

ORDINANCE NO. 96-4STATE OF MICHIGAN
COUNTY OF SAGINAW
TOWNSHIP OF BIRCH RUNORDINANCE APPROVING DOWNTOWN DEVELOPMENT PLAN
AND TAX INCREMENT FINANCING PLAN

THE TOWNSHIP BOARD OF THE TOWNSHIP OF BIRCH RUN, COUNTY OF SAGINAW, STATE OF MICHIGAN, ordains:

PART I OF ORDINANCE

Section I. Determination of Public Purpose of Amended Plan.

Following a duly noticed public hearing on September 10, 1996 on the Township of Birch Run Downtown Development Authority Revised Development and Tax Increment Financing Plan (the "Plan"), held pursuant to the provisions of Act No. 197, Public Acts of Michigan, 1975, as amended (the "Act"), and having made the findings set forth below, the Township Board has found and determined that the Plan constitutes and seeks to accomplish a public purpose, and that the Plan is consistent with and seeks to accomplish the intent and purpose declared by the Township Board for the establishment of the Township of Birch Run Downtown Development Authority (the "Authority") pursuant to Ordinance No. 89-20 of the Township adopted April 11 __, 1989.

1. The Plan is consistent with Sections 14 and 15 of the Act.
2. The Plan meets the requirements set forth in Section 17(2) of the Act.
3. The proposed method of financing the development described in the Plan is feasible and the Authority has the ability to arrange the financing.
4. The development described in the Plan is reasonable and necessary to carry out the proposes of the Act.
5. The development plan is in reasonable accord with the master plan of the Township.
6. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.
7. Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the project and for the Township.
8. The findings and recommendations of the development area citizens council on the Plan have been considered.

Section II. Approval of Plan.

Premised upon the findings and determinations made in Section I above, and upon the further finding that pursuit and execution of the Plan appears to be in the best interest of the Township, the Plan, in the form attached hereto as Appendix A and made a part of the Township Board minutes on the date this ordinance was adopted, is hereby approved and adopted.

PART II OF ORDINANCE

This ordinance shall be codified so as to incorporate the final language of Sections I and II, as designated above, as part of the Township of Birch Run Code of Ordinances.

This ordinance shall take effect immediately on the date of publication.

INTRODUCED: September 10, 1996

ADOPTED: September 10, 1996

EFFECTIVE: Upon Publication

PUBLISHED: September 18, 1996

CERTIFICATION

The foregoing ordinance is hereby certified to be the authentic record of the ordinance which was duly adopted by the Township Board of the Township of Birch Run on the 10th day of September, 1996, and published on the 18th day of Sept, 1996.

Edward Magnus
Supervisor, Edward Magnus

Sheila DiBerardino
Clerk, Sheila DiBerardino

APPENDIX A

AMENDED
DEVELOPMENT PLAN AND TAX INCREMENT
FINANCING PLAN FOR THE
TOWNSHIP OF BIRCH RUN
DEVELOPMENT AREA

Township of Birch Run Downtown Development Authority
Birch Run Township, Saginaw County, Michigan
July 1, 1996

Prepared by:

John R. Axe & Associates
21 Kercheval Avenue, Suite 360
Grosse Pointe Farms, Michigan 48236
(313) 884-1550

LIST OF OFFICIALS

DOWNTOWN DEVELOPMENT AUTHORITY BOARD

1. James Totten, Chairman
2. Edward Magnus
3. Don Bailer
4. Sandy Gray, Treasurer
5. Robert Letterman
6. Donald Morse, Secretary
7. Edqar Scharrer

DEVELOPMENT AREA CITIZENS COUNCIL

1. Ronald Hildner, Chairman
2. Doyle Finch
3. Ruth Finch
4. Donna Hildner
5. Mary Smith
6. Agnes Stephens
7. Duwayne Zobel
8. Ruth Morse
9. Kenneth Gray

TOWNSHIP BOARD

1. Edward Magnus, Supervisor
2. Sheila DiBerardino, Clerk
3. Nancy Henige, Treasurer
4. Larry Russell, Trustee
5. Gary St. Charles, Trustee
6. David Stewart, Trustee
7. Joanne Strahm, Trustee
8. James Totten, Manager

Act 197, Public Acts of Michigan, 1975, as amended (the "DDA Act") requires that certain information be set forth in a development plan and this Development Plan, therefore, will follow the outline of information required by Section 17 (2) of the DDA Act.

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

The boundaries of the proposed development area shall be the same as the current Downtown Development District as described in Exhibit A and as shown on Exhibit B.

The boundaries of the development area on the north vary from Canada Road west of US-10 and US-23 (Dixie Highway) to the northern property line of the Dixie Motor Speedway \pm 1,320 feet north of Canada Road; the south boundaries vary up to 1/2 mile south of Birch Run Road; the western boundaries lie along the easterly right-of-way line of I-75 and the eastern boundaries vary from the eastern right-of-way line of US-10 and US-23 (Dixie Highway) to \pm 3,000 feet easterly of Dixie Highway.

(B). The location and extent of existing streets and other public facilities within the development area and shall designate the location, character, and extent of 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 shall include a legal description of the development area.

The location and extent of existing streets, the approximate location and size of existing public utilities, including watermains sanitary sewers, sewage pumping stations, and storm sewers are shown on the enclosed maps labeled Exhibit 'C' "Location of Public Facilities within Downtown Development Area."

The existing zoning of the proposed development area is shown on Exhibit D. The existing land use is shown on Exhibit E.

(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.

NONE

(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.

