

# Development Plan and Tax Increment Financing Plan for the Township of Birch Run Development Area

Adopted:  
September 10, 1996

Amended:  
December 12, 2017



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

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Township of Birch Run Downtown Development Authority  
Birch Run Township, Saginaw County, Michigan  
December 12, 2017

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ROWE PROFESSIONAL  
SERVICES COMPANY



### *List of Officials*

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#### Downtown Development Authority Board

1. Brady Totten, Chairman
  2. Jim Totten
  3. Don Morse
  4. Cathy Konieczny
  5. Paul Glantz
  6. Scott Dodge
  7. Jim Garo
  8. Ray Letterman, Township Board Representative
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#### Township Board

1. Ray Letterman, Supervisor
2. Corey Trinklein, Clerk
3. Karen Parlberg, Treasurer
4. Fred Sheridan, Trustee
5. Brady Totten, Trustee
6. Pam Moore, Trustee
7. Kurt Kiessling, Trustee

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## Introduction

The Birch Run Township Downtown Development District (DDA) is a business district that is located along Dixie Highway near I-75 Exit 136. The district spans just beyond Canada Road (the north boundary) to just beyond Birch Run Road (the south boundary). The district's composition is primarily commercial uses with a few industrial uses, a few public spaces, a few sections of undeveloped agricultural lands, entertainment uses such as the Birch Run Speedway and Event Center, and some residential properties. The district supports many businesses that provide jobs, tax base, goods, and services to the township and its residents. The district is the main hub for commercial and industrial businesses in the township. Promoting the continuous growth of development since the "Great Recession" of 2007-2010, the DDA can help to entice more businesses to the corridor for potential investment and development.



*Figure 1 Photos of locations within the DDA district including Birch Run Cemetery and Emagine Theater.*

It is the objective of the DDA board, through this plan, to stabilize conditions for those who conduct business here, develop necessary infrastructure for new and expanding businesses, assist businesses willing to locate or expand within the corridor, and improve the quality of life of those within and utilizing the district. Projects have been specified that support local legislative goals, protect and assist businesses, and ensure a quality of growth that will enhance the area in general.



*Figure 2 Photos of locations within the DDA district including restaurant businesses and future Birch Run Fire Hall.*

The DDA District boundaries are shown on Exhibit "B" following the legal description, located in the "Appendices" section near the end of this Development Plan. This information is part of the adopted Zoning Ordinance. There are a variety of improvements that are part of the development plan for government facilities, infrastructure, and changing of land uses.



## Development Plan

### *Criteria for Establishing a DDA*

The following is an excerpt of the State of Michigan's Downtown Development Authority Act 197 of 1975 as amended and was used to establish the Birch Run Township DDA. In establishing a DDA the Act states the following:

*"An ACT to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; 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; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials."*

### *Development Plan Requirements*

Act 197, Public Acts of Michigan 1975, as amended (the Downtown Development Authority 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 Downtown Development Authority Act.

#### DDA Location

(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" legal description and as shown on Exhibit "B" Map of DDA boundaries

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 Birch Run Speedway and Event Center  $\pm$  1,320 feet north of Canada Road; the south boundaries vary up to  $\frac{1}{2}$ -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.

#### Existing Infrastructure and Land Use

(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.*

There are a few public facilities located within the DDA district including the Birch Run Cemetery, and future Birch Run Township Fire Hall, shown on Exhibit "C" Location of Public Facilities within DDA district. There are some water, sewer, and storm sewer lines that run along Birch Run Road, Tiffany Boulevard, and Dixie Highway shown in Exhibit "C1" Water Lines Map, "C2" Sanitary Sewer Lines Map, and "C3" Storm Sewer Lines Map. There is a mixture of state, county, and local county roads within the DDA district shown in Exhibit "C4" Road Classification Map. Much of the infrastructure is located near already established commercial and industrial areas, along with vacant undeveloped land where new businesses would have easy access to connect to the existing infrastructure system.

The existing zoning of the proposed development area is shown on Exhibit "D" Zoning Map. Majority of the properties are Commercial 1, with the second largest zoning classified as being Industrial, located on the west side of Dixie Highway between Birch Run Road and Canada Road. There is a small section of

Commercial 2 at the intersection of Birch Run Road and Dixie Highway. There is one property that is Agricultural, located along Canada Road east of Dixie Highway.

The existing land use is shown on Exhibit "E" Existing Land Use Map. There is a mixture of current land uses within the DDA district including agricultural, commercial, industrial, single family residential, public/quasi-public, and vacant or fallow. The majority of the agricultural land uses are on the boundary of the DDA. These areas could be ideal locations for new or expanding businesses within the DDA district because these areas are largely cleared, flat, and located near existing infrastructure. The commercial land uses are along Birch Run Road and Dixie Highway near I-75. The majority of the industrial properties are located in the north half of the DDA district. There are pockets of single family residential properties throughout the DDA district, but most of them are located near the intersection of Birch Run Road and Dixie Highway. A few of the properties along Dixie Highway have for sale signs or appear to be operating as a home occupation. There are a variety of vacant or fallow properties available within the DDA district located near established commercial and industrial parcels.

The future land use is shown on Exhibit "F" Future Land Use Map. There are five different land use classifications: dispersed residential, low density single family residential, community commercial, highway/service commercial, and industrial. Like the zoning map and existing land use, the industrial property is located west of Dixie Highway closest to I-75. Under the future classification in the Master Plan, the industrial classification includes wholesale activities, warehouses, and light industrial activities such as assembly and fabrication, but does allow some commercial uses. The zoning map and future land use map both show many of the commercial properties are east of Dixie Highway and south of Birch Run Road. This area is intended, under the Master Plan, for the clustering of commercial and light industrial uses to infill vacant lots with development. The three highway/service commercial surrounds the intersection of Dixie Highway and Birch Run Road. The highway/service commercial classification under the Master Plan is for uses that generate significant automobile traffic or require parking, storage or building space that is not otherwise allowed in commercial districts. This provides for low density single family residential that would be north of Canada Road along Dixie Highway, where the Birch Run Speedway and Event Center is located. The Birch Run Speedway and Event Center is intended to provide subdivisions or residential neighborhoods with complementary uses such as schools, churches, and parks.

#### DDA Improvements

(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. Force Main to Genesee County

The DDA has constructed a sanitary sewer force main from an existing sanitary sewer pump station located at the intersection of Dixie Highway and East Birch Run Road in the DDA district to an existing force main located on East Burt Road. This force main services existing and future sanitary sewer located in the DDA district. The DDA will allocate funding to continue paying off the bond used to fund the project.

<i>Estimated time for completion:</i>	Within 1 year
<i>Estimated cost of project:</i>	\$16,000

#### 2. Sanitary Sewer in DDA District

The DDA proposed to assist in construction and maintaining sanitary sewer lines to service properties located in the DDA district. Existing sanitary sewer is located 2,000 feet south of Birch Run Road along Dixie Highway; on Birch Run Road east from Dixie Highway to the eastern DDA



boundary; north of Birch Run Road along Dixie Highway approximately 1,100 feet. This project would entail construction of sanitary sewer lines to north and south DDA boundary lines along the Dixie Highway. The maintenance of the sanitary sewer system includes the lift station which may need to be upgraded.

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* \$1,000,000

**3. Water Service in DDA District**

The DDA will assist in the payment to the Water Department for use of the water service because the water services the large demand for water. This will include any maintenance of the water service lines in the DDA district. There may be a requirement to expand the area for the water service in the DDA district or capacity.

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* \$200,000

**4. Municipal Building in DDA District**

The township DDA proposes to assist in acquiring land and to assist with constructing a municipal building which may consist of one or more of the following: office, meeting room, operation and maintenance areas, parking facilities, educational or cultural facilities, and landscaping.

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

**5. Road Improvements**

The DDA will be assisting the Road Commission of improvements along Dixie Highway. These improvements may consist of excavating, filling, removing and replacing curbs, bituminous pavement, and some drainage relocation.

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

**6. 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 the type of occupancy load and height.

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* \$44,000 annually

**7. Master Plan for DDA 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

**8. Marketing Agreement**

The township DDA is proposing to develop a marketing agreement with the Birch Run Area Convention and Visitor's Bureau. This would be for purposes of marketing the township's DDA district businesses.

*Estimated time for completion:* 10 years  
*Estimated cost of project:* \$10,000 per year

**9. Building Improvement Grant**

The township DDA intends to go after and provide building improvements grants for commercial and industrial businesses in the district. This will provide an increased ability for property owners to do façade improvements and other streetscaping elements that would improve the districts' aesthetics.

*Estimated time for completion:* Term of the plan,  
*Estimated cost of project:* \$250,000 per 5 years

**10. Develop an Entrance Feature**

The township DDA would like to distinguish the beginning of the DDA district. This feature would be near the intersection of Birch Run Road and Dixie Highway. This entrance feature should be a similar design as other existing and planned features for the DDA.

*Estimated time for completion:* 5 years  
*Estimated cost of project:* \$100,000

**11. Water Tower**

In order to provide adequate water services within the DDA district, the DDA proposed to contribute funding to the township's Water Department. To provide these services the DDA proposed to contribute annual funding to assist in the maintenance and other necessary aspects of the existing township's water tower.

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* \$18,000 annually

**12. Streetscaping in the DDA District**

The township DDA proposes the development of a streetscaping plan along the portions of Birch Run Road and Dixie Highway that are within the DDA district. The streetscaping plan will include lighting, sidewalks, and other street features.

Along Birch Run Road

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* 5' sidewalk \$200,000 and \$1 million on streetscape

Along Dixie Highway

*Estimated time for completion:* Term of the plan  
*Estimated cost of project:* 5' sidewalk \$720,000 and \$3.6 million on streetscape

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

[SEE D ABOVE]

Land Use Changes in the DDA District

(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 currently no plans to designate specific open space areas.

#### DDA Sale/Lease of Property

(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 and all property, 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.

#### Proposed Zoning Change

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

Some disruption of pavement's 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.

#### Development Financing

(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)

#### Sale or Lease of Property – Designation of Persons

(J). *Designation of the person or persona, 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.*

If the DDA 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.

#### Sale or Lease of Property – Procedure

(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.

#### Displaced Persons

(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 98. No occupied residences are designated for acquisition and clearance by the authority.

Relocation Procedure

(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.

Relocation Cost

(N). *Provision for the costs of relocating persona 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.

Compliance with PA 227 of 1972

(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.

Other Material

(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 Downtown Development Authority (DDA) Act provides that when the authority determines that it is necessary for the achievement of the purposes of the Downtown Development Authority Act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The Downtown Development Authority 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 Downtown Development Authority 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.

