

# Development Plan

## Introduction and General Overview

The I-69 International Trade Corridor Local Development Finance Authority (LDFA) Perry #1 Next Michigan Development Area business district is located along Lansing Road (Old M-78) east of M-52 near the I-69/M-52 interchange area in the City of Perry and Perry Township, Shiawassee County. (See map on Page 4.) It contains primarily commercial and industrial properties as well as vacant land planned for future industrial and commercial use. 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 LDFA board, through this plan, to eliminate the conditions of unemployment, underemployment and joblessness and to provide economic growth in the communities served. In 2013 Shiawassee County experienced an annualized unemployment rate of 9.7% which was .9% above the state average. In 2011 Per Capita Income in Shiawassee County was \$29,422 well below the state average of \$37,497 and the national average of \$42,693. This plan outlines a comprehensive approach to solving the above problems of the Perry 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 to provide the necessary infrastructure to support existing business as well as to attract new business to area that would be unable to locate here without the proposed infrastructure improvements. This development plan is a cooperative approach between the I-69 International Trade Corridor Next Michigan Development Corporation, City of Perry, Perry Township and the Perry Township Downtown Development Authority. This coordinated plan will help the area meet its goals that could not be accomplished individually.

### Description of Property

The LDFA has approved the following boundaries of the authority: (See map on Page 4.)

### City of Perry

That portion of the City of Perry, Shiawassee County, Michigan generally located within Sections 10 and 15 of Perry Township (T5N R2E) collectively

bounded as follows: Beginning at the intersection point of the northern Old M-78 (Lansing Road) right-of-way line and the western line of the eastern half of the southwest 1/4 corner of Section 10, which is also a point lying on the Perry City/Perry Township boundary. Thence running northeasterly along the Perry City/Perry Township boundary as it generally coincides with and crosses the Old M-78 (Lansing Road) right-of-way lines to its intersection with the north/south 1/8 section line that is also the continuation of the Perry City/Perry Township boundary. Thence running southerly along said north/south 1/8 section line (Perry City/Perry Township boundary) to its intersection with the southern boundary line of Section 10 (also the centerline of the Britton Road right-of-way). Thence running westerly along said southern boundary of Section 10 (also the centerline of the Britton Road right-of-way and continuation of the Perry City/Perry Township boundary) to the south 1/4 post of Section 10. Thence southerly to the southern Britton Road right-of-way line lying within Section 15. Thence westerly along the southern Britton Road right-of-way line to its intersection with the western boundary of the eastern half of the northwest corner of Section 15. Thence running northerly along said western boundary of the eastern half of the northwest corner of Section 15 to the southwest corner of the eastern half of the southwest 1/4 of Section 10. Thence continuing northerly along the western boundary of the eastern half of the southwest 1/4 of Section 10 to the point of beginning.

#### Perry Township

That portion of Perry Township (T5N R2E), Shiawassee County, Michigan generally located within Sections 10 and 15 including, but not limited to, Lots 1 – 14 of PERRY TOWNSHIP INDUSTRIAL PARK collectively bounded as follows: Beginning at the intersection point of the northern Old M-78 (Lansing Road) right-of-way line and the western line of the eastern half of the southwest 1/4 corner of Section 10, which is also a point lying on the Perry City/Perry Township boundary. Thence running northerly along said western line of the eastern half of the southwest 1/4 of Section 10 to its intersection with the southern I-69 (relocated) right-of-way line. Thence running easterly along said southern I-69 (relocated) right-of-way line to its intersection with the eastern boundary of Section 10. Thence running southerly along said eastern boundary of Section 10 (coincidental with the eastern boundary of the Perry Township Industrial Park) to the southeast corner point of Section 10 (also the northeast corner point of Section 15). Thence continuing southerly along the eastern boundary of Section 15 to its intersection with the northern Grand Trunk Western Railroad right-of-way line. Thence running southwesterly along said northern Grand Trunk Western Railroad right-of-way line to its intersection with the north/south 1/4 section line of Section 15. Thence running northerly along said north/south 1/4 section line of Section 15 (also a Perry City/Perry Township

