



Kochville Township

Downtown Development Authority

Development Plan and TIF Plan



November 2009

Kochville Township Board

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Kochville Township
DDA Development Plan and Tax Increment Financing Plan
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I. INTRODUCTION

A. Purpose of this Development Plan and Tax Increment Financing Plan

The statute governing a DDA Development/TIF Plan is Michigan Public Act 197 of 1975, as amended, MCL § 125.165 *et. seq.* (the “Act”).

The Act was enacted to provide a means for local units of government to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interest in real and personal property; to authorize the creation and implementation of a development plan in the district; to promote the economic growth of the district; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of Tax Increment Financing.

Tax Increment Financing is a government financing program which contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures of improvements within a development area thereby facilitating economic growth and development. Tax Increment Financing mandates the transfer of tax increment revenues by township and county treasurers to authorities created under the Act in order to effectuate the legislative government programs to eliminate property value deterioration and to promote economic growth.

The Act seeks to accomplish its goals by providing local units of government with the necessary legal, monetary, and organizational tools to eliminate property value deterioration and to promote economic growth through publicity initiated projects undertaken cooperatively with privately initiated projects.

The way in which a downtown development authority makes use of the tools made available under the Act depends on the problems and priorities of each community. The Tax Increment Financing Plan, as amended, has been developed in accordance with the purposes of the Act based on the problems and priorities as perceived by the Downtown Development Authority of the Township of Kochville (hereinafter sometimes referred to as the “DDA” or the “Authority”).

The Tax Increment Financing Plan is intended to describe the goal and objective of the Township of Kochville Downtown Development Authority for redevelopment of the downtown development district and outline the steps necessary for achieving these goals.

It is intended that the Plan becomes the basis for all future development/redevelopment projects in the downtown district. After it has been adopted, the Downtown Development Plan should be all of the following: (1) a long range guide for evaluating proposals for physical changes and for scheduling improvements in the downtown

district; (2) a guide for making recommendations and establishing properties in the development area capital improvement program; (3) a foundation for conducting more specific and detailed studies for the general development district and for assessing possible improvements and developments; and (4) a source of information and a statement of policy which is useful to citizens and business owners in making private investment decisions.

The DDA must prepare and submit a tax increment financing plan and a development plan if it determines that creation of such plans is necessary for the achievement of the purposes of the Act. This document constitutes both these plans, with the development plan and the format described in Section 17(2) of the Act, followed by the tax increment financing plan as described in Section 14, 15, and 16 of the Act. [Section 14(2), 17(2)]. This document is one development plan and TIF plan for the entire DDA. It amends the original development plan and TIF plan for the DDA (Kochville Township Ordinance 89-6, amended by Ordinances 93-4, 02-02, 6-03, 6-09) and incorporates into it a development and TIF plan for the recently DDA expansion area.

B. Creation of the Downtown Development Authority

On, April 7, 1989, Kochville Township (the “Township”) adopted Ordinance No. 89-5 creating and establishing the Downtown Development Authority of the Kochville Township (the “DDA”). The DDA was granted all the powers permitted a downtown Development Authority under the Act. In creating and establishing the DDA, the Township found that the DDA was necessary for the best interests of the public to halt property value deterioration and increase property tax valuation where possible in the Township’s business district, to eliminate the causes of said deterioration, and to promote economic growth.

On February 20, 2006, the Township adopted Ordinance No. 4-10, amending Ordinance No. 6-03 (DDA), adding additional property to the Downtown District of the Downtown Development Authority (hereafter known as the DDA expansion area), and restating the Articles of Incorporation of the DDA.

C. Overview of the Development

Over the past several years Kochville Township and the DDA have undertaken many improvements in the original DDA area. These include the creation of Trautner Drive, extension of Fashion Square Boulevard, the realignment of Davis Road, the new multi-use path, and various streetscape improvements.

The development anticipated with this plan includes street extensions, various streetscape improvements, courtyard development, sewer and water extensions, and multi-use paths. Improvements focus on defining the business and multi-use districts and continuing to make the DDA area pedestrian friendly.

II. DEVELOPMENT PLAN

- A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 17(2)(a)

The development area is coterminous with those of the entire DDA. The map showing the boundaries of the DDA area is attached as Map 1.

- B. The location and extent of existing streets and other public facilities within the development area, the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and a legal description of the development area. Section 17(2)(b).

Existing streets and public facilities within the DDA area are shown in Map 1. Map 2 shows existing land uses by tax classifications. Please note that public educational uses are part of the “Exempt” category on this map. Existing educational uses in the DDA area are Davenport University at 5300 Bay Road and North Charter Academy at 2332 Trautner Drive. Recreational uses in the DDA Area are the Multi-Use Path that runs within the Consumers Power Property that crosses Fashion Square Boulevard and the Krossroads Park which is located east of Fashion Square Boulevard across from the Wal-Mart complex.

Future land uses are shown on the Map 3.

A legal description of the development area as identified by Tax Identification Number is attached as Exhibit A.

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

At the time of adoption, no existing improvements in the development area were projected to be demolished; however, if in the process of undertaking a project an existing improvement is deemed to be demolished by the DDA Board, the existing improvement will be acquired by law and demolished accordingly. Ongoing maintenance in an amount to be determined by the Downtown Development Authority Board, with consent of the Township Board, will be allocated for this purpose and will repair any existing streetscape improvements such as lighting, benches, sidewalks, etc. No existing improvements will be altered as part of this plan.

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

See Exhibit B for a listing of the improvements and the Sub-Area Plan maps, which show the location of many of the proposed improvements.

- E. A statement of the construction or stages of construction planned, and the estimated time of completion for each stage

Refer to Exhibit B for a proposed phasing of the projects.

The improvements contemplated by this Development Plan will commence as monies become available to pay for them. In general, the stages shall be as follows:

Phase I	Years 1 – 3
Phase II	Years 4 – 9
Phase III	Years 10 – 15
Phase IV	Years 16 - 25

A specific project may need to be moved to a different phase of construction if growth and development occur at a different rate or in a different area than anticipated.

If a development that is to be located in the Plan area requires any infrastructure improvements outside the Development Plan area, these projects may be constructed if the DDA obtains a waiver from the State Tax Commission.

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

Kochville Township wishes to preserve existing woodlands as a stated goal in its master plan. Some of these woodlands are in the DDA expansion area and they are shown on the Sub-Area Plan #2 Map referenced in Item D above. Other open space to be preserved included Krossroads Park and the Multi-Use Path as mentioned in Section II-B above.

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

Prior amendments to the Development Plan contemplated the designation of certain area(s) within the development area as “pocket parks.” At this time the exact locations and/or size(s) of such park(s) still cannot be determined. In addition, certain areas within the Development Area identified in Section II(F) of this document are identified as open space and are contemplated to be sold, donated, exchanged, or leased to the Township under terms and conditions which have not yet been determined.