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

The Downtown Development Authority Act enables DDA's 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 Downtown Development Authority Act.

In order to provide the DDA with the means of financing the planning and implementation of development proposals, the Downtown Development Authority 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 are, however, 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 of \$11,000,000, and the Initial Assessed Value, 10,000,000 would be \$1,000,000. While the normal taxing jurisdictions continue to receive tax increment revenue equal to the Captured Assessed Value of \$10,000,000, times the millage. The tax increment payable to the authority in Year Two would be equal to the captured \$1,000,000 taxable value times the millage rate. 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.

#### *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 G 2017 Tax Increment Role within the DDA .

#### *The Duration of the Program*

This plan is being amended so that the DDA will capture taxes through the year 2047.

#### *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 have been accomplished. Pursuant to Section 15 (3) of the Downtown Development Authority 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:

- a. The amount and source of revenue in the account.
- b. The amount in any bond reserved account.
- c. The amount and purpose of expenditures from the account.
- d. The amount of principal and interest on outstanding bonded indebtedness, if any.
- e. The initial assessed value of the project area.
- f. The captured assessed value retained by the DDA.
- g. The tax increments received by the DDA.
- h. The number of jobs created as a result of the implementation of the tax increment financing plan.
- i. Such other additional information as is deemed necessary by the Birch Run Township Board.

The DDA 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. A copy of the 2017 Tax Increment Roll is included in Exhibit G 2017 Tax Increment Role within the DDA.

#### *Estimated Impact of Tax Increment Financing of all Taxing Jurisdictions*

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, and 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 as far 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 30 years. The estimated revenue from the amendment to the TIF and Development Plans ending date is shown on Exhibit H Estimated Capture for Birch Run Township DDA (30 years).

Pursuant to Section 14 (4) of the Downtown Development Authority 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 I - K.

*Portion of the Captured Assessed Value Intended to be Used by the DDA*

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 Downtown Development Authority 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.

## EXHIBIT "A"

### Description of the DDA Boundaries

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 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 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 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.



EXHIBIT "B"  
Map of DDA Boundaries

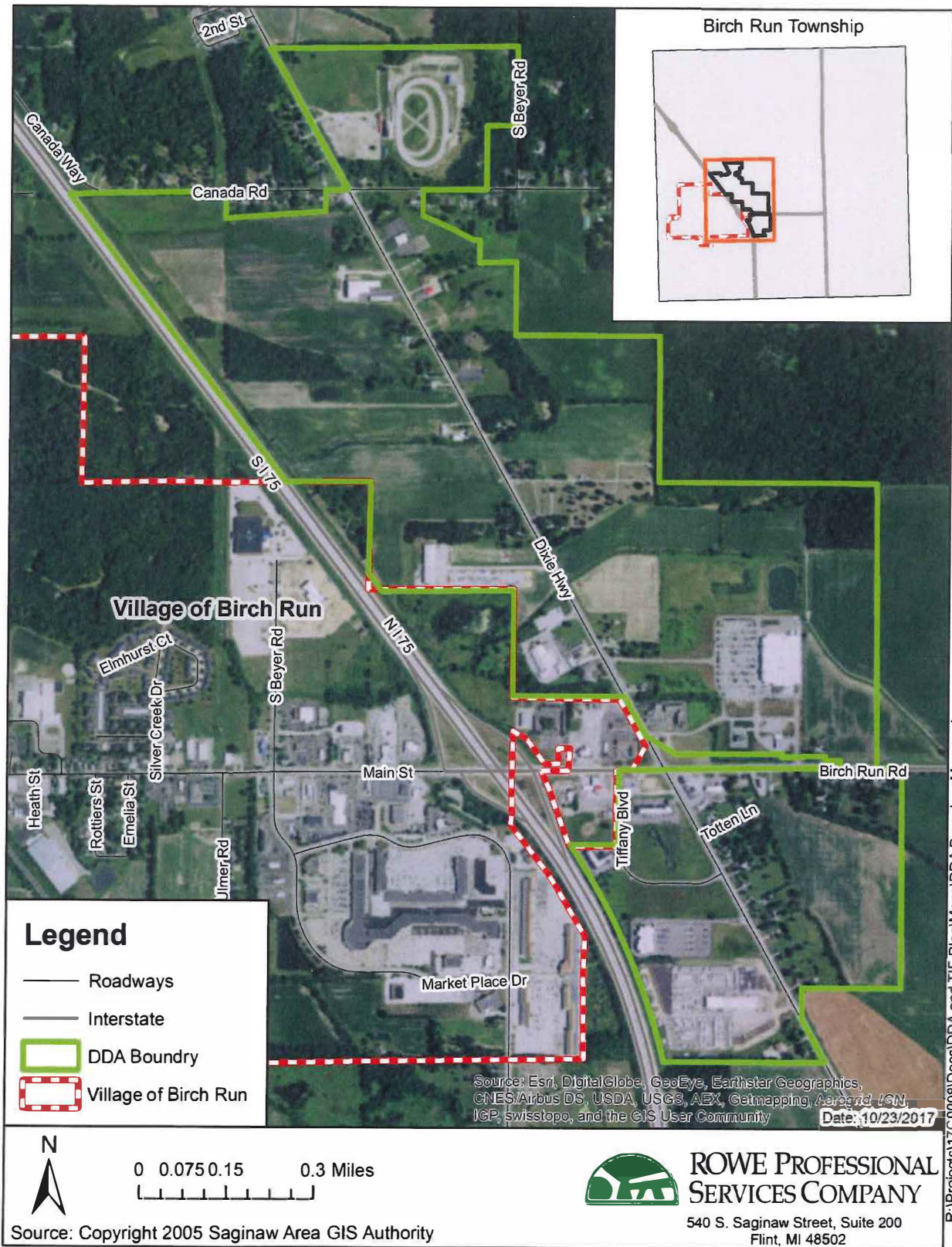
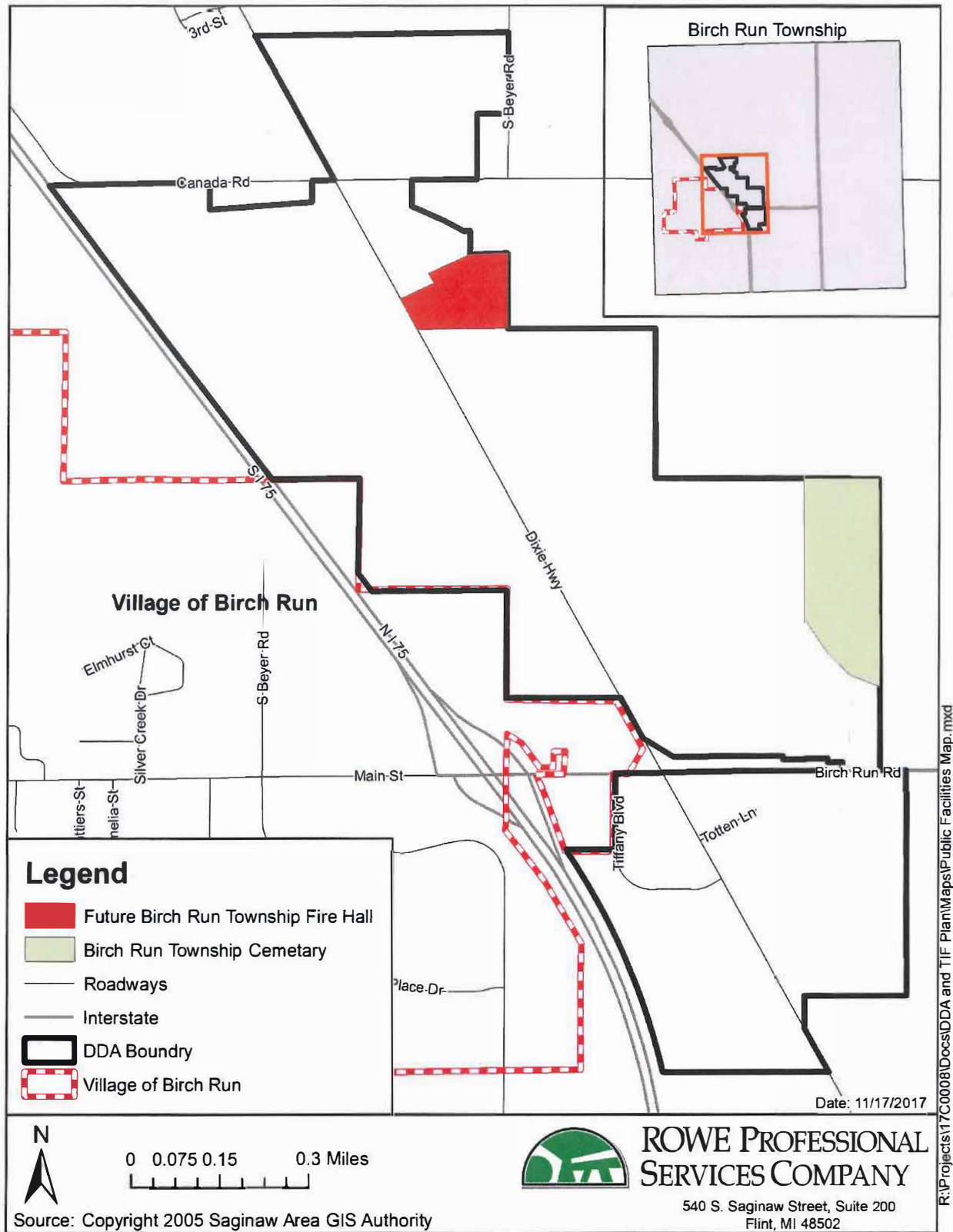
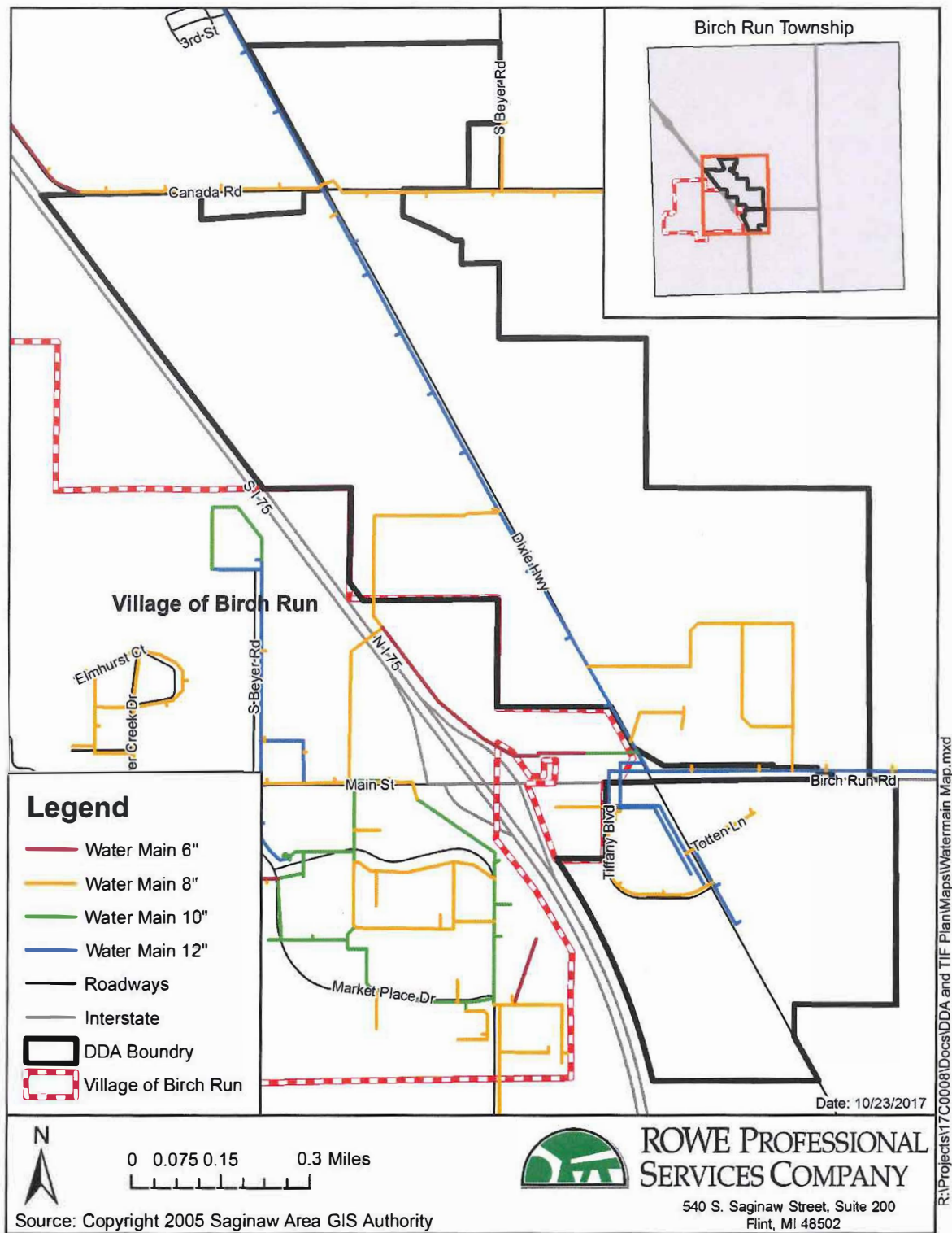




