

AMENDMENT
TO
DEVELOPMENT
AND
TAX INCREMENT FINANCING PLAN
OF THE
TOWNSHIP OF TUSCARORA
DOWNTOWN DEVELOPMENT AUTHORITY

Adopted by the Township of Tuscarora
Downtown Development Authority on August 9, 2010

Approved by the Township Board of the Township of Tuscarora on SEPT. 7, 2010

INTRODUCTION

The Township of Tuscarora Downtown Development Authority (the "Authority") was created in 1996 by ordinance of the Township Board of the Township of Tuscarora (the "Township"). The Authority and the Township approved and adopted the original *Development and Tax Increment Financing Plan* (the "Original Plan") in 1996. The Development Area is as indicated in Appendix A hereto.

The Original Plan contained a list of projects to be undertaken by the Authority in cooperation with the Township. This 2010 Amendment extends the duration of the Original Plan to allow for financing and completion of projects described in the Original Plan for the purpose of preventing property value deterioration and encouraging further investment within the district in accordance with Act 197, Public Acts of Michigan, 1975, as amended ("the DDA Act").

In order to accomplish these projects this 2010 Amendment extends the life of the Original Plan to 2050 and raises the bonding limit to \$3,000,000.

2010 Amendments Supplement the Original Plan

This 2010 Amendment is an update and addition to the Original Plan and must be read in concert with the Original Plan. The 2010 Amendment refers to certain portions of the Original Plan but does not repeal or abrogate any provision of the Original Plan unless expressly stated. (The Original Plan as amended by the 2010 Amendment is referred to herein as the "2010 Amended Plan.")

AMENDMENT TO DEVELOPMENT PLAN

The Development Plan of the Original Plan is amended as follows.

Boundaries of Development Area

The Development Area is confirmed and is attached as **Appendix A** hereto.

The Location, Extent, Character and Estimated Cost of Improvements and Estimated Time for Completion

In light of the changing and growing needs of the community and the need to finance and complete several projects outlined in the Original Plan in order to fulfill the purpose of the Original Plan and the DDA Act, this 2010 Amended Plan includes the following additions to the improvement program of the Authority. The program continues to focus on projects that will enhance and revitalize the downtown business district, prevent deterioration of the downtown busi-

ness district, and encourage private development and investment in the district, and may include road rehabilitation and sanitary sewer development within the district. The following amendments are made to the section of the Original Plan, with the heading "Improvement Projects".

IMPROVEMENT PROJECTS	COST	TIME
Integrate Trails	\$131,000	2 years
Indian River Bridge Improvements	\$90,000	2 years
Road Rehabilitation	\$905,000	2 years
Including but not limited to:		
storm water system improvements		
on-street parking		
Bury Conduit for overhead utility lines	\$200,000	2 years
Sanitary Sewer	\$500,000	10 years
Streetscapes	\$1,450,000	10 years

AMENDMENT TO TAX INCREMENT FINANCING PLAN

The Tax Increment Financing Plan of the Original Plan is amended as follows.

Maximum Bonded Indebtedness

The maximum amount of bonded indebtedness authorized under the Original Plan was \$500,000.00. In the event that the Authority or the Township, or both, issue bonds to pay all or a portion of the cost of the projects described in the 2010 Amended Plan, the maximum amount of bonded indebtedness to be incurred under the 2010 Amended Plan shall be increased to \$3,000,000.

Duration of the 2010 Amended Plan

The 2010 Amended Plan will terminate upon the collection of the last taxes levied for the year 2050.

Estimate of the Impact of the Tax Increment Financing Plan on Taxing Jurisdictions

Wade-Trim

LEGAL DESCRIPTION FOR TUSCARORA TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY - May 16, 1996:

Situated in Sections 12, 13, 24, 25, 26, 35 and 36, T35N-R3W and Sections 7, 18, 19 and 30, T35N-R2W, Tuscarora Township, Cheboygan County, Michigan, described as:



Group
Services:

Architecture
Engineering
Planning
Sciences
Surveying

Beginning at the intersection of the North line of Section 12, T35N-R3W and the Westerly Right-of-Way line of Eaglesnest Road; thence Southerly along said Right-of-Way through Section 12 to the intersection of said Right-of-Way with the Westerly Right-of-Way line of South Straits Highway; thence Northeasterly to the Northwest corner of the South 1897.5 feet of the Northeast Fractional 1/4 of Section 7, T35N-R2W; thence East along the North line of said parcel to the North-South 1/4 line of said Section 7; thence South to the East-West 1/4 line; thence West to the West 1/8 line; thence South along said 1/8 line to the South 1/8 line of said Section; thence West along said 1/8 line to the Westerly ROW line of Southbound Interstate 75 (I-75); thence South along said Westerly ROW line to the Westerly ROW line of the Detroit & Mackinac Railroad (D&MRR) in the Northwest 1/4 of Section 18, T35N-R2W; thence Southerly along said Westerly line to the East-West 1/4 line of Section 18; thence West along said 1/4 line to the Easterly ROW line of South Straits Highway; thence Southerly through Section 18 and into Section 24 T35N-R3W, along said line to the Southerly line of River Street; thence Southeasterly to the Westerly line of Club Road; thence Southerly to the South line of Martha Street; thence Northwesterly to the Westerly line of the D&MRR; thence Southerly along said Westerly line to the Northerly ROW line of Cressy Street in Section 24, T35N-R3W; thence Northwesterly along said ROW to a line that is offset 150' Southeasterly and parallel with the centerline of S. Straits Highway; thence Southwesterly along said offset line to a line that is offset 330' Northerly and parallel with the centerline of Highway M-68; thence Southeasterly along said offset line to the intersection with the South line of Section 24, T35N-R3W; thence East along said Section line to the Section corner common to Sections 24 & 25, T35N-R3W, & Sections 30 & 19, T35N-R2W, thence East along the North line of Section 30 to the Easterly line of Northbound I-75; thence Southeasterly along said ROW to the Northerly ROW line of Highway/M68; thence Southeasterly along said line to the East 1/8 line of Section 30; thence South to the South 1/8 line; thence West along said South 1/8 line to the Westerly line of Southbound I-75; thence North along said Right-of-Way line to the North 1/8th line of Section 30; thence West along said 1/8th line to the Section line common to Section 25, T35N-R3W and Section 30, T35N-R2W; thence Westerly along the North 1/8th line of Section 25 to the Easterly bank of the Sturgeon River; thence following the Sturgeon River Northerly, Westerly and Southerly along the Northerly bank of said river to a point on the Easterly Right-of-Way of S. Straits Highway/M-68 where said Highway crosses said river; Southwesterly along

the Easterly Right-of-Way of said Highway to the Southerly line of Rainbow's End Trail; thence Southeasterly along said Section line to the Easterly line of Parcel owned by to Carron, Inc. (Tax ID#161-025-200-36-00); thence Southerly along said parcel to the North 1/8 line of Section 25; thence West to the Southerly ROW line of S. Straits Highway/M-68; thence Southerly along said ROW line to the East-West 1/4 line of Section 25; thence East to a line that is offset 330 feet East and parallel with S. Straits Highway/M-68; thence South along said offset line to the Northerly line of Northern Pines Subdivision; thence West to the Northeast corner of Lot 1 Northern Pines Subdivision; thence South along the Easterly line of Lot 1 to the centerline of Pine Court; thence West along said centerline to the Easterly line of S. Straits Highway; thence South along said ROW line to the Northwest corner of Lot 55, Indian River Heights; thence Easterly along the North line of said lot to the Easterly line of Lots 55,54,37,36,19,18,17, Indian River Heights; thence South along said Easterly line to the North line of Section 36, T35N-R3W; thence Easterly to a line that is offset 330 feet East and parallel with the West line of Section 36; thence Southerly along said offset line to the extension of the Southerly line of Clem's Subdivision; thence Westerly along said line to Easterly ROW line of S. Straits Highway; thence Southerly along said ROW line to the South 1/8 line of Section 36; thence Easterly along the 1/8 line to the Northwest corner of Lot 68 of Sturgeon Valley Subdivision #2; thence South along West line of said Lot 68 to the Northeast corner of Lot 1 Sturgeon Valley Subdivision; thence South along the East line of Lots 1 through 10 of Sturgeon River Valley Sub; thence South along said East line to the South line of Section 36; thence West to the Westerly line of S. Straits Highway; thence North to the North line of the Southerly 200 feet of the Easterly 600 feet of SE1/4 Section 35, T35N-R3W; thence West along said North line to the West line of said parcel; thence South along said West line to the South line of section 35; thence West along said section line to the East 1/8 line; thence North to the South line of the North 1/2 of North 1/2 of Southeast 1/4 of Southeast 1/4 Section 35; thence East to a line offset 300' West and parallel with the West ROW line of S. Straits Highway; thence North along said offset line to the South line of Pine Trails Subdivision #2; thence East to the East line of Pine Trails Subdivision #2; thence North along said Subdivision line to the North line of said Subdivision; thence East to the Westerly ROW line of S. Straits Highway; thence North along said West line to the North 1/8 line; thence West 330 feet; thence North to a line whose Easterly terminus is 836 feet South of the Northeast corner of Section 35; thence West to a line offset 660 feet West and parallel with the East line of Section 35; thence North to the South line of Section 26; thence continuing North along a line offset 660 feet west and parallel to the East line of Section 26 to the East-West 1/4 line of Section 26; thence East to a line that is offset 330 feet Westerly of the centerline of S. Straits Highway/M-68; thence Northeasterly along a line that is offset 330 feet Northwesterly and parallel with the centerline of S. Straits Highway/M-68 to the North and South 1/4 line of Section 25; thence