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

- 1) Desired zoning changes - Within the DDA expansion area, the DDA desires that, as development occurs, zoning be changed in accordance with the Kochville Township Master Plan.
- 2) Desired changes in streets –The following desired street changes are included in the Development Plan, but are subject to Township Board’s approval: Tharldson Drive will be defined through the Bay Plaza Development. Davis Road will be improved from Hampton Place to the Consumers Energy easement. Kochville Road will be improved west of Bay Road.

A number of streets will be added in the DDA expansion area through the course of this development plan, if approved by the Township Board. Fashion Square Boulevard will be extended to Pierce Road. Trautner Drive will be extended to the West for approximately 1 mile. A through route for Kabobel Drive will be extended to the west. A north/south connector road will be developed just west of Kokomo Drive to connect Tittabawassee Road to the W. Trautner Drive extension. A north-south road will be connected to Bueker Drive and extend to Liberty Road. Liberty Road will be extended to the west to connect to the proposed north/south road. Bay Park Drive will be re-aligned and extended to the west to connect to the proposed north/south road. Loeffler Lane will be extended to the west to connect to the proposed north/south road. Ashley Drive will be extended to the west to connect to the proposed north/south road. Beattie Drive will be extended to the east to the proposed Fashion Square Boulevard extension. As development expands, additional access roads will be constructed in the mixed-use area, north of Loeffler Lane. Bus turn-outs will be added along M-84. Any other street will be added in the DDA District as deemed necessary by the DDA Board.

- 3) Desired changes in street levels or intersections – As the roads described above are added to the development district, several new intersections will be created. Stop signs, traffic lights and other appropriate traffic control measures will be added as needed.
- 4) Desired changes in utilities – Utilities along Tittabawassee Road will be relocated. Utilities on Bay Road will be buried. Water and sanitary sewer will be added on the Fashion Square Boulevard Extension. Water and sewer will be extended to the west end of the DDA District along Bueker Drive. Water and sewer will be extended along the proposed north/south road that connects Bueker Drive to Liberty Road. Utility lines will be buried as deemed necessary by the DDA Board. Infrastructure improvements such as water, sewer storm, sanitary sewer will be added or modified as deemed necessary by the DDA Board. Any new construction or any existing structure that is being reconstructed or modified where the cost of reconstruction or

modification exceeds 50% of the taxable value that is located in the DDA District shall bury all utilities (electric, phone, gas, cable, water, sewer, etc) located on the property.

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

The estimate of total costs for all of the proposed developments is \$47,690,000 with a number of improvement costs to be determined. Pursuant to MCL § 125.1661, 125.1663, and 125.1666(1) the costs of acquisition and development may be financed by:

- public and private grants
- donations received by the DDA
- tax increment revenues
- proceeds of a tax, not to exceed 2 mills, imposed pursuant to Section 12 of Act 197
- general obligation bonds issued by the Township in amounts limited in amount by a percentage of the anticipated tax increment revenues available for payment of debt service on such bonds
- tax increment bonds issued by the DDA pledging solely the tax increments and other revenues of the DDA
- proceeds of a special assessment district created as provided by law
- money obtained from other sources approved by the Kochville Township Board or the DDA, including development agreements
- Revenue from the federal facility development act, Act No. 275 of the Public Acts of 1992, being sections 3.931 to 3.940 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11a of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611a of the Michigan Compiled Laws.
- Revenue from the federal data facility act, Act No. 126 of the Public Acts of 1993, being sections 3.951 to 3.961 of the Michigan Compiled Laws, or revenue transferred pursuant to section 11b of chapter 2 of the city income tax act, Act No. 284 of the Public Acts of 1964, being section 141.611b of the Michigan Compiled Laws.
- Any other funding source authorized by law.

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

At this time there will be no person or persons, natural or corporate, to whom all or any portion of the development is to be leased, sold or conveyed in any manner.

The DDA Board reserves the right to lease, sell, or convey property to person or persons, or corporation that is deemed to be in the best interest of the DDA District or that promotes economic growth and development. However, the DDA shall not lease, sell, or

convey property to any organization or corporation that is considered to be a tax exempt or non-profit organization or corporation, unless approved by the Township Board.

To ensure conformity with the Master Plan, zoning, cardinal square requirements, and other Township regulations, the DDA shall not lease, sell, or convey property to person or persons, or corporations without the approval of the Township Board.

- K. The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

Does not apply at this time. At this time, all bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and person, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons shall be approved by the DDA Board and the Township Board.

If in the future the DDA Board desires to, the DDA Board shall develop procedures for bidding. Any procedures established by the DDA Board shall include language that the Township Board shall have the authority to approve or deny the lease, sell, or conveyance.

- L. Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter occupied units, the annual rate of turnover of the various types of housing and the range of rents and sales prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Section 17(2)(1).

According to the 2000 US Census, the estimate of residents living in the DDA original development area is 2 persons.

According to the 2000 US Census, the estimate of residents living in the Census Blocks that encompass DDA expansion area is 642 persons. This includes an area larger than DDA expansion area. Upon reason and belief, the estimate of persons actually within the DDA expansion area is likely somewhat less than 100.

There are no persons or families to be displaced as a result of the development.

M. A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. Section 17(2)(m).

Not applicable.

No relocation.

N. Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to transfer of title, in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et. seq. Section 17(2)(n).

Not applicable.

No relocation.

O. A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws. Section 17(2)(o).

This Plan does not call for the Authority to undertake any action that would fall within the Act No. 227 of the Public Acts of 1972.

III. TIF PLAN

A. Tax Increment Financing Procedure

The Tax Increment Financing procedure outlined in the Act requires the adoption by the Township of Kochville of a Downtown Development and Tax Increment Financing Plan. Following adoption of the ordinance approving the Development and Tax Increment Financing Plan, the township and county treasurers are required by law to transmit to the Downtown Development Authority that portion of the tax levy of all taxing jurisdictions paid each year on the captures assessed value of all real and personal property included in the Tax Increment Financing Plan. A Tax Increment Financing Plan may be modified if the Township of Kochville follows the same modification and public hearing procedures as were required for adoption of the original Plan.

At the time the Tax Increment Financing Plan is adopted, the “initial assessed value” is determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the initial

assessed value shall be included at zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax is determined as provided below.

The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan's percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Michigan Public Act 62 of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. Tax increment revenues used to pay bonds issued by the Township under section 16(1) of the Act shall be considered to be used by the tax increment financing plan rather than shared with the Township. This does not apply to the portion of the captured assessed value shared pursuant to an agreement entered into before 1989 with a county in which an enterprise zone is approved under section 13 of the enterprise zone act, Michigan Public Act 224 of 1985, being section 125.2113 of the Michigan Compiled Laws.