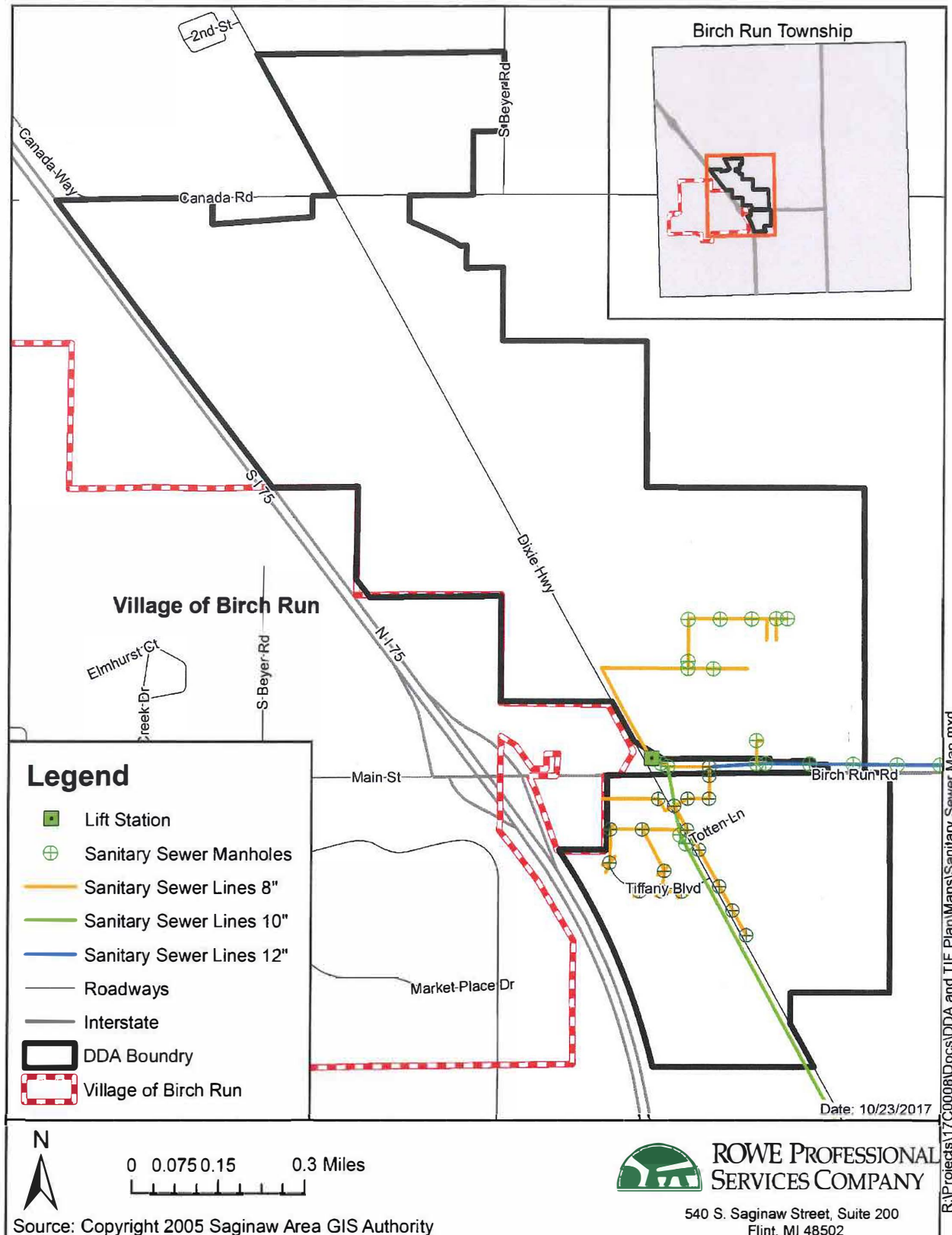
EXHIBIT "C"  
Location of Public Facilities within DDA