1. Forcemain to Genesee County

The DDA intends to construct sanitary sewer forcemain from an existing sanitary sewer pump station located at the intersection of Dixie Highway and E. Birch Run Road in the DDA district to an existing forcemain located on E. Burt Road. The project would entail construction of approximately 11,400 feet of sanitary sewer forcemain and the modifying of the existing pump station. This forcemain would service existing and future sanitary sewer located in the DDA district.

estimated time for completion: within 1 year
estimated cost of project: \$600,000

2. Sanitary sewer in DDA District

The DDA proposed to assist in construction of sanitary sewer lines to service properties located in the DDA district. At present a limited area is serviced by sanitary sewer. This project would entail the construction of sanitary sewer along Dixie Highway from Canada Road to approximately 1/2 mile south of E. Birch Run Road. This construction would also include sanitary sewer from the Dixie Highway east along Birch Run Road approximately 2000 feet.

estimated time for completion: 2 to 5 years
estimated cost of project: \$1,000,000

The township DDA proposes to acquire land and to construct a municipal building which may consist of one or more of the following: offices, meeting rooms, fire station, operation and maintenance areas, police station, parking facilities, educational or cultural facilities, and landscaping.

estimated time for completion: 8 to 10 years
estimated cost of project: \$700,000

4. Road Improvements

The DDA is proposing to construct left turn lanes from Dixie Highway onto E. Birch Run Road. This project will consist of excavating, filling, removing and replacing curbs, and bituminous pavement and some drainage relocation.

estimated time for completion: 5 to 7 years
estimated cost of project: \$200,000

5. Police and Fire protection for DDA District

In order to provide better traffic control and law enforcement within the DDA district, the DDA proposes to contract for police service in the district. To provide for increased fire protection in the district, the DDA proposes to purchase fire apparatus to be used by the township Fire Department. This type of equipment is necessary due to the development in the district of a number of facilities that create significant life safety concerns due to both type of occupancy load and height.

estimated time for completion: term of the plan
estimated cost of project: \$1,030,000

6. Master Plan for District

The DDA plans on preparing a master development plan for the development area. The master development plan will be used for future development of the district in order to halt the deterioration of property values in the development area and take such steps as may be necessary to persuade the property owners to implement the plans to the fullest extent possible.

estimated time for completion: 3 to 7 years
estimated cost of project: \$30,000

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

[SEE D ABOVE]

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

The development of the district will control what open space would be left. There are no plans at this time to designate specific open space areas.

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

All public improvements accomplished by the authority and any land, property, or equipment, etc. obtained to complete the plans set forth in this document may be conveyed to the township, at no cost, with discretion of the DDA board of directors.

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

Some disruption of pavement, shoulders, and drainage along roadways will occur within the scope of this plan. The only changes anticipated in local streets, street levels, or intersections involve the construction of left turn lanes at Dixie Highway and Birch Run Road.

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

[SEE D ABOVE]

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

The DDA has proposed to purchase property for the location of a municipal building to be leased or used by the township. This property and building will be located within the development area. This building would be used to provide services to the DDA district as well as providing services for the entire community.

(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.

If the DDA would purchase property for resale, the DDA would request approval from the Township Board for the procedure that would be used to solicit bids for the property.

(L). Estimate 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, the number of owner occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, and 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.

The estimated number of persons residing in the development area is 150. No occupied residences are designated for acquisition and clearance by the authority.

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

Not applicable.

(N). Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accord 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.

Not applicable.

(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.

Not applicable.

(P). Other material which the authority, local public agency, or governing body deem pertinent.

The development area may be expanded as deemed pertinent. When and if such modifications are required, an amended or supplemental development plan and tax increment financing plan will be submitted.

TAX INCREMENT FINANCING PLAN

Section 14(2) of the DDA Act provides that when the authority determines that it is necessary for the achievement of the purposes of the DDA Act the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The DDA Act requires that the plan include: (A) a detailed explanation of the tax increment procedure, (B) the maximum amount of bonded indebtedness to be incurred, (C) the duration of the program, (D) compliance with Section 15 of the DDA Act, (E) a statement of the estimated impact of tax increment financing on the assessed value of all taxing jurisdictions in which the development area is located and (F) a statement of the portion of the captured assessed value intended to be used by the authority.

(A). Detailed explanation of tax increment financing procedure.

The DDA Act enables downtown development authorities to undertake a broad range of downtown improvement activities which will contribute to the economic growth and the halting of deterioration of property values in a designated downtown district. These improvement activities include, but are not limited to, the following: plan and propose construction, renovation, repair, remodeling, rehabilitation, restoration or reconstruction of public facilities; development of long range plans; and otherwise implement any plan of development in the downtown district necessary to achieve the purposes of the DDA Act.

In order to provide the Downtown Development Authority with the means of financing the planning and implementation of development proposals, the DDA Act affords the opportunity to undertake tax increment financing of the development program. These programs must be identified in a tax increment financing plan which has been approved by the governing body of municipality.

Simply stated, tax increment financing permits the authority to capture tax revenues attributable to new construction, rehabilitation, remodeling, alteration, additions, or to such other factors as the assessor may deem appropriate.

At the time the tax increment financing plan is approved, the sum of the most recently assessed, i.e., the values as finally equalized by the State Board of Equalization. of those taxable properties located within the development area is established as the "Initial Assessed Value". Property exempt from taxation at the time of determination of the Initial Assessed Value shall be included as zero.

In each subsequent year, the total assessed value of real property within the district is termed the "Current Assessed Value".

The difference in any one year between the Current Assessed Value and the Initial Assessed Value is the "Captured Assessed Value". During that period during which the tax increment financing plan is in place, local taxing jurisdictions continue to receive ad valorem taxes based on the Initial Assessed Value. Taxes paid on the Captured Assessed Value in years subsequent to the establishment of the development area, however, are payable to the authority for the purposes set forth in the tax increment financing plan.

For example, in Year One a development area is created in the downtown district. An Initial Assessed Value of \$10,000,000 is established. Assuming a 50 mill tax rate, the tax revenue from the development area is \$500,000. In Year Two, new construction within the development area increases the total assessed calculation to \$11,000,000. The difference between the Current Assessed Value, \$11,000,000, and the Initial Assessed Value, \$10,000,000. While the normal taxing jurisdictions continue to receive tax increment revenue equal to the Captured Assessed Value, \$1,000,000, times the rate, 50 mills.

The tax increment payable to the authority in Year Two is, therefore, \$50,000. Additional increases in value would augment the authority's tax increment revenues commensurately while the normal taxing jurisdictions would continue to receive \$500,000 annually for the duration of the tax increment financing program.

(B). Maximum Amount of Bonded Indebtedness to be Incurred.

The authority intends to finance, in whole or in part, the projects identified in the development plan through the issuance of bonds. The maximum amount of bonded indebtedness over the life of the plan is not expected to exceed \$3,000,000. Annual estimated amount of capture by the DDA is outlined in Exhibit F.