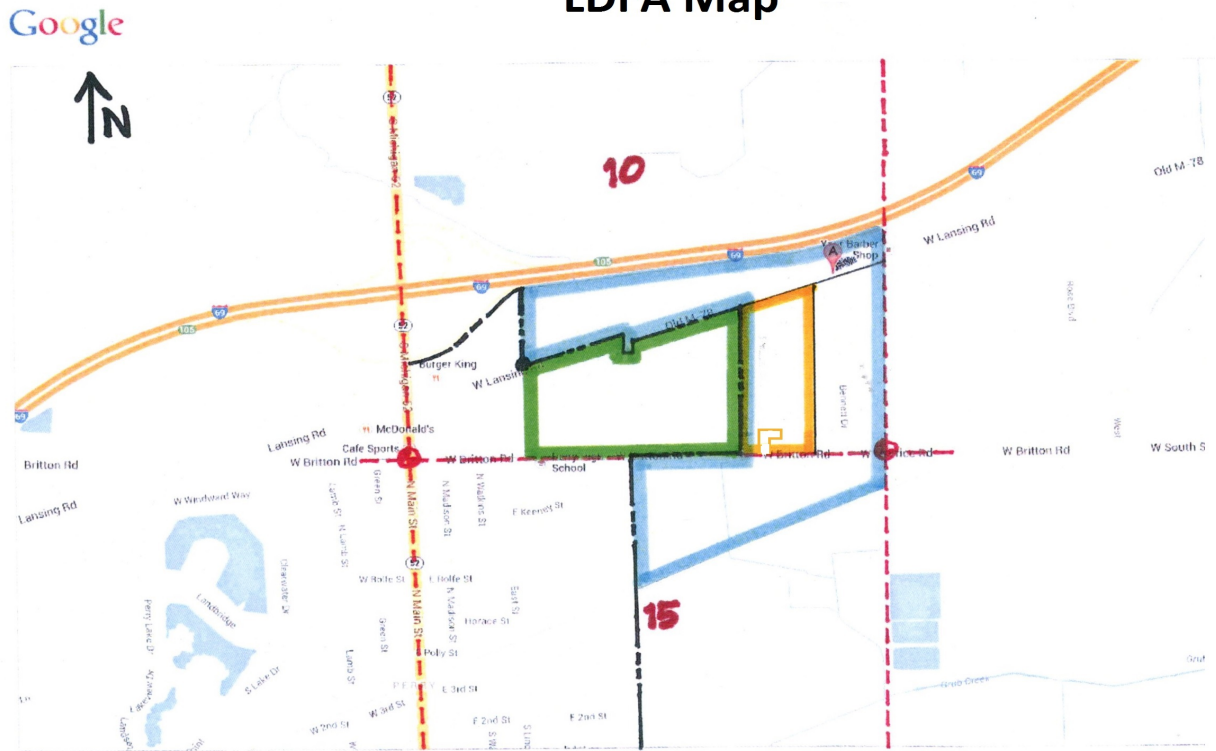
boundary) to its intersection with the southern boundary of Section 10 (also the centerline of the Britton Road right-of-way). Thence running easterly along said southern boundary of Section 10 (also a Perry City/Perry Township boundary) to its intersection with the north/south 1/8 section line that is the continuation of Perry City/Perry Township boundary. Thence running northerly along said north/south 1/8 section line (Perry City/Perry Township boundary) to its intersection with the southern Old M-78 (Lansing Road) right-of-way line (also a Perry City/Perry Township boundary line). Thence running southwesterly along the Perry City/Perry Township boundary as it generally coincides with and crosses the Old M-78 (Lansing Road) right-of-way lines to the point of beginning.

The development plan for the Perry #1 Next Michigan Development Area is described as follows:

SEC 10, T5N, R2E W 1/2 OF E 1/2 OF SE 1/4 LY S OF I- 69 EX COM 66 FT E OF SW COR OF E 1/2 OF SE 1/4, N 300 FT TO PT OF BEG, N 200 FT, E 350 FT, S 200 FT, W 350 FT TO BEG ALSO EX COM 66 FT E OF SW COR OF E 1/2 OF SE 1/4, N 300 FT, E 170 FT, S 300 FT, W 170 FT TO BEG SUBJECT TO 66 FT EASEMENT FOR INGRESS & EGRESS

The above described property is located within the approved boundaries of the LDFA district and is located on the east side of the Perry Township/City of Perry boundary, west of the Perry Township Industrial Park, south of Lansing Rd. and north of Britton Rd.

## LDFA Map



### Map Legend

-  City LDFA
-  Twp. LDFA

City/Township Boundary

Section Line

 Section Number

 Section Corner

 Map data ©2014 Google  
Perry #1 Next Michigan  
Development Area



### **Public Properties and Facilities**

**Roads:** The major roads in the development area are Lansing Rd. (Old M-78), Britton Rd. and Bennett Dr. All of these roads are under the jurisdiction of the Shiawassee County Road Commission and are certified as all weather roadways and truck routes.

**Sanitary Sewer:** Sanitary Sewer is present through the Perry Township Industrial Park located on the eastern boundary of the Next Michigan Development Area (NMDA). This sewer is owned by Perry Township and treated through an agreement with the Village of Morrice. The NMDA is being serviced with this sewer through an easement from the Industrial Park.

**Water System:** The objective of this plan is to provide for the extension of the City of Perry's Municipal Water System to the NMDA.