“Specific local tax” means a tax levied under Michigan Public Act 198 of 1974, being Sections 207.551 to 207.572 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Michigan Public Act 255 of 1978, being Section 207.651 to 207.668 of Michigan Compiled Law, Act No. 189 of the Michigan Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan Compiled Laws, and the Technology Park Development Act, Michigan Public Act 385 of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The initial assessed value or current assessed value or current assessed value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the Michigan State Tax Commission shall prescribe the method of calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax. Because this plan is an amendment to the original TIF Plan, the base year for the initial assessed value of original DDA area is 1989. For the DDA expansion area, the base year for the initial assessed value is 2006.

B. Estimated Captured Assessed Values, and Estimated Tax Increment Revenues

The tax increment revenues or “captured assessed value” means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax Increment Revenue to be transmitted to the Authority by the Township Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the Development Area on the captured assessed value.

The DDA is not authorized to capture tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six-mill education tax pursuant to Michigan Public Act 331 of 1993, as amended, or taxes levied by any local or intermediate school district.

Refer to Exhibit C for estimated captured assessed values and estimated tax increment revenues. Although the actual tax increment revenues available to the DDA will undoubtedly vary from the estimates herein provided, the estimates of tax increment revenue in the exhibit are based on the following:

- An initial taxable base of \$9,972,450 in the DDA original area and \$54,919,752 in the expansion area. In accordance with the requirements of Act 197, this is the assessed value established on December 31 of 1989 and 2005 and finally equalized in May of 1990 and 2006, respectively.
- Annual appreciation in value of \$800,000
- All voted millages will be renewed throughout the duration of the plan.
- No local, intermediate school district, or state education taxes will be captured.

C. Amount of bonded indebtedness to be incurred

The maximum amount of bonded indebtedness to be incurred by the DDA and/or Kochville Township for all bond issues, for projects listed in the Development Plan, or loans, including payments of capitalized interest, principal and required reserve shall be \$8.2 million. Actual bonded indebtedness to be incurred will be limited by the amount of revenues anticipated to be received each year that will be available for servicing the debt load. The bonded indebtedness proceeds will be sufficient to pay the estimated costs of the development plus any associated costs of accompanying professional services prior to March 31, 2031. Kochville Township must approve any bonds or indebtedness, which pledge the full faith and credit for the Kochville Township. The Township Board may deny approval of loans or bonding for such projects in the Township's name without any legal recourse by the DDA.

Because a project is listed in the Development Plan shall not guarantee that the project will be implemented.

D. Duration of the Program

The Tax Increment Financing Plan will remain in effect to the end of fiscal year 2031, unless amended after hearing and notice in accordance with section 19(2) of the Act to a shorter or longer period. Further, if repayment of the Bonds or any future bonds issued by the Authority has not been completed by 2031, the Development Plan will be extended until the Bonds and future bonds have been retired.

E. Estimated Impact on Assessed Value of Taxing Jurisdictions

The tax increment financing plan generates revenue based only on the captured assessed value. Each Taxing Jurisdiction will continue to levy and receive taxes on the initial taxable value of \$9,972,450 in the DDA original area and \$54,919,752 in the expansion area. That taxable value will continue to be used for taxing purposes by the Taxing Jurisdictions that are not exempted by the DDA Act. In effect, the taxable value is frozen at the base level for taxing purposes for the duration of the DDA development plan. Exhibit C gives an estimate of the growth in the district. This is a simple projection that assumes equal growth in taxable value for 25 years. Actual growth is dependent on development in the area and it may differ from the projection given in Exhibit C.

The Intermediate School District, the local school district, and the State of Michigan Education Tax fund will receive increasing revenues from increasing taxable value.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the “capture assessed value” that 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. Therefore, the short term investment made by the taxing unit in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of substantially greater taxes realized from a stronger commercial base when the plan is completed.

The overall impact of the Tax Increment Financing Plan is expected to generate increased economic activity in the Township of Kochville and Saginaw County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income due to new employment within the Development Area, the Township of Kochville, and other neighboring communities and throughout Saginaw County.

F. Provision for use of part or all of the captured assessed value to be used by the DDA

The DDA shall expend the tax increments received from the development program only in accordance with the Tax Increment Financing Plan. Tax Increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA for future goals, services, and/or projects stated in the Development Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions upon the execution of a resolution directing said action. The resolution should only be adopted if the DDA Board determines that all of the projects listed in the Development Plan are completed and it has no intention to begin the process to amend its plan to add additional projects. These revenues shall not be used to circumvent existing property tax laws that provide a maximum authorized rate for the levy of property taxes.

G. Compliance with Section 15 of the Act

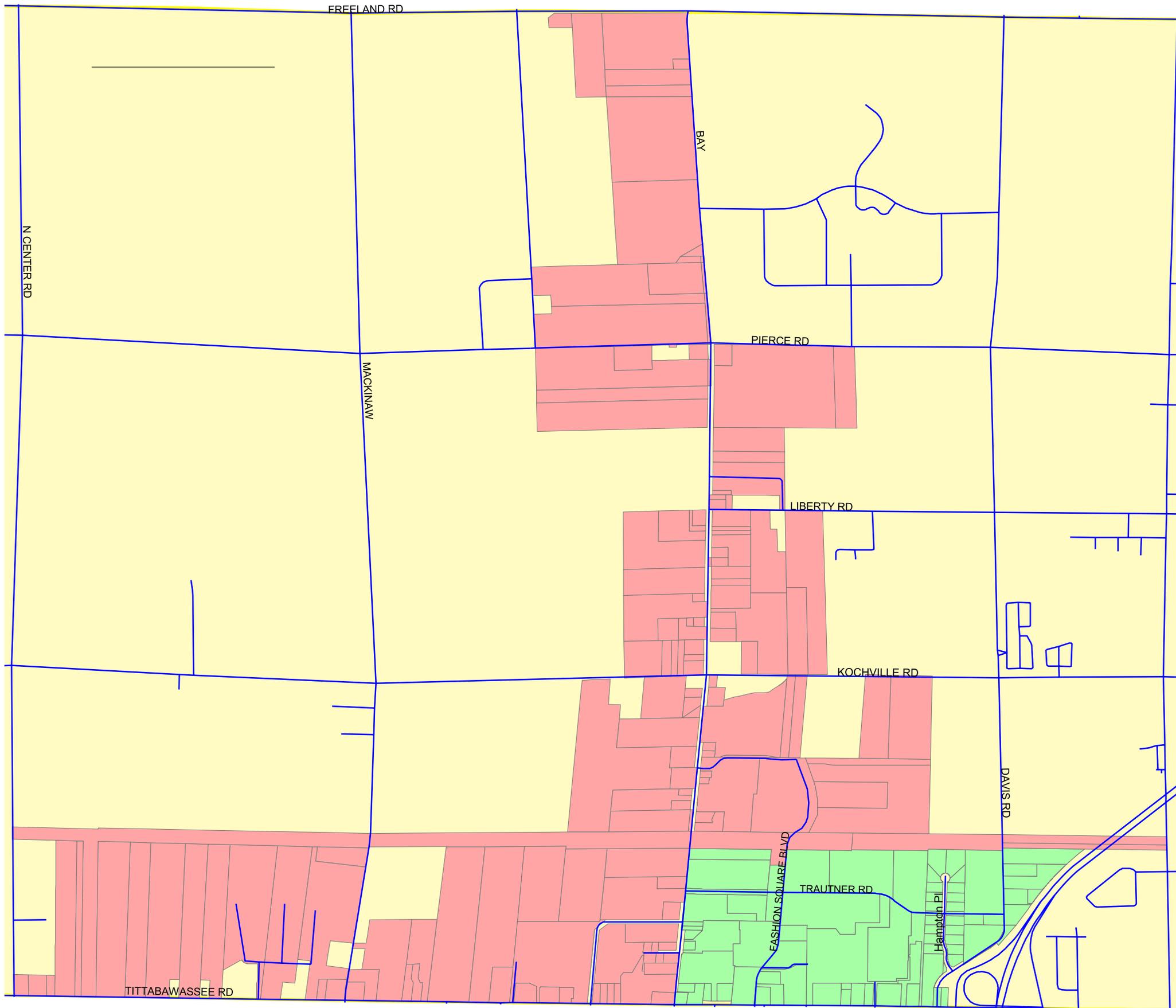
As referred to above, it is the intent of these plans to comply with Section 15 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report. These revenues shall not be used to circumvent existing property tax limitations.