(C). The Duration of the Program.

This plan is being amended so that the Authority will capture taxes for the next twenty-one (21) years through the year 2017.

(D). Compliance with Section 15 of Act No. 197, Public Acts of Michigan, 1975, as amended.

It is recognized that the amount of tax increment revenue to be transmitted to the authority by the Township Treasurer and County Treasurer shall be that portion of the tax levy of the County, the Township, and the community college, paid annually on the assessed value of real property only in the development area in excess of the initial assessed value.

It is further recognized that tax increment revenues shall be expended only in accordance with the provisions of the tax increment financing plan and the surplus tax increment revenues not used for projects as listed in the development plan, shall revert proportionately to the respective local taxing jurisdictions.

It is also recognized that tax increment revenues shall not be used to circumvent existing levy limit laws and that the Birch Run Township Board may abolish the tax increment financing plan when it finds that the purposes for which the plan was created are accomplished. Pursuant to Section 15(3) of the DDA Act, the authority shall submit to the Birch Run Township Board an annual report on the status of the tax increment financing account. The report shall include, but not be limited to, the following items:

- (1). Amount and source of revenue in the account.
- (2). Amount and purpose of expenditures from the account.
- (3). Amount of principal and interest on outstanding bonded indebtedness, if any.
- (4). Initial assessed value of the project area.
- (5). Captured assessed value retained by the authority.
- (6). Tax increments received by the authority.
- (7). Such other additional information as is deemed necessary by the Birch Run Township Board.

The authority shall publish or cause to be published the annual tax increment financing account report in the local legal newspaper, that currently being the Birch Run Herald.

(E). Statement of the estimated impact of tax increment financing on the assessed value of all taxing jurisdictions in which the development area is located.

The tax increment financing plan will in no way diminish the assessed values of property within the area boundaries. Local taxing jurisdictions; Birch Run Township, Saginaw County, Delta College, will therefore, suffer no loss of current tax revenues.

For the period during which the tax increment financing plan is in effect, the assessed values of properties within the development area will effectively remain constant insofar as the local taxing jurisdictions are concerned. Any increase in property values will generate tax increment revenues which will be available only to the authority during the duration of the plan unless excess funds are available and if available will be distributed proportionately to the taxing units.

It is anticipated that the development activities of the authority financed in whole or in part by tax increment revenues will produce a positive, material effect on the assessed values of property within and in the proximity of the development and will ultimately result in the eventual collection of greater real property tax revenues than would otherwise have been available; and that the improvements will be fully paid for in less than twenty-five (25) years.

Pursuant to Section 14(4) of the DDA Act, the authority shall fully inform the members of the Saginaw County Board of Commissioners and the members of the Delta College Board of Trustees of the fiscal and economic implications of the proposed development area. For charts of estimated impact see Exhibits G-J.

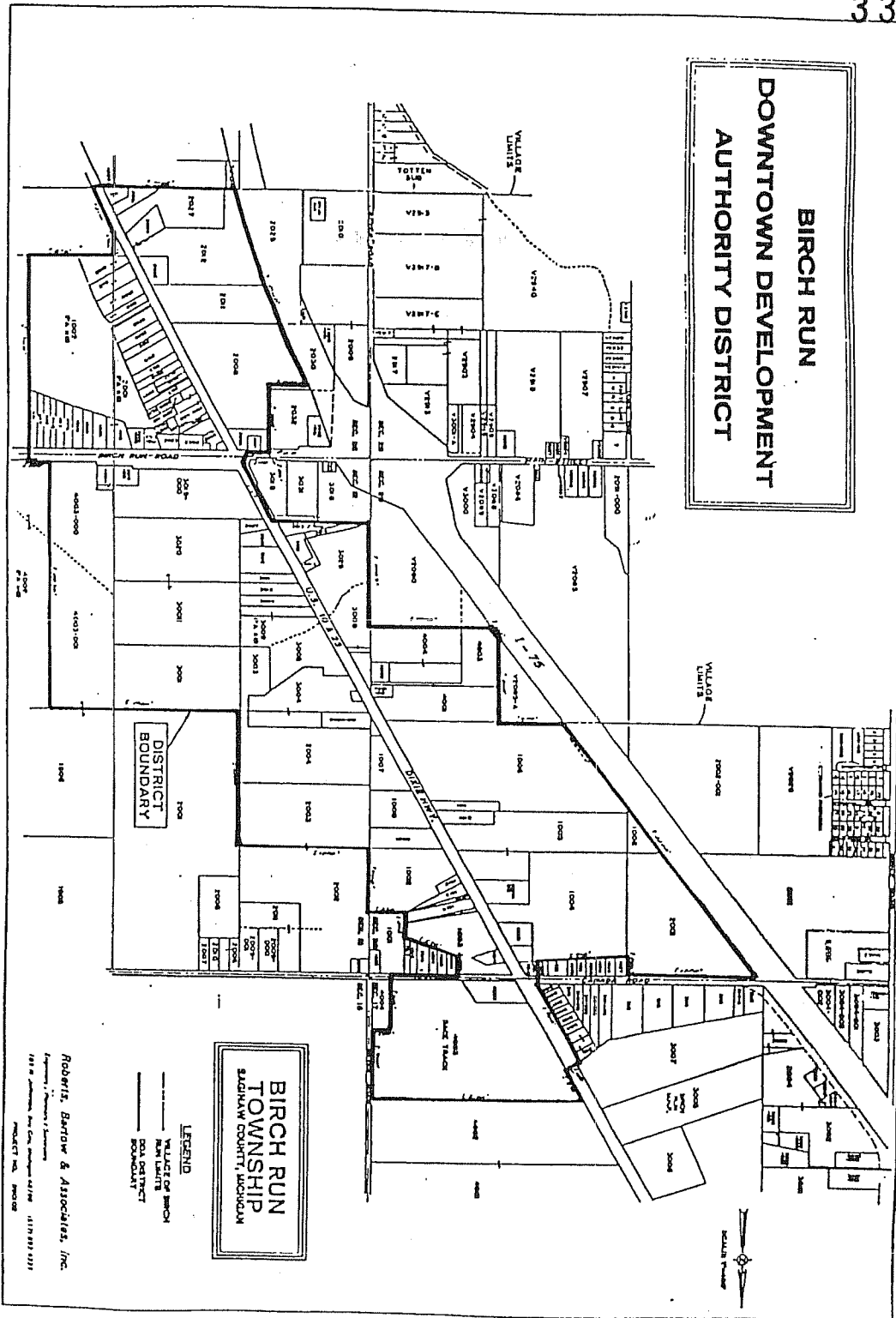
(F). Statement of the portion of the Captured Assessed Value intended to be used by the authority.