North along said North-South 1/4 line to the South 1/4 corner of Section 24 and South line of Unrecorded Plat of Pinecrest; thence along the following courses through Pinecrest, West to the West line of Witt Boulevard; thence North to the North line of Dorothy Avenue; thence East to the Southwest corner of Lot 442 of Pinecrest; thence North along the Westerly line of Lots 442, 394 and the extension thereof to the Northerly line of Birchfield Avenue; thence Westerly along the North line of Birchfield Avenue to the Westerly line of Poplar Street; thence North along said Westerly line to the North line of South Avenue; thence East along said line to the South West corner of Lot 200 of Pinecrest; thence North along the West line of Lots 200, 199 and 164 to the South line of Mack Avenue; thence North to the Southwest corner of Lot 129; thence North along the West line of Lot 129 to the North line of Lot 129; thence East along said line to the Easterly line of Lot 9, Block 37 of F.E. Martin's Second Addition to Indian River; thence Northeasterly along the Easterly line of Lots 9 and 10, Block 37, Lots 6, 7, 8, 9 and 10, Block 34 and Lots 14, 13, 12 and 11, Block 21 of F.E. Martin's Second Addition to Indian River and extension of said Block lines to the Southeast corner of Lot 10, Block 21 of the Original Plat of Indian River; thence North along the Easterly line of Lot 10 to the Northeast corner of said Lot; thence Northwesterly along the North line of Lot 10 to the Easterly line of Juno Street; thence Northeasterly along said line to the Southerly line of Lake Street; thence Southeasterly along said Southerly line to the Northeast corner of Lot 8, Block 21; thence Northerly to Southwest corner of Lot 10, Block 13 of Plat of Indian River; thence North along the Westerly line of Lot 10 to the Northeast corner of Lot 13, Lake Street; thence Southeasterly along said line to the Northeast corner of Lot 8, Block 21; thence Northerly to Southwest corner of Lot 10, Block 13 of Plat of Indian River; thence North along the Westerly line of Lot 10 to the Northeast corner of Lot 13, Block 13; thence Northwest along the Northerly line of Lot 13 to the intersection of said line with the extension of the line common to Lot 20 and Lot 21, Block 13; thence Northerly along said line and the extension thereof to the North line of River Street; thence Northwesterly along said line to the Southwest corner of Lot 11, Block 10; thence Northerly along the Westerly line of said Lot 11 to the Southern bank of the Indian River; thence Easterly along said bank to the Westerly Right-of-Way line of Straits Highway; thence North along said ROW line to the North bank of said river; thence Westerly to the West line of Lot 1, Block 7, Original Plat of Indian River; thence North along said Westerly line to the South line of Prospect Street; thence Northwesterly to the South west corner of Lot 4, Block 4 of said Original Plat; thence Northerly along the Westerly line of Lot 4 & lot 2 of Block 4, and Lot 2, Block 1 FE Martins First Addition and the extension thereof to the Northerly line of Lot 5, Block 1 of the FE Martins 1st; thence; thence Northwesterly along the North line of said Lot 5 to the Easterly line of Pine Street; thence continuing Northwesterly to the Southeast corner of Lot 9, Block 2 of F.E. Martin's



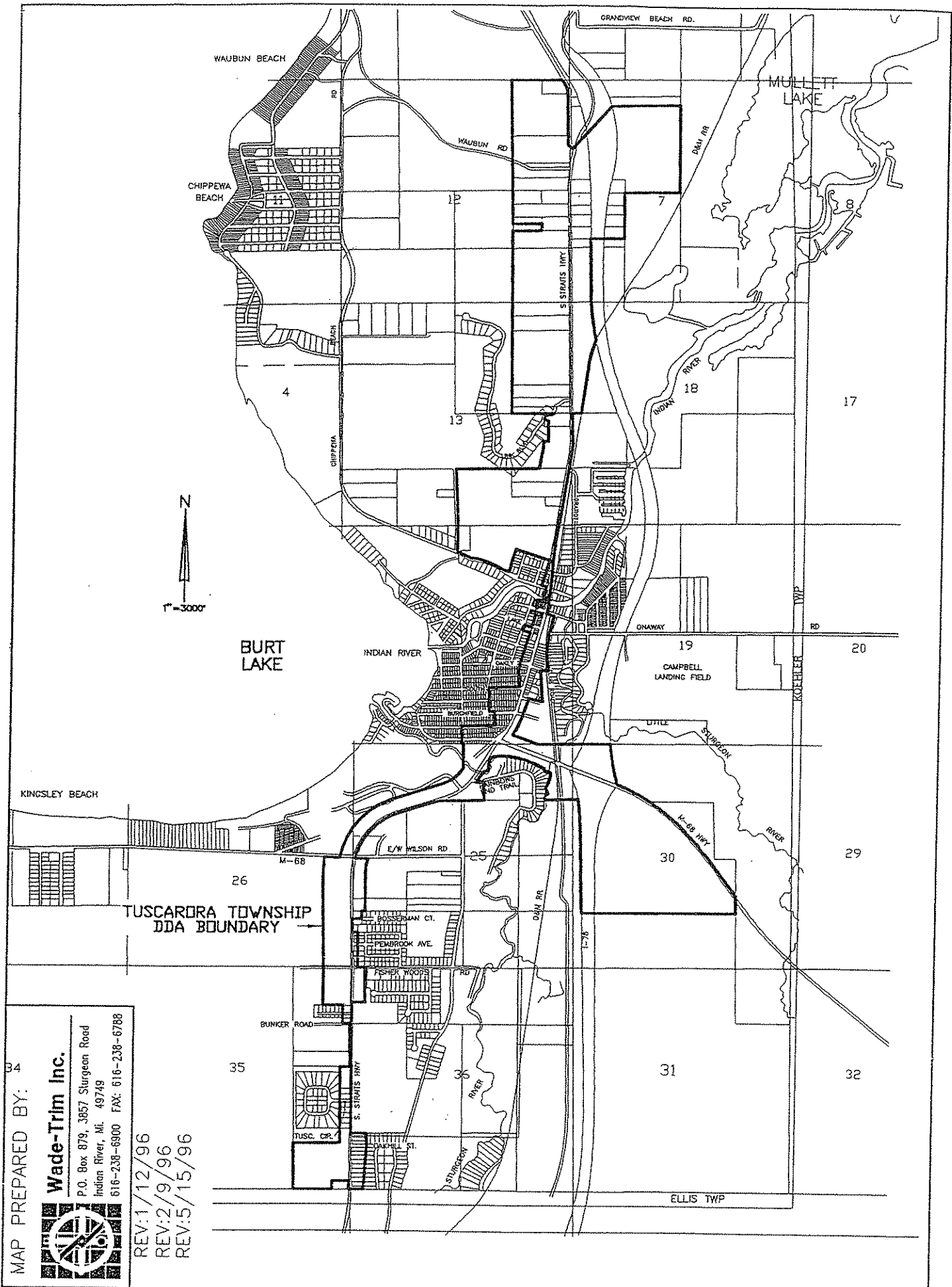
First Addition; thence continuing Northwesterly along the South line of said Lot 9 and Lot 6 to the Southwest corner of said Lot 6; thence continuing Northwesterly to the Southeast corner of Lot 9, Block 28 of F.E. Martin's First Addition to the Village of Indian River; thence continuing Northwesterly along the Southerly line of said Lot 9 to the Northeast corner of Lot 5, Block 28 of F.E. Martin's First Addition to the Village of Indian River; thence Southwesterly along the Easterly line of Lot 5 and Lot 3 to the Southeast corner of said Lot 3; thence continuing Southwesterly to the Northeast corner of Lot 10, Block 22 of F.E. Martin's First Addition to the Village of Indian River; thence Southwesterly along the Easterly line of Lots 6, 8, 9 & 10, Block 22 to the Northerly line of Chippewa Beach Road; thence Northwesterly along said Northerly line to the North & South 1/4 line of Section 24; thence North along said 1/4 line to the South 1/4 corner of Section 13; thence North along the North-South 1/4 line of Section 13 to the South 1/8 line of Section 13; thence East along said 1/8 line to a point that is offset 660 feet Westerly and parallel with the centerline of S. Straits Highway; thence Northerly along said 660 foot offset line to the South line of Lot 3 of Lake Marina Estates; thence East along the South line of said lot to the Easterly line of Lake Marina Estates; thence Northerly along said line to the Southerly ROW line of Link Boulevard; thence Northeasterly along said ROW to its intersection with the East-West 1/4 line of Section 13; thence West along said 1/4 line to the East 1/8 line; thence North along said 1/8 line to the South line of Section 12; thence continuing along said East 1/8 line in Section 12 to the South line of the West 1/2 of North 100 feet of South 430 Feet of Northeast 1/4 of Southeast 1/4 of Section 12; thence East along the South line of said parcel to the East line of said parcel; thence North along said East line to the North line of said parcel; thence West along said North line to the East 1/8 line of Section 12; thence North along said East 1/8 line to the North line of Section 12; thence East along said Section line to the Point of Beginning.

rev: 5/15/96



Wade-Trim





MAP PREPARED BY:

Wade-Trlm Inc.