# EXHIBIT "C1" Water Lines Map

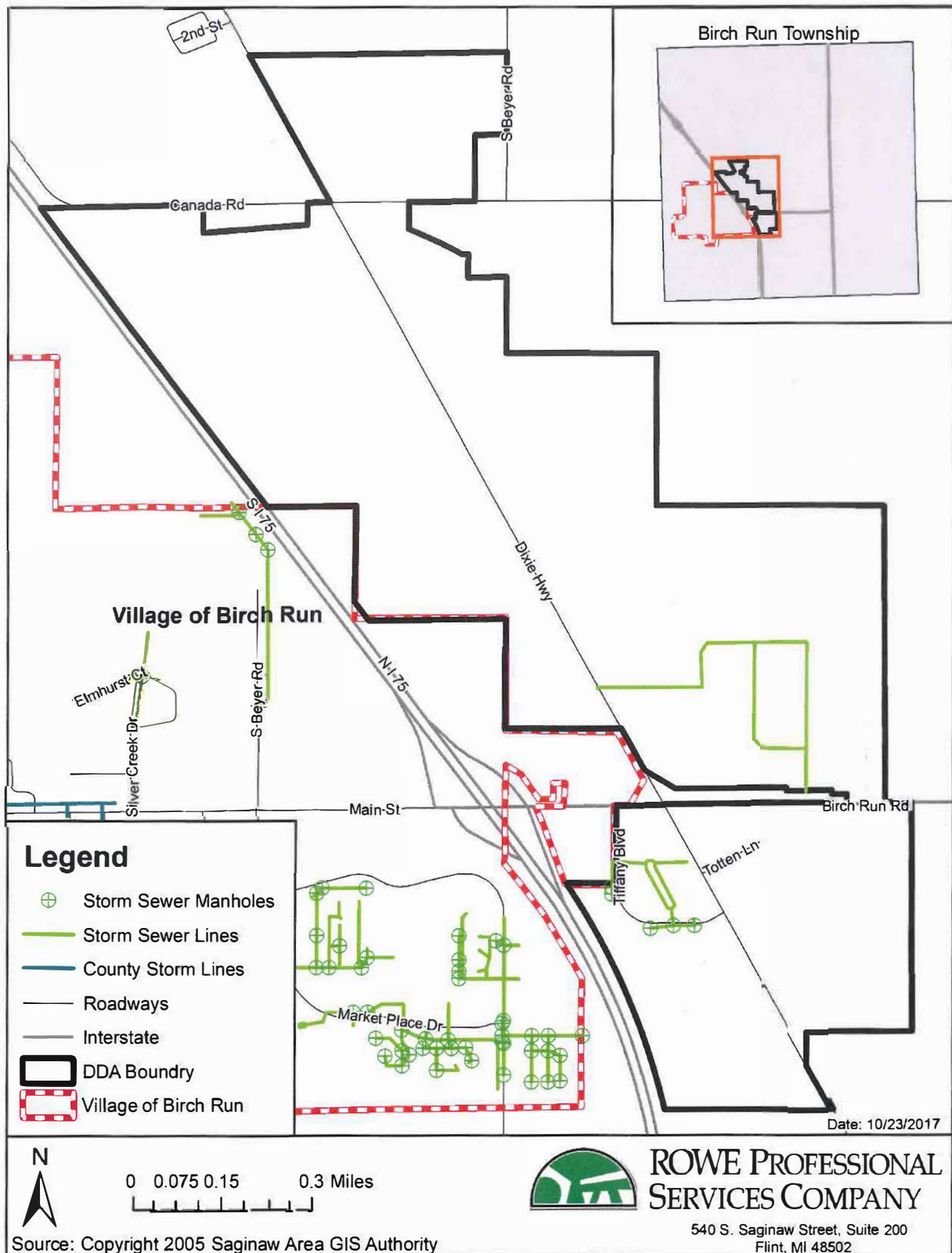


# EXHIBIT "C2" Sanitary Sewer Lines Map



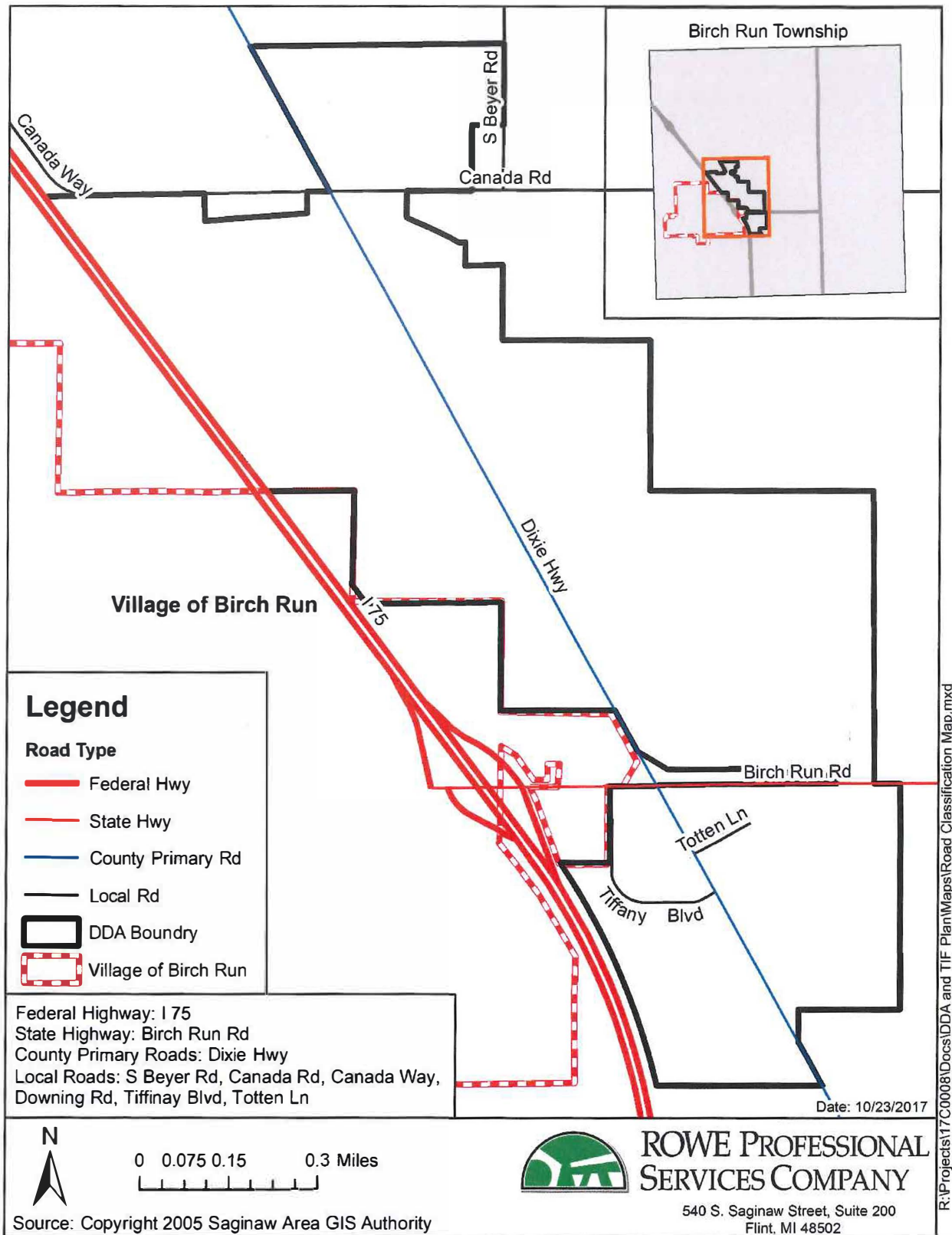


# EXHIBIT "C3" Storm Sewer Lines Map



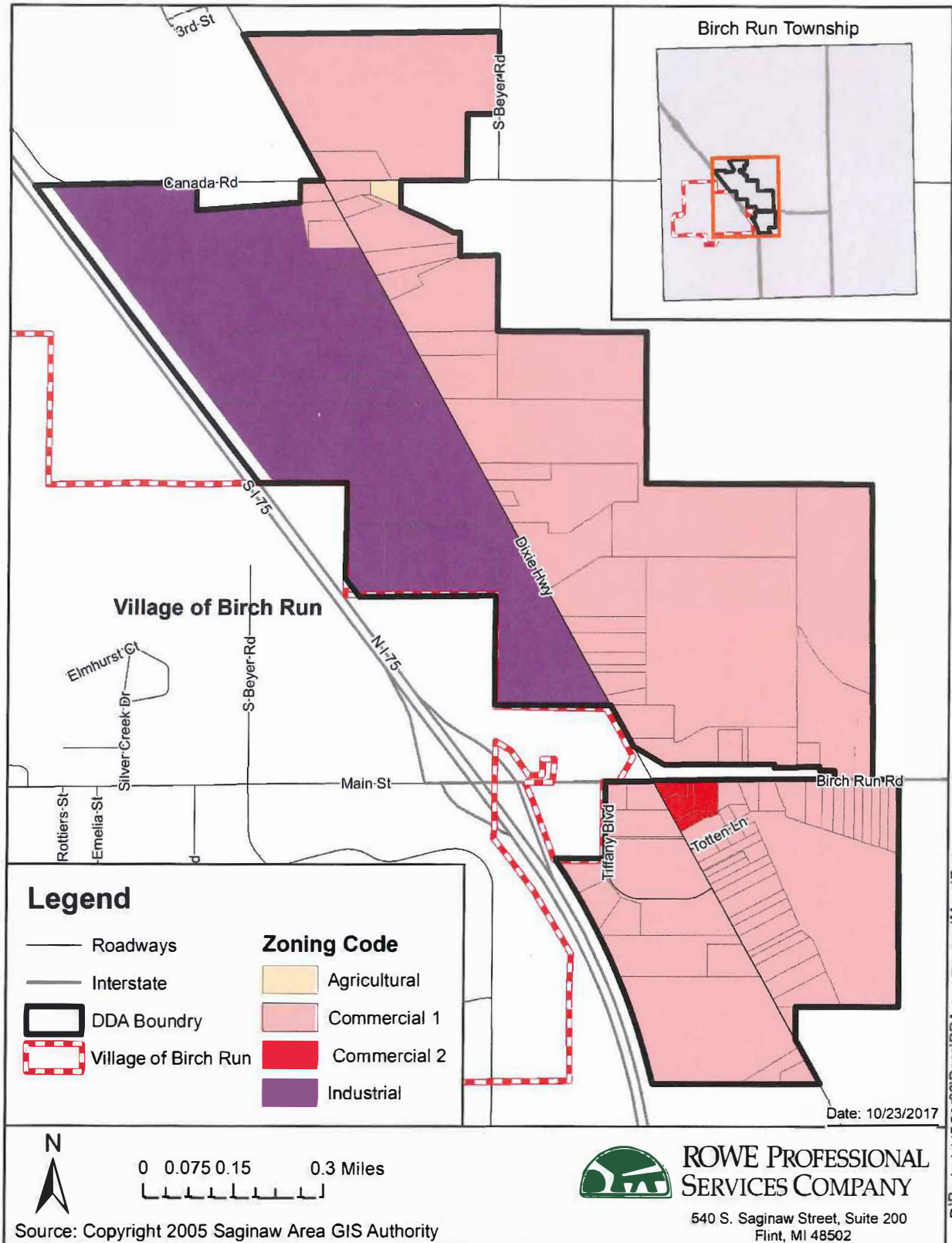
# EXHIBIT "C4"

## Road Classification Map



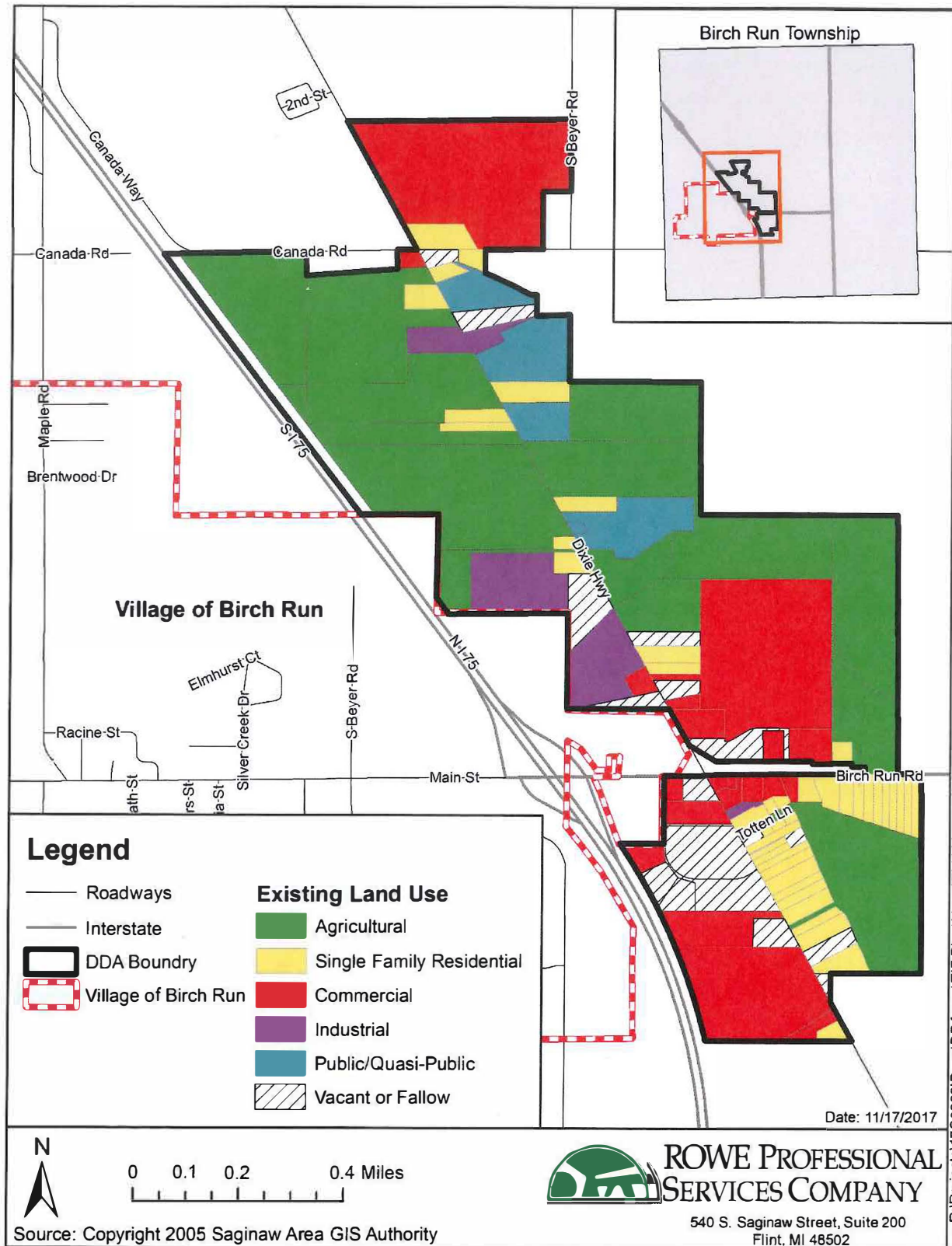
# EXHIBIT "D"