In view of the necessity of halting property value deterioration and of promoting economic growth within the development area, it is the intention of the authority to expend or otherwise obligate all tax increment revenues collected to achieve the purposes of the DDA Act.

The tax increment revenues which are generated by the Captured Assessed Value will be used to pay costs which are not financed by the issuance of bonds, in connection with the described projects or to amortize bonds if used for future projects.

Commencing at the southwest corner of Section 21, Township 10 North, Range 6 East, Birch Run Township, Saginaw County, Michigan, thence easterly along said section line 1003 feet more or less to the point of beginning, thence northerly 50 feet more or less to the north right-of-way line of Birch Run Road, thence easterly along said right-of-way line 170 feet more or less, thence northeasterly along said right-of-way line 103 feet more or less, to the westerly right-of-way line of US-10 and US-23, "Dixie Highway" said right-of-way line also being the limits of the Village of Birch Run, thence 571 feet more or less along said line to the north line of the Village of Birch Run village limits, thence westerly along said south line 960 feet more or less to the east line of the Village of Birch Run village limits, thence north 1007 feet more or less along said east line to the north line of the Village of Birch Run village limits, thence west 1200 feet more or less to the easterly right-of-way line of I-75, thence northwesterly along said right-of-way line 180 feet more or less to the east line of the Village of Birch Run village limits, thence north along said east line 860 feet more or less to the north line of the Village of Birch Run village limits, thence west along said north line 620 feet more or less to the easterly right-of-way line of I-75, thence northwesterly along said right-of-way line 3300 feet more or less to the south right-of-way line of Canada Road, thence easterly along said right-of-way line of Canada Road 1320 feet more or less to a line common to parcels 2001 and 1027, thence south along said line 206 feet more or less to the rear lot line of parcels 1027, 1028, 1029, 1030, 1031, 1033, 1021, and 1023, thence easterly 910 feet more or less along said rear line to a line common to parcels 1023 and 1012, thence north along said line 221 feet more or less to the northerly right-of-way line of Canada Road, thence east along said right-of-way line to the westerly right-of-way line of US-10 and US-23, "Dixie Highway", thence 960 feet more or less along said right-of-way line, thence northeasterly 150 feet to the easterly right-of-way line of US-10 and US-23, "Dixie Highway", thence northwesterly along said right-of-way line 370 feet more or less to a line common to parcels 4003 and 4002, thence east along said line 2180 feet more or less to the westerly right-of-way line of Beyer Road, thence southerly along said right-of-way line of Beyer Road 740 feet more or less to the north line of parcel 4004, thence westerly 211 feet more or less along said north line to the west line of said parcel, thence southerly along said line, thence 610 feet more or less to the southerly right-of-way line of Canada Road, thence westerly along said southerly right-of-way line of Canada Road 616 feet more or less to a line common to parcels 1003 and 1034, thence southerly along said line 199 feet more or less, thence southeasterly along the rear line of parcels 1034, 1025, 1024, 1019, 1018, and 1017, thence 575 feet more or less along said rear line to the west line of parcel 1001, thence southerly 245 feet more or less, along said west line to the south line of said parcel thence east 330 feet more or less to the east section line of southerly 245 feet more or less, along said west line to the south line of said parcel thence east 330 feet more or less to the east section line of Section 20, Town 10 North, Range 6 East, Birch Run Township, thence south along said section line 660 feet more or less to a line common to parcels 2002 and 2003, thence east 1320 feet more or less along said line to a line common to parcels 2001, 2003, and 2004, thence south 1320 feet more or less, to a line common to parcels 2001, 3001, 1006, and 4003-001, thence east 1980 feet more or less along said line to a line common to parcels 4003-000, 4003-001, and 4002, thence south 2570 feet more or less along said line to the north right-of-way line of Birch Run Road, thence easterly along said right-of-way line 230 feet more or less to the east line of parcel 1011, thence south 1960 feet more or less to the south line of parcel 1002, thence westerly 870 feet more or less along the south property line of said parcel to the east line of parcel 2003, thence south 240 feet more or less to the easterly right-of-way line of US-10 and US-23, "Dixie Highway", thence southeasterly 500 feet more or less along said right-of-way line to the south Village of Birch Run village limits line extended east, thence westerly 1480 feet more or less along said line to the easterly right-of-way of I-75, thence northwesterly along said right-of-way line 2160 feet more or less to the Village of Birch Run village limits, thence easterly 410 feet more or less along said line to the east Village of Birch Run village limits line, thence north 660 feet more or less along said line to point of beginning.

**BIRCH RUN
DOWNTOWN DEVELOPMENT
AUTHORITY DISTRICT**



**BIRCH RUN
TOWNSHIP
STEARNS COUNTY, MICHIGAN**

LEGEND
 - - - - - VILLAGE LIMITS
 - - - - - DISTRICT BOUNDARY
 - - - - - TOWNSHIP BOUNDARY

Robert B. Barrow & Associates, Inc.
 Engineers, Planners & Surveyors
 1818 Jackson Ave. S.W. - Grand Rapids, MI 49503
 PROJECT NO. 980208