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REV:1/12/96
REV:2/9/96
REV:5/15/96

DDA CAPTURE ESTIMATES

YEAR	CURRENT TV	BASE TV	TOTAL CAP TV	PAID BY COUNTY
2011	\$18,083,184.00	\$9,067,610.00	\$9,067,610.00	\$71,752.80
2012	\$18,083,184.00	\$9,067,610.00	\$9,067,610.00	\$71,752.80
2013	\$18,083,184.00	\$9,067,610.00	\$9,067,610.00	\$71,752.80
2014	\$18,083,184.00	\$9,067,610.00	\$9,067,610.00	\$71,752.80
2015	\$18,535,263.60	\$9,294,300.25	\$9,294,300.25	\$73,546.62
2016	\$18,998,645.19	\$9,526,657.76	\$9,526,657.76	\$75,385.29
2017	\$19,473,611.32	\$9,764,824.20	\$9,764,824.20	\$77,269.92
2018	\$19,960,451.60	\$10,008,944.81	\$10,008,944.81	\$79,201.67
2019	\$20,459,462.89	\$10,259,168.43	\$10,259,168.43	\$81,181.71
2020	\$20,970,949.47	\$10,515,647.64	\$10,515,647.64	\$83,211.25
2021	\$21,495,223.20	\$10,778,538.83	\$10,778,538.83	\$85,291.53
2022	\$22,032,603.78	\$11,048,002.30	\$11,048,002.30	\$87,423.82
2023	\$22,583,418.88	\$11,324,202.35	\$11,324,202.35	\$89,609.41
2024	\$23,148,004.35	\$11,607,307.41	\$11,607,307.41	\$91,849.65
2025	\$23,726,704.46	\$11,897,490.10	\$11,897,490.10	\$94,145.89
2026	\$24,319,872.07	\$12,194,927.35	\$12,194,927.35	\$96,499.54
2027	\$24,927,868.87	\$12,499,800.54	\$12,499,800.54	\$98,912.03
2028	\$25,551,065.59	\$12,812,295.55	\$12,812,295.55	\$101,384.83
2029	\$26,189,842.23	\$13,132,602.94	\$13,132,602.94	\$103,919.45
2030	\$26,844,588.29	\$13,460,918.01	\$13,460,918.01	\$106,517.43
2031	\$27,515,702.99	\$13,797,440.96	\$13,797,440.96	\$109,180.37
2032	\$28,203,595.57	\$14,142,376.99	\$14,142,376.99	\$111,909.88
2033	\$28,908,685.46	\$14,495,936.41	\$14,495,936.41	\$114,707.63
2034	\$29,631,402.60	\$14,858,334.82	\$14,858,334.82	\$117,575.32
2035	\$30,372,187.66	\$15,229,793.19	\$15,229,793.19	\$120,514.70
2036	\$31,131,492.35	\$15,610,538.02	\$15,610,538.02	\$123,527.57
2037	\$31,909,779.66	\$16,000,801.47	\$16,000,801.47	\$126,615.76
2038	\$32,707,524.15	\$16,400,821.51	\$16,400,821.51	\$129,781.15
2039	\$33,525,212.26	\$16,810,842.05	\$16,810,842.05	\$133,025.68
2040	\$34,363,342.56	\$17,231,113.10	\$17,231,113.10	\$136,351.32
2041	\$35,222,426.13	\$17,661,890.92	\$17,661,890.92	\$139,760.11
2042	\$36,102,986.78	\$18,103,438.20	\$18,103,438.20	\$143,254.11
2043	\$37,005,561.45	\$18,556,024.15	\$18,556,024.15	\$146,835.46
2044	\$37,930,700.48	\$19,019,924.76	\$19,019,924.76	\$150,506.35
2045	\$38,878,968.00	\$19,495,422.87	\$19,495,422.87	\$154,269.01
2046	\$39,850,942.20	\$19,982,808.45	\$19,982,808.45	\$158,125.73
2047	\$40,847,215.75	\$20,482,378.66	\$20,482,378.66	\$162,078.87
2048	\$41,868,396.15	\$20,994,438.12	\$20,994,438.12	\$166,130.85
2049	\$42,915,106.05	\$21,519,299.08	\$21,519,299.08	\$170,284.12
2050	\$43,987,983.70	\$22,057,281.55	\$22,057,281.55	\$174,541.22
TOTAL				\$4,501,336.42

Development Plan

Introduction

The Township of Tuscarora Downtown Development Authority (DDA) has been established in accordance with P.A. 197 of 1975 as amended, State of Michigan. (A copy of the Act is set forth in Appendix A). The basic purpose of this authority is to stabilize and expand property values and to encourage job creation and job retention through economic growth in the Authority district.

The Act seeks to accomplish its goals by providing local units of government with the necessary legal, monetary and organizational tools to eliminate the conditions of unemployment, underemployment and joblessness and to promote economic growth through publicly initiated projects undertaken cooperatively with private sector participation.

The intent of the Development Plan is to outline the public facilities that will be improved or constructed. These projects are to encourage and promote economic growth; to satisfy the needs and requirements of existing business; to enhance existing services; to reduce deterioration within the district; and to establish a positive identity for the Authority District and the entire Township.

The Tuscarora Township Board of Trustees initiated the creation of the Downtown Development Authority by Resolution on January 2, 1996 which became effective by Ordinance adopted on May 21, 1996 (Appendix B). The description of the Downtown Development Authority District is found in Appendix C. A map depicting the District boundaries is part of this Plan. The Authority has all the powers and duties prescribed for a Downtown Development Authority pursuant to Act 197 of 1975, as amended.

After creation of the Downtown Development Authority, the Board of Trustees of Tuscarora Township approved the appointment of ten members of the DDA Board.

The first meeting of the DDA Board was held in Township Hall on May 17, 1996. At this meeting, the DDA elected officers and approved bylaws. On May 21, 1996, the Township Board held the required public hearing and meeting with its local taxing units. At its regular scheduled meeting held on May 21, 1996, the Township Board approved the Downtown Development Authority Development Plan and Tax Increment Financing Plan. A copy of the Resolution is found in Appendix D.

The development plan may be amended from time to time in order to carry out the goals and objectives of the Authority. Any amendment will be in accordance with the requirements of Public Act 197 of 1975, as amended.

A DESCRIPTION OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO THE BOUNDARIES OF THE AUTHORITY DISTRICT AND A LEGAL DESCRIPTION TO THE PROPERTY.

The property referred to as the development area to which the Development Plan applies shares the same boundaries as the Authority District. The boundaries of Authority District and Development Area are shown on Map I. A legal description of the Development Area is contained in Appendix C and a legal description of eligible property is found in Appendix E.

THE DESIGNATION OF BOUNDARIES OF THE PROPERTY TO WHICH THE PLAN APPLIES IN RELATION TO HIGHWAYS, STREETS, OR OTHERWISE.

Map 1 illustrates the boundaries of the property in relation to streets, individual properties, and water bodies. The development area boundaries are identical with the DDA boundaries.

THE LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES IN THE VICINITY OF THE PROPERTY TO WHICH THE PLAN APPLIES; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES THAT EXISTING AND PROPOSED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, INCLUDING RESIDENTIAL, RECREATIONAL, COMMERCIAL, INDUSTRIAL, EDUCATIONAL, AND OTHER USES.

The public facilities in the development area include the following:

1. Public street right-of-way.
2. Railroad right-of-way.

The private land use in the development area includes:

1. A diverse mix of commercial, office, service industrial, vacant land and residential uses comprise the DDA service area.

Public and private land uses which will result from the Development Plan are described below.

- New infrastructure to serve commercial expansion and attractions
- Expansion of additional diverse mixed uses as previously identified

A DESCRIPTION OF PUBLIC FACILITIES TO BE ACQUIRED FOR THE PROPERTY TO WHICH THE PLAN APPLIES, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS NECESSARY TO MAKE THOSE IMPROVEMENTS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION OF THE IMPROVEMENTS.

The following public facilities are proposed to be acquired in order to accomplish the objective of the Development Plan:

1. There are no parcels of property yet identified which would be acquired to fulfill the intent of this development plan. Rather, the DDA will negotiate at market value for any properties becoming available which can serve the purpose of providing the required parking or leisure time facilities as proposed herein.

THE LOCATION, EXTENT CHARACTER, AND ESTIMATED COST OF THE PUBLIC FACILITIES FOR THE PROPERTY TO WHICH THE PLAN APPLIES, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following is a description of public improvements to be implemented and financed by the DDA. An estimated cost and time required for their completion is detailed in Chart I. Map 3 illustrates the location of the improvements.

Improvement Projects

	Cost	Time
1. Indian River Bridge Improvement	\$280,000.00	8 Years
2. Wastewater Collection and Treatment	\$500,000.00	6 Years
3. Storm Water System Improvements	\$190,000.00	6 Years
4. Parking - On and Off Street	\$500,000.00	10 Years
5. Integrate Trails	\$2,500.00	4 Years
6. Streetscape	\$900,000.00	10 Years

A DESCRIPTION OF ANY PORTIONS OF THE PROPERTY TO WHICH THE PLAN APPLIES, WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The authority does not presently anticipate the need to sell, donate, exchange, or lease any property to or from the municipality.