## Zoning Map





# EXHIBIT "E" Existing Land Use Map



# EXHIBIT "F" Future Land Use Map

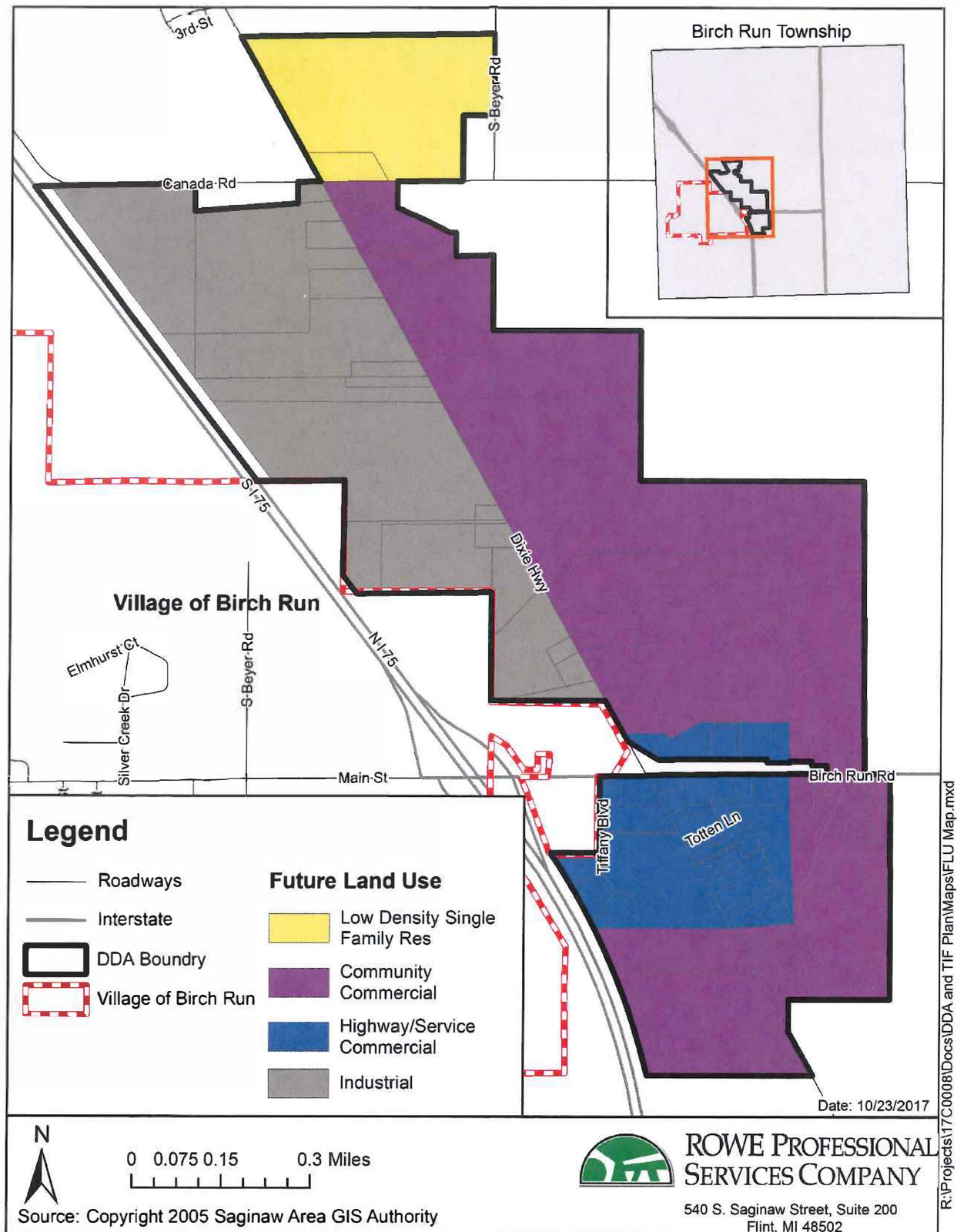




Exhibit "G"  
2017 Tax Increment Role within the DDA

Base Year	Parcel Number	Property Owner Name	Property Address		2016 SEV	2016 Taxable	Base Value	Captured Value	Millage Rate	TIF Revenue
1989	05-10-6-17-4003-000	DMS PROPERTIES LLC	10945	DIXIE	\$236,700	\$190,322	\$74,000	\$116,322	7.8241	\$910
1989	05-10-6-17-4008-000	MAJOR, M F & C C	10995	DIXIE	\$72,100	\$31,540	\$17,620	\$13,920	7.8241	\$109
1989	05-10-6-20-1002-000	BIRCH RUN TOWNSHIP	11235	DIXIE	\$-	\$-	\$26,899	\$(26,899)	7.8241	\$(210)
1989	05-10-6-20-1003-000	BIRCH BUILDING CORP	11105	DIXIE	\$218,600	\$218,600	\$7,000	\$211,600	7.8241	\$1,656
1989	05-10-6-20-1003-001	MAJOR, C C	0	CANADA	\$23,300	\$3,393	\$-	\$3,393	7.8241	\$27
1989	05-10-6-20-1003-002	MAJOR, M F & C C	8782	CANADA	\$72,900	\$49,298	\$-	\$49,298	7.8241	\$386
1989	05-10-6-20-1004-000	BIRCH RUN INVESTMENT LLC	11100	DIXIE	\$56,700	\$25,007	\$13,500	\$11,507	7.8241	\$90
1989	05-10-6-20-1004-001	BIRCH MACHINERY INC	11160	DIXIE	\$474,500	\$413,297	\$261,800	\$151,497	7.8241	\$1,185
1989	05-10-6-20-1005-000	TANNER TRUST NO 1	11250	DIXIE	\$63,800	\$37,689	\$23,600	\$14,089	7.8241	\$110
1989	05-10-6-20-1006-001	MORSE DEVELOPMENT LLC	11420	DIXIE	\$91,800	\$65,019	\$41,900	\$23,119	7.8241	\$181
1989	05-10-6-20-1006-002	BIRCH RUN LAND LLC	11420	DIXIE	\$25,000	\$17,707	\$-	\$17,707	7.8241	\$139
1989	05-10-6-20-1007-000	POLZIN, D A & J R	11425	DIXIE	\$107,100	\$72,575	\$44,448	\$28,127	7.8241	\$220
1989	05-10-6-20-1008-000	V F W POST 7542 BIRCH RUN	11325	DIXIE	\$-	\$-	\$15,118	\$(15,118)	7.8241	\$(118)
1989	05-10-6-20-1009-000	BUBEN, STEVE	11281	DIXIE	\$49,900	\$49,147	\$21,269	\$27,878	7.8241	\$218
1989	05-10-6-20-1010-000	SLEDZ, MARK J	11300	DIXIE	\$36,100	\$35,706	\$20,122	\$15,584	7.8241	\$122
1989	05-10-6-20-1011-000	YURCSO, STEVEN & GALSTERER, STEVEN	11330	DIXIE	\$36,400	\$36,400	\$9,279	\$27,121	7.8241	\$212
1989	05-10-6-20-1012-000	INMAN, TAMMY	11008	DIXIE	\$70,100	\$37,612	\$18,300	\$19,312	7.8241	\$151
1989	05-10-6-20-1013-000	DIXIE HWY LLC	11185	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-20-1014-000	PIPPERT, J E & M S	11057	DIXIE	\$35,400	\$33,544	\$14,179	\$19,365	7.8241	\$152
1989	05-10-6-20-1015-000	MAZUR, TIM	11153	DIXIE	\$39,200	\$39,200	\$21,791	\$17,409	7.8241	\$136
1989	05-10-6-20-1016-000	DIXIE HWY LLC	11195	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-20-1016-001	DIXIE HWY LLC	11195	DIXIE	\$77,400	\$62,347	\$40,626	\$21,721	7.8241	\$170
1989	05-10-6-20-1020-000	BIRCH RUN INVESTMENT LLC	11080	DIXIE	\$49,100	\$48,444	\$28,880	\$19,564	7.8241	\$153
1989	05-10-6-20-2001-000	SCHIAN, J & M	11095	MAPLE	\$130,200	\$82,489	\$45,800	\$36,689	7.8241	\$287
1989	05-10-6-20-4001-001	DIXIE DEVELOPMENT LLC	11550	DIXIE	\$34,400	\$34,001	\$15,743	\$18,258	7.8241	\$143
1989	05-10-6-20-4002-000	DIXIE DEVELOPMENT LLC	11580	DIXIE	\$41,800	\$41,323	\$19,705	\$21,618	7.8241	\$169
1989	05-10-6-20-4003-000	DIXIE DEVELOPMENT LLC	11500	DIXIE	\$153,900	\$48,244	\$-	\$48,244	7.8241	\$377
1989	05-10-6-20-4004-000	DIXIE DEVELOPMENT LLC	11556	DIXIE	\$418,500	\$173,345	\$30,000	\$143,345	7.8241	\$1,122
1989	05-10-6-21-2003-000	LETTERMAN, JAMES	9100	CANADA	\$21,400	\$11,989	\$4,700	\$7,289	7.8241	\$57
1989	05-10-6-21-2004-001	PALMER, LAVERNE & BETTY	11455	DIXIE	\$58,100	\$57,167	\$31,799	\$25,368	7.8241	\$198
1989	05-10-6-21-3002-001	MEIJER INC	9517	BIRCH RUN	\$366,700	\$271,464	\$-	\$271,464	7.8241	\$2,124
1989	05-10-6-21-3002-003	MEIJER INC	9515	BIRCH RUN	\$4,779,500	\$2,453,515	\$49,535	\$2,403,980	7.8241	\$18,809
1989	05-10-6-21-3002-004	MEIJER INC	0	BIRCH RUN	\$165,200	\$20,036	\$-	\$20,036	7.8241	\$157
1989	05-10-6-21-3002-005	FRANKENMUTH CREDIT UNION	9430	MEIJER SOUTH	\$459,000	\$454,158	\$-	\$454,158	7.8241	\$3,553
1989	05-10-6-21-3004-000	BIRCH RUN TWP HEALTH BD	11555	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-21-3005-000	POLZIN, D A & J R	11595	DIXIE	\$55,300	\$55,300	\$29,193	\$26,107	7.8241	\$204
1989	05-10-6-21-3006-000	BIRCH RUN TOWNSHIP	11535	DIXIE	\$-	\$-	\$10,947	\$(10,947)	7.8241	\$(86)
1989	05-10-6-21-3008-000	DIXIE DEVELOPMENT LLC	11600	DIXIE	\$127,300	\$19,377	\$5,000	\$14,377	7.8241	\$112
1989	05-10-6-21-3009-000	MORSE, RUTH I	0	DIXIE	\$22,200	\$6,688	\$3,900	\$2,788	7.8241	\$22