**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 area.

**Public Properties:** Public properties that border but not included in the NMDA include Retention Ponds for the Perry Township Industrial Park located to the east of the development plan area and a Salt Storage Facility owned by the Shiawassee County Road Commission located to the northeast of the development plan area in addition to the Road Right of Ways adjacent to the area.

**Semipublic Properties:** There are no semipublic properties within or adjacent to the NMDA.

### **Planning, Zoning and Land Use**

The properties defined within this development plan are zoned M-1 Light Industrial as defined by the Shiawassee County Zoning Ordinance. The Perry Township Land Use Plan calls for this area along with the entire corridor around it to be Commercial/Industrial. There are no other types of Land Uses in the NMDA and there are no proposed changes to the existing zoning.

### **Proposed Public Facility**

The proposed public facility improvement in the NMDA all involve the municipal water system in the area. The water system is owned by the City of Perry; Perry Township and the City of Perry are entering into an agreement to extend the water system into the development area. The proposed improvements are planned over three phases with Phase 1 being the initial project to be constructed. Phase 1 is an approximately 2200' extension of the 12" water main along Lansing Rd. from the current termination to the parcels in the development plan. This extension is projected to cost approximately \$445,000. Construction on Phase 1 is

planned for spring of 2015 to provide the water for an eligible Next Michigan Business in progress in NMDA with construction lasting approximately 6-8 weeks.

Phase 2 is a continuation of the 12" water main to complete a loop of the water system from Lansing Rd. to Britton Rd. with an approximate cost of \$741,000. Phase 3 is an elevated storage tank in the development area with an approximate cost of \$1,686,000. The construction of Phases 2&3 would be required when the projected demand from a new development in the development area would exceed the available capacity. It is anticipated that any major development requiring Phases 2&3 would require an amendment to this development plan placing more land in the plan already included in the authority boundaries. These improvements are estimated to be required in the next 5-10 years. See map on page 10.

The water system improvements are being governed via an intergovernmental agreement between the City of Perry and Perry Township. The cost split formula in this agreement is recalculated each year and is primarily based on tax revenue captured in the NMDA. The LDFA revenue captured will be transferred from the LDFA board to Perry Township acting as the fiduciary for the City of Perry and Perry Township. Credit will be applied to the City of Perry or Perry Township's share of the bond payment on the system per their intergovernmental agreement. The City of Perry will retain ownership of the improvements throughout duration of the plan.

### **Conveyance of Property and Financing**

The LDFA has no plans to sell, donate, exchange or lease any real or personal property. The utilities being constructed will remain owned by the City of Perry with the LDFA providing financial support and credited per the intergovernmental agreement between the City of Perry and Perry Township. All financing for the proposed improvements will be arranged by the City of Perry and structured in accordance with the intergovernmental agreement between the City of Perry and Perry Township. In no case shall the LDFA be liable for any debts or obligations incurred by the City of Perry or Perry Township or issue any bonds funding these proposed improvements.



### Changes in Zoning, Streets and Utilities

There are no anticipated changes in the zoning within the NMDA except minor adjustments between Industrial or Commercial Classifications to meet the development needs. No major changes to streets, street levels or intersections are anticipated; some minor changes during construction activities may be necessary. Utility Changes will be made in accordance with the water system improvements as outlined in the Public Facility section above.

### Development Costs

Proposed development costs are outlined in Public Facility section above.

### Proposed Method of Financing the Development

The City of Perry will be responsible for obtaining all financing and any obligations for the water system improvements will be the responsibility of the City of Perry and Perry Township as defined through their Intergovernmental Agreement. Revenues from the LDFA TIF Plan the Perry Township DDA TIF Plan as well as revenues from the Perry Township DDA and the City of Perry will be used to pay the bonds financing these improvements. See schedule below.

Payment Schedule for Phase 1

Year	Estimated Bond Payment	Estimated LDFA TIF Revenue (Adjusted for Setup Costs)	Estimated Perry Township DDA TIF Revenue in District	*Estimated funds contributed by Perry Township/City of Perry
2015	\$37,526	\$2,571	\$3,014	\$31,941
2016	\$37,526	\$6,286	\$6,780	\$24,460
2017	\$37,526	\$6,394	\$6,852	\$24,280
2018	\$37,526	\$10,504	\$6,924	\$20,098
2019	\$37,526	\$10,614	\$6,997	\$19,915
2020	\$37,526	\$10,726	\$7,071	\$19,729
2021	\$37,526	\$10,839	\$7,145	\$19,542
2022	\$37,526	\$10,953	\$7,220	\$19,353
2023	\$37,526	\$11,068	\$7,296	\$19,162
2024	\$37,526	\$11,184	\$7,373	\$18,969
2025	\$37,526	\$11,301	\$7,450	\$18,775
2026	\$37,526	\$11,420	\$7,528	\$18,578
2027	\$37,526	\$11,540	\$7,607	\$18,379
2028	\$37,526	\$11,661	\$7,687	\$18,178
2029	\$37,526	\$11,783	\$7,767	\$17,976
	\$562,890	\$148,844	\$104,711	\$309,335

\*The funds contributed by Perry Township/City of Perry are net of any actual revenues generated by the LDFA and Perry Township DDA.