**EXHIBIT 'B'
DISTRICT BOUNDARIES**

BIRCH RUN DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT

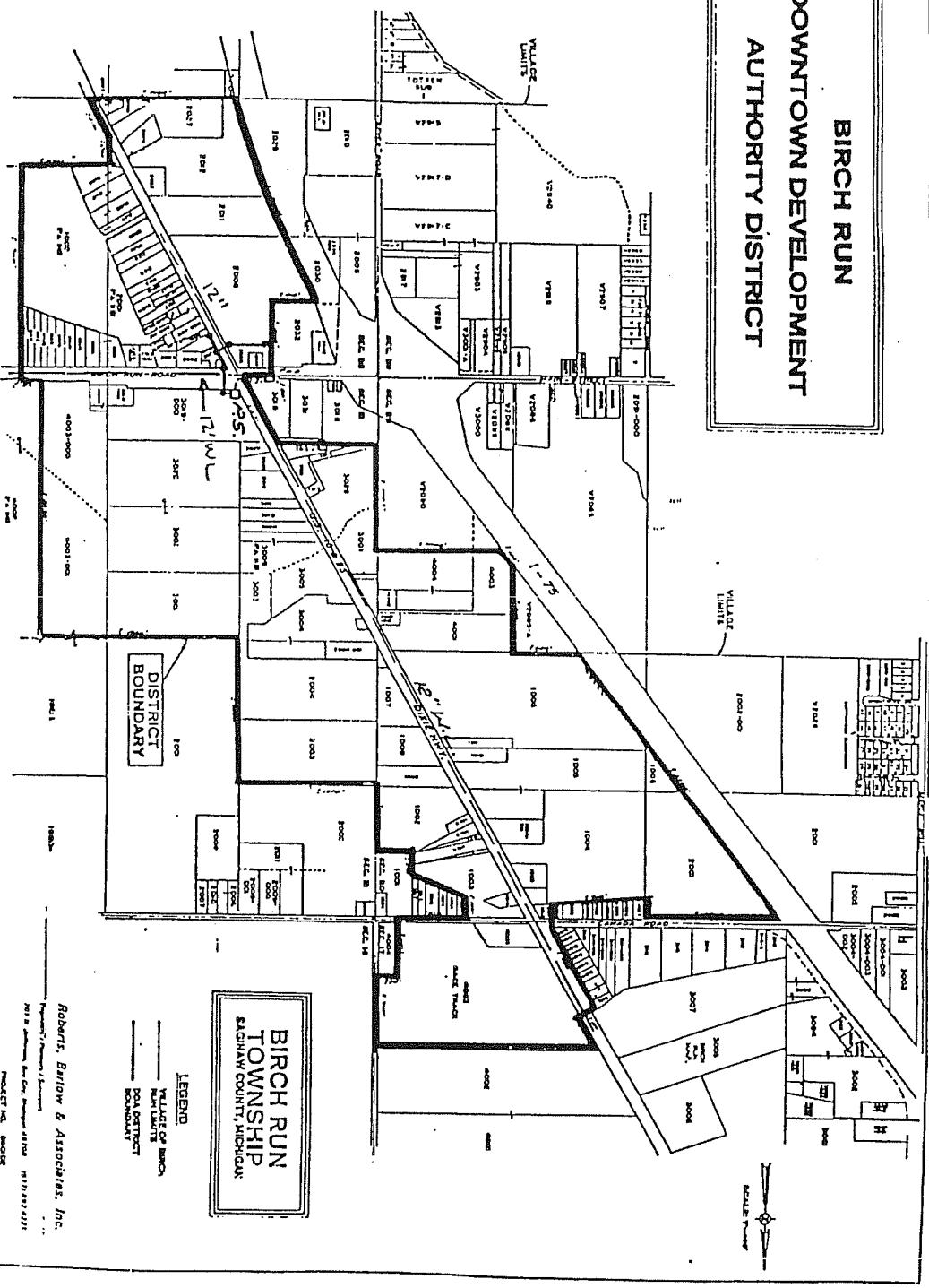


EXHIBIT 'C'
LOCATION OF PUBLIC FACILITIES

LEGEND

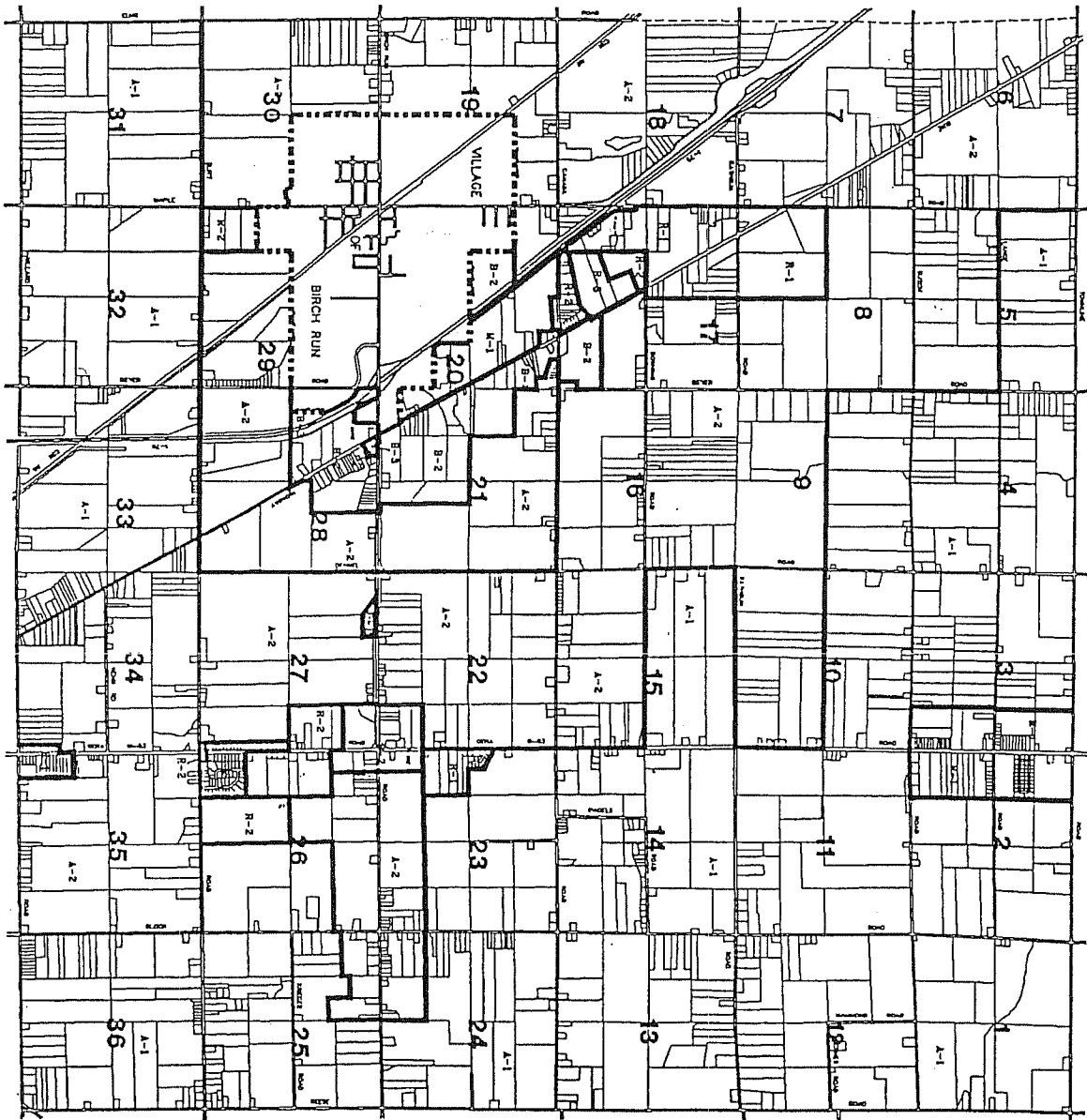
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING SEWER SHEDS RT1