A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

There are no plans at this time to request changes in zoning. The changes in streets, street levels, intersections, and utilities are yet to be determined as part of the project design phase.

AN ESTIMATE OF THE COST OF THE PUBLIC FACILITY OR FACILITIES, A STATEMENT OF THE PROPOSED METHOD OF FINANCING THE PUBLIC FACILITY OR FACILITIES, AND THE ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The activities of the Authority and the development of public improvements shall be financed from one or more of the following sources. Where receipt of specific funds are indicated as being anticipated by the Authority, methods of repayment will be established as necessary. Where repayment is not necessary, funds shall be credited to the general fund of the Authority for the purpose of financing only those activities, as indicated in this plan or otherwise appropriate as provided in PA 197 of 1975, as amended.

1. Contributions to the Authority for the performance of its functions.
2. Revenues from any property, building or facility owned, leased, licensed or operated by the Authority or under its control.
3. Future tax increment revenue to be received pursuant to the Tax Increment Financing Plan.
4. Proceeds of tax increment bonds.
5. Proceeds of revenue bonds.
6. Money obtained from any other legal source approved by the Township Board of Trustees of Tuscarora Township.

The projected cost of completing all activities, projects and improvements included in the DDA Development Plan is estimated to be \$2,466,000.00. This amount is to be financed by the DDA. The costs include expenditures for activities associated with the accomplishment of each of the projects described in the Development Plan, plus administrative expenses and contingencies.

The ability of the Authority to arrange the financing is considered to be established on the basis of tax increment revenues available to the Authority. Additionally, the Authority may decide to issue bonds in an amount not exceeding \$500,000.00.

DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE PUBLIC FACILITY OR FACILITIES IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IF THAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

None known.

THE PROCEDURES FOR BIDDING FOR THE LEASING, PURCHASING, OR CONVEYING OF ALL OR PORTION OF THE PUBLIC FACILITY OR FACILITIES UPON ITS COMPLETION, IF THERE IS NO EXPRESS OR IMPLIED AGREEMENT BETWEEN THE AUTHORITY AND THE PERSONS, NATURAL OR CORPORATE, THAT ALL OR A PROMOTION OF THE DEVELOPMENT WILL BE LEASED, SOLD, OR CONVEYED TO THOSE PERSONS.

The terms under which land designated for new development will be sold, leased or otherwise conveyed to private development interests shall be determined by the DDA, subject to approval by the Township Board of Trustees of Tuscarora Township.

The procedures by which bids to purchase such property will be received and awarded will be in accordance with existing procedures and practices currently used by the Township in disposing of other Township-owned property.

ESTIMATES OF THE NUMBER OF PERSONS RESIDING ON THE PROPERTY TO WHICH THE PLAN APPLIES AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED.

There are an estimated 60 persons currently residing in the DDA District as delineated. It is not anticipated that any of these people will be required to locate by virtue of the project components envisioned in the development plan.

A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT.

N/A

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 ACCORDANCE WITH THE STANDARDS AND PROVISIONS OF THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970, 42 USC 4601 TO 4655.

N/A

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.

N/A

OTHER MATERIAL WHICH THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT.

Certain studies will be conducted, that when completed, could affect one or more of the above items. In that event, approval of the Township Board will be obtained prior to executing such changes.

2022/04/01
OK

Township of Tuscarora DDA Desirable District Improvements

The Tuscarora Township Downtown Development Authority has been created by the Tuscarora Township Board of Trustees to carry out a program of community improvements. This plan is intended to identify areas of concern that with improvement can provide a more pleasing quality of life.

Many of the things identified can be accomplished with minimal cost and with volunteer labor. The Downtown Development area, with improvements as identified herein, will remain an economically viable unit to adequately serve both the expanding permanent population and our many traveling visitors.

With the improvements, it is assumed that we will be a more attractive end destination for our visitors. This will spur growth and development, creating many new jobs and increasing the property values. The increased activity will have a positive economic effect in that demand for housing and other services, all of which will increase at a more rapid rate than otherwise possible.

The following project list is intended to be comprehensive but not totally inclusive. As time passes and new technologies hit the marketplace, adjustments and additions may be required. It is intended that the flexibility to allow these adjustments or additions are inherent to sound planning.

Signage

1. Encourage development and enforcement of Sign Ordinance.
2. Work with Michigan Department of Transportation for community identification signage at exit 313 and I-75.
3. Incorporate a community identity/theme and logo that can be a rallying point for community unity.
4. Establish a program of cost sharing for endorsed sign compliance.
5. Review and improve directional signage.
6. Remove billboards and signage not in compliance with acceptable standards.
7. Establish traffic and trail plan for snowmobiles and bikers.

Landscape

1. Improve appearance at intersection of Straits Highway and M-68.
2. Promote planting of appropriate floral displays within the district.
3. Promote street and sidewalk cleaning, both in winter and summer.
4. Design pleasant landscape areas to be incorporated in streetscape program.

Development Facilities - Private

1. Encourage a planned unit housing development project for seniors including a senior citizen's center/community center in or near the downtown service area.
2. Work with developers to encourage of indoor and outdoor public recreational facilities.
3. Work with developers or create a public entity to construct additional boat dockage and investigate water access from Indian River and boat launch facility in downtown area.
4. Encourage boat launch and boat dockage, both within and outside of the DDA District to expand tourism base.

Promotions

1. Encourage and participate in seasonal/holiday decorations.
2. Develop a home page on Internet - Worldwide Web.
3. Promote a community "Clean up, Fix up, Paint up" campaign with prizes for greatest positive change.
4. Establish a program on public right-of-way for fencing or creating landscape barriers for unsightly properties.
5. Work toward establishing a "low interest loan/grant" fund to cost share store or business front improvements meeting DDA established design criteria.
6. Analyze socioeconomic data for void in existing business offerings to assist in attracting desired businesses to meet community's needs.
7. In accordance with Tuscarora Township Planning Commission, develop design standards and setback requirements for all new development in the DDA District. To the extent possible, require the same standards for all remodeling or rebuilding of existing structures.
8. Encourage county wide zoning review updates and development of ordinances.
9. Encourage uniform enforcement of ordinances.

DDA District Public Infrastructure Improvements

1. Widen/replace/repair bridge over Indian River.
2. Work with Cheboygan County Road Commission and MDOT to develop Straits Highway and M-68 as a business loop.
3. Work with Tuscarora Township to develop and construct a wastewater collection and treatment system.
4. Work to improve existing storm water drainage system in the DDA District.
5. Establish and create designated parking for bicycles, snowmobiles and motor vehicles, separate public and employee parking areas, and provide and improve both store front parking and public parking lots.
6. Plan for and develop off street parking to meet peak seasonal demand.
7. Provide proper maintenance and care for all public off street parking owned or under contract care of the Tuscarora Township DDA.
8. Integration of any existing, planned, or programmed trails to provide access to the facilities offered in the DDA District.
9. Streetscape improvements to be planned include:
 - Uniform street and parking area lighting.
 - Landscaping of public rights-of-ways.
 - Sidewalks on both sides of Straits Highway, where desired.
 - Remove excess curb cuts.
 - Bury overhead utility lines.
 - Add grass and landscape area along sidewalks.
 - Place standardized trash receptacles.
 - Look for opportunities to promote leisure activity such as picnic tables, bike and skate paths, tot lots and playground equipment as appropriate throughout the DDA District.
10. Locate strategically located private properties desirable for renovation, development or redevelopment. Attempt to secure assignable options and identify potential developers or arrange financial package for lease to own prospects.
11. Provide any or all assistance and service now allowed by law, or as may hereafter be allowed, to foster existing businesses or encourage the expansion and location of new business as the Downtown Development Authority Board may from time to time direct.

Finance Plan

1. Repay all up-front startup costs required to create and make operational the Tuscarora Township DDA.
2. Be aware and make attempts to secure any and all external sources of income, including, but not limited to; donations, gifts, grants, solicitations, sponsored projects, income and any and all other legal forms of raising income to match tax increment income to expedite the projects as proposed herein.
3. Sale of DDA Bonds as authorized by Act 197 in an amount not to exceed a total of \$500,000.00 of debt outstanding at any one time.
4. Leverage DDA program funds with other projects or programs to achieve desired project development. Participation with Tuscarora Township, Michigan Department of Transportation, Michigan Department of Natural Resources and Cheboygan County Road Commission are all possible partners.

Implementation Plan

Many of the activities programmed as DDA desirable district improvements can only be implemented in partnership with other parties of jurisdiction. The proposed funding for wastewater collection and transmission can only be implemented by the Township Board. Any changes to the bridge over the Indian River requires Township, County Road Commission, and Michigan Department of Transportation action.

Many of the actions and activities will also require partnering with the Township and County Planning Commissions, the Indian River Chamber of Commerce, and other local community or service clubs. A large number of suggested actions will allow the DDA to act as a catalytic force to direct actions. All activities on public property, or necessary to achieve the intent of this development plan, are eligible for financial assistance as directed by the Authority Board.

Specifically, the attached samples of a streetscape and lighting improvement program designed in the Tuscarora Township Master Plan will be implemented directly by the DDA Board with Township Board's concurrence. The DDA Board will be the lead on many of the other activities or actions at their discretion.