H. Reports

The authority shall file the following with the State Tax Commission within ninety days of the end of the fiscal year of the authority

- 1) Form 2604 (if 1 school district) Form 2967 (if more than 1), as amended, if required
- 2) Annual report (AR) as required by State Tax Commission Bulletin 9 of 1997, as amended (see appendix 3 of form 2604/2967 instructions). The Township annual audit will not fulfill this requirement. At a minimum, the annual report on the status of the tax increment financing account shall contain the following (125.1665):
 - a) The amount and source of revenue in the account
 - b) The amount in any bond reserve account
 - c) The amount and purpose of expenditures from the account
 - d) The amount of principal and interest on any outstanding bonded indebtedness
 - e) The initial assessed value of the project
 - f) The captured assessed value retained by the authority
 - g) The tax increment revenues received
 - h) The number of jobs created as a result of the implementation of the tax increment financing plan
 - i) Any additional information the Township or the state tax commission considers necessary.
- 3) A copy of the assessor or treasurer's worksheet (ATW) for the authority's tax increment financing plan district, which was used to determine the plan's tax increment revenue. This is the worksheet that was used to compute how much money to send to the authority, and it may be either handwritten or computed. The worksheet should include:
 - a) Millages
 - b) Initial, current, and captured values by property tax roll (i.e., ad valorem homestead, ad valorem non-homestead, IFT new, CFT new, Tech Park, IFT replacement, and CFT restored), and
 - c) The source of tax increment revenue, subdivided by each millage levied.

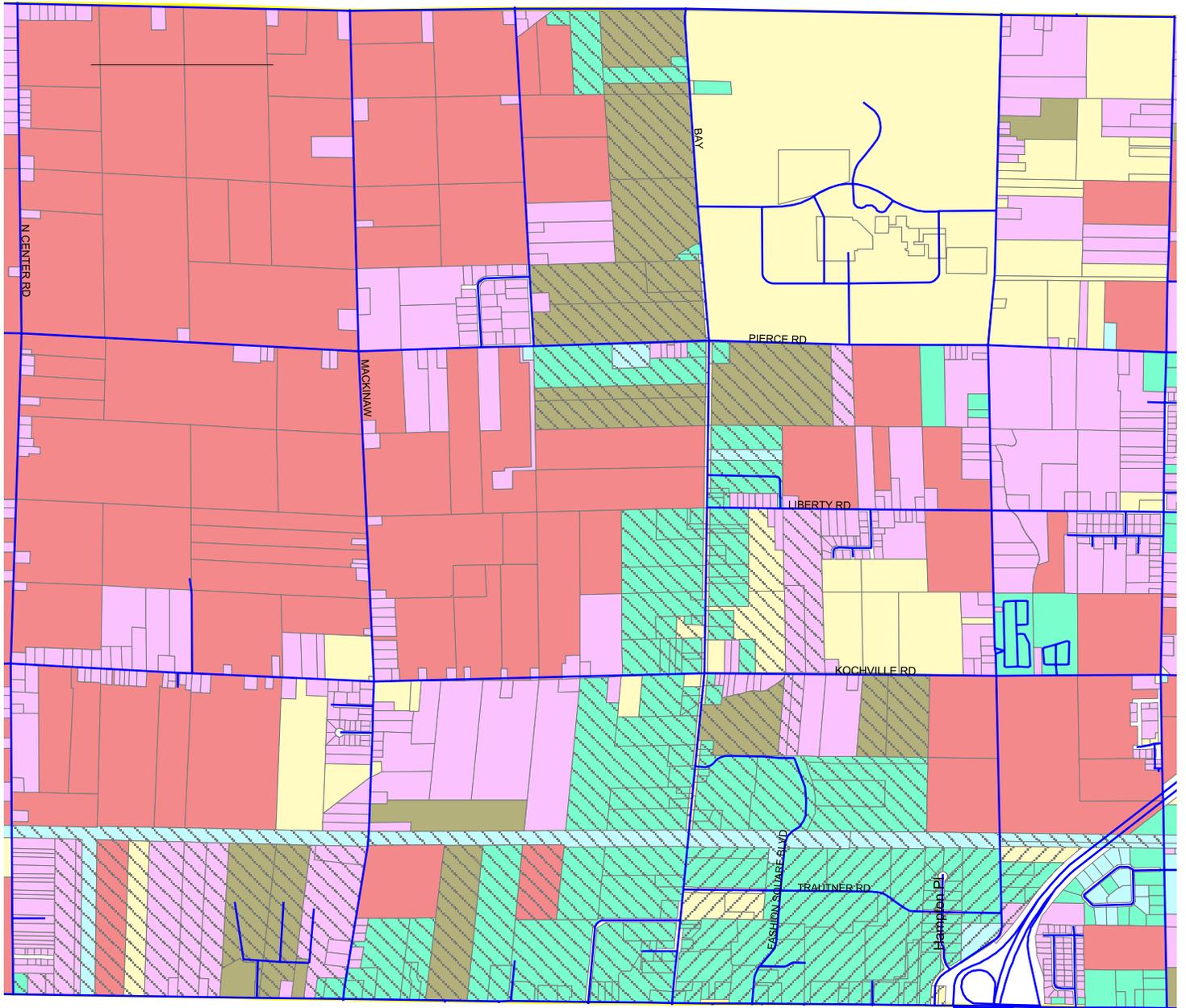
Map 1 – DDA Area
Map 2 – Existing Land Use by Tax Classification
Map 3 – Future Land Use