BIRCH RUN TOWNSHIP SAGINAW COUNTY, MICHIGAN

LEGEND

- VILLAGE OF BIRCH
- NEW TOWN
- POA DISTRICT
- BOUNDARY

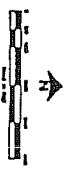
Roberts, Barrow & Associates, Inc.
 Engineers/Architects/Planners
 201 S. Washington Ave. East, Saginaw, MI 49783
 PHONE: 907-222-4111
 PROJECT NO. 880018



**BIRCH RUN
TOWNSHIP
ZONING MAP**

LEGEND

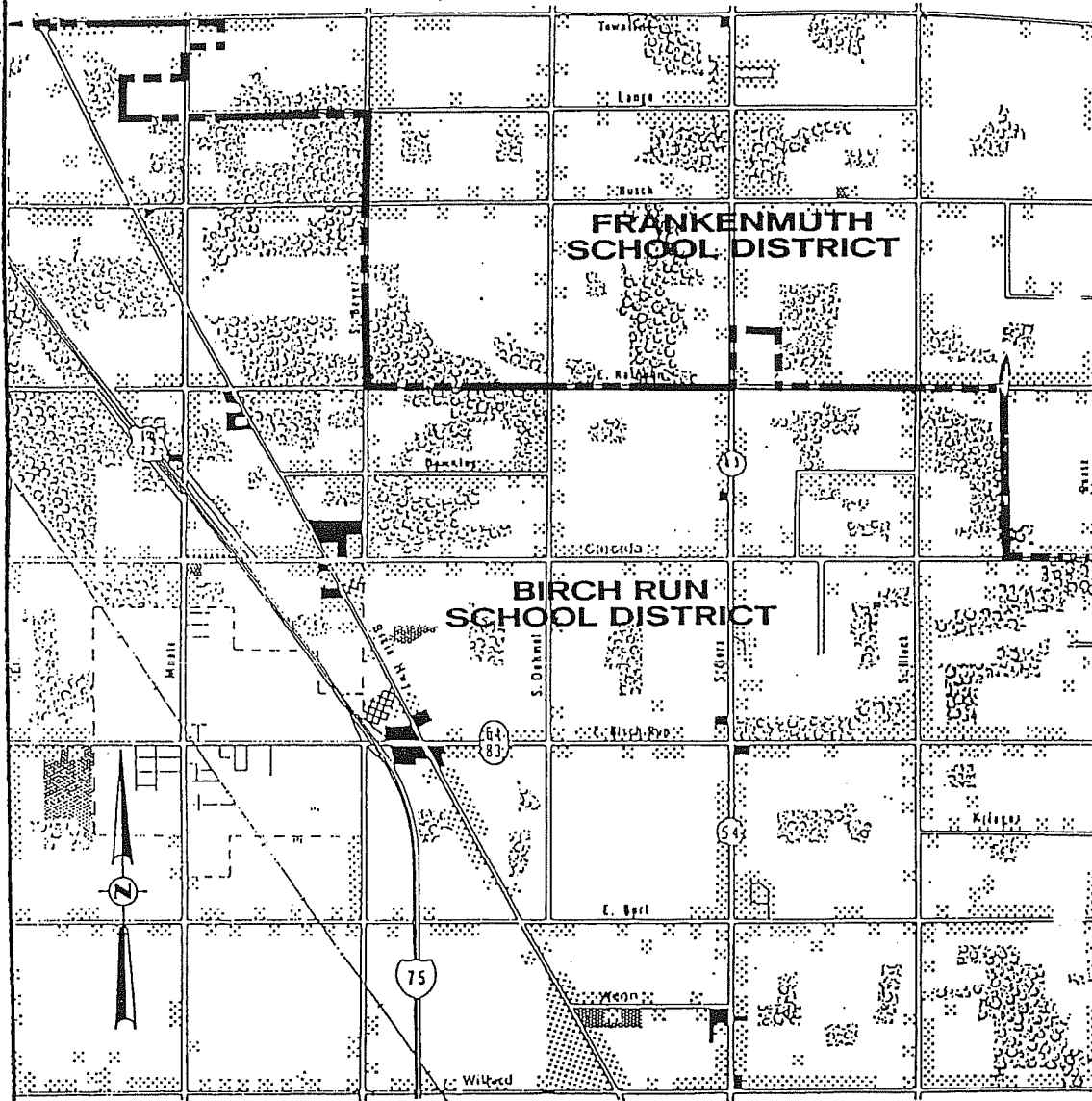
- A-1 PRIMARY AGRICULTURE
(Food & Fiber Production)
- A-2 GENERAL FARMING & WOODLOT
(Dispersed Residential)
- R-1 RESIDENTIAL DISTRICT
(Single Family)
- R-2 RESIDENTIAL DISTRICT
(Two Family)
- B-3 RESIDENTIAL DISTRICT
(Multiple Family)
- B-2 COMMERCIAL DISTRICT
(Community Commercial)
- B-1 COMMERCIAL DISTRICT
(Highway Commercial)
- X-1 INDUSTRIAL DISTRICT