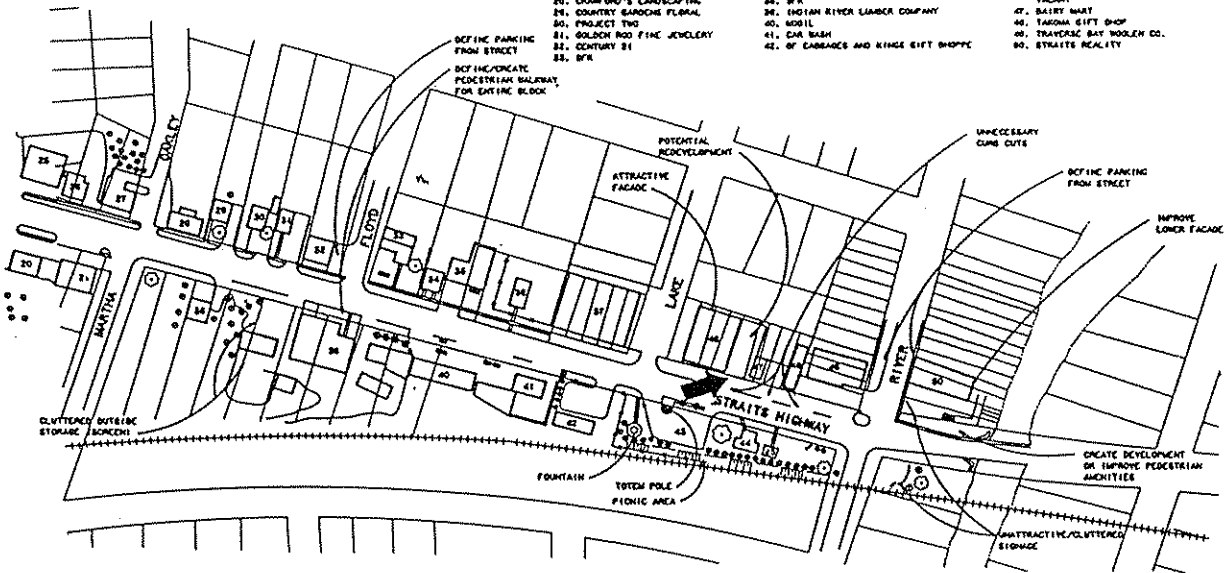
The DDA Board will also determine the priority for implementation of any and all projects requiring its financial participation. Priorities shall be determined annually prior to submittal of the Annual Report to the Tuscarora Township Board of Trustees.

BUILDING DESCRIPTIONS

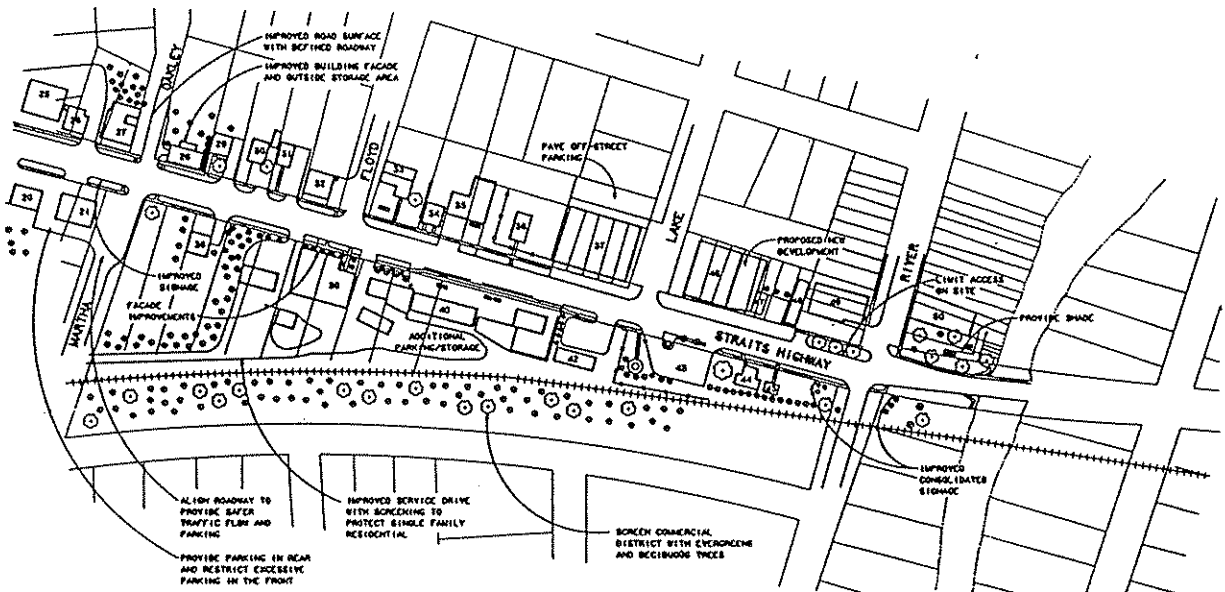
- 20. FIZZELL'S PIZZA
- 21. BULKER HAYLER
- 23. INDIAN RIVER HARDWARE
- 24. KATHY'S HAIR KREATIONS
- 27. BROSSE'S FUDGE SHOPPE
- 28. CRANFORD'S LANDSCAPING
- 29. COUNTRY BARBERS FLORAL
- 30. PROJECT TWO
- 31. GOLDEN ROD FINE JEWELRY
- 32. CENTURY 21
- 33. BFR

- 34. HOL'S CONEY ISLAND
- 35. TUSCARORA TOWNHALL
- 36. POLICE
- 37. GFA
- 38. INDIAN RIVER INN
- 39. BFR
- 40. INDIAN RIVER LUMBER COMPANY
- 41. MOBILE
- 42. EAM BUSH
- 43. OF CANNABES AND KINGS GIFT SHOPPE

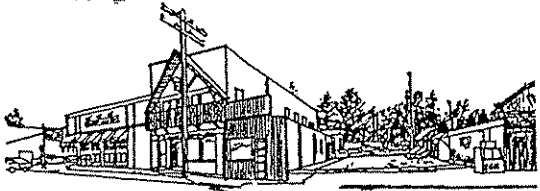
- 44. PARK/PARKING
- 45. CHAMBER OF COMMERCE
- 46. PUBLIC RESTROOMS
- 47. RIVER BOAT PARTY MART
- 48. HAWK PLAYING AND HEATING INC.
- 49. VACANT
- 50. BARRY MART
- 51. TARDON GIFT SHOP
- 52. TRAVELER BAY WOOLEN CO.
- 53. STRAITS REALTY