Map 1
Kochville Township DDA



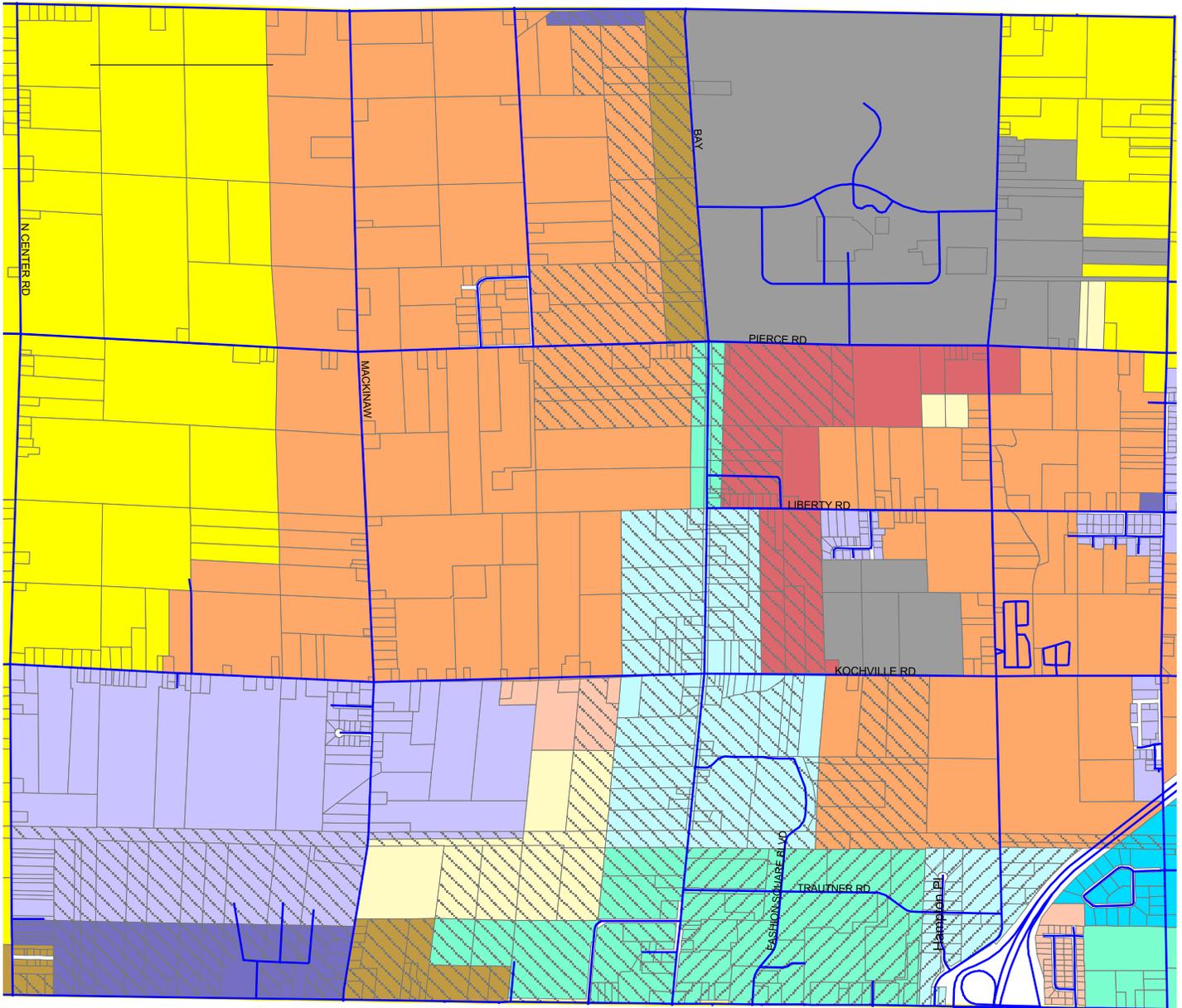
Original DDA Area
DDA Expansion Area



-  Original DDA Area
-  DDA Expansion Area
-  Agricultural
-  Commercial
-  Developmental
-  Exempt
-  Industrial
-  Residential



Map 2
 Kochville Township
 Existing Land Use by Tax Classification
 DDA Areas



-  Original DDA Area
-  Expanded DDA Area
-  Agricultural
-  Community & Regional Retail
-  Conservation Greenbelt
-  General Intensive Commercial
-  Industrial
-  Low Density Residential
-  Low Density Transitional Residential
-  Medium Density Residential
-  Mixed Use
-  Multiple Family
-  Neighborhood Commercial
-  Office Business Commercial
-  Public/Semi-Public

Map 3
**Kochville Township
 Future Land Use
 DDA Areas**



Exhibit A – Legal Description

Exhibit A

Parcel Listing by Tax Identification Number

Existing DDA Area

18-13-4-35-3002-000	18-13-4-35-4002-015	18-13-4-26-3014-000	18-13-4-34-1003-000	18-13-4-35-2011-000
18-13-4-35-3002-001	18-13-4-35-4002-016	18-13-4-26-3015-000	18-13-4-34-1007-000	18-13-4-35-2012-001
18-13-4-35-3002-002	18-13-4-35-4002-017	18-13-4-26-3016-000	18-13-4-34-1008-000	18-13-4-35-2012-002
18-13-4-35-3002-003	18-13-4-35-4002-018	18-13-4-26-3016-001	18-13-4-34-1008-001	18-13-4-35-2012-006
18-13-4-35-3002-004	18-13-4-35-4002-019	18-13-4-26-3016-003	18-13-4-34-1008-002	18-13-4-35-2012-007
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18-13-4-35-4002-008	18-13-4-26-2019-000	18-13-4-33-4005-000	18-13-4-34-4019-000	
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18-13-4-35-4002-014	18-13-4-26-3013-000	18-13-4-34-1002-000	18-13-4-35-2007-000	