### **Ability of the Authority to Arrange the Financing**

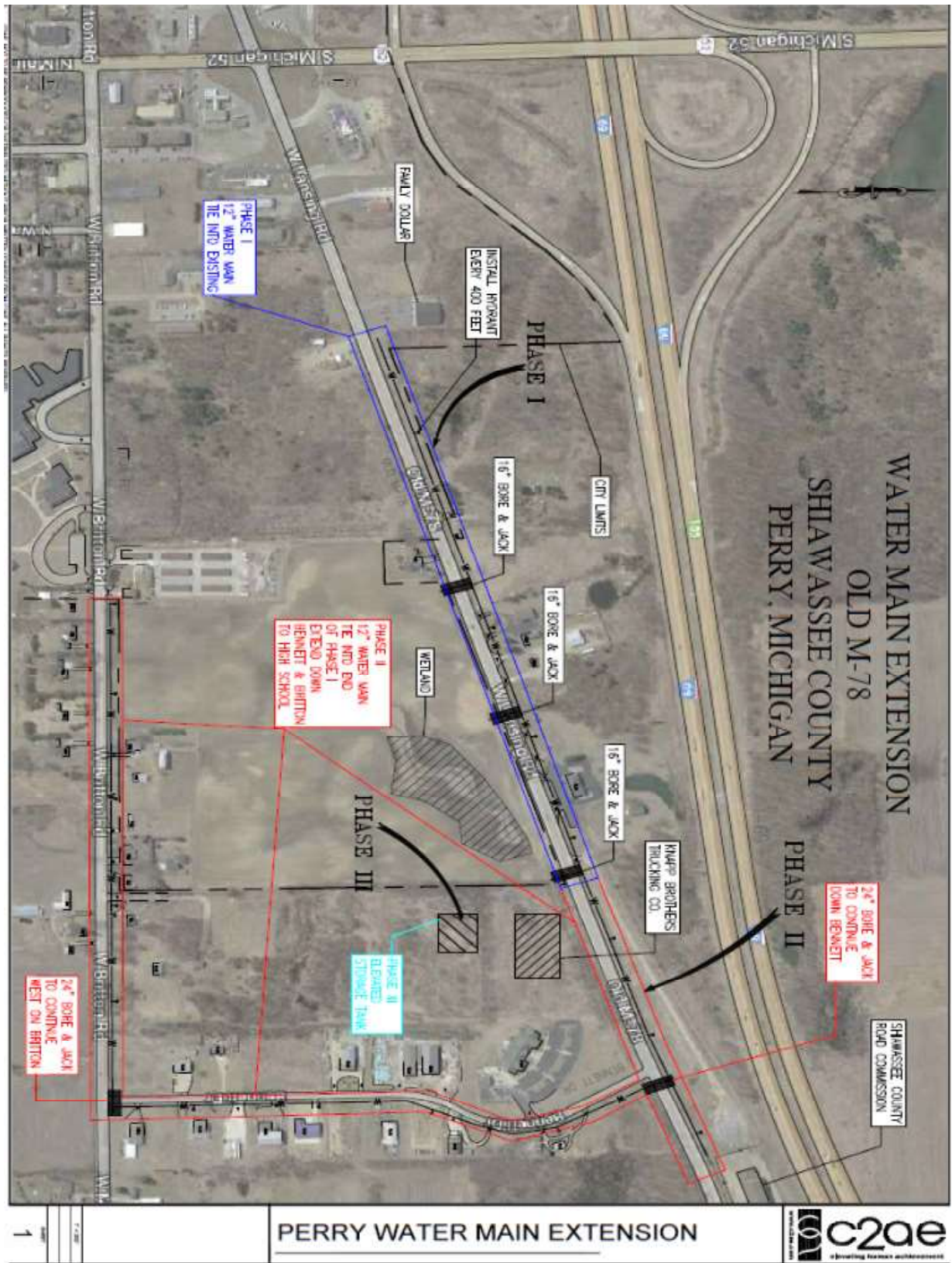
The LDFA has no plans to issue any obligations nor incur any debt for financing the above improvements.

### **Plan for Relocation of Displaced Persons**

No persons shall be required to be displaced by any proposed improvements within this plan.

### **Length of Plan**

This development shall be for 15 years until December 31, 2029 to run with the Tax Increment Financing Plan.