Platted August 21, 1988

SIGMA COUNTY
METROPOLITAN PLANNING COMMISSION
BIRCH RUN TOWNSHIP
ZONING MAP

Scale: 1" = 100'
North Arrow
Date: 8/21/88



LEGEND

-  Residential
-  Commercial
-  Public-Quasi Pub
-  Industrial
-  Wooded
-  School District Boundary

**BIRCH RUN TOWNSHIP
GENERALIZED LAND USE
AND
SCHOOL DISTRICT MAP**

EXHIBIT "E"

EXHIBIT F

Estimated Revenues For Birch Run Township DDA

Year	Total SEV	Base SEV	Captured Taxable Value	Millage Rate	Amount
1990	\$2,675,202.00	\$2,532,813.00	\$142,389.00	46.1948	\$6,577.63
1991	2,727,900.00	2,532,813.00	195,087.00	45.98	8,970.10
1992	2,716,800.00	2,532,813.00	183,987.00	46.56	8,566.43
1993	3,033,550.00	2,532,813.00	500,737.00	44.85597	22,461.04
1994	3,150,148.00	2,532,813.00	617,335.00	9.67095	5,970.22
1995	3,179,664.00	2,532,813.00	646,851.00	9.58445	6,199.71
1996	3,467,682.00	2,532,813.00	934,869.00	9.58445	8,960.21
1997	3,767,682.00	2,532,813.00	1,234,869.00	9.58445	11,835.54
1998	5,782,813.00	2,532,813.00	3,250,000.00	9.58445	31,149.46
1999	13,182,813.00	2,532,813.00	10,650,000.00	9.58445	102,074.39
2000	13,512,383.33	2,532,813.00	10,979,570.33	9.58445	105,233.14
2001	13,850,192.91	2,532,813.00	11,317,379.91	9.58445	108,470.86
2002	14,196,447.73	2,532,813.00	11,663,634.73	9.58445	111,789.52
2003	14,551,358.92	2,532,813.00	12,018,545.92	9.58445	115,191.15
2004	14,915,142.90	2,532,813.00	12,382,329.90	9.58445	118,677.82
2005	15,288,021.47	2,532,813.00	12,755,208.47	9.58445	122,251.66
2006	15,670,222.01	2,532,813.00	13,137,409.01	9.58445	125,914.84
2007	16,061,977.56	2,532,813.00	13,529,164.56	9.58445	129,669.60
2008	16,463,527.00	2,532,813.00	13,930,714.00	9.58445	133,518.23
2009	16,875,115.17	2,532,813.00	14,342,302.17	9.58445	137,463.08
2010	17,296,993.05	2,532,813.00	14,764,180.05	9.58445	141,506.55
2011	17,729,417.88	2,532,813.00	15,196,604.88	9.58445	145,651.10
2012	18,172,653.32	2,532,813.00	15,639,840.32	9.58445	149,899.27
2013	18,626,969.66	2,532,813.00	16,094,156.66	9.58445	154,253.64
2014	19,092,643.90	2,532,813.00	16,559,830.90	9.58445	158,716.87
2015	19,569,959.99	2,532,813.00	17,037,146.99	9.58445	163,291.68
2016	20,059,208.99	2,532,813.00	17,526,395.99	9.58445	167,980.87
2017	20,560,689.22	2,532,813.00	18,027,876.22	9.58445	172,787.28

 \$2,675,031.90

Estimated Impact of Tax Increment Financing on Delta Community College

Year	Total SEV	Base SEV	Captured Taxable Value	Millage Rate	Amount
1995	3,179,664.00	2,532,813.00	646,851.00	2.0427	1,321.32
1996	3,467,682.00	2,532,813.00	934,869.00	2.0427	1,909.66
1997	3,767,682.00	2,532,813.00	1,234,869.00	2.0427	2,522.47
1998	5,782,813.00	2,532,813.00	3,250,000.00	2.0427	6,638.78
1999	13,182,813.00	2,532,813.00	10,650,000.00	2.0427	21,754.76
2000	13,512,383.33	2,532,813.00	10,979,570.33	2.0427	22,427.97
2001	13,850,192.91	2,532,813.00	11,317,379.91	2.0427	23,118.01
2002	14,196,447.73	2,532,813.00	11,663,634.73	2.0427	23,825.31
2003	14,551,358.92	2,532,813.00	12,018,545.92	2.0427	24,550.28
2004	14,915,142.90	2,532,813.00	12,382,329.90	2.0427	25,293.39
2005	15,288,021.47	2,532,813.00	12,755,208.47	2.0427	26,055.06
2006	15,670,222.01	2,532,813.00	13,137,409.01	2.0427	26,835.79
2007	16,061,977.56	2,532,813.00	13,529,164.56	2.0427	27,636.02
2008	16,463,527.00	2,532,813.00	13,930,714.00	2.0427	28,456.27
2009	16,875,115.17	2,532,813.00	14,342,302.17	2.0427	29,297.02
2010	17,296,993.05	2,532,813.00	14,764,180.05	2.0427	30,158.79
2011	17,729,417.88	2,532,813.00	15,196,604.88	2.0427	31,042.10
2012	18,172,653.32	2,532,813.00	15,639,840.32	2.0427	31,947.50
2013	18,626,969.66	2,532,813.00	16,094,156.66	2.0427	32,875.53
2014	19,092,643.90	2,532,813.00	16,559,830.90	2.0427	33,826.77
2015	19,569,959.99	2,532,813.00	17,037,146.99	2.0427	34,801.78
2016	20,059,208.99	2,532,813.00	17,526,395.99	2.0427	35,801.17
2017	20,560,689.22	2,532,813.00	18,027,876.22	2.0427	36,825.54
					\$558,921.29