Exhibit B – Planned Improvements

Exhibit B

**PROPOSED DDA IMPROVEMENTS
KOCHVILLE TOWNSHIP
2006 - 2031**

Item No.	Description	Estimated Amount	Phase
1.	Streetscape on Bay Road from Tittabawassee Road to Consumers Energy easement including decorative street lighting, sidewalks, landscaping and other streetscape elements. <i>Funding Options: TEA-21 grant, work with SCT</i>	\$1,200,000	I
2.	Tittabawassee Road utility relocation. <i>Funding Options: TEA-21 grant, work with SCT</i>	\$520,000	I & II
3.	Improve north side of Tittabawassee Road. Improvements to include decorative street lighting, sidewalks, landscaping and other streetscape elements. <i>Funding Options: TEA-21 grant, work with SCT</i>	\$4,500,000	I & II
4.	Complete the definition of Tharldson Drive through Bay Plaza development. <i>Funding Options: Work with Developer / DDA funding</i>	\$125,000	I & II
5.	Develop north/south multi-use path (in existing DDA area). <i>Funding Options: DDA, work with Developers, Grants</i>	\$200,000	I & II
6.	Define access drive between Gander Mountain and Lowes. <i>Funding Options: Work with Developers</i>	\$500,000	I & II
7.	Construct sidewalks on west side of Hampton Drive. <i>Funding Options: Developers, DDA</i>	\$70,000	I & II
8.	Construct sidewalks on west side of Davis Road. <i>Funding Options: General Fund, DDA, Developers, Bond</i>	\$110,000	I & II

Item No.	Description	Estimated Amount	Phase
9.	Continue maintenance of DDA area including flag replacement, banner replacement, lighting maintenance, tree maintenance, bench replacement, sidewalk maintenance and lawn maintenance. (\$40,000 annual) <i>Funding Options: DDA</i>	\$1,000,000	I, II, III, & IV
10.	Develop highlight areas at key community entry points, and public areas, i.e. signs, landscaping, flags, art, clock tower, etc. <i>Funding Options: DDA / Grant</i>	\$900,000	I, II, III, & IV
11.	Continue to improve existing detention basins. <i>Funding Options: Work with Developers / DDA</i>	\$150,000	I, II, & III
12.	Develop courtyard area in Saginaw Square development. <i>Funding Options: Developers / DDA</i>	\$125,000	I, II, & III
13.	Develop courtyard area in Bay Plaza development. <i>Funding Options: DDA, work with Developers</i>	\$125,000	I, II, & III
14.	Define Access through Saginaw Square. <i>Funding Options: DDA, work with Developers</i>	\$225,000	I & II
15.	Overhead electric and communications lines are a detriment to the visual aesthetic quality of the DDA District. The DDA may encourage and/or fund the burial or removal of such overhead lines.	\$800,000	I, II, III, & IV
16.	Improve Davis Road from Hampton Place to Consumers Energy easement including new road bed, street lights, street trees, benches, etc. <i>Funding Options: DDA, Grant, Road Commission</i>	\$750,000	II & III
17.	Install traffic signal at Trautner and Fashion Square Boulevard. <i>Funding Options: DDA, Developers, Wal-Mart</i>	\$100,000	I

Item No.	Description	Estimated Amount	Phase
18.	Purchase right-of-way for Fashion Square Boulevard extension. <i>Possible Funding Options: Grant, DDA, SVSU, Land Owners</i>	\$1,300,000	I, II, & III
19.	Extend Fashion Square Boulevard to Pierce Road (true boulevard). Includes storm sewer. <i>Possible Funding Options: Grant, DDA, SVSU, Land Owners</i>	\$3,900,000	I, II, III, & IV
20.	Extend water and sanitary sewer for Fashion Square Boulevard extension. <i>Possible Funding Options: Grant, DDA, SVSU, Land Owners</i>	\$1,900,000	I, II, III, & IV
21.	Construct sidewalks on Fashion Square Boulevard extension. <i>Possible Funding Options: Grant, DDA, SVSU, Developers</i>	\$400,000	I, II, III, & IV
22.	Construct multi-use path along both sides of Fashion Square Boulevard extension and integrate into road bed. <i>Possible Funding Options: Grant, DDA, SVSU, Developers</i>	\$400,000	I, II, III, & IV
23.	Install decorative street lighting on Fashion Square Boulevard extension. <i>Possible Funding Options: Grant, DDA, SVSU, Developers</i>	\$1,000,000	I, II, III, & IV
24.	Install landscaping along Fashion Square Boulevard extension and uptown Centre/Court Yard. <i>Possible Funding Options: Grant, DDA, SVSU, Developers</i>	\$510,000	I, II, III, & IV
25.	Install sidewalks throughout:		
	A. South side of Pierce Road	\$75,000	III & IV
	B. North and south side of Liberty Road (to Fashion Square Boulevard)	\$90,000	III & IV
	C. North side of Kochville Road	\$75,000	III & IV
	<i>Possible Funding Options: Grant, DDA, work with Developers</i>		

Item No.	Description	Estimated Amount	Phase
26.	Stamp crosswalks on existing drives. Install pedestrian crossing signs. Recolor/Re-level brick/stamped crosswalks throughout the DDA District. Install stamped, brick paver, or similar types of crosswalks throughout the DDA District that are deemed needed or necessary by the DDA Board. <i>Possible Funding Options: DDA, work with Developers</i>	\$80,000	I, II, III, & IV
27.	Acquire right-of-way for the extension of West Trautner Drive. <i>Possible Funding Options:</i>	\$1,600,000	II, III, & IV
28.	Extend Trautner West Drive to the west, approximately 1 mile, including sidewalks. <i>Possible Funding Options: Developers, DDA, Bond, Special Assessment District</i>	\$7,400,000	II, III, & IV
29.	Streetscape Trautner West Drive extension, including lighting and landscaping. <i>Possible Funding Options: Developers, DDA, Bond, Special Assessment District</i>	\$2,800,000	II, III, & IV
30.	Develop and Construct through route for Kabobel Drive. <i>Possible Funding Options: Developers, DDA</i>	\$350,000	I, II, & III
31.	Create regional detention area and green space behind Home Depot and old Sam's Club. <i>Possible Funding Options: Developers, DDA, Grant</i>	\$250,000	I & II
32.	Extend waterline to west end of DDA District along Trautner Drive. <i>Possible Funding Options: Developers, DDA, Grant</i>	\$500,000	II, III, & IV
33.	Construct pedestrian connections to east/west multi-use path. <i>Possible Funding Options: Developers, DDA, Grant</i>	\$300,000	I, II, III, & IV
34.	Extend sewer lines to west end of DDA District along Trautner Drive <i>Possible Funding Options: DDA, work with Developers</i>	\$1,130,000	II, III, & IV
35.	Construct north/south connector road just west of Kokomo Drive. <i>Possible Funding Options: DDA, work with Developers</i>	\$495,000	II & III