Base Year	Parcel Number	Property Owner Name	Property Address		2016 SEV	2016 Taxable	Base Value	Captured Value	Millage Rate	TIF Revenue
1989	05-10-6-21-3010-000	BREWSTER, T A & B A	11795	DIXIE	\$36,100	\$35,807	\$21,478	\$14,329	7.8241	\$112
1989	05-10-6-21-3011-000	JEER, FAIS G	11815	DIXIE	\$32,900	\$32,900	\$14,284	\$18,616	7.8241	\$146
1989	05-10-6-21-3015-000	MILLER, G J & MILLER, F TRUST	0	DIXIE	\$70,300	\$5,327	\$2,294	\$3,033	7.8241	\$24
1989	05-10-6-21-3019-002	LAXMI-G BIRCH RUN INC	11911	DIXIE	\$2,209,300	\$1,418,432	\$-	\$1,418,432	7.8241	\$11,098
1989	05-10-6-21-3021-001	SECURE RELIABLE STORAGE LLC	0	DIXIE	\$51,500	\$51,500	\$-	\$51,500	7.8241	\$403
1989	05-10-6-21-3021-002	FENT, D & D INVESTMENTS	11820	DIXIE	\$164,800	\$164,800	\$27,838	\$136,962	7.8241	\$1,072
1989	05-10-6-21-3024-000	RAQUEPAW, ZADA	11755	DIXIE	\$17,700	\$17,700	\$21,895	\$(4,195)	7.8241	\$(33)
1989	05-10-6-21-3027-000	GASH ENTERPRISES, INC	11865	DIXIE	\$165,100	\$81,464	\$32,200	\$49,264	7.8241	\$385
1989	05-10-6-21-3029-000	USF HOLLAND INC	11740	DIXIE	\$461,000	\$347,219	\$129,300	\$217,919	7.8241	\$1,705
1989	05-10-6-21-3030-000	F&A HILL TRUST	11853	DIXIE	\$85,800	\$33,017	\$28,100	\$4,917	7.8241	\$38
1989	05-10-6-21-4003-000	BAILER, DON D TRUST	9435	BIRCH RUN	\$28,300	\$16,203	\$9,800	\$6,403	7.8241	\$50
1989	05-10-6-21-4003-001	LETTERMAN, JAMES	0	BIRCH RUN	\$24,100	\$17,298	\$10,700	\$6,598	7.8241	\$52
1989	05-10-6-21-4004-000	BAILER, DON D TRUST	9555	BIRCH RUN	\$44,500	\$44,500	\$26,378	\$18,122	7.8241	\$142
1989	05-10-6-28-1002-000	TOTTEN, RICHARD & DONNA	9000	BIRCH RUN	\$49,000	\$21,971	\$14,800	\$7,171	7.8241	\$56
1989	05-10-6-28-1003-000	MELISSA PROPERTIES LLC	9650	BIRCH RUN	\$33,400	\$32,998	\$20,748	\$12,250	7.8241	\$96
1989	05-10-6-28-1005-000	GIBSON, C J & M L	9558	BIRCH RUN	\$51,300	\$50,651	\$33,572	\$17,079	7.8241	\$134
1989	05-10-6-28-1006-000	ASPIN CONSTRUCTION, LLC	9630	BIRCH RUN	\$29,700	\$29,387	\$15,430	\$13,957	7.8241	\$109
1989	05-10-6-28-1007-000	SCHULTZ, TONY J	12480	DIXIE	\$26,300	\$25,977	\$13,554	\$12,423	7.8241	\$97
1989	05-10-6-28-1008-000	TURNER, NATHAN T & JODI M	9600	BIRCH RUN	\$52,800	\$52,156	\$36,074	\$16,082	7.8241	\$126
1989	05-10-6-28-1009-000	CRIPPIN, CHAD	9560	BIRCH RUN	\$9,300	\$9,300	\$23,250	\$(13,950)	7.8241	\$(109)
1989	05-10-6-28-1010-000	ALBOSTA, RENEE	9520	BIRCH RUN	\$33,100	\$33,100	\$22,103	\$10,997	7.8241	\$86
1989	05-10-6-28-1011-000	GRAY, KENNETH L	9700	BIRCH RUN	\$36,500	\$36,007	\$22,312	\$13,695	7.8241	\$107
1989	05-10-6-28-1012-000	SEARSON, T & D	9670	BIRCH RUN	\$31,100	\$-	\$17,828	\$(17,828)	7.8241	\$(139)
1989	05-10-6-28-1013-000	GORSALITZ, D & I	9640	BIRCH RUN	\$35,000	\$34,703	\$21,686	\$13,017	7.8241	\$102
1989	05-10-6-28-1014-000	TANNER, RUTH ETAL	9680	BIRCH RUN	\$9,300	\$8,519	\$24,605	\$(16,086)	7.8241	\$(126)
1989	05-10-6-28-2001-001	TOTTEN, J T & B R	12095	DIXIE	\$34,500	\$34,202	\$29,297	\$4,905	7.8241	\$38
1989	05-10-6-28-2001-002	TOTTEN, J T & B R	0	DIXIE	\$6,900	\$6,900	\$-	\$6,900	7.8241	\$54
1989	05-10-6-28-2001-701	ADAMS, AARON B	9400	TOTTEN	\$25,900	\$25,900	\$10,426	\$15,474	7.8241	\$121
1989	05-10-6-28-2002-000	TOTTEN, THOMAS M & KATHLEEN A	12041	DIXIE	\$198,500	\$89,106	\$68,200	\$20,906	7.8241	\$164
1989	05-10-6-28-2002-001	TOTTEN TIRE CENTER	9400	BIRCH RUN	\$143,900	\$90,459	\$44,700	\$45,759	7.8241	\$358
1989	05-10-6-28-2003-000	SHIFTER, E J & D R TRUST	12385	DIXIE	\$3,100	\$333	\$209	\$124	7.8241	\$1
1989	05-10-6-28-2004-000	DURANSEAU, MATTHEW H	12149	DIXIE	\$6,600	\$1,238	\$417	\$821	7.8241	\$6
1989	05-10-6-28-2006-000	MINAR, D R TRUST	12027	DIXIE	\$127,500	\$51,908	\$33,000	\$18,908	7.8241	\$148
1989	05-10-6-28-2007-000	STRAUSS PROPERTIES, LLC	9230	BIRCH RUN	\$196,200	\$194,381	\$134,950	\$59,431	7.8241	\$465
1989	05-10-6-28-2008-000	RAUSCH, SCOTT TRUST	12126	DIXIE	\$208,200	\$190,644	\$30,900	\$159,744	7.8241	\$1,250
1989	05-10-6-28-2008-001	BIRCH RUN LODGE ONE INC	12150	DIXIE	\$1,736,700	\$1,272,240	\$-	\$1,272,240	7.8241	\$9,954
1989	05-10-6-28-2008-002	RAUSCH, SCOTT TRUST	0	DIXIE	\$5,300	\$5,215	\$-	\$5,215	7.8241	\$41
1989	05-10-6-28-2008-003	BIRCH RUN PROPERTIES LTD	12130	TIFFANY	\$1,644,200	\$1,535,427	\$-	\$1,535,427	7.8241	\$12,013
1989	05-10-6-28-2008-004	BIRCH RUN LAND DEVELOPMENT	0	TIFFANY	\$106,700	\$23,014	\$-	\$23,014	7.8241	\$180
1989	05-10-6-28-2008-005	BIRCH RUN LAND DEVELOPMENT	0	TIFFANY	\$144,900	\$23,602	\$-	\$23,602	7.8241	\$185