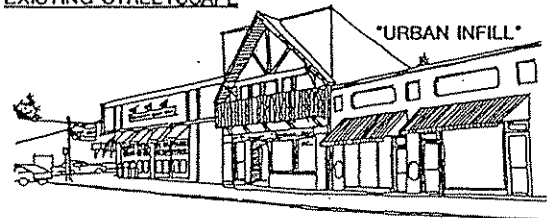
EXISTING CONDITIONS
NO SCALE



DEVELOPMENT PLAN
NO SCALE



EXISTING STREETSCAPE



PROPOSED STREETSCAPE



LOCATION MAP

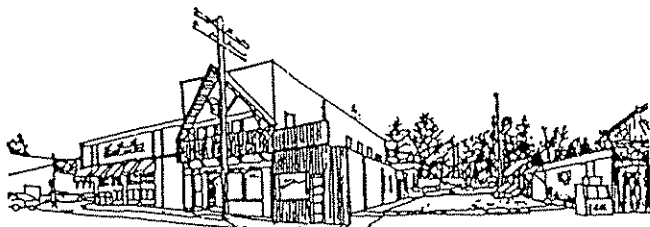
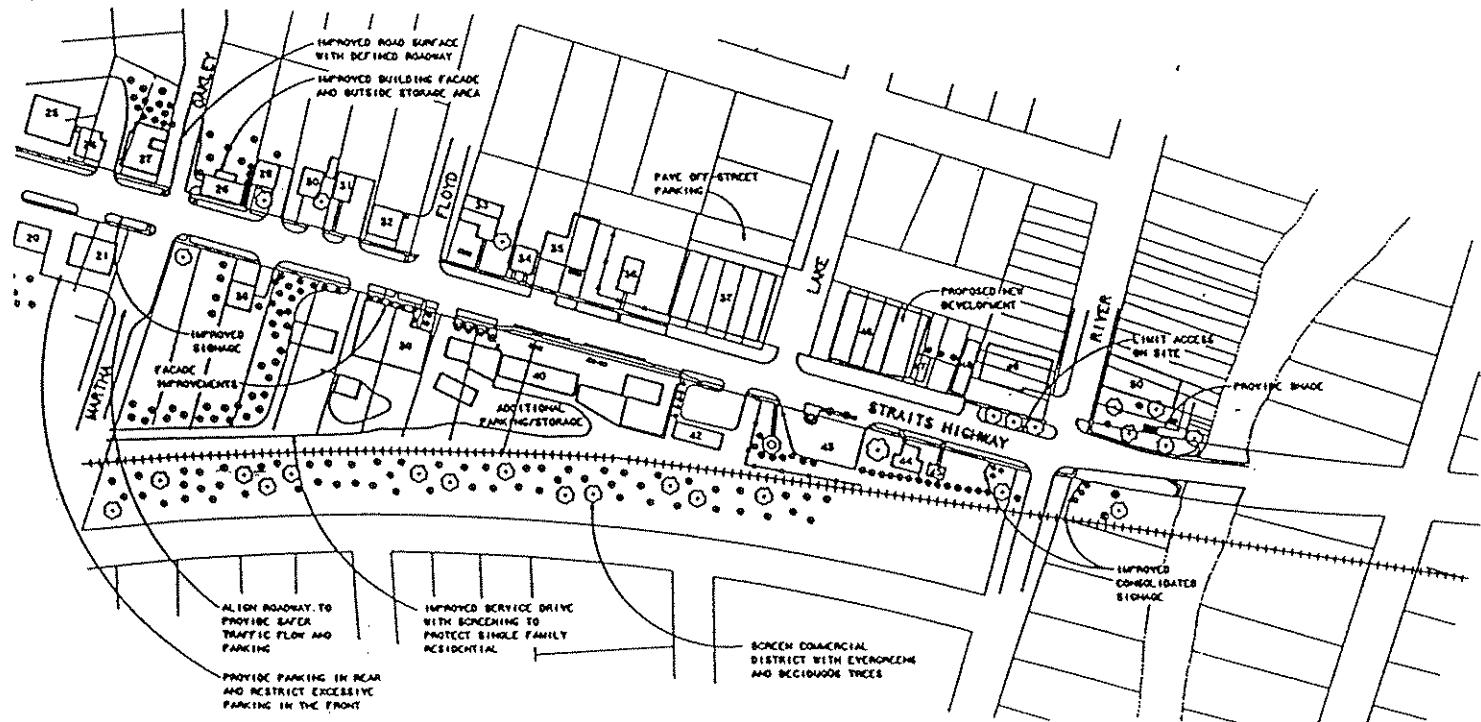
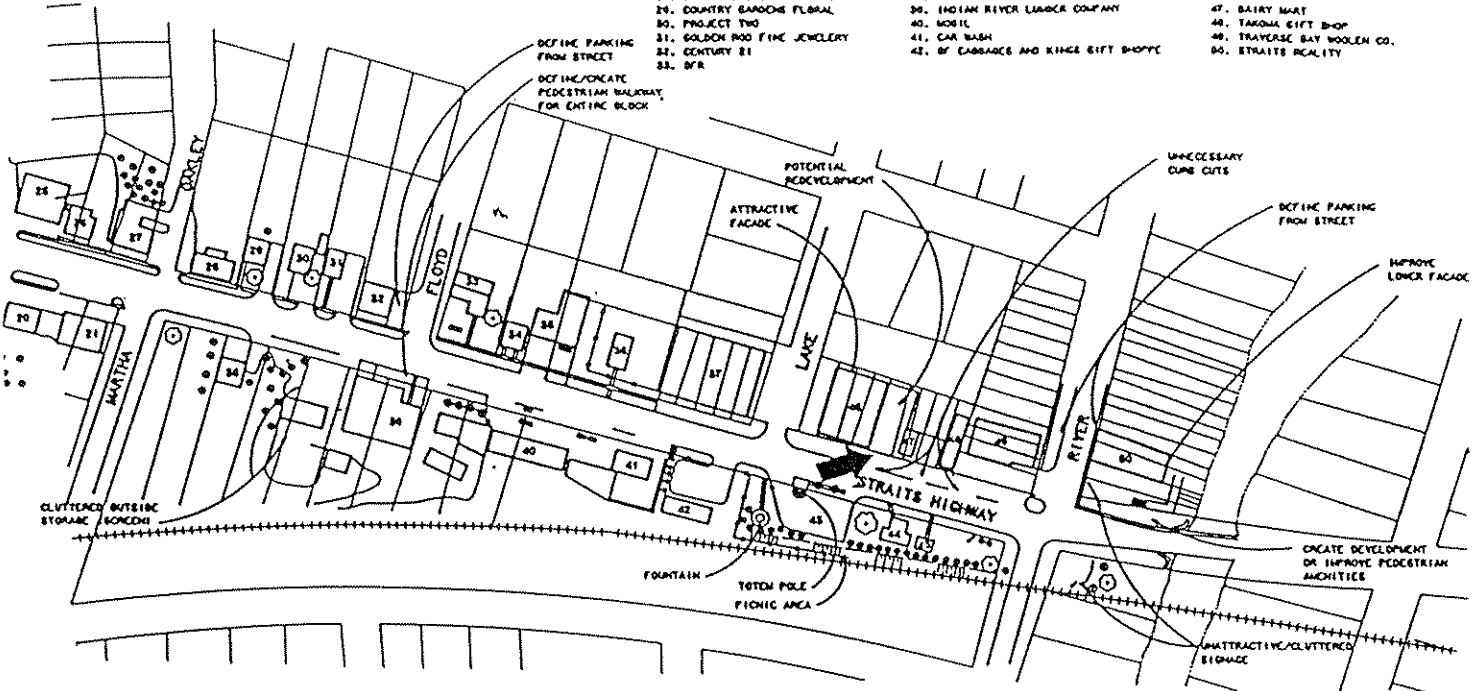
SUBAREA DESIGN PLAN B A PLAN FOR FUTURE LAND USE

TUSCARORA TOWNSHIP,
CHEBOYGAN COUNTY, MICHIGAN

WADE-TRIM/IMPACT

BUILDING DESCRIPTIONS

20. PIZZETTI'S PIZZA
21. WALKER MUFFLER
22. INDIAN RIVER HARDWARE
23. KATHY'S HAIR SALONS
24. BOSTON'S FUDGE SHOPPE
25. COUNTRY GARDENS FLORAL
26. PROJECT TWO
27. GOLDEN ROSE FINE JEWELRY
28. CENTURY 21
29. BFR
34. NOEL'S CONEY ISLAND
35. TUSCARORA TOWNHALL
36. POLICE
37. BFR
38. INDIAN RIVER INN
39. BFR
40. INDIAN RIVER LUMBER COMPANY
41. MORRIS
42. CAR WASH
43. OF CABBAGES AND KINGS GIFT SHOPPE
44. PARK/PARKING
45. CHAMBER OF COMMERCE
46. PUBLIC RESTROOMS
47. RIVER BOHO PARTY MART
48. HAWK PLAYING AND HEATING INC.
49. VACANT
50. BARRY MART
51. TAKOMA GIFT SHOP
52. TRAVERSE BAY WOOLLEN CO.
53. STRAITS REALTY



**Tuscarora Township DDA
List of Project Costs**

Item	Responsibility	Estimated Project Cost	Administrative Activities	Public Improvement	Public Partnership
Sinage					
1.	Township Planning Commission	No Cost			
2.	DDA & Chamber of Commerce	No Cost			
3.	DDA & Chamber of Commerce	\$1,000.00	\$1,000.00		
4.	DDA	\$5,000.00	\$5,000.00		
5.	DDA & County Road Commission	\$1,500.00	\$1,500.00		
6.	DDA & County Road Commission	No Cost			
7.	DDA	\$1,500.00	\$1,500.00		
Landscape					
1.	DDA Sponsored	\$1,000.00	\$1,000.00		
2.	DDA Volunteerism	No Cost			
3.	DDA Volunteerism	No Cost			
4.	DDA	\$2,000.00	\$2,000.00		
Development Facilities - Private					
1.	DDA Lead	No Cost			
2.	DDA Lead	No Cost			
3.	DDA Lead	No Cost			
4.	DDA Lead	No Cost			
Promotions					
1.	DDA	\$6,500.00	\$6,500.00		
2.	DDA	\$3,000.00	\$3,000.00		
3.	DDA	\$2,000.00	\$2,000.00		
4.	DDA	\$2,500.00	\$2,500.00		
5.	DDA				
6.	DDA	\$2,500.00	\$2,500.00		
7.	DDA Lead	No Cost			
8.	DDA Lead	No Cost			
9.	DDA Lead	No Cost			

Item	Responsibility	Estimated Project Cost	Administrative Activities	Public Improvement	Public Partnership
DDA District Public Infrastructure Improvements					
1.	DDA Road Commission - MDOT	\$280,000.00			\$280,00.00
2.	DDA Lead	\$5,000.00	\$5,000.00		
3.	DDA	\$500,000.00		\$500,000.00	
4.	DDA	\$190,000.00		\$190,000.00	
5.	DDA	\$200,000.00		\$200,000.00	
6.	DDA	\$300,000.00		\$300,000.00	
7.	DDA	\$60,000.00	\$60,000.00		
8.	DDA	\$2,500.00		\$2,500.00	
9.	DDA - MDOT	\$900,000.00			\$900,000.00
10.	DDA	\$10,000.00			
11.	DDA Lead	No Cost			
Finance Plan					
1.		N/A			
2.		N/A			
3.		N/A			
4.		N/A			
TOTAL		\$2,466,000.00	\$93,500.00	\$1,192,500.00	\$1,180,000.00

**Tax Increment
Financing Plan**

Introduction

Tax increment financing is a government financing program which contributes to economic growth and development by dedicating a portion of the tax base resulting from the economic growth and development to certain public facilities and structures or improvements of the type designed and dedicated to public use and thereby facilitates certain projects which create economic growth and development.