Item No.	Description	Estimated Amount	Phase
36.	Maintenance of DDA area including flag replacement, banner replacement, lighting maintenance, tree maintenance, bench replacement, sidewalk maintenance and lawn maintenance. \$40,000 per year. <i>Possible Funding Options: DDA</i>	\$1,000,000	I, II, III, & IV
37.	Extend Bueker Drive north and extend to Liberty Road. <i>Possible Funding Options: DDA, work with Developers</i>	\$2,800,000	II, III, & IV
38.	Extend water, sanitary sewer and utilities for Bueker Drive road extension. <i>Possible Funding Options: DDA, work with Developers</i>	\$1,100,000	II, III, & IV
39.	Extend Liberty Road west to connect to proposed north/south road. <i>Possible Funding Options: DDA, work with Developers</i>	\$495,000	II, III, & IV
40.	Re-align and extend Bay Park Drive to connect to proposed Bueker Drive road. <i>Possible Funding Options: DDA, work with Developers</i>	\$495,000	II, III, & IV
41.	Extend Loeffler Lane to the west to connect to proposed Bueker Drive road. <i>Possible Funding Options: DDA, work with Developers</i>	\$425,000	II, III, & IV
42.	Extend Ashley Drive to the west to connect to proposed Bueker Drive road. <i>Possible Funding Options: DDA, work with Developers</i>	\$425,000	II, III, & IV
43.	Extend Beattie Drive east to proposed Fashion Square Blvd. <i>Possible Funding Options: DDA, work with Developers</i>	\$495,000	II, III, & IV
44.	Construct additional access roads in mixed use area, north of Loeffler Lane. <i>Possible Funding Options: Work w/ Developers, DDA</i>	\$750,000	II, III, & IV
45.	Construct numerous multi-use path connections. Install pedestrian pathways throughout the DDA District to improve non-vehicular traffic. <i>Possible Funding Options: DDA, work with Developers, Grants</i>	\$150,000	I, II, III, & IV

Item No.	Description	Estimated Amount	Phase
46.	Improve M-84 access points. <i>Possible Funding Options: TEA Grant, MDOT, DDA</i>	\$100,000	I, II, III, & IV
47.	Streetscape M-84 from Consumers Energy right-of-way north to Pierce Road. Includes lighting, landscaping, and access management. <i>Possible Funding Options: TEA Grant, DDA</i>	\$2,000,000	II & III
48.	Develop highlight areas at key community entry points, and public areas, i.e. signs, landscaping, flags, art, clock tower, etc. <i>Possible Funding Options: Grants, DDA</i>	\$750,000	I, II, III, & IV
49.	Add bus turn outs throughout District where deemed appropriate. <i>Possible Funding Options: STARS, DDA, Grants</i>	\$150,000	I, II, & III
50.	Install Mailbox kiosks along M-84 and Tittabawassee Road and throughout DDA District where deemed appropriate. <i>Possible Funding Options: Post Office, DDA</i>	\$100,000	I
51.	Install District Way-finding. <i>Possible Funding Options: Grants / DDA</i>	\$250,000	II, III, & IV
52.	Kochville Road Improvements <i>Possible Funding Options: TEA Grant, DDA</i>	\$250,000	I, II, & III
53.	Provide for the safety of individuals, business owners, and businesses in the DDA District by providing police protection, fire protection, and other services that are public safety in nature. <i>Possible Funding Options: DDA</i>	To be determined	I, II, III, & IV
54.	Beautify areas of the DDA District as deemed needed or necessary by the DDA Board. Upgrade/screen dumpsters on public or private property to improve the cleanliness of the DDA District.	To be determined	I, II, III, & IV

Item No.	Description	Estimated Amount	Phase
55.	Expand/Enhance the current park system as deemed needed or necessary by the DDA Board. Install new parks in the DDA District as deemed needed or necessary by the DDA Board.	To be determined	I, II, III, & IV
56.	Offer Façade Program to property owners located in the DDA District. This program may include grants, loans, or other types of assistance to encourage property owners to make their property more appealing.	To be determined	I, II, III, & IV
57.	Install new or upgrade the appearance of public signs and/or traffic control devices,	To be determined	I, II, III, & IV
58.	Install irrigation systems throughout the DDA where needed as determined by the DDA Board.	To be determined	I, II, III, & IV
59.	Develop a marketing brochure/website outlining demographics of the DDA District, existing businesses and market potential for interested developers. Market/Advertise the DDA District. This may include, but not limited to, billboards, newsletters, special events, banners, flags, etc.	To be determined	I, II, III, & IV
60.	Install, upgrade, or update streetlighting throughout the DDA District where needed as determined by the DDA Board.	To be determined	I, II, III, & IV
61.	Assist property owners in business identification through a sign program or wayfinding sign program. This program will assist property owners with the installation of signage that is aesthetically pleasing to the DDA District. The program may include loans, grants, or other financing as determined by the DDA Board.	To be determined	I, II, III, & IV
62.	The DDA will work with property owners to assist in the cleaning of drains and natural tributaries for the purpose of improving drainage. To accomplish this, the DDA will seek to acquire maintenance easement agreements and fund ongoing cleaning activities. Activities may include vegetation installation or removal, drain re-grading and restoration, depending on the specific needs of each drain.	To be determined	I, II, III, & IV

Item No.	Description	Estimated Amount	Phase
63.	Several large parking lots within the DDA District are void of landscaping treatments such as front greenbelts, vegetation and interior landscaping islands. It is the desire of the DDA to improve the overall appearance of businesses and the District as a whole and, therefore, the DDA will fund various parking lot improvement projects, where deemed necessary.	To be determined	I, II, III, & IV
64.	The DDA will pursue the development of service drives and access drives, where possible.	To be determined	I, II, III, & IV
65.	The DDA intends to improve the appearance of the DDA District by the eradication of blight and unsightly conditions to promote the redevelopment of properties and to promote economic development in the DDA District. The eradication of blight may include the demolition of unsightly structures or structures that are deemed to be removed by the DDA Board as being necessary to promote economic growth and development. The eradication of blight may also include code enforcement of the existing ordinances.	To be determined	I, II, III, & IV
66.	Construction of a new public safety center for one or all of the following: police, fire, office, or emergency medical services if deemed necessary.	To be determined	III & IV
67.	Erect various facilities as deemed needed or necessary by the DDA Board to encourage economic development or attract individuals to the DDA District. Facilities shall include, but not limited to, sport facilities, ice rinks, soccer complexes, baseball diamonds, etc.	To be determined	II, III, & IV
68.	Upgrade/install waterlines, service leads, valves, manholes, or any other type of items regularly used in the construction of watermains to improve fire protection, enhance development, correct deterioration of existing waterlines, or any other reason deemed by the DDA Board as essential and necessary to the DDA District.	To be determined	I, II, III, & IV