Base Year	Parcel Number	Property Owner Name	Property Address		2016 SEV	2016 Taxable	Base Value	Captured Value	Millage Rate	TIF Revenue
1989	05-10-6-28-2011-000	CINEMA HOLLYWOOD LLC	12280	DIXIE	\$1,328,600	\$1,152,588	\$38,000	\$1,114,588	7.8241	\$8,721
1989	05-10-6-28-2011-001	NATURAL DECOR INC	0	DIXIE	\$97,500	\$30,032	\$-	\$30,032	7.8241	\$235
1989	05-10-6-28-2013-000	NATZEL, DARYELL	12209	DIXIE	\$36,000	\$35,148	\$18,454	\$16,694	7.8241	\$131
1989	05-10-6-28-2014-000	DODAK, T M & P K	12215	DIXIE	\$37,700	\$31,241	\$13,762	\$17,479	7.8241	\$137
1989	05-10-6-28-2015-000	COMSTOCK, KAYLI D	12365	DIXIE	\$33,600	\$33,299	\$20,018	\$13,281	7.8241	\$104
1989	05-10-6-28-2016-000	RUIZ, J GUADALUPE	12235	DIXIE	\$20,400	\$20,160	\$11,052	\$9,108	7.8241	\$71
1989	05-10-6-28-2017-000	DURANSEAU, MATTHEW H	12149	DIXIE	\$34,400	\$34,001	\$16,265	\$17,736	7.8241	\$139
1989	05-10-6-28-2018-000	HANSEN, JUSTIN S & TARA A	12305	DIXIE	\$32,800	\$32,800	\$17,203	\$15,597	7.8241	\$122
1989	05-10-6-28-2019-000	ALBOSTA, PAUL & RENEE	9430	BIRCH RUN	\$55,900	\$54,926	\$26,065	\$28,861	7.8241	\$226
1989	05-10-6-28-2019-001	FRANKENMUTH CREDIT UNION	9426	BIRCH RUN	\$114,100	\$81,172	\$19,809	\$61,363	7.8241	\$480
1989	05-10-6-28-2020-000	SMITH, EDNA J	12335	DIXIE	\$32,200	\$25,993	\$16,369	\$9,624	7.8241	\$75
1989	05-10-6-28-2021-000	CHRISTENSEN, JAMES M	12454	DIXIE	\$99,800	\$98,439	\$21,269	\$77,170	7.8241	\$604
1989	05-10-6-28-2022-000	DIXIE RUN PROPERTIES LLC	12350	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-28-2023-000	SHIFTER, E J & D R TRUST	12385	DIXIE	\$46,300	\$45,937	\$28,567	\$17,370	7.8241	\$136
1989	05-10-6-28-2025-000	BOB JEN PROPERTIES, LLC	9420	BIRCH RUN	\$116,000	\$115,645	\$31,174	\$84,471	7.8241	\$661
1989	05-10-6-28-2025-001	COLE, RONALD M	9459	TOTTEN	\$50,500	\$49,525	\$33,467	\$16,058	7.8241	\$126
1989	05-10-6-28-2026-000	DIXIE RUN PROPERTIES LLC	12410	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-28-2026-001	DIXIE RUN PROPERTIES LLC	12410	DIXIE	\$1,180,400	\$1,180,341	\$65,694	\$1,114,647	7.8241	\$8,721
1989	05-10-6-28-2027-000	DIXIE RUN PROPERTIES LLC	12440	DIXIE	\$-	\$-	\$-	\$-	7.8241	\$-
1989	05-10-6-28-2028-000	ANDRUSIS, G A & S I	12269	DIXIE	\$46,400	\$45,837	\$22,207	\$23,630	7.8241	\$185
1989	05-10-6-28-2033-000	MINKLER, BAILEY M	12159	DIXIE	\$28,800	\$28,800	\$10,426	\$18,374	7.8241	\$144
1989	05-10-6-28-2034-000	HILL, J B & D Z	9435	TOTTEN	\$39,400	\$38,715	\$20,331	\$18,384	7.8241	\$144
1989	05-10-6-28-2035-000	DUBY, N M	9430	TOTTEN	\$39,600	\$39,016	\$26,378	\$12,638	7.8241	\$99
1989	05-10-6-28-2036-000	LETTERMAN, R C & J A TRUST	9460	TOTTEN	\$36,400	\$35,971	\$19,080	\$16,891	7.8241	\$132
1989	05-10-6-28-2037-000	KAPALA, DANIEL J & LISA G	12165	DIXIE	\$22,100	\$21,865	\$13,137	\$8,728	7.8241	\$68
1989	05-10-6-28-2038-000	ZOBEL, D C ETAL	12255	DIXIE	\$47,100	\$46,539	\$24,188	\$22,351	7.8241	\$175
1989	05-10-6-28-2039-000	FORWARD CORPORATION	9288	BIRCH RUN	\$94,900	\$94,683	\$79,050	\$15,633	7.8241	\$122
1989	05-10-6-28-2040-000	NATZEL, DARYELL	12181	DIXIE	\$42,800	\$42,800	\$18,767	\$24,033	7.8241	\$188
1989	05-10-6-28-2041-000	REINERT, MICHAEL & KARMEN	12075	DIXIE	\$102,000	\$78,643	\$33,100	\$45,543	7.8241	\$356
1989	05-33-3-21-3015-000	NEW PAR DBA VERIZON WIRELESS	9103	BIRCH RUN	\$35,400	\$35,400	\$-	\$35,400	7.8241	\$277
<b>Totals</b>						<b>Current Taxable Value</b>	<b>Initial Taxable Value</b>	<b>Total Captured Value</b>		<b>Total Captured Mileage</b>
						\$14,870,964	\$2,532,813	\$12,338,151		\$96,535



Exhibit "H"  
Estimated Capture for Birch Run Township DDA (30 years)

Year	Taxable Value (TV)	Base Year (2014)	Captured Value	Captured TIF Revenue
2016	\$14,870,964	\$2,532,813	\$12,338,151	\$96,535
2017	\$15,168,383	\$2,532,813	\$12,635,570	\$98,862
<b>2018</b>	<b>\$15,471,751</b>	<b>\$2,532,813</b>	<b>\$12,938,938</b>	<b>\$101,236</b>
2019	\$15,781,186	\$2,532,813	\$13,248,373	\$103,657
2020	\$16,096,810	\$2,532,813	\$13,563,997	\$106,126
2021	\$16,418,746	\$2,532,813	\$13,885,933	\$108,645
2022	\$16,747,121	\$2,532,813	\$14,214,308	\$111,214
2023	\$17,082,063	\$2,532,813	\$14,549,250	\$113,835
2024	\$17,423,704	\$2,532,813	\$14,890,891	\$116,508
2025	\$17,772,179	\$2,532,813	\$15,239,366	\$119,234
2026	\$18,127,622	\$2,532,813	\$15,594,809	\$122,015
2027	\$18,490,175	\$2,532,813	\$15,957,362	\$124,852
2028	\$18,859,978	\$2,532,813	\$16,327,165	\$127,745
2029	\$19,237,178	\$2,532,813	\$16,704,365	\$130,697
2030	\$19,621,921	\$2,532,813	\$17,089,108	\$133,707
2031	\$20,014,360	\$2,532,813	\$17,481,547	\$136,777
2032	\$20,414,647	\$2,532,813	\$17,881,834	\$139,909
2033	\$20,822,940	\$2,532,813	\$18,290,127	\$143,104
2034	\$21,239,399	\$2,532,813	\$18,706,586	\$146,362
2035	\$21,664,187	\$2,532,813	\$19,131,374	\$149,686
2036	\$22,097,470	\$2,532,813	\$19,564,657	\$153,076
2037	\$22,539,420	\$2,532,813	\$20,006,607	\$156,534
2038	\$22,990,208	\$2,532,813	\$20,457,395	\$160,061
2039	\$23,450,012	\$2,532,813	\$20,917,199	\$163,658
2040	\$23,919,012	\$2,532,813	\$21,386,199	\$167,328
2041	\$24,397,393	\$2,532,813	\$21,864,580	\$171,071
2042	\$24,885,341	\$2,532,813	\$22,352,528	\$174,888
2043	\$25,383,047	\$2,532,813	\$22,850,234	\$178,783
2044	\$25,890,708	\$2,532,813	\$23,357,895	\$182,755
2045	\$26,408,522	\$2,532,813	\$23,875,709	\$186,806
2046	\$26,936,693	\$2,532,813	\$24,403,880	\$190,938
2047	\$27,475,427	\$2,532,813	\$24,942,614	\$195,154
<b>Total</b>				<b>\$3,313,889</b>



Exhibit "I"  
Estimated Impact of Tax Increment Financing on Birch Run Township

Year	Projected TV for Taxing Jurisdiction	Base TV Within DDA	Projected TV Within DDA	Projected TIF Capture	Projected Revenue From Property Tax	Projected TIF Revenue From Unit Levy	% Property Tax Revenue
2016	\$4,401,146,222	\$2,532,813	\$14,870,964	\$12,338,151.00	\$4,053,895.79	\$5,991.16	0.148%
2017	\$4,445,157,684	\$2,532,813	\$15,168,383	\$12,635,570.28	\$4,094,434.74	\$6,135.58	0.150%
2018	\$4,489,609,261	\$2,532,813	\$15,471,751	\$12,938,937.95	\$4,135,379.09	\$6,282.89	0.152%
2019	\$4,534,505,354	\$2,532,813	\$15,781,186	\$13,248,372.96	\$4,176,732.88	\$6,433.14	0.154%
2020	\$4,579,850,407	\$2,532,813	\$16,096,810	\$13,563,996.68	\$4,218,500.21	\$6,586.41	0.156%
2021	\$4,625,648,911	\$2,532,813	\$16,418,746	\$13,885,932.88	\$4,260,685.21	\$6,742.73	0.158%
2022	\$4,671,905,400	\$2,532,813	\$16,747,121	\$14,214,307.80	\$4,303,292.06	\$6,902.18	0.160%
2023	\$4,718,624,454	\$2,532,813	\$17,082,063	\$14,549,250.21	\$4,346,324.98	\$7,064.82	0.163%
2024	\$4,765,810,699	\$2,532,813	\$17,423,704	\$14,890,891.48	\$4,389,788.23	\$7,230.72	0.165%
2025	\$4,813,468,806	\$2,532,813	\$17,772,179	\$15,239,365.56	\$4,433,686.12	\$7,399.93	0.167%
2026	\$4,861,603,494	\$2,532,813	\$18,127,622	\$15,594,809.14	\$4,478,022.98	\$7,572.53	0.169%
2027	\$4,910,219,529	\$2,532,813	\$18,490,175	\$15,957,361.58	\$4,522,803.21	\$7,748.58	0.171%
2028	\$4,959,321,724	\$2,532,813	\$18,859,978	\$16,327,165.07	\$4,568,031.24	\$7,928.14	0.174%
2029	\$5,008,914,941	\$2,532,813	\$19,237,178	\$16,704,364.63	\$4,613,711.55	\$8,111.31	0.176%
2030	\$5,059,004,091	\$2,532,813	\$19,621,921	\$17,089,108.18	\$4,659,848.67	\$8,298.13	0.178%
2031	\$5,109,594,132	\$2,532,813	\$20,014,360	\$17,481,546.61	\$4,706,447.15	\$8,488.69	0.180%
2032	\$5,160,690,073	\$2,532,813	\$20,414,647	\$17,881,833.80	\$4,753,511.63	\$8,683.06	0.183%
2033	\$5,212,296,974	\$2,532,813	\$20,822,940	\$18,290,126.74	\$4,801,046.74	\$8,881.32	0.185%
2034	\$5,264,419,944	\$2,532,813	\$21,239,399	\$18,706,585.53	\$4,849,057.21	\$9,083.54	0.187%
2035	\$5,317,064,143	\$2,532,813	\$21,664,187	\$19,131,373.50	\$4,897,547.78	\$9,289.81	0.190%
2036	\$5,370,234,784	\$2,532,813	\$22,097,470	\$19,564,657.23	\$4,946,523.26	\$9,500.21	0.192%
2037	\$5,423,937,132	\$2,532,813	\$22,539,420	\$20,006,606.64	\$4,995,988.49	\$9,714.81	0.194%
2038	\$5,478,176,504	\$2,532,813	\$22,990,208	\$20,457,395.03	\$5,045,948.38	\$9,933.70	0.197%
2039	\$5,532,958,269	\$2,532,813	\$23,450,012	\$20,917,199.19	\$5,096,407.86	\$10,156.97	0.199%
2040	\$5,588,287,851	\$2,532,813	\$23,919,012	\$21,386,199.43	\$5,147,371.94	\$10,384.71	0.202%