Use of Tax Increment Revenue

The tax increment revenue paid to the DDA by the Township Treasurer and the County Treasurer are to be disbursed by the DDA from time to time in such manner as the Authority may deem necessary and appropriate in order to carry out the purposes of the Development Plan, including but not limited to the following:

1. The principal, interest and reserve payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.
2. Cash payments for initiating and completing any improvements or activity called for in the Development Plan.
3. Any annual operating deficits that the DDA may incur from acquired and/or leased property in the development area.
4. Interest payments on any sums that the DDA should borrow before or during the construction on any improvements or activity to be accomplished by the Development Plan, after approval by the Township Board of Trustees.
5. Payments required to establish and maintain a capital replacement reserve.
6. Payments required to establish and maintain a capital expenditure reserve.
7. Payments required to establish and maintain any required sinking fund.
8. Payments to pay the costs of any additional improvements to the development area that are determined necessary by the DDA and approved by the Tuscarora Township Board of Trustees.
9. Any administrative expenditure required to meet the cost of operation of the DDA and to repay any cash advances provided by the Township of Tuscarora.
10. Payments required to meet any contractual obligations between the DDA and the Township of Tuscarora in providing public services in order to meet the objectives of the Development Plan.

The DDA may modify the priority of projects and payments at any time if, within its discretion, such modification is necessary to facilitate the Development Plan then existing and is permitted under the terms of any outstanding indebtedness.

Revenues to support these costs shall be derived from any of the following sources, or a combination of these sources:

1. The issuance of one or more series of revenue bonds which may be supported by a limited tax pledge is authorized by resolution of the Board of Trustees of Tuscarora Township or, if authorized by the voters of the Township of Tuscarora, the unlimited tax, full faith and credit of the Township of Tuscarora;
2. Tax increment bonds which are secured by tax increment revenue to be received from eligible property and which may be secured by a limited tax pledge of the Township of Tuscarora if authorized by resolution of the Board of Trustees of Tuscarora Township or, if authorized by the voters of the Township of Tuscarora, the unlimited tax, full faith and credit of the Township of Tuscarora;
3. Funds borrowed from the Township of Tuscarora at rates and terms to be agreed upon or as set forth elsewhere in this Development and Financing Plan.
4. Cash and any grants or gifts secured for project purposes.

Estimates of Captured Assessed Values and Tax Increment Revenues

The tax increment revenues or “captured assessed taxable value” means the amount in any one year by which the current assessed value, as equalized, of the eligible property identified in the Tax Increment Financing Plan, including the current assessed taxable value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. The amount of tax increment that is transmitted to the DDA by the township and county treasurers is that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed taxable value of each eligible property included in a Tax Increment Financing Plan, excluding millage specifically levied for the payment of principal and interest of obligations approved by electors or obligations pledging the unlimited taxing power of the local governmental unit.

The portion of a specific local tax which is attributable to the captured assessed taxable value of an eligible property included in the Tax Increment Financing Plan shall be included as part of the tax increment to be transmitted to the Authority and shall be calculated using the ad valorem millage rate excluding millage specifically voted and levied for the payment of principal and interest of obligations issued or secured by the taxing body.

Data presented in Table 1 “Estimate of Captured SEV”, detail what the anticipated capture is for the District through the Year 2016. Presented in Appendix E are schedules of the initial assessed values of all real and personal property in the Authority District.

The DDA shall expend the tax increments received for the development program only in accordance with the Tax Increment Financing Plan. Tax increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the plan to be paid by the tax increment revenues may be retained by the DDA only for purposes that, by resolution of the DDA Board, are determined to further the development program in accordance with the Tax Increment Financing Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions. These revenues shall not be used to circumvent existing property tax laws.

The Township of Tuscarora may terminate the Tax Increment Financing Plan if it finds that the purposes for which the plan was established are accomplished. However, the Tax Increment Financing Plan may not be terminated until the principal of and interest on bonds issued under the act have been paid or funds sufficient to make that payment have been segregated and placed in an irrevocable trust for the benefit of the holders of the bonds.

Captured Revenue

The revenue available to the DDA from captured SEV is displayed in Table 2. By the end of the planning period, it is estimated that approximately \$1,048,025.00 could be collected by the DDA and used for making public improvements within the Development Area.

Impact on Assessed Values and Tax Revenues

The overall impact of the Development Plan is expected to generate increased economic activity in the Tuscarora Township Downtown Development Area. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property within the Development Area and surrounding properties.

For purposes of determining the estimated impact of this tax Increment Financing Plan upon those taxing jurisdictions within the Development Area, estimates of captured assessed values were used along with a tax rate of 9.5672 mills annual allocation to determine tax increment revenue amounts that would be shifted from these jurisdictions to the DDA to finance the project activities called for in the Development Plan. These estimated amounts are shown in Table 3 according to each taxing unit operating in the Development Area.

Bonded Indebtedness to Incurred

Certain State and Federal loans, loan guarantees and grants will be sought for carrying out this Tax Increment Financing Plan including the Development Plan. Efforts will also be made to utilize any local funding programs, special assessments, local grants, and other creative financing techniques.

All bonding methods employed by the DDA are subject to provisions of the Local Development Finance Plan. The Development Plan of this Tax Increment Financing Plan can be financed through the authorization, issuance, and sale of revenue bonds, general obligation bonds and tax increment bonds. Types of bonds to be issued in accomplishing this plan will be determined after further project planning is undertaken.

The amount of indebtedness or indebtedness to be incurred by the DDA and/or the Township of Tuscarora for all bond issues or loans including payments of capitalized interest, principal, and required reserve shall be determined by the DDA, subject to approval of the Board of Trustees of Tuscarora Township. At the time of adoption of this Plan, the DDA estimate of maximum bonded indebtedness, if bonding is to be used or indebtedness incurred, is \$500,000.00, including project costs and issuance expenses.

Operating and Planning Expenditures

All operating and planning expenditures of the DDA and the Township of Tuscarora, as well as all advances extended by or indebtedness incurred by the Township or other parties, are expected to be repaid from tax increment revenues. The costs of the Tax Increment Financing Plan are also anticipated to be paid from tax increment revenues as received.

Procedure for Preparing Tax Rolls for Eligible Property in the Authority District

In order to provide for a more efficient and proper means of accounting assessed values on personal property in the Authority District, the Township of Tuscarora will, by adoption of this plan, establish a tax report filing system requiring owners of personal property to file on a yearly basis a separate report to the Township Assessor of possessions located within the boundaries of the Authority District.

Presented in Appendix F is the procedure for preparing tax rolls for the Authority District.

Duration of the Plan

The preparation and submission of a Tax Increment Financing Plan must include a statement of the duration of the tax increment financing program.

The duration proposed for the tax increment financing program includes a reasonable time to obtain commitments for the projects, and to complete a detailed and final financing package using tax increment revenues or bonds in a financing scheme to make certain that the developments materialize. The proposed duration of the tax increment financing program is also flexible enough to allow for preparation and submission of the details of financing such projects as soon as the information is available and ready to be presented for Township review.

Thus, it should be expected that the tax increment financing program and the capture of the tax increment within the Development Area would have a duration of approximately twenty years, subject to amendment, in order to accomplish the objective of the plan.

Reports and Review

The Authority shall submit to the Township Board of Trustees an annual report on the status of the tax increment financing account. This report will be published in a newspaper of general circulation. All amendments and revisions shall be submitted to the Township Board for approval.

Summary

It may be assumed that actual revenues available for the DDA projects may differ from the projections presented, since any number of factors could intrude to either decrease or increase potential revenues. However, the DDA proposes to employ the actual annual SEV in the Development Area's program period for those purposes discussed in the Development Plan.

As provided in the DDA Act, tax revenues generated from properties in the development area prior to the adoption of the Tax Increment Finance Plan will continue to be available to all taxing jurisdictions during the Plan's duration. Upon completion of the Development Plan, all additional tax revenues generated by the DDA will be distributed proportionately to the taxing jurisdictions.

It is anticipated that the public improvements proposed for the Tuscarora Township Downtown Development Area and the private improvements they induce will provide long term stability and growth in the District and in the Township as a whole. This will greatly benefit all taxing jurisdictions. This benefit will result from increases in property valuations surrounding the Development area, as well as from increases in property valuations at the time the Tax Increment Finance Plan is concluded.