Item No.	Description	Estimated Amount	Phase
69.	Upgrade/install sanitary sewer lines, service leads, valves, manholes, lift stations, forcemains, or any other type of items regularly used in the construction of sewer lines to improve capacity, enhance development, correct deterioration of existing sanitary sewer lines, or any other reason deemed by the DDA Board as essential and necessary to the DDA District.	To be determined	I, II, III, & IV
70.	Install or upgrade public service facilities, which include, but are not limited to, sewage treatment facilities, and water treatment facilities as deemed essential and necessary by the DDA Board.	To be determined	I, II, III, & IV
71.	Upgrade, install, or reconstruct the roads and road system throughout the DDA District to improve the quality of the roads and/or to alleviate traffic congestion. Upgrading includes installation or upgrading of curb or curb and gutter, but is not limited to, seal coating, slurry seal, and routine maintenance such as cold and hot patching, and complete road rebuilding.	To be determined	I, II, III, & IV
72.	Upgrade/install storm sewer lines, service, manholes, or any other type of items regularly used in the construction of storm sewer lines to improve capacity, enhance development, correct deterioration of existing storm sewer lines, or any other reason deemed by the DDA Board as essential and necessary to the DDA District.	To be determined	I, II, III, & IV
73.	Update or create new planning documents, which may include zoning ordinances, sub-area plans, master plans, traffic studies, etc.	To be determined	I, II, III, & IV
Grand Total		\$47,690,000	

SPICER GROUP, INC.
117601SG2009 (114822.07) (105234.02)

Exhibit C – Estimate of Capture

Exhibit C
Kochille Township DDA TIF Plan
DDA Original Area
Estimate of Captured Taxable Value & Revenue

Year	Taxable Base	Current Taxable Value	Captured Taxable Value*	County Tax Increment Revenue** 7.6343 mills	Delta College Tax Increment Revenue** 2.0427 mills	Library Tax Increment Revenue 3.9947 mills	Kochville Township Tax Increment Revenue 1.9766 mills	Total Tax Increment Revenue
1989	9,972,450							
2006	9,972,450	44,703,790	34,731,340	265,149	70,946	138,741	68,650	\$543,486
2007	9,972,450	45,103,790	35,131,340	268,203	71,763	140,339	69,441	\$549,746
2008	9,972,450	45,503,790	35,531,340	271,257	72,580	141,937	70,231	\$556,005
2009	9,972,450	45,903,790	35,931,340	274,311	73,397	143,535	71,022	\$562,264
2010	9,972,450	46,303,790	36,331,340	277,364	74,214	145,133	71,813	\$568,524
2011	9,972,450	46,703,790	36,731,340	280,418	75,031	146,731	72,603	\$574,783
2012	9,972,450	47,103,790	37,131,340	283,472	75,848	148,329	73,394	\$581,042
2013	9,972,450	47,503,790	37,531,340	286,526	76,665	149,926	74,184	\$587,302
2014	9,972,450	47,903,790	37,931,340	289,579	77,482	151,524	74,975	\$593,561
2015	9,972,450	48,303,790	38,331,340	292,633	78,299	153,122	75,766	\$599,820
2016	9,972,450	48,703,790	38,731,340	295,687	79,117	154,720	76,556	\$606,080
2017	9,972,450	49,103,790	39,131,340	298,740	79,934	156,318	77,347	\$612,339
2018	9,972,450	49,503,790	39,531,340	301,794	80,751	157,916	78,138	\$618,598
2019	9,972,450	49,903,790	39,931,340	304,848	81,568	159,514	78,928	\$624,858
2020	9,972,450	50,303,790	40,331,340	307,902	82,385	161,112	79,719	\$631,117
2021	9,972,450	50,703,790	40,731,340	310,955	83,202	162,709	80,510	\$637,376
2022	9,972,450	51,103,790	41,131,340	314,009	84,019	164,307	81,300	\$643,636
2023	9,972,450	51,503,790	41,531,340	317,063	84,836	165,905	82,091	\$649,895
2024	9,972,450	51,903,790	41,931,340	320,116	85,653	167,503	82,881	\$656,154
2025	9,972,450	52,303,790	42,331,340	323,170	86,470	169,101	83,672	\$662,414
2026	9,972,450	52,703,790	42,731,340	326,224	87,287	170,699	84,463	\$668,673
2027	9,972,450	53,103,790	43,131,340	329,278	88,104	172,297	85,253	\$674,932
2028	9,972,450	53,503,790	43,531,340	332,331	88,921	173,895	86,044	\$681,191
2029	9,972,450	53,903,790	43,931,340	335,385	89,739	175,493	86,835	\$687,451
2030	9,972,450	54,303,790	44,331,340	338,439	90,556	177,090	87,625	\$693,710
2031	9,972,450	54,703,790	44,731,340	341,492	91,373	178,688	88,416	\$699,969
TOTAL								\$16,164,926

Current Taxable Value = Real + Personal Property

* Difference between current taxable value and 1989 taxable base value

** Assumes that all voted millages will be renewed throughout the duration of the plan

Exhibit C
Kochille Township DDA TIF Plan
DDA Expansion Area
Estimate of Captured Taxable Value & Revenue

Year	Taxable Base	Current Taxable Value	Captured Taxable Value*	Kochville Township Tax Increment Revenue 1.9766 mills	Total Tax Increment Revenue
2006	54,919,252	54,919,252	0	0	\$0
2007	54,919,252	55,319,252	400,000	791	\$3,206
2008	54,919,252	55,719,252	800,000	1,581	\$6,411
2009	54,919,252	56,119,252	1,200,000	2,372	\$9,617
2010	54,919,252	56,519,252	1,600,000	3,163	\$12,822
2011	54,919,252	56,919,252	2,000,000	3,953	\$16,028
2012	54,919,252	57,319,252	2,400,000	4,744	\$19,234
2013	54,919,252	57,719,252	2,800,000	5,534	\$22,439
2014	54,919,252	58,119,252	3,200,000	6,325	\$25,645
2015	54,919,252	58,519,252	3,600,000	7,116	\$28,850
2016	54,919,252	58,919,252	4,000,000	7,906	\$32,056
2017	54,919,252	59,319,252	4,400,000	8,697	\$35,262
2018	54,919,252	59,719,252	4,800,000	9,488	\$38,467
2019	54,919,252	60,119,252	5,200,000	10,278	\$41,673
2020	54,919,252	60,519,252	5,600,000	11,069	\$44,878
2021	54,919,252	60,919,252	6,000,000	11,860	\$48,084
2022	54,919,252	61,319,252	6,400,000	12,650	\$51,290
2023	54,919,252	61,719,252	6,800,000	13,441	\$54,495
2024	54,919,252	62,119,252	7,200,000	14,232	\$57,701
2025	54,919,252	62,519,252	7,600,000	15,022	\$60,906
2026	54,919,252	62,919,252	8,000,000	15,813	\$64,112
2027	54,919,252	63,319,252	8,400,000	16,603	\$67,318
2028	54,919,252	63,719,252	8,800,000	17,394	\$70,523
2029	54,919,252	64,119,252	9,200,000	18,185	\$73,729
2030	54,919,252	64,519,252	9,600,000	18,975	\$76,934
2031	54,919,252	64,919,252	10,000,000	19,766	\$80,140
TOTAL					\$1,041,820

* Difference between current taxable value and 1989 taxable base value

** Assumes that all voted millages will be renewed throughout the duration of the plan