wayee/deltarev.wk1

EXHIBIT H

Estimated Impact of Tax Increment Financing on Saginaw County

Year	Total SEV	Base SEV	Captured Taxable Value	Millage Rate	Amount
1995	3,179,664.00	2,532,813.00	646,851.00	6.58694	4,260.77
1996	3,467,682.00	2,532,813.00	934,869.00	6.58694	6,157.93
1997	3,767,682.00	2,532,813.00	1,234,869.00	6.58694	8,134.01
1998	5,782,813.00	2,532,813.00	3,250,000.00	6.58694	21,407.56
1999	13,182,813.00	2,532,813.00	10,650,000.00	6.58694	70,150.91
2000	13,512,383.33	2,532,813.00	10,979,570.33	6.58694	72,321.77
2001	13,850,192.91	2,532,813.00	11,317,379.91	6.58694	74,546.90
2002	14,196,447.73	2,532,813.00	11,663,634.73	6.58694	76,827.66
2003	14,551,358.92	2,532,813.00	12,018,545.92	6.58694	79,165.44
2004	14,915,142.90	2,532,813.00	12,382,329.90	6.58694	81,561.66
2005	15,288,021.47	2,532,813.00	12,755,208.47	6.58694	84,017.79
2006	15,670,222.01	2,532,813.00	13,137,409.01	6.58694	86,535.32
2007	16,061,977.56	2,532,813.00	13,529,164.56	6.58694	89,115.80
2008	16,463,527.00	2,532,813.00	13,930,714.00	6.58694	91,760.78
2009	16,875,115.17	2,532,813.00	14,342,302.17	6.58694	94,471.88
2010	17,296,993.05	2,532,813.00	14,764,180.05	6.58694	97,250.77
2011	17,729,417.88	2,532,813.00	15,196,604.88	6.58694	100,099.12
2012	18,172,653.32	2,532,813.00	15,639,840.32	6.58694	103,018.69
2013	18,626,969.66	2,532,813.00	16,094,156.66	6.58694	106,011.24
2014	19,092,643.90	2,532,813.00	16,559,830.90	6.58694	109,078.61
2015	19,569,959.99	2,532,813.00	17,037,146.99	6.58694	112,222.67
2016	20,059,208.99	2,532,813.00	17,526,395.99	6.58694	115,445.32
2017	20,560,689.22	2,532,813.00	18,027,876.22	6.58694	118,748.54
					\$1,802,311.15

wayee/saginawrev.wk1

Estimated Impact of Tax Increment Financing on Birch Run Township

Year	Total SEV	Base SEV	Captured Taxable Value	Millage Rate	Amount
1995	3,179,664.00	2,532,813.00	646,851.00	0.95481	617.62
1996	3,467,682.00	2,532,813.00	934,869.00	0.95481	892.62
1997	3,767,682.00	2,532,813.00	1,234,869.00	0.95481	1,179.07
1998	5,782,813.00	2,532,813.00	3,250,000.00	0.95481	3,103.13
1999	13,182,813.00	2,532,813.00	10,650,000.00	0.95481	10,168.73
2000	13,512,383.33	2,532,813.00	10,979,570.33	0.95481	10,483.40
2001	13,850,192.91	2,532,813.00	11,317,379.91	0.95481	10,805.95
2002	14,196,447.73	2,532,813.00	11,663,634.73	0.95481	11,136.56
2003	14,551,358.92	2,532,813.00	12,018,545.92	0.95481	11,475.43
2004	14,915,142.90	2,532,813.00	12,382,329.90	0.95481	11,822.77
2005	15,288,021.47	2,532,813.00	12,755,208.47	0.95481	12,178.80
2006	15,670,222.01	2,532,813.00	13,137,409.01	0.95481	12,543.73
2007	16,061,977.56	2,532,813.00	13,529,164.56	0.95481	12,917.78
2008	16,463,527.00	2,532,813.00	13,930,714.00	0.95481	13,301.19
2009	16,875,115.17	2,532,813.00	14,342,302.17	0.95481	13,694.17
2010	17,296,993.05	2,532,813.00	14,764,180.05	0.95481	14,096.99
2011	17,729,417.88	2,532,813.00	15,196,604.88	0.95481	14,509.87
2012	18,172,653.32	2,532,813.00	15,639,840.32	0.95481	14,933.08
2013	18,626,969.66	2,532,813.00	16,094,156.66	0.95481	15,366.86
2014	19,092,643.90	2,532,813.00	16,559,830.90	0.95481	15,811.49
2015	19,569,959.99	2,532,813.00	17,037,146.99	0.95481	16,267.24
2016	20,059,208.99	2,532,813.00	17,526,395.99	0.95481	16,734.38
2017	20,560,689.22	2,532,813.00	18,027,876.22	0.95481	17,213.20
					\$261,254.04

wayee/birchr.wk1

POTENTIAL DEBT STATEMENT BIRCH RUN TOWNSHIP DDA BONDS, SERIES 1996

Interest start date: 11/01/96
 First interest payment: 03/01/97

DEBT SERVICE SCHEDULE

	PERIOD ENDING	PRINCIPAL	ANNUAL RATE	INTEREST	TOTAL
1	03/01/97	0.00		61,000.00	61,000.00
2	03/01/98	80,000.00	6.100	183,000.00	263,000.00
3	03/01/99	85,000.00	6.100	178,120.00	263,120.00
4	03/01/00	90,000.00	6.100	172,935.00	262,935.00
5	03/01/01	95,000.00	6.100	167,445.00	262,445.00
6	03/01/02	100,000.00	6.100	161,650.00	261,650.00
7	03/01/03	110,000.00	6.100	155,550.00	265,550.00
8	03/01/04	115,000.00	6.100	148,840.00	263,840.00
9	03/01/05	120,000.00	6.100	141,825.00	261,825.00
10	03/01/06	130,000.00	6.100	134,505.00	264,505.00
11	03/01/07	140,000.00	6.100	126,575.00	266,575.00
12	03/01/08	145,000.00	6.100	118,035.00	263,035.00
13	03/01/09	155,000.00	6.100	109,190.00	264,190.00
14	03/01/10	165,000.00	6.100	99,735.00	264,735.00
15	03/01/11	175,000.00	6.100	89,670.00	264,670.00
16	03/01/12	185,000.00	6.100	78,995.00	263,995.00
17	03/01/13	195,000.00	6.100	67,710.00	262,710.00
18	03/01/14	210,000.00	6.100	55,815.00	265,815.00
19	03/01/15	220,000.00	6.100	43,005.00	263,005.00
20	03/01/16	235,000.00	6.100	29,585.00	264,585.00
21	03/01/17	250,000.00	6.100	15,250.00	265,250.00
		=====		=====	=====
TOTAL		3,000,000.00		2,338,435.00	5,338,435.00