\$6,360,100.33	\$3,075,049.34	\$165,684.87	\$3,843.81	2.320%	1.378%
2023	\$132,812,994.65	\$6,372,820.53	\$3,081,199.44	\$166,016.24	\$3,851.50	2.320%	1.378%
2024	\$133,078,620.63	\$6,385,566.17	\$3,087,361.84	\$166,348.28	\$3,859.20	2.320%	1.378%
2025	\$133,344,777.88	\$6,398,337.30	\$3,093,536.56	\$166,680.97	\$3,866.92	2.320%	1.378%
2026	\$133,611,467.43	\$6,411,133.97	\$3,099,723.64	\$167,014.33	\$3,874.65	2.320%	1.378%
2027	\$133,878,690.37	\$6,423,956.24	\$3,105,923.08	\$167,348.36	\$3,882.40	2.320%	1.378%
2028	\$134,146,447.75	\$6,436,804.16	\$3,112,134.93	\$167,683.06	\$3,890.17	2.320%	1.378%
2029	\$134,414,740.64	\$6,449,677.76	\$3,118,359.20	\$168,018.43	\$3,897.95	2.320%	1.378%
2030	\$134,683,570.12	\$6,462,577.12	\$3,124,595.92	\$168,354.46	\$3,905.74	2.320%	1.378%
2031	\$134,952,937.26	\$6,475,502.27	\$3,130,845.11	\$168,691.17	\$3,913.56	2.320%	1.378%
2032	\$135,222,843.14	\$6,488,453.28	\$3,137,106.80	\$169,028.55	\$3,921.38	2.320%	1.378%
2033	\$135,493,288.83	\$6,501,430.18	\$3,143,381.01	\$169,366.61	\$3,929.23	2.320%	1.378%
2034	\$135,764,275.40	\$6,514,433.04	\$3,149,667.78	\$ 169,705.34	\$3,937.08	2.320%	1.378%
2035	\$136,035,803.95	\$6,527,461.91	\$3,155,967.11	\$170,044.75	\$3,944.96	2.320%	1.378%
2036	\$136,307,875.56	\$6,540,516.83	\$3,162,279.04	\$170,384.84	\$3,952.85	2.320%	1.378%

Appendix

Insert TIF and DEV PLAN ORD