**EXHIBIT "J"**  
**Estimated Impact of Tax Increment Financing on Saginaw County**

<b>Year</b>	<b>Projected TV for Taxing Jurisdiction</b>	<b>Base TV Within DDA</b>	<b>Projected TV Within DDA</b>	<b>Projected TIF Capture</b>	<b>Projected Revenue From Property Tax</b>	<b>Projected TIF Revenue From Unit Levy</b>	<b>% Property Tax Revenue</b>
2016	\$4,401,146,222	\$2,532,813	\$14,870,964	\$12,338,151.00	\$2,137,108.58	\$5,991.16	0.280%
2017	\$4,445,157,684	\$2,532,813	\$15,168,383	\$12,635,570.28	\$2,158,479.67	\$6,135.58	0.284%
2018	\$4,489,609,261	\$2,532,813	\$15,471,751	\$12,938,937.95	\$2,180,064.46	\$6,282.89	0.288%
2019	\$4,534,505,354	\$2,532,813	\$15,781,186	\$13,248,372.96	\$2,201,865.11	\$6,433.14	0.292%
2020	\$4,579,850,407	\$2,532,813	\$16,096,810	\$13,563,996.68	\$2,223,883.76	\$6,586.41	0.296%
2021	\$4,625,648,911	\$2,532,813	\$16,418,746	\$13,885,932.88	\$2,246,122.60	\$6,742.73	0.300%
2022	\$4,671,905,400	\$2,532,813	\$16,747,121	\$14,214,307.80	\$2,268,583.82	\$6,902.18	0.304%
2023	\$4,718,624,454	\$2,532,813	\$17,082,063	\$14,549,250.21	\$2,291,269.66	\$7,064.82	0.308%
2024	\$4,765,810,699	\$2,532,813	\$17,423,704	\$14,890,891.48	\$2,314,182.36	\$7,230.72	0.312%
2025	\$4,813,468,806	\$2,532,813	\$17,772,179	\$15,239,365.56	\$2,337,324.18	\$7,399.93	0.317%
2026	\$4,861,603,494	\$2,532,813	\$18,127,622	\$15,594,809.14	\$2,360,697.42	\$7,572.53	0.321%
2027	\$4,910,219,529	\$2,532,813	\$18,490,175	\$15,957,361.58	\$2,384,304.40	\$7,748.58	0.325%
2028	\$4,959,321,724	\$2,532,813	\$18,859,978	\$16,327,165.07	\$2,408,147.44	\$7,928.14	0.329%
2029	\$5,008,914,941	\$2,532,813	\$19,237,178	\$16,704,364.63	\$2,432,228.92	\$8,111.31	0.333%
2030	\$5,059,004,091	\$2,532,813	\$19,621,921	\$17,089,108.18	\$2,456,551.21	\$8,298.13	0.338%
2031	\$5,109,594,132	\$2,532,813	\$20,014,360	\$17,481,546.61	\$2,481,116.72	\$8,488.69	0.342%
2032	\$5,160,690,073	\$2,532,813	\$20,414,647	\$17,881,833.80	\$2,505,927.89	\$8,683.06	0.347%
2033	\$5,212,296,974	\$2,532,813	\$20,822,940	\$18,290,126.74	\$2,530,987.16	\$8,881.32	0.351%
2034	\$5,264,419,944	\$2,532,813	\$21,239,399	\$18,706,585.53	\$2,556,297.04	\$9,083.54	0.355%
2035	\$5,317,064,143	\$2,532,813	\$21,664,187	\$19,131,373.50	\$2,581,860.01	\$9,289.81	0.360%
2036	\$5,370,234,784	\$2,532,813	\$22,097,470	\$19,564,657.23	\$2,607,678.61	\$9,500.21	0.364%
2037	\$5,423,937,132	\$2,532,813	\$22,539,420	\$20,006,606.64	\$2,633,755.39	\$9,714.81	0.369%
2038	\$5,478,176,504	\$2,532,813	\$22,990,208	\$20,457,395.03	\$2,660,092.95	\$9,933.70	0.373%
2039	\$5,532,958,269	\$2,532,813	\$23,450,012	\$20,917,199.19	\$2,686,693.88	\$10,156.97	0.378%
2040	\$5,588,287,851	\$2,532,813	\$23,919,012	\$21,386,199.43	\$2,713,560.81	\$10,384.71	0.383%



**EXHIBIT "K"**  
**Estimated Impact of Tax Increment Financing on Delta Community College**

<b>Year</b>	<b>Projected TV for Taxing Jurisdiction</b>	<b>Base TV Within DDA</b>	<b>Projected TV Within DDA</b>	<b>Projected TIF Capture</b>	<b>Projected Revenue From Property Tax</b>	<b>Projected TIF Revenue From Unit Levy</b>	<b>% Property Tax Revenue</b>
2016	\$4,401,146,222	\$48,490,953	\$49,104,797	\$613,844.00	\$12,585,517.74	\$0.00	0.000%
2017	\$4,445,157,684	\$48,490,953	\$49,595,845	\$1,104,891.97	\$12,711,372.91	\$3,159.55	0.025%
2018	\$4,489,609,261	\$48,490,953	\$50,091,803	\$1,600,850.42	\$12,838,486.64	\$4,577.79	0.036%
2019	\$4,534,505,354	\$48,490,953	\$50,592,721	\$2,101,768.45	\$12,966,871.51	\$6,010.22	0.046%
2020	\$4,579,850,407	\$48,490,953	\$51,098,649	\$2,607,695.67	\$13,096,540.22	\$7,456.97	0.057%
2021	\$4,625,648,911	\$48,490,953	\$51,609,635	\$3,118,682.16	\$13,227,505.63	\$8,918.18	0.067%
2022	\$4,671,905,400	\$48,490,953	\$52,125,732	\$3,634,778.51	\$13,359,780.68	\$10,394.01	0.078%
2023	\$4,718,624,454	\$48,490,953	\$52,646,989	\$4,156,035.82	\$13,493,378.49	\$11,884.60	0.088%
2024	\$4,765,810,699	\$48,490,953	\$53,173,459	\$4,682,505.71	\$13,628,312.27	\$13,390.09	0.098%
2025	\$4,813,468,806	\$48,490,953	\$53,705,193	\$5,214,240.30	\$13,764,595.40	\$14,910.64	0.108%
2026	\$4,861,603,494	\$48,490,953	\$54,242,245	\$5,751,292.23	\$13,902,241.35	\$16,446.40	0.118%
2027	\$4,910,219,529	\$48,490,953	\$54,784,668	\$6,293,714.68	\$14,041,263.76	\$17,997.51	0.128%
2028	\$4,959,321,724	\$48,490,953	\$55,332,514	\$6,841,561.36	\$14,181,676.40	\$19,564.13	0.138%
2029	\$5,008,914,941	\$48,490,953	\$55,885,840	\$7,394,886.50	\$14,323,493.17	\$21,146.42	0.148%
2030	\$5,059,004,091	\$48,490,953	\$56,444,698	\$7,953,744.90	\$14,466,728.10	\$22,744.53	0.157%
2031	\$5,109,594,132	\$48,490,953	\$57,009,145	\$8,518,191.88	\$14,611,395.38	\$24,358.62	0.167%
2032	\$5,160,690,073	\$48,490,953	\$57,579,236	\$9,088,283.33	\$14,757,509.33	\$25,988.85	0.176%
2033	\$5,212,296,974	\$48,490,953	\$58,155,029	\$9,664,075.69	\$14,905,084.43	\$27,635.39	0.185%
2034	\$5,264,419,944	\$48,490,953	\$58,736,579	\$10,245,625.98	\$15,054,135.27	\$29,298.39	0.195%
2035	\$5,317,064,143	\$48,490,953	\$59,323,945	\$10,832,991.77	\$15,204,676.62	\$30,978.02	0.204%
2036	\$5,370,234,784	\$48,490,953	\$59,917,184	\$11,426,231.21	\$15,356,723.39	\$32,674.45	0.213%
2037	\$5,423,937,132	\$48,490,953	\$60,516,356	\$12,025,403.06	\$15,510,290.62	\$34,387.84	0.222%
2038	\$5,478,176,504	\$48,490,953	\$61,121,520	\$12,630,566.62	\$15,665,393.53	\$36,118.37	0.231%
2039	\$5,532,958,269	\$48,490,953	\$61,732,735	\$13,241,781.81	\$15,822,047.47	\$37,866.20	0.239%
2040	\$5,588,287,851	\$48,490,953	\$62,350,062	\$13,859,109.16	\$15,980,267.94	\$39,631.51	0.248%



EXHIBIT "L"  
Potential Debt Statement Birch Run Township DDA Bonds, Series 1996

Interest start date: November 1, 1996

First interest payment: March 1, 1997

DEBT SERVICE SCHEDULE

PERIOD		ANNUAL			
	ENDING	PRINCIPAL	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

EXHIBIT "M"  
DDA Development Plan and TIF Ordinance Amendment

BIRCH RUN TOWNSHIP  
SAGINAW COUNTY, MICHIGAN  
ORDINANCE NO. 2017-04  
DDA DEVELOPMENT PLAN AND TIF ORDINANCE AMENDMENT

ADOPTED: December 12, 2017  
PUBLISHED: December 20, 2017  
EFFECTIVE: December 20, 2017

ORDINANCE AMENDING 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 December 12, 2017, 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. 89-2 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 purposes of the Act.
5. The development plan is in reasonable accordance 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.

PART III OR ORDINANCE

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

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 12<sup>th</sup> day of December 2017, and published on the 20<sup>th</sup> day of December 2017.

YEAS: Moore, Letterman, Parlberg, Sheridan, Totten, Trinklein

NAYS: Kiessling

STATE OF MICHIGAN       )  
                                      ) SS  
COUNTY OF SAGINAW     )

I, the undersigned, the fully qualified and acting Clerk of the Township of Birch Run, Saginaw County, Michigan, do hereby certify that the foregoing is a true and complete Copy of an ordinance adopted at a regular meeting of the Township Board of the Township of Birch Run, Michigan, held on the 12<sup>th</sup> day of December, 2017, the original of said meeting was given to and in compliance with Act 267, Public Acts of Michigan, 1976.

I further certify that on the 20<sup>th</sup> day of December, 2017, I caused a notice of such adoption to be published in the Birch Run/Bridgeport Herald, a newspaper circulated in the Township of Birch Run, and that said Ordinance and the record of publication was duly recorded in the Book of Ordinances of the Township of Birch Run and is available for public use and inspection at the offices of the Birch Run Township Clerk.

IN WITNESS WHEREOF, I have hereunto fixed my official signature on this 13<sup>th</sup> day of December, 2017.



Corey Trinklein, Clerk  
Birch Run Township