# 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 LDFA 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 in the plan and provide the LDFA and the City of Perry/Perry Township with some options. 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 successful financial packaging of the entire development over the intended 15-year period of this plan will serve to fulfill the objectives outlined in Development Plan, and provide the infrastructure that would not otherwise not be possible to acquire. In this way, revenue is captured from SEV increases that otherwise would not have occurred. TIF Revenues shall be used for the public facility water system and other eligible costs allowed by PA 281 of 1986, as amended, for the Eligible Property in the NMDA designated in this plan. The properties described in this plan are designated as Eligible Property.

## **Determination of Initial Assessed Value**

There are 2 real properties with a 2014 taxable value of \$38,000 within the NMDA. This will be the base year value for the TIF Plan. With the passage of Proposal 1 in August 2014, the State of Michigan is phasing out the personal property tax. Legislation was adopted to provide reimbursement to Tax Increment Finance Authorities however that is not applicable here due to the fact there is no existing personal property within the development area to reimburse. Therefore it was determined to exclude Personal Property from this plan.

## **Detailed Explanation of the Tax Increment Procedure**

The theory of tax increment financing is that investment in necessary public facilities in 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 I-69 International Trade Corridor Next Michigan Development Corporation 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 Facility Improvements

The public makes an investment in the public facility for the purpose of stimulating private investment in a specific NMDA. The investment is made to provide necessary infrastructure to support and attract eligible Next Michigan Businesses to the area.

#### Issuing Bonds

The Authority does not intend to issue bonds.

#### Captured Assessed Value

The initial base year values for the LDFA properties are from 2014 for the Tax Increment Financing District. 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 LDFA result from the application of the general tax rates of the municipality and all other political subdivisions levying taxes in the NMDA to the captured assessed value.

Since the plan may provide for the use of part or all of the captured assessed value, the LDFA 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 however statute only permits 50% capture of the Local School Operating, Intermediate School District Levy and State Education Tax.

#### Release of Captured Assessed Value

When the specified development/ financing plan is accomplished or the 15 year period is reached, which ever is first, 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 at 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 the 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.

#### Eligible Properties for Tax Increment Financing

Properties within the development plan are eligible for Tax Increment Financing if they meet the criteria in Act 281 of 1986 and Act 24 of 1995 as amended.

#### Preparation of Tax Roll Worksheets

Each year, within 30 days after the date of Tax levy (July 1 and December 1), the treasurer in charge of administering the local tax roll prepares the "Tax Roll Worksheet." It includes a complete listing of all properties within the development area and 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 submitted to the LDFA Board and all other required entities.

#### Taxing Jurisdiction Reports

Each year the LDFA shall submit to the I-69 International Trade Corridor Next Michigan Development Corporation Board and the State Tax Commission a financial report containing the following information regarding the status of the Tax Increment Financing Plan. The amount and source of Tax Increment Revenues received, the amount in any bond reserve account, the amount and purpose of expenditures of tax increment revenues, the amount of principal and interest on any outstanding bonded indebtedness of the authority, the initial assessed value of the eligible property, the captured assessed value of the eligible property retained by the authority, the number of jobs created as a result of the implementation of the tax increment financing plan as well as any other information deemed necessary. This information shall be prepared by the City of Perry and Perry Township and submitted to the LDFA board for review.

#### Payment of Tax Increments to the Local Development Finance Authority

The local municipal treasurer's 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 LDFA 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.

Table 1: Base Year Tax Roll Worksheet NMDA Eligible Property

Year	Owner	Tax ID	School	Class	Current TV
2014	TCM Real Estate Investments, LLC	78-014-10-400-009-02	78080	201	500
2014	TCM Real Estate Investments, LLC	78-014-10-400-009	78080	201	37,500

The above parcels comprise the following legal description to which the TIF plan applies:

SEC 10, T5N, R2E W 1/2 OF E 1/2 OF SE 1/4 LY S OF Lansing Rd. (Old M-78) EX COM 66 FT E OF SW COR OF E 1/2 OF SE 1/4, N 300 FT TO PT OF BEG, N 200 FT, E 350 FT, S 200 FT, W 350 FT TO BEG ALSO EX COM 66 FT E OF SW COR OF E 1/2 OF SE 1/4, N 300 FT, E 170 FT, S 300 FT, W 170 FT TO BEG SUBJECT TO 66 FT EASEMENT FOR INGRESS & EGRESS

The above described property is located within the approved boundaries of the LDFA district and is located on the east side of the Perry Township/City of Perry boundary, west of the Perry Township Industrial Park, south of Lansing Rd. and north of Britton Rd. The eligible property is intended to be used by businesses with activities consistent with the definition of eligible property for Next Michigan Development Corporations under the LDFA statute. The initial use is for Transfleet, Inc. a multimodal business determined by the I-69 LDFA resolution to be an eligible next Michigan business.