Table 1 Township of Tuscarora
Downtown Development Authority
Estimate of Captured State Equalized Valuation

(1) Year	(2) Initial SEV as Taxable Value	(3) Property Value Gain	(4) Property Value Loss	(5) Inflation and Growth	(6) Dec 31 SEV Value	(7) Captured SEV as Taxable Value
1995	\$9,070,116				\$9,519,701	
1996	\$9,519,701	\$47,599	\$23,799	\$380,788	\$9,924,288	\$449,585
1997	\$9,924,288	\$49,621	\$24,811	\$396,972	\$10,346,071	\$854,172
1998	\$10,346,071	\$51,730	\$25,865	\$413,843	\$10,785,779	\$1,275,955
1999	\$10,785,779	\$53,929	\$26,964	\$431,431	\$11,244,174	\$1,715,663
2000	\$11,244,174	\$56,221	\$28,110	\$449,767	\$11,722,052	\$2,174,058
2001	\$11,722,052	\$58,610	\$29,305	\$468,882	\$12,220,239	\$2,651,936
2002	\$12,220,239	\$61,101	\$30,551	\$488,810	\$12,739,599	\$3,150,123
2003	\$12,739,599	\$63,698	\$31,849	\$509,584	\$13,281,032	\$3,669,483
2004	\$13,281,032	\$66,405	\$33,203	\$531,241	\$13,845,476	\$4,210,916
2005	\$13,845,476	\$69,227	\$34,614	\$553,819	\$14,433,908	\$4,775,360
2006	\$14,433,908	\$72,170	\$36,085	\$577,356	\$15,047,349	\$5,363,792
2007	\$15,047,349	\$75,237	\$37,618	\$601,894	\$15,686,862	\$5,977,233
2008	\$15,686,862	\$78,434	\$39,217	\$627,474	\$16,353,553	\$6,616,746
2009	\$16,353,553	\$81,768	\$40,884	\$654,142	\$17,048,579	\$7,283,437
2010	\$17,048,579	\$85,243	\$42,621	\$681,943	\$17,773,144	\$7,978,463
2011	\$17,773,144	\$88,866	\$44,433	\$710,926	\$18,528,503	\$8,703,028
2012	\$18,528,503	\$92,643	\$46,321	\$741,140	\$19,315,964	\$9,458,387
2013	\$19,315,964	\$96,580	\$48,290	\$772,639	\$20,136,893	\$10,245,848
2014	\$20,136,893	\$100,684	\$50,342	\$805,476	\$20,992,711	\$11,066,777
2015	\$20,992,711	\$104,964	\$52,482	\$839,708	\$21,884,901	\$11,922,595

1. Calendar year period
2. Figures represent December 31 SEV value of previous year as equalized for taxable value.
3. Figures represent real or personal property improvements, estimated at one-half of one percent (0.005) of SEV value for each corresponding year.
4. Figures represent decrease in real or personal property values estimated at one-quarter of one percent (0.0025) of SEV value for each corresponding year.
5. Annual inflation rate of three percent (0.03) and growth rate of one percent (0.01) applied against SEV value for each corresponding year for a total of four percent (0.04).
6. Figures represent the sum of columns 2, 3, and 5 minus the decrease posted in column 4.
7. Captured SEV is the difference between column 6 values and the base year value of 9,070,116.

Table 2 Township of Tuscarora
Downtown Development Authority
Revenue Stream Calculation

(1) Year Producing SEV Gain	(2) Captured SEV as Taxable Value	(3) Tax Increment Revenues	(4) Total DDA SEV	(5) Disbursement Cycle
1996	\$449,585	\$4,396	\$9,519,701	1996 - 97
1997	\$854,172	\$8,352	\$9,924,288	1997 - 98
1998	\$1,275,955	\$12,476	\$10,346,071	1998 - 99
1999	\$1,715,663	\$16,775	\$10,785,779	1999 - 00
2000	\$2,174,058	\$21,258	\$11,244,174	2000 - 01
2001	\$2,651,936	\$25,930	\$11,722,052	2001 - 02
2002	\$3,150,123	\$30,801	\$12,220,239	2002 - 03
2003	\$3,669,483	\$35,879	\$12,739,599	2003 - 04
2004	\$4,210,916	\$41,173	\$13,281,032	2004 - 05
2005	\$4,775,360	\$46,693	\$13,845,476	2005 - 06
2006	\$5,363,792	\$52,446	\$14,433,908	2006 - 07
2007	\$5,977,233	\$58,444	\$15,047,349	2007 - 08
2008	\$6,616,746	\$64,697	\$15,686,862	2008 - 09
2009	\$7,283,437	\$71,216	\$16,353,553	2009 - 10
2010	\$7,978,463	\$78,012	\$17,048,579	2010 - 11
2011	\$8,703,028	\$85,096	\$17,773,144	2011 - 12
2012	\$9,458,387	\$92,482	\$18,528,503	2012 - 13
2013	\$10,245,848	\$100,182	\$19,315,964	2013 - 14
2014	\$11,066,777	\$108,209	\$20,136,893	2014 - 15
2015	\$11,922,595	\$116,577	\$20,992,711	2015 - 16
Total		\$1,071,095		

1. Refer to the Estimate of Captured State Equalized Valuation Table. (Table 1)
2. Data from column 7 of the Estimate of Captured State Equalized Valuation table.
3. Figures represent column 2 values times a millate rate of 9.7778.
4. Total DDA SEV including Base Year Value.
5. Period monies will become available for spending.

Table 3 Township of Tuscarora
Downtown Development Authority
Estimate of Taxing Impact

(1) Year	(2) Captured SEV as Taxable Value	(3) Township Allocated and Voted 4.9469	(4) Township Library Exempt 0.2106	(5) County Allocated and Voted 4.8309	(6) Annual DDA Increment Revenues by Year
1996	\$449,585	\$2,224	\$95	\$2,172	\$4,301
1997	\$854,172	\$4,226	\$180	\$4,126	\$8,172
1998	\$1,275,955	\$6,312	\$269	\$6,164	\$12,207
1999	\$1,715,663	\$8,487	\$361	\$8,288	\$16,414
2000	\$2,174,058	\$10,755	\$458	\$10,503	\$20,800
2001	\$2,651,936	\$13,119	\$558	\$12,811	\$25,372
2002	\$3,150,123	\$15,583	\$663	\$15,218	\$30,138
2003	\$3,669,483	\$18,153	\$773	\$17,727	\$35,107
2004	\$4,210,916	\$20,831	\$887	\$20,343	\$40,287
2005	\$4,775,360	\$23,623	\$1,006	\$23,069	\$45,687
2006	\$5,363,792	\$26,534	\$1,130	\$25,912	\$51,316
2007	\$5,977,233	\$29,569	\$1,259	\$28,875	\$57,185
2008	\$6,616,746	\$32,732	\$1,393	\$31,965	\$63,304
2009	\$7,283,437	\$36,030	\$1,534	\$35,186	\$69,682
2010	\$7,978,463	\$39,469	\$1,680	\$38,543	\$76,332
2011	\$8,703,028	\$43,053	\$1,833	\$42,043	\$83,264
2012	\$9,458,387	\$46,790	\$1,992	\$45,693	\$90,490
2013	\$10,245,848	\$50,685	\$2,158	\$49,497	\$98,024
2014	\$11,066,777	\$54,746	\$2,331	\$53,462	\$105,878
2015	\$11,922,595	\$58,980	\$2,511	\$57,597	\$114,066
Total		\$541,901	\$23,070	\$529,194	\$1,048,025

1. Calender year period
2. Captured Taxable Value from Table 2.
3. Total Township Allocated and Extra Voted Millage.
4. Total Library Extra Voted Millage Exempt.
5. Total County Allocated and Extra Voted Millage.
6. Total DDA Increment Revenues by Year.

MINUTES OF THE SPECIAL MEETING
OF THE TUSCARORA TOWNSHIP BOARD

MAY 21, 1996

Meeting called to order at 7:30pm.

Eighteen citizens present.

Board Members Present: Jacobson, Waldron, Burdick
Absent: Coram, Woodruff

Mr. Jim Collison reviewed the goals as set in the proposed DDA plan.

Motion by Trustee Waldron, supported by Trustee Burdick to adopt Tuscarora Township Ordinance 21 establishing a DDA within Tuscarora Township with noted changes.
Roll Call Vote: Burdick-yes; Woodruff-absent; Jacobson-yes; Coram-absent; Waldron-yes.

A copy of the Tuscarora Township DDA plan will be filed with the Michigan Secretary of State Office. The township treasurer will act as the treasurer for the DDA board.

Motion by Trustee Waldron, supported by Trustee Burdick to adopt a resolution that adopts the DDA and Tax Incremental financing plan.
Roll Call Vote: Burdick-yes; Woodruff-absent; Jacobson-yes; Coram-absent; Waldron-yes.

Meeting Adjourned 8:44pm.

Respectfully submitted by Annie Woodruff, Clerk.

WHEREAS, Tuscarora Township Board of Trustees have complied with all publications, posting and mail notices as required to create a Downtown Development Authority under Public Act 197 of 1975; and,

WHEREAS, all units receiving tax revenue from the Downtown Development Authority District have been given notice as required by said act; and,

WHEREAS, the public hearings as prescribed by Act 197 of 1975 to afford an opportunity for all citizens to be heard regarding the proposed Downtown Development Authority have now been held; and,

WHEREAS, the Tuscarora Township Downtown Development Authority has been officially created with adoption of ORDINANCE # 2/ On May 21, 1996 by action of the Tuscarora Township Board of Trustees; and,

WHEREAS, the Tuscarora Township Downtown Development Authority membership has previously been appointed by this Board;

NOW THEREFORE BE IT RESOLVED, that the "Final Draft" Downtown Development Authority Plan and the Tax Increment Finance Plan as prepared by and is hereby presented by the Tuscarora Township Downtown Development Authority as the Master Plan for the DDA activities and said plan is hereby adopted as the official document for the Tuscarora Township Downtown Development Authority; and,

BE IT FURTHER RESOLVED, that the Downtown Development Authority is hereby authorized and directed to implement all activities outlined in this Master Plan to the extent that financial capacity may allow within provision of Act 197 of 1975.

TUSTWP:DDA\POSTING

Lenae E. Cudruff
TOWNSHIP CLERK
5-21-96