### **Duration of the Program**

The duration of the program is 15 years. The term of the Tax Increment Financing Plan is to December 31, 2029.

### **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 \$158,844. The table below breaks down the projected income by year. The assumptions with regards to changes in taxable value that the TIF revenue projection is based on assume a 1% increase per year. This assumption is based on current trends involving changes in taxable value for the area covered by the taxing jurisdictions.

This plan call for the capture of millages levied by the following jurisdictions: Perry Public Schools Operating, Shiawassee Regional Education Service District, State Education Tax (levied by the State of Michigan) and the



Community District Library. The below table summarizes the millage rates as of the time this plan was adopted.

Table 2: Millage Rates Captured

Taxing Jurisdiction	Mills Levied	Mills Captured by TIF Plan
Perry Public Schools – Operating	18	9
Shiawassee RESD	3.9040	1.952
State Education Tax	6	3
Community District Library	.7	.7
Totals	28.604	14.652

Table 3: Estimated TIF Revenue by Year

Year	Base Year	Projected TV	Captured TV	Captured Mills	Estimated TIF Revenue
2015	38,000	\$350,000	\$312,000	14.652	\$4,571
2016	38,000	\$740,000	\$702,000	14.652	\$10,286
2017	38,000	\$747,400	\$709,400	14.652	\$10,394
2018	38,000	\$754,874	\$716,874	14.652	\$10,504
2019	38,000	\$762,423	\$724,423	14.652	\$10,614
2020	38,000	\$770,047	\$732,047	14.652	\$10,726
2021	38,000	\$777,747	\$739,747	14.652	\$10,839
2022	38,000	\$785,525	\$747,525	14.652	\$10,953
2023	38,000	\$793,380	\$755,380	14.652	\$11,068
2024	38,000	\$801,314	\$763,314	14.652	\$11,184
2025	38,000	\$809,327	\$771,327	14.652	\$11,301
2026	38,000	\$817,420	\$779,420	14.652	\$11,420
2027	38,000	\$825,595	\$787,595	14.652	\$11,540
2028	38,000	\$833,851	\$795,851	14.652	\$11,661
2029	38,000	\$842,189	\$804,189	14.652	\$11,783
				Total	\$158,844

It should be noted that the Perry Township DDA has been in existence in the same territory as the Development and TIF Plan since 1989. The DDA captures 100% of all millages levied by Shiawassee County as well as Perry Township. The DDA also has an agreement with the Southwest Shiawassee Emergency Services Authority (Local Fire/Ambulance Authority) to capture its millage on a parcel by parcel basis depending on the developments fire protection needs. The Authority has agreed on a 100% capture for the properties included in this NMDA. By completing that agreement the authority opted of the LDFA. Presently



the DDA captures 9.6587 mills in the same development area as this TIF Plan; those funds are being applied toward the water system improvements outlined in the development plan as well.

Below are the tables that contain the estimated financial impacts on the taxing jurisdictions affected by this plan. For purposes of estimating revenue impacts the same 1% growth rate will be used for taxable value growth across all taxing jurisdictions.

Taxing Jurisdiction	2014 TV	Millage Captured	TV Growth Rate	% of Budget from Property Taxes
Perry Public Schools Operating	42,185,862	9	1.0%	6.7%
Shiawassee RESD	1,871,623,320	1.952	1.0%	22.5%
State Ed Tax (School Aid Fund)	303,000,000,000	3	1.0%	15.9%
Community District Library	627,302,932	.7	1.0%	85%

Table 4: Perry Public Schools Estimated Tax Revenue Capture

Year	Projected TV For Taxing Jurisdiction	Projected TV in TIF	Projected TIF Capture	Projected Revenue from Property Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue	% Total Revenue*
2014	\$42,185,862						
2015	\$42,607,721	\$350,000	\$312,000	\$766,938.97	\$2,808	0.37%	0.02%
2016	\$43,033,798	\$740,000	\$702,000	\$774,608.36	\$6,318	0.82%	0.05%
2017	\$43,464,136	\$747,400	\$709,400	\$782,354.44	\$6,385	0.82%	0.05%
2018	\$43,898,777	\$754,874	\$716,874	\$790,177.99	\$6,452	0.82%	0.05%
2019	\$44,337,765	\$762,423	\$724,423	\$798,079.77	\$6,520	0.82%	0.05%
2020	\$44,781,143	\$770,047	\$732,047	\$806,060.57	\$6,588	0.82%	0.05%
2021	\$45,228,954	\$777,747	\$739,747	\$814,121.17	\$6,658	0.82%	0.05%
2022	\$45,681,244	\$785,525	\$747,525	\$822,262.38	\$6,728	0.82%	0.05%
2023	\$46,138,056	\$793,380	\$755,380	\$830,485.01	\$6,798	0.82%	0.05%
2024	\$46,599,437	\$801,314	\$763,314	\$838,789.86	\$6,870	0.82%	0.05%
2025	\$47,065,431	\$809,327	\$771,327	\$847,177.76	\$6,942	0.82%	0.05%
2026	\$47,536,085	\$817,420	\$779,420	\$855,649.53	\$7,015	0.82%	0.05%
2027	\$48,011,446	\$825,595	\$787,595	\$864,206.03	\$7,088	0.82%	0.05%
2028	\$48,491,561	\$833,851	\$795,851	\$872,848.09	\$7,163	0.82%	0.05%
2029	\$48,976,476	\$842,189	\$804,189	\$881,576.57	\$7,238	0.82%	0.06%

\*Based on the funding status of Perry Public Schools the money captured under the TIF Plan will be reimbursed by the State of Michigan per PA 94 of 1979 Section 20(4) therefore reducing the impact to zero for the school.

Table 5: Shiawassee RESD Estimated Tax Revenue Capture

Year	Projected TV For Taxing Jurisdiction	Projected TV in TIF	Projected TIF Capture	Projected Revenue from Property Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue	% Total Revenue
2014	\$1,871,623,320						
2015	\$1,890,339,553	\$350,000	\$312,000	\$7,379,885.62	\$609	0.01%	0.002%
2016	\$1,909,242,949	\$740,000	\$702,000	\$7,453,684.47	\$1,370	0.02%	0.004%
2017	\$1,928,335,378	\$747,400	\$709,400	\$7,528,221.32	\$1,385	0.02%	0.004%
2018	\$1,947,618,732	\$754,874	\$716,874	\$7,603,503.53	\$1,399	0.02%	0.004%
2019	\$1,967,094,919	\$762,423	\$724,423	\$7,679,538.57	\$1,414	0.02%	0.004%
2020	\$1,986,765,869	\$770,047	\$732,047	\$7,756,333.95	\$1,429	0.02%	0.004%
2021	\$2,006,633,527	\$777,747	\$739,747	\$7,833,897.29	\$1,444	0.02%	0.004%
2022	\$2,026,699,862	\$785,525	\$747,525	\$7,912,236.26	\$1,459	0.02%	0.004%
2023	\$2,046,966,861	\$793,380	\$755,380	\$7,991,358.63	\$1,475	0.02%	0.004%
2024	\$2,067,436,530	\$801,314	\$763,314	\$8,071,272.21	\$1,490	0.02%	0.004%
2025	\$2,088,110,895	\$809,327	\$771,327	\$8,151,984.93	\$1,506	0.02%	0.004%
2026	\$2,108,992,004	\$817,420	\$779,420	\$8,233,504.78	\$1,521	0.02%	0.004%
2027	\$2,130,081,924	\$825,595	\$787,595	\$8,315,839.83	\$1,537	0.02%	0.004%
2028	\$2,151,382,743	\$833,851	\$795,851	\$8,398,998.23	\$1,554	0.02%	0.004%
2029	\$2,172,896,571	\$842,189	\$804,189	\$8,482,988.21	\$1,570	0.02%	0.004%

Table 5: State Education Tax Estimated Tax Revenue Capture

Year	Projected TV For Taxing Jurisdiction	Projected TV in TIF	Projected TIF Capture	Projected Revenue from Property Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue	% Total Revenue
2014	\$303,000,000,000						
2015	\$306,030,000,000	\$350,000	\$312,000	\$1,836,180,000.00	\$936	0.00005%	0.00001%
2016	\$309,090,300,000	\$740,000	\$702,000	\$1,854,541,800.00	\$2,106	0.00011%	0.00002%
2017	\$312,181,203,000	\$747,400	\$709,400	\$1,873,087,218.00	\$2,128	0.00011%	0.00002%
2018	\$315,303,015,030	\$754,874	\$716,874	\$1,891,818,090.18	\$2,151	0.00011%	0.00002%
2019	\$318,456,045,180	\$762,423	\$724,423	\$1,910,736,271.08	\$2,173	0.00011%	0.00002%
2020	\$321,640,605,632	\$770,047	\$732,047	\$1,929,843,633.79	\$2,196	0.00011%	0.00002%
2021	\$324,857,011,688	\$777,747	\$739,747	\$1,949,142,070.13	\$2,219	0.00011%	0.00002%
2022	\$328,105,581,805	\$785,525	\$747,525	\$1,968,633,490.83	\$2,243	0.00011%	0.00002%
2023	\$331,386,637,623	\$793,380	\$755,380	\$1,988,319,825.74	\$2,266	0.00011%	0.00002%
2024	\$334,700,504,000	\$801,314	\$763,314	\$2,008,203,024.00	\$2,290	0.00011%	0.00002%
2025	\$338,047,509,040	\$809,327	\$771,327	\$2,028,285,054.24	\$2,314	0.00011%	0.00002%
2026	\$341,427,984,130	\$817,420	\$779,420	\$2,048,567,904.78	\$2,338	0.00011%	0.00002%
2027	\$344,842,263,971	\$825,595	\$787,595	\$2,069,053,583.83	\$2,363	0.00011%	0.00002%
2028	\$348,290,686,611	\$833,851	\$795,851	\$2,089,744,119.67	\$2,388	0.00011%	0.00002%
2029	\$351,773,593,477	\$842,189	\$804,189	\$2,110,641,560.86	\$2,413	0.00011%	0.00002%

Table 6: Community District Library Estimated Tax Revenue Capture

Year	Projected TV For Taxing Jurisdiction	Projected TV in TIF	Projected TIF Capture	Projected Revenue from Property Tax	Projected TIF Revenue from Unit Levy	% Property Tax Revenue	% Total Revenue
2014	\$627,302,932						
2015	\$633,575,961	\$350,000	\$312,000	\$443,503.17	\$218	0.05%	0.04%
2016	\$639,911,721	\$740,000	\$702,000	\$447,938.20	\$491	0.11%	0.09%
2017	\$646,310,838	\$747,400	\$709,400	\$452,417.59	\$497	0.11%	0.09%
2018	\$652,773,947	\$754,874	\$716,874	\$456,941.76	\$502	0.11%	0.09%
2019	\$659,301,686	\$762,423	\$724,423	\$461,511.18	\$507	0.11%	0.09%
2020	\$665,894,703	\$770,047	\$732,047	\$466,126.29	\$512	0.11%	0.09%
2021	\$672,553,650	\$777,747	\$739,747	\$470,787.55	\$518	0.11%	0.09%
2022	\$679,279,186	\$785,525	\$747,525	\$475,495.43	\$523	0.11%	0.09%
2023	\$686,071,978	\$793,380	\$755,380	\$480,250.38	\$529	0.11%	0.09%
2024	\$692,932,698	\$801,314	\$763,314	\$485,052.89	\$534	0.11%	0.09%
2025	\$699,862,025	\$809,327	\$771,327	\$489,903.42	\$540	0.11%	0.09%
2026	\$706,860,645	\$817,420	\$779,420	\$494,802.45	\$546	0.11%	0.09%
2027	\$713,929,252	\$825,595	\$787,595	\$499,750.48	\$551	0.11%	0.09%
2028	\$721,068,544	\$833,851	\$795,851	\$504,747.98	\$557	0.11%	0.09%
2029	\$728,279,230	\$842,189	\$804,189	\$509,795.46	\$563	0.11%	0.09%

#### Estimated Job Creation

The present project under construction in the development and TIF District is expected to retain 36 jobs with an anticipated increase of an additional 10 jobs within the first year after construction. Beyond the current project under construction numerous vacant properties remain within the boundaries of the LDFA and with infrastructure improvements will likely become part of this plan in the future with the creation of dozens of additional jobs.

#### Costs of the Plan-Reimbursement of Setup Costs

As stipulated in this TIF Plan the annual reporting requirements for the Perry #1 Next Michigan Development Area shall be prepared by Perry Township and/or the City of Perry and submitted to the LDFA Board and I-69 International Trade Corridor Next Michigan Development Corporation Board per the annual requirements. If the above mentioned municipalities do not prepare and submit the report by January 31<sup>st</sup> of each year beginning in 2016 then the LDFA shall direct it to be prepared with costs paid from Tax Increment Revenues.

During the creation of the LDFA numerous newspaper publication costs were paid by the I-69 International Trade Corridor Next Michigan Development Corporation Board for the publication and notice of hearing of the boundaries of the LDFA and the public hearing for the TIF and Development Plan. These direct publication costs were approximately \$6,200 and shall be repaid to the I-69

Corridor Board over a minimum of 3 years with no more than 50% of the captured funds used for this purpose in any one year. Based on the projected TIF revenue that would be \$2,000 in 2015 and \$2,100 in 2016 and 2017. The TIF Plan shall also pay for any direct expense associated with administering the plan maintaining and a bank account upon approval of the LDFA Board.

#### Transfer to Locals

This Plan was created under the statute which required the LDFA to be a board created under the I-69 International Trade Corridor Next Michigan Development Corporation and at the time of adoption could not have been created by Perry Township and the City of Perry on their own. If the statute is amended in the future to allow non-urban Townships to have LDFA's and businesses that are Next Michigan Eligible that don't meet traditional LDFA requirements to be included in capture than the I-69 NMDC and LDFA shall make provisions to transfer the power, responsibility and funds contained in this plan to the City of Perry and Perry Township provided that the statute allows for a transition.

Adopted November 18, 2014